

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

PLANNING COMMISSION
Monday, February 22, 2021 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, February 19, 2021.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Northwoods Development for the approval of a Planned Development/General Development Plan to allow the construction of nine duplexes southwest of the corner of West Meadows Drive and Hwy 59 (parcel 6-26-860.45).
 - B. Close the public hearing.
4. Consider request by Northwoods Development for the approval of a Planned Development/General Development Plan to allow the construction of nine duplexes southwest of the corner of West Meadows Drive and Hwy 59 (parcel 6-26-860.45).
5. Consider approval of January 25, 2021 Plan Commission meeting minutes.
6. Set next meeting date and future agenda items.
7. 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: February 22, 2021

GENERAL DESCRIPTION

Description of Request: Approval of a modified General Development Plan for a Planned Development to allow the construction of nine duplexes

Location: Lot 45 West Meadows First Addition (southwest corner of W Meadows Dr and Hwy 59)

Applicant: Northwoods Development

Current Zoning/Land Use: R4 Planned Development / vacant

STAFF DISCUSSION

In 1995, the owner of the subject parcel received approval to construct 6 duplexes on the subject parcel in conjunction the 7 duplexes that were approved and constructed along Spruce Street just north of the subject parcel. (See attached layout from 1995.) The Planned Development regulations require construction of the improvements be completed within 5 years of approval. The new owner will therefore be repeating both of the public hearing stages of the Planned Development Approval process. The current step is the General Development Plan (GDP) which, if approved, grants zoning. This is done through a public hearing process. No development can occur until after the final public hearing and approval of the Precise Implementation Plan.

STAFF REVIEW COMMENTS

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

1. The petitioner requests modification to a Planned Development to allow the construction of nine duplexes. The developers indicate they plan to sell each unit as a condo and that there will be one condominium association for the entire proposed development. The Comprehensive Plan recommends the parcel be developed as duplexes or townhouses at a maximum density of up to 8 units per acre. The proposed development has a density of 3.9 units per acre which is similar to the density of the Whitney Way condo development. The duplex condo development just north of the subject property has a density of 3.4 units per acre.
2. The attached site plan indicates a proposed "dead end" private street with a large hammer head turn around to accommodate emergency vehicles. The street is proposed to be a 30' wide, private street with curbing (except for the hammer head). This is similar to the

curbed private street just north of the subject property (Pine Cone Court) and wider than the uncurbed private street Whitney's Way.

3. Three units will take access from W Meadows Drive (similar to the duplex on the north side of West Meadows Drive). All other duplexes will access the proposed private drive.
4. Each unit has a two-car garage. The garages are all in the front of the structures. The floor plan indicates one of the garages faces the street while the other garage has a side access thus the garage door does not face the street. The front doors to the units do not face the street.
5. A portion of the existing water main will be abandoned and reinstalled in a new location. The water, sewer and storm sewer mains will be dedicated to the City; the streets and stormwater bioretention basins will not be dedicated. Easements will be required for the infrastructure that will be dedicated.
6. Stormwater storage will be accommodated in the regional pond recently constructed on the corner of Dallman Road and W Fulton Street. The proposed development includes two bioretention basins to address water volume restrictions in the existing storm sewer. While not specified in the plans, the City prefers these areas to be bioretention basins with storm water plantings. This development must contribute \$8,272 for its share of the regional stormwater pond.
7. The developer must pay parkland fees upon the issuance of a building permit.
8. The developer proposes to install a landscape screen along the highway.
9. A public sidewalk should be provided along West Meadows Drive.
10. The Planned development process allows developer to "vary" ordinance requirements in exchange for a "higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments". A walking path around the development is an example of an improvement that could be made in exchange for greater density. The developer should provide either a walking path around the perimeter of the development or a sidewalk on one side of the private street.
11. The Planned development process requires a listing of the regulations with which the proposed planned development does not comply. The alternative to a planned development in this case would be a conventional subdivision. A conventional subdivision would have a public street of conventional width and each duplex would be on its own lot. Assuming the parcels would be zoned R-3, the buildings would have to be moved closer to the edges of the parcel (closer to the highway and closer to the existing homes on the west side of the development); and most likely, one duplex would have to be removed to meet the ordinance requirements.
12. The site plan does not specify street lighting.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the GDP for a Planned Development for lot 45 of W Meadows First Addition with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is included in one condominium association.
4. The developer provides a document to be recorded for all utility easements as well as a document to discontinue the water main easement (if there is a recorded easement).
5. Provide a landscape plan that meets or exceeds the ordinance requirement that includes highway screening and wetland plantings in the bioretention basins.
6. Provide information about site lighting.
7. A public sidewalk is installed on W Meadows Drive.
8. A walking path is installed around the development.
9. The stormwater bioretention basins are "dry basins" and a maintenance agreement is included in the condo documents requiring the maintenance (prohibiting the filling in) of the basins.
10. The developer pays the regional stormwater basin fee.
11. The developer pays parkland fees with each building permit.
12. The petitioners comply with the conditions of the City engineer.

[Print](#) | [Close Window](#)

Subject: Lot 45 West Meadows Engineering Review

From: Joe Pingel <joe.pingel@cedarcorp.com>

Date: Thu, Feb 18, 2021 3:27 pm

To: "rflanigan@cityofedgerton.com" <rflanigan@cityofedgerton.com>

Cc: Bill Betzig <bill.betzig@cedarcorp.com>

Combs & Associates submitted a conceptual plan for lot 45 West Meadows 1st Addition near the intersection of Meadows Lane and STH 59 in the City of Edgerton. The plans were reviewed and we offer the following comments:

1. A storm water management plan will be required for the site however the text can state that the storm water volume control as well as water quality standards for the site will be handled at the regional pond near the intersection of Dallman Road and W Fulton Street.
2. The storm sewer between the regional pond and the proposed development site could be a restriction. Therefore, the developer will be required to reduce the peak flow from the post construction site to the existing conditions for the 10 year storm event. Please provide calculations and detailed plans to demonstrate compliance. Please note these calculations can be part of the SWMP.
3. Please provide erosion control calculations (WDNR Soil Loss & Sediment Discharge Calculation Tool).

Joseph Pingel, P.E.

Municipal Engineer

Cedar Corporation

2820 Walton Commons West #142 | Madison | WI | 53718

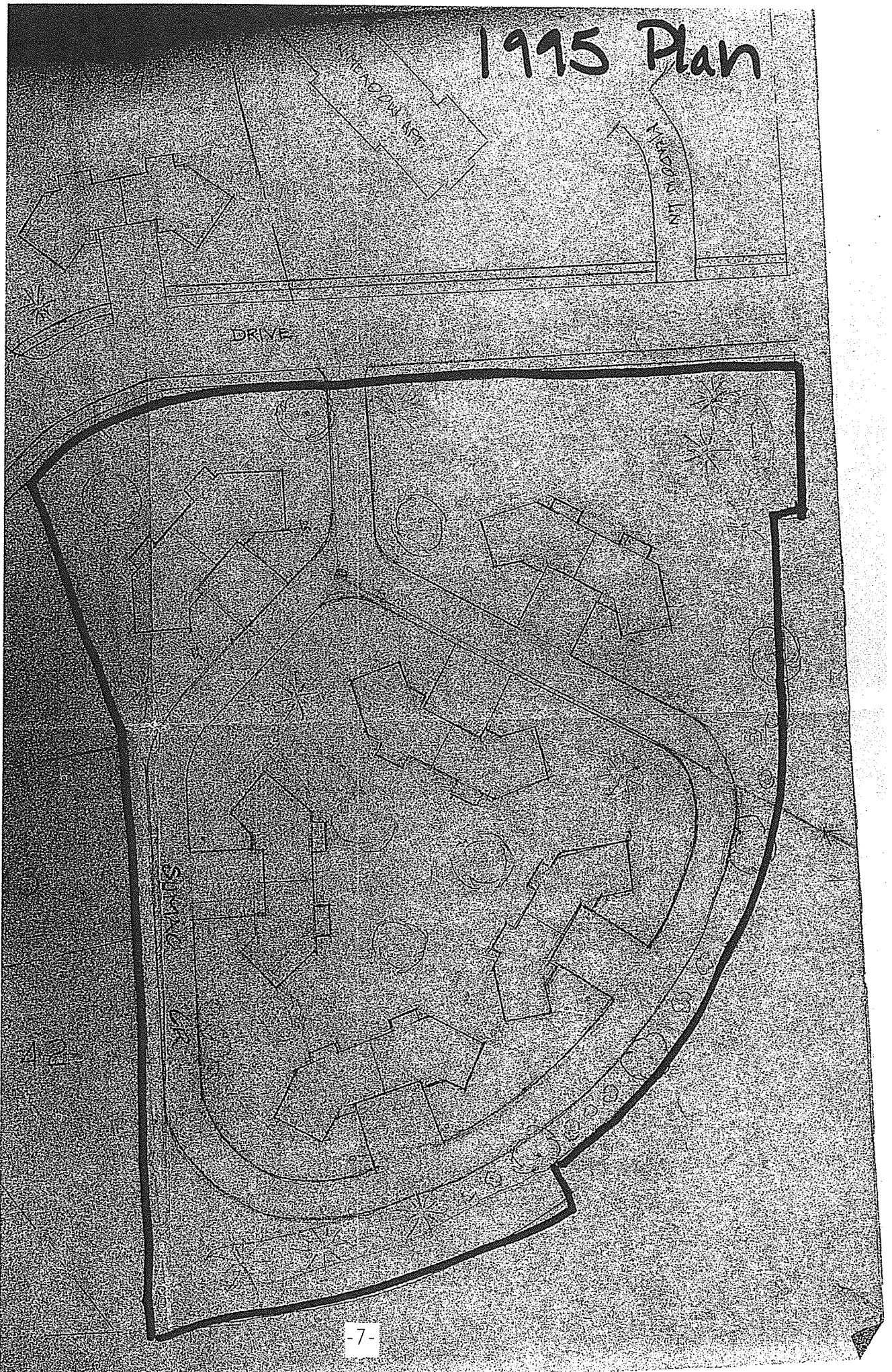
Office: 608-249-5046 | TF: 800-472-7372 | Direct: 608-237-5837

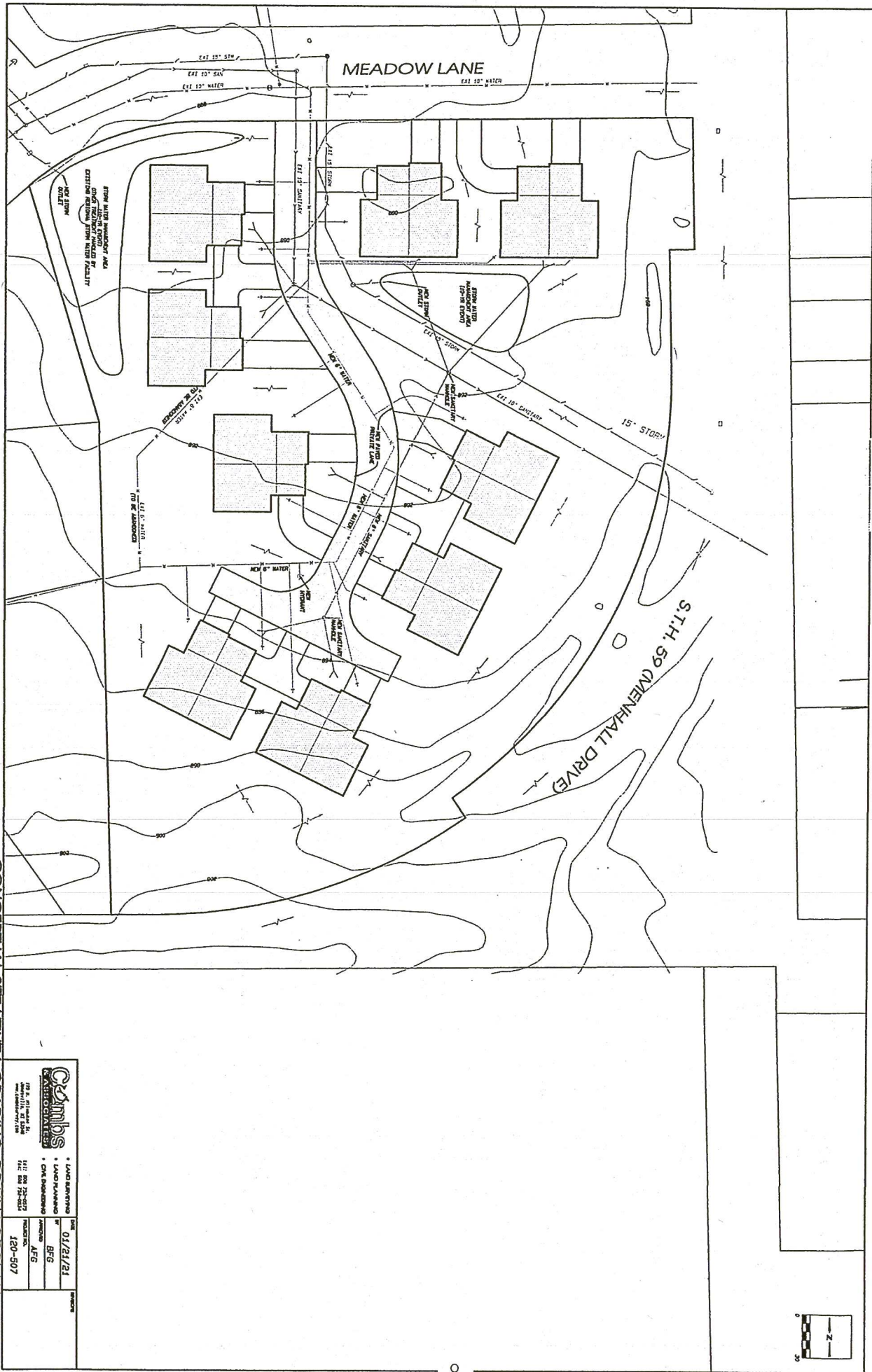
joe.pingel@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

1995 Plan





CONCEPTUAL SITE UTILITY, GRADING, DRAINAGE PLAN SHEET 2 OF 3

	120 N. 5th Street, Ste. 100 Minneapolis, MN 55412 Tel: 612.338.7700	DATE: 01/23/21 BY: BFG PROJECT: AFG NUMBER: 120-507
	• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	PROJECT NO.: DRAWING NO.:



PLANNED DEVELOPMENT

WEST MEADOWS - LOT 45

EDGERTON, WI

Justification for Change in 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 Edgerton and live in an affordable new construction home. Our main effort is to provide single family homes to these residences, but we have also seen the need for another option, duplexes. With the influx of individuals moving to southern Wisconsin, we are ready to invest our time and resources to orchestrate essential development.

The Planned Development we're putting forward consists of nine duplexes; a private drive; and a landscape barrier on the edge of 59. Each side of the duplex has two-bedrooms, two-bathrooms, an office, two-car garage, and a full unfinished basement. Each unit is roughly 1,360 sq. ft.

This parcel has already been approved for a Planned Development with duplexes and a private road but we require a change in the previous approved layout for multiple reasons. First, the original PUD plan accepted for this parcel includes a building layout we do not own as a company. Therefore, we do not have the necessary architectural rights in order to build the previous approved duplexes. In place of the previous approved duplexes, we put forward a duplex plan that has side-loaded garages so, from the front, it appears as a single family home.

Next, one of the main differences between the previously accepted plan and the one being put forward is the amount of duplexes. Specifically, we increase the amount from six to nine. We believe this is advantageous for the city because it offers more units that Edgerton critically needs. After talking with our realtor, Paula Carrier, we know there are extremely 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 increasing the amount of duplexes for this area.

As we detail below, nine duplexes fit comfortably for this amount of acreage. Nine duplexes allows over a half acre for each building, which offers an immense amount of greenspace for the development (specifically 69% of greenspace). Also, each building has ample space between one another. Overall, with our duplex's footprint and shape, we comfortably fit nine duplexes, therefore this increase in density is appropriate.

Our current plan matches the previously accepted plan by keeping the attribute of a private road consistent. For visual as well as economic reasons, we believe the less road, the better. The previous plan has the road looping the entire parcel. We cut the amount of road into roughly half. This requires less maintenance, less snow plowing, and allows for more green space for the households.

To sum up, we request to change the original PUD's duplex plan to one of our own; increase the density from six to nine duplexes; and change the structure of the private road. We believe each of these changes create more harmony for this development.

Concept Plan - Written Description:

The general theme for this project is to provide Edgerton with affordable duplexes to fit the price range of the surrounding area. In an effort to provide the best quality construction, our homes come standard with the following: 2x6 exterior construction, architectural shingles, upgraded vinyl siding, brick or stone, solid wood doors and trim, soft close and dovetailed furniture grade cabinets, granite or quartz countertops, luxury vinyl plank, upgraded carpeting, tiles showers, and upgraded finishings throughout. We have included in this proposal a floor plan that fits the footprint of our development, although we do plan to modify the internal structure to allow for an open living concept, preferred in the current design environment.

We included a rendering of the exterior design and coloring we plan to use for this PUD. As you will see, the design is modern and is equipped with sharp colors; upgraded siding & stone; and double hung windows.

The total acreage of Lot 45 is 4.55 acres. We are requesting for the approximate densities: .25 acres per unit; .50 duplexes per acre; approximately 562 linear feet of private road (includes a turnaround for fire trucks and snow plows); 16,875 sq. ft. of private road. This leads to an approximate ratio of: 69% green space area; 8% private road area; 6% driveway area; 17% duplex area. Each duplex totals 3,820 sq. ft., which includes a 1,360 sq. ft. finished interior & 572 or 528 (SL) sq. ft. garage for each unit.

For this development, we will not dramatically alter the natural features of the lot. The only thing we plan to change in terms of the natural features is to add landscaping on the edge of 59 to partially block the roadway from the development. This landscaping will be in the form of a hedge bordering 59, similar to what exists on the corner of N. Arthurs Dr. and 59 in order to keep congruity.

Our development fits in with the general relationship of nearby properties and public streets. Our Planned Development molds to what the original PUD had in mind for this area through the private road and duplexes. Across Meadow Ln. are other options of multifamily units and duplexes, while to the west are single family homes. Our development will have access through its own private entrance off Meadow Ln. while two units will have direct access from Meadow Ln. matching the duplex to the north.

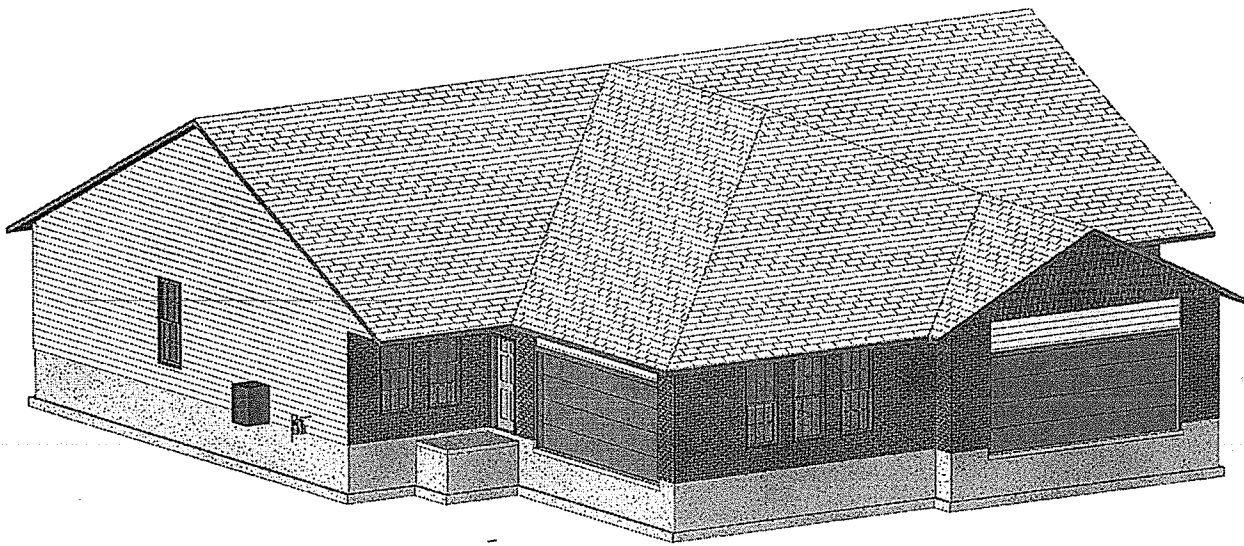
Thank you,

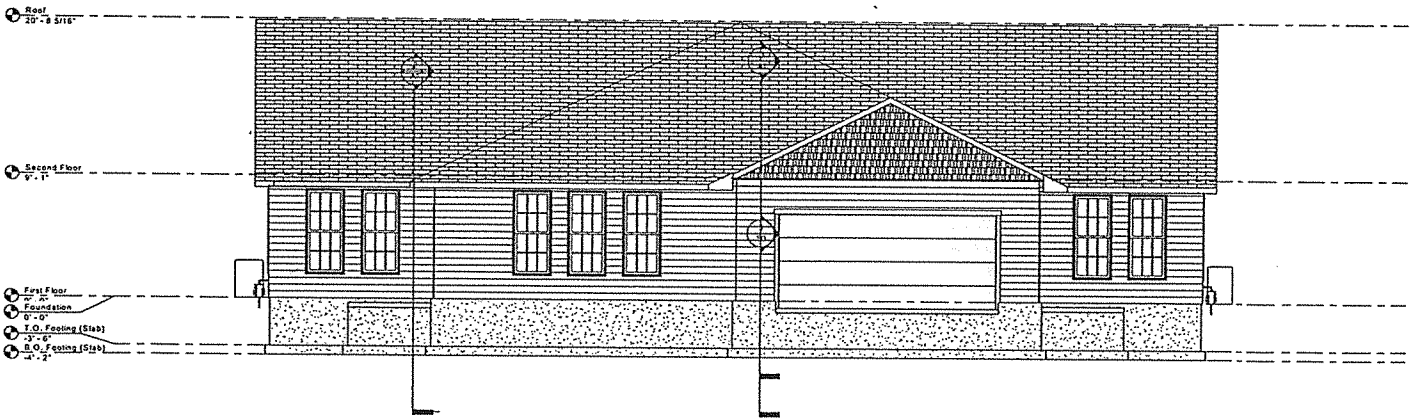
Madilyn Petry

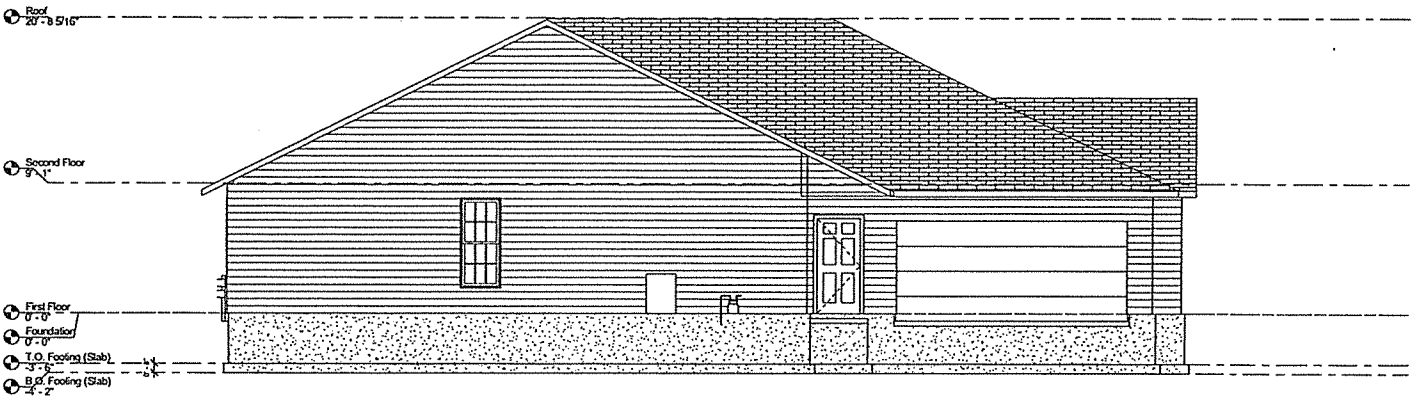


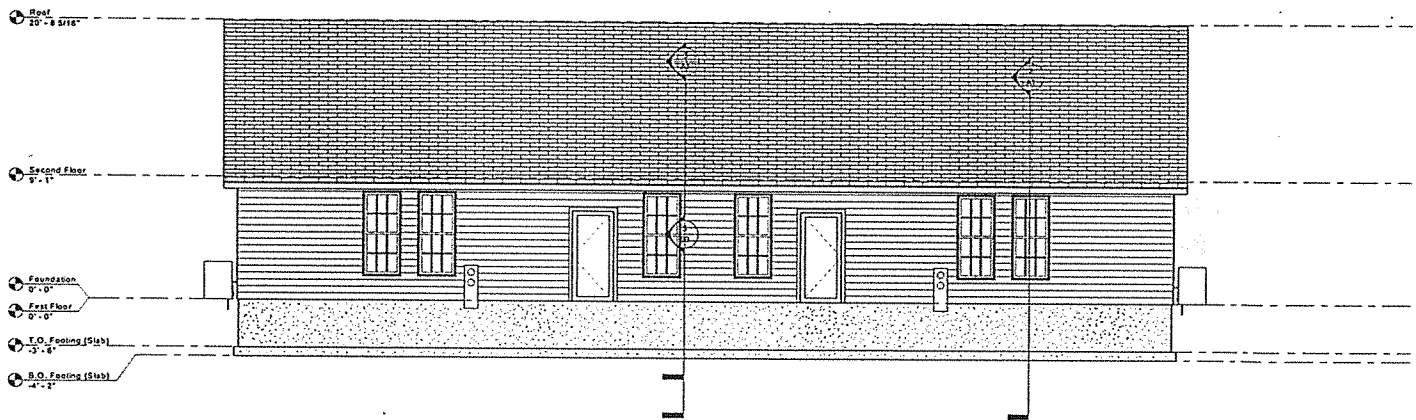
Northward Development, Owner

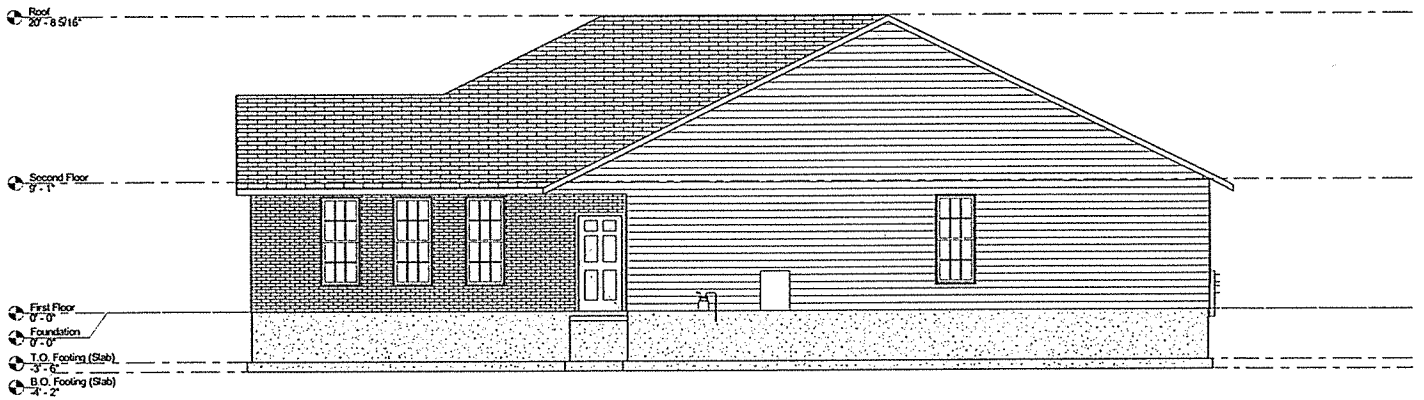


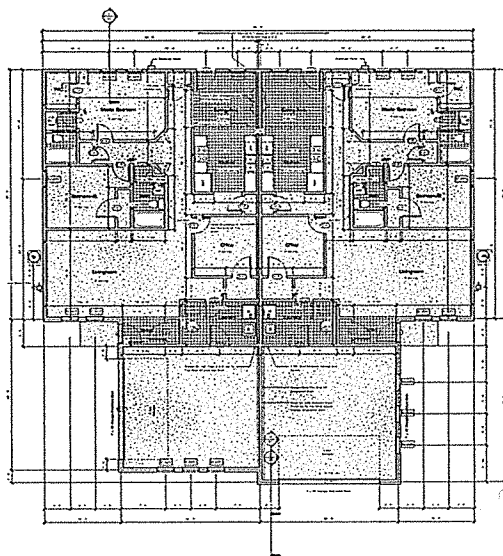


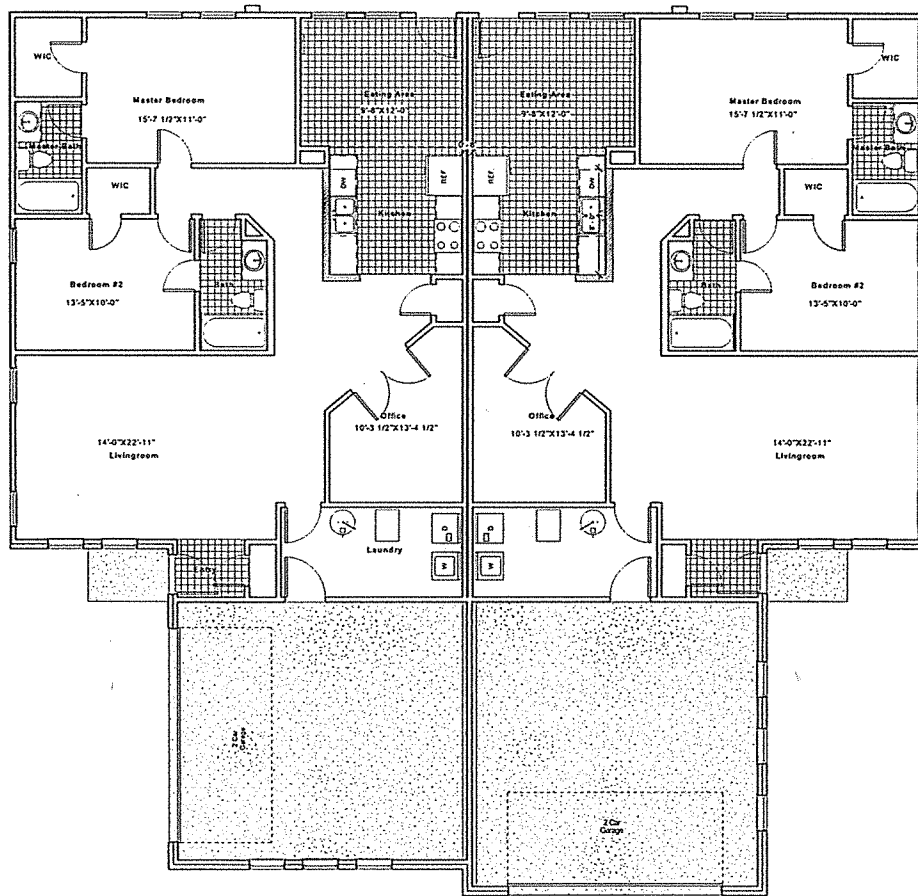












**JANUARY 25, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

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

Others Present: City Administrator Ramona Flanigan, Casey Langan (remote), and Sam Martino with the Edgerton Reporter (remote).

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, January 22nd at the Post Office, Edgerton Library, and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend the following sections of the Zoning Ordinance:

- 22.304(2)(e) and 22.304(5)(z) to allow bee keeping in all zoning districts and to allow mini pigs in residential zoning districts.
- Section 22.721(1)(a) and 22.304(5)(a) to allow commercial apartments on the first floor, in the rear of, commercial structures in the B-2 Central Business District.

Commercial apartments: City Administrator Flanigan stated in summary, the proposed amendment is to allow commercial apartments on the first floor of downtown buildings. The apartment must be in the rear only.

Casey Langan, 212 Park Lane, stated he proposed this ordinance to allow building owners an option to live right next to where they work. It provides a more efficient way for small businesses to make the most of their building space and help with their cash flow.

Hearing no other comments on the commercial apartments, the Mayor temporarily closed the public hearing to consider action on the ordinance amendment.

A Jim Burdick/Anne Radtke motion to approve the amendment to sections 22.721(1)(a) and 22.304(5)(a) to allow commercial apartments on the first floor, in the rear of commercial structures in the B-2 Central Business District passed on a 7/0 roll call vote.

Bee keeping: The Mayor read an email from Paul Splitter, 915 Robert St. In the email, Mr. Splitter expressed concern for people allergic to bees and did not want to see the City allow bee keeping.

Hearing no other public comments, the Mayor temporarily closed the public hearing to consider action on bee keeping.

A Jim Burdick/Ron Webb motion to recommend to Council approval to amend Sections 22.304(2)(e) and 22.304(5)(z) of the Zoning Ordinance to allow bee keeping in all zoning districts passed on a 7/0 roll call vote.

Mini pigs: The Mayor asked if anyone listening to the meeting had comments regarding allowing mini pigs in residential zoning districts. Hearing no responses, the Mayor read the emails sent to the Plan Commission on this topic.

Judy Scharfenberg, 111 Blanchard St, stated in her email she is against allowing pigs in the City because they are rooters and like to dig with their snouts. In addition, pigs are territorial and can be aggressive.

Tim Shaw, 2nd District Alderperson, emailed that he has been approached by three people expressing concerns about allowing pigs in the City and asked to have the proposed ordinance amendment voted down.

Nathan Leikness, 915 Dean St, emailed he is concerned about smell, safety for both physical and health issues, noise, property damage and has questions about the care of the pigs. He and a number of his neighbors who live by the person asking to be allowed to have pigs, would like to see these issues addressed before any action is taken.

Paul Splitter, 915 Robert St, stated in his email that he is against allowing pigs in the City.

The members of the Plan Commission all stated they had received calls regarding pigs. All the calls were against changing the ordinance to allow pigs in the City.

Jim Kapellen stated he is not in favor of changing the ordinance for one person when he and the other Commission members have only heard from residents that are against it. If more people come forth that are in favor it could be readdressed, similar to the chicken ordinance.

A Jim Kapellen/Ron Webb motion to deny the amendment to Section 22.304(5)(z) of the Zoning Ordinance to allow mini pigs in residential zoning districts passed on a 7/0 roll call vote.

MINUTES: A Ron Webb/Jim Burdick motion to approve the minutes from the December 21, 2020 Plan Commission meeting passed on a 7/0 roll call vote.

CSM FOR MARSHVIEW COURT: A Jim Kapellen/Ron Webb motion to approve the preliminary and final one lot certified survey map for the City of Edgerton to create two lots and one outlot east of Marshview Court (parcels 6-26-1204.1 and 6-26-1204.01) passed on a 7/0 roll call vote.

Being no other business before the Commission, a Jim Kapellen/Ron Webb motion to adjourn passed on a 6/1 roll call vote. Jim Burdick voted against the motion.

Ramona Flanigan/ch
City Administrator

Approved February 22, 2021