

## MEMORANDUM

### Business Item B

From: Administrator/Staff  
To: Plan Commission  
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Mary Alice Eisch for approval of a CSM combining & reconfiguring Tax ID #006-0693 (Oakwood Ave), Tax ID #006-0694, Tax ID #006-0695 (Oakridge Rd), and Tax ID # 006-0696 into two (2) lots.

Please find the below comments from Code Administrator Kussow:

After review of the attached 2-lot CSM combining/reconfiguring PIN 006-0693, 006-0694, 006-0695, and 006-0696 into two lots, I have the following comments:

1. The subject parcels are located in the Town's General Agriculture (A-2) District.
2. Portions of the subject parcels are located in the "shorelands" and Winnebago County's General Agriculture (A-2) District.
3. There are intermittent "navigable" streams on PIN 006-0693, 006-0695, and 006-0696; There is a "navigable" pond on PIN 006-0695.
4. There are mapped wetlands on PIN 006-0694 and 006-0695.
5. There is no mapped floodplain on the subject property.
6. The subject parcels are not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
7. The subject parcels are not located in a Sewer Service Area or Sanitary District.
8. The existing use of the subject parcels is agricultural cropland.
9. Portions of the subject parcels in the Oakwood Ave right-of-way are proposed to be dedicated as a street dedication.
10. 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.The proposed lots comply with the minimum lot requirements for the A-2 District.
11. The CSM complies with all requirements of the Town Zoning Ordinance and Town Subdivision Ordinance.

It is Code Administrator Kussow's opinion that the CSM may be approved as proposed.

### **SUGGESTED MOTION**

*Motion to recommend approval of the CSM combining & reconfiguring the listed Tax ID #'s as proposed.*

Respectfully Submitted,  
Kelsey