

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & consideration of Resolution 2025-003 Making a Recommendation to the Town Board of Supervisors regarding a Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes, requesting approval to re-zone approximately 1.32 acres of proposed Lot 1 (3464 & 3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.06 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Please see the comments below from Code Administrator Kamke:

The zoning district change request is to standardize the zoning of the lands being added to each of the new lots being created by the proposed Certified Survey Map review on this same agenda. The proposed lots meet most but not all the dimensional standards for their respective districts.

From the certified survey map memo: Three parcels, created by the same historic CSM #8112, will be reconfigured into three new parcels. Current parcels are: 006-042002, being Lot 1 of CSM #8112 owned by David Hughes; 006-042003, being Lot 2 of CSM #8112 owned by John H. Kulogo; and 006-042005, being Lot 4 of CSM #8112 owned by Kulogo Farmland LLC. Of this historic CSM, all of Lots 1, 2, and 3 were zoned R-1 Rural Residential district. Lot 4, encompassing the remaining agricultural field acreage, remained as A-2 General Agriculture district.

Proposed for a zoning change from R-1 Rural Residential to A-2 General Agriculture is all of the land from the historic CSM #8112 Lot 2 (Mr. Kulogo's parcel). Also included in this change is land being combined to the new Proposed Lot 1, primarily the area surrounding and encompassing the outbuilding to the north of the homes. This will make all lands of Proposed Lot 1 to be consistent with the acreage being gained from the agricultural field. Proposed Lot 1 is approximately 5.2 acres, has road frontage of 162.39 feet, and average lot width of 326.6 feet. The A-2 General Agriculture district requires a minimum of five acres, and 200ft for both average lot width and minimum road frontage. Proposed Lot 1 does not meet the minimum road frontage for A-2 General Agriculture district.

Approximately 0.06 acres of A-2 General Agriculture district lands being added to Proposed Lot 2 (the new northwest corner of the lot) will be rezoned to R-1 Rural Residential district. In combination with lands being added along the south and east lot lines, a new 51,451 sqft (1.1811 acre) parcel will be created with an average width of 202.06ft. Minimum area for R-1 Rural Residential district is 43,000sqft with required 33 feet minimum road frontage and a minimum lot width average of 200ft. Proposed Lot 2 meets all dimensional standards.

Both the proposed zoning districts match with the surrounding neighborhood, existing land use, and Future Land Use Map of the Town Comprehensive Plan.

SUGGESTED MOTION(S):

Motion to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2025-003.

Motion to recommend denial of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2025-003.

Respectfully Submitted,
Kelsey