



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council  
From: Joe Stephenson, Director of Planning  
Date: April, 5<sup>th</sup>, 2023  
Re: Preliminary Plat Review – Hurkman Heights 4 – Version 3

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.

This is the third iteration of Hurkman Heights preliminary plat, after trying to find the best way to create traffic circulation, while maintaining lot number and the stormwater pond.

**Plan Commission recommended approval of Hurkman Heights Subdivision to the Common Council, noting the need a cul-de-sac on the end of Setters Drive and continued work with the Department of Public Works to ensure Setters Drive Extension is properly permitted.**