

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Carow Land Surveying on behalf of John & Barbara Kulogo for approval of a CSM dividing Tax ID #006-0420 (3438 County Rd II) and part of Tax ID #006-0420-01 (3464 County Rd II) into three (2) lots.

Please see the below comments from Code Administrator Kussow:

After review of the attached revised 4-lot CSM dividing PIN 006-0420 (3438/3442 CTH II) and PIN 006-0420-01 (3464 CTH II) into 4 lots, I have the following comments (under the assumption rezoning will be approved for Lots 1, 2 & 3):

1. PIN 006-0420 (3438/3442 CTH II) is currently located in the General Agriculture (A-2) District.
 2. PIN 006-0420-01 (3464 CTH II) is located in the Rural Residential (R-1) District.
 3. Portions of PIN 006-0420 (i.e., part of Lot 1 & all of Lots 2 & 3 of the proposed CSM) are proposed to be rezoned to the Rural Residential (R-1) District to accommodate creation of Lots 1, 2 & 3, as proposed.
 4. The existing use of the subject property is agricultural and residential.
 5. There are no floodplain or wetlands mapped on the subject property.
 6. A small portion of PIN 006-0420 in the northwest corner is located in the shorelands and Winnebago County's General Agriculture (A-2) District due to a navigable stream located northwest and within 300 ft. of the subject property.
 7. The subject property is not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
 8. The subject property is not located in a Sewer Service Area or Sanitary District.
 9. The applicable minimum lot requirements for the R-1 District (proposed for Lots 1, 2, & 3) are as follows:
 - a. Minimum Lot Size: 43,000 sq. ft.
 - b. Minimum Lot Width: 200 ft.
 - c. Minimum Road Frontage: 33 ft.
 - d. Side Yard Setback: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building.
 - e. Rear Yard Setback: 25 ft. for a principal building; 3 ft. for a detached accessory building.
 - f. Maximum Floor Area for Accessory Buildings: 1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft.; 1 percent of lot area for buildings related to the "household livestock" land use.
- Lots 1, 2 & 3 comply with the minimum lot requirements for the R-1 District.**
10. The applicable minimum lot requirements for the A-2 District (proposed Lot 4) are as follows:
 - a. Minimum Lot Size: 5 acres
 - b. Minimum Lot Width: 200 ft.
 - c. Minimum Road Frontage: 200 ft.
 - d. Side Yard Setback: 15 ft.

e. Rear Yard Setback: 50 ft.

Lot 4 complies with the minimum lot requirements for the A-2 District.

It is my opinion that the CSM may be approved, subject to the following condition of approval:

- 1. Rezoning of Lots 1, 2 and 3 to the Rural Residential (R-1) District shall be approved by the Town Board and County Board prior to final approval and recording of the CSM.**

Suggested Motion:

Motion to recommend approval of the CSM dividing Tax ID #006-0565 with all listed Staff Recommendations & Conditions.

Respectfully Submitted,
Kelsey