

## PLANNING DIVISION STAFF REPORT - ADDENDUM

December 15, 2025



PREPARED FOR THE PLAN COMMISSION and COMMON COUNCIL

**Project Address:** 2150 Commercial Avenue (District 12, Alder Matthews)  
**Application Type:** Certified Survey Map  
**Legistar File ID #:** [90802](#)  
**Prepared By:** Lisa McNabola, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

### Addendum

On December 15, 2025, the Plan Commission is considering the Certified Survey Map for 2150 Commercial Avenue. Following the publication of the December 15, 2025 Planning Division Staff Report, the Engineering Division provided additional recommended conditions of approval.

The Planning Division and Engineering Division recommend adding the following conditions of approval:

**Engineering Division** (Contact Gretchen Aviles Pineiro, 266-4089)

1. Prior to demolition on the site - storm and sanitary sewer shall be relocated or an agreement as to how and when this will be done as part of a Developers Agreement with the City.
2. At the time of redevelopment, this site will require a developer agreement with the City for relocation of existing storm and sanitary sewer that currently cross the site. New easements shall be dedicated as part of that and existing easements will need to be released.
3. There is an existing storm sewer box running N and S along the Western property boundary of the CSM. At the time of redevelopment, the areas above the box shall not be allowed to be utilized as a laydown area nor shall cranes be allowed to set up over the box. Should the developer desire to do either of the above - the box shall be removed and replaced in the area of interest.

No other changes to conditions/comments in the December 15, 2025 Planning Division Staff Report are recommended at this time.