

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Linda Grundman for approval of a CSM combining Tax ID #006-0853-01 (7490 Center Rd) and Tax ID #006-0850-01-03 into one parcel.

Please find the below comments from Code Administrator Kussow:

After review of the attached 1-lot CSM combining PIN 006-0853-01 and PIN 006-0850-0103 into one lot, I have the following comments:

1. The subject property is located in the Town's Rural Residential (R-1) zoning district.
2. The subject property is located in the "shorelands" and Winnebago County's Rural Residential (R-1) zoning district.
3. There is an intermittent "navigable" stream along the south/southeastern lot line.
4. There are no mapped floodplain or wetlands on the subject property.
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 existing use of the subject property is residential.
8. The applicable minimum lot requirements for the R-1 District are as follows:
 - a. Minimum Lot Size: 43,000 sq. ft.
 - b. Minimum Lot Width: 200 ft.
 - c. Minimum Road Frontage: 33 ft.
 - d. Side Yard Setback: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building.
 - e. Rear Yard Setback: 25 ft. for a principal building; 3 ft. for a detached accessory building.
 - f. Maximum Floor Area for Accessory Buildings: 1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft.; 1 percent of lot area for buildings related to the "household livestock" land use.

The proposed lot complies with the minimum lot requirements for the R-1 District.

The following item will need to be addressed prior to final approval/town signatures:

- 1. Identify the existing driveway locations on the face of the CSM.**

The CSM may be approved, subject to the existing driveway locations being identified on the face of the CSM.

SUGGESTED MOTION

Motion to recommend approval of the Certified Survey Map submitted by Chris Perrenault on behalf of Linda Grundman with all listed Staff Recommendations & Conditions.

Respectfully Submitted,
Kelsey