



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

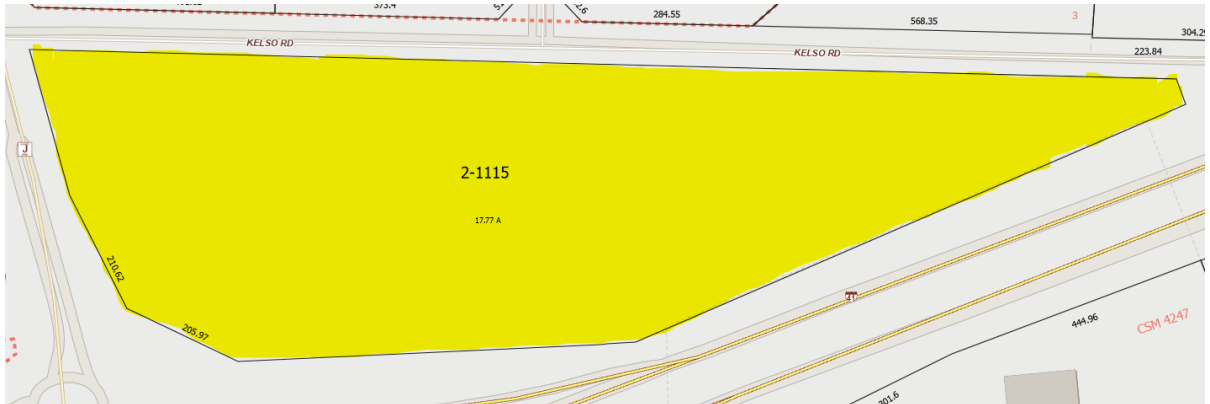
To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: May 1, 2025  
Re: CSM Review – Parcel 322111500

Scott Andersen, agent, has submitted a certified survey map for the Van Epern Family Trust, owner, to create four lots from parcel 322111500. The Van Epern Family Trust would like to subdivide the existing parcel into four lots in order to accommodate three future developments and one right-of-way acquisition for the WisDOT improvement project.

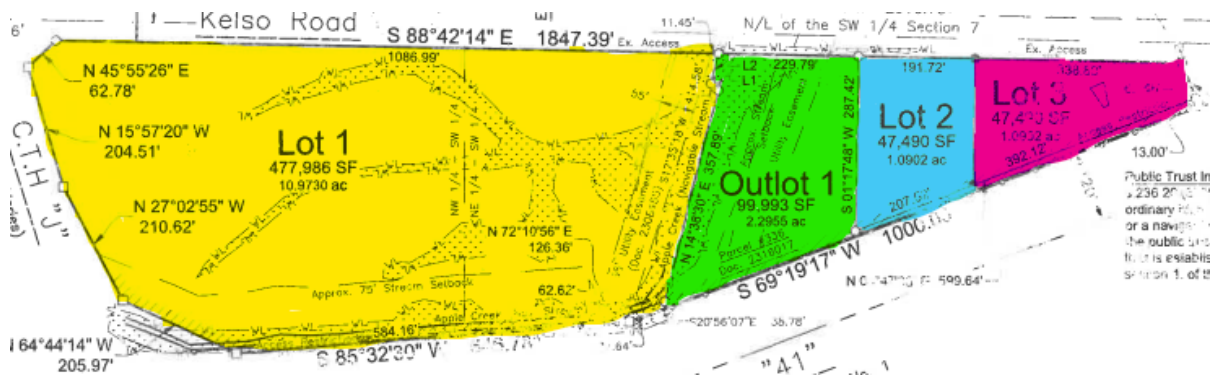
A draft of the CSM, the submitted application, and draft resolution are attached to this report. The current map and proposed map are shown below for additional detail/clarification of the proposed CSM.



Current:



Proposed:



Recommendation:

Approval of the Certified Survey Map creating four lots for the Van Epern Family Trust.