

**CITY OF EDGERTON
EDGERTON CITY HALL
12 ALBION STREET
EDGERTON, WI**

PLANNING COMMISSION

Tuesday, April 16, 2024 at 6:30 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, April 12, 2024.
3. PUBLIC HEARING:
 - A. Hear Comments regarding a request by DFD Properties for Direct Annexation by Unanimous Consent for property located at 11108 Sherman Road, on the southeast corner of Sherman Road and Hwy 59 and more fully described as PT SW1/4 SE1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1Parcel 6-6-1500.
 - B. Close the public hearing.
4. Consider request by DFD Properties for Direct Annexation by Unanimous Consent for property located at 11108 Sherman Road, on the southeast corner of Sherman Road and Hwy 59 and more fully described as PT SW1/4 SE1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1Parcel 6-6-1500.
5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by DFD Properties for a zoning change from RRL Rural Residential Large (Town of Fulton) to B-4 Suburban Commercial to allow the establishment of a dental clinic at 11108 Sherman Road located on the southeast corner of Sherman Road and Hwy 59 and more fully described as PT SW1/4 SE1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1Parcel 6-6-1500.
 - B. Close the public hearing.
6. Consider a request by DFD Properties for a zoning change from RRL Rural Residential Large (Town of Fulton) to B-4 Suburban Commercial to allow the establishment of a dental clinic at 11108 Sherman Road located on the southeast corner of Sherman Road and Hwy 59 and more fully described as PT SW1/4 SE1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1Parcel 6-6-1500.
7. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No. 12 (TID #12).
 - B. Close the public hearing.
8. Consider Resolution 13-24 adopting City of Edgerton Tax Incremental Financing District No. 12 (TID #12) Project Plan.

9. Consider approval meeting minutes
 - A. March 7, 2024 Plan Commission meeting minutes.
 - B. March 25, 2024 Joint Common Council and Plan Commission meeting minutes.
10. Consider site plan approval for DFD Properties to allow the establishment of a dental clinic at 11108 Sherman Road located on the southeast corner of Sherman Road and Hwy 59.
11. Consider a Concept Plan for a Planned Development for the northern 200 feet (approx. 3.1 acres) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2).
12. Consider development approval options.
13. Consider extraterritorial land division for a one CSM to combined lots for Bittner on N Bigalow Lane Section 11 Town of Fulton.
14. Consider extraterritorial land division for a one lot CSM to combined lots for Kendellen on N Edgewood Shores Road Section 14 Town of Fulton.
15. Set next meeting date and future agenda items.
16. Adjourn.

cc: Commission Members All Council Members Department Heads
 City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Description of Request: Petition for Direct Annexation by Unanimous Consent of 2.3 acres

Location: 11108 Sherman Road (southeast corner of Sherman Road and Hwy 59)

Applicant: DFD Properties

Current Zoning/Land Use: RRL Rural Residential Large (Town of Fulton) / agriculture

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The Comprehensive Master Plan includes this parcel in a planned mixed use classification.
2. The territory is currently used for agriculture and open space. The territory is currently zoned RRL Rural Residential Large in the Town of Fulton.
3. Adjacent land uses consist of the following: rural residential to the east and south; hospital to the west; and county highway shop to the north.
4. Annexation by unanimous consent is a specific, less complex type of Direct Annexation. To be eligible to use annexation by unanimous consent a petition must be signed by all owners of property and all electors residing in the territory to be annexed. The annexation petition states that there are no people residing in the territory. The petitioner owns all of the land in the territory to be annexed except for the Sherman Road right-of-way. An annexation petition can include right-of-way and still be considered a unanimous petition.
5. As required by State Statute 66.021(12), the petitioner must file a copy of a map and legal description with the Department of Administration for an opinion on the annexation as it relates to the public interest. The Department has found the annexation to be in the public's interest.
6. The petitioner has requested the property be permanently zoned B-4 Suburban Commercial.

STAFF RECOMMENDATION

Based on these factors and the findings stated below, staff recommends the Plan Commission recommend the City Council approve the requested annexation of the territory described in the Petition for Direct Annexation by Unanimous Consent by DFD Properties. Staff further recommends that the motion to approve the requested annexation include the findings below.

1. The Comprehensive Master Plan supports the development of the area for a use important to the community.
2. The proposed area for annexation is directly adjacent to the City of Edgerton along the parcel's western edge. This area is a logical annexation because of the clinic's need for City services.
3. The annexation territory is proposed to be served by City sanitary sewer and water.
4. The proposed area for annexation is well connected to the remainder of the City via existing highways. The proposed development of the subject property will provide (via dedication at the time of platting) the necessary rights-of-way for the development of recommended roadway alignments.
5. The proposed development of the annexation territory will directly address the continued need for health care services in the community. The proposed annexation and development of this property would directly respond to the City's expressed planning objective to provide for well-planned development with full urban services and the Citizens desire to continue to remain a full-service community.
6. The owner/developer of the property has indicated a strong desire to work with the City in meeting the need for a well planned development - under the strong aesthetic and land use controls of the City's Zoning Ordinance. Additional improvements will be made in terms of roadway planning, environmental corridor planning, site plan review and storm water management planning, including plan components not recognized in Town Plans.

March 15, 2024

Project Narrative

Project: Davis Family Dentistry
 N Sherman Rd & WI-59
 Edgerton, WI 53534

Davis Family Dentistry/DFD Properties LLC is requesting site plan review and approval for a new dental clinic located at the corner of N Sherman Rd & WI-59 (Tax Parcel 6-6-23.2C). The property is currently being annexed from the Town of Fulton to the City of Edgerton. The 2.35-acre vacant property is currently being rezoned from Town Rural Residential Small (RRS) to City zoning of Suburban Commercial (B-4) in which dental clinic uses are permitted.

The project involves construction of a 3,462 square-foot clinic with associated site improvements. Proposed site improvements include paved parking spaces, internal sidewalk networks, landscaping, site lighting and a new waste enclosure. Access to the site is proposed from N Sherman Rd and no traffic concerns are anticipated. The site is under 20,000 square feet of additional impervious area; therefore, no stormwater management is required. The city will service the site proposed water and sanitary sewer on the northwest corner of the site, with future connections. The total site disturbance will be 27,140 square feet. The table below shows floor area, impervious surface area, landscape surface area and site density data.

	Area – Acreage / SF	Ratio
Floor Area	0.08 / 3,462	3.4%
Impervious Surface Area	0.34 / 14,745	14.4%
Landscape Surface Area	2.01 / 87,416	85.6%
Site Density	2.27 / 98,699	96.7%

The anticipated number of employees is 10-12 and the anticipated number of patients per day is 40-50. The facility will be in operation during the following times: Monday: 8:00 – 5:00, Tuesday: 8:00 – 5:00, Wednesday: 8:00 – Noon, Thursday: 8:00 – 5:00 and Friday by appointment.

Exterior building materials are shown in the elevations and include sliding with board and batten. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained. The development will not create any nuisances to the public or surrounding properties and shall comply with all requirements of Section 22.40.

ANNEXATION EXHIBIT

NE COR. -- SE 1/4
SEC. 2-4-12

TOWN OF FULTON
CITY OF EDGERTON

S.T.H. "59"

CORPORATE LIMIT LINE

S89°36'15"W 252.62'

P.O.B.

S89°36'15"W 2,353.23'

LANDS TO BE
ANNEXED TO THE
CITY OF EDGERTON

N. SHERMAN ROAD

S00°44'10"E 427.98'

S00°44'10"E 428.02'

LOT 1
CSM VOL. 13,
PG. 498-500

TAX PARCEL NO. 012
0050901

LOT 2
CSM VOL. 13,
PG. 498-500

TAX PARCEL NO. 012
0050902

N00°19'15"E 429.03'

N00°16'41"E 1,239.35'

E. LINE -- SE 1/4 -- SEC. 2-4-12
N00°16'41"E 2,618.19' (OVERALL)

CITY OF EDGERTON
TOWN OF FULTON

N89°50'40"E 244.71'

LOT 1
CSM VOL. 20, PG. 74

TAX PARCEL NO. 012
005081

UNPLATTED LANDS

P.O.C.

SE COR. -- SE 1/4
SEC. 2-4-12



1" = 100'





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Fond Du Lac, WI 54935
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Always a Better Plan **JOB NO. 220091100**

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a rezone from RRL Rural Residential Large to B-4 Suburban Commercial

Location: 11108 Sherman Road (Southeast Corner of Hwy 59 and Sherman Road)

Applicant: DFD Properties LLC

Current Zoning/Land Use: RRL Rural Residential Large / agriculture

Parcel Size: 2.4 acres

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The petitioner requests approval to rezone the parcel to B-4 Suburban Commercial in accordance with the attached map. The petitioner has petitioned for annexation of the parcel. The petitioner proposes to develop the parcel as a dental clinic. A clinic is a permitted use in the B-4 District. The B-4 District is characterized as a high quality modern commercial district with landscaping and floor area requirements. B-4 zoning is typically mapped along arterial streets in new commercial areas.
2. Adjacent land uses consist of the following: rural residential to the east and south; hospital to west; and county highway shop to the north.

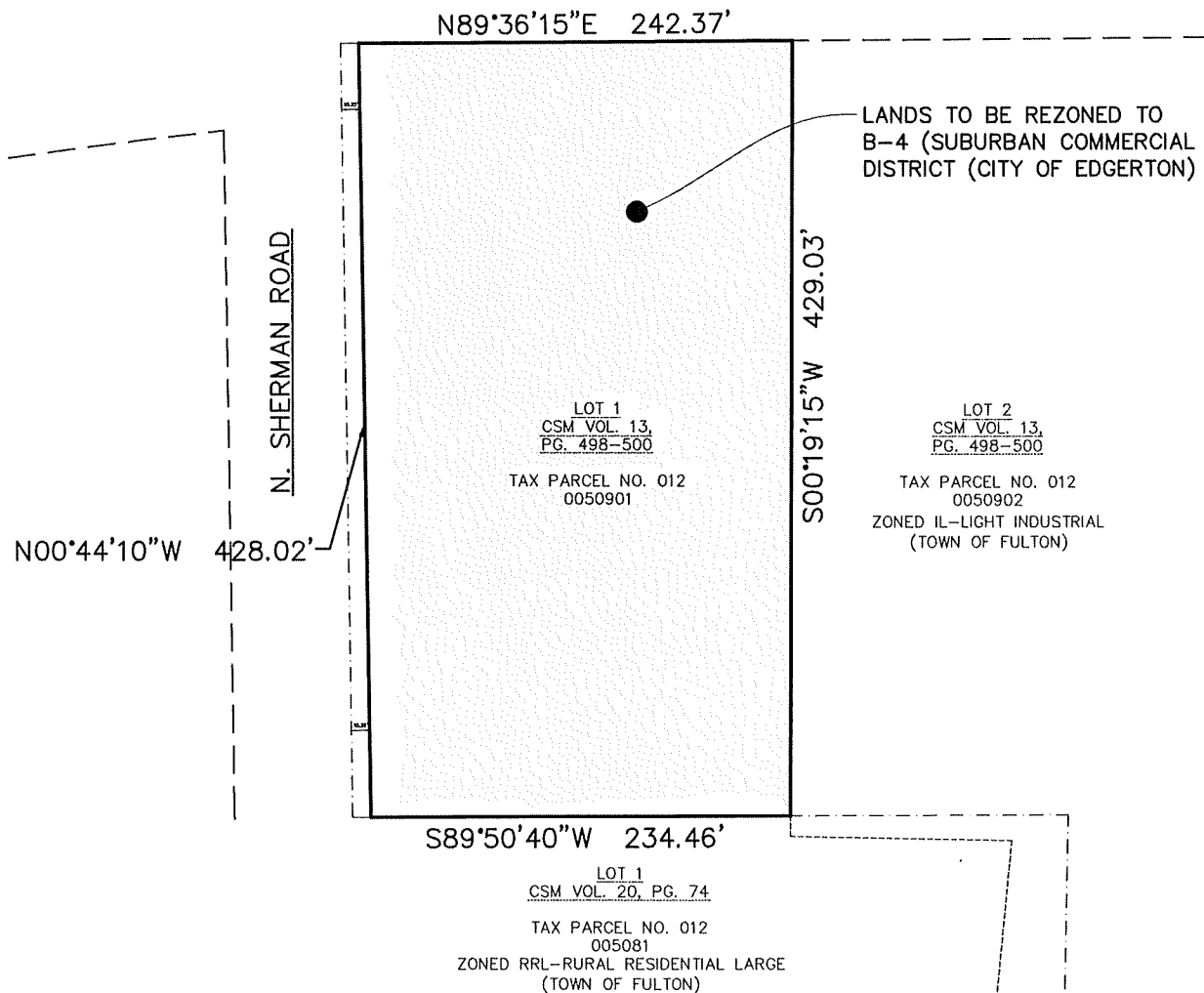
STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the rezone from RRL Rural Residential Large to B-4 Suburban Commercial in accordance with the attached map for the parcel located along the southeast corner of Sherman Road and Hwy 59 for DFD Properties subject to the following conditions:

1. The City approve the proposed annexation of the property.

REZONE EXHIBIT

S.T.H. "59"



LOT 1 OF A CERTIFIED SURVEY MAP RECORDED APRIL 4, 1989 IN VOLUME 13, PAGES 498-500 OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 1089124, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 2, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



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Always a Better Plan JOB NO. 220091100

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

REQUEST: TIF planning

STAFF DISCUSSION

On Tuesday's agenda is the public hearing for the creation of TIF #12 in the area around the hospital. The draft TIF plan is attached.

TIF #12 is a mixed use TIF District. A mixed use TIF district may contain a combination of industrial, commercial, and residential uses, except that lands proposed for newly-platted residential use may not exceed 35% of the area of real property within the district.

The creation of the site is being driven by a request for municipal sewer and water services from the owners of a proposed dental clinic to be located on the southeast corner of Hwy 59 and Sherman Road.

RESOLUTION NO. 13-24

**RESOLUTION RECOMMENDING ADOPTION OF
TAX INCREMENTAL FINANCE DISTRICT NO. 12 PROJECT PLAN
PLAN COMMISSION OF THE CITY OF EDGERTON, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Edgerton Plan Commission has prepared the Project Plan of Tax Incremental District No. 12 (TID #12) including: 3 parcels; costs for capital, infrastructure and land acquisition projects and related expenditures within the TID #12 Boundary and within one-half mile of the district boundary; costs for promotion, development and administrative programs; donations to TID #9, #10, and/or TID #11; and providing assistance to owners, lessees, and developers of land within the district boundary; and

WHEREAS, on April 16, 2024, the City of Edgerton Plan Commission met and held a public hearing for the TID #12 Project Plan and Boundary; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within TID #12, including Rock County, Blackhawk Technical College, and the Edgerton School District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed TID #12 Project Plan and Boundary; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Edgerton the TID #12 Project Plan and Boundary in the forms attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Edgerton as follows:

1. The project plan and boundary for Tax Increment District #12 in the form attached hereto as Exhibit "A" are hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such project plan for Tax Increment District #12 is financially feasible.
3. The project plan for TID #12 is in conformity with the Comprehensive Plan of the City of Edgerton, as well as other policies and laws of the City of Edgerton.
4. That only whole parcels are included within TID No. 12 and that all parcels are contiguous and not connected only by railroad rights-of-way, rivers or highways.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Edgerton Common Council approve Tax Incremental Finance District #12, City of Edgerton, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was adopted at a regular meeting of the Plan Commission of the City of Edgerton on the 16th day of April, 2024.

Motion by:

Seconded by:

Roll Call: Yeas: Noes:

Dated:

PLAN COMMISSION

By: _____

Mayor Chris Lund,
Plan Commission Chairperson

ATTEST: _____

Wendy Loveland, City Clerk

**MARCH 7, 2023 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, and Ron Webb.

Excused: Julie Hagemann

Also present: City Administrator Ramona Flanigan, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Tuesday, March 5, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request JSE Properties LLC for approval to a zoning change from M-1 Light Industrial District to M-2 General Industrial District for the property located at 111 Interstate Blvd to allow the establishment of outside storage (parcel 051234197102).

Flanigan stated the parcel is currently zoned M-1 Light Industrial. The petitioner is the owner of Avondale Roofing and recently purchased the property. He would like to use the property for his roofing business. He is requesting to re-zone the parcel to M-2 General Industrial so he can use it for outdoor storage.

Flanigan explained that the Business Park Review Board has granted site plan approval for the proposed changes to the site which include the creation of a screened, outside storage area and security fencing on the east and south sides of the building. The Review Board made specific requirements about the type of fencing. (Review Board approval letter attached.)

Ryan Collett, owner of Avondale Roofing, asked if there was any funding available to pay for the more expensive fencing being required by the Business Park Review Board or if chain link fence with slats would be allowed for the fencing. Staff informed him that there is no funding available. Commissioner Burdick questioned why the city would consider changing the zoning to allow for more outside storage than is allowed under the current zoning if the fencing requirements of the Review Board are not adhered to.

Hearing no further comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY JSE PROPERTIES LLC FOR APPROVAL TO ZONING CHANGE FROM M-1 LIGHT INDUSTRIAL DISTRICT TO M-2 GENERAL INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 111 INTERSTATE BLVD TO ALLOW THE ESTABLISHMENT OF OUTSIDE STORAGE (PARCEL 051234197102). A Chris Lund/Ron Webb motion to approve a zoning change from M-1 Light Industrial District to M-2 General Industrial District for the property located at 111 Interstate Blvd (parcel 051234197102) to allow outdoor storage passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to correct husbandry regulations in Section 450-33 E(26) Husbandry as an accessory use of the Zoning Ordinance.

Flanigan stated that through various ordinance changes, at the recodification approval process the ordinance was codified with several errors. This ordinance amendment will correct the errors but does not change the policies that were previously adopted.

CONSIDER REQUEST BY THE CITY OF EDGERTON TO CORRECT HUSBANDRY REGULATIONS IN SECTION 450-33 E(26) HUSBANDRY AS AN ACCESSORY USE OF THE ZONING ORDINANCE: A Jim Kapellen/Paul Davis motion to approve the City of Edgerton's request to correct husbandry regulations in Section 450-33 E(26) Husbandry as an accessory use of the Zoning Ordinance passed on a 6/0 roll call vote.

MINUTES: A Ron Webb/Theran Springstead motion to approve the December 11, 2023 Plan Commission minutes passed on a 6/0 roll call vote.

A Jim Kapellen/Theran Springstead motion to approve the February 5, 2024 Joint Plan Commission/Council minutes passed on a 6/0 roll call vote.

CONSIDER REQUEST BY MCFARLAND MEADOWS LLC AND WINDMILL INVESTMENTS LLC TO REMOVE FINAL PLAT CONDITION REGARDING GARAGE ORIENTATION: When the Knollridge Subdivision plat approval was granted in 2006, a condition was placed on the plat that stated at least 5 of the duplexes built have to have garages with doors that do not face the street if the garages are adjacent to each other. Four of the duplexes that were constructed comply with the condition. There are two lots left in this subdivision and they are owned by separate entities. These entities are requesting the garage condition be waived. They submitted a proposed plan for duplexes on their properties.

Springstead felt the condition should not be waived because the developer knew of the condition and never requested this waiver for other parcels. He suggested placing the garages on each side of the living area so each unit has its own driveway.

A Jim Kapellen/Ron Webb motion to waive the final plat condition for Knollridge Subdivision regarding garage orientation failed on a 0/6 roll call vote.

PRE-APPLICATION CONFERENCE FOR A PLANNED DEVELOPMENT AT 330 STOUGHTON RD: The petitioner is the not-for-profit company that operates the Edgerton Care Center. They wish to construct an apartment building on the property across the street from the Care Center that is currently a parking lot. The building would be a 28-unit residential structure for seniors with at least half of the units being rent controlled, income-based units.

Springstead inquired about parking for the structure. The developer stated, the current plan has 25 parking stalls and noted that the parking lot next to the Care Center could also be utilized if needed.

EXTRATERRITORIAL CSM TO CREATE TWO LOTS FROM THREE LOTS ON N STAFF RD IN SECTION 18 OF THE TOWN OF FULTON FOR WITT: A Ron Webb/Jim Kapellen motion to approve an Extraterritorial CSM to create two lots from three lots on N Staff Rd in Section 18 of the

Town of Fulton for Witt passed on a 6/0 roll call vote.

EXTRATERRITORIAL CSM TO EXPAND A LOT AT 9500 N COUNTY RD F FROM 2 ACRES TO 10 ACRES IN SECTION 16 OF THE TOWN OF FULTON FOR FARRINGTON: A Jim Burdick/Ron Webb motion to approve an Extraterritorial CSM to expand a lot at 9500 N County Rd F from 2 acres to 10 acres in Section 16 of the Town of Fulton for Farrington passed on a 6/0 roll call vote.

Being no other business before the Commission, a Theran Springstead/Julie Hagemann motion to adjourn passed, all voted in favor.

Ramona Flanigan/wjl
City Administrator

**MARCH 25, 2024 JOINT PLAN COMMISSION
& COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Plan Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Theran Springstead

Mayor Christopher Lund called the Common Council to order at 6:00 p.m.

Present: Shawn Prebil, Casey Langan, Candy Davis, Tim Shaw, Paul Davis and Jim Burick.

Also present: City Administrator Ramona Flanigan, and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 22, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission/Common Council held a public hearing to gather public input on the request by JGP Land Development to amend the City of Edgerton Comprehensive plan for a portion of the unplatted area south of Orchard Heights Subdivision from Multi-Family and Single Family residential to Duplex residential. (parcel 6-26-1410).

Kyle Carrier, Realtor at Best Realty stated he is representing JGP Land Development. The Developer is requesting to amend the Comprehensive Plan from 8.75 acres of multi-family and 5.95 acres of duplexes to 19.09 acres if duplexes. In past meetings one of the biggest concerns was density issues. This change would reduce the density. This would change the number of units from 220 units to 208 units.

A resident asked about the entrance to this new part of the subdivision. Flanigan stated the city has decided to require public street entrance across from Lois Ln off of Hwy 51. The Orchard St entrance will also remain the same. Conversations are ongoing with the DOT regarding the status of the driveways along Hwy 51.

Hearing no further comments, the Mayor closed the public hearing.

Jim Kapellen would like to see the duplexes spread out in the subdivision instead of all clumped together in one area. Carrier stated the developer may be agreeable to that option however it may affect the value of the single family properties.

Julie Hagemann suggested putting the duplexes on the corner lots and mixing them in with the single family properties.

Jim Burdick stated the current Comprehensive Plan states the ratio of single family to multifamily properties is 70/30. He would like to see this subdivision stay as close to that ratio as possible.

RESOLUTION 09-24 (Plan Commission): A Jim Burdick/Paul Davis motion to approve the adoption of City of Edgerton Resolution 09-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision with a 67% single family and 33% two-family split for the total subdivision passed on a 6/0 roll call vote.

ORDINANCE 24-07 (Council): A Candy Davis/Tim Shaw motion to introduce and approve the first reading of City of Edgerton Ordinance 24-07: Adopt an amendment to the 2015 City of Edgerton Comprehensive Plan for the area known as the unplatted area south of the Orchard Heights Subdivision with a 67% single family and 33% two-family split for the total subdivision passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission/Common Council held a public hearing to gather public input on the request by Marlboro Partners LLC to amend the City of Edgerton Comprehensive Plan for 917 W Fulton St (parcel 6-26-978) from Single Family Residential to Multi-Family Residential; and the northern 200 feet (appx.) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2) from Single Family Residential to Duplex Residential (approximately 1.8 acres) and Multi-Family Residential (approximately 1.3 acres.)

Evelyn Hungerford, 211 Whitney's Way stated some of the concerns of the residents of the Whitney's Way condominiums are; the size of the multifamily buildings; the close proximity to single family homes; the effect on the wetlands and how that will affect the drainage; the amount of extra traffic and noise level with the proposed units; and the narrow entrance to Whitneys Way causing traffic issues.

Flanigan stated the development does not affect the wetland.

Ron Kittleson, 223 Whitney's Way inquired who owned the property and who would be selling/renting out the units. It was explained that Diane Everson currently owned the property and planned to sell it to a developer. Mr. Kittleson's concern is with the retention pond being close to the road. He felt it would be a danger to children. At this time the details of the retention pond would be part of a site plan approval. It is uncertain if the retention pond will be a wet pond.

Many residents of the Westwood Condos expressed concern about their private road being converted to public. They felt the road could not withstand the large truck traffic during construction and also the additional traffic this development would bring. They are concerned with the water table and feel the removal of the trees will affect the amount of water diverted to their condos. They are also concerned with extra noise this development will bring to their area.

Josephine Baltzell recommended putting a single-family home on the parcel facing W Fulton St and eliminating the pond. She is against the other part of the development.

Todd Nelson, Developer addressed some of the concerns from the residents. Mr. Nelson stated the 4-unit that faces W Fulton St will be a 2-story building with under building parking. No garages will face W Fulton St. The duplexes and the 4-unit would be part of a condo plat so they would be homeowners. He also indicated the housing units that are not condominiums would be market rate rental units. Because of the location of the wetland, a street with development of both sides is not possible so a single-family development is not economically feasible.

Hearing no further comments, the Mayor closed the public hearing.

RESOLUTION 10-24 (Plan Commission): A Jim Burdick/Julie Hagemann motion to deny the adoption of City of Edgerton Resolution 10-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for 917 W Fulton St (parcel 6-26-978) from Single Family Residential to Multi-Family Residential; and the northern 200 feet (approx.) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2) from Single Family Residential to Duplex Residential (approximately 1.8 acres) and Multi-Family Residential (approximately 1.3 acres) passed on a 6/0 roll call vote.

ORDINANCE 24-08: A Shawn Prebil/Jim Burdick motion to deny City of Edgerton Ordinance 24-08: Recommending the amendment to the City of Edgerton Comprehensive Plan for 917 W Fulton St (parcel 6-26-978) from Single Family Residential to Multi-Family Residential; and the northern 200 feet (approx.) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2) from Single Family Residential to Duplex Residential (approximately 1.8 acres) and Multi-Family Residential (approximately 1.3 acres) passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission/Common Council held a public hearing to gather input on the request by the City of Edgerton to amend the City of Edgerton Comprehensive plan for 407 N main St from Institutional to Multi-Family Residential (parcel 6-26-358).

Flanigan stated the property was originally being marketed for institutional residential purposes. The challenges of various environmental restrictions and market changes make an institutional residential development very unlikely. This property is more apt to be supported by a multi-family land use.

Hearing no further comments, the Mayor closed the public hearing.

RESOLUTION 11-24 (Plan Commission): A Jim Burdick/Jim Kapellen motion to approve City of Edgerton Resolution 11-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for 407 N Main St from Institutional to Multi-Family Residential passed on a 6/0 roll call vote.

ORDINANCE 24-09 (Council): A Candy Davis/Shawn Prebil motion to introduce and approve the first reading of City of Edgerton Ordinance 24-09: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for 407 N Main St from Institutional to Multi-Family Residential (parcel 6-26-358) passed on a 6/0 roll call vote.

ADJOURN COMMON COUNCIL: A Candy Davis/Casey Langan motion to adjourn the Common Council passed on a 6/0 roll call vote.

Plan Commission gave unanimous consent to remove item #14 from the agenda.

MINUTES: A Ron Webb/Julie Hagemann motion to approve the March 7, 2024 Plan Commission minutes passed on a 6/0 roll call vote.

Plan Commission gave unanimous consent to remove item #16 from the agenda.

CONCEPT PLAN FOR 330 STOUGHTON RD: The non profit company that operates the Care Center is proposing to develop an apartment building for residents over 55 and possibly individuals with disabilities on the land it owns that is currently a parking lot across the street from the Care Center at 311 Stoughton Rd. The development would be a 28-unit residential structure. It would be a mix of one and two bedroom apartments. Half of the units would meet affordable income standard.

The Plan Commission indicated its general support of the development

Being no other business before the Commission, a Ron Webb/Julie Hagemann motion to adjourn passed, all voted in favor.

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Description of Request: Petition for approval of a site plan to allow the construction of a dental clinic

Location: 11108 Sherman Road, Southeast corner of Sherman Road and Hwy 59

Applicant: DFD Properties

Current Zoning/Land Use: RRL(Town of Fulton)/B-4 Suburban Commercial (City of Edgerton/agriculture)

Lot Size: 2.4 acres

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject parcel is located on southeast corner of Sherman Road and Hwy 59. The petitioner has requested rezoning upon annexation of the parcel to B-4 Suburban Commercial. The petitioner proposes to establish a 3,462 sf dental clinic. The one-story structure has a partial, finished basement.
2. The proposed site plan meets the ordinance requirements, including parking and landscaping. Note that the proposed plan commits to the reservation of the existing tree cover along the south and east sides of the property which has been counted in the landscape compliance calculation.
3. Site access is through one driveway off of Sherman Road. The site plan provides a shared driveway for car and truck access. The parking lot will be curbed with a raised sidewalk adjacent to the building.
4. Public sewer and water service will be accessed on the northeast corner of the site. The exact location is yet to be determined as the public mains have not yet been installed. The elevation of the sewer main will require the petitioner install an ejector pump to achieve sanitary sewer service to the basement level.
5. Storm water drainage from impervious surfaces will drain to the east. The amount of impervious surface proposed is under the threshold for which stormwater calculations and controls are required.
6. The screened dumpster is located on the south end of the parking lot.
7. Two parking lot lights are proposed on the east corners of the parking lot. The lighting plan

complies with the ordinance requirements. The plan provides a conduit for a future EV charging station.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan for a dental clinic on the southeast corner of Sherman Road and Hwy 59 with the following conditions:

1. The petitioner obtains a sign permit for the sign.
2. The petitioner obtains all permits needed for the project.
3. The connection to the public sewer and water mains is coordinated with the city.
4. The erosion plans are approved by the city engineer.
5. Property is annexed and rezoned to B-4 Suburban Commercial.

Keller
PLANNERS ARCHITECTS BUILDERS

PROJECT: 1711
1711 State Road 59
Edgerton, WI 53122
PHONE: 262-744-0000 / 262-744-0001
FAX: 262-744-0000

CONTACT: 1711 State Road 59
Edgerton, WI 53122
PHONE: 262-744-0000 / 262-744-0001
FAX: 262-744-0000

WWW.KELLERBUILDERS.COM

PROPOSED FOR:
DAVIS FAMILY DENTAL
EDGERTON, WISCONSIN

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PRELIMINARY PLAN DATE: APR. 28, 2023
DATE: MAR. 15, 2024

DESIGNER: C. MARSH
DRAWN BY:
EXPIRED:
SUPERVISOR:
PRELIMINARY NO.:

C1.1
CIVIL SITE PLAN
SCALE: 1" = 30'

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:
PARCEL: #6-4-23-26 ; TAX ID: #092055901 ; PART OF 52-14-R12
PROPERTY AREA: 102,181 S.F. (2.33 ACRES)
EXISTING ZONING: RURAL RESIDENTIAL SMALL (RRS) (TOWN)
PROPOSED ZONING: B-4 (SUBURBAN COMMERCIAL DISTRICT) (CITY)
PROPOSED USE: DENTAL CLINIC
AREA OF SITE DISTURBANCE: 27,140 S.F. (0.62 ACRES)
SETBACKS: BUILDING: FRONT (WEST) = 30'
SIDE (NORTH) = 30'
SIDE (EAST) = 10'
REAR (SOUTH) = 30'
PAVEMENT: FRONT (WEST) = 10'
SIDE (NORTH) = 10'
SIDE (EAST) = 5'
REAR (SOUTH) = 5'

MAXIMUM BUILDING HEIGHT ALLOWED: 4 FLOORS, 50' MAX. HEIGHT
PROPOSED BUILDING HEIGHT: 2 FLOORS (32' TOTAL BUILDING HEIGHT)
PARKING PROVIDED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (12 STALLS REQ.)
HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2
LANDSCAPE REQUIREMENTS:
MINIMUM LANDSCAPE SURFACE RATIO: 25%
MAXIMUM BUILDING COVERAGE: 30%

EXISTING SITE DATA

AREA (AC)	AREA (SQ FT)	RATIO
PROJECT SITE	102,181	0.00
BUILDING FLOOR AREA	0	0.00
PAVEMENT (ASPH. & CONC)	0	0.00
TOTAL IMPERVIOUS	0	0.00
LANDSCAPE/ OPEN SPACE	102,181	100%

PROPOSED SITE DATA

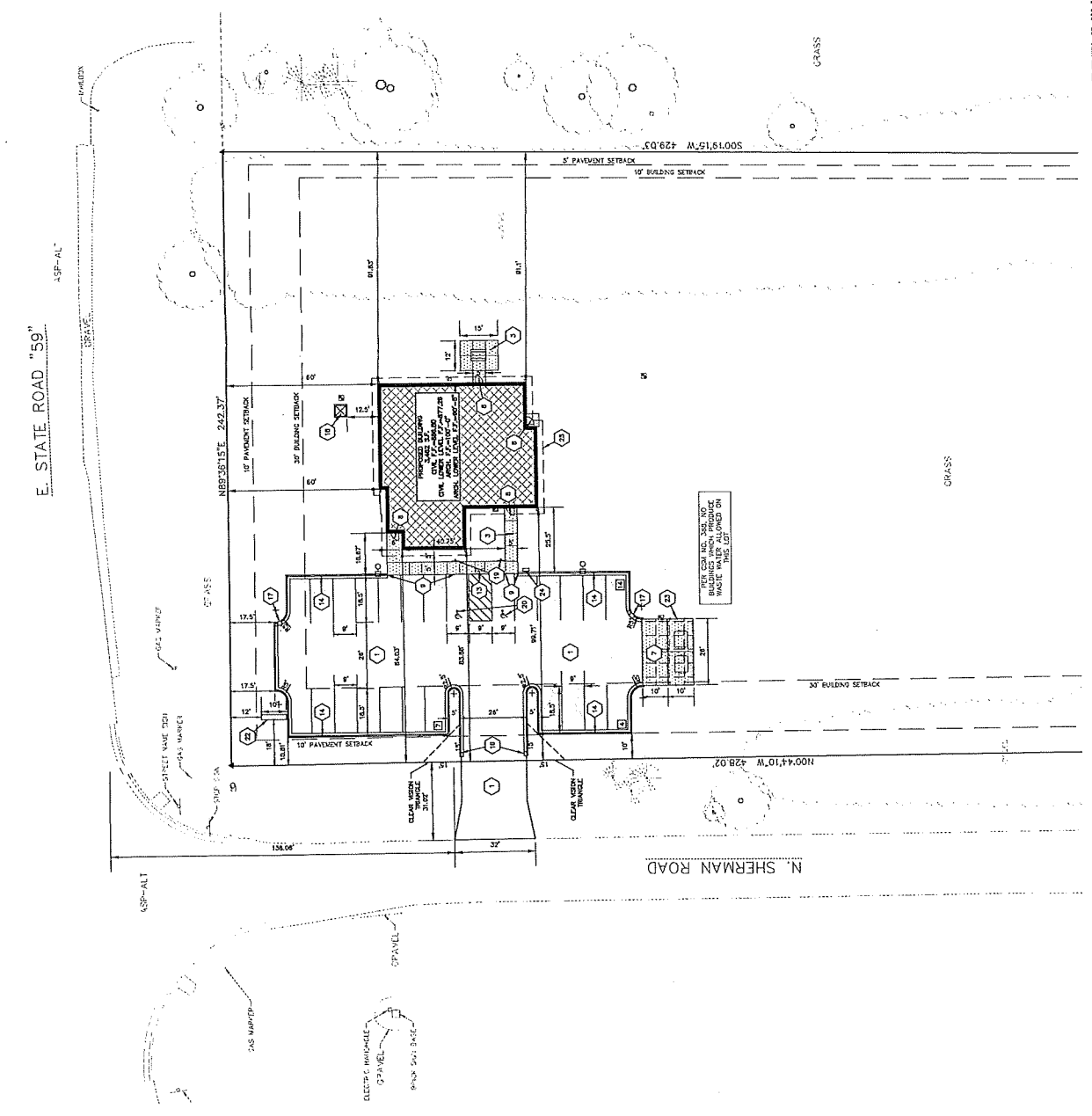
AREA (AC)	AREA (SQ FT)	RATIO
PROJECT SITE	2.33	2.30
BUILDING FLOOR AREA	6,000	2.62
PAVEMENT (ASPH. & CONC)	14,740	6.44
TOTAL IMPERVIOUS	20,740	9.14
LANDSCAPE/ OPEN SPACE	81,441	35.86

- SITE PLAN KEYNOTES**
- STANDARD ASPHALT SECTION (TYP.)
 - CONCRETE SIDEWALK (TYP.)
 - DUMPSTER PAD CONCRETE (TYP.)
 - CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
 - RAISED WALK (TYP.)
 - ADA CURB RAMP (TYP.)
 - 18" CURB & GUTTER (TYP.)
 - CURB TAPER (TYP.)
 - CURB CUT (TYP.)
 - CONCRETE TRANSPAREN PAV BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
 - HANDICAP SIGN (TYP.)
 - HANDICAP STALL & STRIPING PER STATE CODES.
 - MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
 - DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
 - ELECTRICAL VEHICLE PARKING SIGN (TYP.)
 - ROOF OVERHANG (SEE ARCH PLANS FOR DETAILS)
- (XX) IDENTIFICATION KEYNOTE (QUANTITY) - IF NO 0 = QUANTITY IS 1

PAVEMENT MATCHLINE

STANDARD ASPHALT
SIDEWALK CONCRETE
DUMPSTER CONCRETE

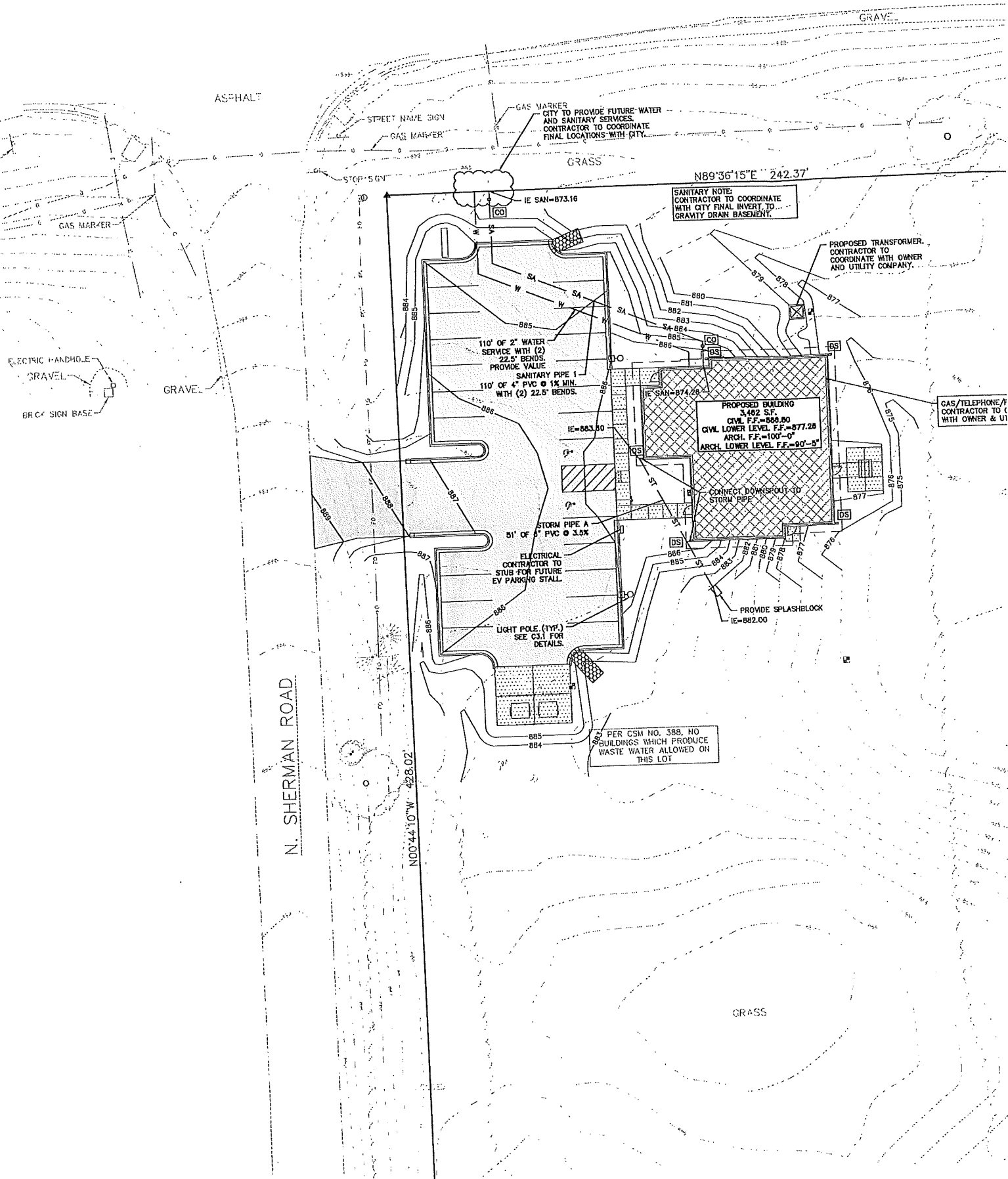
NORTH
1" = 30' SCALE



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

E. STATE ROAD "59"

ASP-ALT



ASPHALT

STREET NAME SIGN
GAS MARKER

GAS MARKER
CITY TO PROVIDE FUTURE WATER
AND SANITARY SERVICES.
CONTRACTOR TO COORDINATE
FINAL LOCATIONS WITH CITY.

N89°36'15"E 242.37'

SANITARY NOTE
CONTRACTOR TO COORDINATE
WITH CITY FINAL INVERT TO
GRAVITY DRAIN BASEMENT.

PROPOSED TRANSFORMER
CONTRACTOR TO
COORDINATE WITH OWNER
AND UTILITY COMPANY.

GAS/TELEPHONE/F
CONTRACTOR TO C
WITH OWNER & UT

PROPOSED BUILDING
3,402 S.F.
CIVIL F.F. = 888.80
ARCH. F.F. = 877.28
ARCH. LOWER LEVEL F.F. = 907-5'

CONNECT DOWNSPOUT TO
STORM PIPE

ELECTRICAL
CONTRACTOR TO
STUB FOR FUTURE
EV PARKING STALL

PROVIDE SPLASHBLOCK
IE=882.00

LIGHT POLE (TYP.)
SEE C3.1 FOR
DETAILS.

PER CSM NO. 388, NO
BUILDINGS WHICH PRODUCE
WASTE WATER ALLOWED ON
THIS LOT

N. SHERMAN ROAD

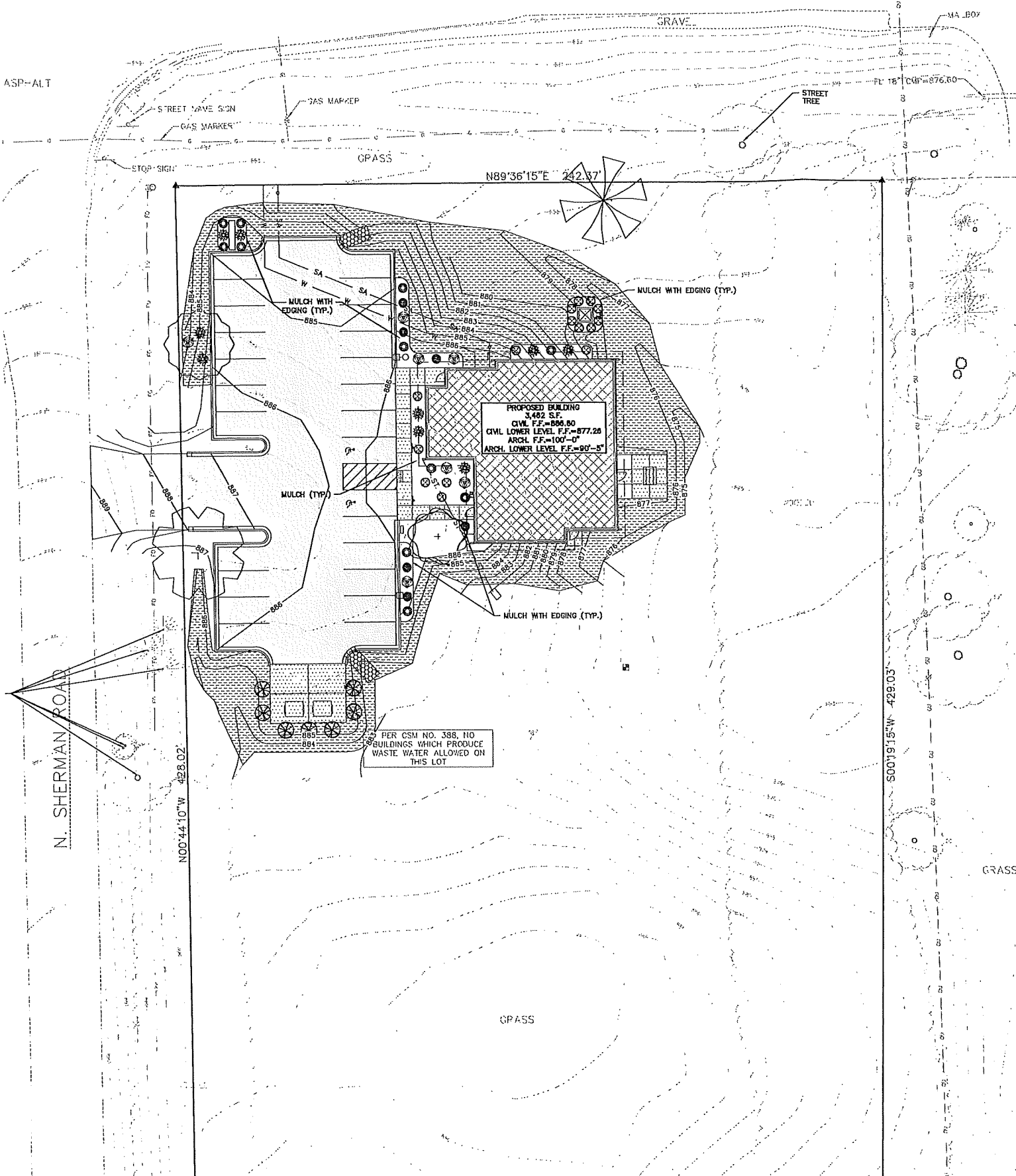
N00°44'10"W 428.02'

GRASS

E. STATE ROAD "59"

ASPHALT

ASP-ALT



GRAVE

MA. BOY

STREET TREE

STREET WAVE SIGN

GAS MARKER

GAS MARKER

GRASS

STOP SIGN

N89°36'15"E 242.37'

PL 18' CIP=876.60

PROPOSED BUILDING
3,482 S.F.
CIVIL F.F.=886.80
CIVIL LOWER LEVEL F.F.=877.26
ARCH. LOWER LEVEL F.F.=90'-5"

MULCH (TYP.)

MULCH WITH EDGING (TYP.)

MULCH WITH EDGING (TYP.)

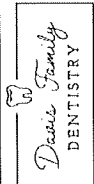
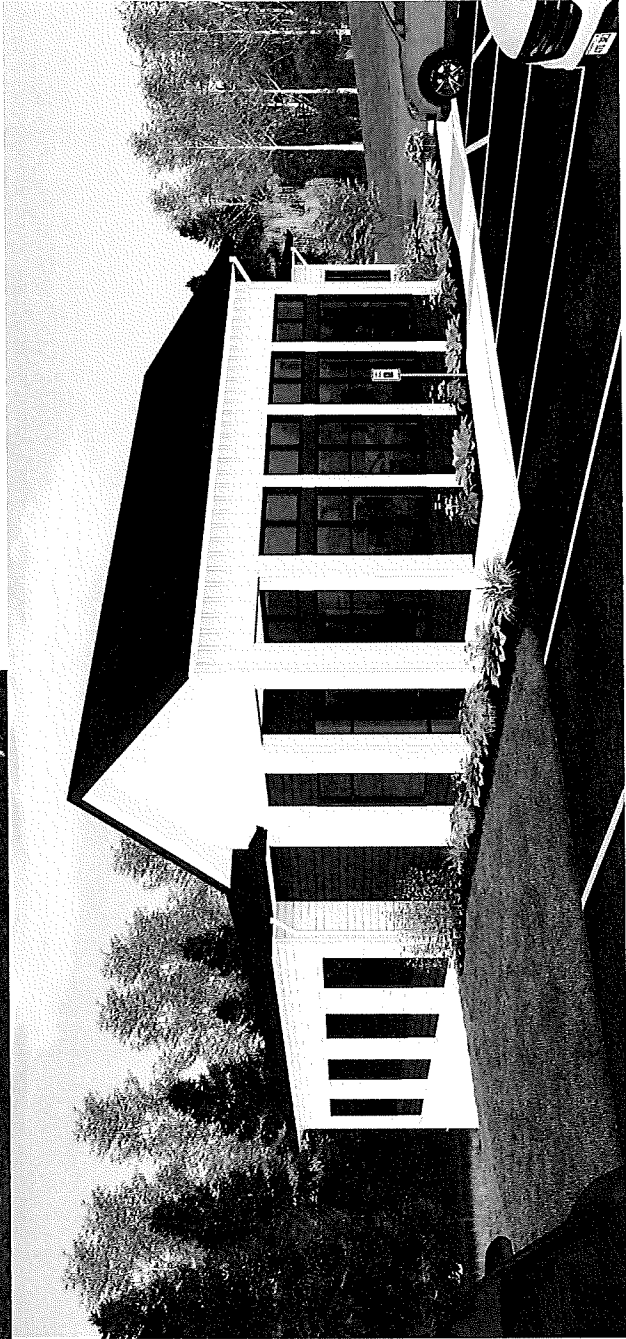
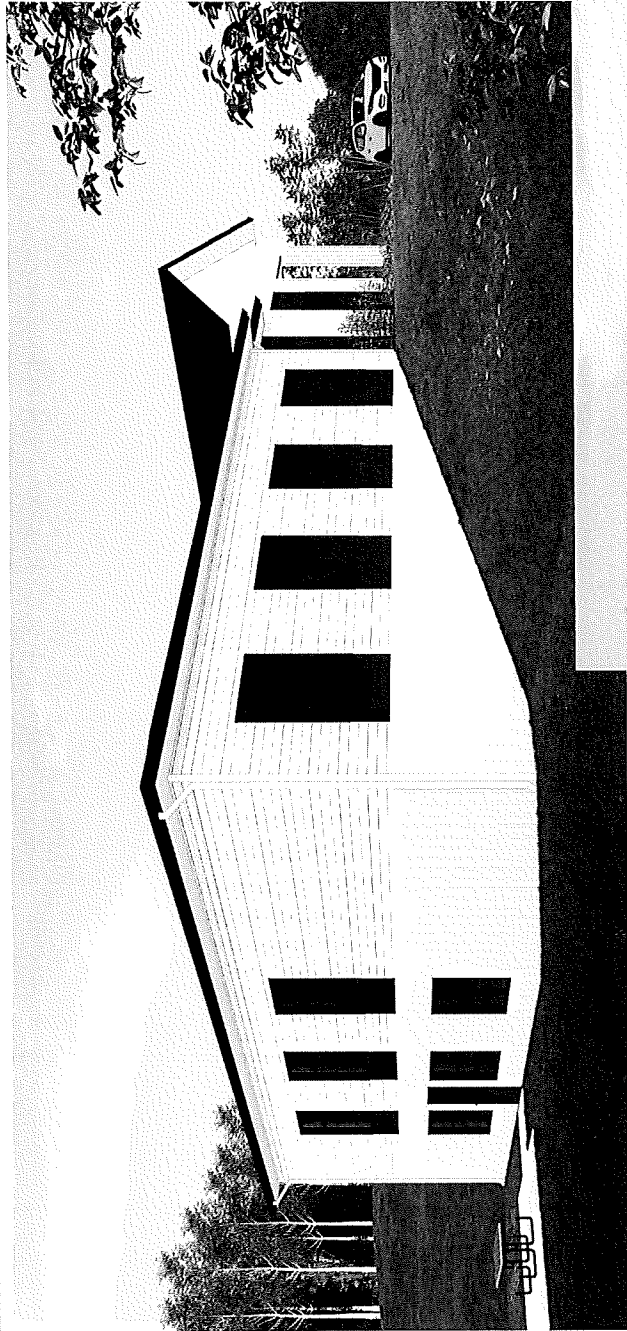
PER CSM NO. 388, NO BUILDINGS WHICH PRODUCE WASTE WATER ALLOWED ON THIS LOT

N. SHERMAN ROAD

N00°44'10"W 428.02'

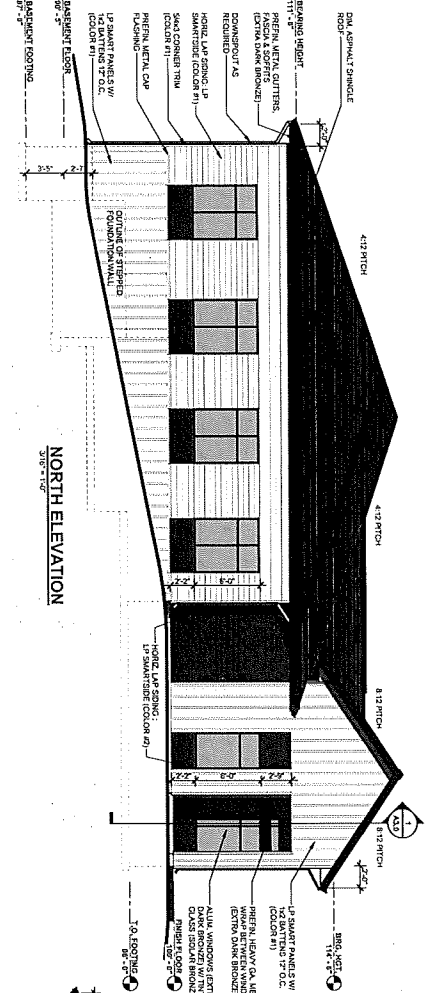
S00°19'15"W 429.03'

GRASS

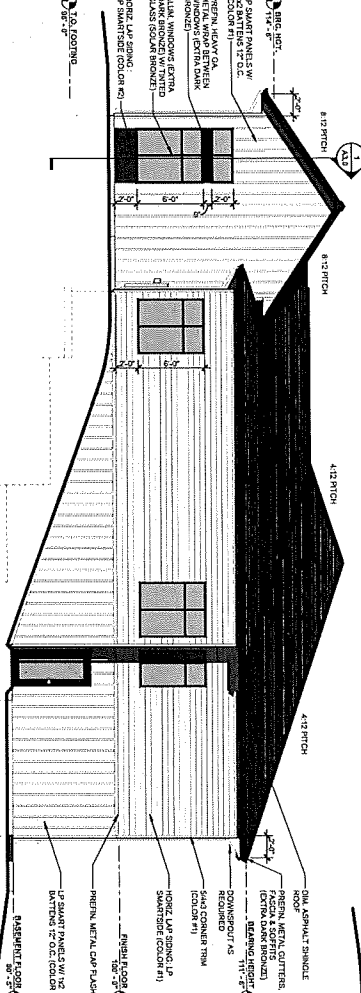


DAVIS FAMILY DENTAL
EDGERTON, WISCONSIN

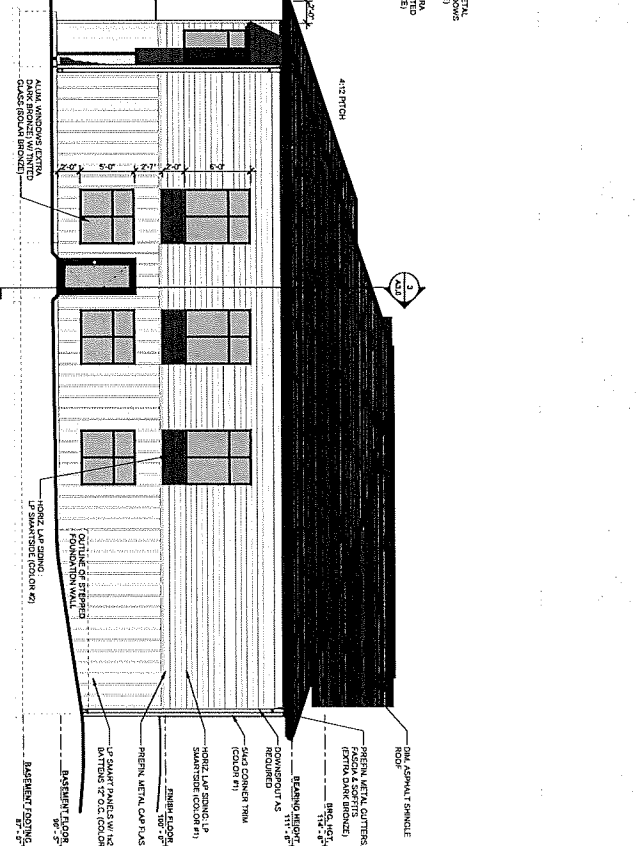




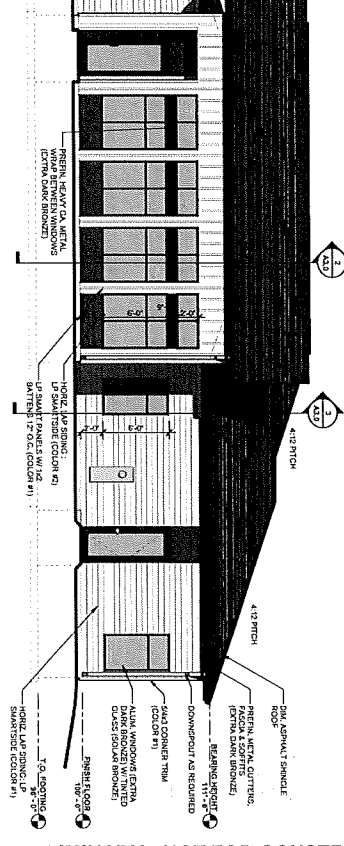
NORTH ELEVATION
3/8" = 1'-0"



SOUTH ELEVATION
3/8" = 1'-0"



EAST ELEVATION
3/8" = 1'-0"



WEST ELEVATION
3/8" = 1'-0"

DOORS & WINDOW VALUES			
WINDOW TYPE #	SHGC	U VALUE	QTY
1	0.27	0.28	1
2	0.27	0.28	1
3	0.27	0.28	1
4	0.27	0.28	1
5	0.27	0.28	1
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100	0.27	0.28	1

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	06.05.2023	TDP
2	12.28.2023	TDP
3	01.30.2024	TDP
4		
5		
6		

PROJECT MANAGER: C. FERGIUSON

DESIGNER: C. WANSKE

DRAWN BY: TDP

EXPIRED: TDP

SUPERVISOR: TDP

PRELIMINARY NO: 223092

CONTRACT NO: 223092

DATE: 03.24.2023

SHEET: **A2.0**

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PROPOSED FOR:

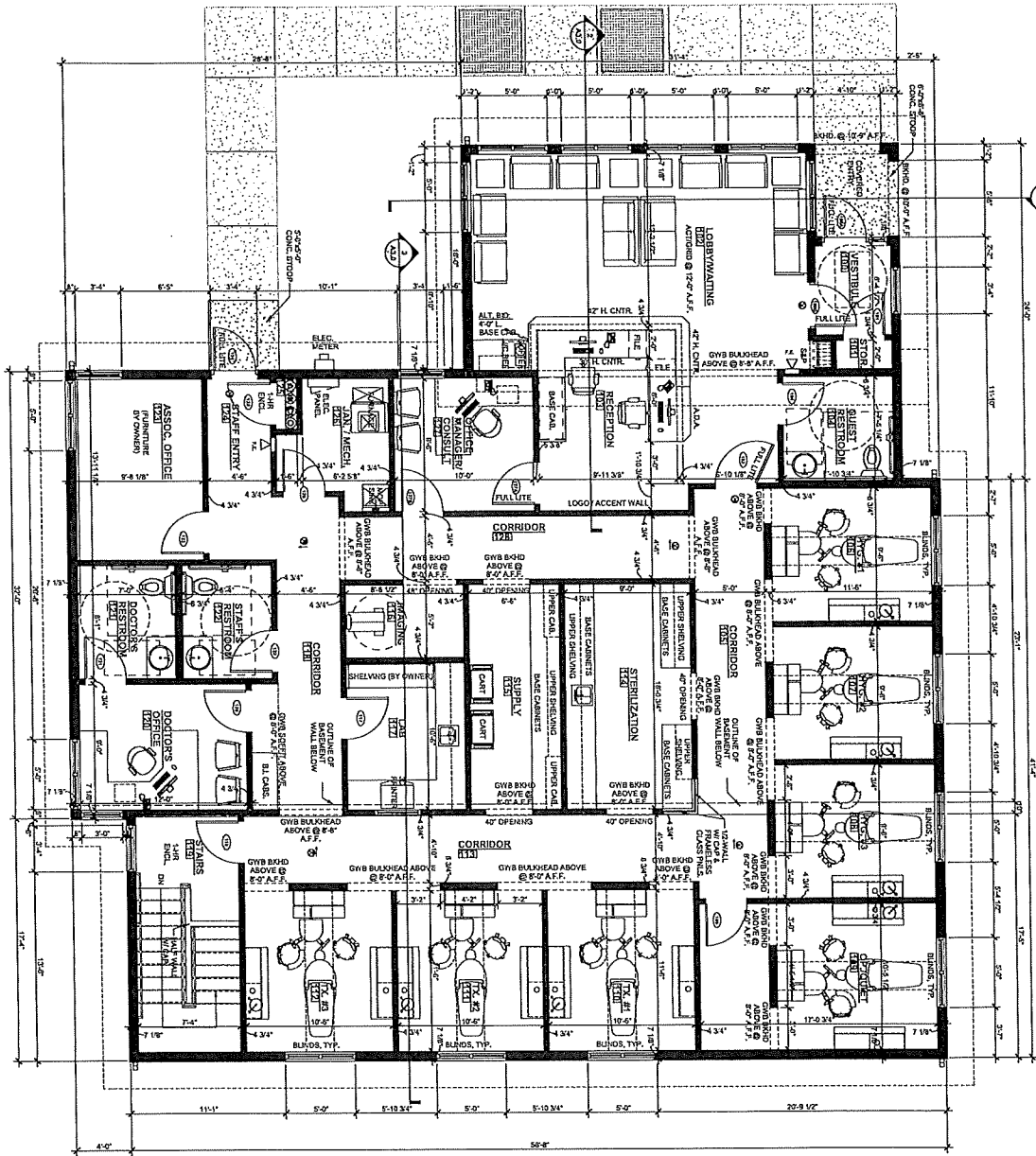
DAVIS FAMILY DENTAL

EDGERTON, WISCONSIN

Keller

PLANNED ARCHITECTURE BUILDERS

1711 S. 10th Street
P.O. Box 1000
Edgerton, WI 53122
Phone: 920-828-8282
Fax: 920-828-8282
www.kellerbuild.com



WALL KEY

	NEW WALLING
	NEW MASONRY
	NEW CONCRETE
	NEW GYPSUM
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	OLD WALL
	FIRE WALL
	FIRE BARRIER

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	06.05.2023	TDP
2	12.29.2023	TDP
3	01.30.2024	TDP
4		
5		
6		

PROJECT MANAGER: C. FERGLUSON
DESIGNER: C. MANSKE
DRAWN BY: TJP
EXPECITOR: _____
SUPERVISOR: _____
PRELIMINARY NO.: P2002
CONTRACT NO.: _____
DATE: 03.24.2023
SHEET: A1.1

PROPOSED FOR:
DAVIS FAMILY DENTAL
 EDGERTON, WISCONSIN

Keller
 PLANNING / ARCHITECTURE / BUILDERS

1711 Lake Street
 Edgerton, WI 53122
 Phone: 262.233.2222
 Fax: 262.233.2222
 www.kellerk.com

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TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Description of Request: Concept Plan for a planned development

Location: South of West Fulton Street and east of Winston Drive (6-26-978).

Applicant: Marlboro Partners LLC

Current Zoning/Land Use: A-1 Agriculture / undeveloped

STAFF DISCUSSION

Planned Unit Development Process

The Planned Unit Development process has the following four steps:

1. Pre-application Conference - Informal discussion about type of land uses (no maps required).
At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Master Plan.
2. **Concept Plan - Review of concept drawings and discussion of land uses, intensity, open space, and relationship to nearby features. The City is not obligated or bound by discussions at this stage.**
3. General Development Plan (GDP)- Review a more precise proposal of the land development. Zoning is granted at this stage. This is done through a public hearing process. No development can occur at this stage.
4. Precise Implementation Plan - Review of exact plans for all aspects of the development. Approval of the PIP allows the development to be constructed in strict conformance with the approved PIP. This requires a public hearing.

STAFF REVIEW COMMENTS

Staff reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner requests approval of a Planned Development to allow the construction of 2 duplexes, one 4-unit and two eight-unit multi-family structures. The Developer is seeking a Comprehensive Plan amendment to allow the proposed development.

2. The parcel is 17.7 acres of which almost all but the 3.1 acres that is included in this proposal is wetland and undevelopable. The proposal does not address the Developer's intention with the wetland portion of the property. None of the proposed development impacts the wetland. The recommended building setback from the wetland edge is 50'. Pavement is allowed within this wetland setback area as long as it does not drain directly to the wetland.
3. The land owner commissioned a study of the woodlands on the site. The investigation found that:

*no woodlands, as defined by the City's Municipal Code: Chapter 22, subsection 22.763, were observed to be present within the Study Area. The Northern Study Area (which include the development area and the north 1/2 of the wetland) is described as follows: The tree stratum in the northern Study Area was dominated by dead green ash trees. It is estimated that the percent cover of these ash trees, when living, would have been approximately 70%. A few live green ash individuals were observed; however, their areal cover was minimal. The live tree stratum consisted of sparse individuals of other tree species, none of which were particularly dominant (see Table 1). The shrub stratum was dominated by invasive buckthorn (*Rhamnus cathartica*) and honeysuckle (*Lonicera x bella*). A small colony of sandbar willow (*Salix interior*) was noted in a wetter portion of the northern Study Area subdivision.*

4. The proposed development has a density of 7.7 units per acre for the 3.1 acres of developable acreage, or 1.4 units per acre considering the entire parcel. For comparison, Westwood Condominium development to the east has a density of 3.9 units per acre.
5. The attached site plan proposes the construction of a private street that connects to Winston Drive on the west and Whitney's Way, a private drive, on the east. The Comprehensive Plan recommends a street connection between Winston Drive and Whitney's Way. The approval of the Westwood Condo Development in 1995 included a reservation giving the City the right to require the dedication of that portion of Whitney's Way between Fulton Street and the point that Winston Drive connects to Whitney's Way.
6. The proposed, curbed private street is 27' wide from back of curb to back of curb (BC to BC). Street widths of other private streets in the city are: Whitney's Way 22-24' (uncurbed); Stricker's Way 32' (BC to BC); Bristle 29' (BC to BC); Pine Cone Court 28' (BC to BC) (estimated). Examples of narrow public streets include: Washington 24', Pleasant 22'; Terrace Court 22'. The subdivision regulations allow a minimum public street of 29' (BC to BC).
7. The proposed street layout is unusual in that it effectively changes the existing lots along W Fulton Street into double fronted lots by putting a street along their back property line. A conventional layout would extend Winston Drive straight east and have the back lots of the proposed development back up to the back yards of the existing lot on W Fulton Street. (See attached sketches Alt #1 and #2.) The developer should provide an explanation as to the advantages of the proposed arrangement. Disadvantages of this

layout are: the existing lots having a street in their back yards and the new garages of the units are apt to face that street thus the houses of W Fulton Street would have the view of a street and facades of the new structures that are predominantly garage doors; more linear feet of street is required to construct due to the curve which increases costs and runoff; and the proposed structures are apt to be further south and thus on lower ground in an area where ground water is a concern. (Please note however, the proposal does not include structures with basements so ground water should not impact the development.)

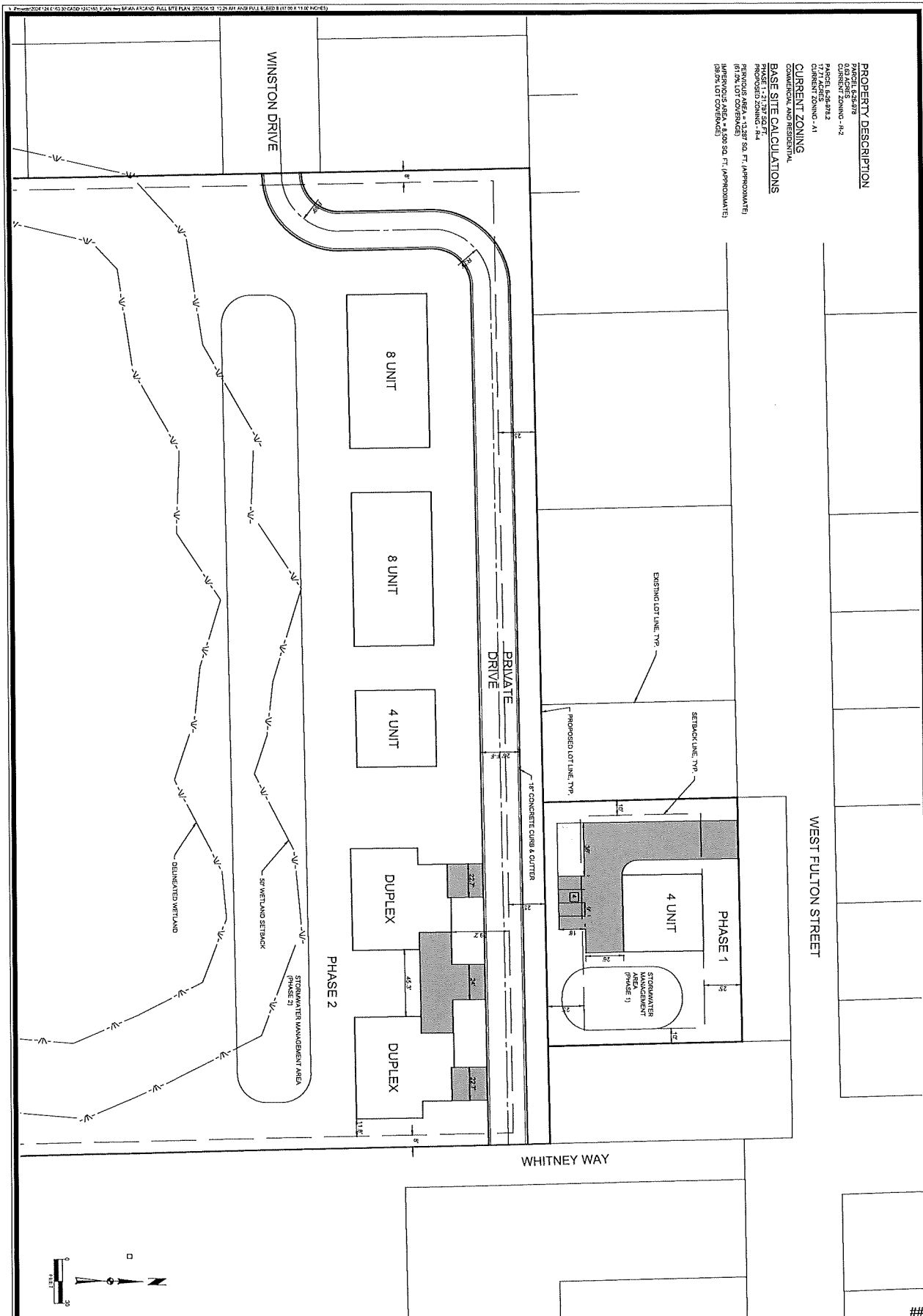
Staff will review the functionality of the very tight curves on the proposed street with the city engineer and the Fire Department. Staff provided a second alternative street layout that moves the curve to the east.

8. The developer considered taking the proposed street to W Fulton Street though the lot at 917 W Fulton Street as opposed to connecting it to Whitney's Way. The City Engineer recommended against this due to the close proximity of a road in this location to the intersection of Maple Court/Whitney's Way. The subdivision regulations require a separation of not less than 300' between access streets to a minor arterial such as W Fulton Street. A street constructed through the lot on W Fulton Street would be approximately 200', or less, from Whitney's Way/Maple Court.
9. The petitioner should provide information regarding garages and parking.
10. Stormwater storage is planned for the area between the proposed buildings and the wetland. The general topography of the 17-acre site is that it drains to the south. The wetland area of the subject site is generally lower than adjacent land in Westwood Condominiums. Attached is a topographic map with elevations noted at various points. The elevations of the proposed development area range from 851 to about 840. Floor elevations of the Whitney Way Condominiums range from 846 (north) to 838 with basement elevation of 830 (south). The construction plans for Westwood Condos indicate that the majority of the stormwater from Westwood Condos drain directly to the wetland on the subject parcel, not to the storm pond on Westwood property.
11. The developer must pay parkland fees upon the issuance of a building permit.
12. The plan does not indicate the provision of sidewalk.
13. The Planned development process allows the developer to "vary" ordinance requirements in exchange for a "higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments". A walking path or architectural upgrades are examples of improvements that could be made in exchange for exceptions to the ordinance standards.

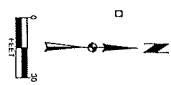
Discussion Questions

- Do the benefits of a private street outweigh the costs?
- Does the Plan Commission want the proposed street to remain in the location proposed or should it be relocated to the south side of the development?

- Does the Commission wish to consider a road connection to W Fulton Street instead of Whitney's Way?
- What size buildings or density does the Plan Commission favor?
- Are there sufficient reasons for this to be a planned development as opposed to a conventional subdivision? (See attached sketch of what a conventional subdivision might look like.)



PROPERTY DESCRIPTION
 PARCEL 164876
 CURRENT ZONING - R-2
 PARCEL 164874
 1.77 ACRES
 CURRENT ZONING - A1
CURRENT ZONING
 COMMERCIAL AND RESIDENTIAL
BASE SITE CALCULATIONS
 PHASE 1: 2.79 ACRES
 PHASE 2: 1.79 ACRES
 TOTAL: 4.58 ACRES
 PERVIOUS AREA = 13,397 SQ. FT. (APPROXIMATE)
 (61.3% LOT COVERAGE)
 IMPERVIOUS AREA = 8,500 SQ. FT. (APPROXIMATE)
 (81.0% LOT COVERAGE)



 SNYDER & ASSOCIATES	EDGERTON SUBDIVISION		CITY OF EDGERTON, ROCK COUNTY, WI																				
	FULL SITE PLAN		Project No: 124.0160.30																				
SNYDER & ASSOCIATES, INC. <small>6210 VOGES ROAD MADISON, WISCONSIN 53718 608-438-0544 www.snyder-associates.com</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td></td> <td>REMOVE 4 ALD-10 LIMITS</td> <td>04-24-24</td> <td>BCA</td> </tr> <tr> <td></td> <td></td> <td></td> <td>BT</td> </tr> </table>	MARK	REVISION	DATE	BY		REMOVE 4 ALD-10 LIMITS	04-24-24	BCA				BT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Engineer: BCA</td> <td>Checked By: MLC</td> <td>Scale: 1" = 32'</td> </tr> <tr> <td>Technician: TECH</td> <td>Date: 01-18-2024</td> <td>T-R-S TTN-RRW-SS</td> </tr> </table>	Engineer: BCA	Checked By: MLC	Scale: 1" = 32'	Technician: TECH	Date: 01-18-2024	T-R-S TTN-RRW-SS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project No: 124.0160.30</td> <td style="width: 50%;">Sheet C 100</td> </tr> </table>	Project No: 124.0160.30	Sheet C 100
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ArcGIS Web Map

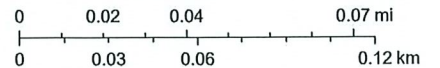


4/11/2024, 3:07:12 PM

- Override 1
- Tax Parcel Layer
- PARCEL
- Contours
- Index
- Index Depression
- Intermediate
- Intermediate Depression

Spot Elevations

1:1,698



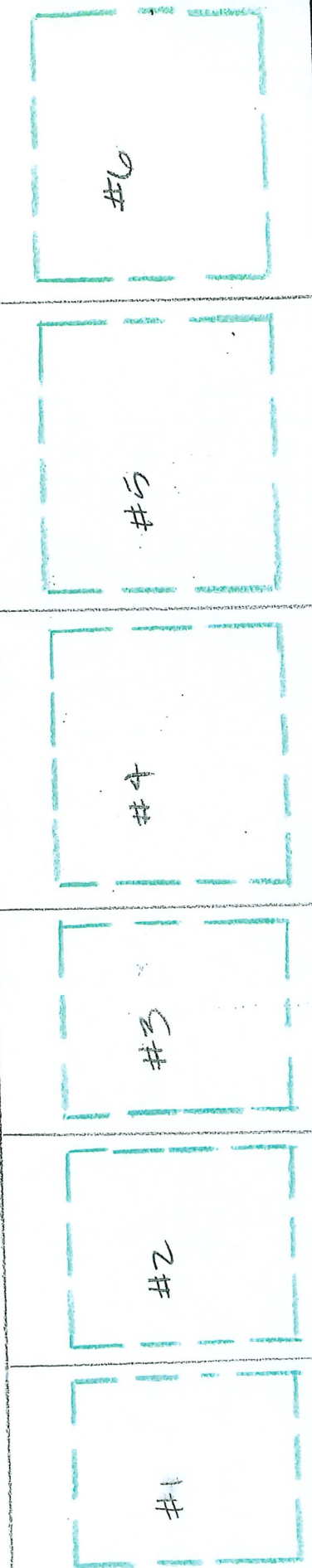
Rock County Land Information Office, County of Rock Land Information Office; Rock County, Wisconsin, Rock County Land Information

Alt. #1

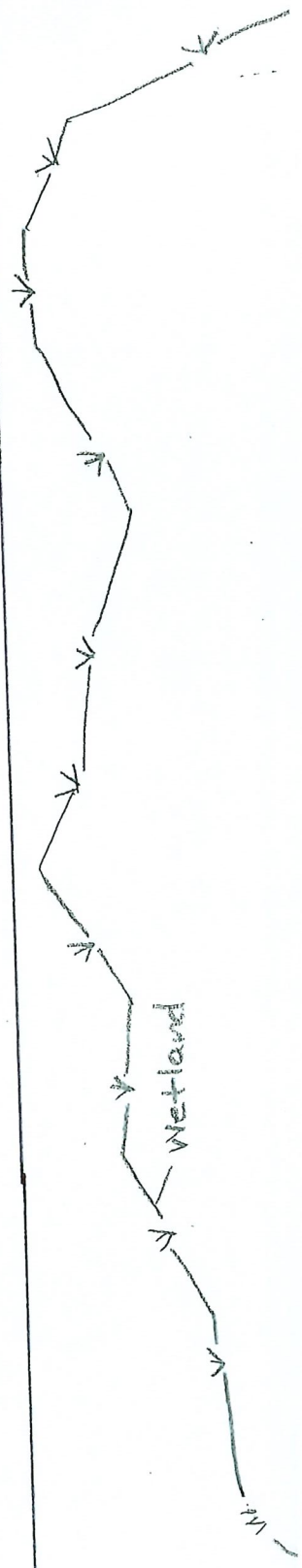
W. Fulton Street

Whitney Way

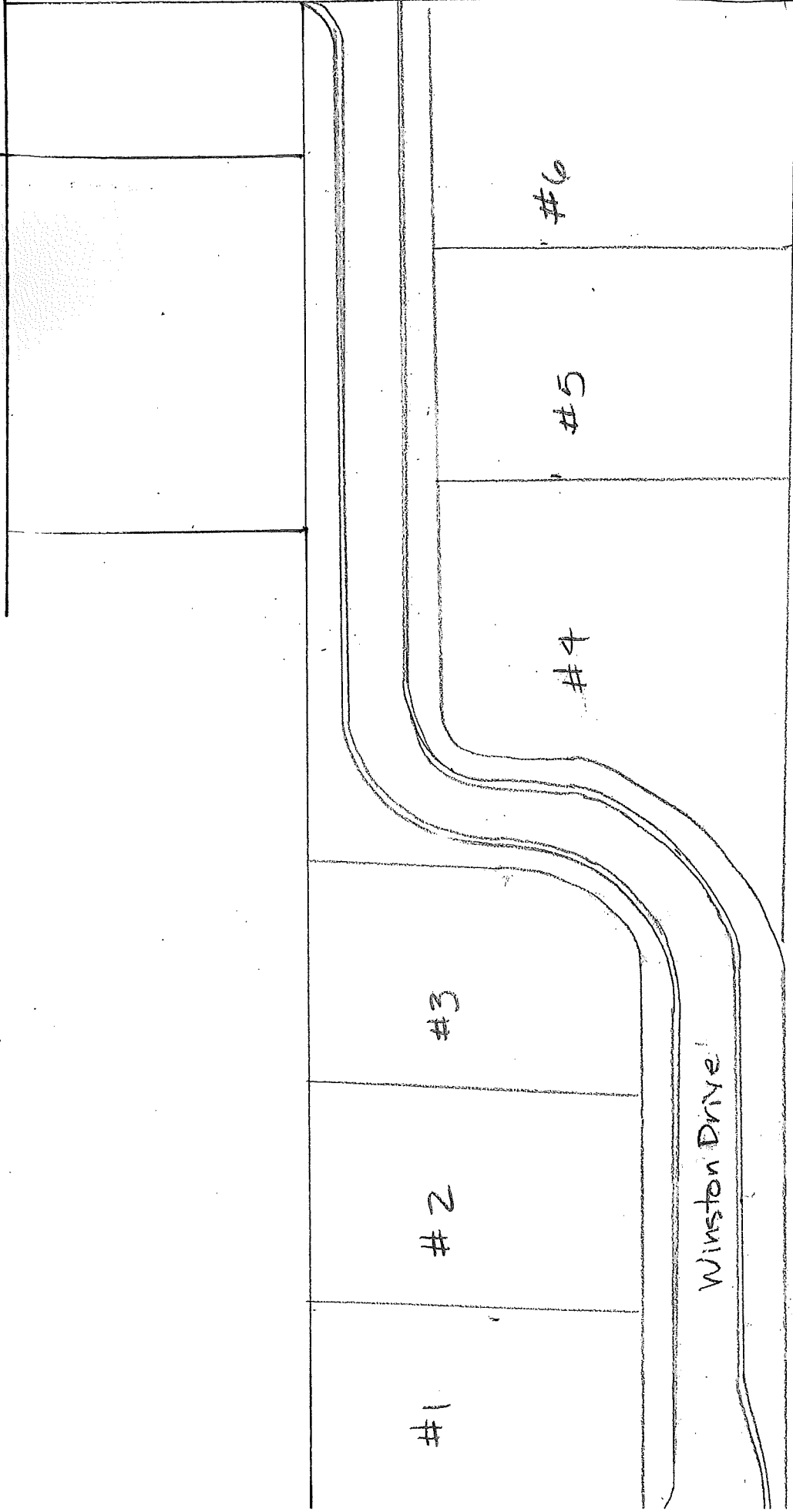
917



Winston Drive



Whitney's Way



Alt #2

#1

#2

#3

#4

#5

#6

Winston Drive

Memo

To: Planning Commission
From: Staff
Date: 4/12/2024
Re: April 8, 2024

The Plan Commission has been asked to consider approvals of several less common development processes recently, and more are being proposed. The following is a discussion of some alternative development processes.

Types of development approval procedures:

Conventional subdivision – public street, individual lot (Examples: single family development in One Tree; Orchard Heights, Heritage Court)

Condominium Plat Group Development - Several principal structures on one condominium parcel – no individual lots; dedicated public street (approved as group development). Structures must meet ordinance bulk standards as if it were a conventional subdivision. We have not had any Group Developments but examples that look like this type of development are the West Meadows duplex condominiums along Spruce and West Meadows Streets and the duplex condominiums along Wileman Drive in the One Tree Subdivision. These condominiums are developed on one lot and are served by a dedicated street.

Condominium Plat Planned Development: Several individual structures on one lot, public street but structures do not meet ordinance bulk requirements, and the development may or may not have private streets. Examples include Westwood Condominiums, Pine Cone Court and Bristle Way.

Planned Development vs. Conventional Subdivision

Under what conditions should the City consider approving a development using the planned development (PD) process? Some common reasons are: for more control over the development details; to obtain a specific city objective (affordable housing, preservation of an historic structure, preservation of an environmental feature); to promote infill development on existing lots that do not meet the platting standards; because the ordinance requires PD approval for some types of developments; etc.

The PD process gives the Plan Commission much greater discretion over the development. With a PD, the commission can influence more of the details of a development such as: building design (such as barring all-garage-door-front-facades), parking location, landscape requirements, open spaces, environmental corridor preservation, etc. In exchange for greater density or other exceptions to ordinance provisions, the Commission may be able to obtain other more important improvements. However, if the PD process is driven only by getting greater density or relaxed road standards, without attaining items such as better design, more open space, or additional site improvements, then the Commission should consider approving a development as a conventional subdivision. (Please note in some instances, increasing density is sometimes an objective of both the developer and the City. Increased density is a means of reducing development costs to allow the creation of lower cost housing units or more affordable business development space.

Does a more compact development that is allowed by the PD process create more open space or desirable "groupings" of residential units? It can. For example, consider a parcel that has a wooded knoll. A conventional subdivision would divide that knoll into several lots. With a PD, the same number of structures can be grouped and the wooded knoll preserved for use by all people in the subdivision.

Is the PD process more apt to result in a "neighborhood scale" condo association? Yes. And, for some people, knowing that all the shared areas, sidewalks, lawns, etc. are taken care of by an association, is exactly what they want. The neighborhood scale condo association also provides control over what other condo members can do with their property (fences, sheds, animals, etc.). Some people like these restrictions while other do not. A conventional duplex subdivision is one in which each duplex is on a separate lot and each building or unit is owned and maintained by different owners therefore the design and maintenance decisions are individual. The duplex developments on Heritage Court, Winston Drive, and Salem Drive are examples of a duplex development on individual lots.

Public vs Private Streets:

The Plan Commission has considered several developments that have proposed private streets. Private streets are owned and maintained by the condominium association, not the city. When should the city approve a private street?

Is the private street being proposed to "avoid" certain development standards? Some developers propose to construct a private street without curb and gutter. (Whitney's Way in Westwood Condos is an example of a private street that does not have curb.) In the case of the two most recently approved private streets (Bristle Way off of West Meadows and Stricker Way on One Tree), both are curbed. The Subdivision Regulations require the installation of curb and gutter on public streets (urban cross section) but the Commission can make an exception to this standard and allow a public street to be constructed without curb and gutter (rural cross section).

To what standard should a private street be built? The City has required the recently approved private streets have the same road base depth and asphalt thickness as a public street to protect the interests of the future owners. Would the plan commission allow a private street to be built to a lesser standard?

If not to avoid cost, why are private streets proposed by developers? Some developers want the informal look or feel of a non-curbed street. Some developers want to have a secluded or gated neighborhood, which is possible with a private street. Homeowners on a private streets have the ability to control street regulations, such as access, speed, parking, lighting, etc.

Street width: Some developers may request to develop a private street in order to reduce the road width. Please note that the ordinance allows the city to vary these street widths if it is in the City's interest to do so. What are the Subdivision Ordinance street width standards for urban and rural type streets?

- Urban Land access street 60-66' ROW and 29'-37' BC-BC improvement width
- Urban Minor land access 40-50' ROW and 29' - 37' BC-BC improvement width
- Rural land access street 66' ROW 18'-22' pavement width 3'-4' shoulders paved or unpaved.

Is it fair for tax payers on private streets to "double pay" for maintenance of public streets and their own private streets? If people are willing to buy into this type of development, then the market indicates that people feel that it is acceptable.

Future dedication? A reason a City may not want to approve a private street is because of the concern that the neighborhoods may want the City to take the street over at some point in the future. This concern is greater if the original street was substandard in its construction, its size, or if the streets have not been maintained by the condominium association. Dedicating a street creates a lot line which may make the structures on the street nonconforming due to setback violations. While a condominium association could not force the City to take over a private street, it would likely be a contentious debate.

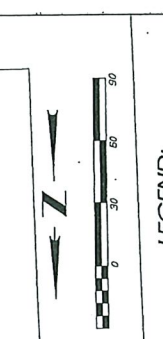
Example:

Bristle Pines: Please recall the City approved a development of duplex condominiums having a private road using a planned development process. Had this development been approved as a conventional subdivision, the following differences would have been likely (See attached sketch showing what a traditional subdivision layout might have looked like):

- Public street (assume 50' ROW); City, not owners would maintain the street
- Public sidewalk along the street
- One fewer duplex building
- Some of the structures would have been pushed closer to the highway
- The stormwater basins may have been dedicated to the City becoming the City's responsibility to maintain
- No walking path
- The building design modifications required by the Plan Commission could not have been required: garages that do not all face the street; units would not have to have "stone" on the facades; no required landscape to screen units from each other; no varying window sizes on the rear of the buildings.
- Units would not have to have been sold as condominiums; no condominium association.

The Commission should consider if the use of the planned development process in this case created a better development.

to obtain location of
 all existing utilities
 and structures before you
 dig in Wisconsin
 CALL DIGGERS
 HOTLINE
 1-800-242-8511
 Wis Statute 192.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate



LEGEND:

- UTILITY EASEMENT
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE LINE
- CONTOUR LINE
- AERIAL UTILITY WREDS
- TELEPHONE LINE
- GAS LINE
- ELEC. LINE
- PROPOSED OVERLAND FLOW DIRECTION
- UC 1" TO 1" COVER LATERAL
- CB 6" OR 8" COVER
- EM 12" ELECTRIC METER
- ET 12" ELECTRIC TRANSFORMER
- GV 6" GAS VALVE
- TP 6" TELEPHONE BOX
- WM 6" WATER VALVE
- FM 6" FIRE HYDRANT
- LP 6" LIGHT POLE (L.P.)
- PP 6" POWER POLE
- EX 6" EXISTING SPOT ELEVATION



INDEX OF SHEETS

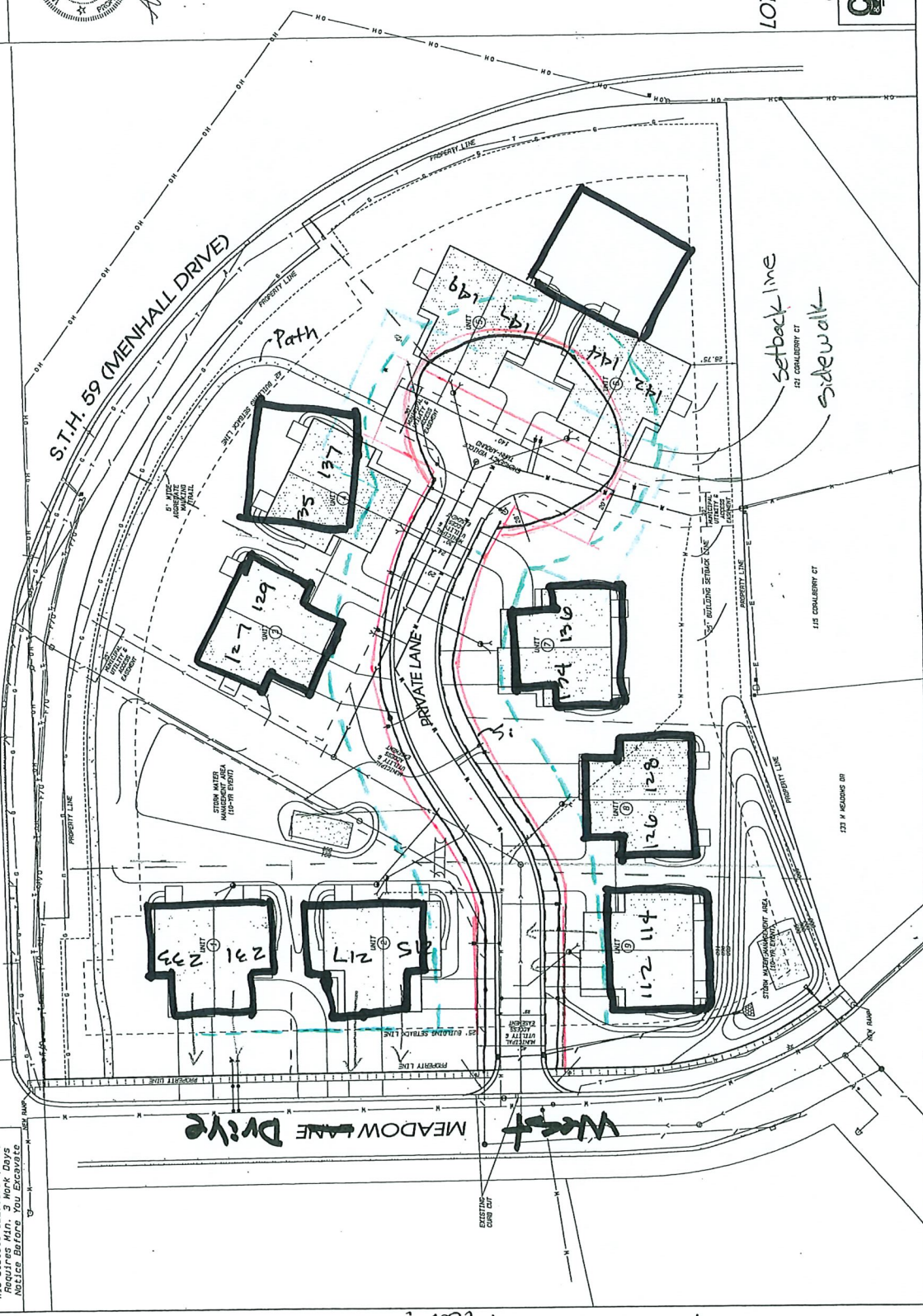
1. COVER/DIMENSION SHEET
2. GENERAL NOTES
3. GENERAL NOTES
4. EASEMENT SHEET
5. STORM WATER MANAGEMENT
6. PRIVATE LANE, WATER & SEWER MAIN
7. PRIVATE SANITARY SEWER LINE
8. UTILITY SERVICES & ABANDONMENT
9. FINAL GRADING & DRAINAGE PLAN
10. EROSION CONTROL
11. EROSION CONTROL NOTES & DETAILS
12. LANDSCAPE PLAN



LOCATION SKETCH
 CONSTRUCTION PLANS
 FOR P.U.D. ON
 LOT 45 OF WEST MEADOWS 1ST ADDITION
 "BRISTLE PINES"
 BEING PART OF SECTION 5, T.4N., R.12E.
 OF THE 4TH P.M. CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

DATE	04/05/21
LAND SURVEYING	BY BFG
LAND PLANNING	BY AFG
CIVIL ENGINEERING	BY AFG
PROJECT NO.	120-507
SCALE	AS SHOWN

COVER/DIMENSION SHEET 1 OF 12



WEST MEADOWS DRIVE

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Address: N Bigelow Lane in Section 11 of the Town of Fulton

Applicant: Bittner

Parcel Size: 0.9 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

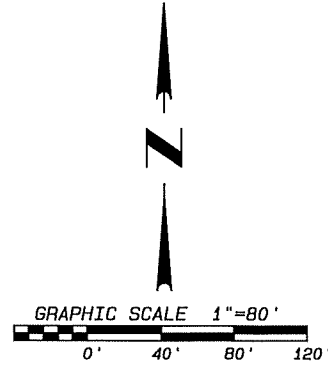
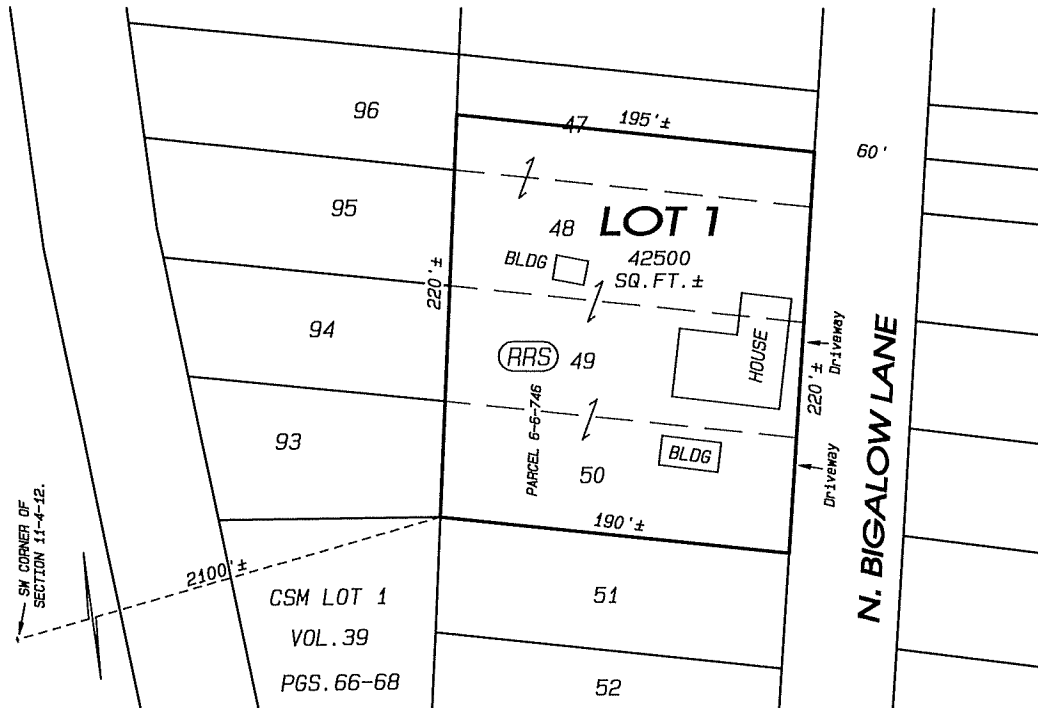
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.

STAFF RECOMMENDATION

Because the petitioner proposes to combine lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF LOT 47 AND ALL OF LOTS 48, 49 AND 50, EDGEWOOD SHORES ESTATES AND LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 11, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



DATE: 3/21/2024

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 110 For: BITTNER

	• LAND SURVEYING
	• LAND PLANNING
	• CIVIL ENGINEERING
109 N. Milwaukee St. Janesville, WI 53548 WWW.COMBSURVY.COM	
tel: 608 752-0575 fax: 608 752-0534	

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Address: N Edgewood Shores Rd in Section 14 of the Town of Fulton

Applicant: Kendellen

Parcel Size: 0.43 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

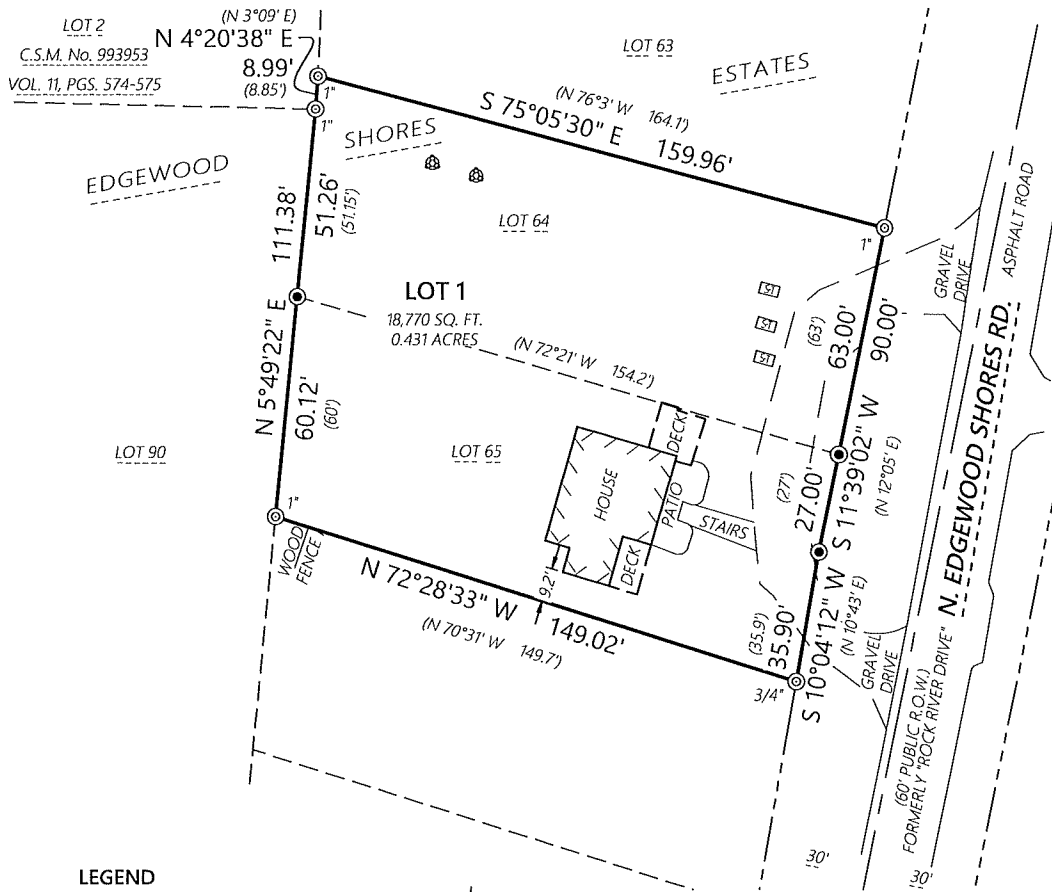
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.

STAFF RECOMMENDATION

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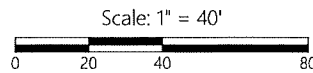
PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 64 AND LOT 65, EDGEWOOD SHORES
ESTATES, BEING PART OF THE NE 1/4 OF THE NW 1/4
OF SECTION 14, T. 4 N., R. 12 E., OF THE 4TH P.M.,
TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



LEGEND

- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ Iron Pipe Found (Size Noted)
- ⊕ Section Corner Monument Found
- ⊠ Existing Septic Tank
- ⊗ Existing Septic Vent
- Existing Boundary Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- - - Existing Centerline
- X - Existing Fence

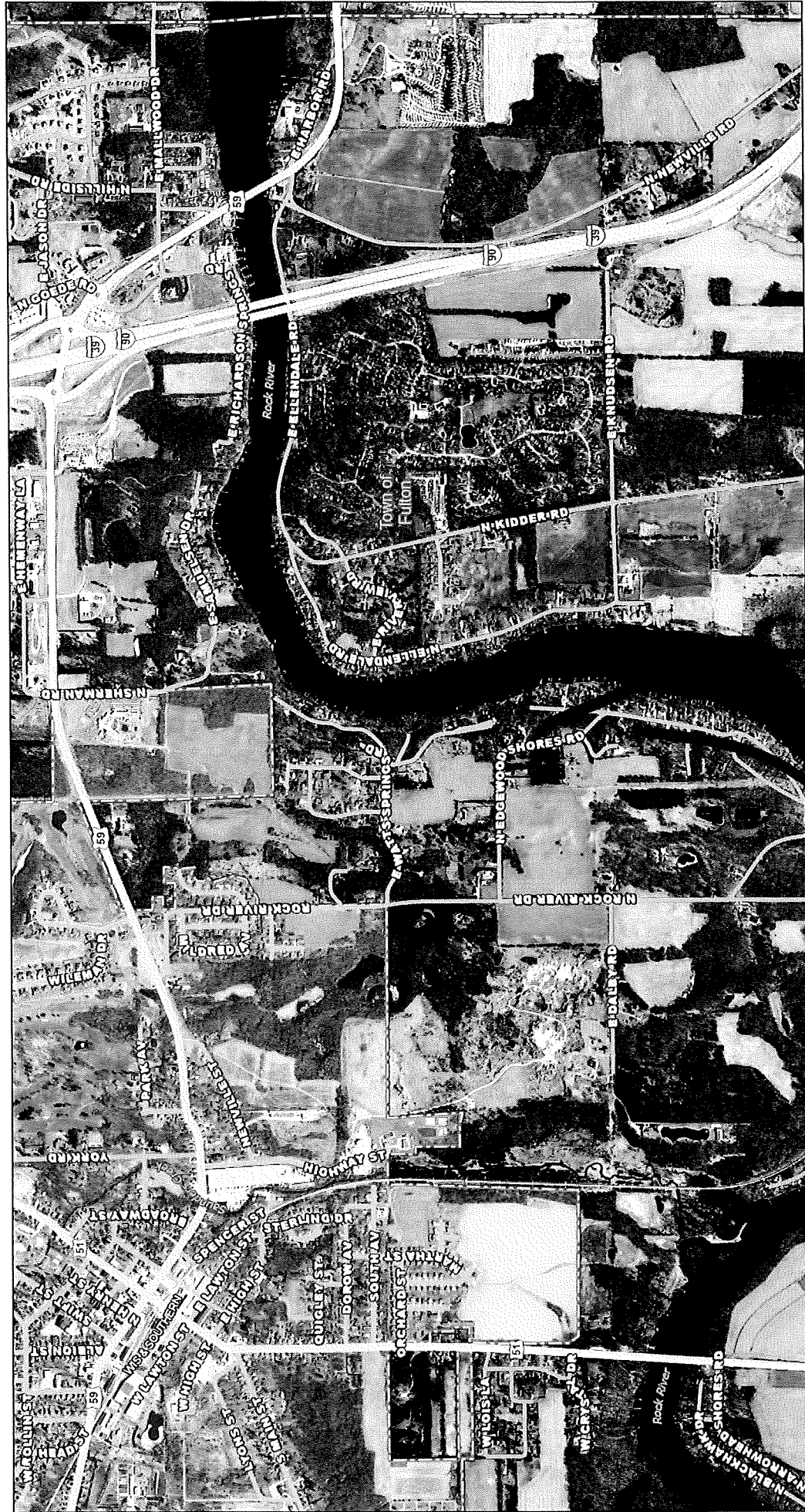


DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK ZONE. THE SOUTH LINE OF LOT 65 BEARING N 72°28'33" W.

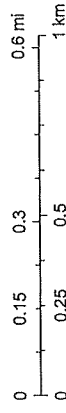
<p>ORDER NO: 34892</p> <p>FIELD CREW: JPL DRAWN BY: JPL SHEET 1 OF 4</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>Sierra Kendellen & Aydan Kendellen 9971 North Edgewood Shores Road Edgerton, WI 53534</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464</p> <p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p>	
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ArcGIS Web Map



4/11/2024, 5:00:28 PM

1:13,585



N. Edgewood Shores

N. Bigelow Lane

Rock County Land Information Office