

MEMORANDUM

Business Item D

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase to reconfigure portions of Tax ID #006-0006-09-02 and Tax ID #006-0006-09-03.

Please see the comments below from Code Administrator Kamke:

This survey request is to redivide two lots into three new lots, two of which will be intended for rural residential development. The third lot is currently intended to remain in active agricultural use.

The lots are within the Tier 1 Urbanizing area of the Town under the Comprehensive Plan Future Land Use maps. This Tier is the area where new residential development is to be most encouraged. The development of this land into potential new residential use meets that objective.

The lots meet the minimum acreage and width standards for each zoning district, and proper notes have been drafted on the survey prohibiting access to the State Highway 76 right of way, as required by code when alternative access to the site exists (Lind Ln).

Noted in the review was lack of dedication language for Lind Lane right-of-way. As a condition of approval, changes within the Owners' Certificates shall include reference to land being dedicated to the Town for Lind Lane right-of-way.

It is recommended that the Town Plan Commission recommend approval of this survey request for Town Board adoption with the condition of updated language for ROW dedication. However, this survey request should receive the same recommendation as the preceding rezone request. Doing one without the other creates difficulties in administering and enforcing the Zoning Ordinance for the Town of Clayton.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM application submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase with the one (1) listed condition.

Respectfully Submitted,
Kelsey