REPORT TO PLANNING COMMISSION

ITEM NAME:	Cywinski Zoning Change Request and Certified Survey Map
MEETING DATE:	9/10/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE: Request for zoning change and new lot splits Certified Survey Map

OBJECTIVES:

- Convene a Public Hearing for the zoning change request
- Consider recommending the requested zoning change to the Village Board for final approval.
- Consider approving the Certified Survey Map request, contingent upon enactment of zoning for uniformity among parcels impacted.

PROPOSAL:

Applicants request a zoning change from AR – Agricultural and Residential to RR5 – Rural Residential.
The site presently consists of two parcels. A U-shaped parcel (zoned AR) surrounds a residential lot (zoned RR5) on 3 sides. Uniform zoning is required for the proposed lot split to take effect. The requested zoning change is consistent with the Future Land use map that indicates this area to be residential.

The proposed lot split (CSM) would result in two residential lots (14.432 acres and 8.359 acres) each with an existing home north of Bull Junior Creek, and an out lot to the south of Bull Junior Creek. The CSM identifies a new easement that more accurately indicates the existing private drive that provides access to each lot.

RECOMMENDED ACTION:

Recommend the requested zoning change to the Village Board for approval.
Approval the Certified Survey Map request, contingent upon enactment of zoning for uniformity among parcels impacted.