



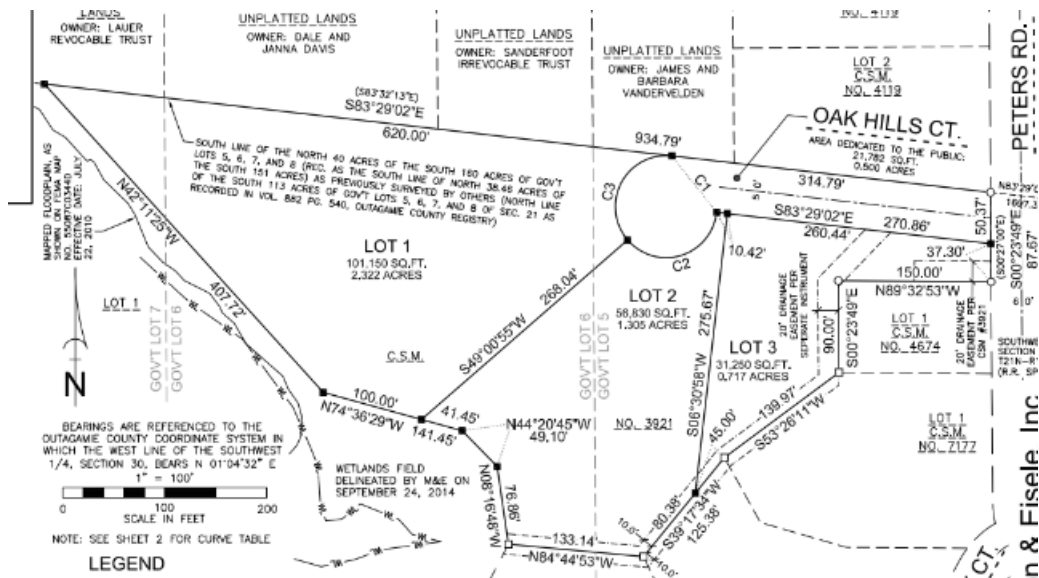
MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel Director
Date: 10/15/2025
Re: CSM Review – Peters Rd (Laures Subdivision)

Garrett Smith, agent, has submitted a certified survey map for Gregory Lauer, owner, for their property located on Peters Road (parcel 030032306). The property has recently been annexed into the City and is pending an updated parcel number. The submitted CSM creates, essentially, four lots. One would be land locked and abuts the Kankapot river, this lot has some topography items and floodplain that would make development difficult. Three lots would be created near Peters Road with a small access road with cul-du-sac at the end. Below is an image of the existing property and of the proposed new lots with access road:





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

The new access road and cul-du-sac meet municipal requirements per Section 18 and staff is reviewing the plans for the stormwater aspects to this development. It is important to note that frontage is created along the proposed road, and at least one property along a private drive to the north of this development. Something needs to be added to address this in regard to this creating a situation of additional special assessments onto those properties that do not have a benefit from this road. This could be addressed in a few ways but needs to be accounted for before final action is taken on this property.

Recommendation:

To recommend approval of this CSM to the Common Council with the following conditions:

- The special assessment issue is addressed with either language added to the CSM, a deed restriction or other form of recorded document for the properties affected by this.