



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council  
From: Adrienne Nelson, Associate Planner  
Date: July 1, 2026  
Re: High Pointe Meadows Preliminary Plat Introduction

Tom Dercks, petitioner, has submitted a preliminary plat on behalf of Dercks 5 LLC, property owner, for the development of the High Pointe Meadows Subdivision. This development would be located to the west of the Verbeten Subdivision and Inside the Park Place. This new development is planned to be completed in two phases, and it would create 117 new residential lots over a total of about 48 acres. A total of 1.19 miles of street would be added, with one entrance off of DeBruin Road to the west and two entrances in the south off of Springcrest Drive and Cilantro Lane. The smallest lot size would be 10,012, and the largest lot size would be 69,297. Utility and drainage easements will be added to the final plat.

There are floodplain items associated with areas of this proposed plat, and the applicant has completed a flood study that is currently under review by FEMA and the Wisconsin DNR. The preliminary plat was approved by Plan Commission at their [June 18<sup>th</sup>, 2026 meeting](#) with the condition that the floodplain map is amended in compliance with [Municipal Code](#) following this review.

Due to the expected length of FEMA and the Wisconsin DNR's review, as well as public notification requirements for amending a floodplain map, 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 not contain any floodplain, while waiting on feedback from FEMA and the Wisconsin DNR on the second preliminary plat, which would contain floodplain.

Because of the change in what was initially proposed, this item will be going back before Plan Commission for review. At that time, the developer intends to submit a final plat alongside the preliminary plat.

This item is being brought before the Common Council as an introductory item only so alders are aware of what has been approved by Plan Commission, what changes have been made, and what they can expect to see come before them in the future. No action is needed, but comments and concerns can be noted by staff and passed along to the developer.

**Staff Recommendation:**

Introductory only – no action needed.

