

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Paul Sturgis on behalf of Sturgis Family Irrevocable Trust for approval of a CSM dividing Tax ID #006-0565 (8326 County Rd T) into two (2) lots.

Please see the below comments from Code Administrator Kussow:

After review of the attached revised 2-lot CSM dividing PIN 006-0565 (8326 County Rd T) into 2 lots, I have the following comments:

1. The subject property is located in the Town's General Agriculture (A-2) District.
2. The existing use of the subject property is agricultural and residential.
3. There are no floodplain or shoreland areas mapped on the subject property.
4. There is a mapped wetland along the southern parcel line of the subject property per the Winnebago County Hydrologic Viewer as shown on the CSM.
5. The subject property is not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
6. The subject property is not located in a Sewer Service Area or Sanitary District.
7. 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.

Suggested Motion:

Motion to recommend approval of the CSM dividing Tax ID #006-0565 as proposed.

Respectfully Submitted,
Kelsey