

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

PLANNING COMMISSION

Tuesday, January 3, 2023 at 6:30 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 Thursday, December 29, 2022.
3. Consider approval of November 14, 2022 Plan Commission meeting minutes.
4. Consider extraterritorial land division for Hurd on E Hurd Road Section 22 in the Town of Fulton.
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."

**NOVEMBER 14, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

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

Excused: Jim Burdick and Theran Sprinstead

Also present: City Administrator Ramona Flanigan, and a few citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, November 11, 2022 at the Post Office, Edgerton Library, the City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by the Sterling North Society for approval of a conditional use permit to allow the construction of a historic marker sign at 409 W Rollin St.

Flanigan stated the petitioner would like to install a historic marker as a community information sign. The parcel is zoned R-2 and the ordinance does allow community information signs with a conditional use permit. The sign is approximately 26 sf and is to be installed near the barn, approximately 90 feet from the Rollin Street right of way.

Hearing no other comments, Mayor Christopher Lund closed the public hearing

CONSIDER REQUEST BY THE STERLING NORTH SOCIETY FOR APROVAL OF A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A HISTORIC MARKER SIGN AT 409 W ROLLIN ST: A Ron Webb/Julie Hagemann motion to approve a conditional use permit for the Sterling North Society for the construction of a historic marker at 409 W Rollin St with the following conditions and findings:

Findings:

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 5/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request by James Fox and Ilir Banushi to allow the establishment of Indoor Commercial Entertainment uses (athletic facility and restaurant) and a Personal and Professional Service use (medical office) as a Group Development for the property located at 1015 N Main St.

Flanigan stated the petitioners would like to establish an Indoor Commercial Entertainment use (athletic facility and restaurant) and a Personal and Professional Service use (medical office) which requires a conditional use permit. There will be no exterior modifications planned to the structure or site. Some interior walls will be removed. There are a total of 38 marked parking stalls that currently exist with additional pavement available for potential parking if needed. The existing parking does comply with the ordinance.

Joe Zanter, 1011 Robert St, stated he is in favor of having an establishment in the address however he had some "good neighbor" concerns. He wanted the new tenants to consider any noise or traffic issues that may arise.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY JAMES FOX AND ILIR BANUSHI TO ALLOW THE ESTABLISHMENT OF INDOOR COMMERCIAL ENTERTAINMENT USES AND A PERSONAL AND PROFESSIONAL SERVICE USE AS A GROUP DEVELOPMENT FOR THE PROPERTY LOCATED AT 1015 N MAIN ST: A Jim Kapellen/Ron Webb motion to approve the request for James Fox and Ilir Banushi to allow an Indoor Commercial Entertainment use and a Personal and Professional Service use as a Group Development for the property located at 1015 N Main St with the following conditions and findings:

Conditions:

1. The petitioner obtains signage permits.
2. All dumpsters be located in the rear of the lot and are screened.
3. Any new lighting have cut off fixtures.

Findings:

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 5/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by the City of Edgerton for approval of zoning change from M-1 Light Industrial District to M-2 General Industrial District for the following lots: Wisconsin Drive lot 1 (051234195102) and Gateway Lane Lot 4 (051235294002).

Flanigan stated the petitioner would like to rezone the subject parcels to allow for a greater range of uses for these two rear parcels in the Business Park. These parcels do not have frontage on the main street and are therefore less visible making more intense land uses less concerning.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY THE CITY OF EDGERTON FOR APPROVAL OF ZONING CHANGE FROM M-1 LIGHT INDUSTRIAL DISTRICT TO M-2 GENERAL INDUSTRIAL DISTRICT FOR LOT 1 ON WISCONSIN DR (051234195102) AND LOT 4 ON GATEWAY LANE (051235294002) IN THE EDGERTON BUSINESS PARK: A Chris Lund/Paul Davis motion to approve a zoning change from M-1 Light Industrial to M-2 General Industrial for Wisconsin Dr lot 1(051234195102) and Gateway Ln Lot 4 (051234195102) in the Edgerton Business Park passed on a 5/0 roll call vote.

MINUTES: A Paul Davis/Ron Webb motion to approve the October 17, 2022 Plan Commission minutes passed, all voted in favor.

A Jim Kapellen/Julie Hagemann motion to approve the October 24, 2022 Joint Council/Plan Commission meeting minutes passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR WATER'S EDGE VACATIONS LLC ON WATTS SPRINGS PARK ROAD SECTION 11 IN THE TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve the extraterritorial land division for Water's Edge Vacations LLC on Watts Springs Park Rd Section 11 in the Town of Fulton passed on 5/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: January 3, 2023

GENERAL DESCRIPTION

Address: E Hurd Road and US Hwy 51, Rock County, Fulton Township, Section 22 (6-6-331)

Applicant: Hurd

Parcel Size: 16.8 acres and approx 1 acre road dedication

Description of Request: Approval of an extraterritorial certified survey map to dedicate a road right of way.

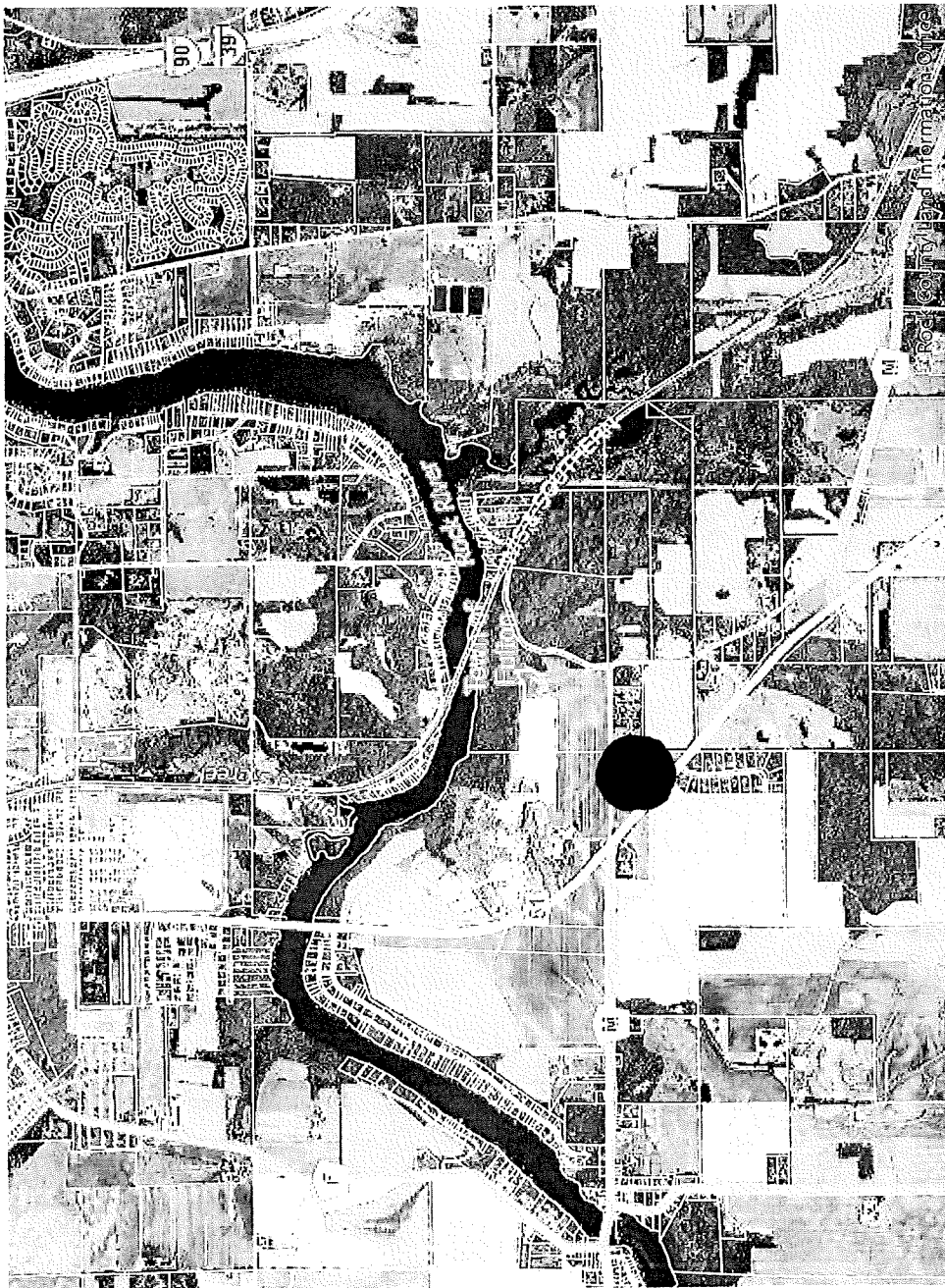
STAFF REVIEW COMMENTS

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 does not create any additional lots. The land division dedicates the E Hurd Road ROW.

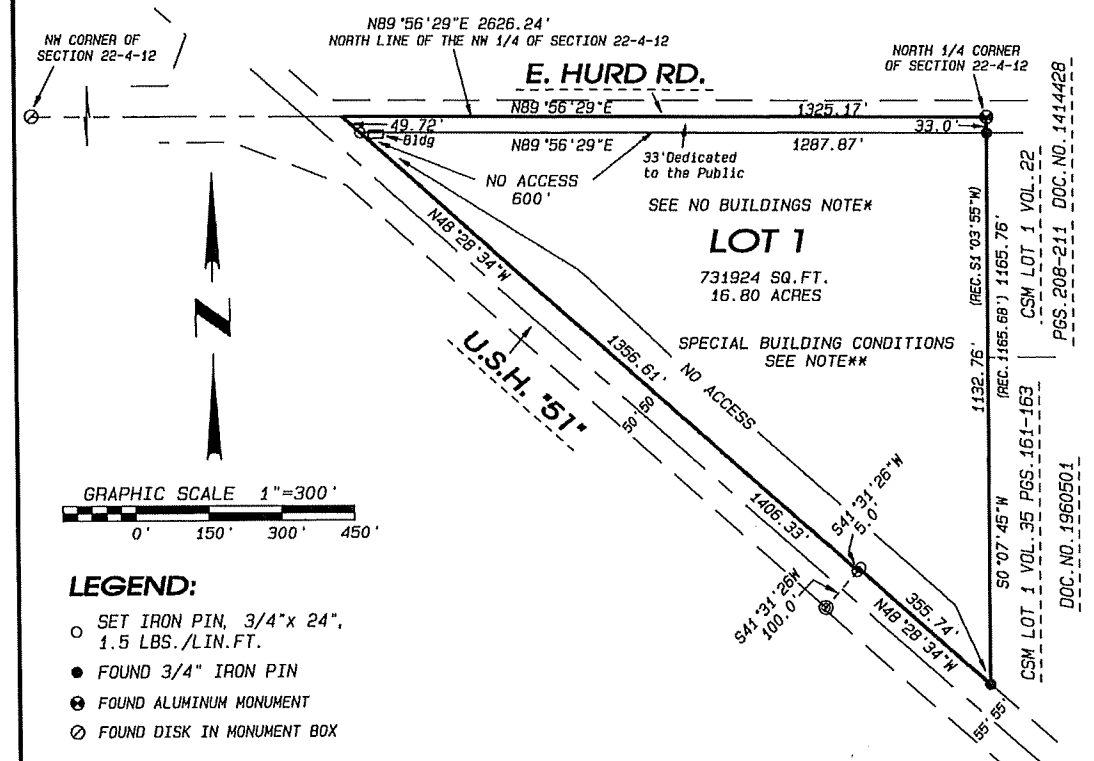
STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the CSM to dedicate the E Hurd Road ROW for Hurd on E Hurd Road.



CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, 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 3/4" IRON PIN
- ⊕ FOUND ALUMINUM MONUMENT
- ⊙ FOUND DISK IN MONUMENT BOX

NOTE: FIELDWORK COMPLETED DECEMBER 20TH, 2022.

NOTE: ASSUMED N89°56'24"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 22-4-12.

NOTE: SEE DOC.NO.516705 FOR A BLANKET-TYPE ELECTRIC EASEMENT.

*NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOT 1 UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES.

**NOTE: SPECIAL BUILDING CONDITIONS MAY EXIST INCLUDING HYDRIC SOILS. CONTACT THE ROCK COUNTY PLANNING AND DEVELOPMENT AGENCY.

Project No. 122-491 For: HURD

SHEET 1 OF 4 SHEETS

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- LAND PLANNING
- CIVIL ENGINEERING

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