

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

PLANNING COMMISSION

Monday, December 11, 2023 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 Friday, December 8, 2023.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by Northward Development for approval to a zoning change from A-1 Agriculture District to R-2 Residential District Two, R-3 Residential District Three, and R-4 Residential District Four for the property located east of East Ladd Lane to allow the establishment of a residential subdivision having structures with between 1 and 6 housing units each. (parcel 6-26-955A).
 - B. Close the public hearing.
4. Consider a request by Northward Development for approval to a zoning change from A-1 Agriculture District to R-2 Residential District Two, R-3 Residential District Three, and R-4 Residential District Four for the property located east of East Ladd Lane to allow the establishment of a residential subdivision having structures with between 1 and 6 housing units each. (parcel 6-26-955A).
5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by the City of Edgerton to establish standards for outdoor storage in the M-1 Light Industrial District.
 - B. Close the public hearing.
6. Consider a request by the City of Edgerton to establish standards for outdoor storage in the M-1 Light Industrial District.
7. Consider approval of November 21, 2023 Plan Commission meeting minutes.
8. Consider preliminary plat for the First Addition to Once Tree Subdivision to create 27 lots for the 24 acres east of East Ladd Lane (parcel 6-26-955A).
9. Set next meeting date and future agenda items.

10. 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: December 11, 2023

GENERAL DESCRIPTION

Description of Request: Approval of a rezone from A-1 Agriculture District One to R-2 Residential District Two, R-3 Residential District Three, and R-4 Residential District Four

Location: East of East Ladd Lane (Parcel #6-26-955A)

Applicant: Northward Development

Current Zoning/Land Use: A-1 / agriculture

Parcel Size: 24.3 acres (approximately)

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 located east of East Ladd Lane from A-1 Agriculture to R-2 Residential, R-3 Residential, and R-4 Residential in accordance with the attached map. The petitioner proposes to develop 5 single family homes; 8 duplexes; and 11 four-unit apartments; 1 five-unit and 1 six-unit apartment. Structures containing more than 4 units will require a conditional use permit.
2. Adjacent land uses consist of the following: residential to the west and south and agriculture to north and east.
3. The Comprehensive Plan recommends the property be developed as a Planned Neighborhood which is described as:

“A carefully-planned mixture of predominantly single family residential development, combined with one or more of the following land use categories: two family/townhouse residential, multi-family residential, neighborhood office, neighborhood commercial, institutional, and park and open space facilities. This category is intended to accommodate the development that adheres to the principles of Traditional Neighborhood Design (TND). Based on the current mix of residential uses in the City, an appropriate mix of future housing units is approximately 70 percent single family detached units, 10 percent two family units, and 20 percent multi-family units.

This proposed development is part of the Comprehensive Plan’s *Northeast Planned Neighborhood*. The Plan describes this neighborhood as follows:

“This approximately 200-acre Planned Neighborhood is located north and east of the City,

south of the existing business park and east of US 51. It abuts existing residential development to the southwest, and Planned Industrial to the east. A portion of this neighborhood will abut the golf course to the south, and an environmental corridor to the east. The hilly and wooded character of this environmental corridor may make this area attractive to higher-end residential development. This neighborhood has a great diversity of land use opportunities. Careful consideration must be given to the transportation network to ensure that highway traffic is not diverted through the neighborhood.”

The residential mix of the One Tree Subdivision (both phases) is 49 single family units (35% of all units); 36 duplex units (26%) (20 of which are the condominiums near the golf course); and 55 multifamily units (39%). These areas are farther from arterial and collector streets, existing more intense commercial land uses, and have significant topography, which will likely result in a greater portion of these parcels being developed in single family residences. While the One Tree subdivision does not meet the ratio of housing unit types recommended by the Comprehensive Plan, the Plan Commission should consider the entire neighborhood in its approval of zoning applications to ensure the overall neighborhood attains the desired ratio. The Commission should consider if the subject plat is more conducive to greater density than other areas. If the Plan Commission elects to reduce density, it should consider a less dense zoning district for the lots abutting the existing single family neighborhood. R-2 would allow for duplexes with a conditional use permit, while R-4 would allow for duplexes as a permitted use and up to 4 units with a conditional use

The open space area proposed on the second phase of the subdivision is more than twice the size of the space that the subdivision regulations require for stormwater and parkland.

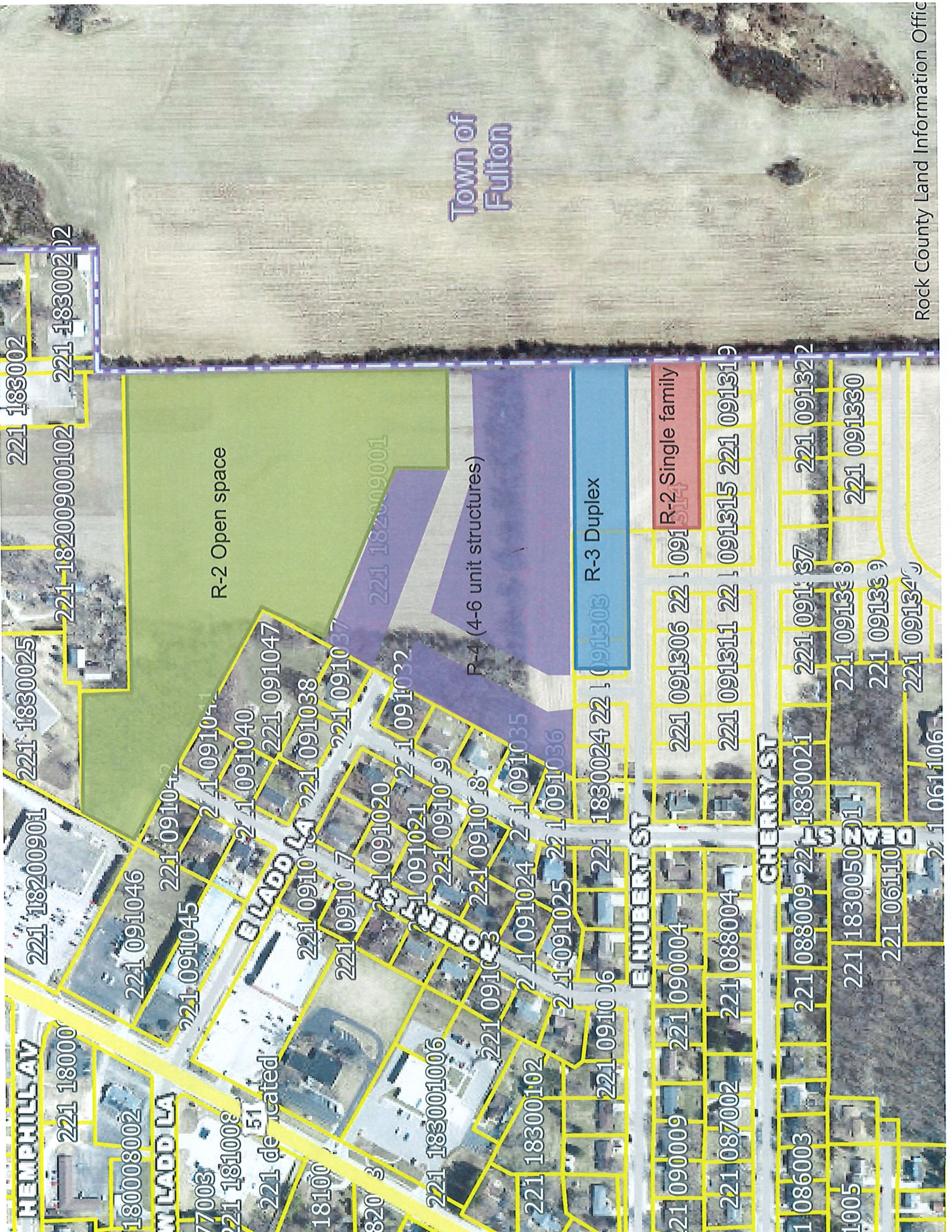
4. The conceptual subdivision plat complies with the Comprehensive Plan’s recommended transportation plan in that it provides the extension of East Ladd Lane as a collector street which will eventually connect East Ladd Lane to Wileman Drive, a future collector street that will be located east of the proposed plat.
5. The zoning ordinance requires bufferyards along zoning district boundaries where more intense land use districts abut less intense districts. Compliance with bufferyard requirements can be accomplished with planting, fencing, berms, and distance.
6. The actual boundaries of the various zoning districts should be based on the lot boundaries established in the platting process. For example, as part of the plat review, the Commission may require that some of the multifamily structures be rotated so that the end of the building faces the street to allow for more on street parking. This may impact the lot sizes. The zoning boundary should coincide with the parcels created in the platting process.

STAFF RECOMMENDATION

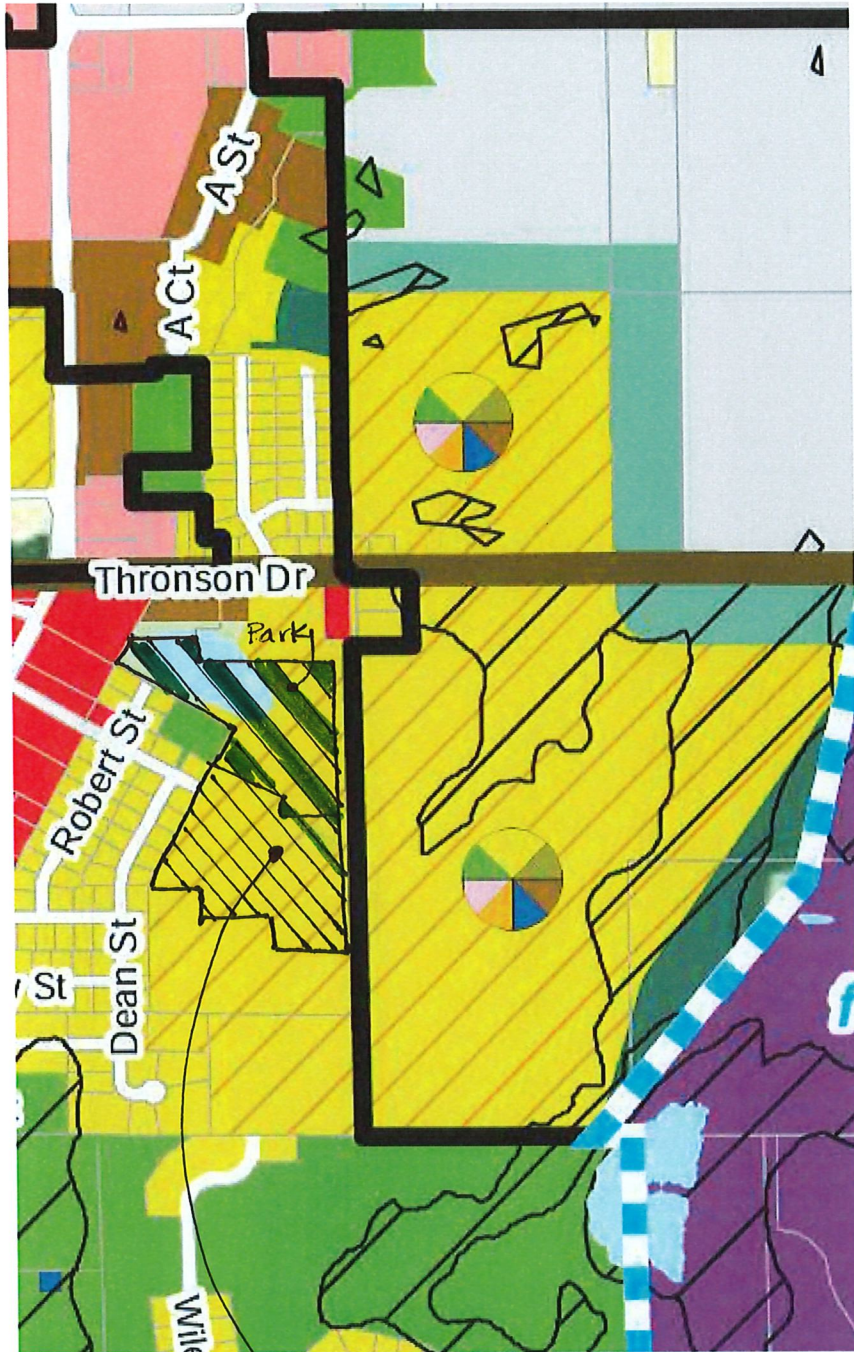
Staff recommends the Plan Commission approve the rezone from A-1 Agriculture to R-2, R-3, and R-4 Residential in accordance with the attached map for the parcels east of Ladd Lane for Northward Development subject to the following conditions:

1. The petitioner submits and the City approves a plat to develop the property generally in conformance with the preliminary plat.
2. The parcels adjacent along the western edge of the development are zoned either R-2 or R-3.
3. The actual boundary of each zoning district will coincide with the lots in the final plat.
4. Plans in compliance with bufferyard regulations are provided before a building permit is issued on each lot having a bufferyard.

Town of Fulton



Northeast Planned Neighborhood



one Tree Phase 2

Memo

To: Plan Commission
From: Staff
Date: 12/7/2023
Re: Text amendment for outside storage in the M-1 District
Re: December 11, 2023 Meeting

Staff Discussion: Please recall the Plan Commission asked staff to prepare a zoning ordinance amendment that would allow for some outside storage in the Business Park. The following alternative amendments could accomplish this objective:

Overlay: Adopt an overlay zoning district that would modify the zoning regulations in the Business Park only, leaving the M-1 district as is for the remainder of the city. The advantage of an overlay district is it can apply to a specific geographic area and not impact the base zoning for other areas zoned M-1 outside of the Business Park. The disadvantages of an overlay district is that it is cumbersome to have two sets of rules; it can be confusing for people trying to interpret the code; and it requires rezoning of the parcels in the business park.

New District: Adopt an entire new zoning district for the Business Park. The advantage of a new district is that it can apply to just the Business Park. The disadvantages are that it requires rezoning of the parcels in the business park which would be concerning to existing land owners; and adding a district requires significant modifications to the zoning code which will be expensive to incorporate.

Modify the M-1 District regulations: The advantages of this process are that it is straightforward and does not require rezoning. The disadvantage is that it changes the regulations for all M-1 parcels in the city, not just the Business Park. Areas currently zoned M-1 outside of the Business Park include the former Dorsey Plant (405 E Fulton St) and the former Shoe Factory. The Shoe Factory will be rezoned as part of its redevelopment.

The proposed ordinance amendment below modifies the M-1 District regulations by allowing outdoor storage as an **Accessory Use** incidental to Light Industrial and requires a conditional use permit.

450-33 E (30) Outdoor storage incidental to Light Industrial. Description: outdoor storage is any activity beyond loading and parking which is located outdoors. Examples of items included as outdoor storage incidental to light industrial include raw materials used in principal light industrial land use and finished products manufactured by the light industrial land use. Such land uses do not include the storage of inoperative vehicles or equipment, off-site parking of vehicles, or other materials typically associated with a junkyard or salvage yard. [See Subsection G(4) below.]

(a) Permitted by right: N/A.

(b) Permitted by right with additional special requirements: N/A.

(c) Conditional use regulations: M-1.

- [1] All outdoor storage shall be screened by any permitted combination of buildings, structures, walls, landscaping and fencing by material having a minimum opacity of 0.3. Such landscaping, walls and fencing shall be designed to screen all stored materials from view by providing a bufferyard having a minimum opacity of 0.3, except for storage in view from residential areas and streets which shall provide a bufferyard with a minimum opacity of 1.00 . (see § 450-76).
- [2] Outdoor storage area shall not exceed 25% of gross floor area of principal building on the site.
- [3] The storage of items shall not be permitted in the following: required minimum setback for buildings, permanently protected green space areas, required landscaped areas, or required bufferyards. (see §450-74).
- [4] The storage of items shall not be permitted within 50 feet of a street or lot line.
- [5] In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §450-37. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
- [6] Outdoor storage areas shall be paved with a hard, all-weather surface such as asphalt or concrete, not stabilized limestone or gravel.
- [7] Materials being stored shall not interfere in any manner with either on- or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- [8] See §450-39F for recreational equipment standards.
- [9] Shall comply with § 450-16 standards and procedures applicable to all conditional uses.

**November 21, 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, Julie Hageman and Ron Webb.

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

Flanigan confirmed the meeting agendas were properly posted on Friday, November 17, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

Jackie Mich from Vandewalle & Associates presented the draft TIF Plans for TIF 10 & 11. Mich explained to the Commission how a TIF works and explained the benefits of TIF districts. Both of the proposed TIF Districts are "blight" type of TIFs.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No. 10 (TID#10).

Jackie Mich presented the boundaries and financial information for TID #10. The one motivation for the creation of TID #10 at this time is the redevelopment of the IKI Building on Swift St.

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

CONSIDER RESOLUTION 27-23: A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 27-23: Adopting City of Edgerton Tax Incremental Financing District No. 10 Project Plan passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No. 11 (TID#11).

Jackie Mich presented the boundaries and financial information for TID #11. The main reason for creating TID #11 is for the redevelopment of the Shoe Factory on N Main St.

Mark Lessner, owner of 512 N Main St, inquired about his property being in a floodplain. He stated he was informed there was a limit to the amount of redevelopment he could do to his property because it was in a floodplain. He is asking how the Shoe Factory can be redeveloped if it is also in a flood plain. He stated he would like to see a plan on reducing the floodplain.

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

CONSIDER RESOLUTION 28-23: A Jim Burdick/Theran Springstead motion to adopt City of Edgerton Resolution 27-23: Adopting City of Edgerton Tax Incremental Financing District No. 11 Project Plan passed on a 7/0 roll call vote.

MINUTES: A Ron Webb/Julie Hagemann motion to approve the August 8, 2023 Plan Commission meeting minutes passed, all voted in favor.

ACCESS TO HWY 51 FOR ORCHARD SUBDIVISION EXTENTION: The developer of the extension of the Orchard Subdivision is seeking approval from the DOT to install a street connecting to Hwy 51 at the Lois Ln intersection. The DOT stated they will not allow another street to access Hwy 51 unless the three private driveways on the east side of the highway are removed. After conversation with some of the owners of these driveways, the developer believes that it is not likely they will agree to relocate their driveways.

The city staff asked the DOT about the option of removing Orchard Street in order to allow a street to be constructed at the Lois Ln intersection. The DOT did not commit to that option but instructed staff to submit a formal request.

The Commission discussed options on how to proceed with the developer's request. One of the options was to close Orchard St in exchange for a new street at Lois Ln; recommending the city take whatever steps necessary to obtain DOT approval for two street access roads; or get a determination from the DOT about allowing future plans with one public street access at Orchard St.

A Jim Kapellen/Paul Davis motion to contact the DOT to determine if Orchard St could be closed in order to open Lois Ln/Matha St passed on a 7/0 roll call vote.

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: December 11, 2023

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary plat to create 27-lots for the First Addition to One Tree Subdivision (Parcel #6-26-955A)

Location: East of East Ladd Lane

Applicant: Northward Development LLC

Current Zoning/Land Use: A-1/ agriculture

Lot Size: 24.3 acres

STAFF REVIEW COMMENTS

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

1. The petitioner proposes to divide the parcel to create 27 lots. Adjacent land uses consist of the following: residential west, north and south, and agriculture to the east.
2. Proposed zoning and land uses are as follows: south side of E Hubert St (proposed lots 1-5), R-2 single family; north side of Hubert St (proposed lots 6-13), R-3 duplexes; land along Ladd Lane and One Tree Drive (proposed lots 14-26), R-4 multifamily structures having from 4-6 units per lot; and parcel north of Ladd Lane (proposed lot 27), R-2 park and regional stormwater pond. Lots 10-13 are being replatted from the first phase of the development. These lots were originally platted as a temporary stormwater pond and a duplex lot. During the rezoning public hearing for phase one of the development, the applicants were granted approval of 9 duplex lots, all on corner lots in the plat. Single family homes have been constructed on all of these duplex lots so far.
3. Lot 27 is planned to be public open space for a neighborhood park and a regional stormwater pond. (See attached park plan from the recently adopted Comprehensive Outdoor Recreation plan.) The proposed land division provides some street frontage for the park as recommended by the Comprehensive Plan, although the frontage is 204 feet which is less than the 320 feet recommended by the Plan. Please note that if the park frontage is greater than 300', the subdivision regulations require the City pay for a portion of the street costs for

frontage over 300’.

4. The proposed lots comply with the lot area and width requirements.
5. Ladd Lane is a collector street per the Comprehensive Master Plan. The Plan recommends collector streets have a minimum ROW width of 70’. The ROW width of the current portion of Ladd Lane is 66’.

The street width of the current Ladd Lane is 44’(back of curb to back of curb). If the proposed extension of Ladd Lane is 42’ wide, the transition from 44’ to 42’ should be made up in the new section of Ladd Lane up to One Tree Drive. All other streets are planned to be 32’ wide which is the same width as the local streets in the first phase.

6. Staff has recommended sidewalks be 5’ wide which is DOT convention (not a requirement) and matches the sidewalk width in the first phase.
7. The City’s adopted plans indicate stormwater from this development should be handled by a regional stormwater pond in the area that is proposed lot 27. The City plans to undertake the design and construction of the regional pond. The construction of the regional pond will have to be underway before the plat for this subdivision can be recorded and before the temporary pond in the first phase can be converted to residential units. The development agreement that is part of the final plat process will have provisions about the ultimate removal of the temporary pond in Phase One once a regional pond is constructed.
8. The construction plans will provide temporary “T” turn arounds at the east end of Hubert Street due to the length of the dead-end streets.
9. The proposed multifamily units will require site plan approval from the plan commission before a building permit is issued. While the site plans are not part of the preliminary plat approval, the plat suggests that the garages of the multifamily units will face the street which will likely result in limited on-street parking spaces per unit. As part of the site plan approval, the Commission could require the 4-unit structures on Ladd Lane be turned so that the side of the structures face the street resulting in one driveway for 8 units. This would increase the on street parking and reduce in appearance of the mass of the buildings from the street. While this requirement is not part of platting process, if the Commission is inclined to make that requirement in the future as part of the site plan approval, it should indicate this preference at this point so that the lot depths can be adjusted if needed.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary plat to create 27 lots for the First Addition to One Tree Subdivision located East of Ladd Lane subject to the following conditions.

1. The City Engineer approves utility extension, storm water control, and erosion control plans.

2. The final plat indicates all easements.
3. The petitioner enters into a development agreement with the City before signing the final plat.
4. The Developer and the City reach an agreement regarding the City's purchase of extra parkland.
5. Lot #26 is removed and half of the lot is added to lot #25, allowing for a 6 unit structure on the larger lot #25 and for more park frontage.
6. The Ladd Lane ROW is 70' wide.
7. The developer dedicates the parkland required by this phase and the land needed for stormwater control for both phases.
8. The developer pays a platting fee of \$10/lot.
9. The City constructs the regional stormwater pond prior to the removal of the temporary pond in Phase One and prior to the recording of the subject plat. This process may require a CSM be recorded to dedicate the park/pond parcel before the recording of the plat.
10. The developer provides sufficient information to determine if the multifamily lots are sized for the proposed units if they are rotated before the approval of the final plat.



OWNER:
MR. BART P. MIES, P.E.
D&B ENGINEERING, INC.
TELEPHONE: (816) 845-5500
FAX: (816) 845-5501
EMAIL: bart@mies.com
DATE: 04/19/2021

CONSISTENT STATEMENT
ALL INFORMATION CONTAINED ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER IS NOT RESPONSIBLE FOR THE INFORMATION PROVIDED BY THE CLIENT.

DATE OF QUESTIONING:
PLAN NO. 2021-0001

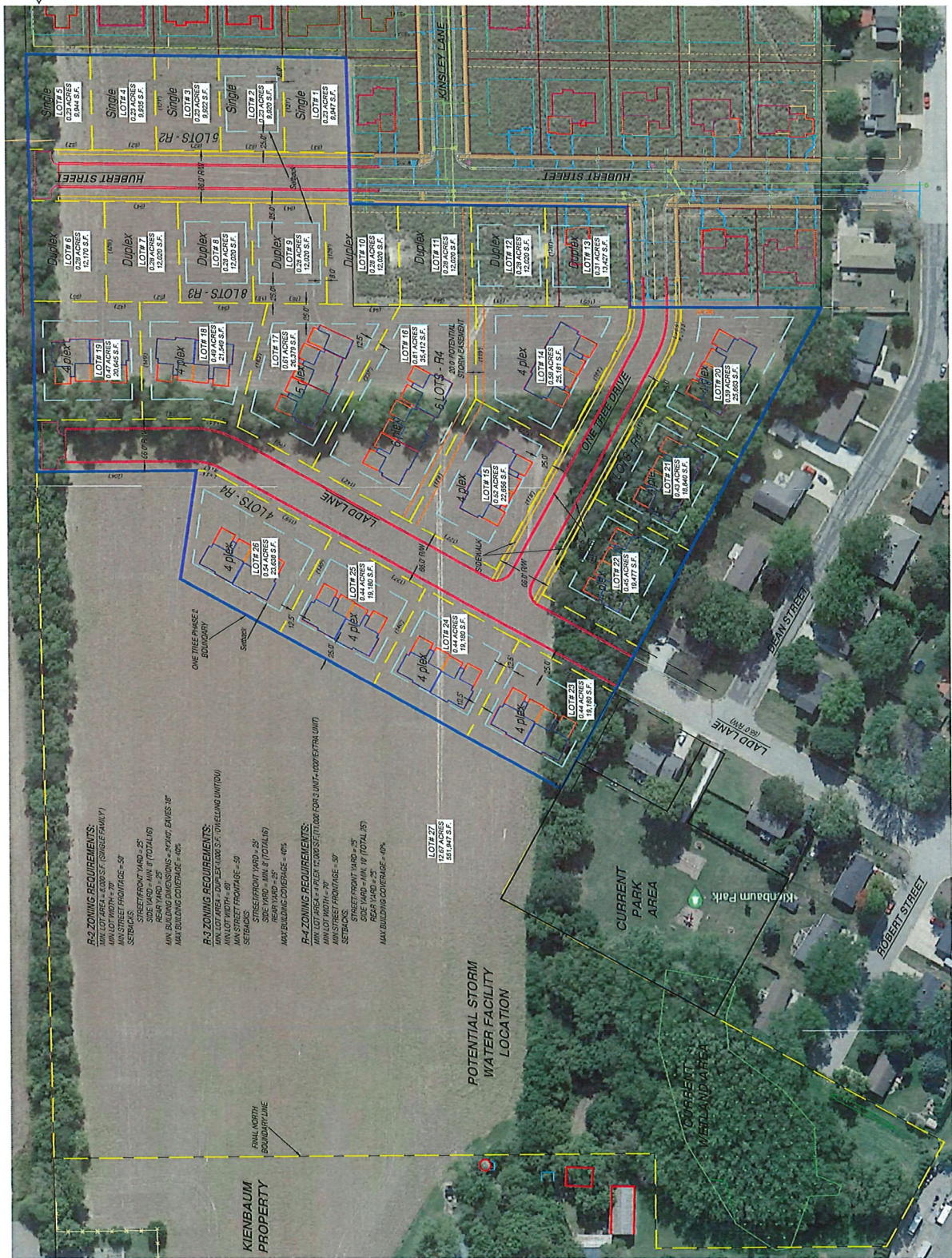
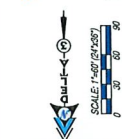
PRELIMINARY CONCEPTUAL LAYOUT

OWNER: NORTHWARD DEVELOPMENT
PROJECT: LORCHER, EGERTSON, WISCONSIN

NO.	DATE	DESCRIPTION
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PRELIMINARY	
SHEET NUMBER	DSC-004
SHEET DATE	SEE S&P SCALE
OWNER	D&B ENGINEER, INC.
DESIGNER	MR. BART P. MIES, P.E.
DRAWN BY	D&B ENGINEER, INC.
CHECKED BY	MR. BART P. MIES, P.E.
DATE	04/19/2021
PROJECT	LOT LAYOUT

OPTION #2023-1B



R-2 ZONING REQUIREMENTS:
MIN. LOT AREA = 1,000 S.F. (SINGLE FAMILY)
MIN. LOT WIDTH = 20'
MIN. STREET FRONTAGE = 50'
MIN. STREET FRONT YARD SETBACK = 10'
MIN. STREET SIDE YARD = 5'
MIN. STREET REAR YARD = 5'
MIN. STREET CORNER YARD = 5'
MIN. BUILDING COVERAGE = 40%

R-3 ZONING REQUIREMENTS:
MIN. LOT AREA = 1,000 S.F. (SINGLE UNIT)
MIN. LOT WIDTH = 20'
MIN. STREET FRONTAGE = 50'
MIN. STREET FRONT YARD = 5'
MIN. STREET SIDE YARD = 5'
MIN. STREET REAR YARD = 5'
MIN. STREET CORNER YARD = 5'
MIN. BUILDING COVERAGE = 40%

R-4 ZONING REQUIREMENTS:
MIN. LOT AREA = 1,000 S.F. (1 UNIT + 1 INDEPENDENT UNIT)
MIN. LOT WIDTH = 20'
MIN. STREET FRONTAGE = 50'
MIN. STREET FRONT YARD = 5'
MIN. STREET SIDE YARD = 5'
MIN. STREET REAR YARD = 5'
MIN. STREET CORNER YARD = 5'
MIN. BUILDING COVERAGE = 40%

R-5 ZONING REQUIREMENTS:
MIN. LOT AREA = 1,000 S.F. (SINGLE UNIT)
MIN. LOT WIDTH = 20'
MIN. STREET FRONTAGE = 50'
MIN. STREET FRONT YARD = 5'
MIN. STREET SIDE YARD = 5'
MIN. STREET REAR YARD = 5'
MIN. STREET CORNER YARD = 5'
MIN. BUILDING COVERAGE = 40%

R-2 ZONING REQUIREMENTS:
MIN. LOT AREA = 1,000 S.F. (SINGLE FAMILY)
MIN. LOT WIDTH = 20'
MIN. STREET FRONTAGE = 50'
MIN. STREET FRONT YARD SETBACK = 10'
MIN. STREET SIDE YARD = 5'
MIN. STREET REAR YARD = 5'
MIN. STREET CORNER YARD = 5'
MIN. BUILDING COVERAGE = 40%