

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

**PLANNING COMMISSION**  
Wednesday, April 6, 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](http://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, April 1, 2022.
3. PUBLIC HEARING:
  - A. The Plan Commission hold a public hearing to hear a request by Edgerton Retirement Apartments/Judith Fischer for the approval of a Planned Development/General Development Plan to bring the existing development in conformance with zoning regulations for the property located at 505 Stoughton Road (parcel 6-26-931.3).
  - B. Close the public hearing
4. Consider request by Edgerton Retirement Apartments/Judith Fischer for the approval of a Planned Development/General Development Plan to bring the existing development in conformance with zoning regulations for the property located at 505 Stoughton Road (parcel 6-26-931.3).
5. PUBLIC HEARING:
  - A. The Plan Commission hold a public hearing to hear a request by Edgerton Retirement Apartments/Judith Fischer for the approval of a Planned Development/Precise Implementation Plan to bring the existing development in conformance with zoning regulations for the property located at 505 Stoughton Road (parcel 6-26-931.3).
  - B. Close the public hearing
6. Consider request by Edgerton Retirement Apartments/Judith Fischer for the approval of a Planned Development/Precise Implementation Plan to bring the existing development in conformance with zoning regulations for the property located at 505 Stoughton Road (parcel 6-26-931.3).
7. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to a request by Lee Larsen/Bug Tussel Wireless for approval of a conditional use permit to allow the construction of a communication tower on Elm High Drive approximately 400' west of Edgerton Middle School on parcel 6-26-930.2.
  - B. Close the public hearing.
8. Consider request by Lee Larsen/Bug Tussel Wireless for approval of a conditional use permit to allow the construction of a communication tower on Elm High Drive approximately 400' west of Edgerton Middle School on parcel 6-26-930.2.

9. PUBLIC HEARING:
  - A. The Plan Commission will continue a public hearing to hear comments regarding a request by Ilir Banushi for the approval of a Planned Development/Precise Implementation Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).
  - B. Close the public hearing.
10. Consider request by Ilir Banushi for the approval of a Planned Development/Precise Implementation Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).
11. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by the City of Edgerton for approval of amendments to the following Sections: 22.102 Definitions; 22.304(5) Accessory Land Uses; 22.304(f) In Vehicle Sales and Service; and 22.404 (6) Off-Street Parking and Traffic Circulation to regulate electric vehicle charging stations.
  - B. Close the public hearing.
12. Consider request by City of Edgerton for approval of amendments to the following Sections: 22.102 Definitions; 22.304(5) Accessory Land Uses; 22.304(f) In Vehicle Sales and Service; and 22.404 (6) Off-Street Parking and Traffic Circulation to regulate electric vehicle charging stations.
13. Consider approval of March 21, 2022 Plan Commission meeting minutes.
14. Consider approval of a preliminary and final 2 lot CSM on Ladd Lane and Thronson Road for Keinbaum.
15. Consider vacation of Maple Court north of the railroad tracks.
16. Consider a two lot extraterritorial CSM in Section 8 of the Town of Fulton on the SW corner of Dallman Road and Hwy 59 for Feggstad.
17. Consider a one lot extraterritorial CSM in Section 15 of the Town of Fulton on E Dalby Road for Schuette.
18. Consider a 5 lot extraterritorial Plat of Olson's Bliven Road Addition in Section 21 of the Town of Albion on the Bliven Road for Olson.
19. Set next meeting date and future agenda items.
20. 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:** April 6, 2022

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a General Development Plan for a Planned Development to bring the existing development in conformance with zoning regulations

**Location:** 505 Stoughton Road (parcel 6-26-931.3)

**Applicant:** Edgerton Retirement Apartments/Judith Fischer

**Current Zoning/Land Use:** R-2 Residential / 24 unit apartment building

**STAFF DISCUSSION**

Because the subject application does not involve any changes to the land use, the site, or the structure of the existing development, the Plan Commission will hold both public hearings that are part of the Planned Development process on the same evening. The first hearing will be the GDP step described below.

**Planned Unit Development Process**

The Planned Unit 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.

**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 approval of a Planned Development to bring the existing development in conformance with zoning regulations. The zoning ordinance requires structures having more than 17 units be approved as a Planned Development. The current structure has 24 units and was approved prior to the current zoning regulations. The structure is therefore a legal nonconforming use. The implications of legal nonconforming status are: limitations on how much can be invested in the property relative to the value of the property; and a prohibition for reestablishing the nonconforming use in the event the structure is severely damaged by a calamity. Financial institutions are commonly hesitant to finance improvements in structures housing a nonconforming use due the risk if there were to be a calamity. This lack of investment can lead to nonconforming properties declining over time.

The owner plans to invest more than \$1 million in upgrades to the building without changing the number units, the exterior of the building, or the site. The nonconforming status prohibits this investment.

2. If the Plan Commission supports the continuation of the current 24-unit apartment building, then granting approval as Planned Development would eliminate the nonconforming status and allow the 24 unit: to remain without limitation regarding the amount of future investment in the property; and the ability to reestablish the structure if it were severely damaged. The Comprehensive Plan recommends the property be used for multi family development.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the GDP Planned Development for Edgerton Retirement Apartments/Judith Fischer at 505 Stoughton Road.



March 14, 2022

**RE: Written Description of Proposed Conditional Use**

Dear Edgerton Planning Commission:

Edgerton Retirement Apartments (ERA) respectfully requests a change to its current R2 zoning designation, to whatever designation may be appropriate for a 24-unit senior apartment complex to maintain its existence as a legal conforming use. The property was built in 1983 using Rural Development money on land donated by the neighboring hospital, to create affordable housing for low-income vulnerable seniors and the disabled. While its original R2 zoning was appropriate at the time, at some point in the future a new zoning law was passed which deemed R2 to be a non-conforming use for a 24-unit apartment. After providing 39 years of extremely affordable housing, the property is now in need of significant rehabilitation to maintain safe, decent and affordable housing. Current laws prohibit any non-conforming use property to undergo rehabilitation whose cost is greater than 50% of the property's assessed value in 1997. The proposed \$1.5M rehabilitation exceeds this figure.

The following information is requested in the Conditional Use Application:

- **Current land use.** The land is currently being used to house 24 vulnerable seniors/disabled people. Rent is capped at no more than 30% of resident's income, which makes it affordable to extremely low-income individuals.
- **Projected number of residents, dwelling units, employees, and daily customers.** All details of Edgerton Retirement Apartments will stay the same. It currently has and will continue to have: 24 residents living in 24 dwelling units. There are two employees and no daily customers.
- **Operational considerations related to traffic generation, hours of operation, parking, drainage, noise, odor, other nuisances.** All of these aspects will stay the same. The rehabilitation Scope of Work is to replace the aging roof, update the unit kitchens and bathrooms, replace the carpeting, make several building elements more ADA accessible and so forth. There is no change to the floorplans nor the number of dwelling units.
- **Exterior building and fencing materials.** The exterior of ERA is in good shape and no rehabilitation is planned for the siding, parking lot, sidewalks, or landscaping. The only potential exterior change would be the installation of a PV solar array on the roof.
- **Future expansion plans.** None.

If you have any questions or comments about this development, please feel free to contact me using the information listed below. Thank you very much for your consideration.



Paul Schechter, Executive Director  
Sunny Side Development  
paul@sunnysidedevelopment.org  
(608) 239-8500

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 6, 2022

### **GENERAL DESCRIPTION**

**Description of Request:** Approval of a Precise Implementation Plan for a Planned Development to bring the existing development in conformance with zoning regulations

**Location:** 505 Stoughton Road (parcel 6-26-931.3)

**Applicant:** Edgerton Retirement Apartments/Judith Fischer

**Current Zoning/Land Use:** R-2 Residential / 24 unit apartment building

### **STAFF DISCUSSION**

Because the subject application does not involve any changes to the land use, the site, or the structure of the existing development, the Plan Commission will hold both public hearings that are part of the Planned Development process on the same evening. The second hearing will be the PIP step described below.

#### **Planned Unit Development Process**

The Planned Unit 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.**

### **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 approval of a Planned Development to bring the existing development in conformance with zoning regulations. The zoning ordinance requires structures having more than 17 units be approved as a Planned Development. The current structure has 24 units and was approved prior to the current zoning regulations. The structure is therefore a legal nonconforming use. The implications of legal nonconforming status are: limitations on how much can be invested in the property relative to the value of the property; and a prohibition for reestablishing the nonconforming use in the event the structure is severely damaged by a calamity. Financial institutions are commonly hesitant to finance improvements in structures housing a nonconforming use due the risk if there were to be a calamity. This lack of investment can lead to nonconforming properties declining over time.

The owner plans to invest more than \$1 million in upgrades to the building without changing the number units, the exterior of the building, or the site. The nonconforming status prohibits this investment.

2. If the Plan Commission supports the continuation of the current 24-unit apartment building, then granting approval as Planned Development would eliminate the nonconforming status and allow the 24 unit: to remain without limitation regarding the amount of future investment in the property; and the ability to reestablish the structure if it were severely damaged. The Comprehensive Plan recommends the property be used for multifamily development.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission approve of the PIP Planned Development for Edgerton Retirement Apartments/Judith Fischer at 505 Stoughton Road.

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 6, 2022

### **GENERAL DESCRIPTION**

**Description of Request** for approval of a conditional use permit to allow the construction of a communication tower

**Location:** on Elm High Drive approximately 400' west of Edgerton Middle School on parcel 6-26-930.2.

**Applicant:** Lee Larsen/Bug Tussel Wireless

**Current Zoning/Land Use:** A-1 Rural Holding District/ natural area

### **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 on the northwest side of Elm High Drive approximately 400' west of Edgerton Middle School. The parcel is zoned A-1 Rural Holding District. The petitioner proposes to construct a 199' tall, self-supported communication tower. Communication towers require a conditional use permit.
2. State statutes give local governments very little control over the siting of communication towers. If the proposed tower and application comply with the following, the city must approve the application:
  - An applicant provides a sworn statement attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; and
  - An applicant provides an engineering certification showing that the mobile service support structure is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance.
3. The applicant has provided the required documents. The engineering certification indicates the structure would collapse within the 50' setback.

### **STAFF RECOMMENDATION**

Staff recommends the Plan Commission grant a conditional use permit to allow the construction of a communication tower on Elm High Drive approximately 400' west of Edgerton Middle School on parcel 6-26-930.2 in accordance with the plans submitted with the following 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.

March 14, 2022

Re: Site Name – Edgerton, Land Owner – James F. Newcomb

Dear Planning Committee:

My name is Lee Larsen, and I'm a Business Development Representative with Cloud 1, LLC and Bug Tussel Wireless. I am a site acquisition person working to construct a communication tower in the City of Edgerton. While I know some of you are familiar with our company and our mission to bring fast, reliable, and cost-effective broadband internet to Wisconsin residents, our towers also have a few more features that will serve local communities. In addition to providing wireless internet to this area, this tower will expand the First Responder Network (also known as FirstNet) and AT&T's mobile phone network in the county. If you are unfamiliar with what FirstNet is, when completed it will be a nationwide public safety broadband network to provide first responders (police, fire and emergency medical services) advanced communication and collaboration technologies.

The construction type for this site will be a 199' self support tower. It will not have flashing lights. Our towers are basically plug and play after construction, and accordingly, traffic visiting the site for maintenance will be quite infrequent (4-5 times a year for maintenance only).

Thank you for your time. Please let me know if you need any additional documentation.

Sincerely,



Lee Larsen  
Business Development Representative  
Bug Tussel Wireless  
417 Pine Street  
Green Bay, WI 54301  
608.276.5555  
lee.larsen@bugtusselwireless.com





# Edgerton Tower and Parcels



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 6, 2022

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a Precise Implementation Plan for a Planned Development to allow the construction of a 42-unit apartment building.

**Location:** South of Lake Drive and west of Dairyland Drive (parcel 051234481982)

**Applicant:** Ilir Banushi

**Current Zoning/Land Use:** B 4 Suburban Commercial / vacant

**STAFF DISCUSSION**

The plan commission will hold public hearing for the final stage of the Planned Development process, the Precise Implementation Plan.

**Planned Unit Development Process**

The Planned Unit 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.**

**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 approval of a Planned Development to allow the construction of a 42-unit apartment building, Edgerton Apartments. This is 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. The alternative to a planned development in this case would be several separate apartment buildings. The building will have one and two bedroom apartments with



underground parking. It will be marketed, not restricted, to a 55 and over population. This will have implications for recreation improvements.

2. Access to the structure will be from a short extension of Dairyland Drive which intersects with Lake Drive Road. Surface parking is located to the north side of the building so the building is adjacent to the pond.

In addition to the proposed 39 stalls of underground parking, the site plan provides a 23-stall surfacing parking lot for a total of 62 stalls. Twenty three more stalls could be constructed in the parking lot but it appears the developer does not plan to construct those stalls initially. For a conventional development, not a planned development, the ordinance requires 2 stalls per dwelling unit or 84 stalls. There is no on-street parking in this area at this time.

The driveway and parking lot appear to be curbed. The sidewalk along the parking lot appears to be raised above the parking lot and it should have accessible ramps. The ramp from the parking lot to the main sidewalk will require the main walk to be depressed for accessibility or a ramp to be constructed in the parking lot. If the main sidewalk is depressed to the parking lot level, the main walk should not change elevation in front of the main door and the bench area.

3. The petitioner proposes a flat roof structure. There are several different building materials and colors proposed for the structure. The building height is 34.5'.
4. The two entrances on the parking lot side of the structure have an awning to identify them on this large façade. More detail could be provided at the entrances. Access through the building to the pond, walking trail, and pavilion on the south side has been provided. Benches have been provided at the entrances. The pavilion straddles a proposed lot line between the development and the stormwater pond parcel.
5. The petitioner should describe where the bank(s) of mail boxes will be and how package delivery will be handled.
6. The first floor patios facing the parking lot are close to the sidewalk. A decorative fence (similar to the one along Henry Street at Swifhaven) or solid panels to provide some privacy and the block headlights should be provided.
7. The final engineering plans are not complete must include more detailed grading and stormwater control plans. The preliminary civil engineering drawings show the configuration of the stormwater pond that will serve this development as well the other acreage the petitioner owns. The plans also provide preliminary information for Banushi Court which will not be constructed with this project.
8. The walking path extends on the future lot that will be the stormwater pond. The development will be responsible for the maintenance of the path even if the pond is dedicated to the public.

9. Dumpsters, AC condensers, and gas meters will be located in the basement.
10. This development is part of a 13.4 acre parcel. If the petitioner plans to separate this parcel from the larger parcel, a certified survey map must be approved. A 1.9 acre parcel would be required if this were a conventional development.
11. There is no parkland being proposed with this development thus the developer must pay parkland fees upon the issuance of a building permit. Since the development will not be exclusively occupied by over 55-year olds, a variety of park improvements should be provided in the development.
12. The Planned Development process allows a 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 and an outdoor gathering area are provided in exchange for greater density.
13. The Planned Development process requires a listing of the regulations with which the proposed Planned Development does not comply. The following features do not comply with the ordinance: number of units in one building, parking, landscape points, and possibly curbing. Without a lot size, setbacks, lot coverage and landscape surface ratios cannot be calculated.
14. Street lighting is provided along the driveway, the parking lot, and the walking path.

#### **STAFF RECOMMENDATION**

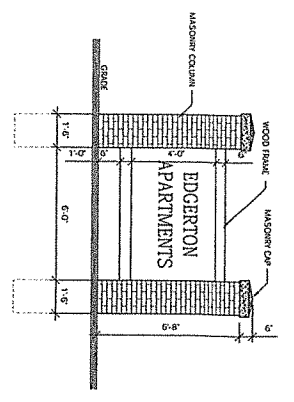
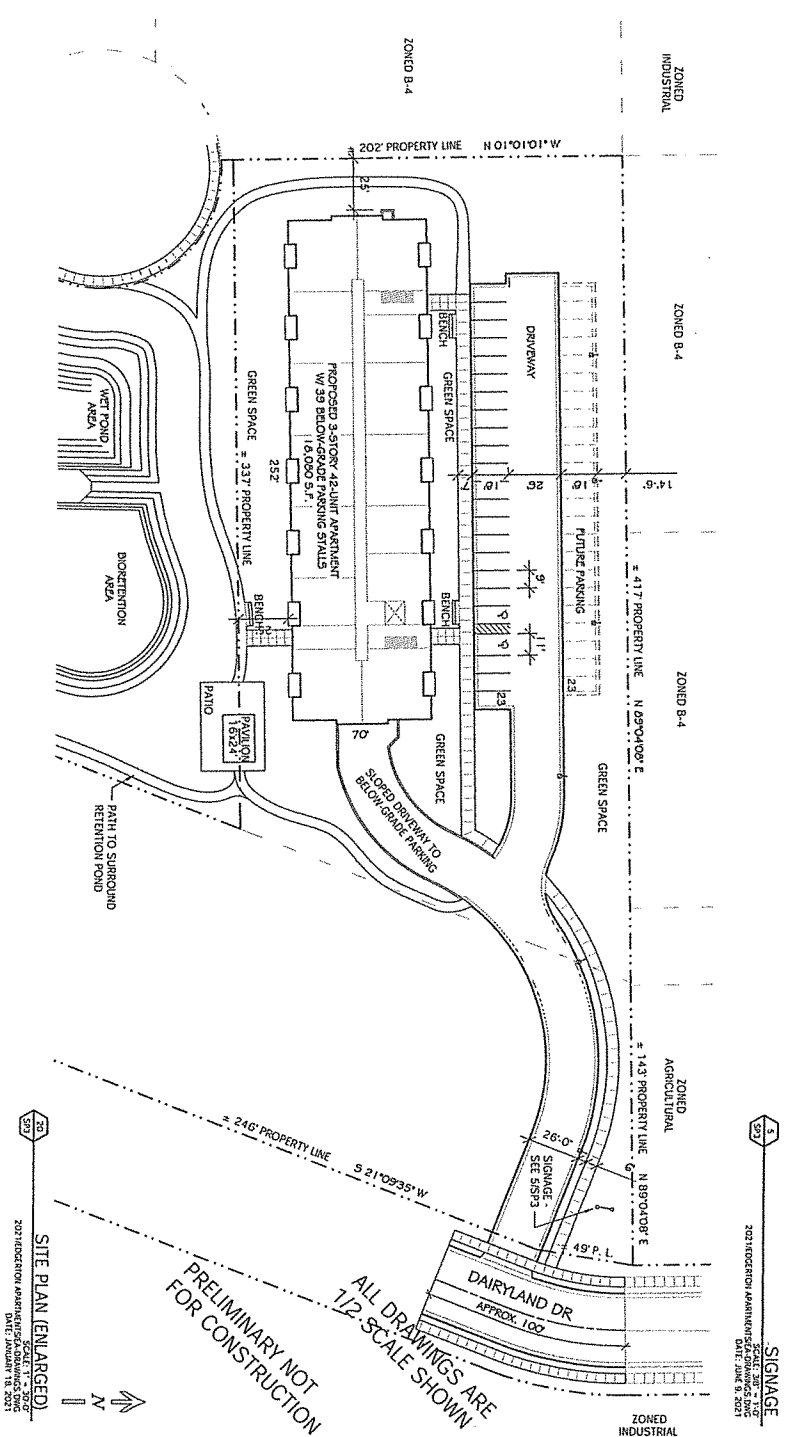
Staff recommends the Plan Commission recommend approval of the Precise Implementation Plan for Edgerton Apartments subject to the following conditions:

1. The PIP plans include the location of mail boxes.
2. The parking lot and driveway are curbed.
3. The sidewalk along Dairyland Drive has a terrace (not immediately adjacent to the curb).
4. If the main sidewalk is depressed to the parking lot level for accessibility, the main walk should not change elevation in front of the main door and the bench area.
5. The pavilion is moved to be entirely on one of the proposed parcels. A note is added to the plans and the future CSM that requires the development maintain the pavilion and the walking path that extends on to the future lot that will be the stormwater pond even if the pond is dedicated to the public.
6. The developer pays parkland fees at the time of the building permit.
7. The petitioner complies with the conditions of the City Engineer. **If the final engineering plans impact the site plan in any way, the plans must be returned to the Plan Commission for reconsideration.**
8. If required by the Plan Commission, screen panels or a decorative fence is provided between the patios and the parking lot.
9. All easements that are needed to convey stormwater from the parcels north of the development to the pond are recorded on the subject parcel prior to the start of construction.





VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES FROM TO STAKES.

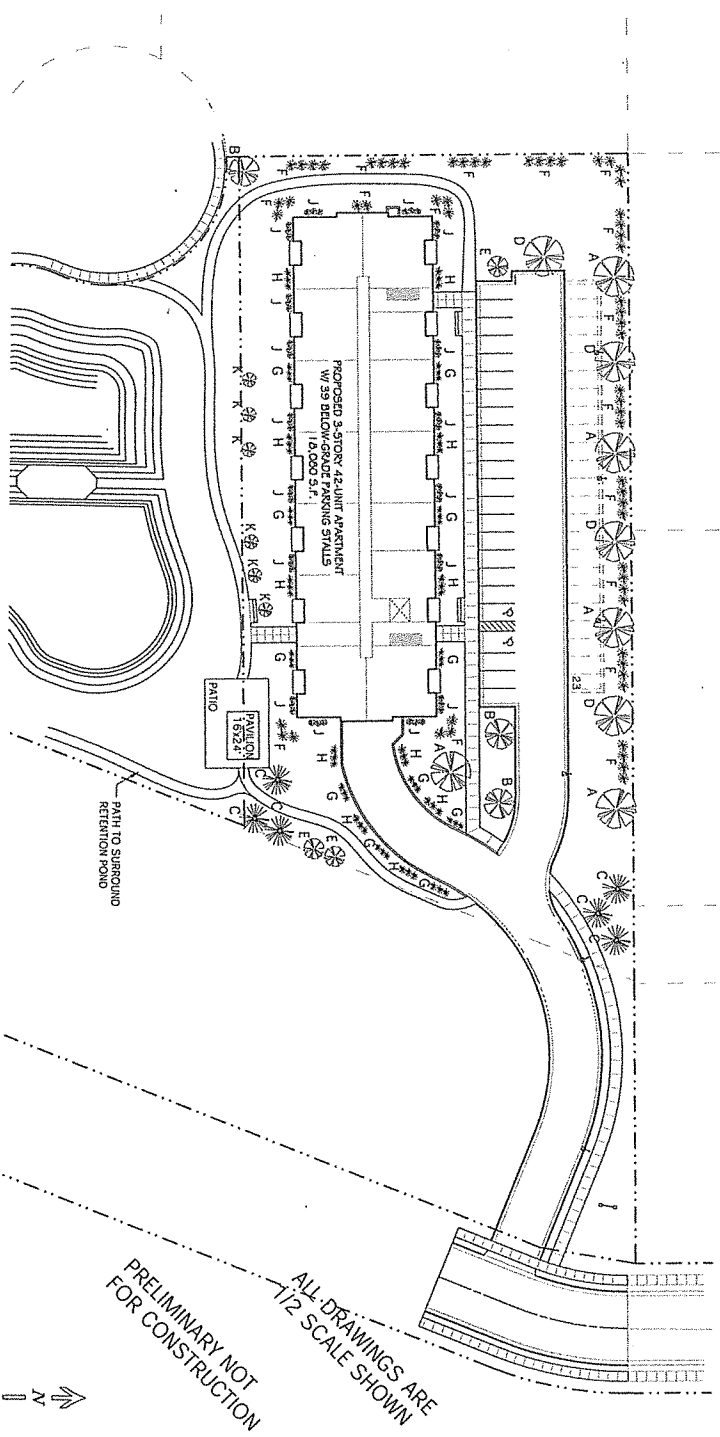


2021 EDGERTON APARTMENTS  
 DATE: JANUARY 18, 2021

ALL DRAWINGS ARE  
 1/2" SCALE SHOWN  
 PRELIMINARY NOT  
 FOR CONSTRUCTION

<p><b>SP-3</b></p>	<p><b>PROJECT DATA</b></p> <p>DATE: 3/8/2022                  DRAWN BY: CL                  CHECKED BY: PW                  SHEET NO.</p>	<p><b>DRAWING NAMES</b></p> <p>SITE PLAN (ENLARGED)                  SIGNAGE ELEVATION</p>	<p><b>EDGERTON APARTMENTS</b>                  Dairyland Drive                  Edgerton, WI</p>	<p><b>Design Alliance Architects, Inc.</b></p> <p>1003 Madison Avenue                  Fort Atkinson, WI</p>
	<p><b>REVISIONS</b></p>	<p><b>REVISIONS</b></p>	<p><b>REVISIONS</b></p>	<p>(920) 563-3404</p>
	<p><b>REVISIONS</b></p>	<p><b>REVISIONS</b></p>	<p><b>REVISIONS</b></p>	
	<p><b>REVISIONS</b></p>	<p><b>REVISIONS</b></p>	<p><b>REVISIONS</b></p>	

VERIFY ALL CONDITIONS AND DIMENSIONS ON  
FIELD PRIOR TO CONSTRUCTION.  
ARCHITECTS, INC. OF ANY DISCREPANCIES  
PRIOR TO START.



PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	LANDING SIZE	QUANTITY	POINTS
A	SHRUB MAHOG	6" DIA	4" DIA	3	375
B	ROSE BUSH	6" DIA	4" DIA	6	72
C	SPRUCE BUCKINGHAM	4.5" DIA	12" DIA	240	40
D	WINTER OAK	2" DIA	30" DIA	4	300
E	WINTER OAK	2" DIA	30" DIA	4	300
F	ASPERA VITALE PROSTRATA	6" DIA	12" DIA	3	150
G	ASPERA VITALE PROSTRATA	6" DIA	12" DIA	3	150
H	HAZEL TWANIGOW	18-24" H	4" DIA	23	165
I	DRYER SPINNA PROSTRATA	18-24" H	3" DIA	51	357
J	RED TILED DOGWOOD BLENDE	3-4" H	6" DIA	6	30
K					

FOUNDATION: 1/4" / 1'00" = 2.14 100 R/S - 300 P/S R/S  
 DEVELOPER: 12.300 S.F. / 1.000 P/S - 1.230 P/S R/S  
 POINTS PROVIDED: 1,520  
 SHEET THREE: HOVE AND STREET FRONTAGE  
 PAVED AREA: 21,431 S.F. / 110,000 S.F. = 2.2 1.000 P/S - 220 P/S R/S  
 POINTS PROVIDED: 220 P/S  
 INCLUDES: TRUCK PARKING

LANDSCAPE SCHEDULE  
 2021 EDGERTON APARTMENTS LANDSCAPE SCHEDULE  
 DATE: JUNE 18, 2021

ALL DRAWINGS ARE  
 1/2 SCALE SHOWN  
 PRELIMINARY NOT  
 FOR CONSTRUCTION

LANDSCAPE PLAN  
 SCALE: 1" = 20'-0"  
 2021 EDGERTON APARTMENTS LANDSCAPE SCHEDULE  
 DATE: JUNE 18, 2021

**Design Alliance Architects, Inc.**  
 1003 Madison Avenue  
 Fort Atkinson, WI  
 (920) 563-3404

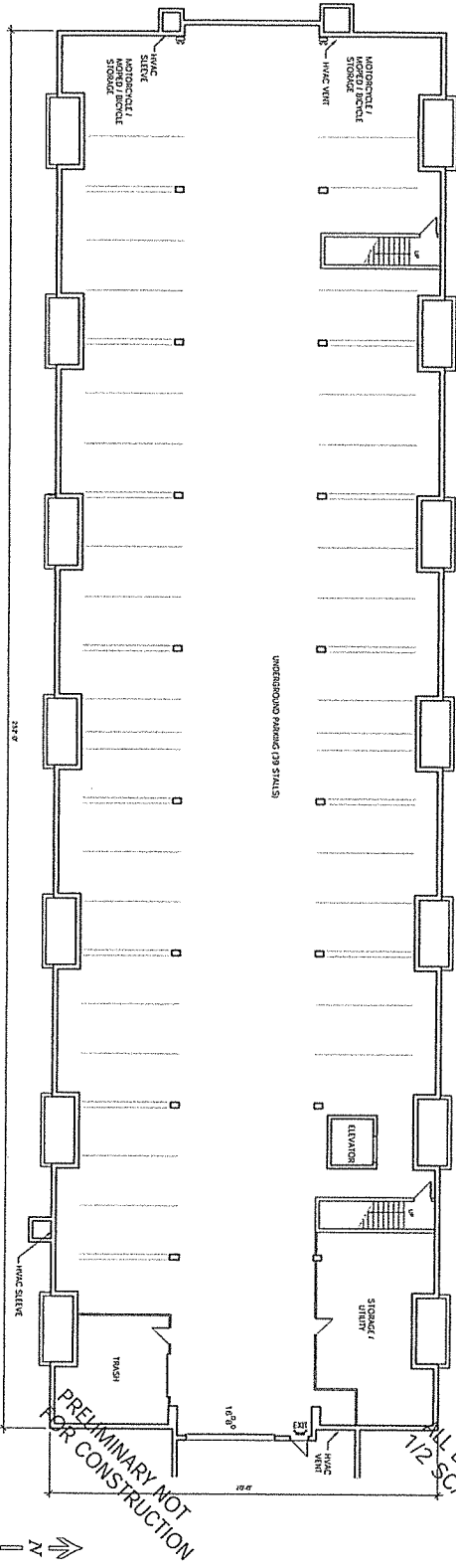
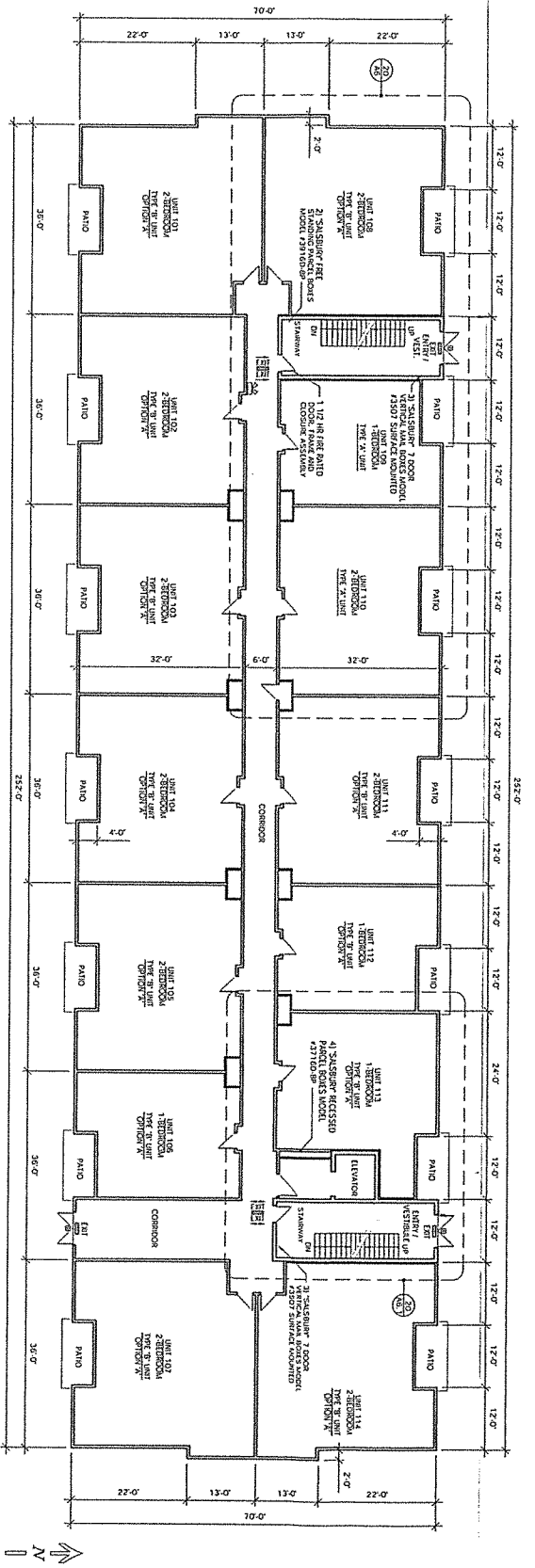
**EDGERTON APARTMENTS**  
 Dairyland Drive  
 Edgerton, WI

DRAWING NAMES  
 LANDSCAPE PLAN &  
 SCHEDULE

REVISIONS

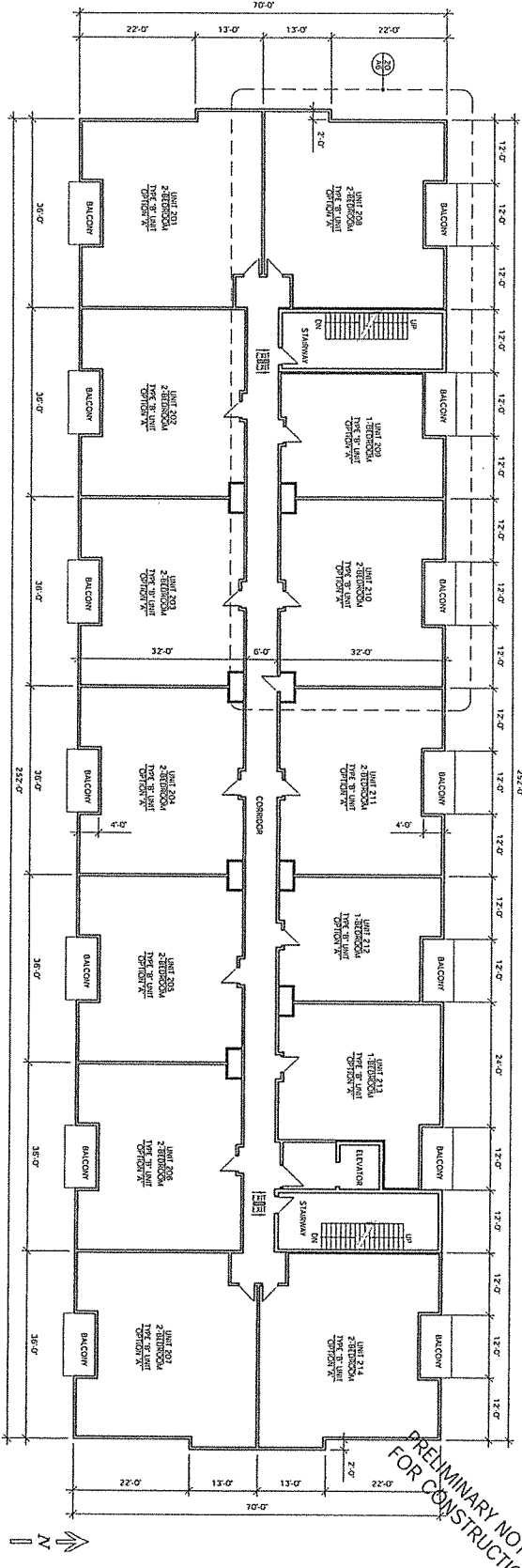
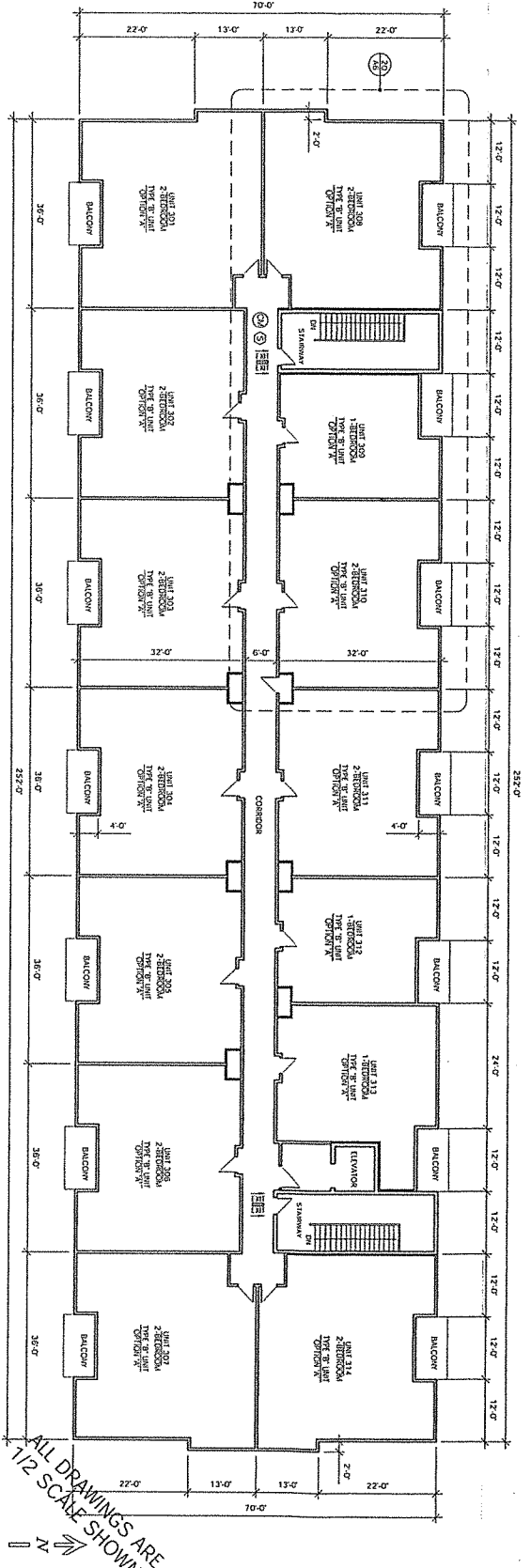
PROJECT DATA  
 DATE: 3/8/2022  
 DRAWN BY: CJ  
 CHECKED BY: R.W.  
 SHEET NO.

SP-4



<b>EDGERTON APARTMENTS</b> Dairyland Drive Edgerton, WI	
1003 Madison Avenue Fort Atkinson, WI (920) 563-2404	
<b>DRAWING NAMES</b> BASEMENT FLOOR PLAN FIRST FLOOR PLAN	
<b>REVISIONS</b>	
<b>PROJECT DATA</b> DATE: 9/29/22 DRAWN BY: CA CHECKED BY: RW	
SHEET NO. <b>A-1</b>	

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



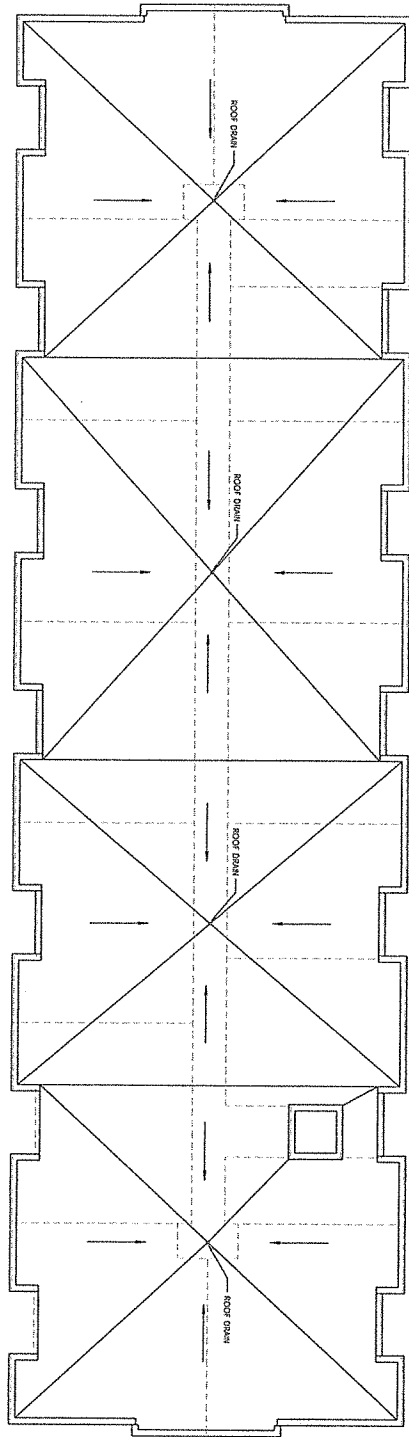
PRELIMINARY NOT FOR CONSTRUCTION

ALL DRAWINGS ARE 1/2 SCALE SHOWN

EDGERTON APARTMENTS Dairyland Drive Edgerton, WI	
1003 Madison Avenue Fort Atkinson, WI (970) 563-3404	
DRAWING NAMES SECOND FLOOR PLAN THIRD FLOOR PLAN	
REVISIONS	
PROJECT DATA DATE: 3/6/2022 DRAWN BY: C. CHECKED BY: P.W. SHEET NO.	
A-2	

VERIFY ALL CONDITIONS AND REVISIONS ON THE JOB AND NOTIFY THE DESIGN ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2" SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION



28  
A3  
ROOF PLAN  
SCALE: 3/16" = 1'-0"  
DATE: JANUARY 19, 2022  
2021 EDUCATION BOARD  
DATE: JANUARY 19, 2022

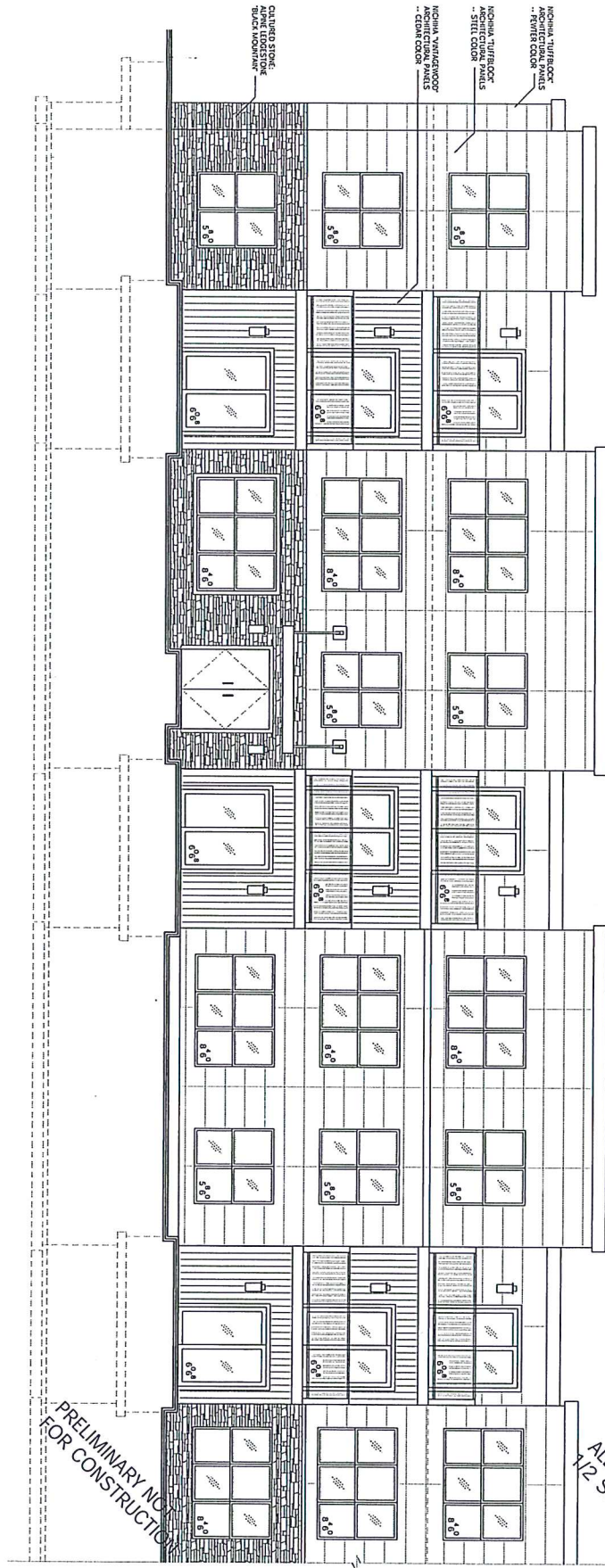


<p><b>EDGERTON APARTMENTS</b> Dairyland Drive Edgerton, WI</p>	<p><b>Design Alliance Architects, Inc.</b> 1003 Madison Avenue Fort Atkinson, WI (920) 563-3404</p>	<p>DRAWING NAMES</p> <p>ROOF FLOOR PLAN</p>
		<p>REVISIONS</p>
<p>PROJECT DATA</p> <p>DATE: 3/8/2022 DRAWN BY: CL CHECKED BY: P.W.</p>	<p>SHEET NO.</p> <p>A-3</p>	





VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ALL DRAWINGS ARE 1/2" SCALE SHOWN

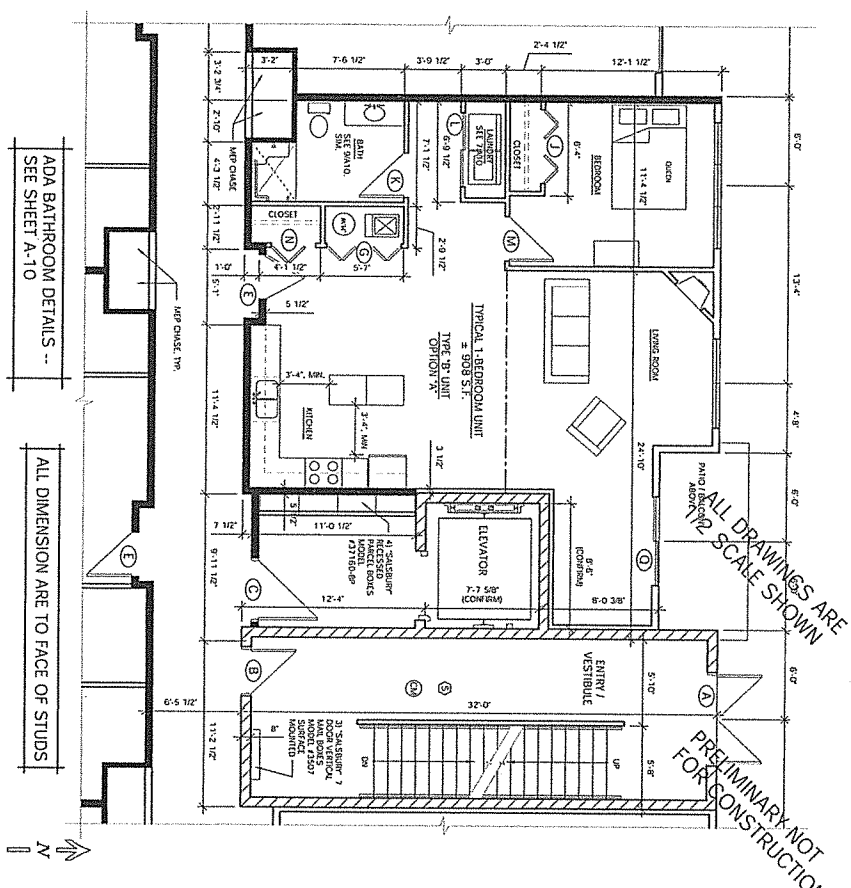
PRELIMINARY NOT FOR CONSTRUCTION

ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"  
2021 REDISTOR APARTMENTS/DAIRYLAND DRIVE  
FALL 17, FORT ATKINSON, WI 53120

A-5	<b>Design Alliance Architects, Inc.</b> <small>1003 Madison Avenue Fort Atkinson, WI</small>		<small>(920) 563-3404</small>
	<b>EDGERTON APARTMENTS</b> Dairyland Drive Edgerton, WI		
DRAWING NAMES ELEVATIONS			
REVISIONS			
PROJECT DATA DATE: 3/8/2022 DRAWN BY: CL CHECKED BY: PJW SHEET NO.			



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



<b>Design Alliance Architects, Inc.</b> 1003 Madison Avenue Fort Atkinson, WI (920) 563-3404	
<b>EDGERTON APARTMENTS</b> Dairyland Drive Edgerton, WI	
DRAWING NAMES UNIT FLOOR PLAN (ENLARGED) PLAN DIAGRAM	REVISIONS
PROJECT DATA DATE: 08/20/22 DRAWN BY: CL CHECKED BY: PW SHEET NO.	
<b>A-6.1</b>	

# Memo

**To:** Plan Commission  
**From:** Staff  
**Date:** 3/29/2022  
**Re:** April 6, 2026 Meeting

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Please recall the Plan Commission directed staff to prepare a draft ordinance to regulate electric vehicle charging stations. The draft ordinance below provides the following regulations:

- Definitions of charging stations (parking stall) and charging facilities (a building for charging vehicles similar to a gas station)
- Allows Level 1 and 2 charging stations in all districts as a special use. (A special use has specific conditions but does not require plan commission approval like a conditional use does.)
- Allows Level 3 charging stations as conditional use in the nonresidential districts.
- Allows charging facilities in the same locations where gas stations are allowed
- Requires new multi-family development with 10 or more units install electric vehicle charging stations in 10% of the required parking stalls, and new or reconstructed parking lots having 20 or more cars install EV charging stations.

## Draft Ordinance Language

### 22.102 Definitions.

Electric Vehicle Charging Facility: A structure where electricity is provided directly to the public on the premises for purposes of charging electric vehicles at one or more electric vehicle charging stations. An Electric Vehicle Charging Facility may also retail minor accessories but may not provide other types of vehicle fuel, such as gasoline.

Electric Vehicle Charging Station: A parking space, or parking spaces, that is, or are, equipped with and served by electric vehicle supply equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

### 22.304 (5) Accessory Land Uses.

(cc) Electric Vehicle Charging Stations



Description: Electric Vehicle Charging Stations are parking spaces that are equipped with and served by electric vehicle supply equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

1. Permitted by Right: Not Applicable
2. Permitted by Right with Additional Special Requirements: {A1 districts} Level 1 and 2
  - a. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.
  - b. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.
  - c. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.
  - d. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
  - e. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.
  - f. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.
  - g. Shall comply with Section 22.207 standards and procedures applicable to all uses permitted by right with special requirements.
3. Conditional Use Regulations: {B-1, B-2, B-3, B-4, M-1, M-2, M-3, O-1, HMU} Level 3
  - a. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.
  - b. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.
  - c. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.
  - d. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
  - e. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.
  - f. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.

g. Shall comply with Subsection 22.206, standards and procedures applicable to all conditional uses.

**(f) In-Vehicle Sales or Service.**

Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance uses – see Subsection 22.304(4)(p)). Such land uses often have traffic volumes that exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include vehicular fuel stations, electric vehicle charging facility, and all forms of car washes. This land use does not include drive-in, drive-up or drive-through land uses, which are considered a separate land use category (see Subsection 22.304(4)(r)). If performed in conjunction with a principal land use (for example an ATM machine), in-vehicle sales and service land uses shall be considered an accessory use (see Subsection 22.304(5)(i)).

1. Permitted by Right: Not Applicable
2. Permitted by Right with Additional Special Requirements: Not Applicable
3. Conditional Use Regulations: {B-1, B-3, B-4, HMU}

**22.404 OFF-STREET PARKING AND TRAFFIC CIRCULATION STANDARDS.**

**(6) Off-Street Parking and Traffic Circulation Design Standards.**

**(k) Electric Vehicle Charging Stations:**

Multiple-Family Residential Land Uses: all new, expanded and reconstructed parking areas serving multi-family developments with at least 10 residential units shall provide electrical vehicle charging stations for a minimum of 10% of required parking spaces.

Parking lots: Any surface or structured parking built after the adoption of the Ordinance, containing twenty (20) or more parking spaces, must have a minimum of one (1) electric vehicle charging station installed for every twenty (20) parking spaces, or fraction thereof. Off-street parking spaces with electric vehicle charging stations shall count towards the minimum requirement of parking spaces.



**MARCH 21, 2022 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:10 p.m.

Present: Chris Lund, Jim Burdick, Theran Springstead, Jim Kapellen, and Ron Webb.

Excused: Paul Davis and Julie Hagemann

Also present: City Administrator Ramona Flanigan and Alderperson Candy Davis.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, March 18, 2022 at the Post Office, Edgerton Library, City website and City Hall.

**MINUTES:** A Ron Webb/Jim Kapellen motion to approve the minutes from the January 24, 2022 Plan Commission meeting passed on a 5/0 roll call vote.

**EXTRATERRITORIAL LAND DIVISION TO RECONFIGURE 3 LOTS IN SECTION 36, TOWN OF ALBION:** A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division to reconfigure several lots into 3 lots in Section 36 of the Town of Albion on Hillside Rd and Lake Drive Rd for Jaskula passed on a 5/0 roll call vote.

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

Ramona Flanigan/wl  
City Administrator

Approved April 6, 2022

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** April 6, 2022

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a preliminary and final 2 lot certified survey map

**Location:** Parcel east of Dean Street (6-26-955A)

**Applicant:** Keinbaum

**Current Zoning/Land Use:** A-1 / agriculture

**Proposed Lot sizes:** 3.2 and 24.6 acres

**STAFF REVIEW COMMENTS**

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

1. The petitioner proposes to create two lots with the intention of selling lot 2.
2. The lots complies with the lot bulk standards

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final 2 lot CSM located on Thronson Road and east of Ladd Lane subject to the following conditions:

1. The final CSM indicates all easements.
2. The petitioner pays the \$10 platting fee for the creation of a new lot.

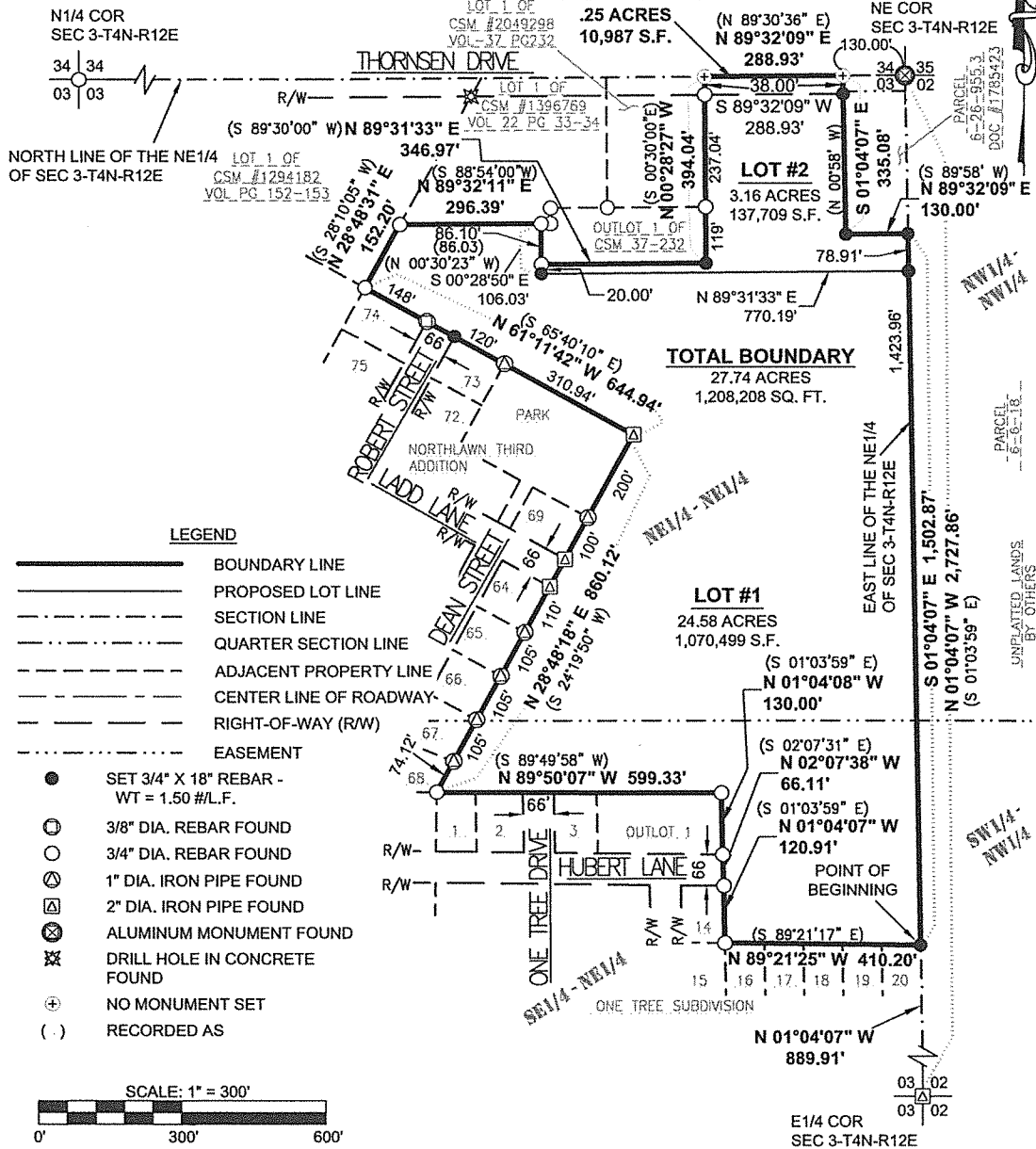
COUNTY SURVEY MAP NO. \_\_\_\_\_  
**CERTIFIED SURVEY MAP**

LOCATED IN PART OF OUTLOT 47 OF ASSESSOR'S PLAT TO THE CITY OF EDGERTON BEING LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 3, T4N, R12E OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN

FOR RECORDING PURPOSES

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 3-T4N-R12E, WHICH BEARS S 01°04'07" E IN THE ROCK COUNTY COORDINATE SYSTEM (NAD 83(2011)).

DEDICATE 38' OF LOT #2 TO PUBLIC



**DELTA 3**  
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • ARCHITECTURE  
 GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES  
 875 SOUTH CHESTNUT STREET PHONE: (608) 348-5255  
 PLATTEVILLE, WISCONSIN 53818

FOR: NORTHWARD DEVELOPMENT, LLC  
 P.O. BOX 1376,  
 BOULDER, CO 80306

DATE(S) OF FIELDWORK: 1-17-2022  
 FIELD CREW: G. BONN, S. STIMART  
 DRAWN BY: C. COYIER  
 REVIEWED BY: S. KING

DELTA 3 PROJECT NO.: D22-024  
 DATA LOCATION: D22-024\Civil\CADD\CSDM22-024\_CSM.dwg

# Memo

**To:** Plan Commission  
**From:** Staff  
**Date:** 3/30/2022  
**Re:** April 6, 2022 Meeting

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City ordinances require the plan commission consider all street vacations (discontinuances) before the Council sets the public hearing to consider the vacation. Given the expansion of IKI and their interest in improved security fencing, IKI has requested the city vacate the Maple Court right of way in its entirety from Stoughton Road south to its terminus north of the railroad tracks. (See map) IKI owns all of the many lots that front on Maple Court.

Staff supports this action subject to the following conditions:

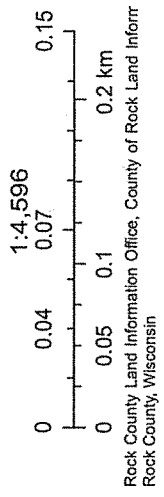
- Easements are recorded for all public utilities that are located in the current Maple Court right of way;
- An access easement is recorded for the house on the SE corner of Stoughton Road and Maple Court which has a driveway that accesses Maple Court. IKI owns the house; and
- Emergency access is grated to owners of all public utilities that are or may be located behind any fence that is installed across the current Maple Court right of way.

# ARC GIS WEB MAP



3/17/2022, 8:40:55 AM

- Parcels\_NoSym - Parcels
- Adjacent\_Counties\_4K
- CitiesVillagesTowns\_4K
- RoadCenterlines\_4K
- Highway
- Local
- CitiesVillages\_4K
- Waterlines\_4K
- Waterbodies\_4K
- Railroad\_4K



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 6, 2022

**GENERAL DESCRIPTION**

**Address:** 5237 Hwy 59 (SW corner of Dallman Rd, and Hwy 59) Fulton Township Sec. 8

**Applicant:** Feggestad

**Parcel Size:** 4.4 and 6.2 acres

**Description of Request:** Approval of a 2 lot CSM

**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 area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve a 2 lot CSM for Feggestad on 5237 Hwy 59 (SW corner of Dallman Rd, and Hwy 59) Town of Fulton, Rock County, Sec. 8.





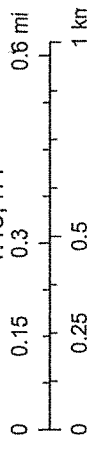
# ARC GIS VVED MAP



3/28/2022, 9:50:53 AM

-  Adjacent\_Countries\_18K
-  Highway
-  Waterlines\_18K
-  Cities/Villages/Towns\_18K
-  Local
-  Waterbodies\_18K
-  RoadCenterlines\_18K
-  Cities/Villages\_18K
-  Railroad\_18K
-  County

1:19,477



Rock County Land Information Office



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 6, 2022

**GENERAL DESCRIPTION**

**Address:** E Dalby Road, Fulton Township Sec. 15

**Applicant:** Schuette

**Parcel Size:** 2 acres

**Description of Request:** Approval of a 1 lot CSM

**STAFF REVIEW COMMENTS**

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

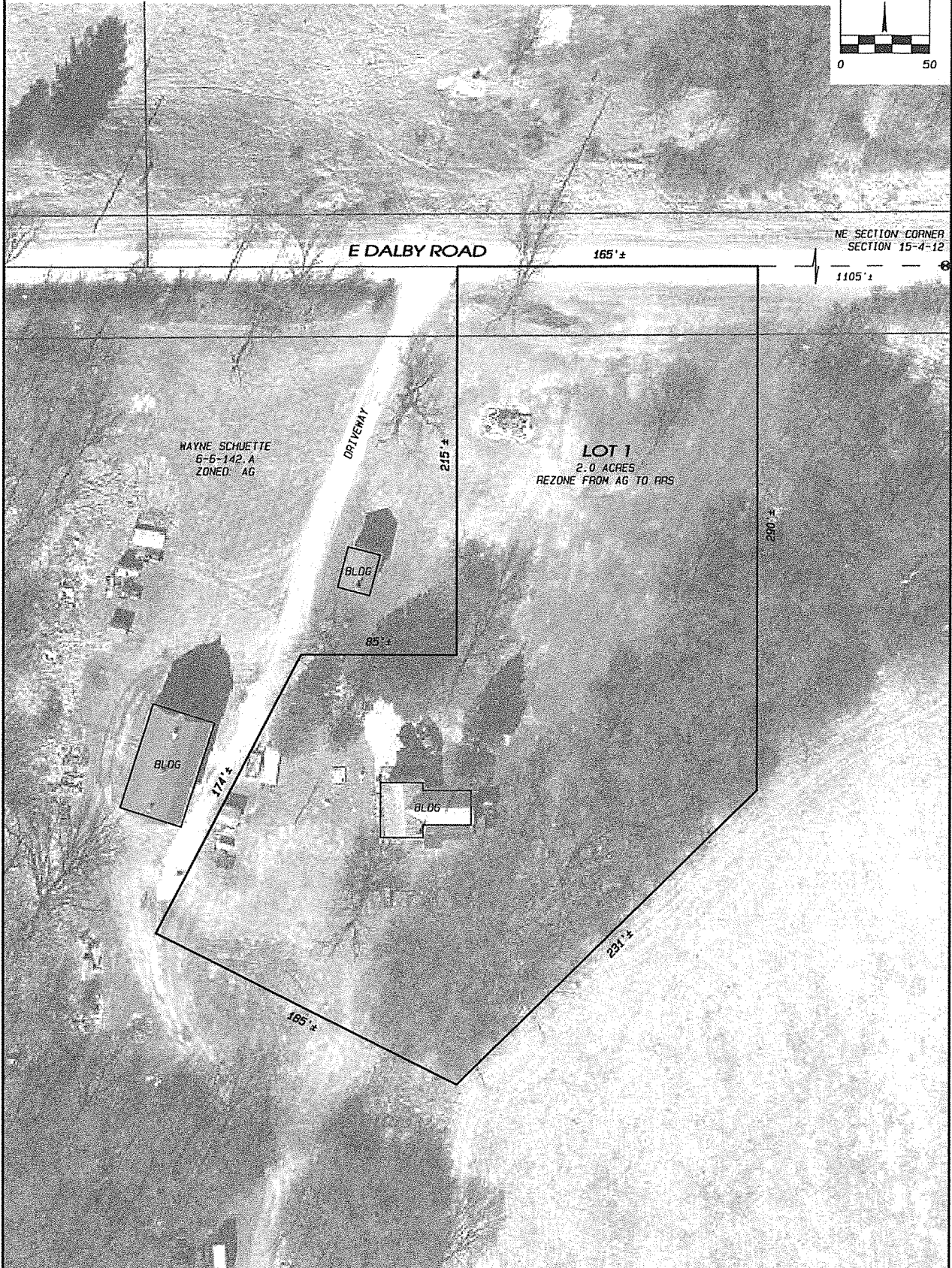
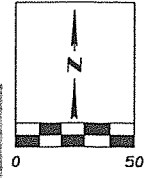
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is unlikely to impede efficient City expansion.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve a 1 lot CSM for Schuette on E Dalby Road, Town of Fulton, Rock County, Sec. 15.

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 15, T.4N., R.12E. OF THE 4TH P.M.  
TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



**NOTES:**

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 122-028 For: SCHUETTE, WAYNE FEBRUARY 10, 2022



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** April 6, 2022

**GENERAL DESCRIPTION**

**Address:** Bliven Road, Section 21, Town of Albion, Dane County

**Applicant:** Olson

**Parcel Size:** approx. 0.5 acre lots

**Description of Request:** Create 5 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 five lots that are not in the City's future growth area.

**STAFF RECOMMENDATION**

Staff recommends the City Council approve the proposed land division.

# Preliminary Plat of Olson's Biven Road Addition

Lot 4, Dane County Certified Survey Map # 15251, being in part of the SE 1/4 of the SE 1/4, within Section 21, T29N, R11E, Town of Abion, Dane County, Wisconsin.

**Wisconsin Mapping, LLC**  
*surveying and mapping services*  
 208 West Quarry Street, Deerfield, Wisconsin 53531  
 (608) 784-5502

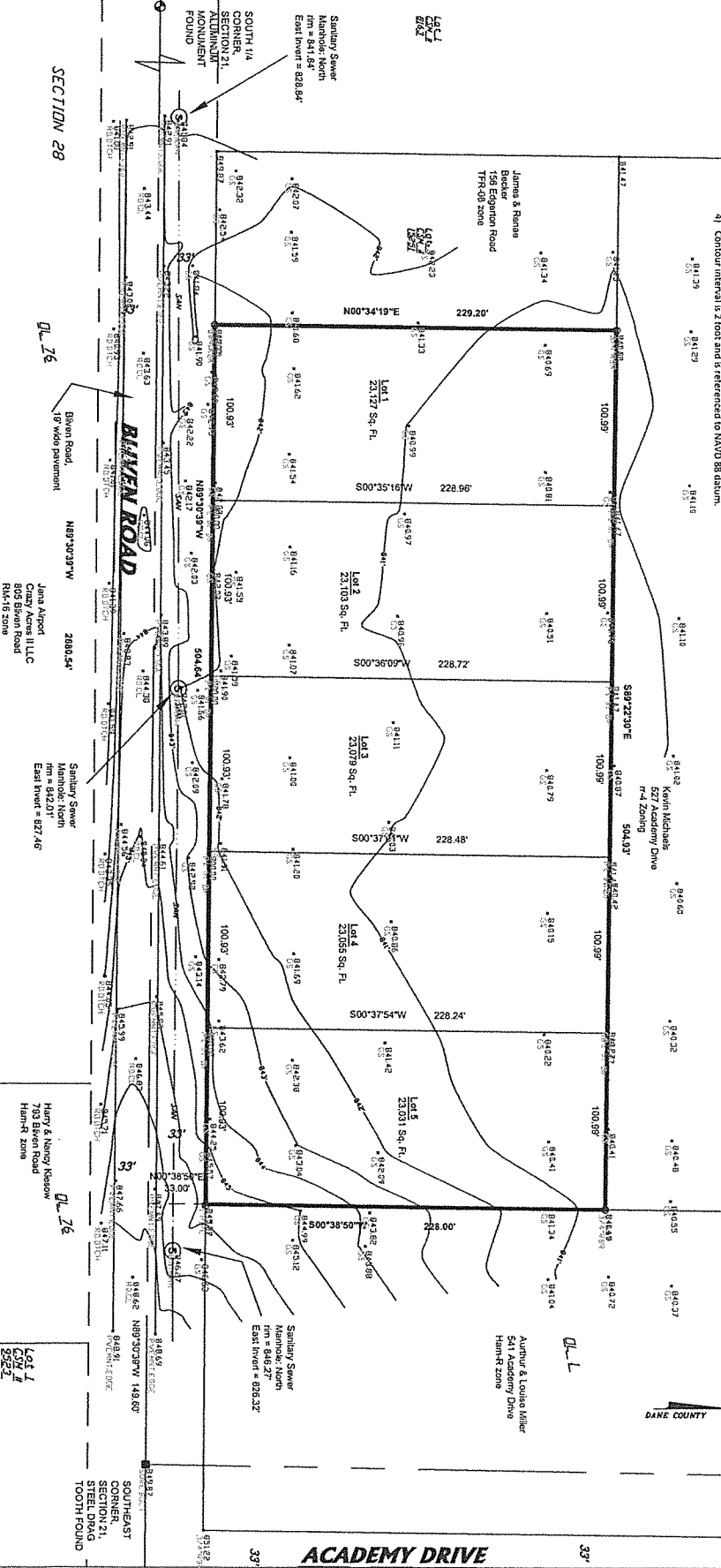
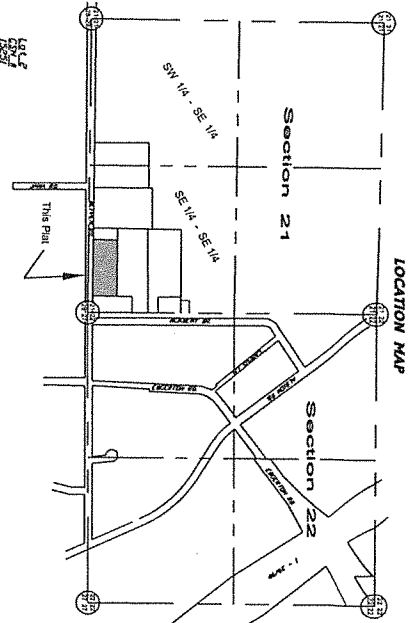
DWG. No. 668-21 Date 2/01/2022  
 Sheet 1 of 1



**Surveyor Certificate**  
 I, David C. Riessop, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, and that I have fully complied with the state of Wisconsin Administrative Code in surveying and mapping the same, to the best of my knowledge and belief.

David C. Riessop S-1551

- Notes**
- 1) Prepared for Gary, Todd and Laura Olson, owners, 645 Abion Road, Edgerton, WI.
  - 2) Area shown is served by public sanitary sewer.
  - 3) Area shown is served TR-09, and contains 2,169 acres.
  - 4) Contour interval is 2 foot and is referenced to NAVD 88 datum.



**SECTION 28**

**DL 26**  
 Blount Road  
 18' wide pavement  
 N89°30'39\"/>

**DL 26**  
 Harry & Nancy Kessow  
 703 Seven Road  
 Ham-R zone

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 827.46'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 824.01'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 828.84'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 826.32'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 828.84'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 828.84'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 828.84'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 828.84'

**DL 26**  
 Sanitary Sewer  
 Manhole North  
 East Invert = 828.84'



# Bivens Road

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase,