



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: March, 17, 2023
Re: Preliminary Plat Review – Hurkman Heights 4

Hurkman Heights is a development South of Highway 41 on the north end of the city. Hurkman Heights is a 26-unit single-family development that has been built out in 4 phases. Plan Commission has reviewed a previous plat for this phase. Plan Commission gave direction to the developer to provide for more traffic circulation and found the long dead-end road to be a safety concern.

Since then, a new plat has been created that provides traffic circulation and a secondary exit to the subdivision. Setter Drive has been extended west and will link existing Setter Drive and Ben's Way. One concern is the ability for Lot 95 to safely back out of their future driveway. The end of Setter Drive should gain an easement and create a bulb, instead of a dead end road. This extension betters the safety and traffic concerns and will provide a joining of the various phases of Hurkman Heights Subdivision.

Recommendation:

Approval of the Hurkman Heights Phase 4 Preliminary Plat, and recommend the same to the common council with the following conditions:

- 1. A bulb is installed at the west end of Setter Drive for access to Lot 95**
- 2. Prior to construction all applicable permits and approvals are obtained from Public Works, City Building Inspector, and DNR.**