

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

**PLANNING COMMISSION
MEETING**

Thursday, March 7, 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 Friday, March 1, 2024.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by 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).
 - B. Close the public hearing.
4. Consider a request by 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).
5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to correct husbandry regulations in Section 450-33 E(26) Husbandry as an accessory use of the Zoning Ordinance.
 - B. Close the public hearing.
6. Consider a 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.
7. Consider approval of Plan Commission meeting minutes.
 - a. December 11, 2023 minutes
 - b. February 5, 2024 Joint Plan/Council minutes
8. Consider request by McFarland Meadows LLC and Windmill Investments LLC to remove the final plat condition regarding garage orientation.
9. Consider Extraterritorial CSM to create two lots from three lots on N Staff Road in Section 18 of the Town of Fulton for Witt.

10. Consider 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.
11. 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: March 7, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a zoning change from M-1 Light Industrial to M-2 General Industrial.

Location: 111 Interstate Blvd (formerly the DOT office building in the Business Park)

Applicant: JSE Properties

Current Zoning/Land Use: M-1 / Office and manufacturing facility

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 subject property, located in the Edgerton Business Park, is zoned M-1 Light Industrial. The petitioner has an accepted offer on the building. The petitioner operates Avondale Roofing and proposes to use the property for that business. The petitioner requests to rezone the subject parcel to M-2 General Industrial District to allow an outdoor storage land use. Outdoor Storage land use is a Special Use in the M-1 District. The Special Use conditions dictated in the ordinance are listed below.
2. Please recall the City recently modified the M-1 regulations to allow for the area of outdoor storage no more up 25% of the floor area of the structure in that district. The petitioner proposes to have 16,500 sf of outdoor storage. The current structure is 15,000 sf.
3. The petitioner proposes to install additional pavement and to raise the grade to allow for the outdoor storage south of the building. (See map) The site filling and pavement proposed will require site plan approval from the Plan Commission in the future. The petitioner also proposes to install solid fencing around the outdoor storage and a security fence around the paved area east of the building.
4. The Business Park is subject to restrictive covenants which create a Review Board to approve all site changes that consists of the Mayor, the Administrator, and an architect. The Review Board has given conditional approval of the proposed site changes. The conditions of approval are described in the attached document.
5. The most significant differences between M-1 and M-2 are: commercial outdoor display,

vehicular repair and maintenance, outdoor commercial entertainment, outdoor maintenance service, outdoor storage, personal storage facilities, and heavy industrial land uses are allowed (many as either conditional or special uses) in the M-2 District but are not allowed in the M-1 District.

6. Zoning and land uses of adjacent parcels consist of the following: M-1 to the east and north; B-4 Suburban Commercial to the south; and Town of Albion zoning jurisdiction for parcels to the west.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the rezoning of 111 Interstate Blvd in the Edgerton Business Park from M-1 Light Industrial to M-2 General Industrial. 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.

Outdoor Storage Ordinance regulations

[1] All outdoor storage that is adjacent to residential areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be designed to screen all stored materials from view from residential areas at an elevation of five feet above the grade of the residential properties providing a bufferyard with a minimum opacity of 0.60 (see § **450-76**).

[2] The storage of items shall not be permitted in permanently protected green space areas (see § **450-74**).

[3] The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.

[4] 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.

[5] Outdoor storage areas shall be paved with a hard, all-weather surface such as asphalt, concrete or stabilized limestone except in the HMU District where outside areas in the HMU District cannot be surfaced with stabilized limestone, gravel or other similar material.

[6] 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.

[7] Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.

[8] All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.

[9] See § **450-39F** for recreational equipment standards.

[10] Shall comply with § **450-17** standards and procedures applicable to all uses permitted by right with special requirements.

Edgerton Business Park Review Board – Feb 26, 2024

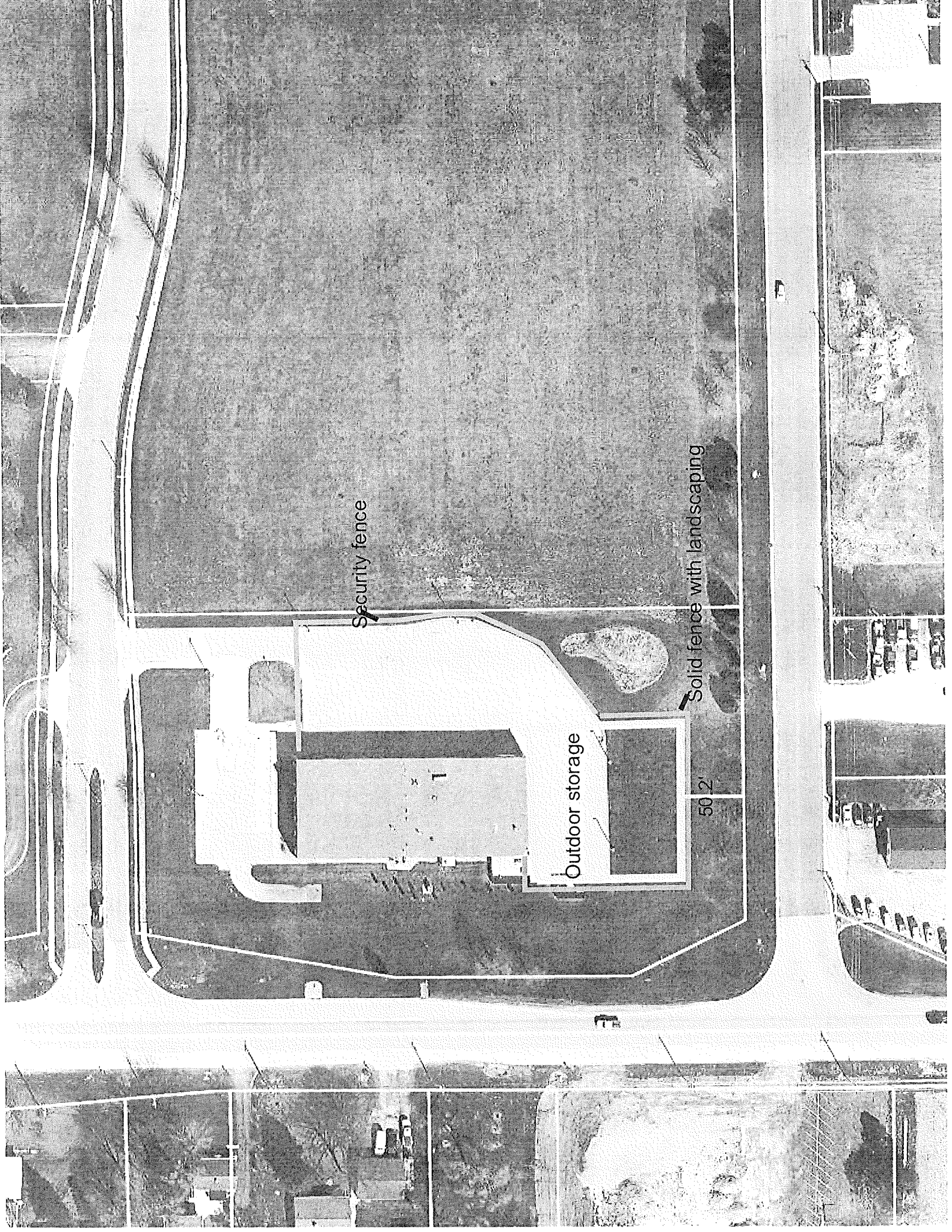
Conditions of Approval for site changes to 111 Interstate Blvd for JSE Properties LLC/Avondale Roofing.

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.



Security fence

Solid fence with landscaping

Outdoor storage

50.2'



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a zoning ordinance text amendment to correct an administrative error in section 450-33E(26) regulating accessory Husbandry land uses.

Applicant: City of Edgerton

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:

Ordinance #21-03 passed in 2021 modified the Zoning Ordinance to allow apiaries (bee keeping) in all zoning districts with specified conditions. Ordinance 23-04 modified the Husbandry section further by adding regulations for ducks. Ordinance 13-23 was the recodification ordinance that readopted all city ordinances. Through these various ordinance changes, the final ordinance adopted as part the recodification had several errors. The language below corrects the errors and does not change the polices adopted with the previous amendments.

450-33 E.(26) 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 animal unit (as defined in § 450-10) per acre where the husbandry activities are not the principal use of the property. Apiaries (beekeeping) are considered husbandry land uses. [**Amended 2-15-2021 by Ord. No. 21-03**]

(a) General regulations not including apiaries, ducks and chickens

[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 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.

[4] Parking Regulations: One (1) space per employee on the largest work shift.

(b) Regulations for apiaries only.

[1] Permitted by right: N/A.

[2] Permitted by right with additional special requirements: all districts.

[a] No bees shall be intentionally kept and maintained other than honeybees.

[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 10 feet from any property line or right-of-way or 25 feet from a principal building on an abutting lot in different ownership.

[e] An ever-present supply of water shall be provided for all hives.

[f] 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 chapter.

[g] 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 as set by the City Council in the current Fee Schedule for said license, on file in City Hall. Hive licenses are required to be renewed by March 31 every year. License renewal payments received after the March 31 deadline will be subject to a late fee as set by City Council in addition to any applicable license fees. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

[h] Shall comply with § 450-17 standards and procedures applicable to all special uses.

[3] Conditional use regulations: N/A.

[4] Parking regulations: one space per employee on the largest work shift.

(c) Regulations for chicken and duck keeping only

[1] Permitted by Right: Not Applicable.

[2] Permitted by Right with Additional Special Requirements: {For chicken and duck keeping only: R-1, R-2, R-3 and R-4}

[a] No more than a combined total of six (6) chickens or ducks on a lot containing a single-family dwelling only; keeping of ducks and chickens is not allowed on residential lots containing two (2) or more dwelling units.

[b] Keeping of roosters is prohibited.

[c] Ducks must be flightless.

[d] Slaughter of chickens or ducks is prohibited on site.

[e] The chickens and ducks shall be provided with a structurally sound covered enclosure and an attached fenced enclosure. Chickens and ducks must be kept in the covered enclosure or an attached fence enclosure at all times. The enclosures must be maintained in good repair and kept free from rodents and other vermin. The fence of the enclosure shall be of sufficient opacity or webbing to contain a chicken or duck.

[f] The covered and the fenced enclosures shall be located in a rear yard only. The covered enclosure shall be a minimum of twenty-five (25) feet from any residential structure on any adjacent lot.

[g] The total area of the covered and fenced enclosure shall not exceed seventy-five (75) square feet except when the rear yard of the property is fenced in which case the rear yard can serve as the fenced enclosure. If the fenced enclosure also serves as a rear yard fence, the rear yard fence shall be 100% opaque. The total area of the covered enclosure shall be a minimum of four (4) square feet per chicken or duck. The total area of the fenced enclosure must be a minimum of six (6) square feet per chicken or duck. The covered enclosure is not considered an accessory structure as defined in Subsection 22.304(5)(d).

[h] Neither chickens nor ducks shall be allowed to be kept within a residential dwelling or garage.

[i] Any electrical work requires an electrical permit through the building inspection department.

[j] Prior to the establishment of the use and prior to work commencing on the enclosure, a permit must be issued, an inspection must be completed, and the improvements must be found to be satisfactory.

[k] Shall comply with Subsection 22.207, standards and procedures applicable to all special uses.

[3] Conditional Use Regulations: Not Applicable.

**DECEMBER 11, 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 many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 8, 2023 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 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 Ln to allow the establishment of a residential subdivision having structures with between 1 and 6 housing units each.

Flanigan stated the developer would like to rezone the parcel located east of E Ladd Ln from A-1 Agriculture to R-2, R-3 and R-4 Residential. The proposal is to develop 5 single family homes, 8 duplexes; 11 four-unit apartments; 1 five-unit and 1 six-unit apartment. Any structure containing more than 4 units would be required to obtain a conditional use permit. This would require another public hearing.

This proposed development is part of the Comprehensive Plan's Northeast Planned Neighborhood.

Tom Klubertanz, 204 E Ladd Ln stated he is not opposed to the development; however, he is concerned with the lack of transition between the single family and multi family parcels. He is also concerned with the increase in people in the area which would bring more traffic. He is requesting the zoning change be denied and the developer bring other proposals that would be more conducive to the current neighborhood.

Brent Harry, 924 Dean St was also concerned with the amount of traffic the multifamily homes and the park would bring through the neighborhood. This would cause numerous cars to be parked in the road causing hazards. Another concern of his was access from Ladd Lane to N Main Street when traffic is re-routed from the interstate in the instance of an emergency.

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

CONSIDER REQUEST BY NORTHWARD DEVELOPMENT FOR APPROVAL TO A ZONING CHANGE FOR THE PROPERTY LOCATED EAST OF EAST LADD LN: Julie Hagemann stated that the idea of a planned neighborhood was to spread things out. Phase one of this development had duplexes and the developer requested they be changed to single family homes. She felt they gave up their right to now get duplexes. She was also concerned about park access.

Jim Kapellen felt that the lots along the park and along Dean St should be zoned R-2 instead of R-4. He felt this would be a better transition from the existing single family housing to multi-family housing.

Madeline from Northwood Development addressed the request in the first phase to have some of the multi-unit lots changed to single family residential. She stated some of the lots were too small to put duplexes on them so they changed them to single family. She also stated the Plan Commission requested a more gradual increase in density. This plan was developed to follow that direction.

Paul Davis asked the Developer how they are going to address the traffic issue. She stated they have done everything possible to accommodate the increase in traffic.

Chris Lund/Theran Springstead moved to change the zoning of the lots along Dean St and the lots adjacent to the park from R-4 to R-3.

The developer asked the reason why the multi family units are not acceptable adjacent to the park. She stated this is a crucial aspect to the plan. She suggested the city consider a parking lot in the park for the excess traffic due to activities at the park. She felt parking was going to be an issue regardless of the type of housing.

The motion was withdrawn.

The Committee further discussed the density issues and recommendations of the Comprehensive Plan as it pertains to ratios of housing types in Planned Neighborhoods.

A Jim Burdick/Julie Hagemann motion to deny the zoning changes for Northward Development for the property located east of Ladd Ln as presented passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held 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.

The Commission instructed staff to draft an ordinance amendment that would allow for some outside storage in the Business Park.

Staff presented 3 options to accomplish this request. The options are as follows.

- The first option would be to create an overly zoning district. This would allow the change in a specific geographic area and would not impact the base zoning for other areas zoned M-1.
- The second option would be to create a new district. This option would also impact a specific geographical area, however it would require some parcels in the business park to be rezoned. This may cause some concern to current land owners. This may also be expensive for the city to incorporate.
- The final option would be to modify the M-1 District. This option would not just target the Business Park, but would change the zoning for the all M-1 parcels.

The draft Ordinance presented to the Commission would allow outdoor storage as an accessory use incidental to Light Industrial and would require a conditional use permit.

Hearing not further comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY THE CITY OF EDGERTON TO ESTABLISH STANDARDS FOR OUTDOOR STORAGE IN THE M-1 LIGHT INDUSTRIAL DISTRICT: Jim Burdick/Ron Webb moved to consider changes to the standards for outdoor storage in the M-1 Light Industrial District.

The Commission discussed the draft ordinance as provided. The Committee agreed to the following changes:

- Change the language in section 1 to read storage adjacent to residential areas and streets shall provide a bufferyard with a minimum opacity of 100%.
- Change section 3 to use accessory setbacks of 5 ft instead of currently required minimum setbacks of 50ft.
- Add a height limitation of 20 feet.

A Jim Burdick/Paul Davis motion to amend the standards for outdoor storage in the M-1 Light Industrial District as modified passed on a 7/0 roll call vote.

The original motion to consider the changes passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Theran Springstead motion to approve the November 21, 2023 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER PRELIMINARY PLAT OF THE FIRST ADDITION TO ONE TREE SUBDIVISION TO CREATE 27 LOTS FOR THE 24 ACRES EAST OF EAST LADD LN: The rezone of this parcel was denied earlier in the meeting. This agenda item was not discussed.

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

**FEBRUARY 5, 2024 JOINT PLAN COMMISSION
& COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

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

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

Also present: City Administrator Ramona Flanigan, City Clerk Wendy Loveland, Municipal Services Director Howard Moser Kyle Carrier and Bill Morgan.

Loveland confirmed the meeting agendas were properly posted on Friday, February 2, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

CLOSED SESSION: Chris Lund/Jim Kapellen moved to go into closed session pursuant to Wis. Stat. 19.85(1)(g) "Conferring with Legal Counsel for the Governmental Body who is rendering oral or written advice concerning strategy to be adopted by the Body with respect to litigation in which it is or is likely to become involved" Discuss and consider Hwy 51 access. The motion passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Description of Request: Request to waive final plat approval condition regarding garages for Knollridge Subdivision

Location: Salem Drive extended to the West

Applicant: McFarland Meadows LLC and Windmill Investments LLC

Current Zoning/Land Use: R-3 / vacant

STAFF DISCUSSION

A condition of the plat approval of Knollridge Subdivision in 2006 was that at least 5 of the duplexes constructed have garages with the doors that do not face the street if the garages are immediately adjacent to each other. In addition, the garages on the corner lots must be setback at least 5 feet behind the front of the house.

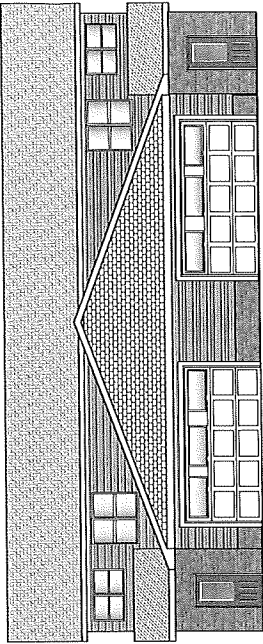
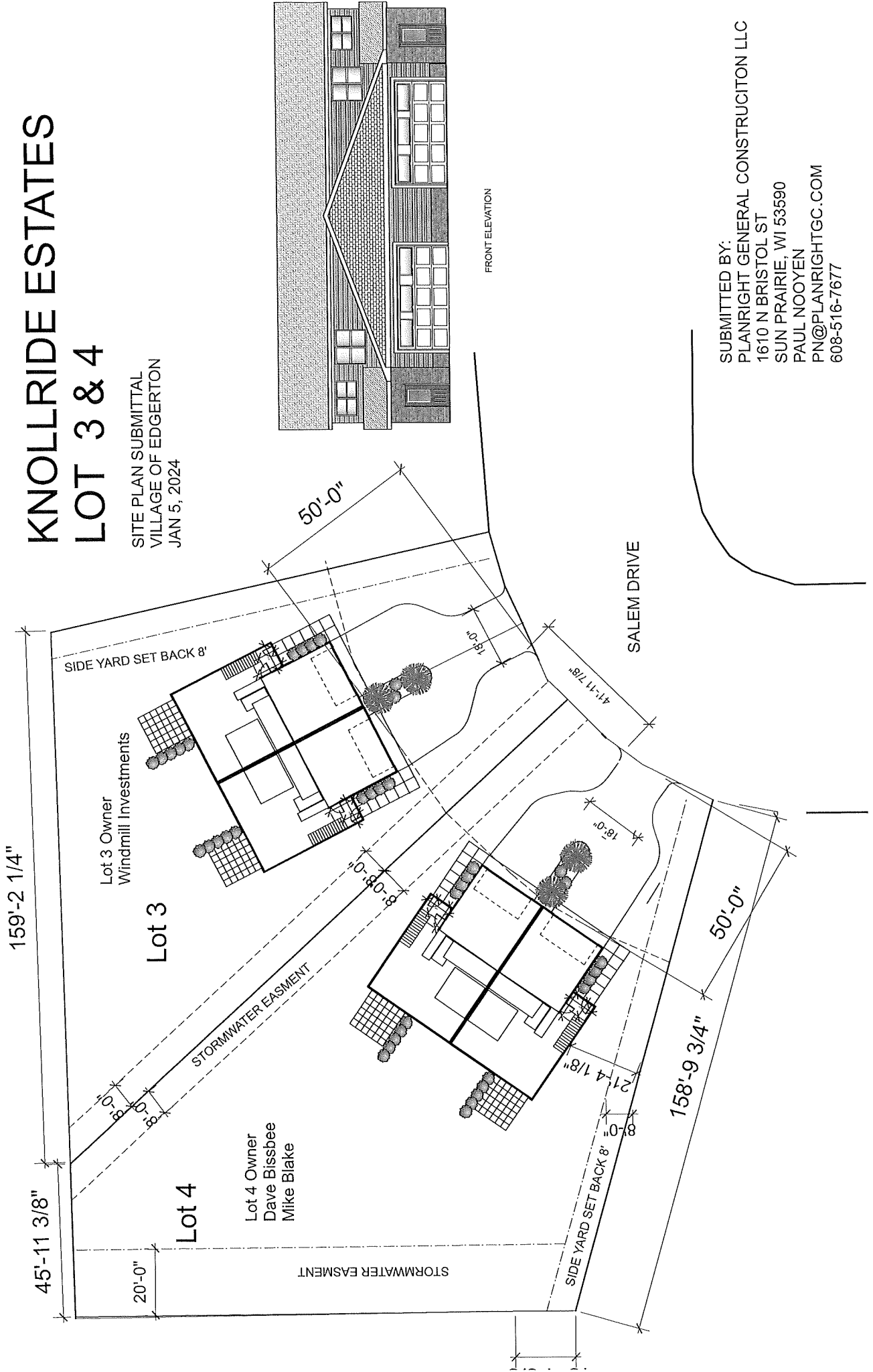
There are two lots left in the subdivision. Four of the duplexes comply with the requirements regarding garages. The two remaining lots are owned by two different entities. These entities are requesting a waiver from the requirements to allow the last two units to have garages next to each other that are facing the street. (See proposed plans)

Following conversations with staff, the developer initially created a drawing in which the garages of the two duplexes face each other with a shared driveway. (See attached) The developer does not want to utilize this plan because there is a storm sewer pipe on the lot line that would be under the driveway and if, in the future, the storm pipe requires repair, the driveway would have to be removed.

Proposed Plan

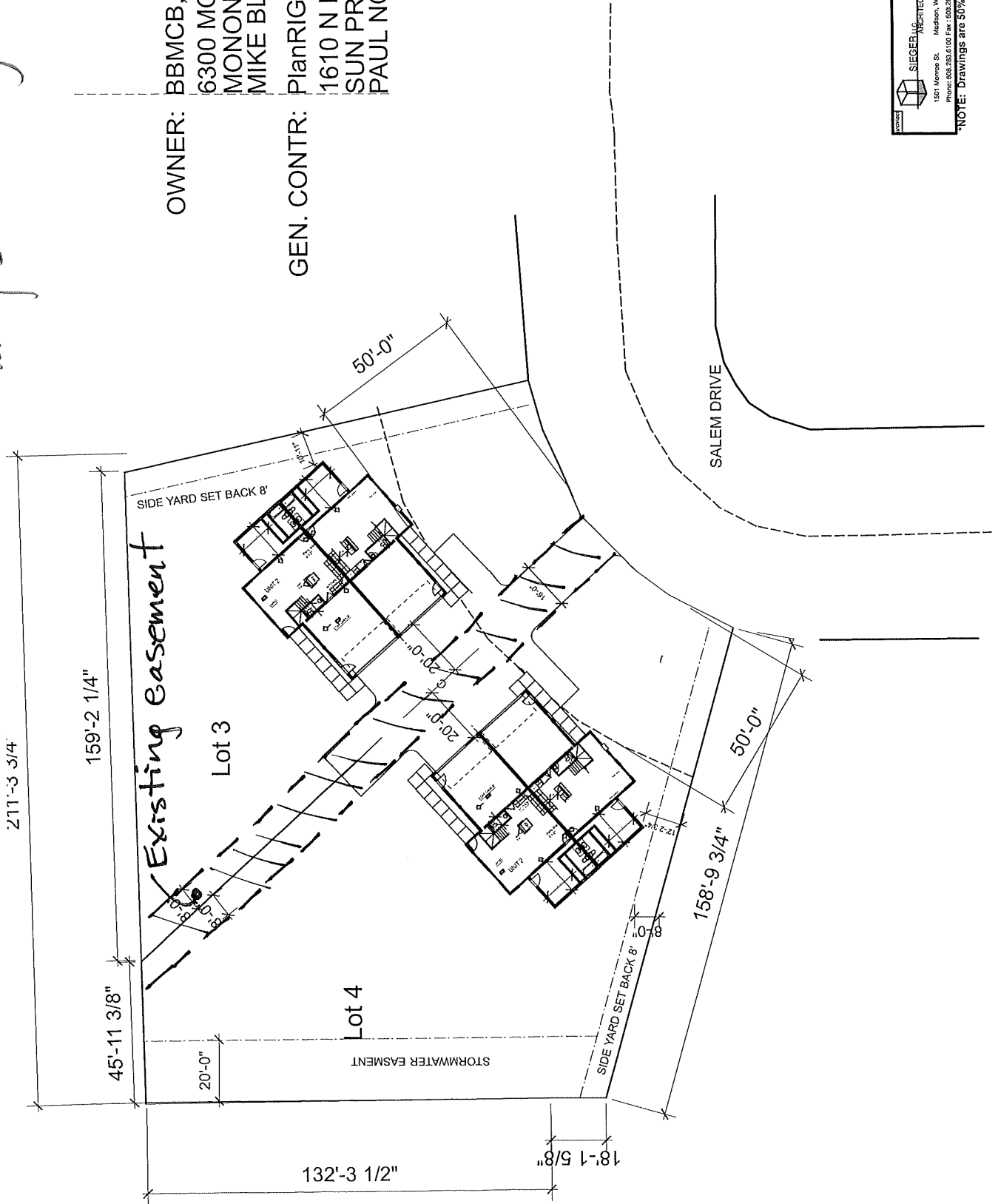
KNOLLRIDE ESTATES LOT 3 & 4

SITE PLAN SUBMITTAL
VILLAGE OF EDGERTON
JAN 5, 2024



SUBMITTED BY:
PLANRIGHT GENERAL CONSTRUCTION LLC
1610 N BRISTOL ST
SUN PRAIRIE, WI 53590
PAUL NOOYEN
PN@PLANRIGHTGC.COM
608-516-7677

Garages Not Facing the street




OWNER: BMBMB, LLC

6300 MONONA DR
 MONONA, WI 53716
 MIKE BLAKE: 608-698-3299

GEN. CONTR: PlanRIGHT G.C., LLC

1610 N BRISTOL STR.
 SUN PRAIRIE, WI 53709
 PAUL NOOYEN: 608-516-7677

 SIEGER ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	PROJECT PlanRIGHT 3 Bedroom Duplex 2 Duplex Apartment Edgerton, WI	BUILDING / SITE PLANS C1.1
	DRAWN BY BMBMB, LLC 6300 Monona Dr Monona WI 53716	SHEET NO. 8 of 12

*NOTE: Drawings are 50% scale for 11x17 print sets.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Address: N Staff Rd, Section 18, Town of Fulton.

Applicant: Witt

Parcel Size: 28 and 14 acres

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

STAFF REVIEW COMMENTS

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

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines three lots into two lots and does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Address: N Cnty Rd F, Section 16, Town of Fulton.

Applicant: Farrington

Parcel Size: 10 acres

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

STAFF REVIEW COMMENTS

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

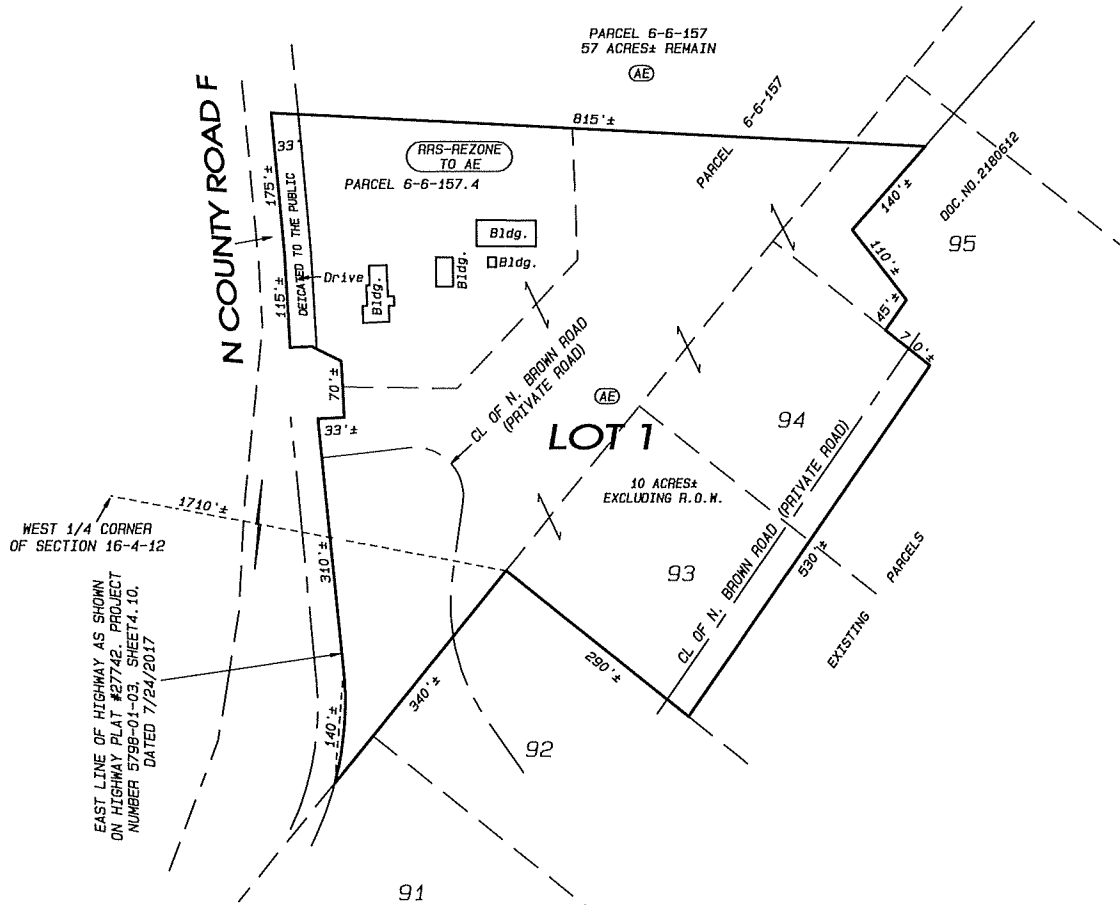
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines lots and does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN AND BEING PART OF LOTS 93, 94, 95, 106 AND 10B, STATE SCHOOL KRAFT SUBDIVISION (UNRECORDED).



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

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

DATE: 1/22/2024

