

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

PLANNING COMMISSION
Monday, March 21, 2022 at 6:10 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, March 18, 2022.
3. Consider approval of January 24, 2022 Plan Commission meeting minutes.
4. Consider extraterritorial land division to reconfigure several lots into 3 lots in Section 36 of the Town of Albion on Hillside Road and Lake Drive Road for Jaskula.
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.

**JANUARY 24, 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, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb. Paul Davis arrived at 6:01 pm.

Excused: Jim Burdick.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, January 21st at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by Ilir Banushi for the approval of a Planned Development/General Development Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).

City Administrator Ramona Flanigan stated this is the third step in the planned unit development process. In this review, a more precise proposal of the land development is presented and zoning is considered through a public hearing process. No development can occur at this stage.

The petitioner is proposing the construction of a 42-unit apartment building as the first building of several the developer hopes to construct. The zoning ordinance allows for apartment buildings up to 17 units as a conditional use. Structures having more than 17 units require a Planned Development. In this case, the alternative to a planned development would be several separate apartment buildings.

Attached is the staff review and comments regarding the proposal.

The developer and the developer's architect (remote) reviewed the plans. The AC units will be in the basement. The developer plans to provide some electric vehicle charging stations.

The Plan Commission discussed the need for the entrances to have a seating area for residents. The Commission felt that mail and package delivery needed more consideration. The Developer will check with USPS about mail box policies for this type of development. The Commission expressed interest in having a public space or hallway from the entrance to the south side of the building for access or views to the pond.

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

CONSIDER REQUEST BY ILIR BANUSHI FOR THE APPROVAL OF A PLANNED DEVELOPMENT/GENERAL DEVELOPMENT PLAN TO ALLOW THE CONSTRUCTION OF A 42-UNIT APARTMENT BUILDING: Jim Kapellen/Ron Webb moved to approve the GDP Planned Development for the Edgerton Apartments subject to the following conditions:

1. The PIP plans include the location and screening of building utilities (AC condensers, gas meters, mail boxes, etc).
2. Modifications, as required by the Plan Commission, are made to reduce the appearance of the mass of the structure and better identify the entrances.
3. Age-appropriate site amenities and/or indoor gathering spaces are provided.
4. The developer pays parkland fees at the time of the building permit.
5. The petitioner complies with the conditions of the City Engineer.
6. Modifications are made to the parking lot and sidewalks as described in #2 above.
7. If required by the Plan Commission, access and a lobby is provided through the building to the south side of the building.

The motion passed on a 6/0 roll call vote.

MINUTES: A Ron Webb/Paul Davis motion to approve the minutes from the December 6, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION FOR NEWVILLE TRAILS SUBDIVISION, TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division to create Newville Trails Subdivision having 62 lots and 4 outlots in Section 1 of the Town of Fulton on Hillside Road and Jason Drive for Petry passed on a 6/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approved March 21, 2022

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 21, 2022

GENERAL DESCRIPTION

Address: Hillside and Lake Drive Roads, Section 36, Town of Albion, Dane County

Applicant: Jaskula

Parcel Size: 36, 11 and 8 acres

Description of Request: Reconfigure several lots into 3 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 creates three lots that are not in the City's future growth area.

STAFF RECOMMENDATION

Staff recommends the City Council approve the proposed land division.

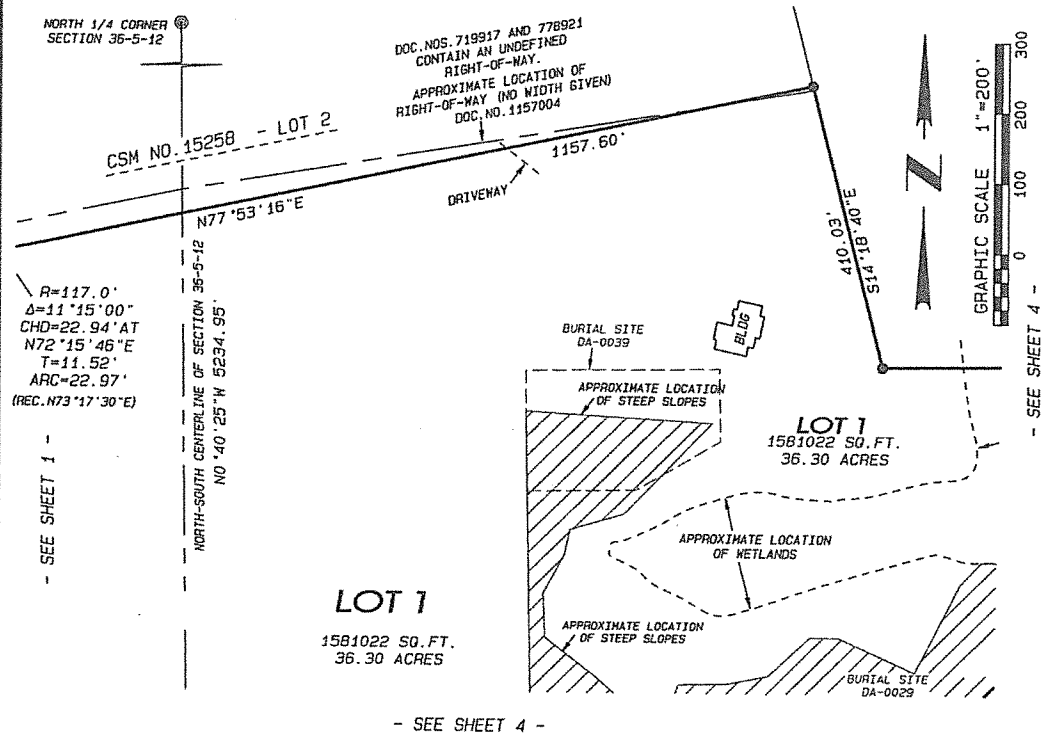
CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS".)

ALSO PART OF THE SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT



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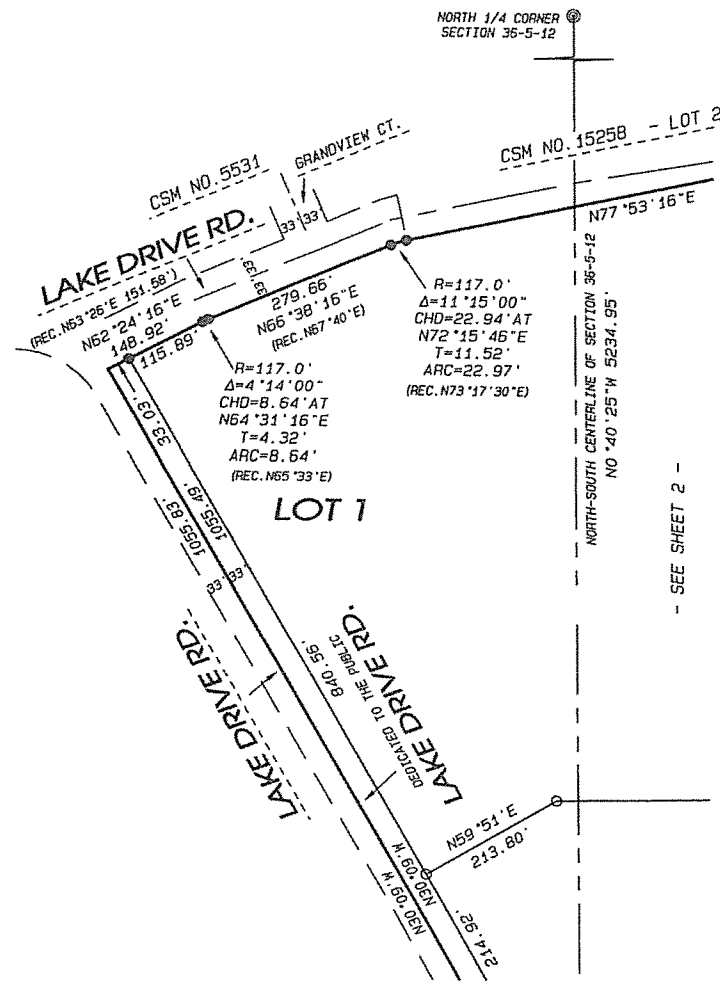
tel: 608 752-0575
fax: 608 752-0534

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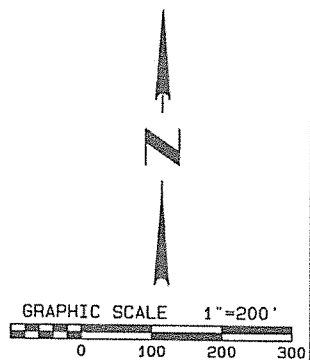
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OWNER OF RECORD - LOT 1:
 RYAN DEDOLPH
 ASHLIE NELSON
 132 LAKE DRIVE RD
 EDGERTON, WI 53546



- SEE SHEET 2 -



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
 - FOUND 3/4" IRON PIN
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- SEE SHEET 3 -

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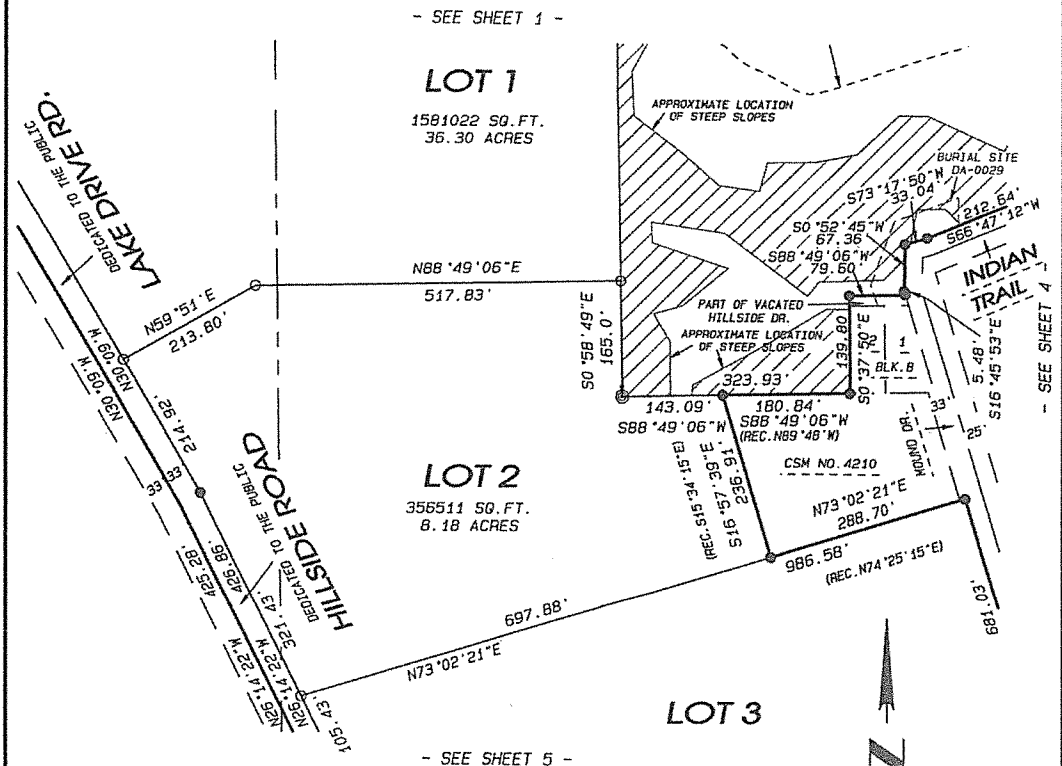
109 N. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

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

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Project No. 121 - 463 For: JASKULA SHEET 3 OF ___ SHEETS

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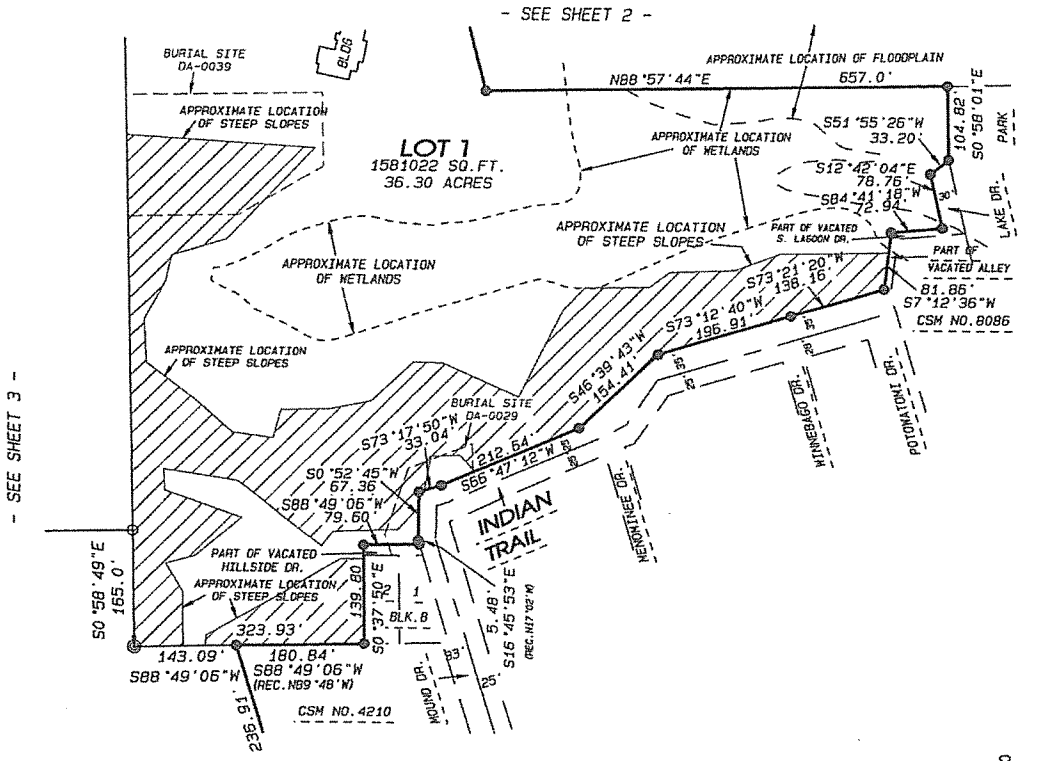
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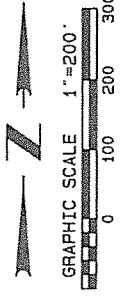
- SEE SHEET 3 -

- SEE SHEET 2 -

- SEE SHEET 5 -

LEGEND:

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- FOUND 3/4" IRON PIN
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NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED NO°40'25"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 36-5-12.

NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD CONDITION AND FIELD VERIFIED.

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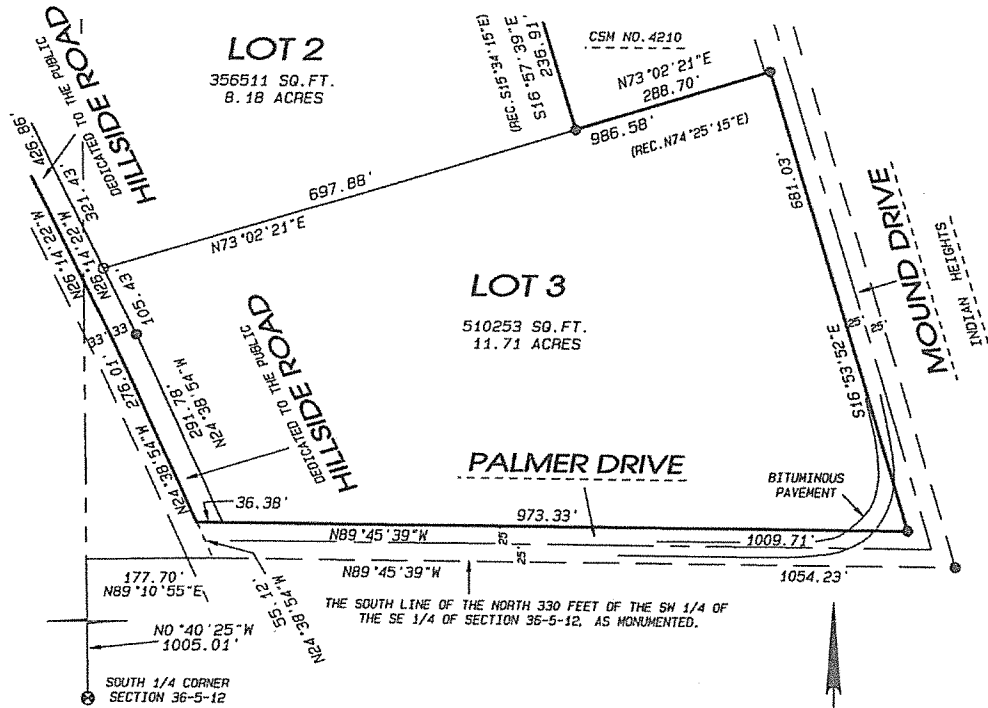
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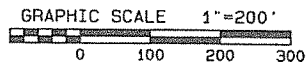
- SEE SHEET 3 -



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SHEET 5 OF _____ SHEETS