

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

PLANNING COMMISSION

Monday, November 14, 2022 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, November 11, 2022.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by the Sterling North Society for approval of a conditional use permit to allow the construction of an historic marker sign at 409 W Rollin Street (parcel 6-26-47).
 - B. Close the public hearing.
4. Consider request by the Sterling North Society for approval of a conditional use permit to allow the construction of an historic marker sign at 409 W Rollin Street (parcel 6-26-47).
5. PUBLIC HEARING:
 - A. The Plan Commission will hold 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 Street (6-26-955.2B).
 - B. Close the public hearing.
6. Consider 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 Street (6-26-955.2B).
7. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by the City of Edgerton for approval of zoning change from M-1 Light Industrial District to M-2 General Industrial District Wisconsin for the following lots: Wisconsin Drive LOT 1 CSM 10027 CS58/252 & 253 (051234195102) and Gateway Lane LOT 4 CSM 14129 CS95/163 & 165 (051235294002) in the Edgerton Business Park.
 - B. Close the public hearing.

8. Consider a request by the City of Edgerton for approval of zoning change from M-1 Light Industrial District to M-2 General Industrial District Wisconsin for the following lots: Wisconsin Drive LOT 1 CSM 10027 CS58/252 & 253 (051234195102) and Gateway Lane LOT 4 CSM 14129 CS95/163 & 165 (051235294002) in the Edgerton Business Park.
9. Consider approval of meeting minutes
 - A. October 17, 2022 Plan Commission meeting minutes.
 - B. October 24, 2022 Joint Common Council and Planning Commission meeting minutes.
10. Hold a pre application conference for a Planned Development at 2 Burdick Street.
11. Consider extraterritorial land division for Water's Edge Vacations LLC on Watts Springs Park Road Section 11 in the Town of Fulton.
12. Set next meeting date and future agenda items.
13. 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: November 14, 2022

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use permit to allow the installation of an historic marker community information sign.

Location: 409 W Rollin Street

Applicant: Sterling North Society

Current Zoning/Land Use: R-2 / Museum

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 parcel is zoned R-2. The petitioner wishes to install an historic marker as a community information sign. The ordinance allows the installation of community information sign with a conditional use permit.
2. The proposed sign is approximately 26 sf and is to be installed near the barn approximately 90 feet from the Rollin Street ROW.

STAFF RECOMMENDATION

Staff recommends the conditional use be granted to allow installation of an historic marker community information sign at 409 W Rollin Street with the following findings:

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan and 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.

Conditional Use Permit/ additional information.

#2

The Sterling North Society LTD currently owns the property at 409 W. Rollin Street and runs it as a Museum dedicated to Sterling North author of "Rascal" and 28 other books. In 2022, the 25th anniversary of the Museum, over 1500 patrons visited the Museum with over 600 of them being school children as part of our school tour program.

Several years ago the Albion Academy Museum donated all of their Sterling North museum items to the Sterling North Society. They included many original copies of letters and manuscripts as well as the last remaining canoe paddle owned by Sterling North.

When the Academy Museum held its collection of North items the Dane County Historical Society placed an historical marker in front of the Academy explaining the significance of Sterling North to the area and his ties to the Academy. When the items were no longer housed by the Academy they offered the marker to the Sterling North Society.

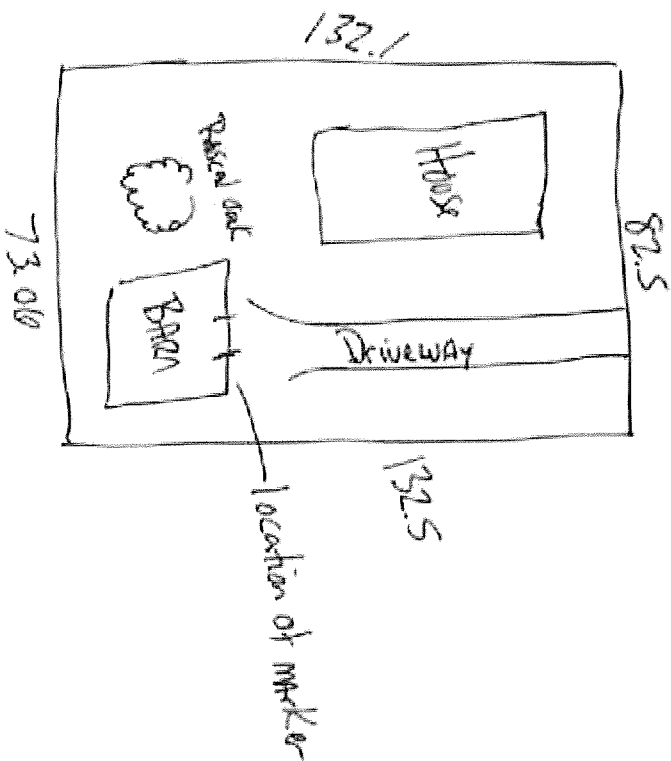
In the years since we have acquired the plaque, we have tried to determine what to do with it since it has historical significance to the Sterling North story. This year we had the plaque cleaned and repainted by Rick Peterson and now wish to erect it on site of the Sterling North Museum.

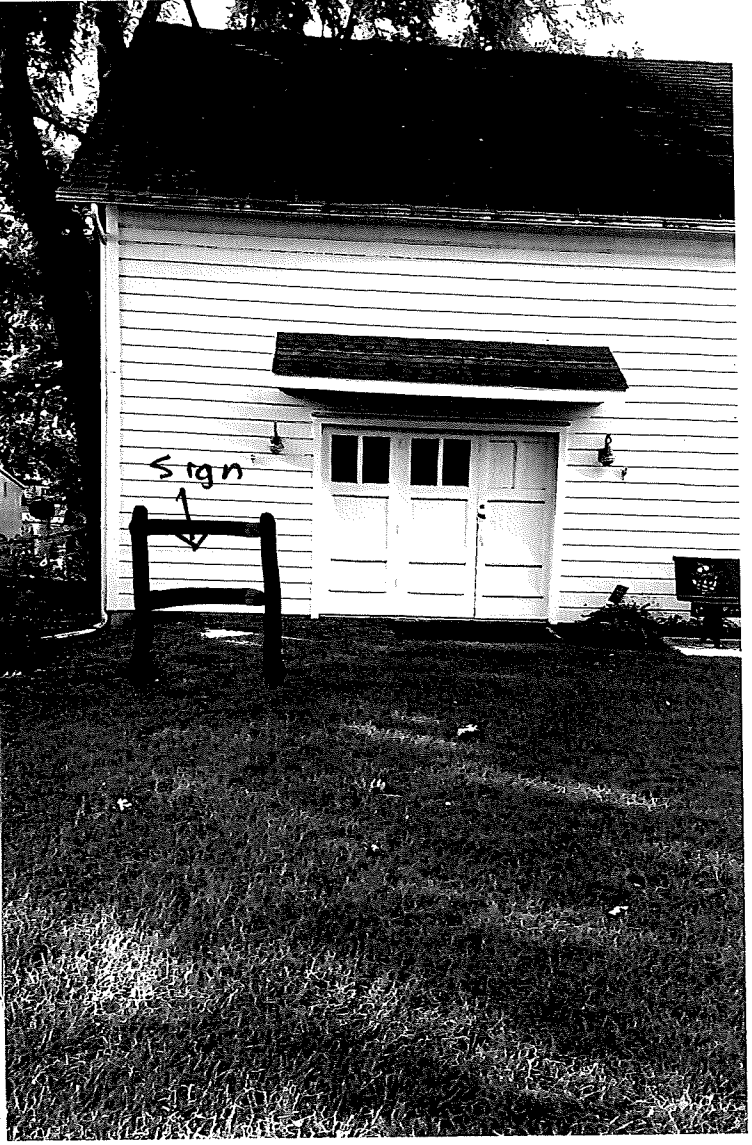
The marker will be placed to the left of the barn opening. The barn on the property holds significance to the story of Rascal in many ways, being mentioned in the book throughout and it still contains some visible signs mentioned in the book. One of the most noted items is the carving on the side of the barn done by Sterling North as his brother served in WW I. The carving says "Damn Kaiser Bill".

We plan to have the marker placed on typical wooden beams cemented in the ground and braced, very similar to roadside historical markers. The recognition of Sterling North predates the founding of the Sterling North Society by many years and when the Albion Academy dedicated its Sterling North room, Mr. North attended and was extremely pleased and humbled by the experience.

We would like to add this piece of Sterling North history to our Museum.

Stedings North Museum





TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: November 14, 2022

GENERAL DESCRIPTION

Description of Request: Approval of a site plan and a conditional use permit 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.

Location: 1015 N Main Street (6-26-955.2B)

Applicant: James Fox and Ilir Banushi

Current Zoning/Land Use: B-3 / previously a bank

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 1015 N Main Street. The parcel is zoned B-3 Large Scale Commercial District. The petitioner proposes to establish the following: Indoor Commercial Entertainment uses (athletic facility and restaurant) and a Personal and Professional Service use (medical office) which require a conditional use permit as a Group Development.
2. No exterior modifications are planned to the structure or site. Some interior walls will be removed.
3. A total of 38 marked parking stalls exist on the site with additional pavement potentially available for more surface parking. The existing parking complies with the ordinance requirements.
4. All dumpsters should be located in the rear of the lot and should be screened.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant a conditional use permit to allow establishment of a Group Development having Indoor Commercial Entertainment uses (athletic facility and restaurant) and a Personal and Professional Service use (medical office) for James Fox and Ilir Banushi at 1015 N Main Street with the following conditions and findings:

Conditions

1. The petitioner obtains signage permits.

2. All dumpsters are be located in the rear of the lot and are screened.

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.

2) Written description of proposed conditional use

1015 N Main St. Edgerton, WI 53534

The primary focus of the property will be an athletic training facility. The athletic training facility is set to include: a weight room, a golf simulator, a dance / yoga room, an athletic training office, staff offices, and a coffee shop.

The athletic training facility will include memberships for the weight room. Memberships will be available to the public. Strength & Conditioning classes for students (primarily) and adults will also be available to members. In the yoga & dance room, classes will be paid for on a per class basis by members. The golf simulator room will be able to be booked by members of the golf room. We will be applying for a beer license in order to serve beer, only in the golf room. We will put up signage that beer can not be brought outside of the golf room.

Current land uses for the property are non-existent as the property was vacant for a couple years. Projected number of employees is 7-8. The daily customers estimate would be around 75-90, depending on demand and classes per day. Certain days will have more classes available than others. We won't be changing any pavement on the outside. Hours of operation look to be 5am-9pm.

We don't plan to build on to the building at this time.

3) Site plan of the property as proposed for development

- James Fox – Owner
 - No engineer/architect as the building already exists
- Business operations in weight room by January 1st, 2023
- 1015 N Main St. Edgerton, WI 53534
- No new additions on the outside

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: November 14, 2022

GENERAL DESCRIPTION

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

Location: Edgerton Business Park

- Lot at NW corner of Wisconsin Drive knowns as LOT 1 CSM 10027 CS58/252 & 253 (051234195102) (lot #1 on the attached map) and
- Lot at NW corner of Gateway Lane known as LOT 4 CSM 14129 CS95/163 & 165 (051235294002) (lot #7 on the attached map)

Applicant: City of Edgerton

Current Zoning/Land Use: M-1 / Business Park land for sale

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:

Rezone

1. The subject parcels, located in the Edgerton Business Park, are zoned M-1 Light Industrial. The petitioner proposes to rezone the subject parcels to M-2 General Industrial District to allow for a greater range of uses for these two “rear” parcels in the Business Park. The parcels are considered the two rear parcels because they do not have frontage on the main street in the Business Park and are therefore less visible making more intense land uses less concerning.

The attached charts summarize the land use differences between M-1 and M-2. The most significant differences 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.

2. Zoning and land uses of adjacent parcels consist of the following: M-1 and A-1 to the east; M-1 to the south; and Town of Albion zoning jurisdiction for parcels to the north and west.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the rezoning of Edgerton Business

Park for the lot at the NW corner of Wisconsin Drive known as LOT 1 CSM 10027 CS58/252 & 253 (051234195102) and the lot at the NW corner of Gateway Lane known as LOT 4 CSM 14129 CS95/163 & 165 (051235294002) 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.

EDGERTON BUSINESS PARK TAX
PARCEL NUMBER INFORMATION:

Phase II

Lot #7
15.5 ac
#221/0512-352-9010-2

Phase I

Lot #1
4.4 ac
#221/0512-341-9510-2

SOLD
AM Mailing
#221/0512-341-9680-3
Lot #2
3.0 ac

SOLD
LARGE
DIGITAL
FORMAT
Lot #4
6ac
#221/0512-341-9745-2

SOLD
Sav-A-Lot
EASEMENT

Interstate Blvd.

Lot #5
5.1 ac
#221/0512-341-9841-2

Lot #6
7.9 ac
#221/0512-352-9160-2

Hwy 51

Lake Dr.

Tables of Land Uses (4)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
														Commercial Uses (22.304(4)())
					P	P	P	P	P	P	P	P	P	(a) Office
					P	P	P	P	P	P	C			(b) Personal or Professional Service
					P	P	P	P	P		C			(c) Indoor Sales or Service
							C	C	C			C		(d) Outdoor Display
					P	P	P	P	C		P	P	P	(e) Indoor Maintenance Service
					C		C	C	C					(f) In-Vehicle Sales or Service
					C	S	C	C	C	C				(g) Indoor Commercial Entertainment
C							C	C						(h) Commercial Animal Boarding
						C	C	C	C					(i) Commercial Indoor Lodging
C	C	C	C	C	C	C	C	C	C	C				(j) Bed and Breakfast Establishments
	C	C	C	C	C	C	C	C	C	C	C	C		(k) Day Care Center (9+ children)
									C			C	C	(l) Outdoor Maintenance Service
C						C	C		C			C		(m) Outdoor Commercial Entertainment
				C		C	C		C					(n) Boarding House
													C	(o) Sexually-Oriented Land Use
							C		C			P	P	(p) Vehicle Repair and Maintenance
C	C	C	C	C	C	C	C	C	C	C	C	C	C	(q) Group Development
					C	C	C	C	C					(r) Drive-In Financial Institution
C														(s) Campground
					S	S	S	S	S		S	S		(t) Artisan Studio/Production Shop

P = Permitted by Right in a Conventional Development
 S = Permitted by Right with Additional Special Requirements
 C = Permitted by a Conditional Use

Tables of Land Uses (7), (8), & (9)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	Planned Development	↓ Type of Land Use ↓
							C		S		P	P	P		Storage/Disposal (22.304(7)())
									S			S	S		(a) Indoor Storage or Wholesaling
									S			S	S		(b) Outdoor Storage or Wholesaling
							C		C			C			(c) Personal Storage Facility
													C		(d) Junkyard or Salvage Yard
													C		(e) Waste Disposal Facility
C															(f) Composting Operation
															Transportation Uses (22.304(8)())
					S	S			S		S	S			(a) Off-Site Parking Lot
C											C	C	C		(b) Airport/Heliport
													C		(c) Freight Terminal
											C	C	C		(d) Distribution Center
C					C	C	P	C	C		C	P	P		(e) Indoor Vehicle Storage
															Industrial Uses (22.304(9)())
									C		P	P	P		(a) Light Industrial
												C	S		(b) Heavy Industrial
C												C	C		(c) Communication Tower
													C		(d) Extraction Use
														PD	(e) Combustion Power Generating Facility under 100 mw
															(f) Combustion Power Generating facility over 100 mw Prohibited

P = Permitted by Right in a Conventional Development C = Permitted by a Conditional Use
S = Permitted by Right with Additional Special Requirements PD = Planned Development

(Ord. 17-09; Ord. 17-02; Ord. 16-07; Ord. 16-04; Ord. 15-02; Ord. 14-07)

**OCTOBER 17, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:15 p.m.

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

Excused: Jim Kapellen and Ron Webb

Also present: City Administrator Ramona Flanigan, Municipal Services Director Howard Moser, Police Chief Robert Kowalski and citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, October 14, 2022 at the Post Office, Edgerton Library, the City website and City Hall.

MINUTES: A Paul Davis/Jim Burdick motion to approve the September 19, 2022 Plan Commission minutes passed, all voted in favor.

CONSIDER PRELIMINARY AND FINAL CSM FOR SALE BETWEEN ADJOINING PROPERTY OWNERS AT 805 E FULTON STREET FOR HENKEL: A Jim Burdick/Paul Davis motion to approve the preliminary and final CSM for 805 E Fulton Street with the recommendation that the final CSM indicate all easements passed on a 5/0 roll call vote.

CONSIDER PRELIMINARY AND FINAL CSM TO CREATE ONE LOT AND ONE OUTLOT FOR THE CITY OF EDGERTON AT 5 ALBION STREET: A Paul Davis/Jim Burdick motion to approve the preliminary and final CSM to create one lot and one outlot at 5 Albion Street with the recommendation that the final CSM indicate all easements passed on a 5/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR MINER ON N ARROWHEAD SHORES SECTION 16 IN THE TOWN OF FULTON: A Paul Davis/Jim Burdick motion to approve the extraterritorial land division for Miner on N Arrowhead Shores section 16 in the Town of Fulton passed on 5/0 roll call vote.

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

Ramona Flanigan/mjf
City Administrator

**OCTOBER 24, 2022 JOINT COMMON COUNCIL AND
PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order for the City Council at 6:30 p.m.

Present: Casey Langan, Candy Davis, Tim Shaw, Paul Davis, and Jim Burdick.

Excused: Sarah Braun

Commission Chair Christopher Lund called the meeting to order for the Plan Commission at 6:37 p.m.

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

Others Present: City Administrator Ramona Flanigan, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, October 21, 2022 at the Post Office, City Hall, City website, and the Edgerton Library.

PUBLIC HEARING: The Council and Plan Commission held a public hearing to gather public input on the request by JGP Land Development to amend the City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision from Institutional and Single Family residential to Multi-family residential (parcel 6-26-1410).

Flanigan stated the request is for an amendment to the Comprehensive Plan. The application addresses 14 of the 62 acres that are undeveloped in what is known as the Orchard Heights neighborhood. The request is to replan 7 of the 14 acres from an institutional use to a multifamily use. The other 7 acres are currently planned as single family. The applicant is requesting to replan those to multi-family use. The remainder of the 62 acres will remain single family.

Kyle Carrier, 893 Stonefield, spoke as a representative for JGP Land Development. He stated the main reason this change is being requested is because of the lot cost. Multi-units will lower the cost by spreading the costs amongst everything. Another reason, is increasing the tax base would benefit everyone. This would also relieve the rental shortage in the municipality by offering rental units and also help the housing shortage.

Citizens from the current Orchard Heights subdivision spoke regarding concerns about the increase in traffic, they were concerned with the speeding issues that could ultimately cause traffic accidents. They also asked about additional traffic control signage at the entrance to the new development.

Stephanie Decker, 533 Falk Dr stated she felt the planned development would cause a congestion of vehicles coming and going from the subdivision with only 2 entrances/exits. She feels the current plan it is too dense with houses.

George Decker, 533 Falk Dr, felt the influx of cars in the subdivision will cause problems with congestion, speeding and accidents. He also stated that although it would bring more tax base, it would also cause a bigger need for services and those services come at a cost to the tax payers.

Lucas Canik, 405 Lorraine Dr, stated the neighborhood was not notified this was going to happen and feels there may be more citizens that have opinions on this topic. He stated the traffic gets congested already during a soccer game at the subdivision's park. With the influx in traffic with this new subdivision it will be worse.

A homeowner from the subdivision stated he was not aware this hearing was being held until the night before. He felt there should have been better communication allowing the homeowners time to do research on the development. He was told notices went out to each homeowner well over a month ago, the public hearing notice was published in the paper and the meeting was posted in the required locations.

Mayor Lund read an email into the record from Colette Spranger from 304 Dorow Ave. She was in favor of the amendments.

Ramona Flanigan stated, this meeting is only to amend the Comprehensive Plan. The next step would be a public hearing to have the parcels re-zoned. If the re-zone is approved then the platting process needs to happen. This process timeline would depend on the developer.

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

PLAN COMMISSION ACTION ON RESOLUTION 20-22: Julie Hagemann stated she also had concerns regarding the traffic congestion with the multi-family homes in that neighborhood. She would also like to see the data on housing compared to communities similar to ours.

Jim Kapellen/Theran Springstead moved to approve City of Edgerton Resolution 20-22: Recommending the amendment to the City of Edgerton Comprehensive Plan to allow 7 acres of the unplatted area south of Orchard Heights Subdivision be changed from Institutional and Single Family residential to Multi-family residential. (parcel 6-26-1410)

The motion passed on a 5/1 roll call vote. Julie Hagemann voted against the motion.

COUNCIL ACTION ON ORDINANCE 22-07: A Candy Davis/Paul Davis motion to introduce and approve the first reading of City of Edgerton Ordinance 22-07: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision as recommended by Plan Commission passed on a 5/0 roll call vote.

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

Being no other business before the Council, a Candy Davis/Tim Shaw motion to adjourn passed on a 5/0 roll call vote.

Wendy Loveland
City Clerk-Treasurer

Council Adopted November 7, 2022

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: November 14, 2022

GENERAL DESCRIPTION

Address: Watts Springs Park Rd in Section 11 of the Town of Fulton

Applicant: Water's Edge Vacation LLC

Parcel Size: 16,000 sq ft

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:

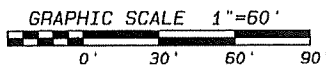
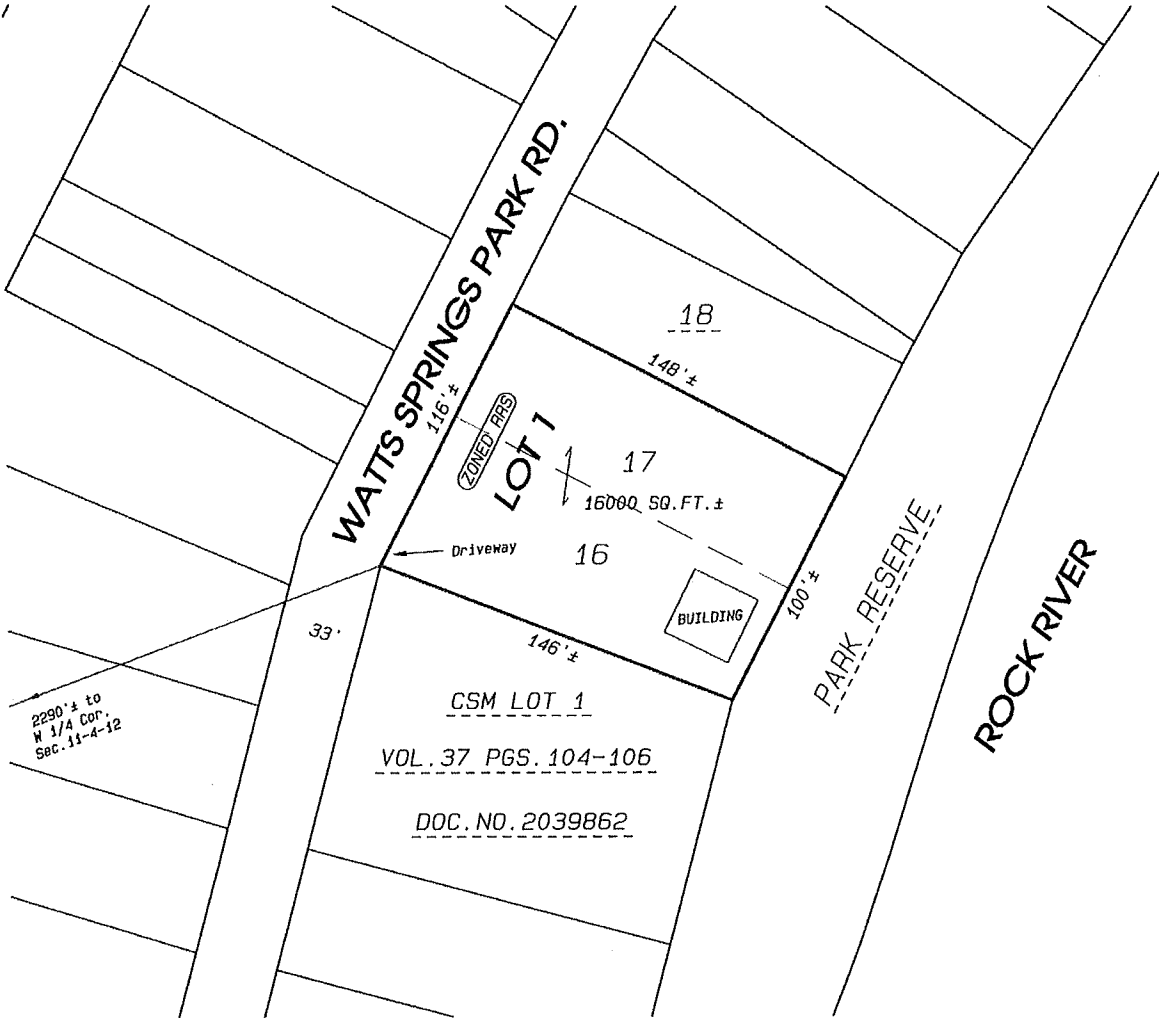
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines 2 lots and does not create any additional lots.

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

LOTS 16 AND 17, WATTS' SPRINGS PARK AND LOCATED IN GOVERNMENT LOT 2 OF FRACTIONAL SECTION 11, T.4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



Date: October 19, 2022

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 122 - 489

For: WATER'S EDGE VACATIONS LLC



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

WISCONSIN SOUTHERN

15 ANNOIN ST

YORK RD

NEWVILLE ST

PARK AV

59

WILSON DR

MILDRED AV

EDWARD AV

ROCK RIVER DR

MILDRED CIR

N. ROCK-RIVER-DR

WATSON SPRINGS RD

TOWN OF
Fulton

N. OAKWAY LN

N. RIVERVIEW DR

N. SHERMAN RD

N. ELLENDALE RD

ROCK RIVER

Rock County Land Information Office, County of Rock Land Information Office, Rock County, Wisconsin