



REPORT TO PLANNING COMMISSION

ITEM NAME: CSM Walkowski
MEETING DATE: 6/19/2023
PRESENTING COMMITTEE:
Planning Commission
COMMITTEE CONTACT: Chris
Voll
STAFF CONTACT: Peter
Wegner CDPZD and William
Gau Planning Technician
PREPARED BY: William Gau
Planning Technician

ISSUE: CSM approval – Keith Walkowski, Maple Ridge Road Kronenwetter, WI 54455, request a CSM splitting 17.256 acres to 12.256 acres lot, and a 5 acres lot each remaining (RR-5) Rural Residential, at Parcel Identification Number 145-2707-242-0997. Legal description of the subject property: SEC 24-27-07 NW 1/4 NW ¼.

ISSUE BACKGROUND/PREVIOUS ACTIONS: On April 17, 2023 The Planning Commission approved a CSM and Zoning change request to divide a 37.401 Acre parcel into a 17.256acre parcel Lot 1 and a 20acre parcel Lot 2 on Maple Ridge Road and Ropel Road. The proposed CSM today is to split Lot 1 into a 5 acre (Lot 3) and 12.3 acre (Lot 4). Both will have road frontage on Maple Ridge, the 12.3acre lot will also have an easement from Ropel road for access. Staff has concerns with dryland access to Lot 4. Lot 4 meets the minimum Road frontage requirement. Consequently, the portion of the parcel which abuts Maple Ridge Road is wetland approximately 250ft feet into the parcel. In addition, the proposed road access easement off Ropel Road also abuts a wetland at the point where it enters Lot 4. The ordinance does not address dryland access. It does require that all lots abut a public street. Essentially, Lot 4 may not have access.

520-66 A. "All lots shall abut upon a public street, and each lot shall have a minimum frontage as defined by Figures V(1), Rural, Open Space and Residential District Lot Dimensions and Intensity Standards, and V(5), Nonresidential and Mixed-Use District Density and Intensity Standards, in Article V, Density, Intensity and Bulk Regulations."

460-40 C. "Sufficient frontage. All lots shall have frontage on a public street and shall conform to Chapter 520, Zoning, and this chapter."

460-42 B. "Lot dimensions shall conform to the requirements of Chapter 520, Zoning, but in no case shall a lot have frontage of less than the minimum lot width abutting a dedicated public street."

RECOMMENDED ACTION: Staff recommends 1. consider other options or configurations of Lot 3 and Lot 4 to allow for dryland Access. 2. Approve as submitted.

ATTACHMENTS (describe briefly): Staff Report

