



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson
Date: 03-01-22
Re: Extraterritorial Review – Wolfinger Subdivision Preliminary Plat – Phase 1

Mach IV has submitted a preliminary plat of Wolfinger Subdivision, on behalf of the developer. The preliminary plat shows a draft for the entire subdivision with 207 single family lots. The review being looked at today will only be for Phase 1 of the development (shown on the attached plat map).

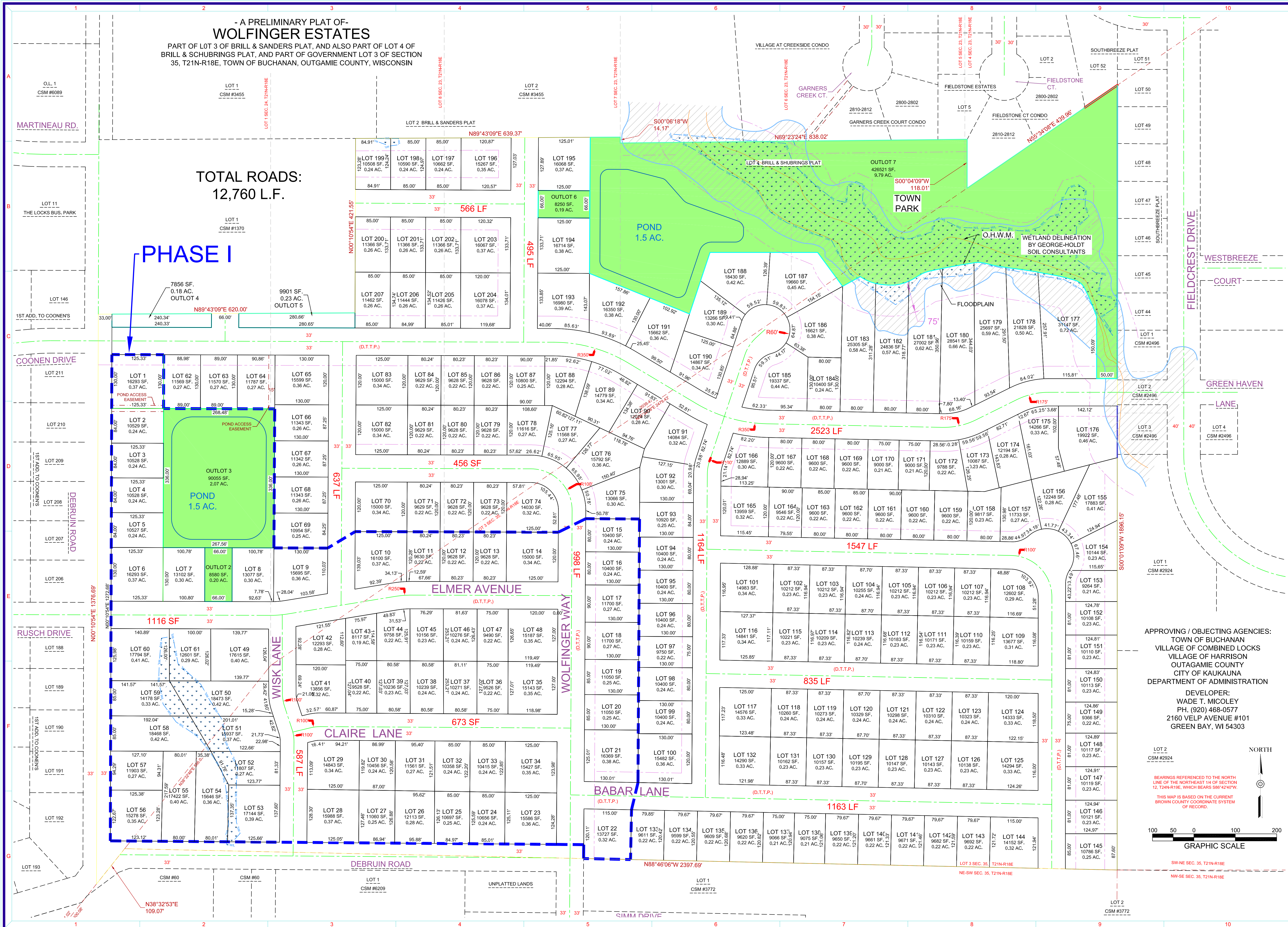
Phase 1 has 61 single family homes and a 1.5 acre stormwater pond (outlot 3). The lots are all roughly a third of an acre and have street frontages from 84' to 137.6'. Phase 1's lot size and use fits into the larger residential region south of County Highway CE, with residential neighborhoods to the east, west and south. The road configurations allows for proper traffic circulation and provides three intersections to enter or exit the subdivision.

The Plan Commission discussed the plat and recommended the following:

Approval of Phase 1 Extraterritorial Review, Wolfinger Subdivision Preliminary Plat with the following conditions:

- Additional phases of the subdivision will submit a plat for extraterritorial review by the City of Kaukauna.
- A street connection between Fieldcrest Dr and De Bruin Rd is provided by the development.

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PROFESSIONAL
SEAL

WOLFINGER ESTATES

TYCORE BUILT

PRELIMINARY PLAT

REVISION DESCRIPTION

NO.

DATE: DECEMBER 23, 2021
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 1835-01-21
DRAWING
NUMBER
SHEET NUMBER