

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

PLANNING COMMISSION
Monday, May 8, 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, May 5, 2023.
3. Consider approval of April 6, 2023 Plan Commission meeting minutes.
4. Consider Planned Development Concept Plan at 111 Interstate Blvd.
5. Consider parking waiver for the redevelopment of 1 W Fulton Street.
6. Hold preliminary conference for the development of a parcel on Rock River Drive (east of 805 E Fulton Street. Parcel 6-26-1193).
7. Consider regulations for sewer and water services to detached garages and Additional Dwelling Unit regulations.
8. Consider Extraterritorial land division for Evergreen on N Arrowhead Shores Road in Section 16 of the Town of Fulton.
9. Consider Extraterritorial land division for Farrington on Cnty Hwy F in Section 16 of the Town of Fulton.
10. Set next meeting date and future agenda items.
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.”

**APRIL 6, 2023 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:45 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, March 31, 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 the City of Edgerton to amend Section 22.304(7)(b) Outdoor Storage and Wholesaling and 22.304(8)(a) Off Site parking Lot of the Zoning Ordinance to modify off-site parking regulations.

Flanigan stated currently we allow off site parking lot as a special use. This allows private owners to utilize that parking lot for what they choose. The amendment would change the off-site parking land use from special use to a conditional use. This would allow the City to consider each request.

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

CONSIDER AMENDMENT TO SECTION 22.304(7)(b) AND 22.304(8)(a): A Ron Webb/Julie Hagemann motion to approve the amendment of Section 22.304(7)(b) Outdoor Storage and Wholesaling and 22.304(8)(a) Off Site Parking Lot passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the March 8, 2023 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER SITE PLAN APPROVAL FOR 106 S MAIN ST PARKING LOT: Flanigan stated that Edgerton Outreach would like to pave the parking lot for their building at 106 N Main St.

The city engineer still needs to complete the storm water review. The stormwater currently drains to the center of the parking lot and is conveyed in an underground storm system. The downspouts on the south side of the building will also be connected to the underground system.

The south side of the parking lot and driveway are not curbed. The ordinance would require the parking lot be curbed or bumper blocks installed. The petitioner will be installing curb and not use bumper blocks.

There is no requirement at this time for additional lighting. The dumpsters are currently located on the south side of the building near the loading dock and the petitioner does not plan to relocate them at this time.

Jim Kapellen/Julie Hagemann moved to approve the site plan for 106 S Main St, Edgerton Community

Outreach with the following conditions:

1. If dumpsters are relocated to the front of the building in the future, they must comply with the location and screening requirements.
2. If site lighting is added in the future, the lights have cut-off optics.
3. The petitioner provides a landscape plan for staff approval.
4. The south side of the parking lot is curbed or bumper blocks are provided.
5. The City Engineer approve the stormwater control plans.

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

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 8, 2023

STAFF DISCUSSION

The building at 111 Interstate Blvd (former DOT office building on the SE corner of Hwy 51 and Interstate Blvd) is for sale and the potential buyer wishes to pursue approval of the proposed development as a Planned Development.

The Planned Development process has the following four steps.

1. Pre-application Conference - Informal discussion about type of land uses (no maps)
2. **Concept Plan - Review of concept drawings and discussion of land uses, intensity, open space, and relationship to nearby features. The City is not obligated or bound by discussions at this stage.**
3. General Development Plan (GDP)- Review a more precise proposal of the land development. Zoning is granted at this stage. This is done through a public hearing process. No development can occur at this stage.
4. Precise Implementation Plan - Review of exact plans for all aspects of the development. Approval of the PIP allows the development to be constructed in strict conformance with the approved PIP. This requires a public hearing.

The project is at the Concept Plan stage. Goals of the plan review at this stage are: “the Applicant shall engage in an informal discussion with the Plan Commission regarding the conceptual PD. Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of Plan Commission review of the Concept Plan to occur prior to introduction of the formal petition for rezoning which accompanies the GDP application.”

The petitioner proposes the following uses within the existing structure (except for outside sales). The status of each use in the M-1 Light Industrial District is also listed.

- Motorcycle sales (Indoor sales) - Conditional Use
- Motorcycle repair (Vehicular Repair) - Not allowed
- Office - Permitted
- Outdoor sales/display – Not allowed
- Coffee shop/beer sales (Indoor commercial entertainment) – Not allowed
- Hair salon/barber shop (Personal services) - Conditional Use

A preliminary layout is provided in the packet. No decisions will be made at this meeting.

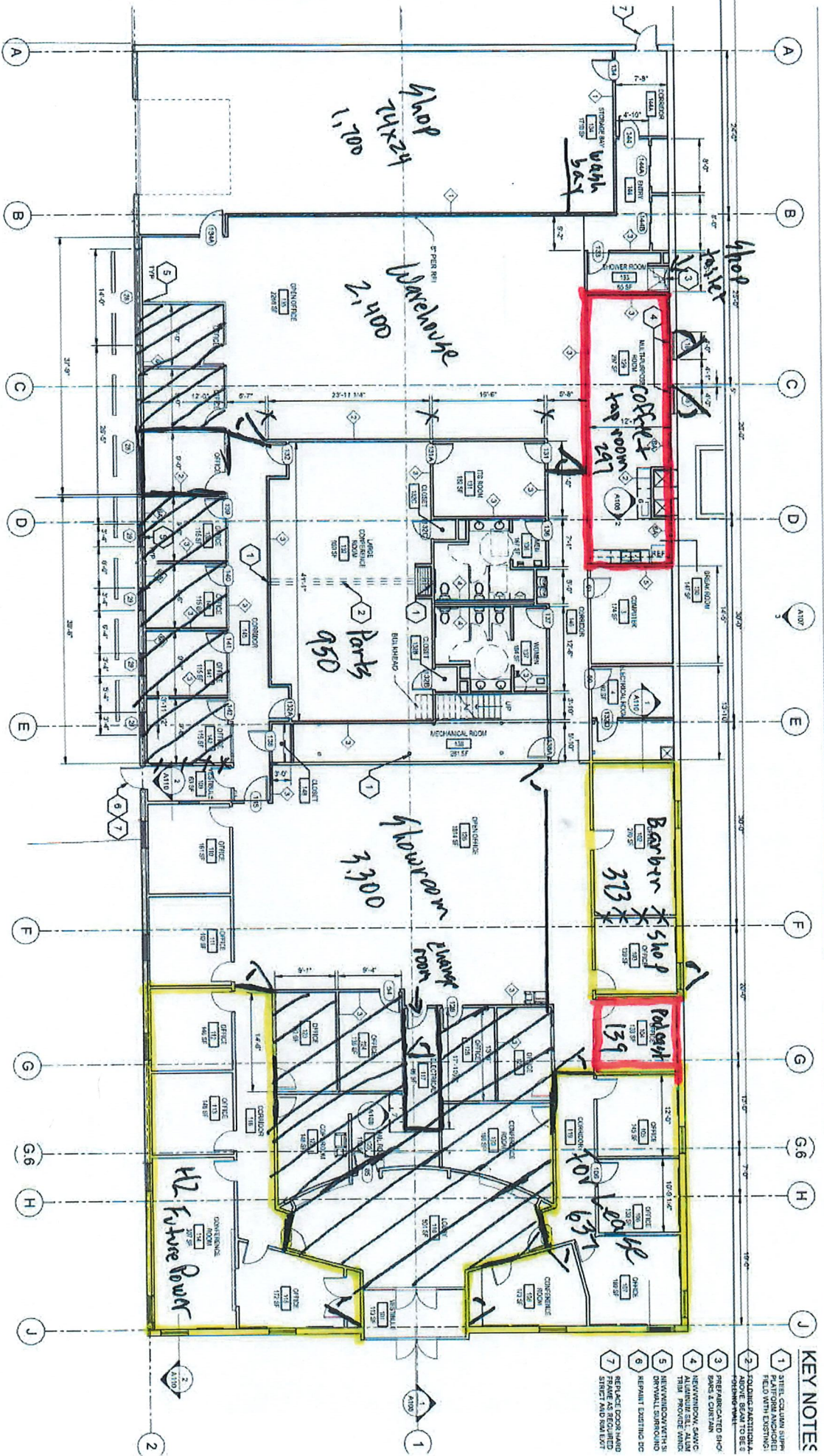
111 Interstate Blvd Plan of Operation preliminary

Our primary operations would be the retail sales and repair of powersports products and outdoor power equipment. We would be focusing primarily on motorcycles as a franchised dealer offering new and used bikes. We would look to supplement that business during off season and slower times with the sales and repair of outdoor power equipment such as lawn mowers, hobby farm tractors and implements, chainsaws, etc. We would require at minimum, lighted signage on the building and would request the possibility of a pylon/pole mounted sign as well.

The facility would consist of a portion of a retail sales area, parts and machine warehouse and service repair shop. While it would be possible to conduct these operations completely indoors, it would be beneficial to the overall success of the operation to have outside display of these products as well. We would require a state of Wisconsin motorcycle dealership license to legally sell motorcycles from this facility. The local municipality is required to sign off on the dealer application as well.

We have a relationship with a key vendor that will have the largest presence in our operation. Their wishes are that we would have our location located in the Madison metro area. We have found that facilities in that area are not properly sized or are much too expensive for our operation to be profitable. We have shared this location with them but they have concerns that there are not enough supporting businesses in the area to attract people to this location. With that thought in mind we have presented the concept of a destination dealership. What is meant by this term is a series of attractions in the dealership to draw customers for more than just the sales and service of motorcycles. Such things that we are proposing are a 2-3 chair barber shop, an approximately 25 seat tap room/coffee shop, and a pair of office suites, to be subleased to complimentary operations such as an alternative energy equipment company we own and ideally an insurance agency. The barber shop, taproom and café areas would be equipped by us, but we would likely find independent operators to staff them. We would like to use the currently fenced off area as an outdoor seating area for the taproom/coffee shop customers (weather permitting). We are looking to place limited parking on the West side of the building to support independent entrances to these operations.

Hours of operation may vary by season but would typically be 7am to 8pm weekdays and 7am-6pm Saturdays and Sundays for the dealership operations. The barber shop would likely keep similar hours. The coffee shop would be 6am-3pm 7 days per week. The taproom would take over that space from 3pm-10pm Monday through Thursday, 3pm-11pm Friday and Saturday and 3pm-6pm Sundays



1 FLOOR PLAN - PARTITION
 A100 REV. A100

SCALE: 1/8" = 1'-0"
 N

- KEY NOTES**
- 1 STEEL COLUMN SUPPORT PLATFORM ANCHORED FIELD WITH DESTROYED REINFORCEMENT TO BE 100%
 - 2 ISOLATE PARTITION & REINFORCEMENT TO BE 100%
 - 3 REPAIR/REPLACE PVC BASE & CURTAIN
 - 4 REPAIR/REPLACE STAIR ALUMINUM SILL ALUMINUM TRIM PROVIDE WIND DRAINAGE
 - 5 REPAIR/REPLACE W/SH DRYWALL SURROUND REPAIR EXISTING DC
 - 6 REPAIR EXISTING DC
 - 7 REPLACE DOOR HARD FRAME AS REQUIRED STRIP AND REPAIR

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 8, 2023

GENERAL DESCRIPTION

Description of Request: A parking waiver

Location: 1 W Fulton Street (parcel 6-26-881)

Applicant: David Baehr/Tom Dickinson

Current Zoning/Land Use: B-2 / vacant

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 parcel is located at 1 W Fulton Street. The parcel is zoned B-2 Central Business District. The petitioner plans to apply for a conditional use permit to allow the establishment of 10 apartments, some of which may be marketed as short-term rentals. The attached plans indicate there would six one-bedroom apartments and 4 two-bedroom apartments.
2. The B-2 District does not require parking be provided but it does require the Plan Commission grant a parking waiver for uses that are approved as a conditional use. **Prior to investing in the plans for the redevelopment and the conditional use permit, the petitioner wishes to obtain a parking waiver from the Plan Commission.**
3. The attached plans indicate proposed modifications to the parking lots west and south of the building. The proposed changes to the parking lot to the west (lot on W Fulton Street) include: removing the curb that is nearest 1 W Fulton Street and paving much of the green space that is currently there. The plan indicates this could add up to 8 stalls but would require the removal of one stall in the public lot. The proposed modifications to the gravel lot south of the building (on S Main Street) would include the paving of the lot and would require the parking lot utilize part of the land owned by 1 W Fulton Street.

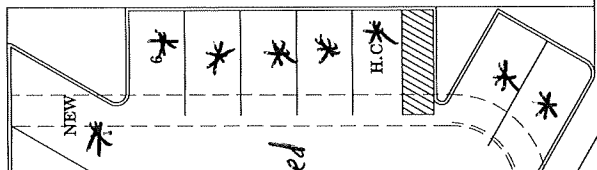
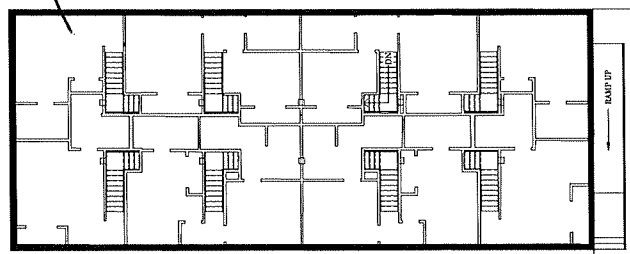
Revisions:

* proposed new stalks

W. FULTON ST

1 W. Fulton

S. MAIN ST



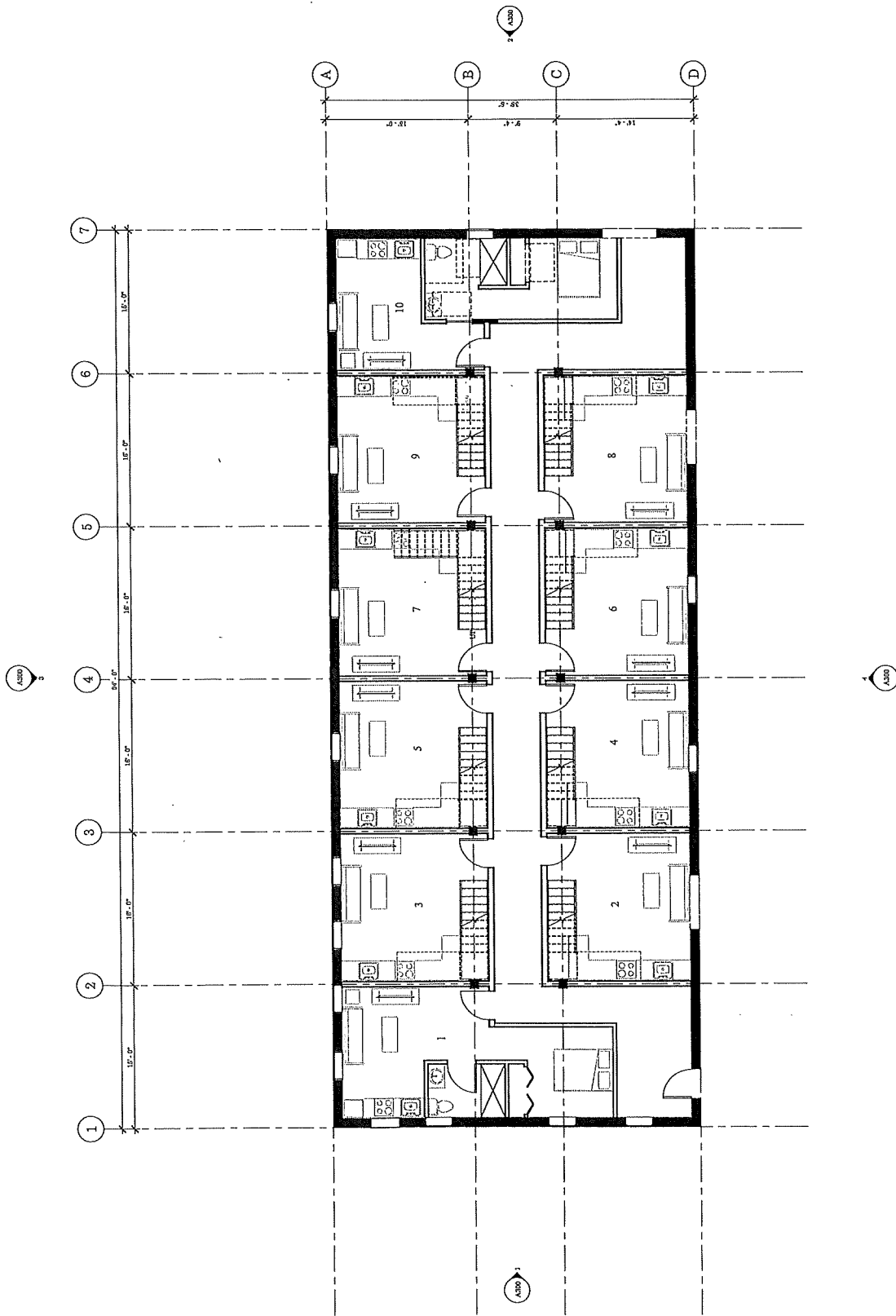
NEW

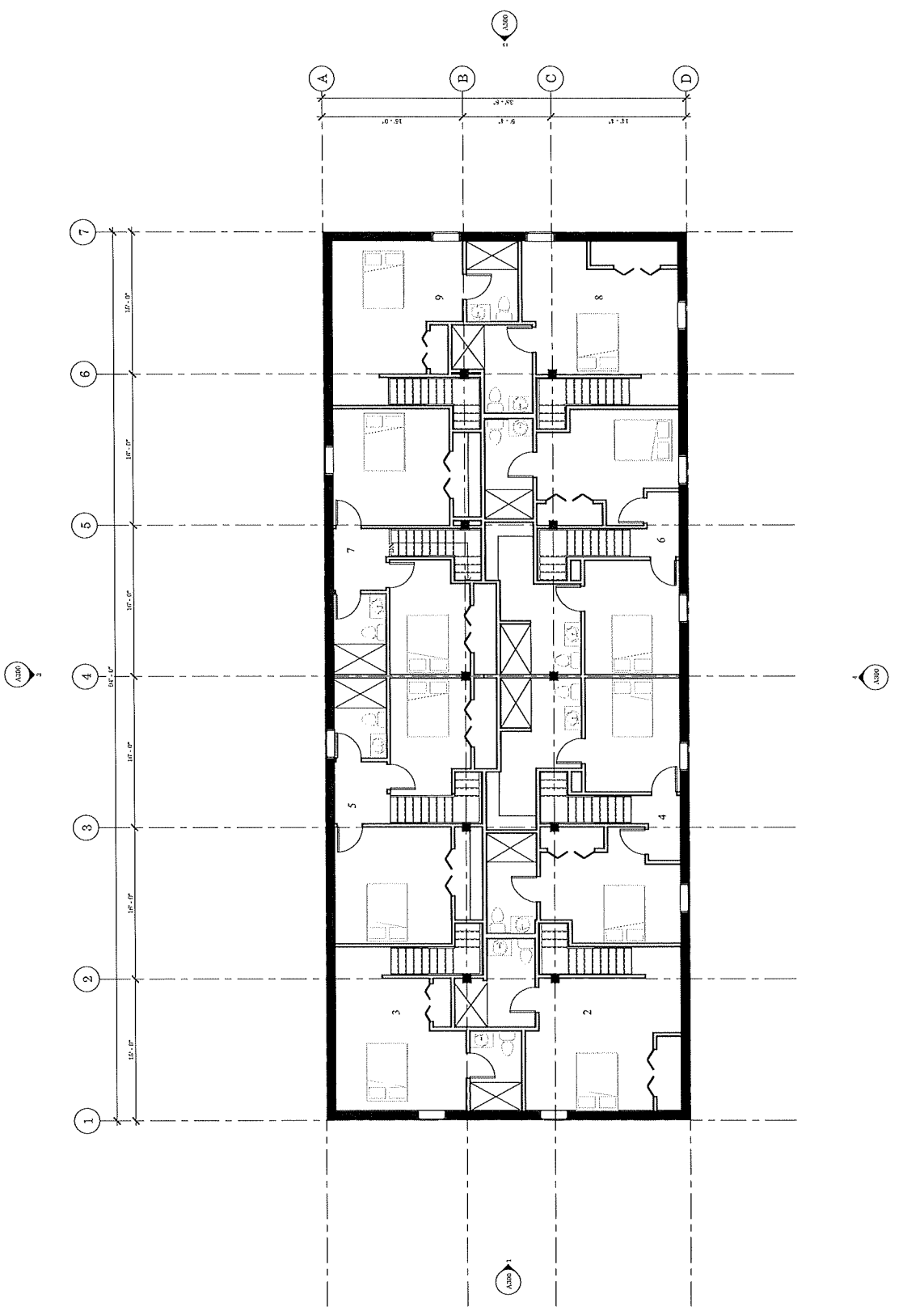
H.C.

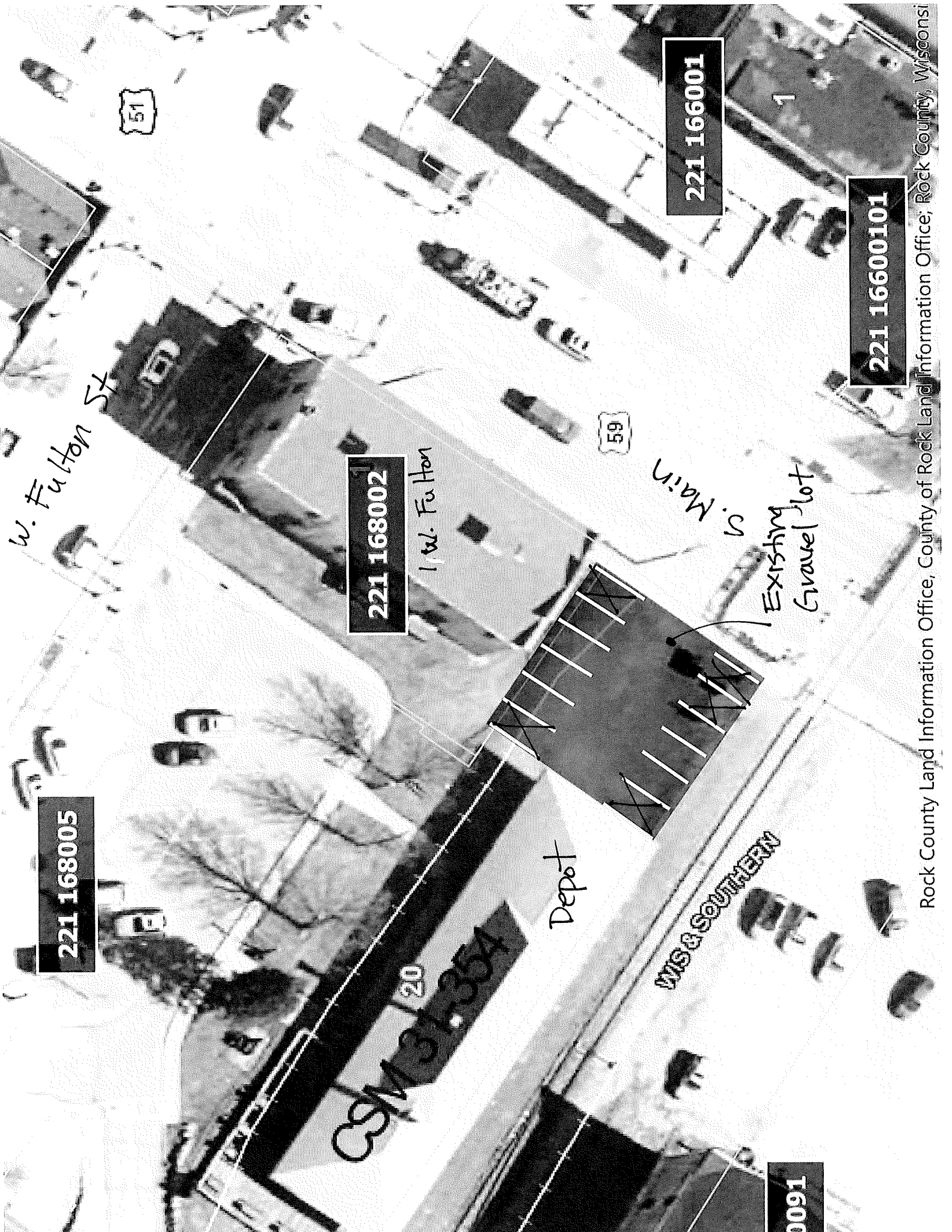
removed

Depot









221 168005

221 168002

221 166001

221 16600101

0091

W. Fulton St

W. Fulton

S. Main
Existing
Gravel lot

Depot

WIS & SOUTHERN

51

59

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 8, 2023

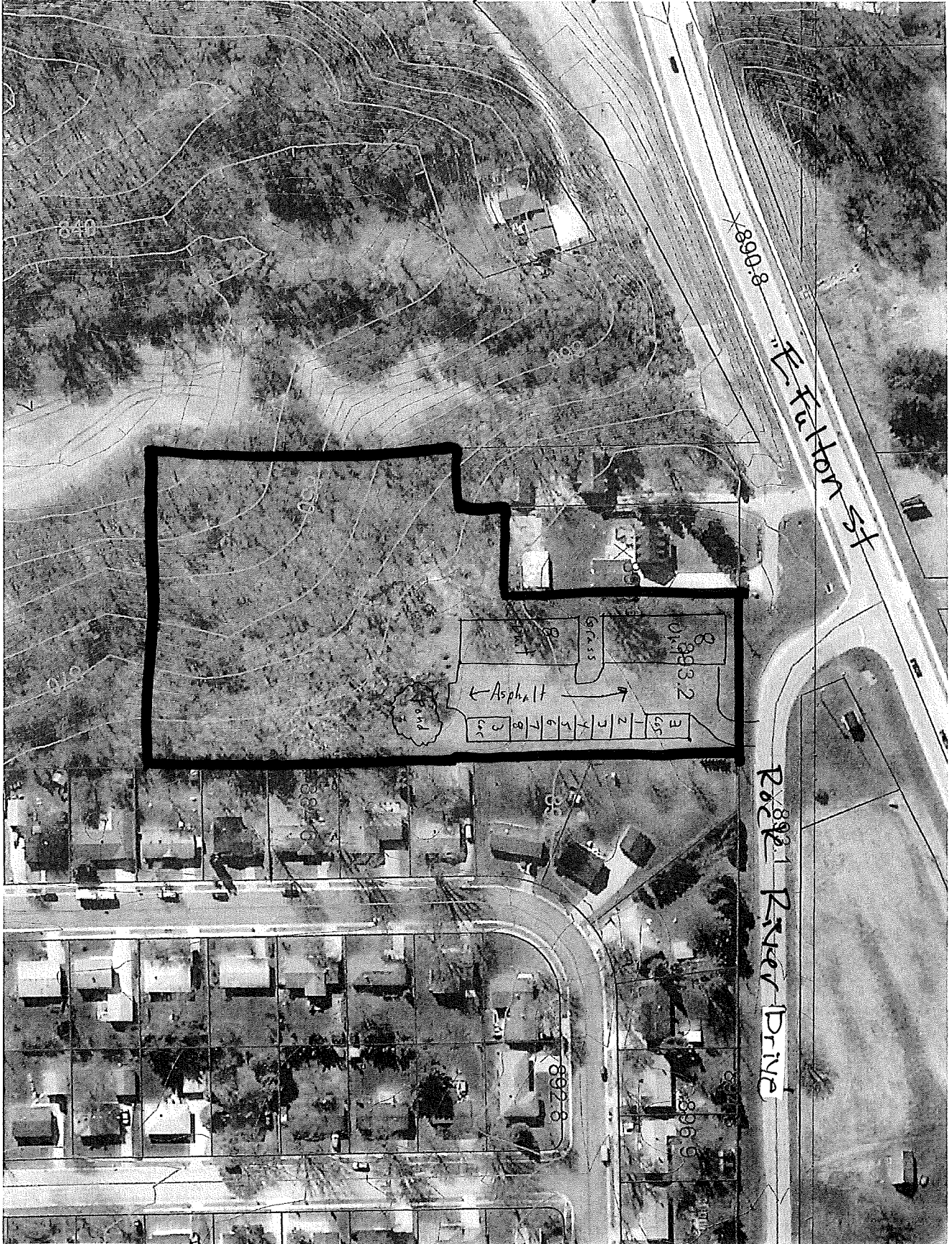
REQUEST:

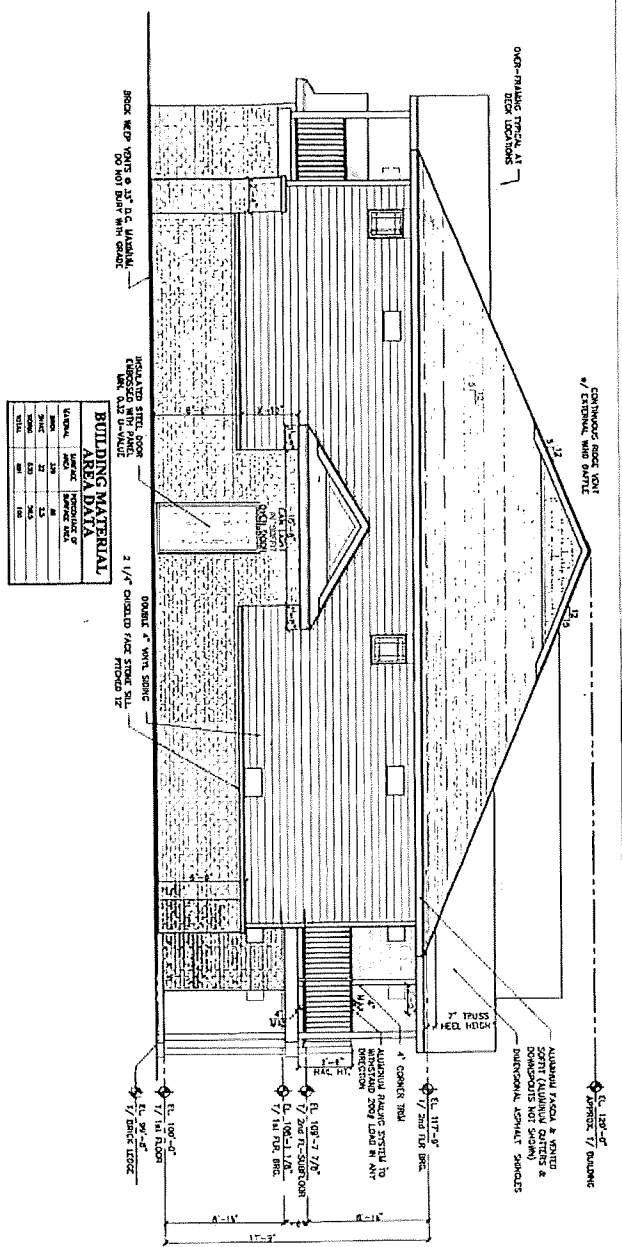
Preliminary conference for a proposed amendment to the Comprehensive Plan for a parcel on Rock River Drive (east of 805 E Fulton Street. Parcel 6-26-1193): The subject parcel is currently zoned R-3 Residential which allows for a 4-unit residential building. The Comprehensive Plan indicates the parcel should be developed as single family with an environmental corridor (due to steep, wooded slopes) on the south portion of the property.

The petitioner proposes to construct two, 8-unit apartment buildings. See attached preliminary plans.

The petitioner seeks input from the Plan Commission prior to petitioning for an amendment to the Comprehensive Plan and a rezoning to allow for the proposed multifamily residential development.

North →

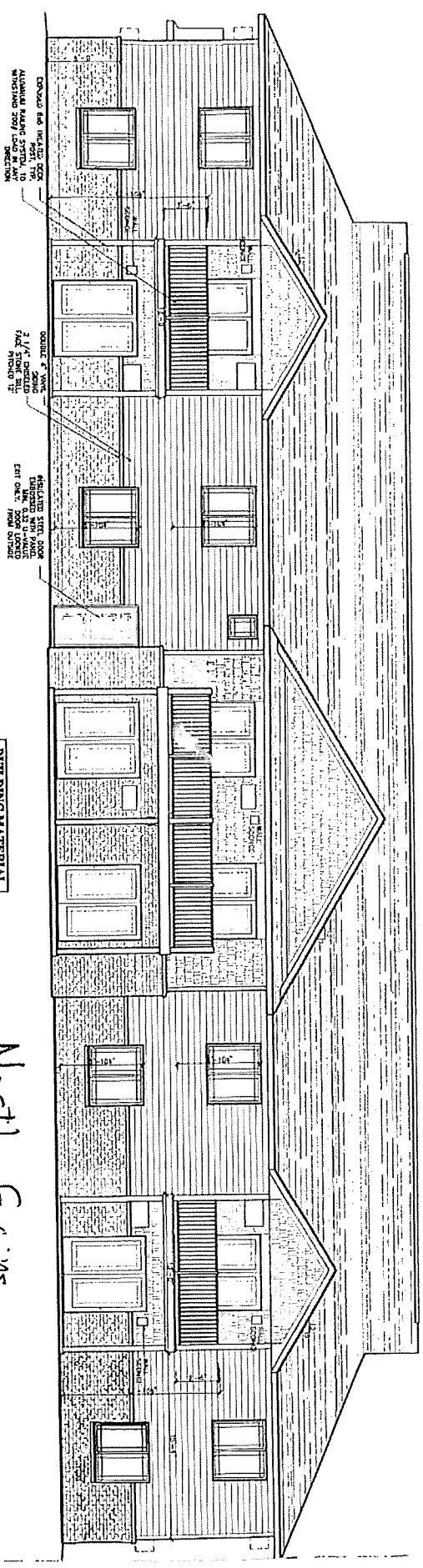




BUILDING MATERIAL AREA DATA

MATERIAL	AMOUNT	PERCENTAGE OF AREA
BRICK	240	48
WOOD	22	4.4
GLASS	20	4.0
ROOF	200	40
TOTAL	500	100

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



BUILDING MATERIAL AREA DATA

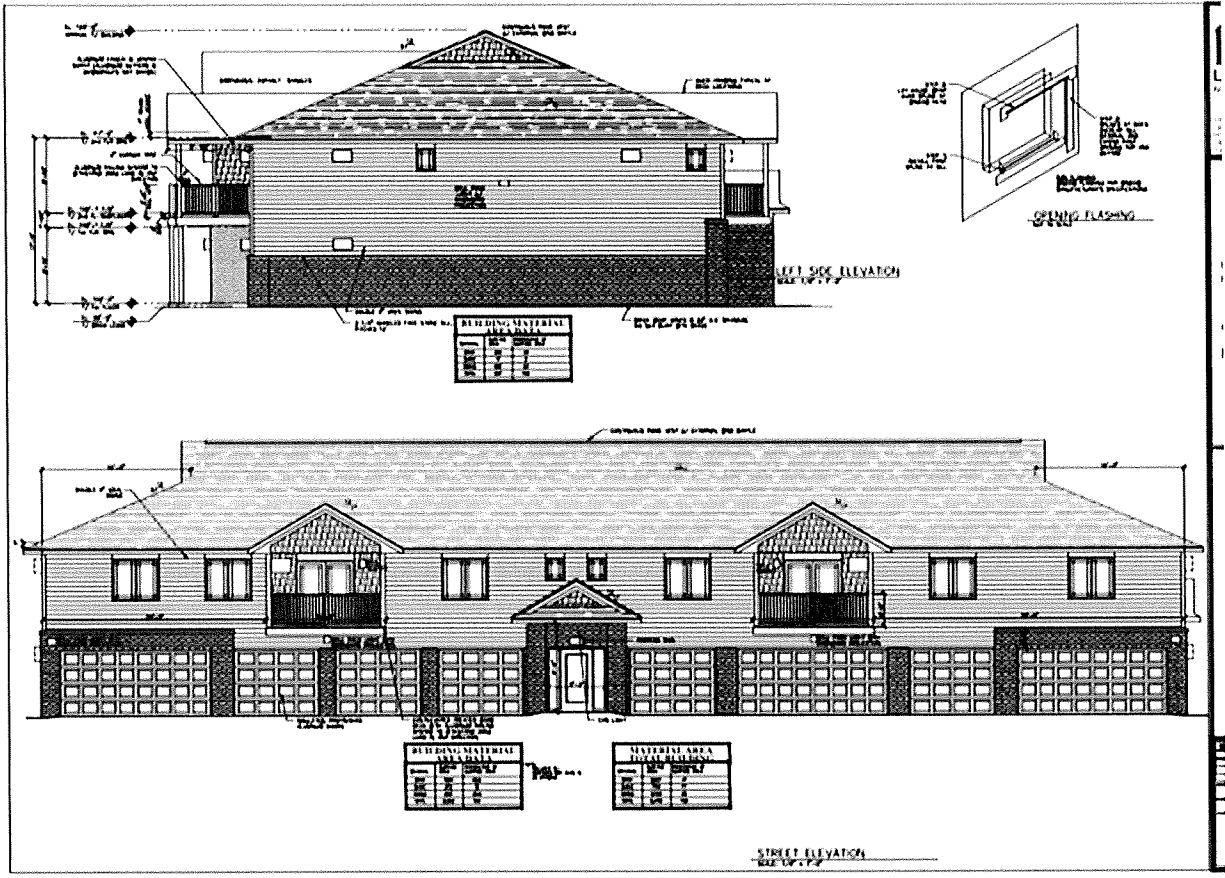
MATERIAL	AMOUNT	PERCENTAGE OF AREA
BRICK	240	48
WOOD	22	4.4
GLASS	20	4.0
ROOF	200	40
TOTAL	500	100

North Facing

8 unit

BACK ELEVATION
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



Memo

To: Plan Commission
From: Staff
Date: 5/5/2023
Re: May 8, 2023 Meeting

Sewer and Water services to accessory structures: A resident has requested permission to install sanitary sewer for a toilet to an accessory structure. Current regulations regarding this issue are:

Sewer and water service may be installed to serve a Detached Private Garage, Carport or Utility/Storage Shed under the following conditions: the structure cannot have a toilet or shower installed; the structure must have a garage door and a driveway; the petitioner must file a deed restriction stating that the garage cannot be used as either living quarters or in the operation of a business unless local land use permits are obtained and all building, local, and state codes are met. The deed restriction must be filed before a building permit is issued.

These regulations are in place to prevent the conversion of accessory structures into dwelling units without compliance with building codes, especially those related to life safety. The thought is that once sanitary sewer is allowed, the conversion to a dwelling can occur without knowledge of the building department.

Below are some options the Commission could consider in reply to this request:

- Do not modify the ordinance
- Modify the ordinance to allow toilets but not showers
- Modify the ordinance to allow toilets but not showers and remove the requirement that the structure have a driveway and a garage door
- Remove all restrictions regarding sewer and water services to accessory structures
- Adopt an ordinance allowing Accessory Dwelling Units

Attached is an article published by the WI League of Municipalities about Accessory Dwelling Units (ADU). Many cities are considering modifying ordinances to allow ADUs. This may be a good opportunity for the Commission to discuss this land use.



Accessory Dwelling Units: A Provocative Alternative to Traditional Housing

Attorneys Abby Busler & James M. Kalny, Attorney, Davis|Kuelthau s.c.

Definition and Introduction

The United States Department of Housing and Urban Development defines an Accessory Dwelling Unit (ADU) as “a habitable living unit added to, created within, or detached from a primary one-unit Single Family dwelling, which together constitute a single interest in real estate. It is a separate additional living unit, including kitchen, sleeping, and bathroom facilities.”¹

As baby boomers age, issues regarding retirement financing and elder care demand more attention and new solutions. Younger generations tend to favor limiting carbon footprints and emphasizing travel and experience over the values of traditional home ownership. Television shows like A & E's *Tiny House Nation* and HGTV's *Tiny House Hunters* are running multiple seasons and gaining in popularity, presenting alternative housing options. The number of realtors and construction companies that cater to the smaller, more minimalist dwellings continue to grow. Whether to support children with some sort of affordable housing, provide a cost-efficient place for retirees, or simply to provide housing alternatives, providing an additional living unit accessory to a single-family dwelling is an economical alternative in which the general public has shown interest.

This article discusses some of the pros and cons of ADUs and introduces some of the practical and legal considerations

municipalities are likely to encounter when considering regulating ADUs.

Perceptions of Benefits/ Drawbacks of ADUs

Citizens have voiced fears that ADUs will infringe on many traditional notions of the public peace and good order by overcrowding neighborhoods, exacerbating noise issues, parking, and privacy, and modifying or effectively eliminating single-family districts. Some residents argue the issues raised above will culminate to have a detrimental effect on property values. Others have raised issues such as the negative impact of the proximity of accessory units to neighboring structures on the expected use and enjoyment of private property under the codes in effect when they bought or built their homes.

Opponents also argue that ADUs, specifically when used as short-term rentals, change the nature of neighborhoods by introducing a transient resident population that affects the stability of the neighborhood and opens up the area to the possibility of increased crime and suspicious individuals.

However, other community members view ADUs as an excellent solution to combat the shortage of available, affordable, and sustainable housing. Many communities do not have the space to provide additional housing units and new apartment or condo complexes are frequently out of price range for many residents. Those in favor argue ADUs are

a win-win situation because they provide affordable housing to those seeking alternatives to traditional housing, while also providing the homeowner with extra income.

As stated earlier, the current population is aging and ADUs provide a unique opportunity to have elderly family members downsize and move closer to their support system, yet still have the independence of living alone. Proponents also argue that ADUs accommodate extended families seeking to stay together and live closer.

ADUs provide options for residents who cannot afford high home prices including the significant down payment. ADUs also support those who do not want the responsibility of home ownership. Some argue that the vision of suburbia where every individual owns a house is outdated and newer more flexible housing options should be made available.

Typically, ADUs are much more energy efficient, given their smaller size and availability of environmentally friendly products. ADUs also reduce the amount of land used for a housing option, limiting the impact on additional housing development.

Municipalities must balance the viewpoints of those accustomed to traditional home ownership and those seeking alternative housing options. Municipalities are tasked with determining how and when to regulate.

Authority to Regulate

ADUs are not defined in or directly regulated by state law. The administrative code allows for accessory buildings, subject to fire regulations, leaving considerable leeway to municipalities to regulate accessory structures and dwellings. The state statutes define “dwelling” as any building that contains one or 2 dwelling units and a “dwelling unit” is a structure or that part of a structure which is used or intended to be used as a home, residence, or sleeping place by one person or by two or more persons maintaining a common household, to the exclusion of all others.² The state law thus allows attached or unattached accessory dwelling units without providing any specific and direct regulation of those units.

The lack of statutory direction provides municipalities significant leeway in defining and customizing ADU regulations to meet the needs of a specific town, village, or city. This can be a blessing and a curse in light of the many different public perceptions and interests on regulating ADUs and the myriad of regulatory considerations a municipality is compelled to consider when composing legislation addressing ADUs. The following reviews the topics that Wisconsin municipalities have addressed in their ADU regulations.

Ownership

Ownership of the principal use serves to emphasize the accessory and incidental nature of the ADU to the principal use and is an important aspect of the use. Wisconsin municipalities that have ADU regulations have considered:

- Requiring the dwelling units to be owned by the same person
- Prohibiting the conveyance of an ADU independent of the principal use

- Requiring the property owner to reside either in the primary dwelling unit or ADU as his/her permanent and legal address

While there is little law in Wisconsin on ADUs at this point, the Utah Supreme Court upheld a zoning ordinance restricting the renting of ADUs to only owner-owned residences.³ A non-residing homeowner challenged the restriction, but the Utah Supreme Court concluded the zoning ordinance was valid because it protected the city’s justifiable and legitimate interest in preserving the character of a single-family residential neighborhood.⁴

Regulating the ADU

As there is little limitation from the state, municipalities can regulate consistent with the intent and purpose of their zoning codes to preserve the public interests normally preserved by zoning codes (public peace, safety, and peaceful repose, etc.). As the most common concerns with ADUs stem from privacy, overcrowding, esthetics, and other issues affecting the use of neighboring properties, municipalities that have regulated ADUs have enacted regulations that include:

- Expressly limiting the number of ADUs per lot
- Creating requirements for lots housing ADUs
 - Minimum lot area
 - Limiting location to a corner lot or lot adjacent to an alley
 - Setting usable open space requirements
 - Setback limitations other than those for other accessory uses
- Limiting maximum floor area size
 - By square footage, or
 - As a percent of the total lot area

- Addressing esthetics
 - Requiring roof pitch consistency
 - Requiring consistency in design with the principal dwelling
 - » Trim and eaves
 - » Window orientation
 - » Exterior finishes
 - » Building height
- Building ingress and egress
 - Location of access
 - Hard surfacing
 - Fire access
- Designated off-street parking
 - Based on occupancy
 - Not permitting increase of on-site parking facilities
 - Requiring parking based on zoning requirements for dwelling units
- Requiring minimum floor size for each dwelling unit
- Specifying occupancy limitations

Current municipal regulations also include provisions limiting detached ADUs to above garage locations and requiring that the mandatory minimum floor size for the single-family dwelling does not go below the minimum floor size in the zoning district as a result of accommodating the ADU.

Where Can They Go?

To the extent that ADUs are accessory to a single-family dwelling use, the appropriate district for the ADU is limited to districts that permit single-family use. That does not mean that ADUs have to be permitted in all districts that permit single-family uses or that they have to be treated the same in each district. Examples of options that have been considered include:

- Limiting detached ADUs to single family residential districts (as the lots are usually larger)
- Allowing detached ADUs in certain residential districts (as accessory to single family uses in that district)
- Allowing detached ADUs only in certain districts and internal ADUs in others
- Requiring conditional use permit (CUP) review in some zones and only plan submission in other zones

Municipalities may customize options, depending on different zoning districts that permit single-family uses and other factors unique to the concerns raised in the municipality and the nature of its zoning districts.

Plan Submission and Conditional Use Permits

ADUs are subject to building and housing code requirements. Consequently, building plans will be submitted and subject to permits before construction. To address some of the concerns up front and allow for public input, a site review process such as a conditional use permit procedure or other committee review is uniformly used to regulate ADUs in Wisconsin.

The use of a conditional use permit (CUP) process provides the opportunity for public hearing and the imposition of project-specific conditions. However, it is not prudent to simply use the HUD definition of a CUP cited at the beginning of this article and state that ADUs are subject to a CUP. Current

law is reasonably read to require that any conditions imposed under a CUP should have their origin in the zoning code. In other words, simply imposing a CUP requirement on all ADUs may not accomplish the desired regulatory reach the community may wish to have. The municipality needs to do its homework and address the issues listed above in its codes to facilitate the effective use of the CUP.

Short-Term Rental Interplay

Section 66.1014, Wis. Stats. provides that a political subdivision may not enact or enforce an ordinance that prohibits the rental of a residential dwelling for seven consecutive days or longer, so long as the owner or operator of the residential dwelling has obtained a permit from the Department of Agriculture, Trade and Consumer Protection and a short-term rental permit from the political subdivision. Such license shall allow the owner/operator to rent the residence for more than seven consecutive days limited to a total of 180 days per year.

Wisconsin Statute sec. 66.1014 defines residential dwelling as any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one person or by two or more persons maintaining a common household, to the exclusion of all others. Hence, an ADU that is approved as a mother-in-law's flat today may be an Airbnb tomorrow. Municipalities should remain cognizant of the applicability of the short-term rental law as they craft ADU regulations.

Conclusion

Wisconsin municipalities that have gone through the regulation process for ADUs have encountered considerable public input and debate. The public attention and tension between traditional housing and housing alternatives such as ADUs presents a complicated topic that requires a patient and cautious approach and close collaboration with planning staff and legal counsel when crafting ADU regulations.

About the Authors:

James Kalny is a shareholder with Davis|Kuelthau s.c. with 40 years of experience in municipal law. Jim began his career as an assistant city attorney in Green Bay, served as De Pere City Attorney, and the City County Human Resource Director for Brown County and Green Bay until moving to Davis|Kuelthau s.c. At Davis, Jim continues to advise counties and municipalities on a broad variety of municipal law issues such as planning and redevelopment, and public records and open meetings issues and zoning appeals, as well as labor and employment matters. Contact James at jkalny@dkattorneys.com

Abby Busler is a member of the firm's Labor & Employment team and the School and Higher Education Law and Municipal Law practice groups. Her practice focuses on counseling education for clients and providing general counsel support for schools, cities, and villages. Contact Abby at ABusler@dkattorneys.com

Housing 22

1. <https://www.hud.gov/sites/dfiles/OCHCO/documents/4000.lhsnghlossry.pdf>
2. Wis. Admin Code SPS § 320.05(4); Wis. Stat. § 101.61(1).
3. *Anderson v. Provo City Corp.*, 2005 UT 5, ¶ 19, 108 P.3d 701, 708.
4. *Id.*

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TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 8, 2023

GENERAL DESCRIPTION

Address: N Arrowhead Shores Rd in Section 16 of the Town of Fulton

Applicant: Evergreen

Parcel Size: 1.3

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:

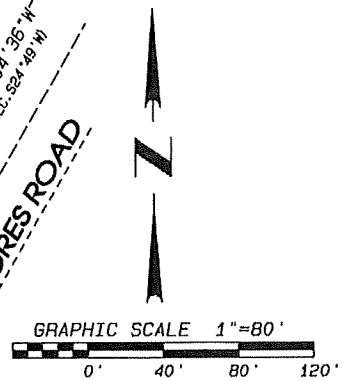
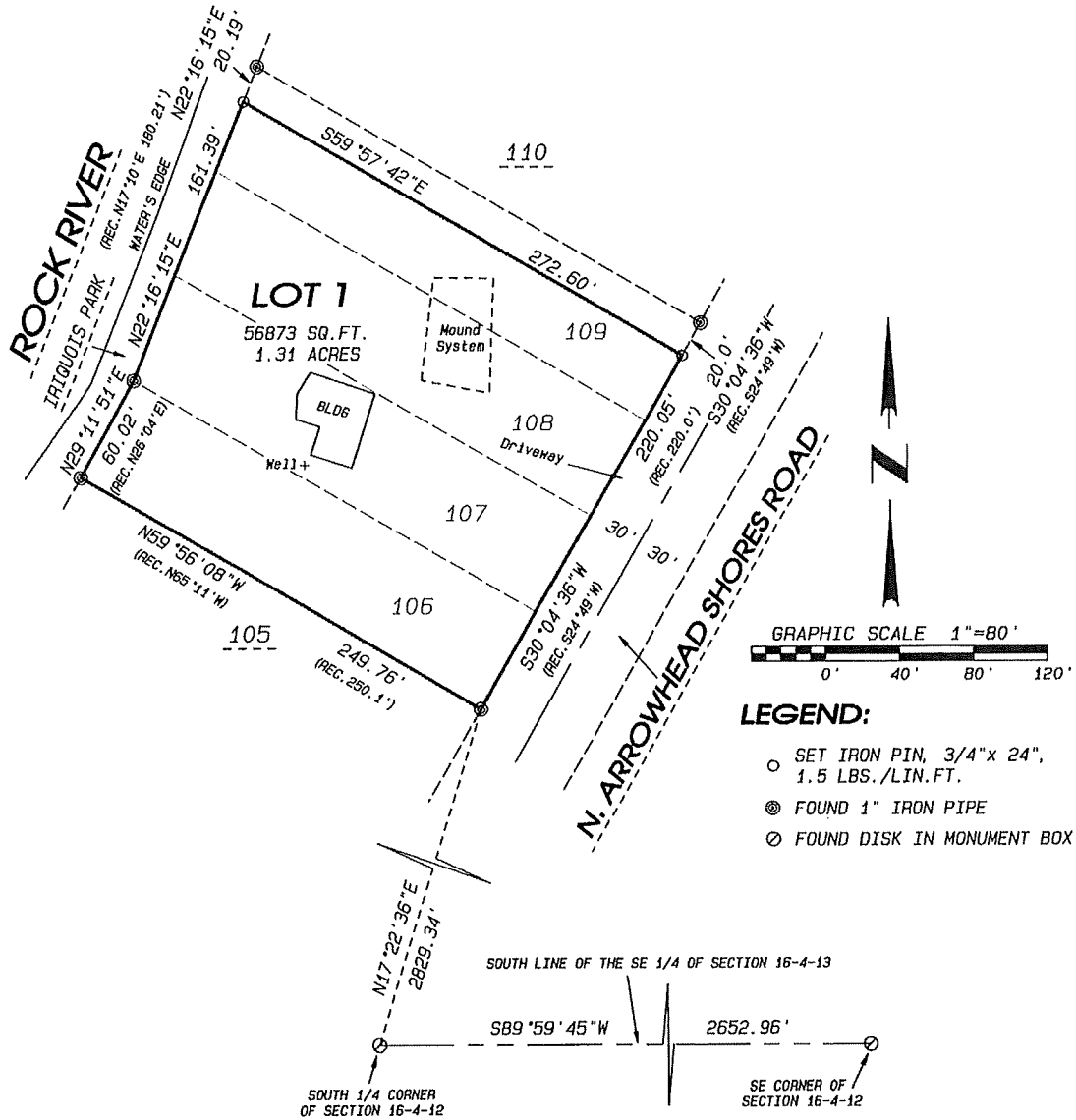
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.

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.

CERTIFIED SURVEY MAP

LOTS 106, 107, 108 AND PART OF LOT 109, ARROWHEAD SHORES ESTATE
AND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 16, T.4N., R.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 1" IRON PIPE
 - ⊙ FOUND DISK IN MONUMENT BOX

NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

NOTE: FIELDWORK COMPLETED MARCH 17, 2023.

NOTE: ASSUMED S89°59'45"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 16-4-12.

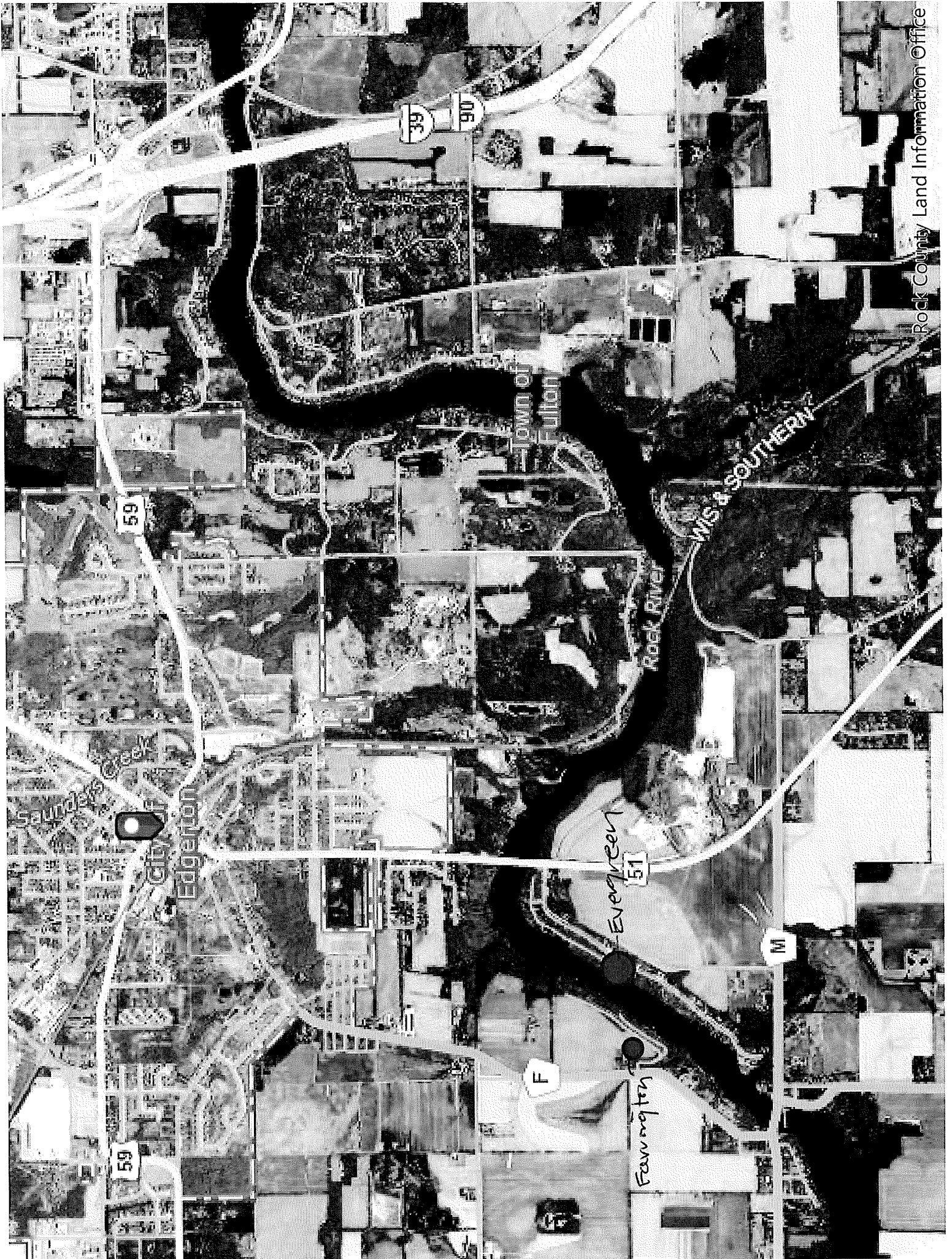
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& ASSOCIATES

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TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 8, 2023

GENERAL DESCRIPTION

Address: Cnty F, Rock County, Fulton Township, Section 16

Applicant: Farrington

Parcel Size: 7.9 acres

Description of Request: Approval of an extraterritorial certified survey map to create 1 lot.

STAFF REVIEW COMMENTS

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

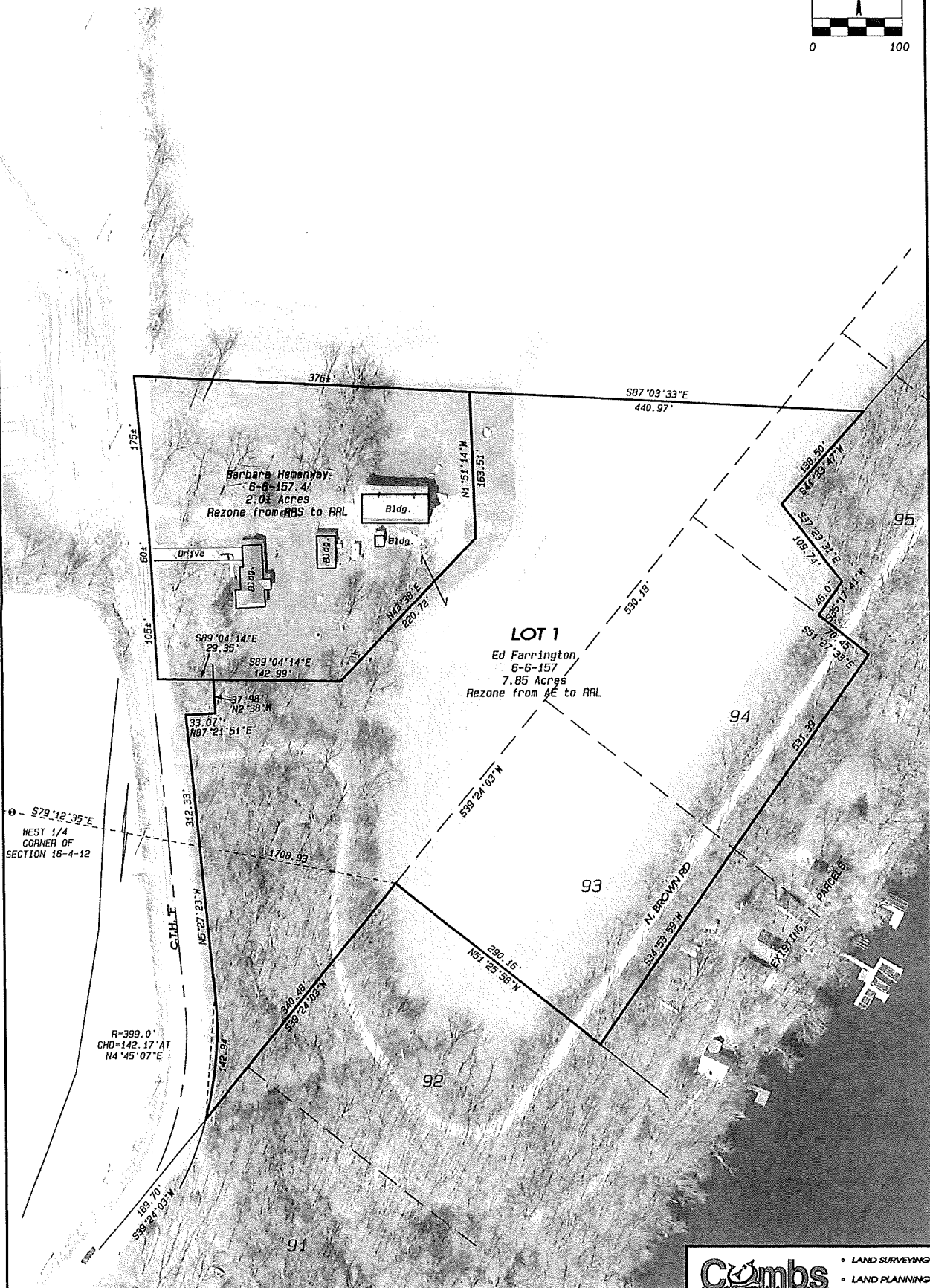
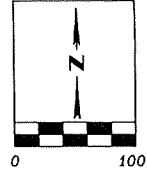
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division creates one lots to be added to an existing lot.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the creation of one lot for Farrington on Cnty F.

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 AND 95 OF STATE SCHOOL KRAFT SUBDIVISION.



Project No. 121-290 For: Farrington April 12, 2023

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