



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

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

At the Plan Commission meeting on [June 18<sup>th</sup>, 2026](#), the preliminary plat for the High Pointe Meadows Subdivision was approved with the condition that the floodplain map be amended in compliance with the [Municipal Code](#). Due to the expected length of FEMA and the Wisconsin DNR's review, however, the developer now intends to submit two separate preliminary plats. This would allow the developer to move forward with the first preliminary plat, which would contain no alterations to the floodplain map, while waiting on feedback from FEMA and the Wisconsin DNR on the second preliminary plat, which would require alterations to the floodplain map.

Because of the changes made from what was approved at the last meeting, this item is coming back before the Plan Commission. 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 preliminary plat to the Common Council with the following conditions:

- That for lots 32-25, no site work starts, no building permits are issued, and no sale 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.*