



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Dave Kittel Director & Adrienne Nelson, Associate Planner
Date: 9/11/2025
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.

The Plan Commission has reviewed the CSM and is recommending approval to the Common Council.

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

Recommendation:

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