

Joseph Eugster 2-lot Certified Survey Map

Town of Rutland

Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow for Lot 1 to maintain less than 66 feet of public road frontage.

This application is associated with rezone petition 11949. The purpose of the new Certified Survey Map is to create a second lot for residential purposes. Both lots will have ample frontage along STH 138, but Lot 1 does not maintain the required 66 feet throughout due to the proximity of Badfish Creek. The proposed Certified Survey Map shows Lot 1 having 65 feet running along the creek to the building area.

The proposed land division does show a 66 feet wide private access easement serving both lots.

Every lot or parcel shall front or abut a public street to promote safe ingress/egress and facilitate the possible development of a public right-of-way that could service additional lots. The required frontage shall be provided through fee ownership, except as provided in section 75.19(8). **Lots shall maintain a minimum frontage of 66 feet connecting directly onto a public street at a location where the driveway shall be constructed in compliance with all other applicable local, state, and federal regulations.**

