



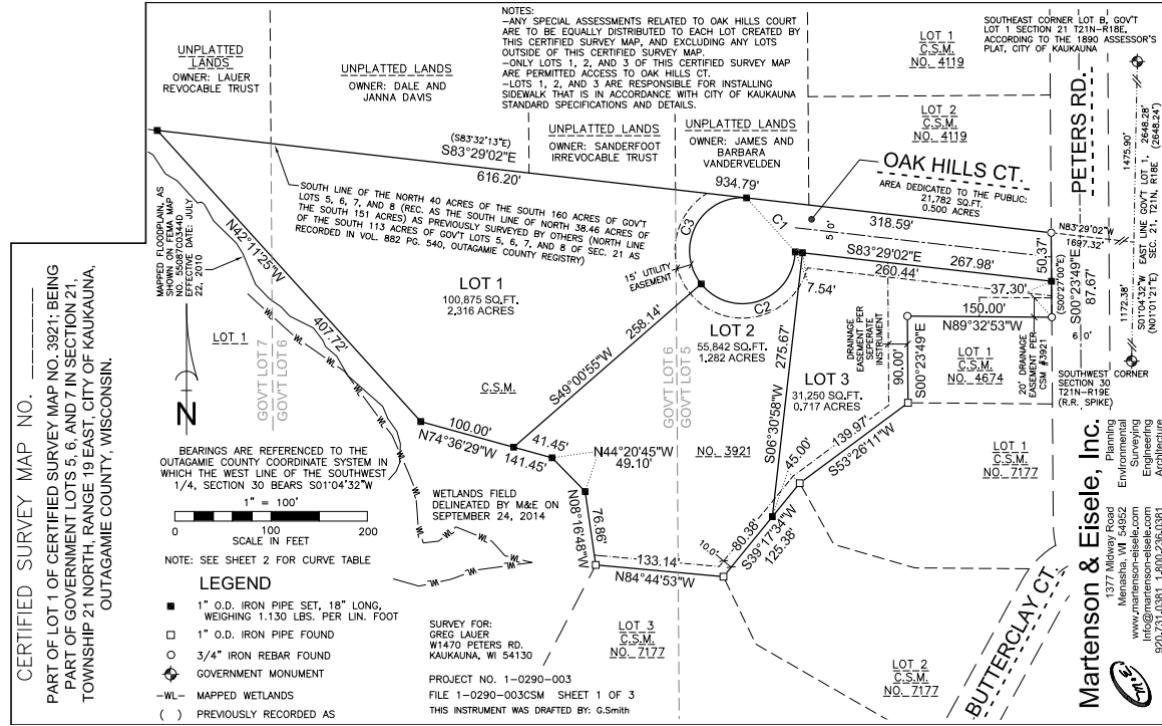
MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: December 11, 2025
Re: CSM Review – Parcel 030032306 (Lauers Subdivision)

Garrett Smith, agent, has submitted a certified survey map on behalf of Gregory Lauer, owner, for his property located on Peters Road (parcel 030032306). The property was recently annexed into the City and is pending an updated parcel number. The CSM creates, essentially, four lots. One would be landlocked and abuts the Konkapot River. This landlocked lot has some topography and floodplain items that would make it difficult to develop. Three lots would be created near Peters Road with a small access road with a cul-de-sac at the end. Below is an image of the existing lot and the proposed new lots with the access road:





The new access road and cul-de-sac meet municipal requirements per Section 18. Edits have been made to the CSM based on staff and Plan Commission recommendations, including: the addition of 15' public utility easements along the front of the lots, a note stating that any special assessments related to these lots will exclude any lots outside of this CSM, a note restricting access to the lots, a note stating that the lots are responsible for installing sidewalks, and the correction of a drainage easement error.

Staff Recommendation:

Staff recommend approval of the CSM as presented.