

**MEMORANDUM**

**Business Item C**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Chris Perreault on behalf of Arden & Dorothy Eckstein for a proposed CSM dividing Tax ID #006-0572 (3960 Larsen Rd) into two (2) lots.

Please find the below comments from Code Administrator Greenberg:

- Both proposed lots meet the dimensional requirements of the Town’s A-2 District as follows:

<b><u>General Agriculture (A-2) District Requirements:</u></b>	<b><u>Required</u></b>	<b><u>Lot 1</u></b>	<b><u>Lot 2</u></b>
<u>Minimum Lot Size:</u>	5 acres	5.3503 acres	37.896 acres
<u>Minimum Lot Width:</u>	200 ft.	245 ft. +/-	700 ft. +/-
<u>Minimum Road Frontage:</u>	200 ft.	200.01 ft.	761.31 ft.
<u>Minimum Side Yard Setback:</u>	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.	All existing buildings comply.	(n/a) Lot is vacant
<u>Minimum Rear Yard Setback:</u>	25 ft. for a principal building; 3 ft. for a detached accessory building.	All existing buildings comply.	(n/a) Lot is vacant
<u>Maximum Accessory Buildings Floor Area:</u>	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft.	All existing buildings comply.	(n/a) Lot is vacant

- There are two intermittent navigable waterways that run across the subject parcel.
- There is no mapped floodplain on the subject parcel (FEMA Zone X).
- The subject property is not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
- The subject property is not located in a Sewer Service Area or Sanitary District.
- The existing uses of the subject property are residential, agricultural and open space.
- The subject parcel is designated Agricultural/Rural - Working Lands in Tier 3 (Agriculture/Rural) of the Town’s Land Use Plan.
- The Town’s Right to Farm note has been placed on the CSM.
- No additional right of way dedication is required.
- The WDNR Wetland Inventory identifies two wetlands which are being shown and referenced correctly on the CSM.
- The Town’s Park and Trail Plan identifies an off-road trail running parallel to the Larsen Road corridor.

**Staff Recommendation:**

The following items should be addressed prior to final approval/Town signatures:

- The surveyor’s certificate shall be signed, sealed with the same revision dates on all pages.

- All existing buildings and structures shall be added to the CSM. The residence and accessory building on proposed lot 1 are not clearly shown.
- Lot 1 should also be identified on Sheet 1.
- The subdividers address is missing and shall be added to the CSM.

### **SUGGESTED MOTION**

*Motion to recommend approval of the CSM Review Application submitted by Chris Perreault on behalf of Arden & Dorothy Eckstein with the four (4) listed Staff Recommendations.*

Respectfully Submitted,  
Kelsey