

Date: September 30, 2020

To: Town of Eagle Plan Commission and Town Board

From: Tim Schwecke, Town Planner

Subject: Request to waive the depth-to-width ratio stated in s. 480.168(C) of the land division regulations for two lots (1 and 2) in the proposed subdivision; Camtec Inc, applicant; Diane Zakrzewski, agent

Application: 2020-22; <https://s.zoninghub.com/ZVHU1Y1UFT>

Meeting: October 5, 2020 Plan Commission and Town Board special meeting

General description The developer has prepared a preliminary plat with 18 residential lots. Two lots (1 and 2) do not comply with the depth-to-width ratio stated in s. 480.168(C) of the land division regulations. The depth of both lots exceeds the standard by a comparatively small amount.

Decision criteria As set forth in Article 6 of the land division regulations, the Town Board may waive various requirements in the regulations on a case-by-case basis after reviewing the following factors:

- (1) Whether the request for a waiver or modification, if granted, would be consistent with the general intent of this chapter and applicable statutory requirements.
- (2) Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.
- (3) Whether the request for a waiver or modification, if granted, would benefit the petitioner's project in a way that is not inconsistent with the Town of Eagle's interests.
- (4) Whether petitioner is in full compliance with applicable ordinances and agreements with the Town of Eagle.
- (5) Whether, instead of granting the request for a waiver or modification, the ordinance itself should be changed to accommodate the kind of situation presented by the petitioner.
- (6) Any other factor that may be relevant to the matter.

Public notice Aside from being shown on a published meeting agenda, no other public notice is required.

Review procedure The Plan Commission makes a recommendation to the Town Board, which has final review authority.

Potential motion for Plan Commission: Motion to recommend approval of the request to waive the width-to-depth ratio in this instance, based on the factors listed in s. 480.83 of the land division regulations, with primary consideration given to the minor deviation in the ratio. The developer must include a note on the face of the subdivision plat indicating the grant of this waiver.

Attachments:

1. Preliminary plat



September 9, 2020

Civi Tek Consulting, LLC
610 South Ferry Drive
Lake Mills, WI 53551

RE: CAMTEC, Sprague Road

Dear Mr. Schwecke,

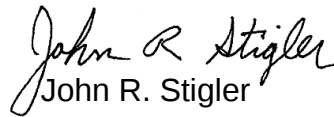
On behalf of Camtec, Inc., our staff has reviewed your September 5th, 2020, review letter. Said letter being prepared by Mr. Tim Schwecke, Town of Eagle Planner, to be reviewed at the September 10th, 2020 Planning Commission and Town Board Meetings.

Regarding the comment to item No. 17 states that a waiver is required relative to compliance with the Town depth to width regulation of 2.5 to 1.

Camtec, Inc. hereby requests a waiver from review item No. 17 to allow a ratio of 2.97 to 1 for Lot -1 and 2.65 for Lot – 2.

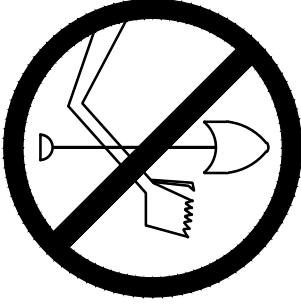
Please review and contact me with any questions or concerns.

Respectfully,


John R. Stigler
Vice President

PRELIMINARY PLAT
TOWN OF EAGLE

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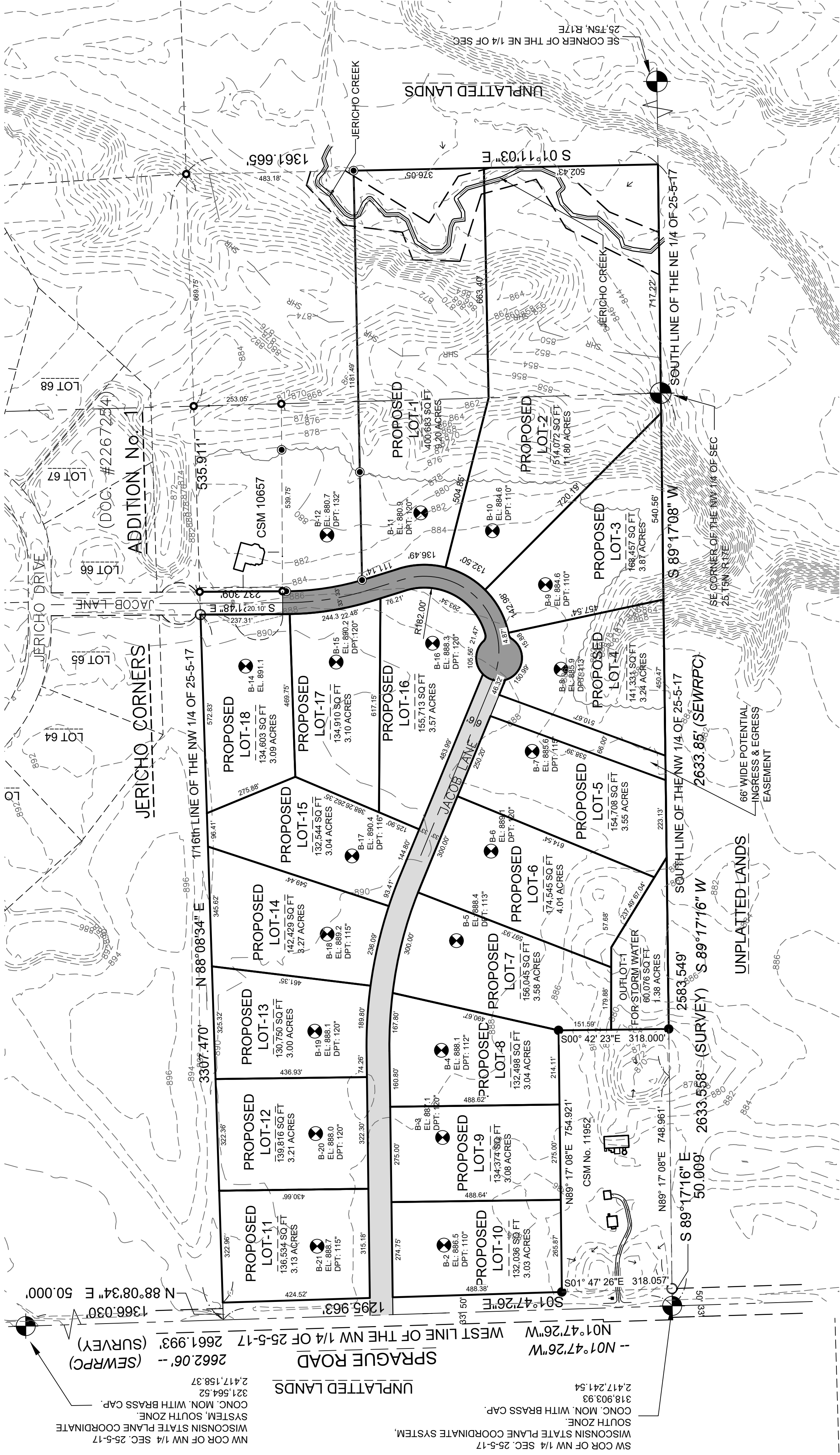
TO OBTAIN LOCATIONS OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-485-2811 (TOLL FREE)
OR 1-800-485-2811 (TOLL FREE)
WIS STATE REG. NO. 1024 RES. 10/2019
WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-289-1181

NOTE: The location and size of the
underground structures and utilities shown
on this plat are based on the best available
degree of accuracy, but the Engineer
and/or Surveyor does not guarantee their
exact location or the location of others not
shown. Contact Diggers Hotline, Inc. Etc.

- LEGEND**
- IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - BORING LOCATION
 - POWER POLE
 - FLOODPLAIN
 - SHORELAND
- FP — SHR —

ZONING REQUIREMENTS:
ZONING: A-3
SETBACK: 30'
OFFSET: 30'
MAX HEIGHT: 35'
MIN AREA: 3.00 ACRES
MIN AVERAGE LOT WIDTH: 200'
MIN FRONTAGE: 33'



SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN } ss
COUNTY OF WAUKESHA }
WE, JAHNKE & JAHNKE ASSOCIATES, LLC, DO HEREBY CERTIFY THAT WE HAVE MADE
HIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY
IS TRUE AND CORRECT REPRESENTATION THEREOF.

JOHN R. STIGLER, WIS. REG. No. S-1820
Dated this _____ day of _____, 2020

REVISIONS			

FOR: CAMTEC INC.
BEING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25 AND SE 1/4
AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T.5N., R.17E,
TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

JAHNKE & JAHNKE
ENGINEERS • PLANNERS • SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

ADDRESS: W349 S9870 SPRAGUE RD.				
DRAWN BY: J.R.P.	CHECKED BY: J.R.S.	JOB NUMBER: S7294A	DATE: JULY 24, 2020	FILE INDEX: EAGLE 100
711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188				
PHONE #: (262) 542-5797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM				
WEBSITE: JAHNKEANDJAHNKE.COM				

