

CITY OF EDGERTON
CITY HALL COUNCIL CHAMBERS
12 ALBION STREET

SPECIAL JOINT COMMON COUNCIL
AND PLAN COMMISSION MEETING

Monday, March 25, 2024 at 6:00 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 on Friday, March 22, 2024.
3. PUBLIC HEARING REGARDING COMPREHENSIVE PLAN AMENDMENT:
 - A. Hear comments 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).
 - B. Close the public hearing.
4. Plan Commission consider 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.
5. Common Council consider introducing and approving 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.
6. PUBLIC HEARING REGARDING COMPREHENSIVE PLAN AMENDMENT:
 - A. Hear comments to gather public input on the request by Marlboro Partners LLC to amend the City of Edgerton Comprehensive Plan for 917 W Fulton Street (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).
 - B. Close the public hearing.
7. Plan Commission consider adoption of City of Edgerton Resolution 10-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for 917 W Fulton Street (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).

8. Common Council consider introducing and approving the first reading of City of Edgerton Ordinance 24-08: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for 917 W Fulton Street (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).
9. PUBLIC HEARING REGARDING COMPREHENSIVE PLAN AMENDMENT:
 - A. Hear comments to gather public input on the request by the City of Edgerton to amend the City of Edgerton Comprehensive Plan for 407 N Main Street from Institutional to Multi-Family Residential. (parcel 6-26-358).
 - B. Close the public hearing.
10. Plan Commission consider adoption of City of Edgerton Resolution 11-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for 407 N Main Street from Institutional to Multi-Family Residential. (parcel 6-26-358).
11. Common Council consider introducing and approving 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 Street from Institutional to Multi-Family Residential. (parcel 6-26-358).
12. Common Council Adjourn.
13. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by Todd Nelson/Marlboro Partners LLC for a zoning change from R-2 Residential District Two to R-4 Residential District Four to allow the establishment of a multifamily structure at the vacant parcel located at 917 W Fulton Street and more fully described as ASSESSORS PLAT PT SW1/4 E 165' N 165' OUTLOT 66 (SUBJ R/W OVER W 50'). Parcel 6-26-978.
 - B. Close the public hearing.
14. Consider a request by Todd Nelson/Marlboro Partners LLC for a zoning change from R-2 Residential District Two to R-4 Residential District Four to allow the establishment of a multifamily structure at the vacant parcel located at 917 W Fulton Street and more fully described as ASSESSORS PLAT PT SW1/4 E 165' N 165' OUTLOT 66 (SUBJ R/W OVER W 50'). Parcel 6-26-978.
15. Consider approval of March 7, 2024 Plan Commission meeting minutes.
16. 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).
17. Consider a Concept Plan for a Planned Development 330 Stoughton Road (parcel 6-26-902.6).
18. Plan Commission Adjourn.

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: (608) 884-3341.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 25, 2024

REQUEST

Proposed amendment to the Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision: The petitioner has requested the City amend the Comprehensive Plan to change the land use designation as follows: change the acreage of Multi-Family from 8.75 acres to 0 acres and change the acreage of area for Two-Family from 5.95 acres to 19.1 acres. (See map)

STAFF DISCUSSION

The Comprehensive Plan recommends the development of this area. Below is an excerpt from the Comprehensive Plan listing the land use objectives and policies regarding housing and neighborhood development. The highlighted sections are most relevant to the proposed request.

2015 City of Edgerton Comprehensive Plan

HOUSING AND NEIGHBORHOOD DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

Goal: Provide for moderate residential growth with a variety of housing types, densities, arrangements, and costs to promote a good living environment for all residents.

Objectives:

- a. Support programs that maintain or rehabilitate the City's existing housing stock.
- b. Carefully control neighborhood development through the detailed neighborhood design process to provide a range of housing types, densities, and costs, but which also maintain the predominantly single family character of the community.
- c. Support infill and redevelopment practices in the strategic areas identified by this Plan to help diversify the community's housing supply.
- d. Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).
- e. Phase new residential development in a manner consistent with public facility and service capacity and community expectations.
- f. Locate housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers and transportation routes.
- g. Provide a range of housing types, costs, and locations in the City that meets the needs of persons of all income levels, age groups, and those with special needs.

Policies:

- a. Work with service providers to expand low-income housing options in the City, including

Section 8 vouchers. Work with housing advocates and developers during the detailed neighborhood design process, to market the availability of land for the development or redevelopment of low-income and moderate-income housing.

- b. Promote affordable housing through smaller lot sizes, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located attached and multi-family housing, and continued participation in county and State housing programs.
- c. Design neighborhoods through the detailed neighborhood design process that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.
- d. Guide new housing to areas within the City with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- e. Use detailed neighborhood development plans to tie the opening of new areas for neighborhood development with the capacity of utilities and public facilities to accommodate such development.
- f. Continue and enact programs to require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.
- g. Require that the development of new neighborhoods comply with the City's historic housing mix. In general, not less than 70 percent of all new housing units in any new neighborhood should be single family detached homes.
- h. Plan for multi-family developments in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the City, rather than larger projects in isolated areas.
- i. Design new neighborhoods to encourage resident interaction and create a sense of place. Design techniques include an interconnected street network; complete sidewalk networks, accessible and visible parks, trails, and other gathering places; houses oriented to the street and not dominated by garages; modest street pavement widths and street trees; stormwater management systems integrated into the neighborhood design concept; and proximity to shopping and services to meet day-to-day needs.
- j. Encourage initiatives that strengthen existing neighborhoods through maintenance of the housing stock, creative reuse of vacant or under-utilized buildings, infill development, and maintenance and improvement of parks.

Additional Background Information:

Ratio of single family to duplex: As stated above, the Comprehensive Plan adopted goal regarding the ratio of single family to other residential uses "*encourages a mix of residential development. Single Family Residential development is planned to make up the majority of the residential units (approximately 70 percent of residential), integrated with well-designed, limited components of Two Family Residential (approximately 10 percent of residential), Multi-Family Residential (approximately 20 percent of residential).* When considering the entire Orchard Heights Neighborhood, the ratio of land uses for the current Comprehensive Plan designations is as follows: 68.5% Single-Family; 22% Multi-Family and 9.5% Two-Family. The petitioner's proposed layout would produce a neighborhood that is 67% Single Family; 33% Two-Family; and 0% Multi-Family. (Until the final plat is presented, the actual number of lots and their layout is unknown.)

Schools Impact: In an effort to evaluate the impact of a development on schools due to the request to increase the number of housing units, staff obtained the following information.

- Superintendent Pauli: When asked if the addition of 175 single family or 135 single family and 104 multi-family (number of units from a previous proposal) would be of concern to the school district, he replied, *“Enrollment has stayed relatively flat overall. I think the applied lab data is very accurate. As a result, I don't have concerns about the growth and demand on facilities at this time.”*
- Planning consultant Mark Roffers of MD Roffers Consulting, who advises many school districts, provided the following information about the addition of students to schools based on the type of residential development:

“Typically, a new single-family home can generate between 0.5 and 0.8 students-per-home over its first 10 or so years, with the highest ratios in suburban areas close to Madison, Milwaukee, and other bigger cities. However, anywhere from 1/4 to 1/2 of those are movers from other parts of the same school district, so this fraction is not new students to the district (an important, often-overlooked fact). The nearest district in which we calculated the actual ratio was Janesville, at 0.5 K-12 students-per-single family home, with nearly 1/2 of those coming from another home in the Janesville district.

In contrast, each new duplex or townhome unit typically generates between 0.1 and 0.3 students-per-unit, with rare exceptions. These exceptions occur where the units are designed to be affordable to and size for low- and moderate-income families. In such cases, student ratios per unit can be as high as those for single-family homes.

Finally, just looking at student generation from new housing units is missing most of the picture for how enrollment changes in a school district. You also need to look at demographic changes in all the existing housing in the district; in most cases, these will generate fewer students tomorrow than they do today based on factors like declining birth rates and poorer match to modern family preferences.”

Zoning:

The current zoning of the development area is R-2 residential. The land owner will either seek Conditional Use permits for the duplexes or seek to rezone the duplex portion of the property. Any Multi-Family development would require a rezoning. The rezoning or conditional use processes would be the subject of a future public hearing.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of an amendment to the Comprehensive Plan that provides a ratio of no more than 30% Two-Family units and no less than 70% Single-Family units when considering the total units in the platted and unplatted portions of Orchard neighborhood. The provision of some duplex development provides a more complete neighborhood than a strictly Single-Family neighborhood and is supported by the goals and objectives of the Comprehensive Plan.

By approving the Comp Plan Amendment with a ratio of the Single-Family to non Single-Family units as opposed to approving the proposed map in which all non Single-Family units are in one area, the City has more flexibility to determine the appropriate locations for the duplex units.

Proposal for Comprehensive Plan Amendment Orchard Heights

We would like to introduce ourselves and give a little background as to why we are requesting a revision to the City of Edgerton's Comprehensive Plan. My name is Kyle Carrier and I am a licensed Real Estate Associate Broker with Best Realty of Edgerton. I have been helping people in our community buy and sell real estate since 2010. Our real estate office has been open in Edgerton for over 30 years. I currently work with and a residential developer who both have been building and developing single and multi-family subdivisions for nearly 50 years. Together we have developed property and built single and multifamily homes in over 7 communities throughout southern Wisconsin. Now, we are hoping to bring this fantastic opportunity to develop the 62.129 acres of vacant land in Orchard Heights subdivision. In the following few paragraphs I will hope to show how this potential project can be a great step forward for the City of Edgerton and it's residents.

1. Currently Approved vs New Proposal

Currently we are approved for 8.75 acres of multi-family and 5.95 acres of duplexes. With the current comprehensive plan we would be looking at approximately 16 four family lots, 14 duplex lots and 128 single family lots for a total of 220 total units. Under the new proposal we are asking for 19.09 acres of duplex lots and 33.58 acres of single family lots. Under this proposal we would estimate 46 duplexes and 116 single family homes for a total of 208 proposed units of housing. While we are requesting for a larger amount of land to be used towards duplexes, it will reduce the density of the project as a whole. Under the current comprehensive plan we are able to accommodate 6.2585 units of multi-family/duplex per acre of land that is planned for multi-family/duplex. Under the new proposal we would be looking to build 4.81 units of duplexes per acre in the 19.09 acre piece. We are also reducing the total number of housing units from 220 down to 208.

	Current	New
4 Families	16	0
Duplexes	14	46
Single Family	128	116
Total Units	220	208

Density Reduction		
	Current	New
Total Units/Acre	3.54	3.35
MF/Duplex Units per Acre of MF/Duplex	6.26	4.82

2. Current Density of Existing Orchard Heights Subdivision

Currently there is approximately 3.52 units of housing per acre in the existing portion of Orchard Heights (not including park space). This proposal includes 208 total units across 52.639 acres (not including park space) which equates to 3.95 units of housing per acre which is down from 4.18 units per acre in our previously approved proposal. For every additional acre of land we are proposing .43 additional housing units compared to what is already built in Orchard Heights. That means for every 2.33 acres of land developed we are proposing 1 additional housing unit compared to the existing built out portion of the subdivision. If we were to build out the 8.75 acres of 4 families and 5.95 acres of duplexes (already a part of the comprehensive plan) we would get a total of 92 units. That combined with a total of 15 single family houses in a 4.39 acre space gets us 107 units of housing in a 19.09 acre space. This new proposal requests 19.09 acres of space for duplexes which totals 92 units. Across the 19.09 acres mentioned we would be reducing the density of that area by over 14%.

3. Need for more rental housing with current rental shortage in our area.

As of 2019 approximately 31.4% of housing in the United States is multi-family housing. This type of housing fits the demand of the market. It is estimated that out of the households under the age of 35, approximately 46.6% own a single family home and the remaining 53.4% rent a multi-family home. Edgerton has a need for more multi-family development to help grow the population, tax base and school district. This type of development attracts critical segments of the workforce such as younger households earning modest incomes. With a significant portion of younger households looking for multi-family homes to rent, with limited supply in the city, the City of Edgerton is losing out on potential new households moving into this area. Between 2005-2016 in the United States, 91% of all newly formed households were renters. In the United States, new construction of multi-family units in 2023 totaled 730,000 which is up over 250% from the average of 206,000 units per year since 2010. Other areas are increasing the construction of multi-family demand and this is a great opportunity for the City of Edgerton to grow with the trend of other cities. We believe this development would help meet this demand currently in the City of Edgerton.

4. With the recent changes in home prices & increasing interest rates, ownership is unattainable for many.

With the average single family home sale in the City of Edgerton for 2023 being \$304,291, we are losing people to other cities because they simply cannot afford to live here. For example the most recent home sale in Orchard Heights was \$330,250. At today's rates of 7.50% that mortgage (assuming 14.4% down payment which is the national average) principal and interest is \$1977 per month. Now factor in taxes of that home which is \$413 per month based on 2023 average assessment ratio, mil rate and credits and add in

another \$100 per month for insurance. Before factoring in any maintenance expenses, electric bills, water bills, etc that home will cost them \$2490 per month. That is also a home that is not brand new (18 years old) and is smaller than a lot of the units we will be building. Assuming that the prices of these homes are higher than that, it becomes even more unaffordable for people to buy vs rent right now. Currently, all of the rents we are projecting on these units are less than the cost to purchase an existing home that is also not brand new and is something that needs to be maintained. By increasing the multi-family housing options in town we are opening the door for more people to move to our city that cannot afford or have a willingness to purchase a home. From 2019 to today, the average sold price of a residential home in Edgerton is up over 56.5%. From 2015 to today, the average sold price of a residential home in Edgerton is up over 126.2%. With home prices increasing as they have, the multi-family portion of this subdivision will help provide a proactive solution to keep Edgerton growing rather than solving reactively when we don't have enough housing for the people that want to live here. With Madison rents and home prices growing even more than what we have seen in Edgerton, the number of people looking to move outside the large cities is growing and we believe will only continue to grow. This is important for the City of Edgerton to capitalize on this shift in the market to help the city's population growth.

5. Concerns of traffic or viability of public schools

Regarding the additional traffic, with this development there would be an additional entrance/exit into the subdivision via Lois Ln. Even with this additional entrance/exit there was a concern regarding traffic. The concern about stress on the school system is premised on the assumption that multi-family units will add a significant amount of school-age children into the school system while not providing much higher tax revenues. Residents of multi-family housing usually have fewer children and the benefit for the city's fiscal health is positive when considering the increase in tax revenue. A 2019 study showed that per 100 new single family homes, typically 61 school age children were added into the school system. With multi-family units, typically 31 school age children were added for every 100 new units of multi-family housing. We would also be reducing the total number of units by 12 (over 5%) thus reducing the traffic and likelihood of additional students in the school system.

6. This family's importance to the City of Edgerton

This family has done wonders for the City of Edgerton and our growth would be nowhere without them. Since January of 2021 there have been 59 new construction homes sold (on record) in the school district of Edgerton. This developer and his family have account for 58 of those homes. These 58 homes sold totaled \$21,546,421 in value added to the City and/or school districts tax base. Milton School District over this same time saw 94 new construction homes sold. Out of those 94 this family accounted for over 63 of those homes (over 67%). This subdivision if approved would likely total over \$70,000,000 in total real estate. This is the equivalent of 10 years of growth assuming this family's total real estate sales in Edgerton schools of about \$7,200,000 per year. As we mention later as well, from

2021-2023 there were 5 building permits issued outside of this family. Assuming a value of \$350,000 that is the equivalent of 40 years of growth from all of the other building permits issued to anyone outside of this family.

7. Other potential communities

I have worked with this developer in other communities and I can tell you other communities are begging for multi-family. They are requesting even larger buildings such as 40 unit buildings because they know that is what the city/villages need to grow under the current market conditions. According to the Wisconsin Economic Development Association (WEDA) multi-family housing allows individuals and families to adapt to changing circumstances by relocating within the community. Other communities have also made the great point that we cannot create more land so city's need to do a better job of maximizing their growth within the land they have. If we set the standard that we are only doing single family homes on standard residential lots we really lower the ceiling for our growth potential as a city. According to a 2022 study done by the Washington Post, cities without growth lead to housing costs skyrocketing, housing shortages with negative affect on education and diversity. While we don't want to grow to the density of a large city like Madison, we still need to have a mix of residential and multi-family/duplex in order to provide potential citizens and even our current citizens multiple options when making their next move.

8. Wisconsin and Multi-Family/Duplex Housing

According to the US Census Bureau 44.9% of new housing unit starts in Wisconsin were multi-family. Areas in the Midwest and West, traditionally characterized by average or below-average concentrations of multi-family housing, have now ascended to the forefront in terms of the proportion of newly authorized multi-family units. As previously mentioned with other communities adjusting to this type of change, we don't want to lag behind in adjusting to different market conditions/economy. It is similar to the change in commercial property. Many large cities have started to go away from commercial property and convert those areas typically zoned for commercial to allow for multi-family to be built. Covid changed the commercial space landscape and communities adjusted to reduce their amount of commercial space knowing that the demand for that was lessening. It is similar to this aspect that the demand for purchasing a home is lessening as the cost of entry continues to rise. Since people don't have much of a choice when it comes to having a home to live in or not, many people opt to rent as the cost of entry to owning a home is so much more expensive in today's economy.

9. Zoning change request should not affect traffic volume much from what is already planned in the city's current comprehensive plan.

With the approximate 7 acres that are already planned for Institutional use (ie. Churches, schools, municipal buildings, special care facilities, community centers, etc, the traffic

volume should not change much, if at all. Residents tend to leave the home for work in the morning and return home after work. While certain time periods may seem busier, the overall added traffic should be less or comparable to what is already planned with any of the institutional buildings future sites. We feel that by changing the zoning to allow for duplexes rather than institutional use, the difference in traffic should be minimal or possible even less traffic than previously planned for. With the additional entrance/exit on Lois Ln much of the traffic should flow South and possibly help mitigate any traffic on the Orchard St entrance.

10. Alignment with the City of Edgerton's 2015 Comprehensive Plan.

The City of Edgerton had their comprehensive plan adopted in December of 2015. According to this, Traditional Neighborhood Design (TND) considers an appropriate mix of housing when there is 70% single family and the remaining 30% for multi-family housing. If this development is approved, we would be looking at a mix of approximately 67% single family and 33% duplexes. While the duplex percentage is slightly higher, we would argue that is due to the change in housing prices, the trends of rental demand, the change in interest rates, etc. As previously mentioned, since this comprehensive plan was adopted, the average sale price of a home in Edgerton has increased over 126%. With a change like that a slight adjustment in the mix of single family and multi-family is needed to account for the number of people that can no longer afford to buy a home. Detailed in the City's Comprehensive Plan as well is detailed development plan policies. In there it states "The City encourages the utilization of traditional neighborhood design concepts as new neighborhoods are platted and developed. Traditional neighborhoods typically include a full range of housing types (single family, duplex, multi-family, townhouse)..." With the Orchard Heights Subdivision consisting of all single family residences, we feel that to build at the standard that the City of Edgerton specifies in their comprehensive plan, there needs to be multi-family included in this subdivision. Finally, in 2004 the City's Smart Growth Steering Committee discussed growth scenarios for proposed growth over the next 20-40 years (which we are nearing today). During this open house type event, the committee asked participants in the city to choose which growth plan they preferred and the majority residents selected Alternative Growth Scenario #3 which showed "Edgerton with expanded residential development, mostly in the form of Planned Neighborhood areas, which consist of a planned mix of single family, multi-family..." Participants were asked to give input on what aspects of the scenario they liked and one item listed was "Continued residential development of mixed single family and multi-family." With this proposal we are aligning the plans for the subdivision with what the City of Edgerton termed as a part of the growth of this city.

11. Comments about another builder doing this or another developer doing this.

There's been comments saying why cant another builder just come in and do all single family homes. While that is the hope for many, it is not a realistic expectation. There aren't many builders looking to come to Edgerton, for example, in the 2021-2023 there has been 5

building permits issued for new construction in the City of Edgerton outside of this developers or relation to this developer. As previously mentioned in new construction sales (available in public record) this developer accounted for 58 of 59 sales from January 2021 in the school district of Edgerton. There's numerous locations of vacant land that the city has in their plans for development that no developer or builder has acted on and there's reasons for that. Cost and capability of handling a large project (financially and availability of materials). With discussions with other large home builders in Southern Wisconsin, the most important factor right now is about keeping costs down. It's not about maximizing profits, it's about keeping costs down in order to keep prices down on this project to keep these homes affordable to welcome new families to our city.

12. Changes in Zoning Laws & Policies Across the United States.

Across many parts of the United States, they are changing zoning laws in order to be more open to multi-family or duplex development. In 2019, the State of Oregon passed a law requiring cities with populations of 25,000 or more to allow duplexes, triplexes, townhomes, and other "missing middle" housing types in single-family districts. Cities of 10,000-25,000 in population are required to allow duplexes in single-family zones. In 2021, California passed Senate Bill 9 which, among other policies, provides that a proposed duplex within a single-family zone be "considered ministerially, without a discretionary review or a hearing." Under President Biden's tenure he is also implementing a 5 year policy in order to change the affordability of housing in the United States. Through his action plan they expect to "Deploy new financing mechanisms to build and preserve more housing where financing gaps currently exist: manufactured housing (including with chattel loans that the majority of manufactured housing purchasers rely on), accessory dwelling units (ADUs), 2-4 unit properties, and smaller multifamily buildings." They also hope to "*Expand and improve existing forms of federal financing, including for affordable multifamily development and preservation.*" Through this plan they hope to "boost supply in constrained markets, and create location-efficient, modest density that can improve labor market outcomes and reduce greenhouse gas emissions – particularly when paired with state and local policies that remove barriers to where these kinds of housing can be located." They are "focused on streamlining financing tools to reduce transaction costs and increase housing supply through multifamily..." The administration said "This change *will enable creation of more financially stable, mixed-income developments.*" *Times are changing and so are the way we do things. Just like the introduction of technology which changed how we live our every day lives, demand for multi-family housing is increasing by the day. Areas all over the United States are implementing change in zoning to allow for more multi-family development. In Edgerton where we have rarely seen any multi-family development we are going to fall behind unless we are proactive in adopting change.*

13. Addressing Concerns

a. Congestion of Vehicles with only 2 entrances/exits – Technically there's already 2 entrances in and out of the subdivision through Martha St & Orchard St. Per the DOT this subdivision is already approved with only using those 2 entrances/exits so a 3rd is not

required. The builder is understanding that a 3rd would be desired by the city and citizens and is willing to put in the 3rd entrance/exit. As for adding a 4th it is not possible due to Wisconsin DOT Trans 233.06 which requires 1000' between each entrance/exit onto a Highway and there is not 1000' within the properties boundaries to accommodate another entrance/exit.

b. Current Plan is too dense – By allowing the additional amount of duplex lots we are reducing the density from the original plan in that 19.09 acre space while not touching the overall density. The city's comprehensive plan from 2015 also states that they anticipate 5 dwelling units per acre of land (not including roads). With this proposal after removing land for roads and land for parks/greenspace we would be at 4.33 units per acre. Aside from this, the overall density, even though it includes duplexes, is only .43 units per acre higher than the existing portion of Orchard Heights.

c. Influx of cars in the subdivision will cause problems with congestions, speeding and accidents – This is the DOT's responsibility to monitor. If they feel that something is unsafe or unfit for development they have requirements for these developers. This developer will complete what is required by the DOT.

d. While it would bring more tax base it would cause a bigger need for services and those services come at a cost to the tax payers – This statement is incorrect because if it was a 1 for 1 exchange no city would ever develop or grow. If a \$300,000 in tax base growth annually, increased the city services bills by \$300,000 there would never be a desire for any city to grow. The city operates as a business just like this developer and if the development doesn't make financial sense for either party it wouldn't be done. Typically growing the tax base in a city, helps lower the taxes overall.

e. Traffic gets congested during soccer games – This complaint is unfortunately an already ongoing issue and while we cannot do anything to undo what has already been done we can take this into consideration when designing the streets at a later date.

f. Why rent when you can buy for less – The most recent home sale in Orchard Heights was \$330,250. At today's rates of 7.50% that mortgage (assuming 14.4% down payment which is the national average) principal and interest is \$1977 per month. Now factor in taxes of that home which is \$413 per month based on 2023 average assessment ratio, mil rate and credits and add in another \$100 per month for insurance. Before factoring in any maintenance expenses, electric bills, water bills, etc that home will cost them \$2490 per month, which is far less than a typical new construction unit rents for.

g. Parking Concerns in front of 4-units – We have removed all of the 4 units from this proposal thus solving one of the complaints of the previous proposal.

In conclusion, we would like to reiterate the demand for rentals and no supply in the Edgerton community. While it is easy for the City's elected officials to state what they feel is best or works in

a particular area of their community, it really can only come to fruition with a developer/builder willing to go forward once knowing all costs they will incur to develop. It is great to have a comprehensive plan, but when that plan is outdated, or does not fit with the ever changing markets, it could cause stagnation and no development and further financial strain to our city, our schools, and our businesses who need more consumers in Edgerton in order to keep our doors open. We truly believe that with this type of development we can satisfy many of the market demands for home buyers/renters as well as helping to improve the city, local businesses, schools and more. We want to thank you for taking the time to read our revision suggestions and truly appreciate your time and consideration.

Sources:

<https://knowledge-leader.colliers.com/editor/common-multifamily-myths-debunked/>

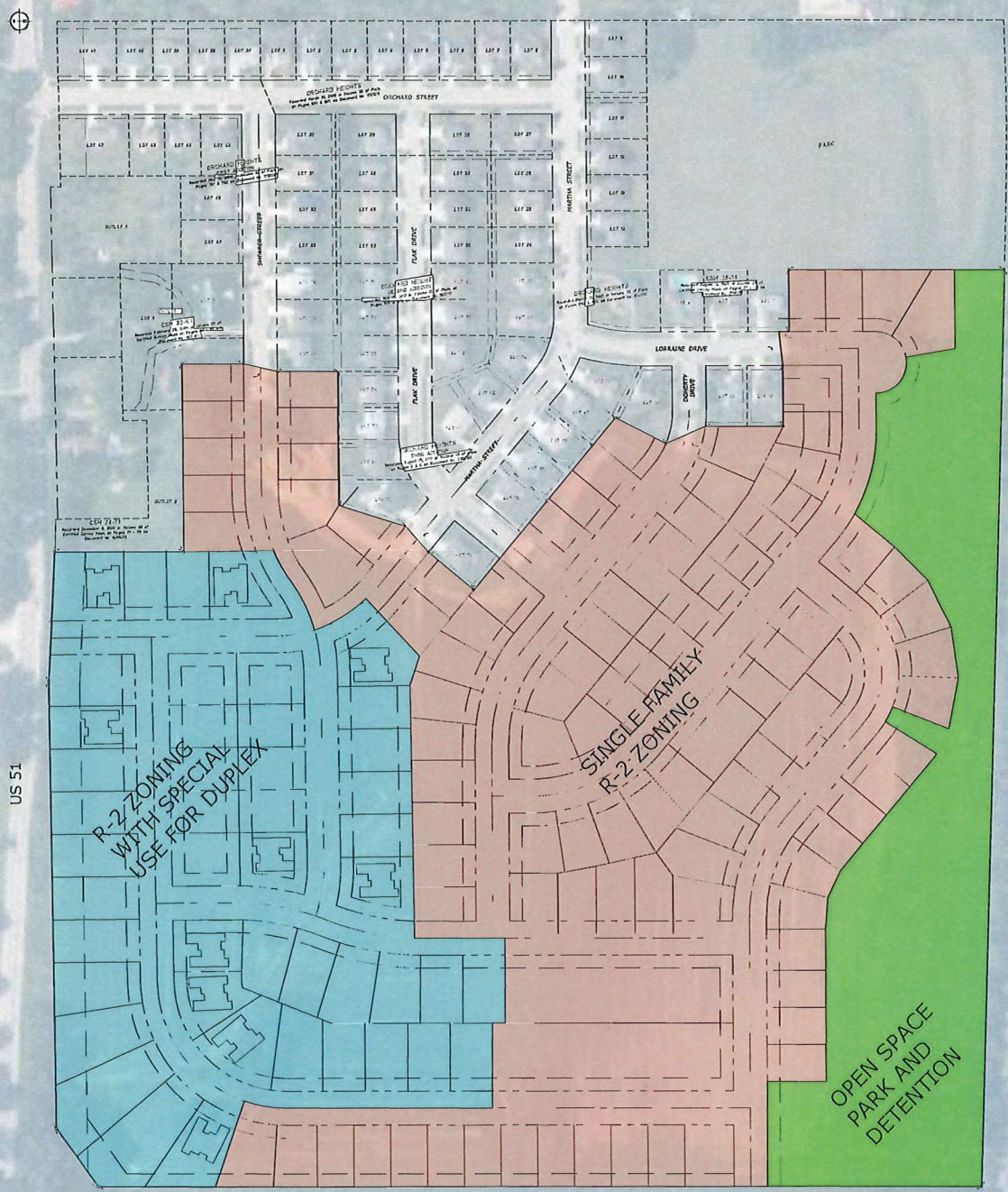
https://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

**COMPREHENSIVE LAND USE PLAN OPTION 5:
ORCHARD HEIGHTS**

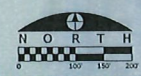
ARC DESIGN
RESOURCES INC.

1281 SOUTH PASCADY
DOCKERS PARK & #1111
VOEGE (813) 454-2109
FAX: (813) 454-2023

www.arcdesign.com
Mobile Design From Location No. 134-001534



US 51



19.09 ACRES R-2 ZONING WITH SPECIAL USE FOR DUPLEX UNITS (46 lots, 92 units)
33.58 ACRES R-2 ZONING FOR SINGLE FAMILY (±116 lots)
9.49 ACRES PARK/DETENTION OPEN SPACE



PLAN COMMISSION RESOLUTION 09-24

RECOMMENDING THE AMENDMENT TO THE COMPREHENSIVE PLAN
FOR THE AREA KNOWN AS A PORTION OF THE UNPLATTED AREA SOUTH OF THE
ORCHARD HEIGHTS SUBDIVISION FOR THE CITY OF EDGERTON, WISCONSIN

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan; and

WHEREAS, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a comprehensive plan under section 66.1001 (4) (b); and

WHEREAS, the City has prepared documentation for the amendment to the *City of Edgerton Comprehensive Plan* in accordance with Chapter 10(c) of the *2015 City of Edgerton Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute approval of the attached amendment to the *City of Edgerton Comprehensive Plan* for a portion of the area known as the unplatted area south of Orchard Heights Subdivision, incorporating any changes recommended as part of the Commission's motion.

Adopted this 25th day of March, 2024

Motion by:

Seconded by:

Roll Call: Yeas: Noes:

Dated:

Christopher W. Lund, Mayor

ATTEST:

Wendy Loveland, City Clerk

ORDINANCE NO. 24-07
AN ORDINANCE TO ADOPT AN AMENDMENT TO THE
2015 CITY OF EDGERTON COMPREHENSIVE PLAN
FOR THE AREA KNOWN AS A PORTION OF THE UNPLATTED AREA SOUTH OF
ORCHARD HEIGHTS SUBDIVISION
OF THE CITY OF EDGERTON, WISCONSIN

Aldersperson _____ introduced the following Ordinance and moved its adoption:

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(l)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The City of Edgerton has prepared documentation entitled, "Amendment to the City of Edgerton Comprehensive Plan," as illustrated in Exhibit #1 attached to this Ordinance which will serve to amend the "City of Edgerton Comprehensive Plan" adopted in 2015 and subsequently amended.

SECTION 3. The City Council of the City of Edgerton has adopted and followed the written procedures outlined in the 2015 City of Edgerton Comprehensive Plan that are designed to foster public participation in the comprehensive plan amendment process as required by section 66.1001 (4)(a) of Wisconsin Statutes.

SECTION 4. The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the "City of Edgerton Comprehensive Plan for the Area Known as a Portion of the Unplatted Area South of the Orchard Heights Subdivision".

SECTION 5. The City of Edgerton has held one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation procedures.

SECTION 6: The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Amendment City of Edgerton Comprehensive Plan for the Area Known as a Portion of the Unplatted Area South of the Orchard Heights Subdivision" pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson:

Roll Call: Ayes: Noes:

1st Reading: March 25, 2024

2nd Reading: April 1, 2024

Adopted:

Published:

Dated:

Christopher W. Lund, Mayor

Wendy Loveland, City Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 1st day of April, 2024.

Wendy Loveland, City Clerk

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 25, 2024

REQUEST

Proposed amendment to Comprehensive Plan for 917 W Fulton Street (parcel 6-26-978) from Single Family Residential to Multifamily 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 Multifamily Residential (approximately 1.3 acres) (request by Marlboro Partners LLC).

STAFF DISCUSSION

The Comprehensive Plan recommends the development of this area. Below is an excerpt from the Comprehensive Plan listing the land use objectives and policies regarding housing and neighborhood development. The highlighted sections are most relevant to the proposed request.

2015 City of Edgerton Comprehensive Plan

HOUSING AND NEIGHBORHOOD DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

Goal: Provide for moderate residential growth with a variety of housing types, densities, arrangements, and costs to promote a good living environment for all residents.

Objectives:

- a. Support programs that maintain or rehabilitate the City's existing housing stock.
- b. Carefully control neighborhood development through the detailed neighborhood design process to provide a range of housing types, densities, and costs, but which also maintain the predominantly single family character of the community.
- c. Support infill and redevelopment practices in the strategic areas identified by this Plan to help diversify the community's housing supply.
- d. Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).
- e. Phase new residential development in a manner consistent with public facility and service capacity and community expectations.
- f. Locate housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers and transportation routes.
- g. Provide a range of housing types, costs, and locations in the City that meets the needs of persons of all income levels, age groups, and those with special needs.

Policies:

- a. Work with service providers to expand low-income housing options in the City, including Section 8 vouchers. Work with housing advocates and developers during the detailed neighborhood design process, to market the availability of land for the development or redevelopment of low-income and moderate-income housing.
- b. Promote affordable housing through smaller lot sizes, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located attached and multi-family housing, and continued participation in county and State housing programs.
- c. Design neighborhoods through the detailed neighborhood design process that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.
- d. Guide new housing to areas within the City with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- e. Use detailed neighborhood development plans to tie the opening of new areas for neighborhood development with the capacity of utilities and public facilities to accommodate such development.
- f. Continue and enact programs to require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.
- g. Require that the development of new neighborhoods comply with the City's historic housing mix. In general, not less than 70 percent of all new housing units in any new neighborhood should be single family detached homes.
- h. Plan for multi-family developments in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the City, rather than larger projects in isolated areas.
- i. Design new neighborhoods to encourage resident interaction and create a sense of place. Design techniques include an interconnected street network; complete sidewalk networks, accessible and visible parks, trails, and other gathering places; houses oriented to the street and not dominated by garages; modest street pavement widths and street trees; stormwater management systems integrated into the neighborhood design concept; and proximity to shopping and services to meet day-to-day needs.
- j. Encourage initiatives that strengthen existing neighborhoods through maintenance of the housing stock, creative reuse of vacant or under-utilized buildings, infill development, and maintenance and improvement of parks.

Additional Background Information:

Access to the private drive, Whitney's Way: The Comprehensive Plan recommends Winston Drive be extended through the subject parcel and that it connects to the private drive, 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.

Zoning:

If the Comprehensive Plan amendment were approved, the land owner intends to seek the following: rezoning of the lot along W Fulton Street and approval of the development for the

parcel east of Winston Drive through a Planned Development process. The rezoning and Planned Development would be the subject of a future public hearings.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of an amendment to the Comprehensive Plan to allow for Duplex and Multi-Family uses on the subject parcel in accordance with the attached map. The provision of mixed infill development is supported by the goals and objectives of the Comprehensive Plan.

Everson Property Comprehensive Plan Amendment (917 W Fulton)

City of Edgerton.

This letter will confirm that the land described in the master plan attachment has an existing zoning classification that, overtime, has become incompatible with the city's comprehensive plan. The current *Comp Plan* does not encourage or capture the potential this project has for charm and character. Our goal is to provide moderate residential housing with a variety of types, densities, arrangements, and cost to provide a welcoming living environment for all residents including those with special needs. The new plan would allow for the land area to be appropriated for mixed use condominium housing and multi-family housing to provide more opportunities for a broad spectrum of renters.

Projected future housing demand in the city of Edgerton is based on population forecasts found in the city of Edgerton's comprehensive plan from 2015. The data provided by Wisconsin DOA shows a strong demand for future housing in Edgerton of all types. Therefore, in an attempt to redesign the undeveloped subject property, we would like to amend the current comprehensive plan to allow for the undeveloped vacant land parcels to be included under the new planned neighborhood amendment.

Specifically, we would like to see rezoning of the parcel to allow for 3 duplex buildings (6 total units), two 4 unit buildings of various floor plan sizes, and one 10 unit building. By increasing the resident density, the developing cost for the builder/developer decreases and makes the entire project possible.

Including multifamily units will help increase the city's tax base. Further, there is a need for more rental housing with the current rental shortage in the Edgerton area. With the dramatic change in home prices and interest rates continually rising, ownership is unattainable for many, thereby making the rental market more alluring. We will offer a full range of rental units; we have charming plans for Studio units to 3 bedroom/2 bath units.

New housing in Edgerton is needed. The supply of housing has been dramatically reduced, nevertheless, the demand is still strong. This project is an opportunity to capture that demand. Supply is down and demand is up, and this development has a potential to ease both issues. An expanding housing supply often both indicates and allows for an expanded economy. Multi family housing is the most efficient way to increase the supply of housing, which is necessary to accommodate employment and housing growth.

We truly believe that with this type of development we can satisfy some of the market demands for buyers and renters, as well as helping improve the City of Edgerton, and its economy. We would like to thank you for taking the time to read our revision suggestions and truly appreciate your consideration.

Todd Nelson
608-669-1554

PROPERTY DESCRIPTION

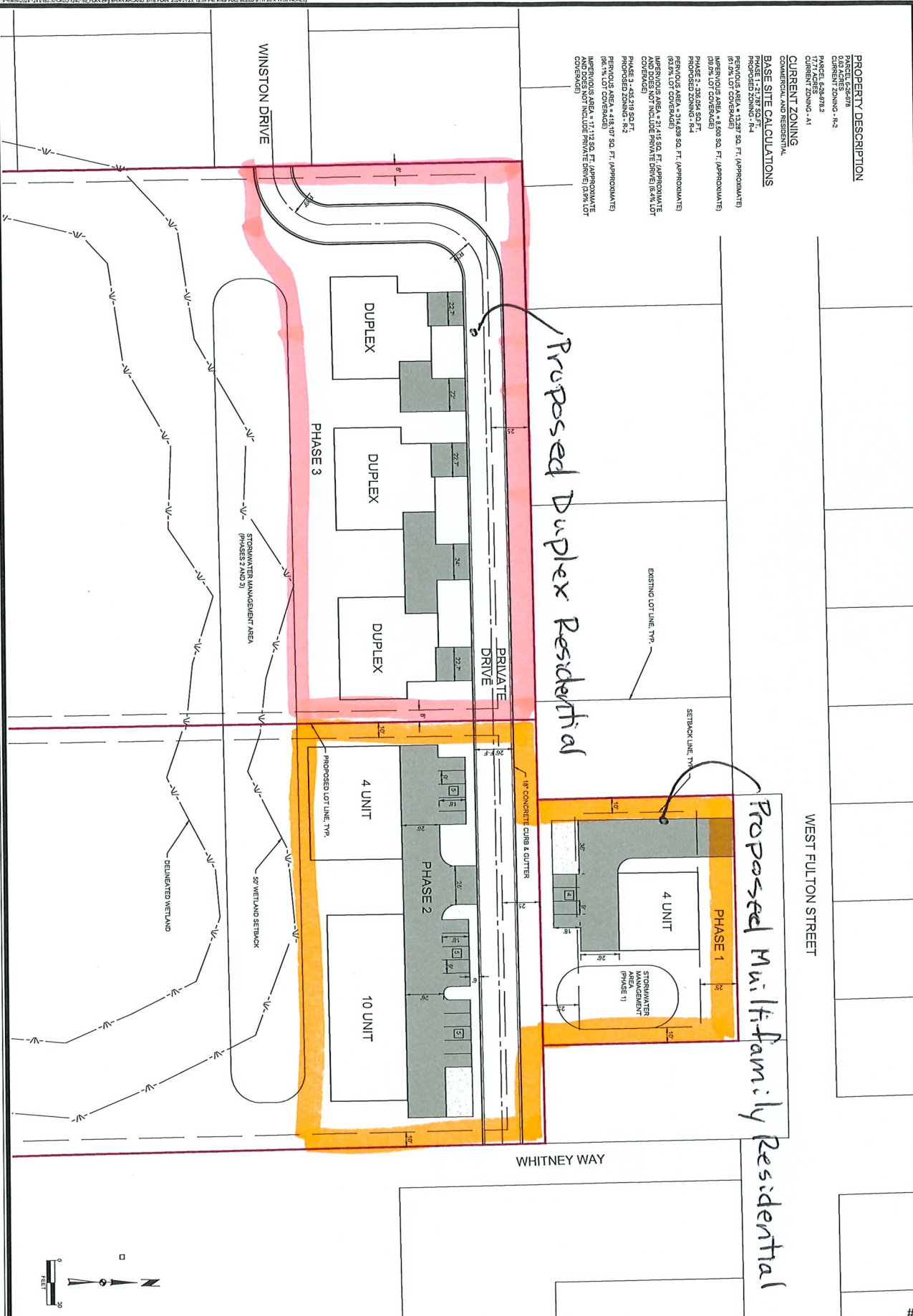
PARCEL # 23408
 0.10 ACRES
 CURRENT ZONING - R-2
 17' WETLAND SETBACK
 17' WETLAND SETBACK
 17' WETLAND SETBACK
 CURRENT ZONING - A1
 COMMERCIAL AND RESIDENTIAL

CURRENT ZONING

COMMERCIAL AND RESIDENTIAL

BASE SITE CALCULATIONS

PHASE 1 - 21,277 SQ. FT.
 PROPOSED ZONING - R-4
 PREVIOUS AREA = 1,237 SQ. FT. (APPROXIMATE)
 61.7% LOT COVERAGE
 IMPERVIOUS AREA = 1,237 SQ. FT. (APPROXIMATE)
 IMPERVIOUS LOT INCLUDES PAVEMENT DRIVE (60.7% LOT COVERAGE)
 PHASE 2 - 28,004 SQ. FT.
 PROPOSED ZONING - R-4
 PREVIOUS AREA = 314,639 SQ. FT. (APPROXIMATE)
 63.0% LOT COVERAGE
 IMPERVIOUS AREA = 21,418 SQ. FT. (APPROXIMATE)
 IMPERVIOUS LOT INCLUDES PAVEMENT DRIVE (60.7% LOT COVERAGE)
 PHASE 3 - 45,219 SQ. FT.
 PROPOSED ZONING - R-2
 PREVIOUS AREA = 418,107 SQ. FT. (APPROXIMATE)
 66.1% LOT COVERAGE
 IMPERVIOUS AREA = 171,820 SQ. FT. (APPROXIMATE)
 IMPERVIOUS LOT INCLUDES PAVEMENT DRIVE (60.7% LOT COVERAGE)



EDGERTON SUBDIVISION		CITY OF EDGERTON, ROCK COUNTY, WI	
SITE PLAN		MARK	
SNYDER & ASSOCIATES, INC.		REVISION	
5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444 www.snyder-associates.com		DATE BY	
Project No: 124.0160.30		Scale: 1" = 30'	
Sheet C 100		T-R-S: TTN-RRW-SS	
Project No: 124.0160.30		Date: 01-16-2024	
Sheet C 100		Project No: 124.0160.30	
Sheet C 100		Sheet C 100	

PLAN COMMISSION RESOLUTION 10-24
RECOMMENDING THE AMENDMENT TO THE COMPREHENSIVE PLAN
FOR 917 WEST FULTON STREET AND THE NORTHERN 200 FEET OF UNPLATTED
LAND SOUTH OF WEST FULTON STREET AND EAST OF WINSTON DRIVE
(6-26-978.2)

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan; and

WHEREAS, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a comprehensive plan under section 66.1001 (4) (b); and

WHEREAS, the City has prepared documentation for the amendment to the *City of Edgerton Comprehensive Plan* in accordance with Chapter 10(c) of the *2015 City of Edgerton Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute approval of the attached amendment to the *City of Edgerton Comprehensive Plan* for 917 West Fulton Street and the northern 200 feet of unplatted land south of West Fulton Street and east of Winston Drive (6-26-978.2), incorporating any changes recommended as part of the Commission's motion.

Adopted this 25th day of March, 2024

Motion by:

Seconded by:

Roll Call: Yeas: Noes:

Dated:

Christopher W. Lund, Mayor

ATTEST:

Wendy Loveland, City Clerk

ORDINANCE NO. 24-08
AN ORDINANCE TO ADOPT AN AMENDMENT TO THE
2015 CITY OF EDGERTON COMPREHENSIVE PLAN
FOR 917 WEST FULTON STREET AND THE NORTHERN 200 FEET OF UNPLATTED LAND SOUTH OF
WEST FULTON STREET AND EAST OF WINSTON DRIVE (6-26-978.2)
OF THE CITY OF EDGERTON, WISCONSIN

Aldersperson _____ introduced the following Ordinance and moved its adoption:

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(l)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The City of Edgerton has prepared documentation entitled, "Amendment to the City of Edgerton Comprehensive Plan," as illustrated in Exhibit #1 attached to this Ordinance which will serve to amend the "City of Edgerton Comprehensive Plan" adopted in 2015.

SECTION 3. The City Council of the City of Edgerton has adopted and followed the written procedures outlined in the 2015 City of Edgerton Comprehensive Plan that are designed to foster public participation in the comprehensive plan amendment process as required by section 66.1001 (4)(a) of Wisconsin Statutes.

SECTION 4. The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the "City of Edgerton Comprehensive Plan for 917 West Fulton Street and the northern 200 feet of unplatted land south of West Fulton Street and east of Winston Drive (6-26-978.2)".

SECTION 5. The City of Edgerton has held one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation procedures.

SECTION 6: The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Amendment City of Edgerton Comprehensive Plan 917 West Fulton Street and the northern 200 feet of unplatted land south of West Fulton Street and east of Winston Drive (6-26-978.2)" pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson:

Roll Call: Ayes: 4 Noes:

1st Reading: March 25, 2024

2nd Reading: April 1, 2024

Adopted:

Published:

Dated:

Christopher W. Lund, Mayor

Wendy Loveland, City Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 1st day of April, 2024.

Wendy Loveland, City Clerk

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 25, 2024

REQUEST

Proposed amendment to the Comprehensive Plan for 407 N Main Street:

The City of Edgerton as the land owner has requested an amendment to the Comprehensive Plan to change the land use designation for 407 North Main Street (formerly the Shoe Factory) from Institutional to Multi-Family residential.

If the Comprehensive Plan amendment were approved, the land owner would seek to rezone the property from the current zoning of M-1 Light Industrial. The rezoning process would be the subject of a future public hearing.

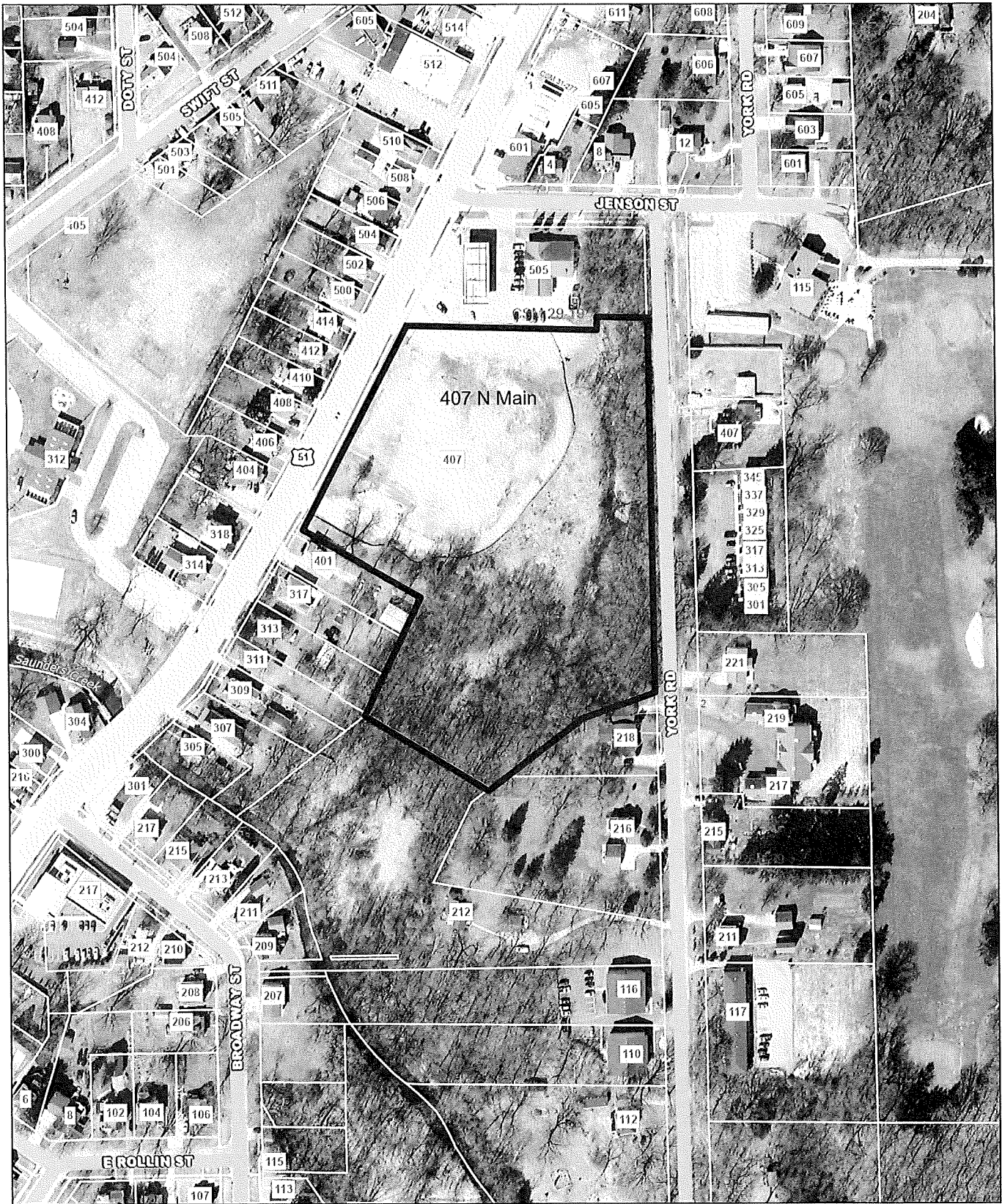
STAFF DISCUSSION

The Comprehensive Plan designation for this parcel was amended in 2020. At that time, the parcel was being marketed for institutional residential purposes. The redevelopment of this site is complex due to various environmental restrictions and soil hazards. These challenges, as well as market changes, make an institutional residential development unlikely. To support the investment needed for the redevelopment, a project will have to have a high tax value as well as be a use that is in demand. A multi-family land use is more apt to have the traits needed to support the redevelopment of the parcel and, since the adoption of the Master Plan, the demand for rental housing has increased.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed amendment to the Comprehensive Plan to change the land use from Institutional to Multi-Family residential for 407 N Main Street.

ArcGIS Web Map

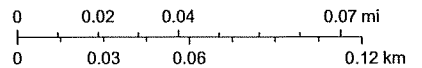


3/21/2024, 8:22:59 AM

Tax Parcel Layer

• Addresses

1:1,698



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

PLAN COMMISSION RESOLUTION 11-24
RECOMMENDING THE AMENDMENT TO THE COMPREHENSIVE PLAN
FOR 407 NORTH MAIN STREET FOR THE CITY OF EDGERTON, WISCONSIN

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan; and

WHEREAS, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a comprehensive plan under section 66.1001 (4) (b); and

WHEREAS, the City has prepared documentation for the amendment to the *City of Edgerton Comprehensive Plan* in accordance with Chapter 10(c) of the *2015 City of Edgerton Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute approval of the attached amendment to the *City of Edgerton Comprehensive Plan* for 407 North Main Street, incorporating any changes recommended as part of the Commission's motion.

Adopted this 25th day of March, 2024

Motion by:

Seconded by:

Roll Call: Yeas: Noes:

Dated:

Christopher W. Lund, Mayor

ATTEST:

Wendy Loveland, City Clerk

ORDINANCE NO. 24-09
AN ORDINANCE TO ADOPT AN AMENDMENT TO THE
2015 CITY OF EDGERTON COMPREHENSIVE PLAN
FOR 407 NORTH MAIN STREET
OF THE CITY OF EDGERTON, WISCONSIN

Aldersperson _____ introduced the following Ordinance and moved its adoption:

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The City of Edgerton has prepared documentation entitled, "Amendment to the City of Edgerton Comprehensive Plan," as illustrated in Exhibit #1 attached to this Ordinance which will serve to amend the "City of Edgerton Comprehensive Plan" adopted in 2015 and subsequently amended.

SECTION 3. The City Council of the City of Edgerton has adopted and followed the written procedures outlined in the 2015 City of Edgerton Comprehensive Plan that are designed to foster public participation in the comprehensive plan amendment process as required by section 66.1001 (4)(a) of Wisconsin Statutes.

SECTION 4. The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the "City of Edgerton Comprehensive Plan for 407 North Main Street".

SECTION 5. The City of Edgerton has held one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation procedures.

SECTION 6: The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Amendment City of Edgerton Comprehensive Plan for 407 North Main Street" pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson:

Roll Call: Ayes: Noes:

1st Reading: March 25, 2024

2nd Reading: April 1, 2024

Adopted:

Published:

Dated:

Christopher W. Lund, Mayor

Wendy Loveland, City Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 1st day of April, 2024.

Wendy Loveland, City Clerk

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 25, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a zoning change from R-2 Residential District Two to R-4 Residential District Four.

Location: 917 W Fulton Street (parcel #6-26-978)

Applicant: Marlboro Partners LLC

Current Zoning/Land Use: R-2 / vacant lot

Parcel Size: approx. 0.63 acres (0.5 acres w/o ROW)

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:

Rezone

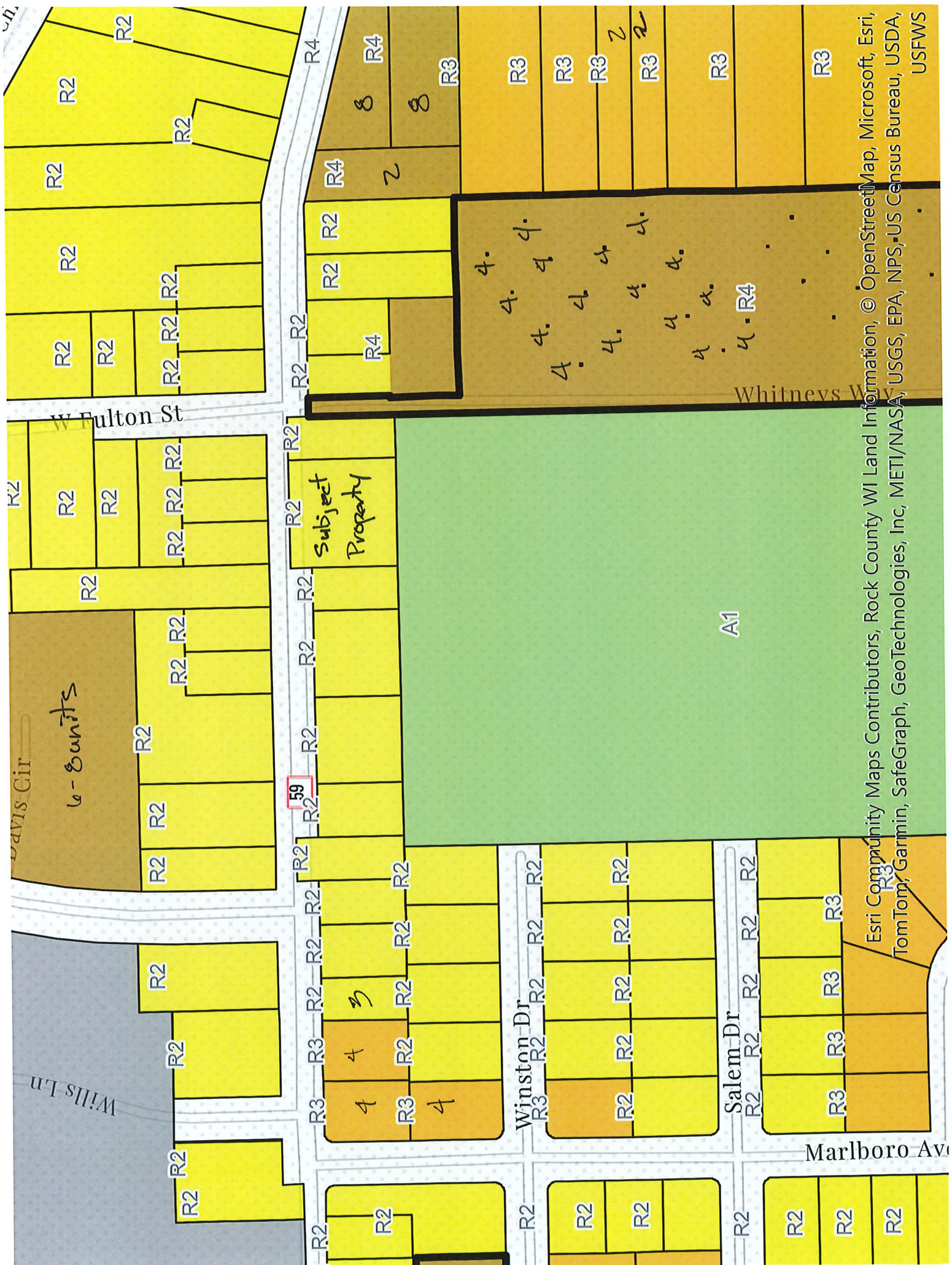
1. The subject parcel, located at 917 W Fulton Street, is zoned R-2 Residential District Two. The petitioner proposes to rezone the subject parcels to R-4 and then construct a four-unit apartment on the parcels.
2. Zoning and land uses of adjacent parcels consist of the following: R-2 residential (single family) to the east, west and north; A-1 Agriculture (open) to the south (the parcel to the south is subject to a rezoning request to R-4).
3. R-4 zoning allows for 1-4 unit structures as a permitted use. Structures having more than four units require a conditional use permit. A four-unit structure on this lot results in a density of 6.3 dwelling units per acre. The R-4 District allows up to a density of 20 units per acre.
4. The lot is sufficient in size to be divided into two lots with each lot being large enough for a duplex.
5. The petitioner has requested an amendment to the Comprehensive Master Plan which currently recommends the area for single family.
6. This neighborhood has a mix of residential types. Between Marlboro Ave and Garfield Street on the same side of W Fulton Street, there are two, eight-unit structures; ten, four-unit structures (including Westwood Condos); one, three-unit structure; and one, two flat.

See attached map.

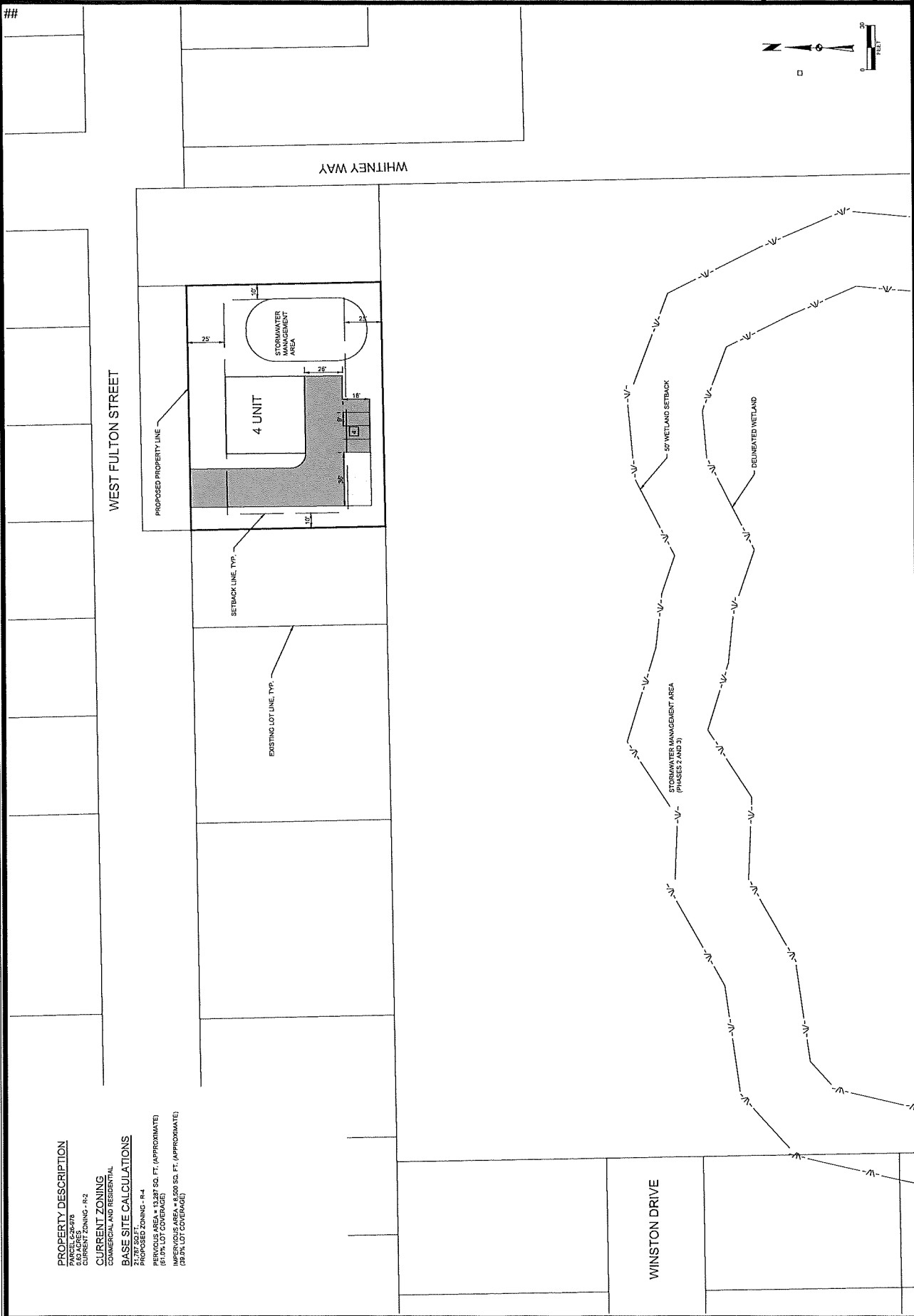
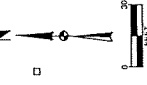
7. The petitioner has provided a preliminary site plan for the proposed structure. The Plan Commission will have to approve the site plan at a future meeting. While the rezoning process does not grant site plan approval, the plan provides the Plan Commission with an understanding to the petitioner's conceptual ideas. The plan shows an apartment building with one driveway to W Fulton Street; a single door facing the street; four under-building parking garages in the rear of the building; and additional surface parking behind the building.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the rezoning from R-2 Residential District Two to R-4 Residential District Four for the parcel at 917 W Fulton Street. This recommendation is based on the finding that the potential public benefits of the proposed rezoning outweigh any and all potential adverse impacts of the proposed rezoning.



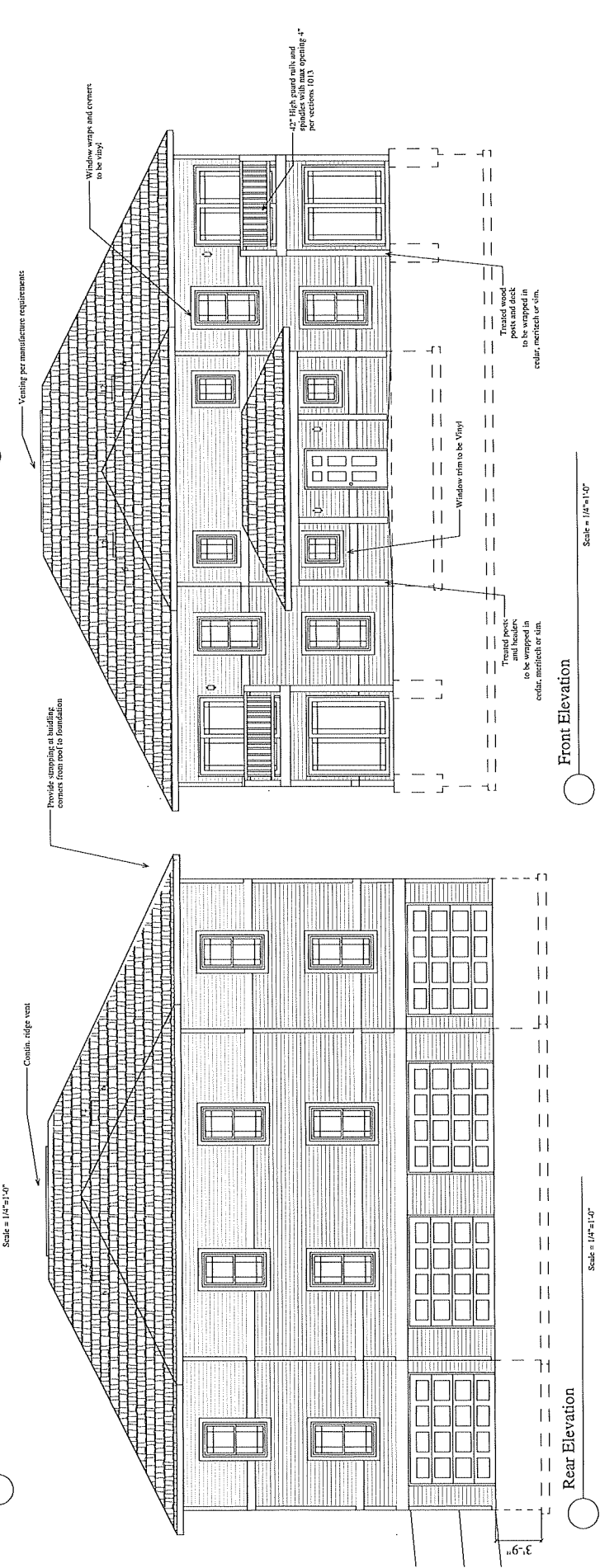
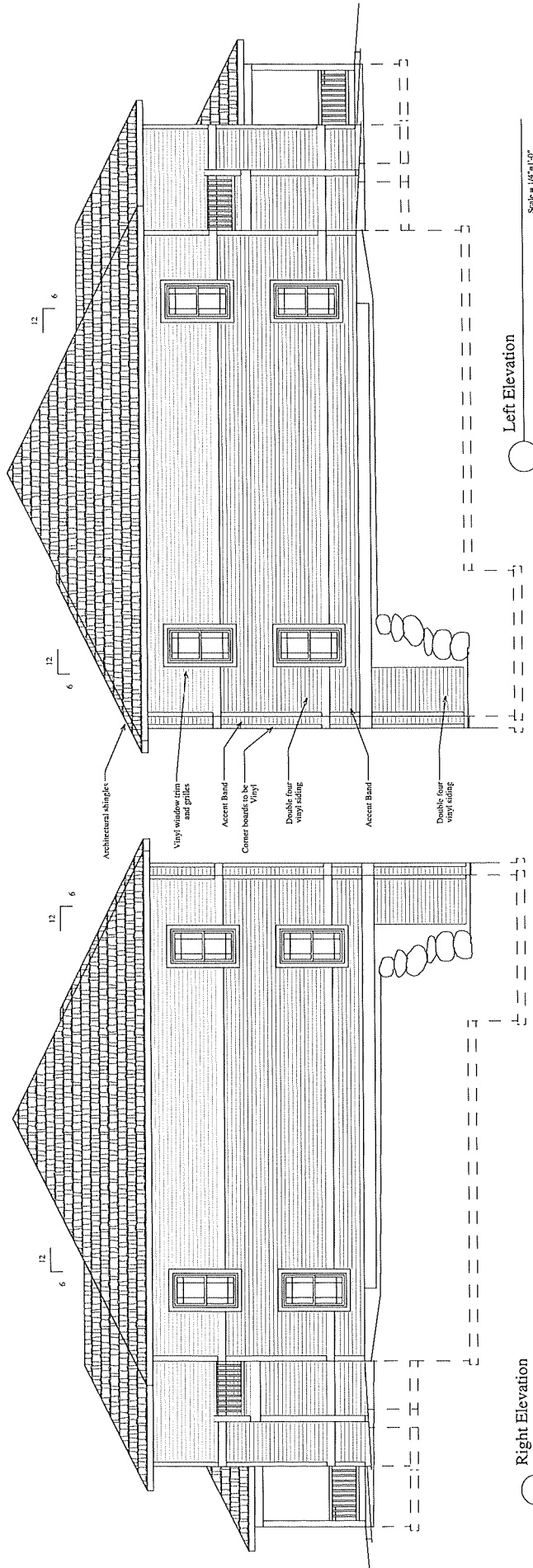
Esri Community Maps Contributors, Rock County WI Land Information, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



PROPERTY DESCRIPTION
 PARCEL: C-28-978
 CURRENT ZONING: R-2
 COMMERCIAL AND RESIDENTIAL

BASE SITE CALCULATIONS
 PROPOSED ZONING: R-4
 PERVIOUS AREA = 13,287 SQ. FT. (APPROXIMATE)
 (81% LOT COVERAGE)
 IMPERVIOUS AREA = 8,200 SQ. FT. (APPROXIMATE)
 (51% LOT COVERAGE)

##



**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 non-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

Edgerton Business Park Review Board – Feb 26, 2024

Conditions of Approval for site changes to 111 Interstate Blvd for JSE Properties LLC/Avondale Roofing.

Proposed Site Modifications:

1. Use an area of approximately 16,500 sq feet for outside storage of inventory per the attached plan.
2. Fill and pave the southern portion of the proposed outside storage area that is currently not paved.
3. Fence the area of outside storage and the paved area east and south of the building.
4. Install signage.

The Edgerton Business Parks Review Board Approves of the proposed changes to the site at 111 Interstate Blvd under the following conditions.

1. The installation of a solid 6' fence (not chain link with slats) around the outside storage along Hwy 51, Lake Drive, and on east side of storage up to the current edge of pavement as indicated on the attached sketch.
2. The installation of a "security" fence in the location shown on the sketch that is made of material similar to the fence shown in the attached photo.
3. The installation of 90 landscape points per 100 linear feet on the outside of the solid fence that faces Hwy 51 and Lake Drive Road.
4. No materials can be stored outside on an unpaved surface and no materials can be stored in the area south of the building until the outside storage expansion area is filled, paved, and fenced. All fencing must be installed within six months of property purchase.
5. No materials taller than 10 feet can be stored within 20 feet of the solid fence.
6. JSE Properties obtains site plan approval from the city prior to the expansion of the paved area.
7. JSE Properties considers the installation of a monument sign as opposed to wall signage.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 25, 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 3 duplexes, one 4-unit and one 10-unit multi-family structure. 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.
3. The proposed development has a density of 6.4 units per acre for the 3.1 acres of developable acreage, or 1.1 units per acre considering the entire parcel. For comparison, Westwood Condominium development to the east has a density of 3.9 units per acre.
4. The attached site plan indicates 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 Way.
5. 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'. Staff will review the functionality of the very tight curves on the street with the city engineer and the Fire Department.
6. Each of the duplex units have a two-car garage in the front of the structure. (See attached) One of the garages faces the street while the other garage has a side access thus the garage door does not face the street. The front doors to the units face the street.
7. The garages for the 10-unit structure face the private street. The building has at least one garage within the building footprint with additional surface parking.
6. Stormwater storage is planned for south of the building.
7. The developer must pay parkland fees upon the issuance of a building permit.
9. The plan does not indicate the provision of sidewalk.
10. 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 is an example of an improvement that could be made in exchange for greater density.



SNYDER & ASSOCIATES

Project No: 124.0160.30
Sheet C 100

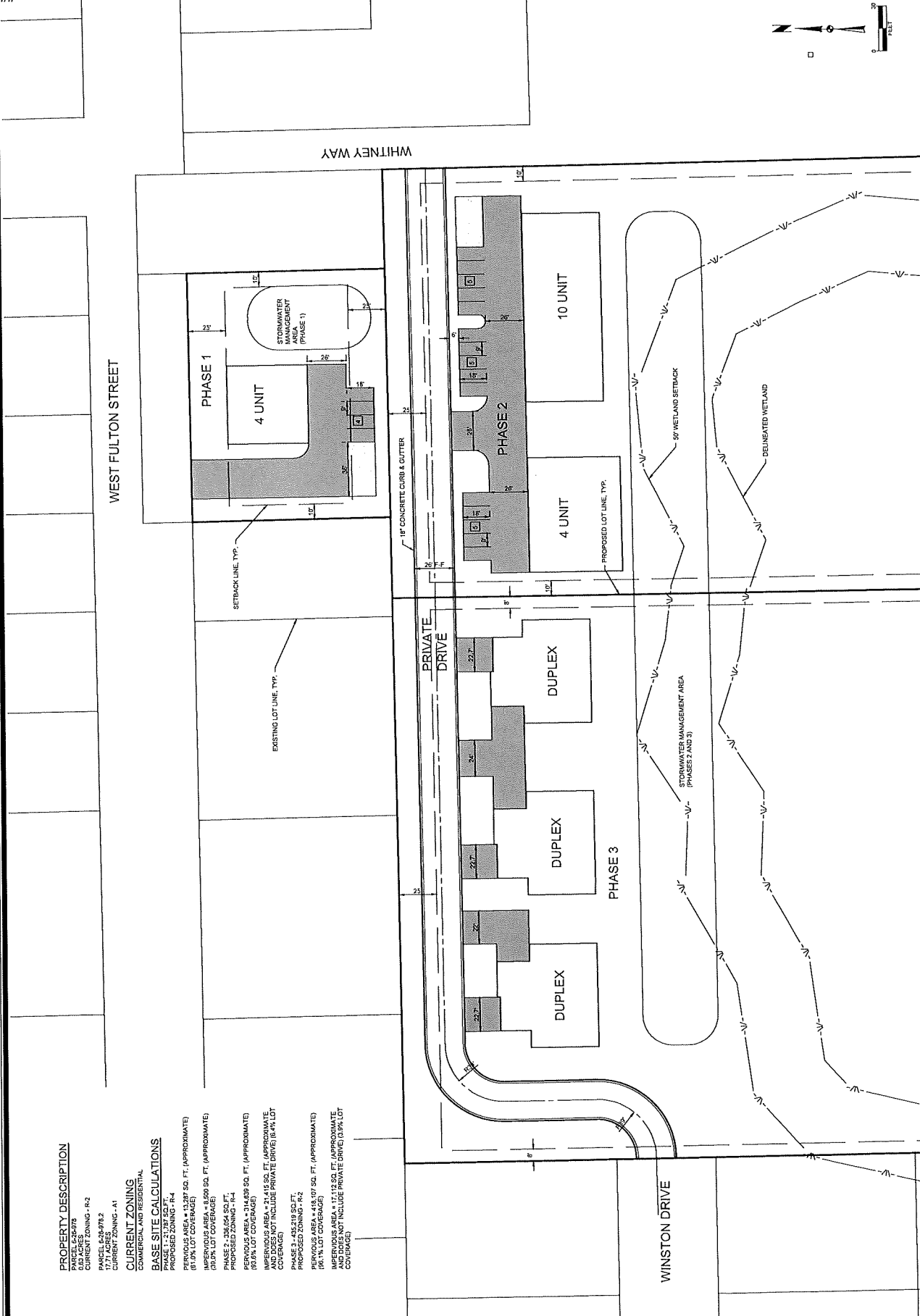
EDGERTON SUBDIVISION
SITE PLAN

CITY OF EDGERTON, ROCK COUNTY, WI

SNYDER & ASSOCIATES, INC.
5010 VOEGES ROAD
MADISON, WISCONSIN 53718
608.838.0411 | www.snyder-associates.com

MARK	REVISION	DATE	BY

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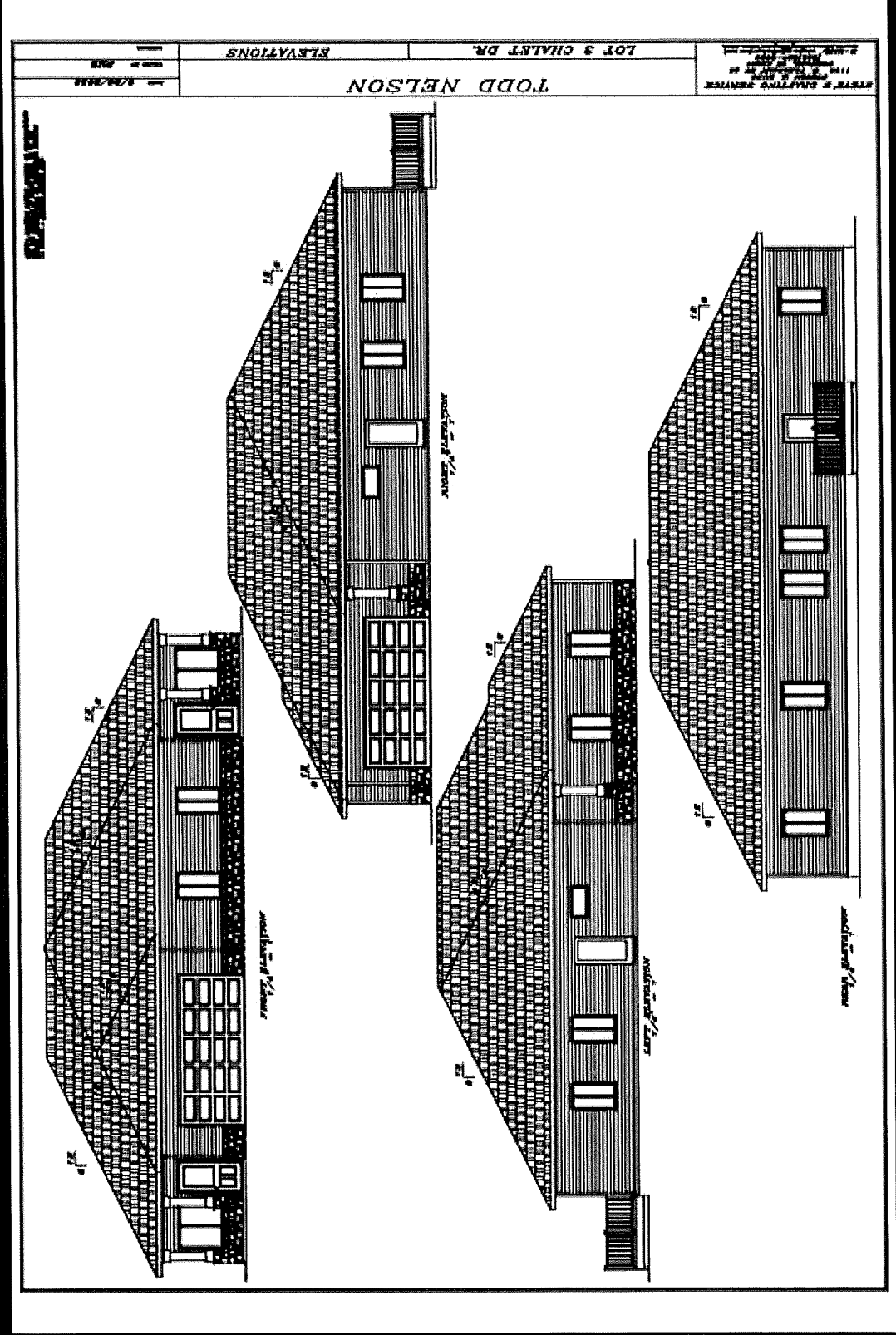


PROPERTY DESCRIPTION
 PARCEL #A64973
 0.00 ACRES
 CURRENT ZONING - R2
 17.11 ACRES
 17.11 ACRES
 CURRENT ZONING - A1

CURRENT ZONING
 COMMERCIAL AND RESIDENTIAL

BASE SITE CALCULATIONS
 PHASE 1 - 2,378 SQ. FT.
 PROPOSED ZONING - R4
 PERVIOUS AREA = 5387 SQ. FT. (APPROXIMATE)
 IMPERVIOUS AREA = 8200 SQ. FT. (APPROXIMATE)
 (61.9% LOT COVERAGE)
 PHASE 2 - 528 SQ. FT.
 PROPOSED ZONING - R4
 PERVIOUS AREA = 314,039 SQ. FT. (APPROXIMATE)
 IMPERVIOUS AREA = 214,419 SQ. FT. (APPROXIMATE)
 (68.3% LOT COVERAGE)
 PHASE 3 - 456,219 SQ. FT.
 PROPOSED ZONING - R2
 PERVIOUS AREA = 418,107 SQ. FT. (APPROXIMATE)
 IMPERVIOUS AREA = 177,152 SQ. FT. (APPROXIMATE)
 (42.5% LOT COVERAGE)

FILED 12/13/2024 10:00 AM AT THE REGISTRY OF DEEDS, ROCK COUNTY, WISCONSIN. PROJECT NO. 124.0160.30. SHEET C 100 OF 100.



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 25, 2024

GENERAL DESCRIPTION

Description of Request: Concept Plan for a planned development on Stoughton Road.

Location: Across from the Care Center on Stoughton Road.

Applicant: WISH

Current Zoning/Land Use: R2 Residential / parking lot

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:

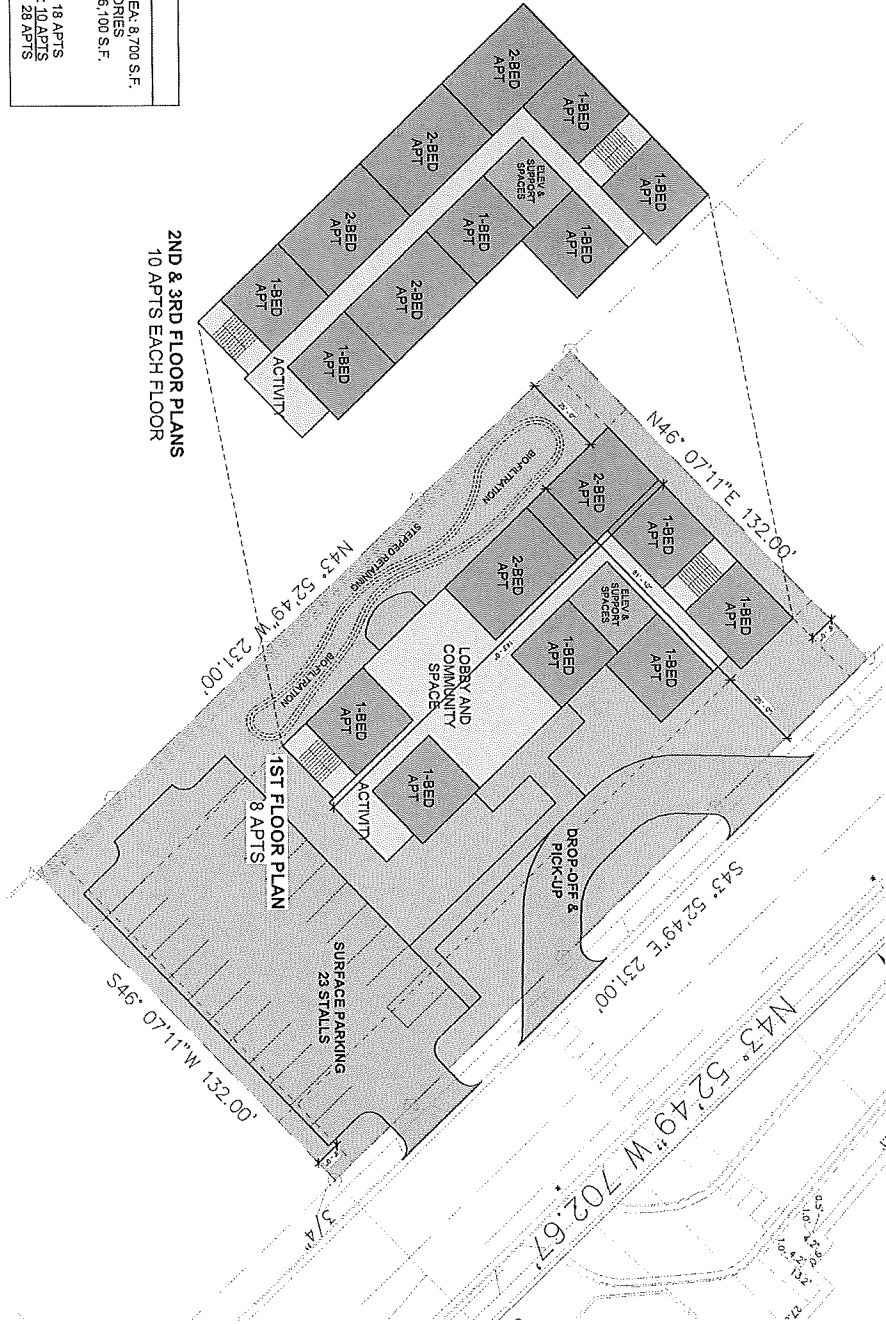
1. The petitioner, which is the non-profit company that operates the Care Center, proposes to develop an apartment building for residents over 55 and possibly individuals with disabilities on the land it owns that is currently a parking lot across the street (Stoughton Road) from the Care Center at 311 Stoughton Road. The initial proposal is to develop a

28-unit residential structure with at least half of the units meeting affordable income standards. The units would be independent living units but the facility would be licensed as a RCAC which would allow for some living support such as meal provision. The zoning ordinance requires structures having more than 17 units be approved through a Planned Development process.

2. The attached plan shows the largest mass of the three story, “L” shaped building near the back of the lot. The site plan shows a circular drop off driveway and a separate surface parking lot having 23 stalls. There is a possibility that the number of units will be reduced to 24. If that is the case, staff recommends the units be removed from the portion of the building nearest the street so as to create a wedding cake arrangement to reduce the mass of the front façade. The Care Center across the street is a 4-story building with a similar wedding cake arrangement as that section of the building closest to the street is two stories tall. The petitioner may propose to “flip” the building and the parking lot.
3. The building would have a mix of one and two bedroom apartments.
4. The plan shows a surface parking lot having 23 spaces.
5. Stormwater control is proposed in the rear of the building.
6. The following is a list of features that do not comply with ordinance provisions that would be varied by the Planned Development process:
 - Maximum number of units in a structure 17 – proposed 28 units
 - Parking 2 stalls per unit – 0.82 stall per unit
 - Maximum gross density 20 units per acre – proposed 40 units
 - Minimum landscape surface ratio 50% - proposed 41%
 - Maximum building height 35 ft - ???

BUILDING INFORMATION:
BUILDING FOOTPRINT AREA: 8,700 S.F.
BUILDING STORIES: 3 STORIES
TOTAL BUILDING AREA: 26,100 S.F.
APARTMENTS:
ONE BED APTS (680 S.F.): 18 APTS
TWO BED APTS (800 S.F.): 10 APTS
TOTAL APTS: 28 APTS

2ND & 3RD FLOOR PLANS
10 APTS EACH FLOOR



WISH APARTMENTS PROJECT

STOUGHTON ROAD, EDGERTON, WISCONSIN

MARCH 18, 2024

SUSTAINABLE BUSINESS SOLUTIONS FOR SENIOR LIVING PROVIDERS

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