

MEMORANDUM

Business Item D

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & discussion on a Certified Survey Map (CSM) submitted by Davel Engineering & Environmental, Inc., on behalf of Donald & Tara Hennessey for approval of a CSM dividing Tax ID #006-0114-03 (9365 Center Rd) into two (2) lots.

Please see the below comments from Code Administrator Kussow:

After review of the attached 2-lot CSM dividing PIN 006-0114-03 (9365 Center Rd), I have the following comments:

1. The subject property is located in the Town's General Agriculture (A-2) District.
2. The northwest corner of the subject property is the shoreland area (i.e., within 300 ft. of unnamed intermittent stream to northwest) and the County's General Agriculture (A-2) District per the Winnebago County Shoreland Viewer and Zoning Viewer.
3. The existing use of the subject property is agricultural and residential.
4. The northwest corner of the subject property contains mapped floodplain (Zone A) per the Winnebago County Floodplain Viewer, as shown on the CSM.
5. There is a mapped "Undelineated Wetland < 2 Ac." in the northeast corner of the subject property per the Winnebago County Hydrologic Viewer. This wetland is not identified on the proposed CSM, but identification of the wetland on the CSM is included as a suggested condition of approval below.
6. The subject property is not located in Outagamie County Airport Zoning, but is located in the 1,009 ft. Airport Height Limitation Zone.
7. The subject property is not located in a Sewer Service Area or Sanitary District.
8. The applicable minimum lot requirements for the A-2 District are as follows:
 - a. Minimum lot size: 5 acres
 - b. Minimum lot width: 200 ft.
 - c. Minimum road frontage: 200 ft.
 - d. Minimum side yard: 15 ft.
 - e. Minimum rear yard: 50 ft.

The proposed lots comply with all applicable requirements of the A-2 District.

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

1. The "Undelineated Wetland <2 Ac." on Lot 1, per the Winnebago County Hydrologic Viewer, shall be shown on the face of the CSM.

Suggested Motion:

Motion to recommend approval of the CSM dividing Tax ID #006-0114-03 with all Staff recommendations & conditions.

Respectfully Submitted,
Kelsey