

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Michael Roubal on behalf of Penny Brazee to reconfigure portions of Tax ID #006-0796-01 and Tax ID #006-0796-02 (7611 County Rd T).

Please see the below comments from Code Administrator Kamke:

This certified survey map review request is for two lots, with lands under consideration of the request all zoned A-2 General Agriculture. In general, the intent of this survey is to move the property lines of Lot 2 south by approximately 110 feet. The overall shape of the existing parcel will remain, but this adjustment creates space for potential new construction on the side of the property with existing agricultural buildings. There will be little to no change in the overall size of each of the parcels once reconfigured.

Lot 2 is located at 7611 County Road T, and has agricultural buildings, a residence, and a detached garage present on the site. The residences has its own well and private onsite septic system. Lot 1 stretches along Oakridge Road between County Road T and the Wiouwash State Trail. Lot 1 is actively farmed and no structures exist on it. With an intermittent stream on the western side of Lot 1, County Shoreland zoning jurisdiction applies. The shoreland jurisdiction area expands to meet the extent of the mapped floodplain, which covers almost all of the western half of Lot 1. While there have been no wetlands evaluated or delineated on the properties, this is in an area of the Town with groundwater documented within two feet of the surface.

Lot dimensional standards for the A-2 General Agriculture district include a minimum size of five acres, at least 200 feet of frontage on a public road, and at least 200 feet of average lot width. Both of the new lots of this proposed survey meet these standards, and structures on proposed Lot 2 meet setback requirements. Additionally, the right-to-farm language is listed on Sheet 4.

Staff recommends approval of this survey with the following conditions:

1. Add relevant feature information to Sheet 3, including septic system tank and drainfield and the well location.
2. Add language in surveyor's certificate documenting total area contained by survey.
3. Remove language in surveyor's certificate not relevant to this survey.
4. Verify document number of Brazee Ridge Inc. recording information is accurate on bottom of Sheet 4 as it differs from the document number listed in the surveyor's certificate.
5. Update year field in the Town Board approval endorsement section on Sheet 5.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by Michael Roubal on behalf of Penny Brazee with the five (5) listed conditions.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey