

RESOLUTION #P.C. 075-2007
APPROVAL OF A THREE LOT CERTIFIED SURVEY MAP FOR THE KINDLER PROPERTY
LOCATED IN THE NW ¼ OF SECTION 31
(TAX KEY NOS. 2282.996 & 2282.995 / KELSEY DRIVE)

WHEREAS, On June 4, 2007 a Certified Survey Map was submitted by Wayne Salentine for a three (3) lot land division of the Kindler property located in the NW ¼ of Section 31 (Tax Key Nos. 2285.996 & 2282.995 / Kelsey Drive), and

WHEREAS, Out of the three (3) total lots two (2) lots are buildable and one (1) is an Outlot to be sold to an adjoining property owner, and

WHEREAS, Said property is mostly zoned A-1 Agricultural District with a 0.73 acre portion of the site being zoned RS-2 Suburban Residence District, and

WHEREAS, The A-1 requires minimum lot size of 120,000 square feet and an average minimum width of 300 feet for unsewered parcels and all parcels appear to meet said minimum zoning width requirements, and

WHEREAS, The 2010 Comprehensive Plan depicts the majority of this parcel in the Agriculture and Open Lands category with a small portion of the parcel being Medium Density Residential and the proposal is within this goal, and

WHEREAS, The Public Works Committee reviewed a conceptual CSM for this land division at their January 23, 2006 meeting and approved an unimproved road along the dedicated right-of-way as long as a 60' radius cul-de-sac bulb is shown and a 50' strip south of Kelsey Drive is improved for emergency vehicles following the specifications for a non-fully improved road, and

WHEREAS, The Certified Survey Map depicts land dedications for right-of-way in conformity with the 2010 Street System Plan, and

WHEREAS, There is a remnant portion of one of the parcels being divided that is not being shown as part of this CSM since it is over 20 acres in size, and

WHEREAS, This CSM is a re-division of Lot 3 from another CSM being pursued under Resolution #P.C. 074-2007, and

WHEREAS, The wetlands and the wetlands crossing have been concurred with by the DNR, and

WHEREAS, All lots will be serviced by private on-site sewer systems and all lots will be served with private water wells.

THEREFORE BE IT RESOLVED, That the Plan Commission approves of a Certified Survey Map submitted by Wayne Salentine for a three (3) lot land division of the Kindler property located in the NW ¼ of Section 31 (Tax Key Nos. 2285.996 & 2282.995 / Kelsey Drive), subject to resolution of technical discrepancies as identified by the City Planning Department and City Engineers, and payment of all applicable fees in Section 18.14(3) of the Land Division Ordinance and outstanding assessments if applicable.

BE IT FURTHER RESOLVED, That the plans on how the whole roadway up to the cul-de-sac will be constructed will need to be submitted to the Engineering Department before building permits will be approved for the land division. The plans will include how the wetland crossing will work as well.

BE IT FURTHER RESOLVED, That the residents along the court will be fully responsible for the maintenance/costs of the road until they may wish to fully improve the roadway at their individual costs.

BE IT FURTHER RESOLVED, That all lots must access the Court and a "No Access" restriction note must be placed on the CSM along Kelsey Drive.

BE IT FURTHER RESOLVED, That a grading plan will need to be submitted to and approved by the City before the CSM can be recorded.

BE IT FURTHER RESOLVED, That a digital file of this CSM shall be submitted to the City in accordance with Common Council Ordinance No. 1118 and Resolution 196-2002.

Plan Commission
City of Muskego

Adopted: June 19, 2007

Defeated:

Deferred:

Introduced: June 19, 2007

ATTEST: Kellie Renk, Recording Secretary