



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: November 7, 2024
Re: CSM Review – Parcels 322032100, 322031900, 322031801, & 322032000

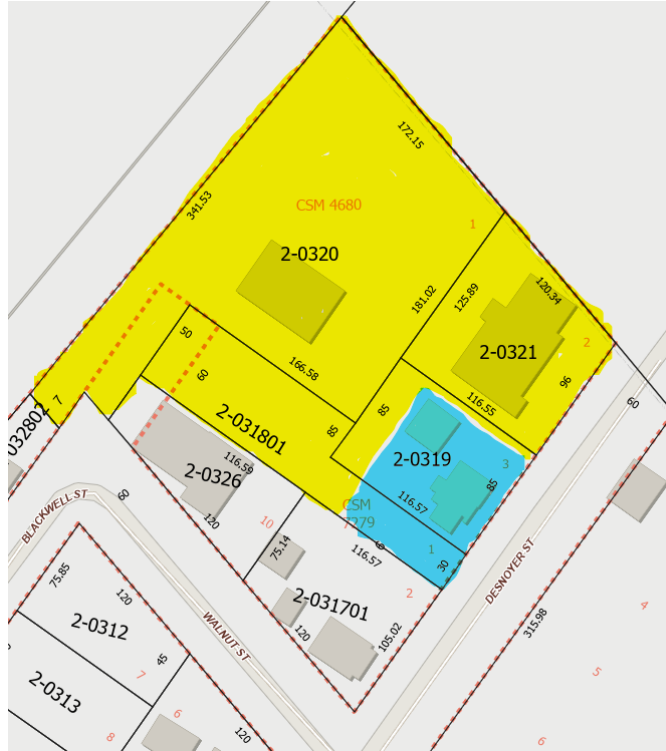
Corey W. Kalkofen, agent, has submitted a certified survey map for Catherine A. Hansen, owner, to create two lots from parcels 322032100, 322031900, 322031801, and 322032000. Parcels 322031801 and 322032000 were recently rezoned from Industrial to Residential Two-Family, making all four parcels Residential Two-Family. Parcels 322032100, 322031801, and 322032000 are owner by Catherine A. Hansen. Parcel 322031900 is owner by T&D Enterprises 1, an LLC owner by Catherine A. Hansen.

This parcel combination will clean up this area as one of the parcels is only 30 feet wide in one section and would likely not be buildable for a dwelling under existing requirements. A draft of the CSM, the submitted application, and draft resolution are attached to this report. The current map and proposed map are shown below for additional detail/clarification of the proposed CSM.

Current:



Proposed:



Recommendation:

Approval of the Certified Survey Map creating two lots for Catherine A. Hansen and T&D Enterprises 1.

