



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 19, 2025
Re: CSM Review – 1601 E Hyland Avenue (Parcel 322072914)

Brandon Wegner, agent, has submitted a certified survey map for Bernatello's Pizza, owner, for their property located at 1601 E Hyland Avenue (parcel 322072914). A CSM was completed and approved for this property on November 17th, 2022, by the [Plan Commission](#), but it was never recorded. Bernatello's now wants to move forward with recording that original CSM. The property is currently one lot and it will be remaining one lot, but this CSM simplifies the legal description and includes greater details on existing easements.

A draft of the CSM, the submitted application, and draft resolution are attached to this memo.

Recommendation:

Approval of the Certified Survey Map for parcel 322072914 for Bernatello's Pizza.