

MEMORANDUM

Business Item B

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Troy Ribble for a proposed land division reconfiguring Tax ID #006-0006-09 (9618 Lind Ln), and Tax ID #006-0006-10-02 into four lots.

Below are the Staff Comments provided by Code Administrator Greenberg:

After review of the proposed Certified Survey Map redividing PIN 006-0006-10-02 and PIN 006-0006-09 into four lots, I have the following comments:

1. The subject parcels have frontage on Lind Lane (Class II Road) and State Hwy 76.
2. There are 26.71 acres subject to the CSM and no remnant lands are being created.
3. The land is located within TID #1. The subject parcels are in Tier 1 of the Town's Land Use Plan, and in both the Gateway Commercial & Retail and Residential – Single and Duplex categories.
4. The subject parcels are located within the Fox West Sewer Service Area but are not currently served by sewer. No soil borings are indicated on the CSM.
5. Portions of Lots 2-5 are located in Outagamie County's Airport Overlay District Zone 3, and all lots are subject to Outagamie County's Airport Height Limitation Zone.
6. The lands are not subject to Winnebago County shoreland zoning but are subject to all applicable requirements of the Winnebago County Stormwater Management Ordinance.
7. The northerly parcel is currently used for single-family purposes with the remainder of the lands in agricultural and open space use.
8. The subject parcels are zoned General Agriculture (A-2) District
9. Town Zoning Requirements – The CSM meets minimum lot size and dimensional requirements for unsewered lots in the A-2 District as follows:

	Required	Proposed	Does it comply?
<u>Minimum Lot Area:</u>	5 acres	Lot 1: 11.429 acres Lot 2: 5.253 acres Lot 3: 5.031 acres Lot 4: 5.001 acres	Yes (All Lots)
<u>Minimum Lot Width</u>	200 ft.	Lot 1: 693 ft.+/- Lot 2: 297.21 ft. Lot 3: 312.76 ft. Lot 4: 350.50 ft.	Yes (All Lots)
<u>Minimum Road Frontage (Lind Lane)</u>	200 ft.	Lot 1: 530 ft.+/- Lot 2: 297.21 ft. Lot 3: 312.76 ft. Lot 4: 350.50 ft.	Yes (All Lots)

10. The WDNR Surface Water Data Viewer identifies a small, isolated wetland on proposed Lot 4.

Staff Recommendations:

It is Code Administrator Greenberg's opinion that the CSM may be approved, subject to the following conditions:

1. Per Sec. 7.10.11(6)(b) any existing access, including farm access shall be shown on the CSM.
2. Per WI Trans. 233, any WISDOT required access restrictions or setbacks shall be placed on the CSM.
3. All WISDOT comments shall be provided to the Town. Alternatively, documentation shall be provided which indicates the Department has waived review or has no jurisdiction to review the proposed land division.
4. Per Sec 7.10.11(6)(a) the isolated wetland on proposed Lot 4 shall be identified on the CSM, including the source of the information.
5. Per WI s. 236.34 (1m)(a) the surveyor's seal shall be signed sealed and dated on all pages.
6. Per Sec. 7.10.11(6)(d) of the Town Subdivision Ordinance, the name and address of the owner shall be placed on the CSM.

SUGGESTED MOTION

Motion to recommend the CSM submitted by Troy Ribble with the 6 listed Staff Recommendations & Conditions.

Respectfully Submitted,
Kelsey