

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

PLANNING COMMISSION

Tuesday, January 2, 2018 at 6:30 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Thursday, December 28, 2017.
3. Approval of October 30, 2017 Plan Commission meeting minutes.
4. Consider a preliminary and final 1 lot CSM for Oren's Auto Body 101 Swift Street.
5. Set next meeting date and future agenda items.
6. 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."

**OCTOBER 30, 2017 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Harlin Kittleson, James Kapellen, Ron Webb, and Julie Hagemann.

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Utility Director Randy Oren, and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, October 27th at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Kapellen/Webb motion to approve the September 27, 2017 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER CSM FOR 1020 N. MAIN ST: Flanigan stated at the last meeting the Plan Commission approved the site plan for Casey's Marketing Company. This CSM combines four lots to create one lot for this project.

Flanigan stated there is one condition that needs to be clarified before the final CSM is signed. This condition is regarding an area of unclear title that will need to be resolved to allow the construction of the proposed driveway.

The CSM dedicates the N Main St right of way and a triangular piece at the corner of Ladd Lane and N Main St to accommodate a sidewalk.

Kapellen/Davis moved to approve a preliminary and final CSM to combine four lots into one lot at 1020 N Main St subject to the following:

1. Final CSM indicates all easements,
2. The area of unclear title is resolved to allow the construction of the proposed driveway,
3. The final CSM has corrected signatures.

The motion passed on a 7/0 roll call vote.

CONSIDER CSM FOR 110 AND 114 WILEMAN DR: Flanigan stated the property owner wishes to combine two residential lots into one.

A Davis/Lund motion to approve the preliminary and final CSM to combine two lots into one at 110 and 114 Wileman Dr. with the condition that the final CSM indicates all easements and Wileman Drive is corrected, passed on a 7/0 roll call vote.

CONSIDER NONCONFORMING USE EXPANSION FOR 101 SWIFT ST: Flanigan explained Zoning Ordinance Section 22.330(1)(c) allows the Plan Commission to approve expansions or changes to nonconforming uses if such modifications would make the

nonconforming use have a more desirable effect in terms of implementing the purpose of the Chapter. If such a modification occurs, said use shall not be modified back to the original nonconforming use, or to any other nonconforming use which does not better accomplish the purpose of this Chapter.

The owners of 101 Swift St, Oren's Auto Body, wish to construct an addition to the body shop. Body shops and car washes are not allowed in the B-2 district thus both uses are nonconforming. The Plan Commission should decide if the proposed expansion of the nonconforming uses will have a more desirable effect in terms of implementing the purpose of the Zoning Ordinance.

Flanigan stated the Oren's are requesting to build a two story 4,400 sf addition to the south of the existing body shop that is proposed to mimic the downtown building designs. The current building at 21 Swift Street would be razed to make room. There will be no additional overhead doors on Swift St which will reduce the activity on Swift St and thus improve the pedestrian movement on that side of the street.

If the Plan Commission finds that the proposed expansion of the nonconforming use is desirable, site plan approval and Historic Commission approval will occur at future meetings. In addition, the project may require land division approval.

Lund stated he feels the new layout is an improvement because it infills some of the vacant property adjacent to the parcel, provides off street parking, and gives the business more room to work.

Kapellen agreed with Lund and added the two-way driveway is an improvement over the narrow drive they currently have.

Wellnitz/Webb moved to approve the proposed expansion of the nonconforming use at 101 Swift St and find it will have a more desirable effect in terms of implementing the purpose of the Zoning Ordinance Chapter based on the preliminary site plan; elevation drawings; and the materials choices of the attached plan. Approval is based upon the condition that the petitioner obtains all necessary approvals for the project. The motion passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION ON E RICHARDSON SPRINGS ROAD: A Kapellen/Webb motion to approve an extraterritorial land division to combine two lots on E Richardson Springs Road, Section 12, Town of Fulton for Sunby (2017 062) passed on a 7/0 roll call vote.

Being no other business before the Commission, a Kapellen/Wellnitz motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Approve January 2, 2018

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: January 2, 2018

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary and final certified survey map to combine 4 lots

Location: 1020 North Main Street (parcels 6-26-732, 6-26-733, 6-26-747, and 6-26-746)

Applicant: Oren's Auto Body

Current Zoning/Land Use: B-2 / auto body and car wash

Parcel Size: 20,903 sf (four parcels combined)

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 subject parcels are zoned B-2.
2. The petitioner proposes to combine 4 lots.
3. The proposed lot complies with the lot area and width requirements.

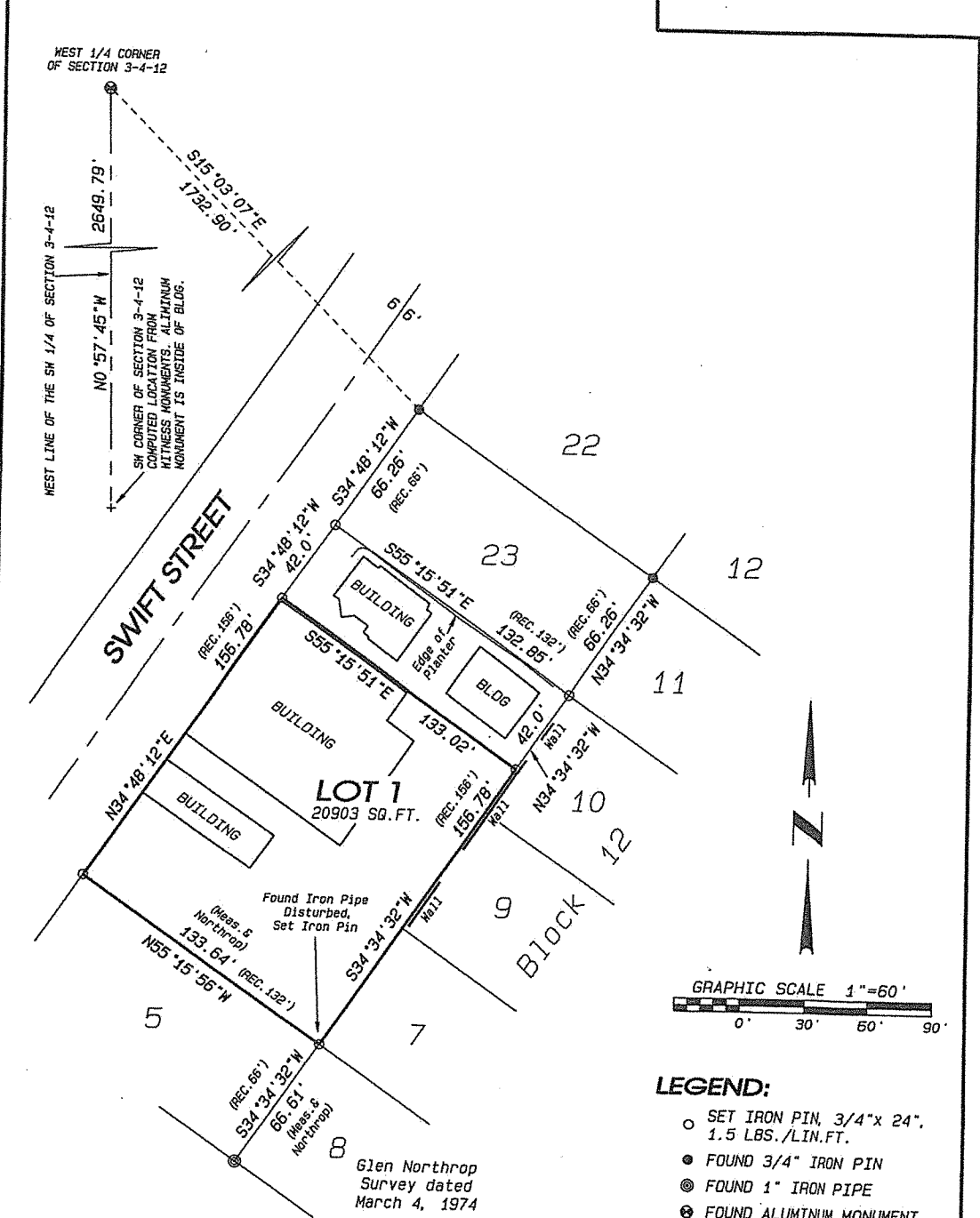
STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final CSM to combine 4 lots located at 101 Swift Street subject to the following conditions:

1. The final CSM indicates all easements.

CERTIFIED SURVEY MAP

LOTS 6 AND 25 AND PART OF LOT 24, BLOCK 12, SWIFT'S ADDITION,
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.4N., R. 12E.
 OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



NOTES:

FIELD WORK COMPLETED _____

ASSUMED NO 57'45"W ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 3-4-12.

Project No. 117 - 526 For: OREN

SHEET 1 OF 4 SHEETS

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- CIVIL ENGINEERING

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