

MEMORANDUM

Business Item F

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Nick Schmidt on behalf of Big Ring Properties, LLC for a proposed CSM dividing Tax ID #006-0006-10-02 (Lind Ln) into two (2) lots.

Please find the below comments from Code Administrator Greenberg:

General/Zoning Comments:

1. The subject parcels are the Town’s General Agriculture (A-2) District and are not subject to Winnebago County Shoreland Zoning.
2. The WDNR Surface Water Data Viewer identifies a small, isolated wetland near the lot line of proposed Lots 1 and 2 that should be identified on the CSM, including the source of the information. Per Sec 7.10.11(6)(a) of the Town Subdivision Ordinance.
3. The subject parcels have frontage on Lind Lane (Class 2 road) and State Hwy 76.
4. The subject parcels are in Tier 1 of the Town’s Land Use Plan in both the Gateway Commercial & Retail and Residential – Single and Duplex categories.
5. The land is located within TID #1.
6. The Town of Clayton Land Use Plan and Park and Trail Plan identify a future off-road trail running through the subject parcels.
7. Per Sec. 7.10.11(6)(b) of the Town Subdivision Ordinance any existing access, including farm access shall be shown on the CSM.
8. Town Zoning Requirements - The relevant minimum lot requirements for unsewered lots in the A-2 District are as follows:

	Required	Proposed	Does it comply?
<u>Minimum Lot Area:</u>	5 Acres min.	Lot 1: 4.129 acres Lot 2: 15.483 acres	Lot 1: No Lot 2: Yes
<u>Minimum Lot Width</u>	200 ft.	Lot 1: 374 ft. Lot 2: 916 ft.	Yes (Both Lots)
<u>Minimum Road Frontage (Lind Lane)</u>	200 ft.	Lot 1: 291.63 ft. Lot 2: 912.81 ft.	Yes (Both Lots)

Proposed Lot 1 does not comply with the five (5) acre A-2 General Agricultural District lot size requirements.

Staff Recommendation:

It is the opinion of Code Administrator Greenburg the CSM cannot be approved as submitted. Lot 1 does not comply with zoning requirements. No suggested conditions were offered.

SUGGESTED MOTION

Motion to recommend denial of the CSM Review Application submitted by Nick Schmidt on behalf of Big Ring Properties, LLC.

Respectfully Submitted,
Kelsey