

MEMO

Date: February 9, 2010
To: Town Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 1 – Preliminary Plat for Lakeshore Manor – Ken Syring

Overview

Ken Syring, along with the Town and City of Menasha are proposing to develop an 8-lot single-family subdivision called Lakeshore Manor. The City and Town are funding the preparation of this plat. The reason this is occurring was to facilitate the purchase of the remaining portion of Mr. Syring's property for the development of a joint City-Town stormwater detention pond. The Commission members may remember that at previous meeting Mr. Syring had proposed a different subdivision concept that incorporated all of his land and included an internal access road.

The property is located at the corner of Forkin Street and Tayco Road (see the yellow highlighted parcels on the attached aerial photo). The total area of the subdivision is approximately 3 acres with an average lot size of 16,729 square feet. The property is currently zoned R-1 (Rural Residential) and it is also low-density residential on the Future Land Use Map. Minimum lot size in the R-1 district is 12,000 square feet and minimum lot width is 85 feet – all of the lots comply with these requirements.

The Park Commission has not reviewed the Preliminary Plat yet, but will do so before the Final Plat comes before the Plan Commission. They will likely recommend fees in lieu of parkland dedication.

The Site Plan Review Committee went over the Preliminary Plat at their last meeting and there are no major concerns at this time. The majority of the utilities are installed already. The Fire Department said that the spacing and location of fire hydrants is acceptable. A detailed site plan will be reviewed at a future date.

The Town is currently negotiating with the property owner adjacent to the northwest corner of the development (330 Twin Oaks Lane on the aerial) for an access easement for maintenance of the pond. There will be a maintenance drive on the north side of the pond that will be accessed through this easement. The property owner currently uses this driveway for access to his home and he will still be able to use it as such as a part of the easement agreement.

Findings of Fact

- Staff finds that this Preliminary Plat does comply with the Town of Menasha's Chapter 6 Land Division Ordinance.
- Staff finds that this Preliminary Plat does comply with the Town of Menasha's Chapter 30 Comprehensive Plan Ordinance Future Land Use Map in regards to density.

Staff Recommendation

Staff recommends approval of the Preliminary Plat with the following conditions:

1. The Park Commission shall provide their recommendation of fees in lieu of parkland dedication.
2. A Developer's Agreement between the Town of Menasha and the applicant shall be drafted and accepted by both parties.
3. A Stormwater Management and Erosion Control Plan shall be filed with the Department of Community Development.
4. All other City, County and State requirements for the approval of this preliminary plat are complied with.



