



**Lake County Central Permit Facility**  
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January 8, 2020

## **Memorandum**

To: Lake County Public Works, Planning and Transportation Committee

From: Brad Denz, Senior Planner/Project Manager  
Lake County Planning, Building and Development Department

RE: Lot 7, Arthur T. McIntosh and Company's Forest Lake Subdivision, Ela Township  
Plat Amendment to Vacate Utility Easement

The subject property is located at the corner of N. Park Road and Lakeside Drive, south of Forest Lake, approximately ¼ mile east of Quentin Road and is in the Arthur T. McIntosh and Company's Forest Lake Subdivision, which was platted in 1937. The proposed plat amendment involves vacating the utility easement platted to serve Lot 7, within Block 23 of the subdivision. In 2008, the property owner acquired the northern portion of Lot 8, which resulted in the utility easement bisecting the subject property. .

The applicant and property owner, Donna Rhodes, is requesting an amendment to the Plat of Subdivision to vacate the 5' x 71'.2 utility easement located on the south side of Lot 7. Vacation of the utility easement would allow for a more functional, buildable lot to expand the existing one-car garage into a two-car garage, a use customarily suitable for a residentially zoned lot. The utility easement will remain along the border of Lot 8 and continue to provide service to the subject property.

A copy of the proposed plat amendment is attached to this report.

## **Recommendation**

Staff recommends that the plat amendment be granted.

## **Reasons for Recommendation**

It is staff's opinion that the amendment be granted for the following reasons:

1. The Planning Department has received a "no objection" response from the applicable utility companies who could utilize this area for services.
2. The vacation of the easement will not affect service provision to other lots in the subdivision.
3. The removal of the utility easement on lot 7 will increase the buildable area of the subject property which will allow the applicant to construct a detached garage.