

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 CRL Surveying, LLC, on behalf of Kenneth Christian for approval of a CSM dividing Tax ID #006-0187-01 (4757 N Loop Rd) into two (2) lots.

Please find the below notes from Code Administrator Kussow:

After review of the attached CSM dividing PIN 006-0187-01 (4757 N Loop Rd) into two (2) lots, I have the following comments:

1. The subject property is located in the Rural Residential (R-1) District.
2. The subject property does not contain any shorelands, floodplain, or mapped wetlands.
3. The subject property is not subject to Winnebago County zoning jurisdiction.
4. The subject property is not subject to Airport Zoning.
5. The subject property is not located in a sanitary district or sewer service area (SSA).
6. The 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. for single-family residential use or 200 ft. for nonresidential use.

The proposed lots comply with all applicable requirements of the R-1 District.

7. A new driveway may be allowed for access to Lot 2 per the Town Access Control Ordinance.
8. The CSM complies with all requirements of the Town Subdivision Ordinance, except the “right to farm” notice is not included on the CSM.

It is Staff’s opinion that the CSM may be approved, subject to the following condition:

1. The following “right to farm” notice shall be added to the CSM prior to final approval and recording of the CSM: *“The lot(s) created in this certified survey map are adjacent to property that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with their quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent property.”*

Suggested Motion:

A motion to recommend conditional approval of the CSM with the “right to farm” language to be added per Staff’s recommendation.

Respectfully Submitted,
Kelsey