



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner, Lily Paul
Date: December 1, 2023
Re: Certified Survey Map – Lot Division – Legacy Creekside Apartments

Brad Rymer, of Vierbicher, has submitted a certified survey map on behalf of Legacy Creekside Apartments to split the north eastern portion of their development. The existing 7.63 acre parcel will be split into two. Lot 2 will be 4.03 acres with 2 apartment buildings and one parking garage building. Lot 3 will be 3.60 acres with 2 apartment buildings and 2 parking garage buildings. (Lot 1 was split off previously). The site is currently zoned Commercial Highway District, which requires a minimum 100-foot width and 15,000 square foot lot. All setbacks from the lot lines to the structures are being met. All other zoning requirements are met, and the two new lots will be legal conforming lots. Proper easements for ingress/egress, storm and sanitary sewer, and water main are shown.

This lot is currently an active construction site with five apartment complexes being built. The lot split will not slow construction nor affect any other agreements the city has with this developer regarding this project. The city will continue to look at the project scope, as all five building, regardless of how many lots exist.

Recommendation:

Approve the certified survey map dividing parcel 322095504 and recommend the same to the Common Council.