



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: July 2, 2026
Re: Final Plat Review – High Pointe Meadows Phase 1

Dercks 5 LLC c/o Tom Dercks, petitioner and property owner, has submitted a final plat for the development of the High Pointe Meadows Subdivision Phase 1. This development would be located to the west of the Verbeten Subdivision and inside the Park Place and would be part of a three-phase development. In High Pointe Meadows Phase 1, 63 new residential lots would be completed along with 3,522 linear feet of street, with one entrance off of DeBruin Road to the west and two entrances in the south off of Springcrest Drive and Cilantro Lane.

Staff Recommendation:

Staff is recommending approval of the High Pointe Meadows Phase 1 final plat to the Common Council with the following conditions:

- That for lots 32-35, no site work starts, no building permits are issued, and no sales of land occurs until FEMA and the Wisconsin DNR's review is complete and City floodplain ordinance updates for this area are approved by the Common Council. *Although no significant changes are expected for the floodplain on these properties, that will not be formally confirmed until all reviews are complete.*
- That the proposed CSM for the remaining lots in the Town of Buchanan is approved and recorded, OR separate easement documents are approved by City staff and recorded for drainage, grading, and storm sewer purposes.
- That the preliminary plat for High Pointe Meadows Phase 1 is approved by the Common Council.