

MEMORANDUM

Business Item G

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Corey Kalkofen of McMahon Associates Inc. on behalf of Pint, LLC & KBN LLC for a proposed CSM dividing & reconfiguring Tax ID #006-0370 (2590 County Rd II), Tax ID #006-0370-06, & Tax ID #006-0370-07 into two (2) lots.

Please find the below comments from Code Administrator Greenberg:

General/Zoning Comments:

1. The subject parcels are in the Town's Community Business (B-2) District and the County's Community Business (B-2) District.
2. The subject parcels are considered sewered since public sanitary sewer service is/will be available after the construction of public sanitary sewer facilities in the CTH II right-of-way is complete.
3. The proposed lot reconfiguration complies with the B-2 Community Business District requirements for a sewered lot as summarized below:

	Required	Proposed	Does it comply?
<u>Minimum Lot Area:</u>	15,000 sq. ft.	Lot 1: 68,398 sq. ft. Lot 2: 593.293 sq. ft.	Yes (Both Lots)
<u>Minimum Lot Width</u>	85 ft.	Lot 1: 248 ft. Lot 2: 265.95 ft.	Yes (Both Lots)
<u>Minimum Road Frontage</u>	75 ft.	Lot 1: 248 ft. Lot 2: 265.95 ft.	Yes (Both Lots)
<u>Minimum Side Yard Setback</u>	7 ft. on one side and 10 ft. on the other for a principal building.	Bar: 61.3 ft to E lot line. 107.5 ft. to W lot line	Yes (Bar and East Gazebo)
	3 ft. for a detached accessory building.	East Gazebo: 26.8 ft to E lot line; 198.2 ft. to W lot line West Gazebo: Not Shown on CSM	
<u>Minimum Rear Yard Setback</u>	25 ft. for a principal building.	Bar: 26 ft. to rear lot line	(Yes) Bar and East Gazebo
	3 ft. for a detached accessory building.	East Gazebo: 8.7 ft. to rear lot line	(No) West Gazebo is not shown,

West
Gazebo: **Not Shown
on CSM** **but from
photos
appears to
be within 3
feet.**

<u>Floor Area Ratio</u>	No Maximum	n/a	Yes
	a. Existing bar building is a principal building shall meet principal building setbacks.		
	b. Existing gazebos are accessory buildings and shall meet accessory building setbacks.		
	c. Existing at-grade patio is exempt from setback requirements.		
	d. Building/structure eaves may extend up to 24 inches into yard setback areas.		

Staff Recommendation:

No recommendations were offered by Code Administrator Greenberg. Staff offer the below suggested conditions based on the Code Administrator's review.

Suggested Conditions:

1. Based on the County GIS, a number of structures defined as buildings (shelter and gazebos) are not shown and shall be added to the CSM per 7.10.11(6)(a) of the Town Subdivision Ordinance. If those buildings have been or are to be razed, documentation for the said removal shall be submitted to the Town of Clayton, prior to approval of the CSM.
2. The WDNR Surface Water Data Viewer identifies two isolated wetlands associated with the ponds on proposed Lot 2. Those mapped wetlands shall be added to the CSM with the source of the information per 7.10.11(6)(a) of the Town Subdivision Ordinance.
3. The typographical error in the Right Farm Covenant note shall be corrected to "The lots created on this map are adjacent to..." prior to approval of the CSM.

SUGGESTED MOTION

Motion to recommend approval of the CSM Review Application submitted by Corey Kalkofen of McMahon Associates Inc. on behalf of Pint, LLC & KBN LLC with the three (3) listed Staff Recommendations & Conditions.

Respectfully Submitted,
Kelsey