

According to Waubeek Township Ordinances, Pepin County Hwy Commissioner Chris Bates, Pepin County & the DOT, the required setback for buildable space is 100ft from HWY 10 Centerline and for a road/driveway for the 9.5 acre parcel is to be 250 feet from the centerline of the Nearest Hwy (Hwy 10). After the setbacks are established, there is 150 feet to the nearest property line (Jeff & Michelle Menting's parcel 016-00328-0000). More than plenty of room to put in a private road to accommodate single and multi-family housing per Chris Bates.

In Waubeek Township, R-1 requires a lot, to have an area of not less than 20,000 square feet, and a width of not less than 80 feet. 20,000 square feet = .459 Acres. Less than half an acre for a single family home. R-2 requires that 2 or more dwelling units provide a lot area of not less than 36,000 square feet (.826 acres) per dwelling unit totality.

In the 9.5 acres of Parcel 016-00327-0000 there is approximately 509,959.7 square feet of land. After Waubeek Township ordinance setbacks, that leaves roughly 360,000 usable/buildable square feet. A private road would take up about 40,000 square feet, leaving about 320,000 usable/buildable square feet (about 7.4 acres).