



Report to Planning Commission

Agenda Item: Certified Survey Map: Bob Nowak, 2055 Tower Rd, Kronenwetter, WI 54455.

PARCEL # 145-2707-111-0983.

Meeting Date: July 15, 2024

Referring Body: Plan Commission a

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Certified Survey Map: Bob Nowak, 2055 Tower Rd, Kronenwetter, WI 54455.

OBJECTIVE(S): To review and approve the proposed Certified Survey Map.

HISTORY/BACKGROUND: Bob Nowak, 2055 Tower Rd, Kronenwetter, WI 54455, requests a three lot CSM. The existing parcel is 2.0 acres. The lots meet the minimum frontage (50ft), minimum area (20,000sf) and minimum lot width requirements or (SF) Single-Family Residential Zoning. There is existing driveway access to proposed lots 1 & 2. PARCEL # 145-2707-111-0983.

Chapter 460 – Subdivision of Land

Lot width. The horizontal distance between the side lot lines of a lot abutting a dedicated public street, measured at the narrowest width from the front lot line to the first 30 feet of lot depth immediately in back of the front yard setback line.

Chapter 520 – Zoning

Lot width. The maximum horizontal distance between the side lot lines of a lot, measured at a location of the lot that is a) parallel to the front lot line and at b) at the minimum required front yard. Such minimum required front yard shall be per this chapter for the associated zoning district, or further towards the rear lot line if so delineated on an approved subdivision plat or certified survey map. See also "minimum lot width."

Minimum lot width. The smallest permissible lot width within the applicable zoning district.

RECOMMENDED ACTION: To approve the CSM as proposed.

ATTACHMENTS: CSM Application and Staff Report.