

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

PLANNING COMMISSION
Wednesday, December 2, 2020 at 6:00 P.M.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

REMOTE PARTICIPATION: To participate or 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.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Wednesday, November 25, 2020.
3. PUBLIC HEARING:
 - i. The Plan Commission will hold a public hearing to hear comments regarding a request by Vulcan Builders LLC/Northwoods Development for a zoning change from A-1 Agriculture District to R-2 Residential District Two and R-4 Residential District Four with a Planned Development/General Development Plan overlay for the property located east of Cherry and East Hubert Streets. (Parcels #6-26-955 and 6-26-956.6)
 - ii. Close the public hearing
4. Consider the request by Vulcan Builders LLC/Northwoods Development for a zoning change from A-1 Agriculture District to R-2 Residential District Two and R-4 Residential District Four with a Planned Development/General Development Plan overlay for the property located east of Cherry and East Hubert Streets. (Parcels #6-26-955 and 6-26-956.6)
5. PUBLIC HEARING:
 - i. The Plan Commission will hold a public hearing to hear comments regarding a request by Vulcan Builders LLC/Northwoods Development for a conditional use to allow the establishment of eight residential duplexes for the property located east of Cherry and East Hubert Streets. (Parcels #6-26-955 and 6-26-956.6)
 - ii. Close the public hearing
6. Consider the request by Vulcan Builders LLC/Northwoods Development for a conditional use to allow the establishment of eight residential duplexes for the property located east of Cherry and East Hubert Streets. (Parcels #6-26-955 and 6-26-956.6)
7. Consider approval of October 29, 2020 Plan Commission meeting minutes:
8. Consider setback exception for 512 Blaine Street.
9. Discuss possible Zoning Ordinance text amendments
 - a. Commercial apartments
 - b. Bee keeping
 - c. Potbelly pigs

10. Discuss possible TIF District Amendments.

11. Consider extraterritorial one lot land division on Dallman Road Drive for Donstad in section 5 of the Town of Fulton.

12. Set next meeting date and future agenda items.

13. Adjourn.

cc: Commission Members
City Engineer

All Council Members
Newspapers

Department Heads

Notice: Some members of the Commission may attend by telephone conference for this meeting.

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 2, 2020

GENERAL DESCRIPTION

Description of Request: Approval of a rezone from A-1 Agriculture District One to R-2 Residential District Two and R-4 Residential District Four with a Planned Development/General Development Plan overlay

Location: East of Dean Street section (Parcel #6-26-955 (southern 12 acres) and 6-26-956.6)

Applicant: Vulcan Builders LLC/Northwoods Development

Current Zoning/Land Use: A-1 / agriculture

Parcel Size: 22 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 two parcels located East of Dean Street from A-1 Agriculture to two different residential districts: R-2 Residential and R-4 Residential with a Planned Development/General Development Plan overlay in accordance with the attached map. In the attached conceptual plat, the petitioner proposes to develop 49 single family homes; 8 duplexes on corner lots; and twelve, 4 unit townhomes. Please note that the conceptual land division included in the packet is not part of this request for rezoning but is provided to better describe the proposed rezoning.
2. Adjacent land uses consist of the following: residential to the west, agriculture to north and east; and golf course to the south.
3. The Comprehensive Plan recommends the property be developed as a Planned Neighborhood. The Comprehensive plan describes a Planned Neighborhood 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.”

4. The conceptual subdivision plat complies with the Comprehensive Plan’s Transportation Plan (attached) in that it provides a section of the planned collector street that will eventually connect Fulton Street to Main Street but its configuration does not encourage traffic to cut through the neighborhood as a bypass.
5. The petitioner is requesting the R-4, four unit townhome portion of the development be approved as a Planned Development. (See attached proposed layout of the 4 unit townhomes in the conceptual plat and the rendering of the elevation and floor plan.) The Zoning Ordinance indicates “Planned Developments are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.”

The following aspects of the project do not comply with the underlying R-4 zoning district and will be varied by the PD process.

- Setback for 2 buildings
- lot area for 4 structures

The proposed Planned Development plans for a private street and private stormwater control facility. The primary difference between the proposed planned development and a conventional subdivision is the private street. A distinct advantage of the private road is the units can be placed closer to the street corridor leaving a more generous open space/stormwater area on the southern boundary. The petitioner indicates that the number of units being proposed are needed in order for the units to be in a price range that matches the market in Edgerton.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the rezone from A-1 Agriculture to R-2 and R-4 with a Planned Development/General Development Plan overlay in accordance with the attached map for the parcels east of Dean Street for Vulcan Builders LLC/Northwoods Development subject to the following condition:

1. In accordance with the ordinance provisions of the Planned Development, the existing zoning of A-1 shall control development of the R-4 PUD area until the Precise Implementation Plan (PIP – the last step of the Planned Development Process) is approved, and if the PIP is not approved within 5 years, zoning will revert to A-1.

Description of Proposed Rezoning & Conditional Use

Northward Development, LLC plans to develop roughly 18 acres off Cherry St. for residential housing. The development includes 49 lots zoned as R-2 and a section in the southeast corner zoned as R-4 for multifamily units backing up to the golf course. Of the 49 lots zoned as R-2, the majority will be single family homes, while eight (labeled as “D” on the Preliminary Subdivision Map) will be R-2 with a conditional use for duplexes. The projected number of households for this development is 97.

The current land use for this area is Agriculture. The northern portion of the parcel was used for soybean crop this year, while the southern portion was not farmed. We believe changing the zoning from Agriculture to Residential not only fits in with the City’s Comprehensive Plan, but also naturally spreads residential development outward from Cherry and Hubert Street. Our plan gradually increases density from single family homes with limited duplexes to a townhome development on the lower corner overlooking the golf course. Our development furthers Edgerton's goals by providing the bypass represented on the Comprehensive Plan Map that will eventually lead to E. Ladd Lane. We believe our layout meets the City’s objective of not creating a straight-shot to E. Ladd Lane to deter high traffic while allowing an eventual pathway for residents. Also, we allow for further development to eventually cut in directions currently undeveloped.

We will be providing approximately three lots in the north part of the development for stormwater drainage. We have worked closely with our engineer, Ron Combs, to bring the Commission a development layout that fits the City’s master plan and supplies the City with vital development. Further, we plan to not only develop this land, but also construct the residences. This allows for simultaneous development and construction, which creates a brisk timeframe.

Justification for Planned Development

For the last several years, our building company has built and sold approximately 150 homes in the Edgerton area. We personally experienced the influx of people looking to move to the Edgerton area and live in an affordable new construction home. Our main effort has been to provide single family homes to these residences, but we have also seen the need for another option, condominiums.

With a quick market analysis search you will see there are limited options to buy or rent a condominium in the area. For example, a Zillow search only pulls up one option to rent and one option to buy a condominium in Edgerton at this time. Further, as of 2015, only 1% of Edgerton’s existing land use was duplex or townhome residential. Considering the inventory in

the area is so limited, we believe Edgerton needs fresh living options and believe we can provide this much needed real estate for Edgerton through our proposed Planned Development.

Our Planned Development consists of twelve 4-plexes; each unit equipped with an attached garage, patio, balcony, and two to three bedrooms. We decided to go with the design of a townhome for our development for multiple reasons, each of which fit the overall goal for Planned Development within the town of Edgerton.

Townhomes create a living space for a rising median age stemming from prolonged life expectancy. It creates a space adequate in size to live and comfortably manage. This is not only convenient living for the elderly, but also for the younger generation who are having fewer children. There is a national trend of decreasing household sizes and, currently, Edgerton's average household size lies close to 2.24 and keeps decreasing. Our townhome plan consists of two to three bedrooms, which we believe is the ideal household size to bedroom ratio. This layout allows for a master bedroom, guest room, and/or an office to meet the ever growing trend of working from home.

According to Edgerton's Comprehensive Plan, a trail for hiking and biking will eventually be constructed which connects the PD's residents to other areas of the town. One of Edgerton's "Top Trends" listed within its plan was the increasing active senior citizens. As mentioned above, we believe the townhomes create a perfect living area for the aging population and they will have direct access to the future trails and can connect to different parts of the city.

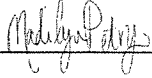
In the overall City's plan, one goal is to promote a future land use pattern containing a mix of uses and building types. When looking at our development as a whole, we meet this goal by creating the future land use specified. This area is marked to be a planned neighborhood which includes single family, two family, and mixed residential. In our plan we provide each of the three types of housing. Importantly, Edgerton's Plan specifies the importance of the golf course area abutting the southern portion of our development. We believe we maximize the attributes of the golf course by providing 16 households with direct views overlooking the golf course. The main floor of each unit will allow for residents to enjoy the ease of opening their back patio door to views of either the golf course or green space, while the upstairs master suite does the same.

Lastly, a Planned Development is necessary for the layout we wish to achieve for our development. We hope to give as many households as possible the feature of golf course views. This requires a more flexible layout while achieving a pleasing and practical aesthetic.

Overall, our proposed plan fits the objective of the City through forwarding economic development. We not only hit the marks of Edgerton's Comprehensive Plan in multiple areas, but also create the necessary and needed development of new construction within the city.

Please reach out if you would like any further information on our thoughts about this project. We look forward to working with you.

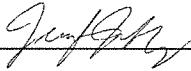
Thank you,



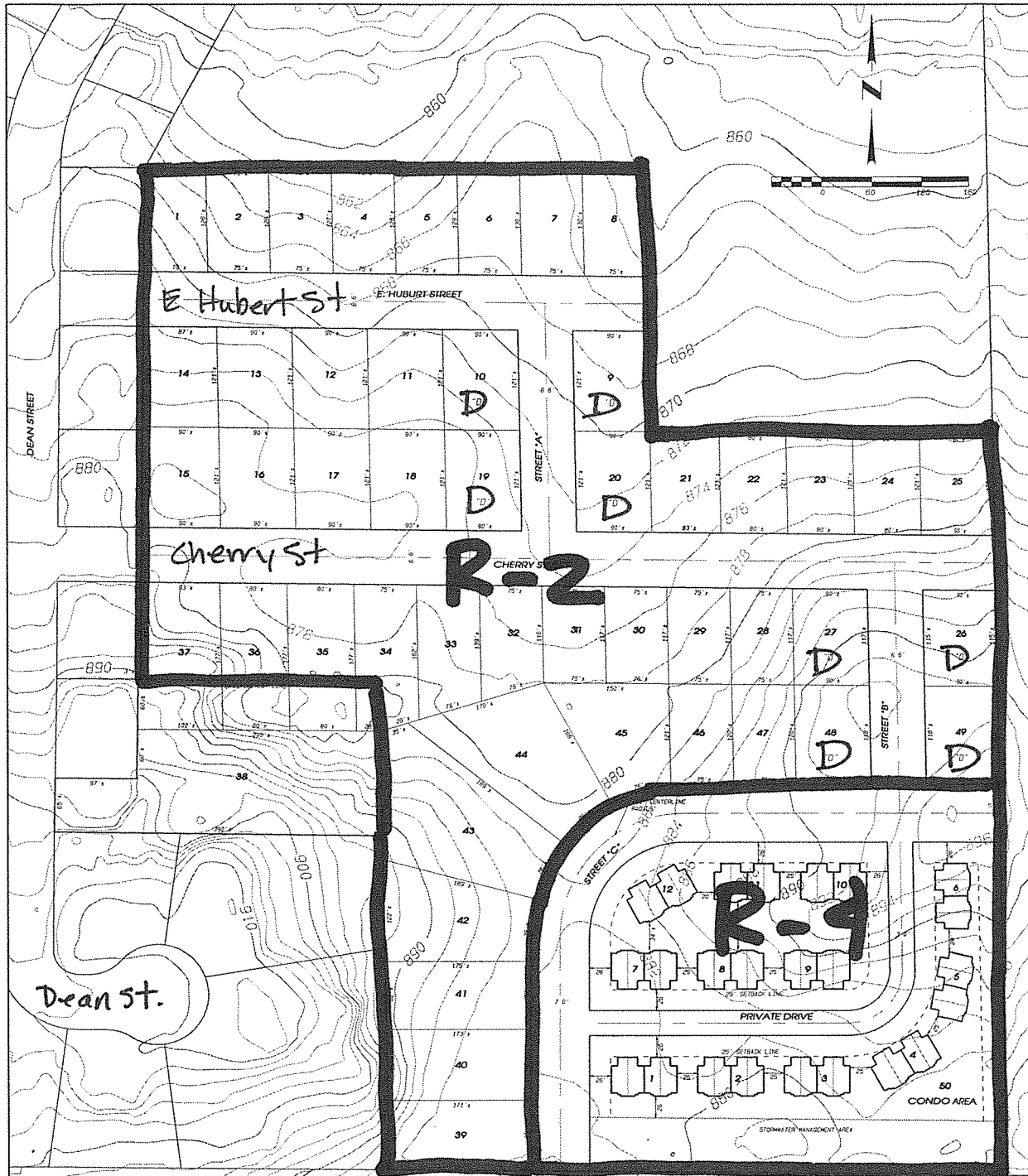
Madilyn Petry, Owner
Northward Development, LLC



Joshua Petry, Owner
Northward Development, LLC



Jennifer Jeffery, Owner
Northward Development, LLC



E Hubert St

Cherry St

Dean St.

R-2

R-4

D = Proposed duplex



TOTAL LOTS: 50
 PRELIMINARY SUBDIVISION
 FOR
VULCAN BUILDERS, LLC.
 PART OF SECTION 3, T.4N., R.12E.
 OF THE 4TH P.M., CITY OF EDGERTON,
 ROCK COUNTY, WISCONSIN.

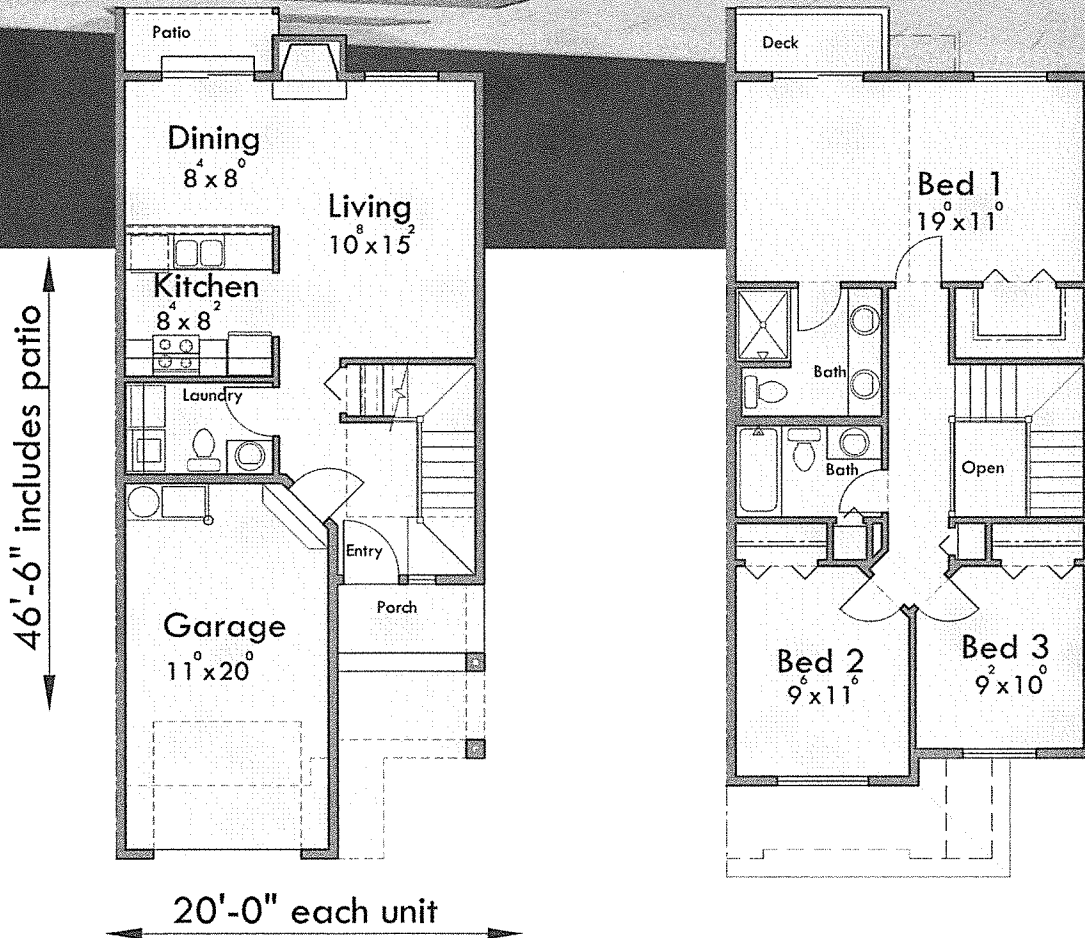
Combs & Associates <small>122 W. HUBERT ST. EDGERTON, WI 53124 WWW.COMBSANDASSOCIATES.COM</small>	• LAND SURVEYING	DATE	11/13/20
	• LAND PLANNING	BY	BFG
	• CIVIL ENGINEERING	PROJECT NO.	120-463
		DATE	
			Vulcan Builders

PLAN F-589

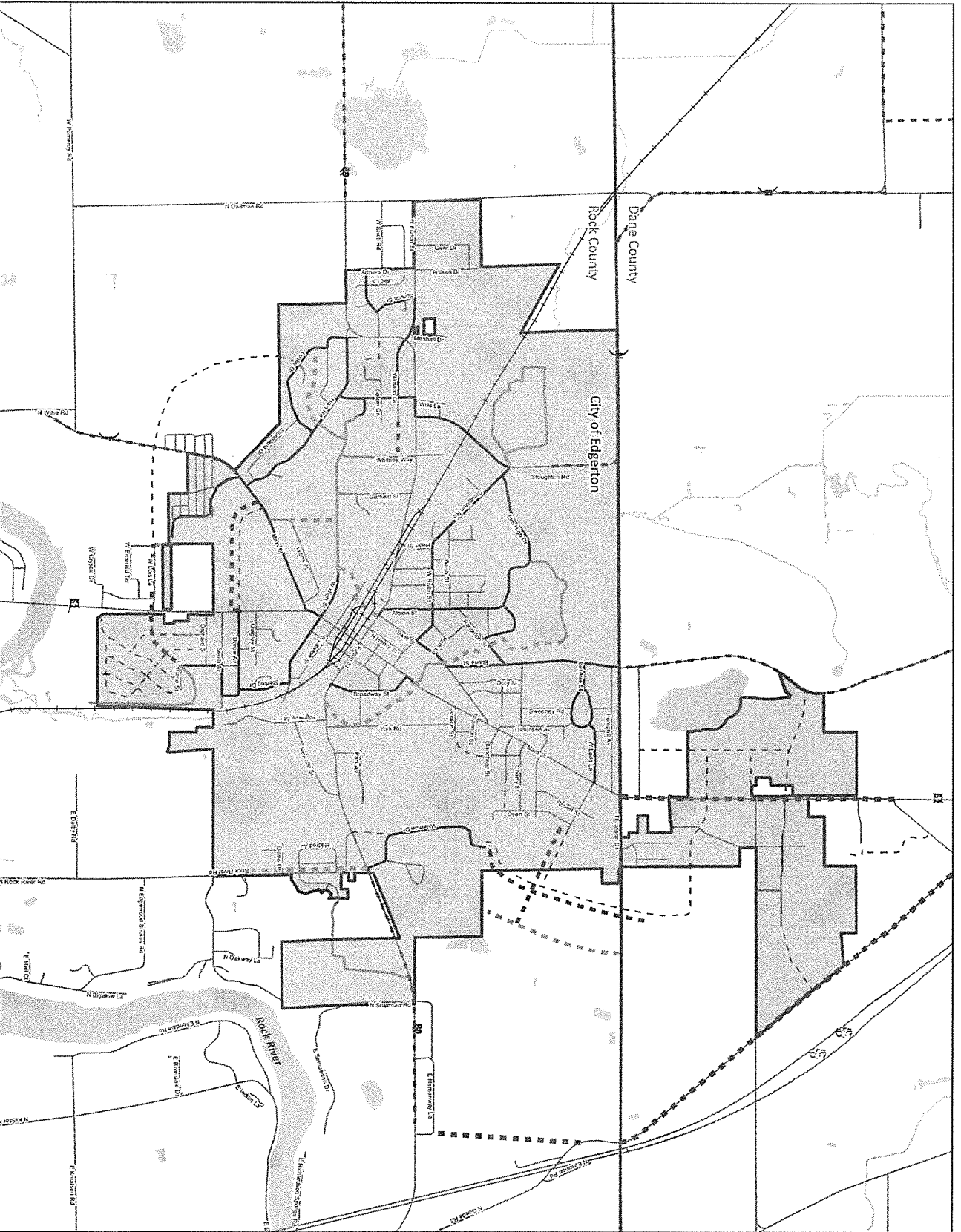
MAIN FLR. 500 SQ. FT.
UPPER FLR. 703 SQ. FT.
TOTAL 1203 SQ. FT.
GARAGE 240 SQ. FT.



© www.houseplans.pro



Transportation Plan



- City of Edgerton Municipal Boundary
- Other Municipal Boundaries
- County Boundaries
- Existing Roads

Potential Road Extensions
and Improvements

- 70 to 80' ROW
- 100' ROW
- 110' ROW

Trails

- Existing Off Street Trail
- Existing On Street Bike Route
- Proposed Off Street Trail
- Proposed On Street Bike Route

0.5 Miles



Adopted: December 21, 2015
VANDEWALLE & ASSOCIATES INC.
 LEADING DESIGN. INSPIRING CHANGE.
 Sources: City of Edgerton; Rock County; Dane County; US Census Bureau

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: December 2, 2020

GENERAL DESCRIPTION

Description of Request: Approval of a conditional use permit to construct eight duplexes in the R-2 Residential District Two

Location: East of Dean Street section (Parcel #6-26-955 (southern 12 acres) and 6-26-956.6)

Applicant: Vulcan Builders LLC/Northwoods Development

Current Zoning/Land Use: A-1 / agriculture

Proposed Parcel Sizes: 10,350-10,890

STAFF REVIEW COMMENTS

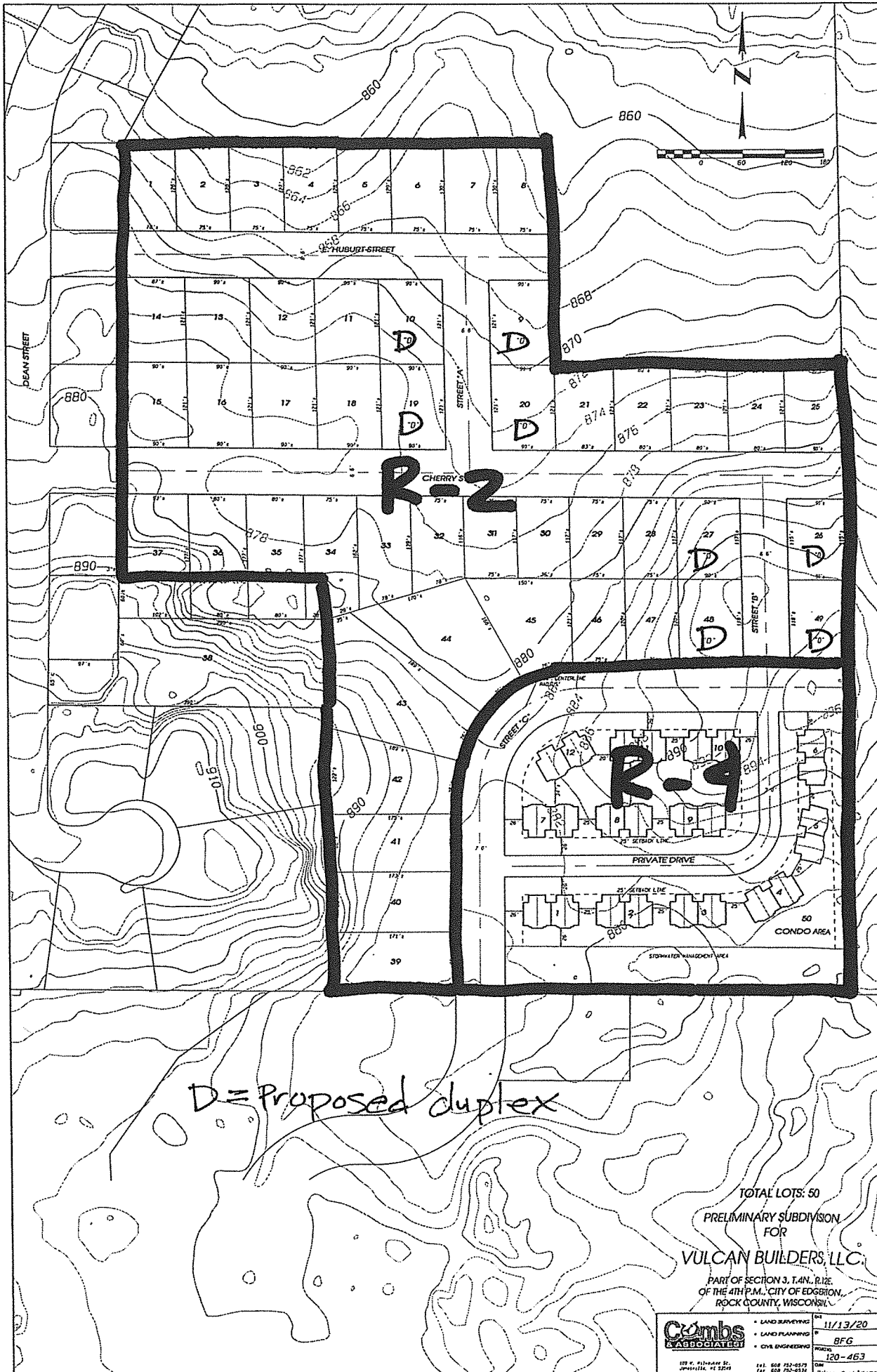
Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The petitioner requests approval of a conditional use permit to construct eight duplexes in the proposed subdivision located east of Dean Street in accordance with the attached map.
2. All the proposed duplexes are located on corner lots as shown on the attached conceptual plat. The developer has provided the attached drawings of an example of the duplexes but is not committed to constructing all the duplexes like the example.
3. The Master Plan recommends the property be developed as a Planned Neighborhood. Planned Neighborhoods have an appropriate mix of future housing units with approximately 10 percent two family units.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit to allow the construction of up to eight duplexes on corner lots for the parcels east of Dean Street for Vulcan Builders LLC/Northwoods Development subject to the following conditions:

1. The petitioner submits and the City approve a plat to develop the property generally in conformance with the attached "concept" plat.
2. The garages of each duplex building access a different street on at least half of the duplexes.
3. The parcels are rezoned to R-2.



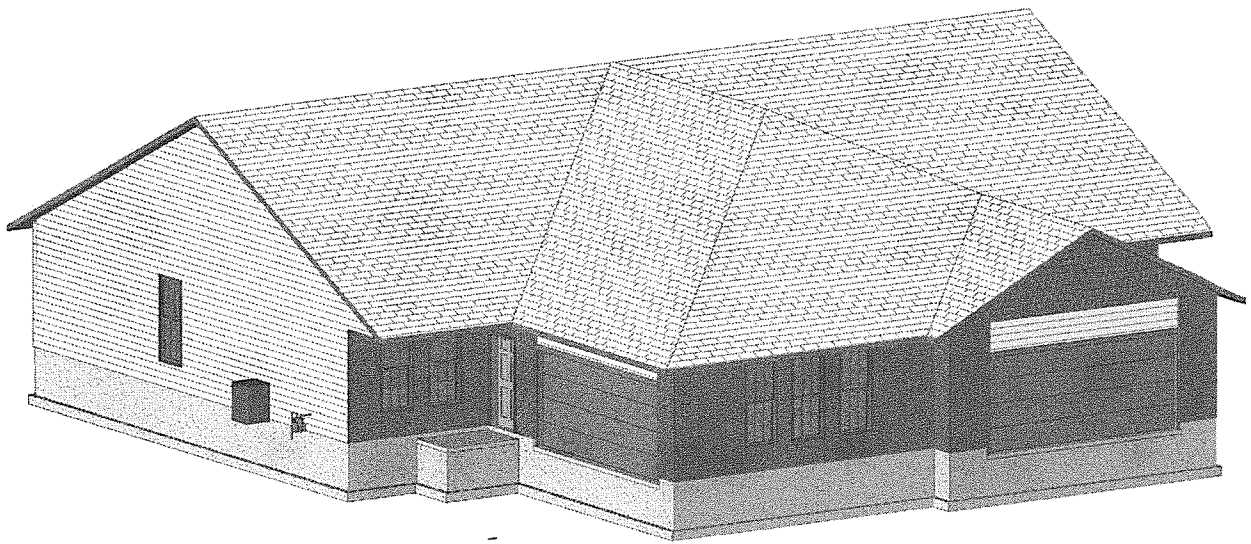
R-2

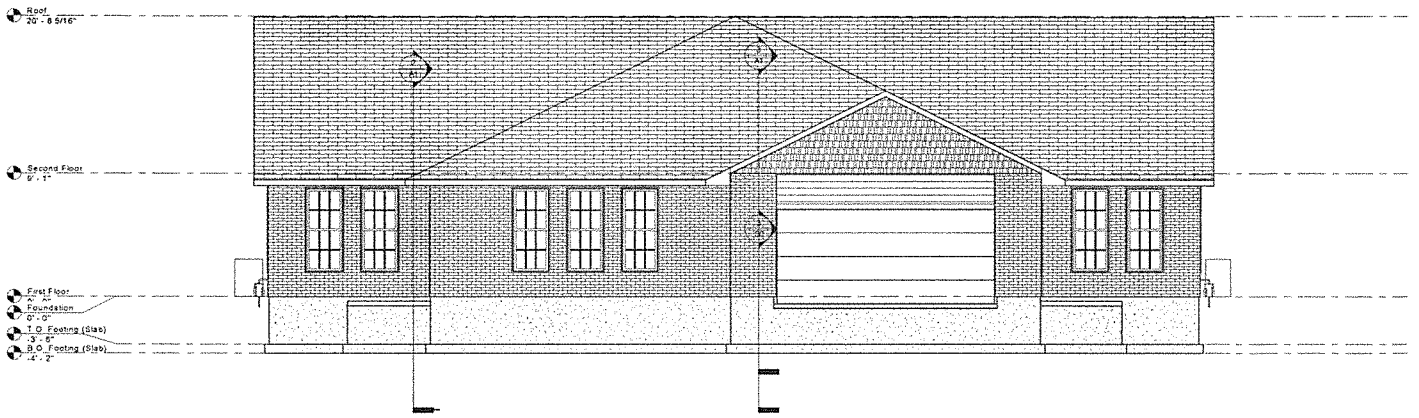
R-4

D = Proposed duplex

TOTAL LOTS: 50
 PRELIMINARY SUBDIVISION
 FOR
VULCAN BUILDERS, LLC.
 PART OF SECTION 3, T.4N., R.12E.
 OF THE 4TH P.M., CITY OF EDGEMOND,
 ROCK COUNTY, WISCONSIN

	• LAND SURVEYING	DATE: 11/13/20
	• LAND PLANNING	PROJECT: BFG
	• CIVIL ENGINEERING	NO. 120-463
	129 W. FISHBANE ST. SPRINGFIELD, WI 53588 www.combsassoc.com	TEL: 608 752-6575 FAX: 608 752-6574 Date: Vulcan Builders





**OCTOBER 29, 2020 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Jim Burdick, Anne Radtke (remote connection), Paul Davis, Jim Kapellen, Julie Hagemann, and Ron Webb.

Others Present: City Administrator Ramona Flanigan and a few citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, October 23rd at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the minutes from the September 14, 2020 Plan Commission meeting passed on a 7/0 roll call vote.

A Ron Webb/Jim Kapellen motion to approve the minutes from the October 7, 2020 Plan Commission meeting passed on a 7/0 roll call vote.

DISCUSS ZONING TEXT AMENDMENTS:

Commercial Apartments: City Administrator Flanigan presented the Commission with a draft ordinance amendment and asked the Commission to determine if the commercial apartments amendment should be set for a public hearing, be sent back for amendments, or not be considered.

The request was to allow apartments on the first floor in the downtown commercial (B-2) district in the rear of the buildings with a commercial use in the store front. The HMU District consists of undeveloped property so staff did not include it.

The draft ordinance allows residential units on the first floor with a conditional use permit. The following is a list of items to consider:

- How much of the ground floor can be used for the residential unit?
- How will the residential unit have ingress and egress; doorways; windows; effect on existing facade.
- Compliance with all applicable city codes and regulations.
- Parking: per unit or per bedroom.

Currently the upper level apartments must provide 1 off-street parking space for each bedroom.

Jim Kapellen asked if the first-floor apartment must be occupied by the business owner within the building. Flanigan stated there would be no way for the City to monitor that if required.

He asked if the City can require some type of window display for those commercial units that are vacant but have a first-floor apartment. This would make the store front more appealing. Flanigan stated currently the City has no provision for this. With a conditional use, the Plan Commission can make any requirements they wish. The other option is to make it a part of the ordinance. She

would have to research to find the proper placement to incorporate it into the ordinance.

Casey Langan, 212 Park Lane, stated he proposed the idea of allowing a residential unit on the first floor. With COVID 19 and small businesses struggling, he was looking for another source of income for the building owners.

He supports the conditional use permit. As for the amount of footprint allowed for residential, he would like to see this more than 50% depending on the commercial use. In addition, he would like to see a change for the number of parking spaces required. A three-bedroom unit may have one adult and two children and not need three parking spaces.

Flanigan stated it is up to the Plan Commission. If the goal is to preserve the buildings then these requirements may not be needed. She has heard from building owners that the upper unit apartments make the building cash flow so they are fine with leaving the store front vacant.

Chris Lund noted some of the buildings have a pretty good size footprint and may be able to have more than one apartment. He asked if the Commission wants that.

The balance for commercial and residential public parking was discussed. The Commission members would like to allow the parking spaces part of the conditional use decision instead of an ordinance requirement.

Jim Kapellen requested verbiage to address the window display, in the event the commercial unit is empty, as part of the conditional use. Others questioned how it would be regulated and who determines what it should be. Casey Langan noted the window display could be rented out for advertising too. Staff will draft language requesting, but not mandated, that the front window has a display and bring it back for review.

Casey Langan suggested instead of a percentage of the footprint being allowed for the residential, using a square footage or distance away from the front entrance. The Commission supported this idea but staff will need to research what distance is reasonable.

The Commission requested another draft of this ordinance come back before a public hearing.

Potbelly Pigs: Flanigan provided the Commission with some policy questions to address if they wish to allow potbelly or mini pigs. Each item will be addressed by the Commission.

How many Mini Pigs will be allowed per property? And do pigs count as 1 of 4 maximum pets allowed? (The maximum number of pets allowed is located in another chapter of the ordinance.)

Veronica Ellingworth, 204 Hubert St, made the request to allow potbelly pigs. She stated she has read through the draft ordinance and agrees to the majority of it. The one thing she would like to see is allowing for two pigs because they are social in nature. To limit the number to only one is not in the best interest of the pig or its owner.

The other item Veronica Ellingworth requested be changed is the size of the pig. She provided pictures of pigs in comparison to dog breeds. A 100-150 lb. pig is about the size of a beagle. The average weight is between 60 – 150 lbs. In addition, when someone adopts a piglet, there is no way to tell how large it may be when grown. To restrict a pig's weight can cause malnutrition.

Veronica Ellingworth stated she feels an enclosed area should be required. Whether it is a fence or enclosure it should be mostly solid. She feels it would be difficult to have pigs in apartments due to the need for them to be outside.

Paul Davis asked if there is a “potbelly” breed of pig that are considered pets. Veronica Ellingworth stated there is and she believes the potbelly pig comes from Vietnam. They are distinguishable from farm pigs. Paul Davis asked how does someone distinguish between the two. Veronica Ellingworth stated by the size.

Chris Lund stated he feels only single-family structures are allowed to have pigs. If it is a condo consisting of two attached units, they would not be allowed. Paul Davis noted that most individually owned condos are typically governed by an association. He believes it would be up to that body to regulate if a pig is allowed.

Flanigan stated the ordinance regulating chickens establishes a minimum outside area. She followed this same provision for pigs. Veronica Ellingworth noted pigs do need an outside space for their welfare. She added pigs squeal just like dogs bark so there is a similarity there also.

Anne Radtke stated she feels these pigs are not mini and 175 lbs. animal is a lot to handle. She is not in favor of allowing them within the City limits.

Chris Lund asked if there is anyone else that feels pigs should not be allowed or should the Commission continue discussing policy items. Members indicated they wish to continue.

The remaining Commission members agreed that pigs be restricted to single family structures only with a lot that has a yard. Fencing should be required with a height of at least 32” tall and adequately grounded to hold the pig in the enclosure. Other than for walking, leashing a pig outside is not allowed.

The Commission agreed that pigs be allowed as a special use in the residential districts only. The maximum weight was set at 150 lbs. The number of pigs allowed be two and it would be included in the maximum number of pets allowed.

The Commission requested a new draft ordinance come back to them for review before a public hearing is scheduled.

Bee Keeping: Flanigan stated bee keeping has been requested to be allowed in residential districts. Currently they are allowed in agricultural, manufacturing and B-4 districts. She used City of Madison's ordinance to draft an ordinance for review. The graphic used in the Madison ordinance is attached.

Jim Burdick stated he supports bee keeping but questions them in his neighbor's yard. He noted if the Commission is in favor of it, he will go along with it also.

Jim Kapellen recommended the requirement of a permit so the City will know where the hives are located. The other Commission members agreed. They also agreed that this use be allowed as a special use in all districts.

The Commission discussed the distance between the hive and property line. They agreed that a hive be no closer than 10' from a property line that has a different owner.

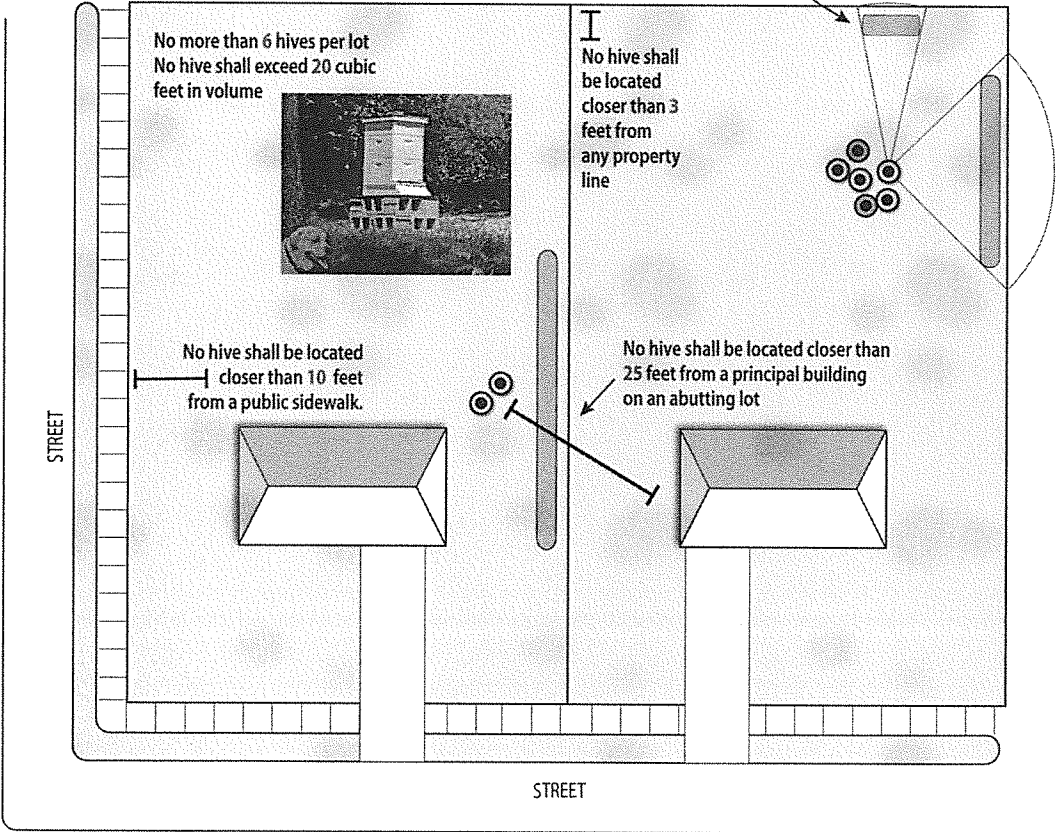
A revised draft ordinance will come back to the Commission for review before a public hearing is set.

Being no other business before the Commission, a Ron Webb/Julie Hagemann motion to adjourn passed on a 7/0 roll call vote.

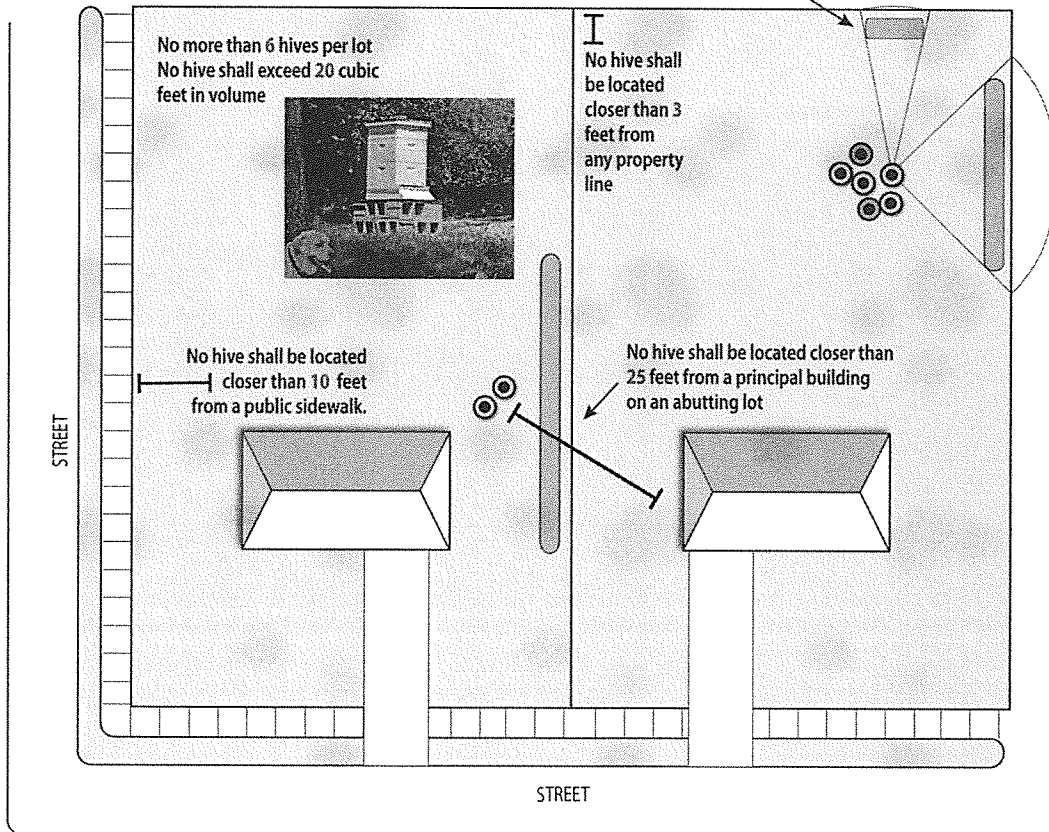
Ramona Flanigan/ch
City Administrator

Approved
December 2, 2020

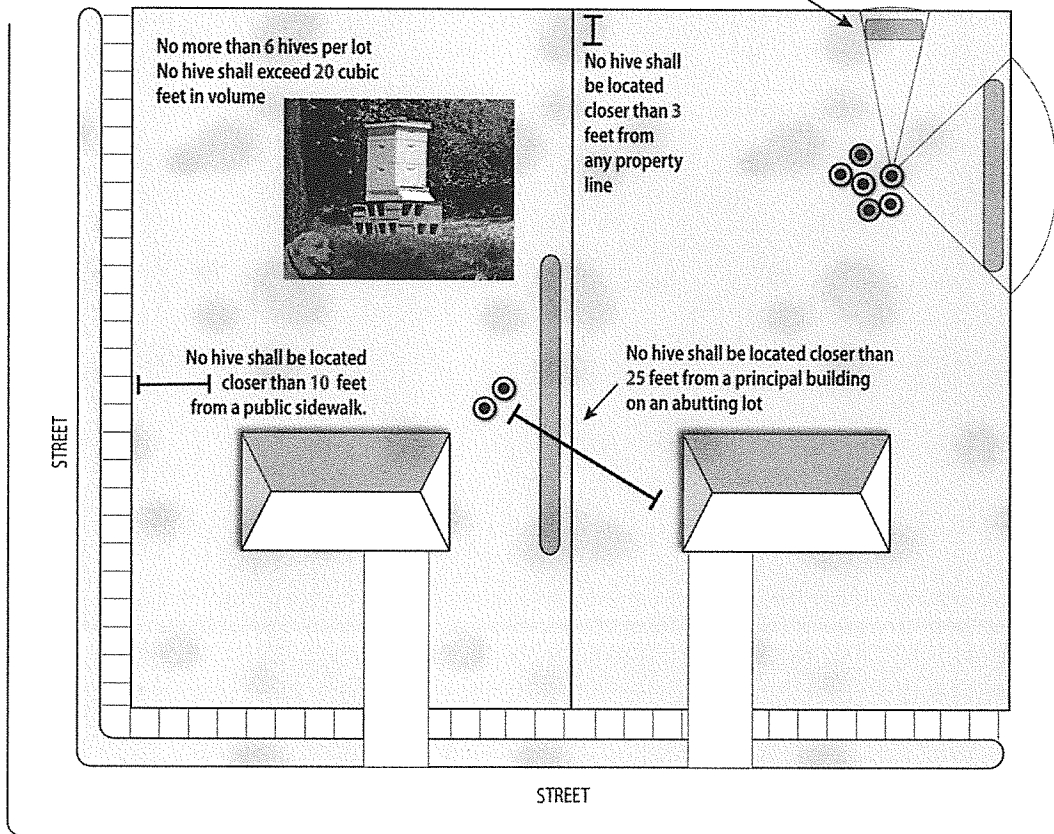
A flyway barrier shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.



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TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: December 2, 2020

GENERAL DESCRIPTION

Description of Request: Petition for approval of a setback exception

Location: 512 Blaine Street

Applicant: Lisa Weinstein

Current Zoning/Land Use: R-2/ Two family residential unit

Lot Size: 8,750 sf

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

1. Section 22.302(5) allows the Plan Commission to permit the construction of a structure that does not comply with the front yard setback if the proposed structure's setback is equal to or greater than the average setback of structures within 250' of the subject structure. The required setback is 25'. The average setback of the structures within 250' of 512 Blaine St is approximately 17.5'. The owner of 512 Blaine St wishes to construct a porch addition that has a 22.2' setback.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant the setback exception for 512 Blaine Street to allow an addition that has a front yard setback of at least 20'.

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: December 2, 2020

DISCUSSION

The Plan Commission requested to review draft ordinances for the text amendments below to determine if these items should be set for a public hearing. (New text is underlined and removed text is struck through.)

Commercial Apartments

(5) Accessory Land Uses.

(a) Commercial Apartment.

Description: Commercial apartments are dwelling units which are located in conjunction with, and accessory to, ~~above the ground floor of a building used for a commercial land use (as designated in Subsection (4), above)~~ – most typically an office or retail establishment. The primary advantage of commercial apartments is that they are able to share required parking spaces with nonresidential uses.

1. Permitted by Right: Not Applicable
2. Permitted by Right with Additional Special Requirements: Not Applicable
3. Conditional Use Regulations: {B-1, B-2, B-3, B-4, HMU}
 - a. The gross floor area devoted to commercial apartments shall be counted toward the floor area of a nonresidential development.
 - b. In the B-1, B-3, B-4 and HMU districts, commercial apartments cannot be located on the ground floor.
 - i. A minimum of 1 off-street parking space shall be provided for each bedroom within a commercial apartment. Parking spaces provided by nonresidential land uses on the site may be counted for this requirement with the approval of the Zoning Administrator.
 - c. In the B-2 District, commercial apartments are allowed on any floor of a structure but commercial apartments on the ground floor are allowed under the following conditions:
 - i. The business use shall occupy the traditional store front area(s) of the building;

ii. The commercial land use must comprise at least the front (traditional storefront) 500 sf of the ground floor. The Plan Commission may reduce this standard, as necessary.

iii. Exterior features and architectural elements of existing building façades must not be altered in a manner which detracts significantly from the character of structure to accommodate the commercial apartment;

iv. Clear ingress and egress shall be established pursuant to all applicable building and fire codes, as amended from time to time;

v. Compliance with all other applicable city codes and regulations as may be required to allow for residential occupancy of first floor areas.

vi. Applications for the establishment of all new residential units on any floor shall include a description of where parking will be provided for each residential unit including the use of parking spaces provided by nonresidential land uses on the site.

vii. Applications for the establishment of all new residential units on the ground floor shall include a proposal to establish a window display providing interest to pedestrian traffic (i.e. advertising for a local business or attraction) in times when the commercial space is not occupied by a business.

e.d. Shall comply with Subsection 22.206, standards and procedures applicable to all conditional uses.

22.721 Central Business District (B-2).

(1) Description and Purpose:

Central Business District Architectural Requirements:

(a) General:

Nonresidential and residential construction, including new structures, building additions, building alterations, and restoration or rehabilitation shall correspond to the downtown design guidelines as determined by the Plan Commission and as evidenced by certain existing structures within the downtown and by the following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of facade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of facade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening. Existing and new structures with less than a ten

foot front yard setback must have a storefront or office (nonresidential) component on the first floor in the front of the building. All new residential construction on Fulton Street shall be required to have a storefront component. The first floor of all new construction which does not have a storefront shall provide pedestrian amenities such as sitting areas or shall have other features to make the building interesting for pedestrian traffic.

22.304 (2) Agricultural Land Uses

(e) Husbandry.

Description: Husbandry land uses include all operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than 1 animal unit (as defined in Subsection 22.102) per acre. Apiaries are considered husbandry land uses. Husbandry activities that are not the Principal Use of the property are regulated as Accessory uses in Section 22.304(5)(z)

1. Permitted by Right: Not Applicable
 2. Permitted by Right with Additional Special Requirements: Not Applicable
 3. Conditional Use Regulations: {A-1}
 - a. Any building housing animals shall be located a minimum of 300 feet from any residentially zoned property, and 100 feet from all other lot lines.
 - b. All outdoor animal containments (pastures, pens, and similar areas) shall be located a minimum of 10 feet from any residentially zoned property.
 - c. Shall comply with Subsection 22.206, standards and procedures applicable to all conditional uses.
 4. Parking Regulations: One space per employee on the largest work shift.
-

22.305(5) Accessory Uses

(z) Husbandry.

Description: Husbandry land uses include all operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one (1) animal unit (as defined in Section 22.102) per acre where the Husbandry activities are not the Principal Use of the property. Apiaries (bee keeping) are considered husbandry land uses.

Regulations for apiaries only

1. Permitted by Right: Not Applicable.
2. Permitted by Right with Additional Special Requirements: ~~Not Applicable all districts.~~
 - a. No bees shall be intentionally kept and maintained other than honey bees.
 - b. No hive shall exceed 20 cubic feet in volume.
 - c. No more than six hives may be kept on a zoning lot.

- d. No hive shall be located closer than three feet from any property line of a zoning lot in different ownership.
- e. No hive shall be located closer than ten feet from any ~~property line~~ public sidewalk or 25 feet from a principal building on an abutting lot in different ownership.
- f. An ever-present supply of water shall be provided for all hives.
- g. A flyway barrier at least six feet in height shall shield any part of a property line of a zoning lot in different ownership that is within 25 feet of a hive. The flyway barrier must effectively direct bees to fly up and over the barrier when flying in the direction of the barrier. The flyway barrier shall consist of a wall, fence, dense vegetation or combination thereof, and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded. The barrier shall further comply with any applicable fence regulations contained in this Code of Ordinances
- h. Every owner of a hive shall obtain a license for such hive prior to establishing a hive and annually thereafter. There will be a fee of \$10.00 for said license. Hive licenses are required to be renewed by March 31st every year. License renewal payments received after the March 31st deadline will be subject to a late fee of \$5.00 in addition to any applicable license fees.
- i. Shall comply with Subsection 22.207, standards and procedures applicable to all special uses.

3. Conditional Use Regulations: ~~{For apiaries only: A-1, B-4, M-1, M-2, M-3}~~ not applicable

- ~~a. Any buildings or hives housing animals or bees shall be located a minimum of three hundred (300) feet from any residentially zoned property, and one hundred (100) feet from all other lot lines.~~
 - ~~b. All outdoor animal containments (pastures, pens, and similar areas) shall be located a minimum of ten (10) feet from any residentially zoned property.~~
 - ~~c. Shall comply with Subsection 22.206, standards and procedures applicable to all conditional uses.~~
-

Regulations for Mini Pig keeping only: A Mini Pig is also known as a "miniature pig", "pet pigs", "small breed pigs", "American Mini Pig", or a "Potbellied Pig"

1. Permitted by Right: Not Applicable.

2. Permitted by Right with Additional Special Requirements: {R-1, R-2, R-3 and R-4}

- a. No more than two (2) Mini Pigs are allowed on a lot containing a single-family dwelling only. Pigs are not allowed on residential lots containing two (2) or more dwelling units.
- b. A Mini Pig can be no more than 24 inches tall and 150 pounds.
- c. All owners of Mini Pigs shall have such pigs tested for Pseudorabies and Brucellosis prior to being brought into the city, and shall provide proof of such tests being performed by a veterinarian properly licensed by the state.
- d. All owners of Mini Pigs shall have such pigs vaccinated for the following: Rabies, Erysipelas, Bordatella, Pasturella, and Tetanus and shall provide proof of such vaccinations being performed by a veterinarian properly licensed by the state prior to obtain a City license and with each license renewal.
- e. All Mini Pigs brought into the city must be neutered or spayed before the pig reaches six months of age. Proof of testing and having been altered will be required as a condition of a City license.
- f. Every owner of a domesticated Mini Pig shall obtain a license for such pig within seven days after bringing such pig into the city and annually thereafter. There will be a fee of \$10.00 for said license. Licensing Mini Pigs are required to be licensed by March 31st every year. License renewal payments received after the March 31st deadline shall be subject to a late fee of \$5.00 in addition to any applicable license fees. If a mini pig is acquired by an owner after March 31st, a license must be purchased within 7 days of acquiring the pet.
- g. Every owner must provide evidence that each Mini Pig is registered in accordance with the Wisconsin Livestock Premises Registration Act through the DATCP.
- h. Mini Pigs can only be established on single family properties that have outdoor space suitable for the Mini Pig Mini. Mini Pigs must be provided a fenced enclosure in a rear yard. The fence must be a solid fence, a minimum of 32" tall and adequately grounded to ensure the Mini Pig will not dig under the fence.
- i. Mini Pigs are prohibited from running at large: Mini Pigs shall be attended to by the owner or the owner's designee in the outdoor premises of the owner so as to prohibit the Mini Pig from entering upon the private property or premises of another without the prior consent of the owner or person in possession or in charge of such private property, or upon any publicly owned property and facilities. Mini Pigs are allowed on

a leash only when being walked and attended to by the owner. Mini Pigs cannot be tied in a yard by a leash if not in an enclosure.

j. The following shall be considered a public nuisance and unlawful: excessive, continuous or untimely squealing by Mini Pigs, rooting to such an extent that the animal traverses the property boundary line; running at large on three or more occasions within a 12-month period; and failure to maintain good sanitation and health care.

k. A Mini Pig counts as one animal for the maximum number of animals permitted under Section 29.90(3).

l. Shall comply with Subsection 22.207, standards and procedures applicable to all special uses.

3. Conditional Use Regulations: Not Applicable.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: December 2, 2020

REQUEST: TIF planning

STAFF DISCUSSION

The City will begin discussions regarding the creation of a new TIF and a boundary modification of the downtown TIF. While the TIF approval process involves many steps, including approval by the Plan Commission and City Council after a public hearing, staff wishes for the Plan Commission to be aware of the proposal prior to the City Council entering into a contract with a consultant to prepare the TIF documents.

The proposed new TIF is in the area of IKI and 1220 W Fulton Street (former Dana / CAT plant). IKI has an opportunity to significantly expand its business, employment, and a tax base. TIF assistance may allow for this project to reach its full potential thus ultimately creating more economic benefit than would be realized without TIF assistance. Additionally, 1220 W Fulton Street has significant potential for economic development given the amount of available property. Much of the available property lacks services that, if constructed, could result in tax base that otherwise would not be possible without the TIF. Please note that the 1220 W Fulton Street property is currently in a TIF district but that district's expenditure period has expired meaning TIF resources cannot be used to further the economic development of the property. Including the 1220 W Fulton property in the new TIF would provide an opportunity to create a greater economic benefit for the City.

The proposed boundary modification of the downtown TIF would include two properties: the IKI office building at 116 Swift Street and the former Chase Bank building at 111 N Main St. IKI may consolidate its operations to the site of their plant operations on IKI Drive thus making their current office building located at 116 Swift Street (former high school) available for redevelopment.

While the City is not aware of any immediate plans for the redevelopment of 111 N Main Street, it is a large, desirable site whose redevelopment could be spurred with TIF resources. This TIF amendment would be a boundary amendment only as all other aspects of the TIF plan are adequate.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: December 2, 2020

GENERAL DESCRIPTION

Address: 11409 N Dallman Rd, Fulton Township Sec. 5

Applicant: Donstad

Parcel Size: 4.24 acres

Description of Request: Approval of a 1 lot CSM

STAFF REVIEW COMMENTS

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

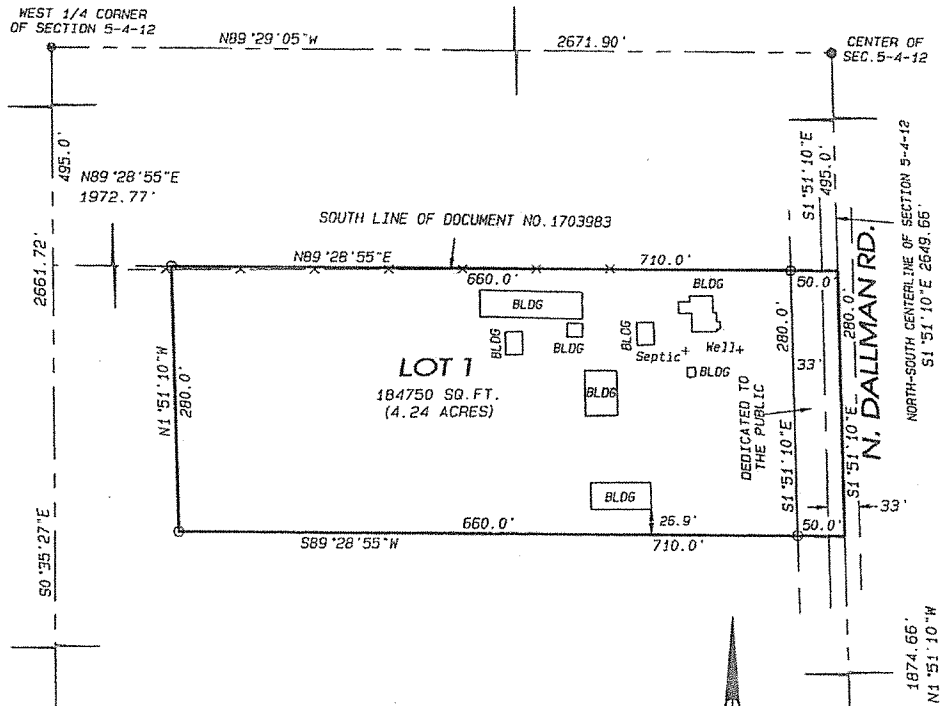
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

STAFF RECOMMENDATION

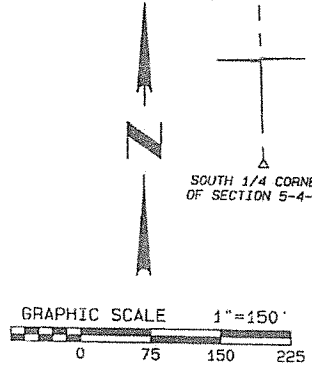
Staff recommends the Plan Commission recommend the City Council approve a 1 lot CSM for Donstad on N Dallman Rd, Rock County, Fulton Township Sec. 5.

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, T.4N., E.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
 - FOUND 3/4" IRON PIN
 - ⊗ FOUND ALUMINUM MONUMENT
 - △ FOUND COTTON GIN PIN
 - ⊙ FOUND POLYSTYRENE MONUMENT
 - X— FENCE



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S1°51'10"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 5-4-12

Project No. 120 - 399 For: DONSTAD SHEET 1 OF ___ SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53540
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534