

AMENDED

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

PLANNING COMMISSION

Wednesday, July 20, 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, July 15, 2022.
 3. PUBLIC HEARING:
 - A. The Plan Commission will continue a public hearing to hear a request by Edgerton Community Outreach/City of Edgerton for approval of a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six apartments (parcel 6-26-753).
 - B. Close the public hearing.
 4. Consider request by Edgerton Community Outreach/City of Edgerton for approval of a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six apartments (parcel 6-26-753).
 5. Consider approval of June 22, 2022 Plan Commission meeting minutes.
 6. Consider request by the City of Edgerton to amend the following regulations:
 - A. First floor apartments in the HMU District
 - B. Nonconforming lot area and bulk standards
 - C. Animals
 - D. Move fees and penalties
 - E. Accessory lot coverage standards
 7. Consider Extraterritorial land division for Wileman on Edgerton Road in Section 27 in the Town of Albion
 8. Consider Extraterritorial land division for McGuire on N Edgewood Shores Drive and N Highland Road in Section 14 in the Town of Fulton.
 9. Set next meeting date and future agenda items.
-

10. Closed Session Pursuant to Wis. Stat. 19.85(1)(g) "Conferring with Legal Counsel for the Governmental Body who is rendering oral or written advice concerning strategy to be adopted by the Body with respect to litigation in which it is or is likely to become involved". Discuss and Consider extraterritorial land division in the Town of Fulton.

11. 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: July 20, 2022

GENERAL DESCRIPTION

Description of Request: Approval of a site plan and a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six commercial apartments

Location: 210-212 W Fulton Street (parcel 6-26-753)

Applicant: Edgerton Community Outreach / City of Edgerton

Current Zoning/Land Use: B-2 / previously office and commercial apartments

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 210-212 W Fulton Street. The parcel is zoned B-2 Central Business District. The petitioner proposes to establish six commercial apartments (upper two floors) and two commercial spaces which requires a conditional use permit as a Group Development.
2. The following modifications are planned to the site and structure:

Storefront: Significant modifications to the storefront on both the Albion and West Fulton Street storefronts. The new façade restores some of the elements of the original storefront by: adding a cornice and pilasters; and adding transom windows and more glass. Storefront windows are aluminum frame, bronze in color. The material used to create the trim is cement board.

One-story: Remove all of the one-story part of the building that on the north side

Addition: Construct an addition to the north side of the building for a stairwell and elevator serving all three floors of the original structure and restrooms, a mechanical room, and an entrance from the new parking lot on the first floor. The second and third floors of the addition have a smaller floor area (footprint) than the first floor. The siding on the addition is cement board.

Windows: Replace all the windows. The upper floor windows are double hung, dark bronze fiberglass that will fill the original openings.

East wall: Reconstruction of approximately half of the east, masonry wall (wall facing the teen center) due to its poor condition. Reside it with EFIS made to match the existing brick.

Door to apartments: The door on W Fulton Street to the stairs serving the upper floors is being removed. Access will be in the rear of the structure.

Parking lot: construct a parking lot on the north side of the building.

Cornice: The plan includes increasing the size of the cornice to account for roof insulation and to match the addition.

Signage: No signage is planned at this time but would be installed over the W Fulton Street doors.

3. A total of 11 parking stalls are proposed in the curbed parking lot. The non-residential uses have no parking requirements in the B-2 District. The commercial apartment regulations require one stall for each bedroom. There are a total of eight bedrooms in the six units. The six parking stalls on the north side of the site are on a separate lot that is currently owned by the city. An easement is required from an adjacent owner to allow access to the northern parking stalls. While parking is very important to the project, staff recommends one of the six northern stalls be removed as the eastern stall is very close to the existing building and has no backing space.
4. Given the limited space on the site, the parking lot is very close to the Albion Street public sidewalk. The petitioner proposes a landscape buffer between the Albion Street sidewalk and the parking lot. The planting plan proposes perennials (daylilies and tall grasses like those in front of city hall). Any shrubs proposed in the area would be damaged by the overhang of cars using the parking lot.
5. The property that is north of the parking lot is a single-family home but is zoned B-2. If it were zoned residentially, the ordinance would require a substantial screen of the parking lot. A fence or evergreen screen should be provided to screen the parking lot.
6. Stormwater, water and sewer laterals connect to Albion Street. The petitioner must provide a stormwater management plan to address water quality standards.
7. The plans do not indicate site lighting.
8. Dumpsters are proposed in the interior of the lot and are screened.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow establishment of a Group Development having two commercial spaces and six commercial apartments for Edgerton Community Outreach at 210-212 W Fulton Street with the following conditions and findings:

Conditions

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner modifies the landscape plan to provide a landscape screen on the north side of the parking lot that does not block the vision triangle.
3. The petitioner provides, and the Plan Commission approves the site lighting. All site lighting units utilize cut off fixtures and the lights comply with the zoning ordinance

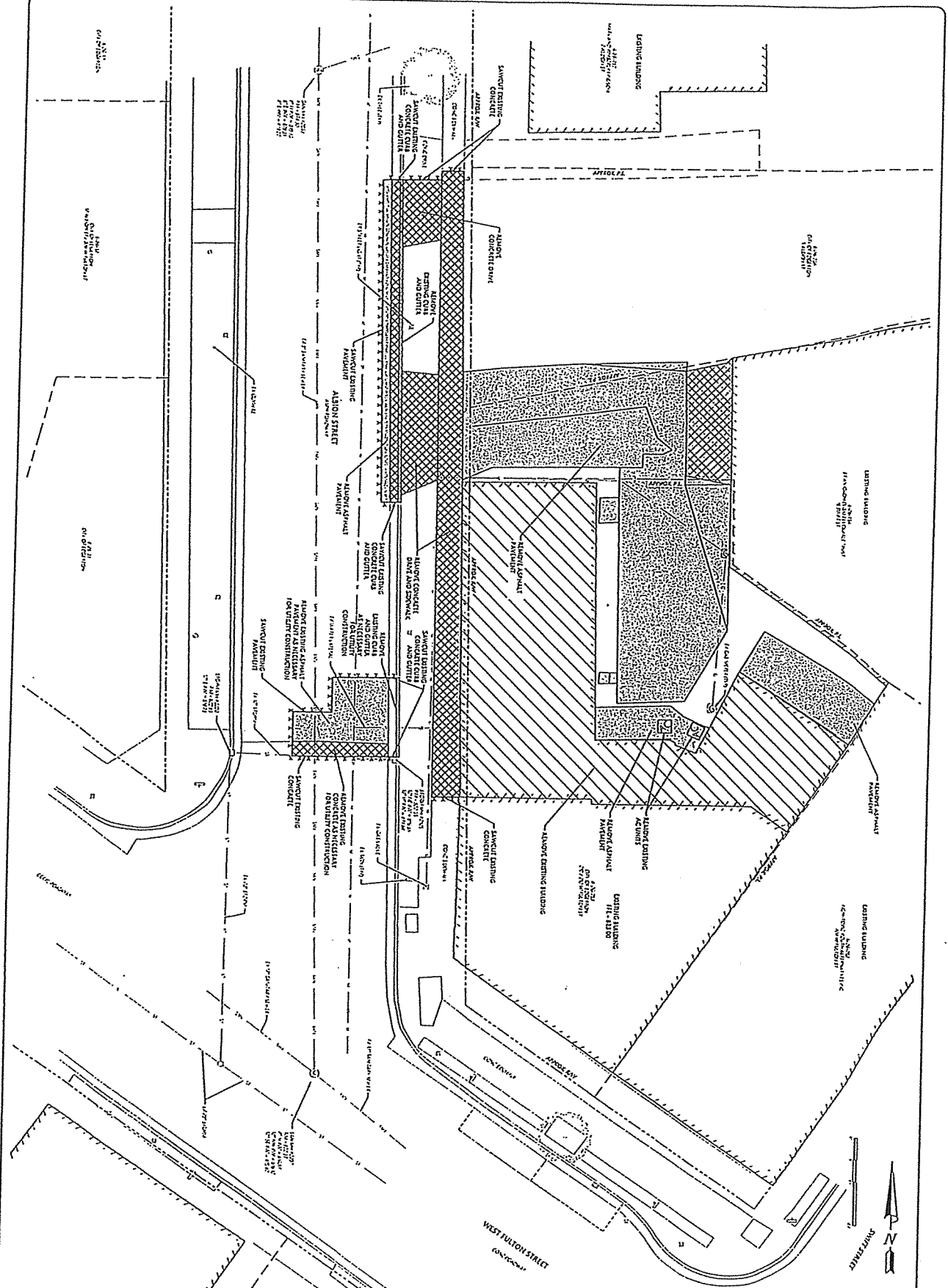
regulations.

4. The petitioner obtains an easement to allow access to the northern lot and the petitioner obtains title to the land for the parking lot.
5. The petitioner obtains signage and fence permits (if needed).
6. Remove the eastern most parking stall of the northern most parking lot.

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.
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C4.01

DATE	10/20/2023
DRAWN BY	MM
CHECKED BY	MM
PROJECT NO.	210/212 FULTON ST.

210/212 FULTON ST. REDEVELOPMENT
EDGERTON COMMUNITY OUTREACH
CITY OF EDGERTON
ROCK COUNTY, WISCONSIN

EXISTING CONDITIONS & REMOVALS PLAN

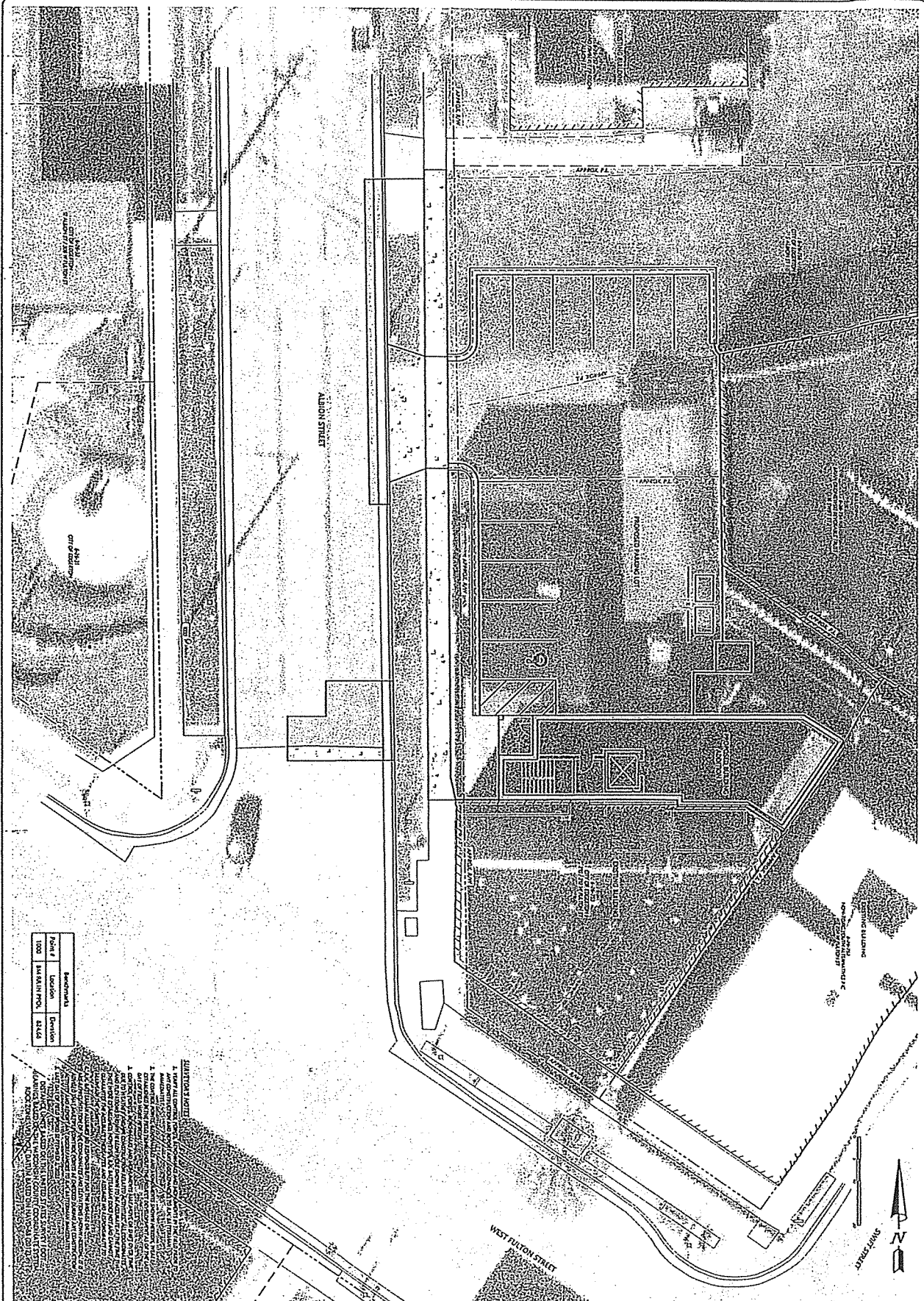
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DATE	10/20/2023
REVISION	
BY	
DATE	
BY	
DATE	
BY	
DATE	

Batterman
engineers surveyors planners

2457 North 23rd Drive | Edgerton, Wisconsin 53121
608.365.4444 | www.batterman.com





Point #	Location	Details
1000	345th POOL	2114

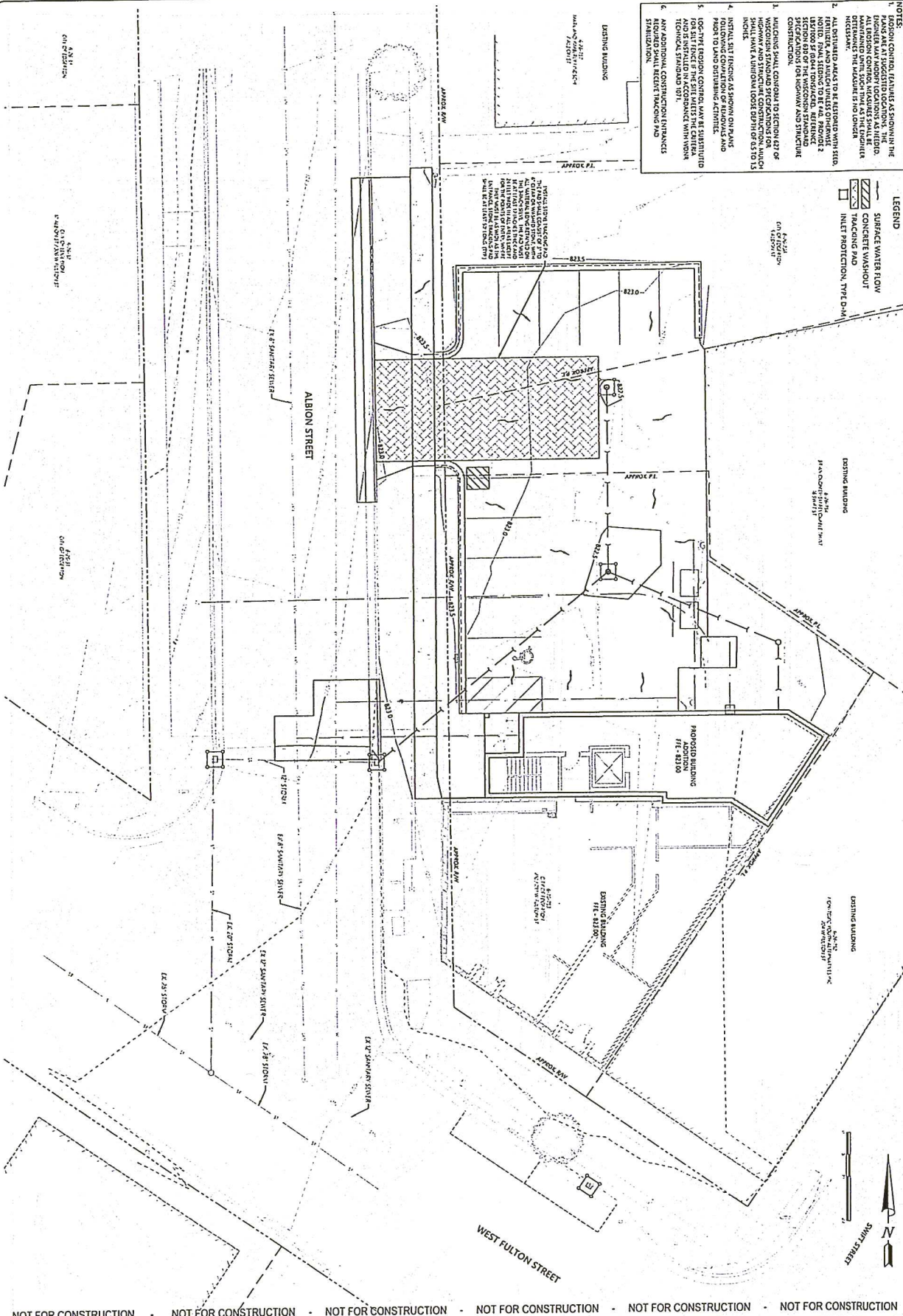
DISCLAIMER:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT GUARANTEED AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT GUARANTEED AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

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C2.01 SHEET NO.	DESIGNED BY: TH	210/212 FULTON ST. REDEVELOPMENT EDGERTON COMMUNITY OUTREACH CITY OF EDGERTON ROCK COUNTY, WISCONSIN	PROJECT OVER -7-	ISSUANCE SUBMITTAL REVIEW LIST: 2023-06-30	Batterman engineers surveyors planners 2257 Barkers Drive 658.315.4464 Beloit, Wisconsin 53511 www.batterman.com	
	CHECKED BY: SP					
	APPROVED BY: ---					
	PROJECT NO.: 24111					
24111 - C2.01 - PROJECT OVERVIEW.DWG		NOTE: ALL ENGINEER DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THE DRAWING.				

- NOTES**
1. EROSION CONTROL FEATURES AS SHOWN ON THE PLANS ARE AT INDICATED LOCATIONS. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND MAINTAINED WITH SUCH THAT AS THE EROSION CONTROL MEASURES SHALL BE NECESSARY, THE DESIGNER SHALL BE NOTIFIED.
 2. ALL DISTURBED AREAS TO BE RESTORED WITH SLOPE PROTECTION AND/OR VEGETATION TO MATCH EXISTING CONDITIONS. VEGETATION SHALL BE PLANTED AT A RATE OF 10 PLANTS PER 100 SQ. FT. OF DISTURBED AREA. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS. PLANTS SHALL HAVE A MINIMUM LOOSE DIPH OF 2.5 TO 3.5 INCHES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 427 OF THE WISCONSIN STATUTES AND THE WISCONSIN CONSTRUCTION STANDARDS SPECIFICATIONS FOR EROSION CONTROL. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WORK SPECIFICATIONS FOR HIGHWAY AND STRUCTURE STABILIZATION.
 4. INSTALL Silt Fencing AS SHOWN ON PLANS TO PREVENT SOIL FROM BEING TRANSPORTED TO ADJACENT AREAS. Silt Fencing SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN EFFECTIVE EROSION CONTROL.
 5. LOC. THE EROSION CONTROL LAY IS SUBMITTED FOR SETTING IN THE CITY OF EDGERTON. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE EROSION CONTROL PLAN. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN.
 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION STANDARDS SPECIFICATIONS FOR EROSION CONTROL.

- LEGEND**
- SURFACE WATER FLOW
 - ▨ CONCRETE WALKOUT
 - ▨ SPACING AND
 - ▭ INLET PROTECTION, TYPE D.M.



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C4.02 SHEET NO.	DESIGNED BY: TM
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	APPROVED BY:
	PROJECT NO.: 11111

210/212 FULTON ST. REDEVELOPMENT
EDGERTON COMMUNITY OUTREACH
CITY OF EDGERTON
ROCK COUNTY, WISCONSIN

EROSION CONTR - 8 -

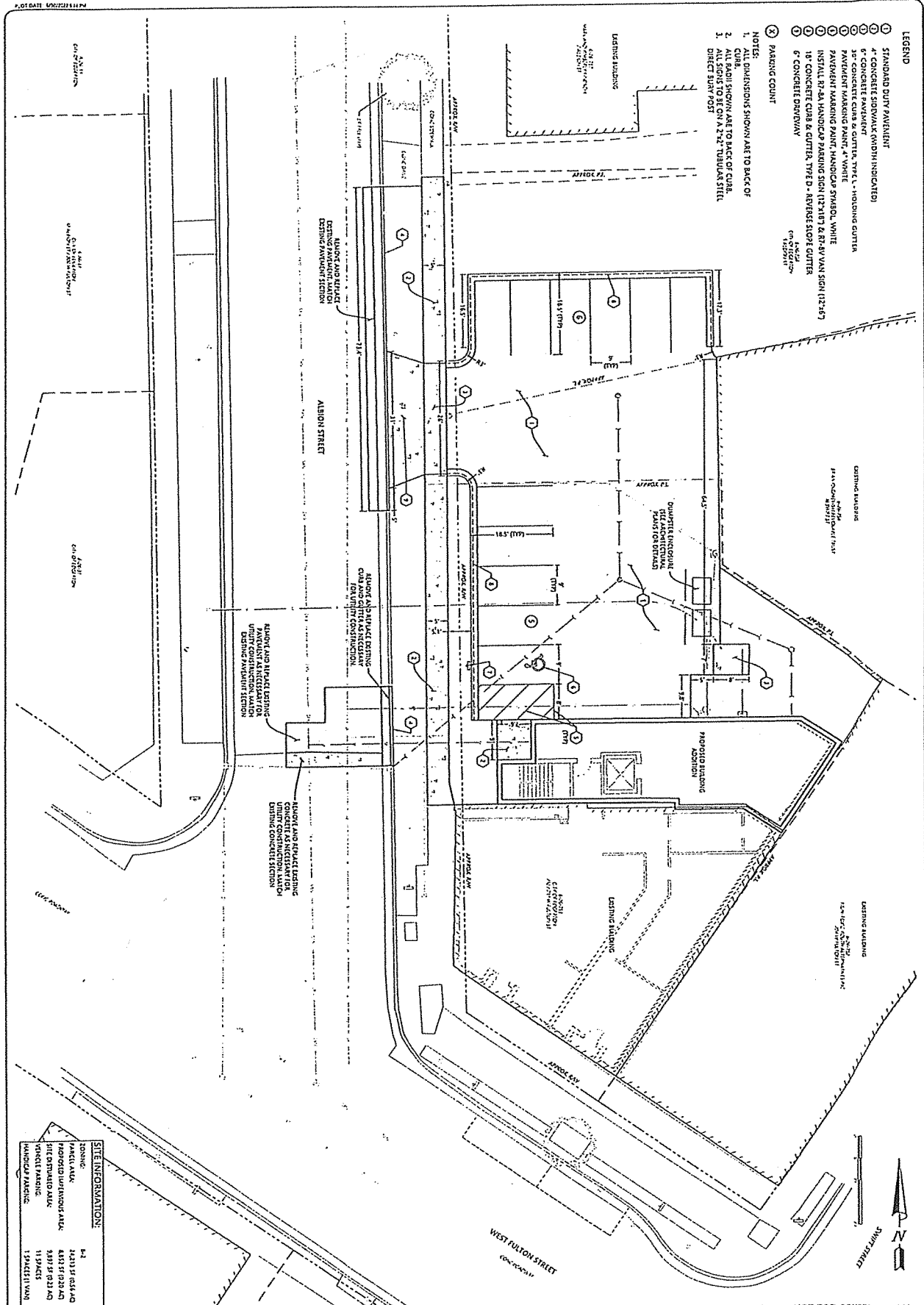
NOTE: ALL MEASUREMENTS SHALL BE OBTAINED BY SCALING ANY COPY OF THIS DRAWING.

ISSUANCE	2022-06-30
ELECTRICITY REVIEW SET	

Batterman
engineers surveyors planners

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608.365.4464

Beloit, Wisconsin 53511
www.batterman.com



LEGEND

- ① STANDARD DUTY PAVEMENT
- ② 4" CONCRETE SIDEWALK (WIDTH INDICATED)
- ③ CONCRETE PAVEMENT
- ④ CONCRETE CURB & GUTTER, TYPE L - HOLDING CUTTER
- ⑤ PAVED/EXISTING WALKING PAVEMENT, TYPE L - HOLDING CUTTER
- ⑥ PAVED/EXISTING WALKING PAVEMENT, TYPE L - HOLDING CUTTER
- ⑦ INSTALL 18" DIA. REINFORCED CONCRETE PAVEMENT (12" THICK REINFORCED CONCRETE) WITH 2" ASPHALT SURFACE COURSE
- ⑧ CONCRETE CURB & GUTTER, TYPE D - ADVISORY SLOPE CUTTER
- ⑨ CONCRETE DRIVEWAY
- ⓧ PARKING COUNT

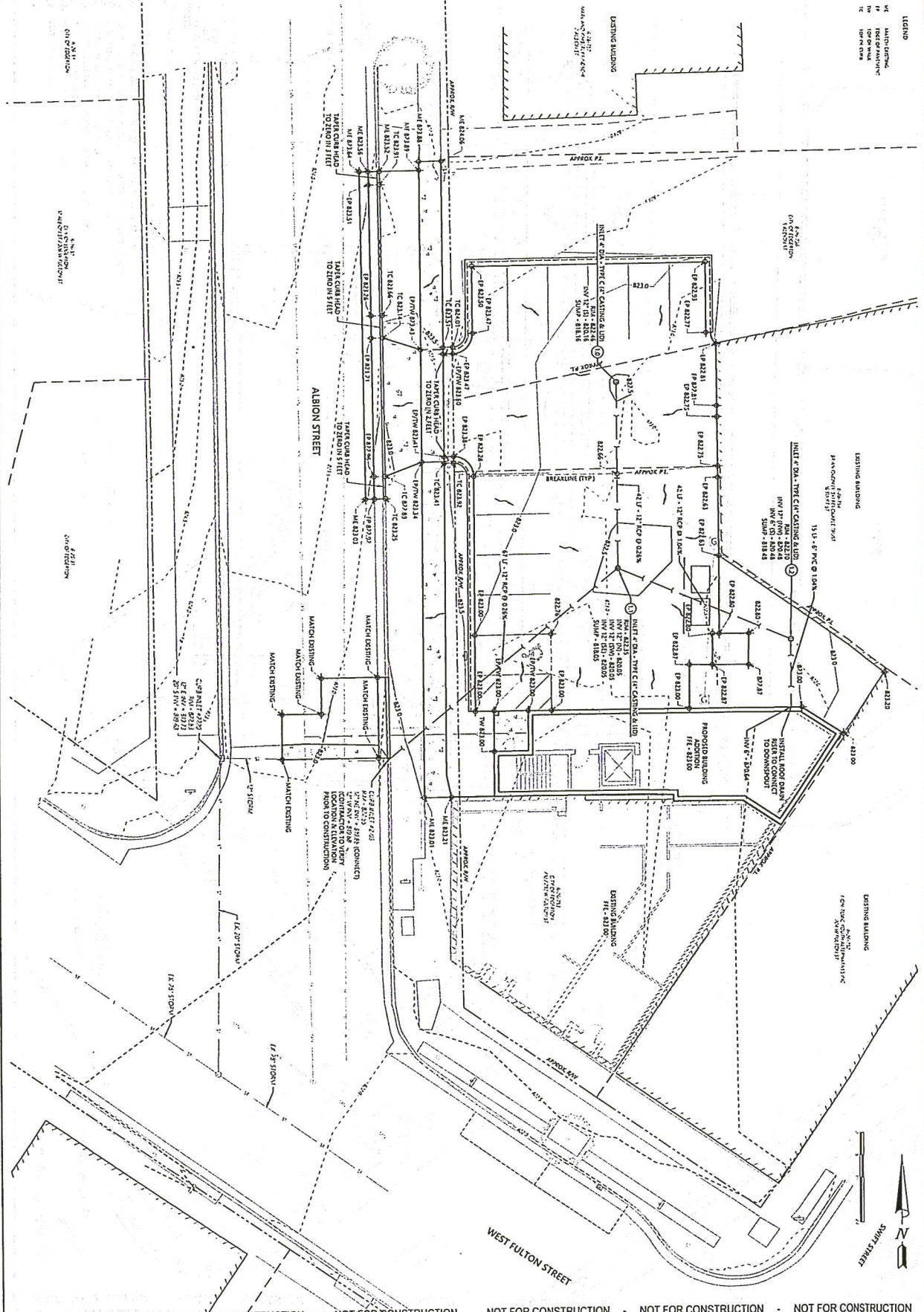
NOTES:

- 1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB
- 2. ALL SIGNS TO BE ON A 2'-2" TUBULAR STEEL DIRECT BURY POST

SITE INFORMATION:	
PROJECT NAME:	24213 ST 6254 AD
PROPOSITOR/INTERVENOR NAME:	4433 ST 6254 AD
SITE ID NUMBER:	5489 ST 6254 AD
SHEET NUMBER:	11 SHEETS
MUNICIPAL PARCEL:	159AC111VA4

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LEGEND
 M - MATCH EXISTING
 P - EXISTING PAVEMENT
 W - EXISTING WALL
 S - EXISTING SIGN
 T - EXISTING TREE



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C4.04	DESIGNED BY: TN	210/212 FULTON ST. REDEVELOPMENT EDGERTON COMMUNITY OUTREACH CITY OF EDGERTON ROCK COUNTY, WISCONSIN
	DRAWN BY: SP	
	CHECKED BY: -	
	APPROVED BY: -	
	PROJECT NO: 24333	

GRADING & DRA	- 10 -
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ISSUANCE
CLIENT REVIEW SET 2023-06-20

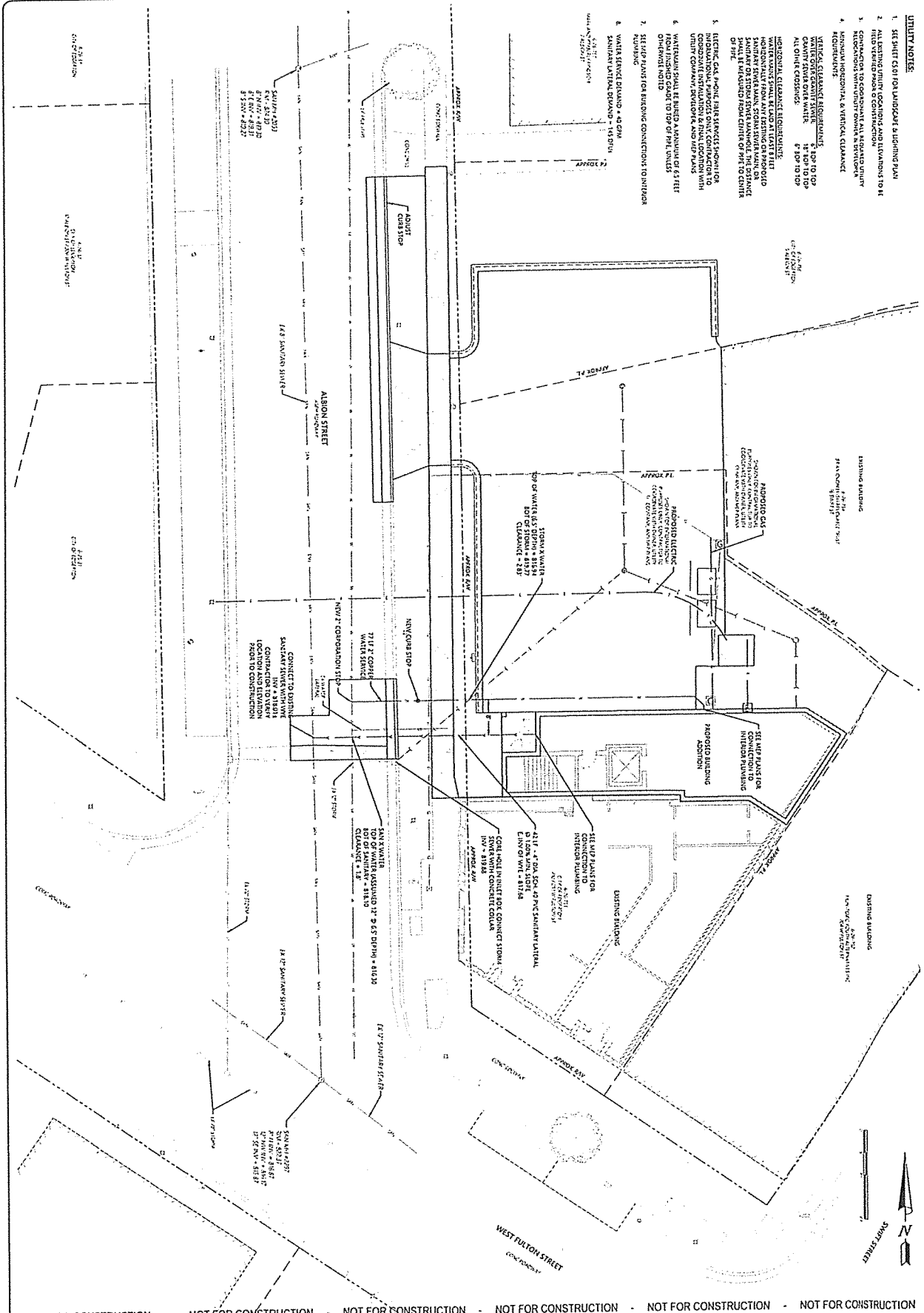
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2857 Bartles Drive
608.365.4464

Bellevue, Wisconsin 53511
www.batterman.com

UTILITY NOTES:

1. SET SHEET TO 10' FOR LAYOUT & LIGHTING PLAN
2. ALL EXISTING UTILITIES LOCATIONS AND DEPT. TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
3. RECORDING OF EXISTING UTILITIES TO BE COMPLETED PRIOR TO ANY CONSTRUCTION
4. MINIMUM HORIZONTAL & VERTICAL CLEARANCE REQUIREMENTS
5. VERTICAL CLEARANCE REQUIREMENTS:
 - WATER SERVICE MAINS: 8" TOP TO TOP OF OVERHEAD POWER LINES: 8' DP TO TOP
 - WATER SERVICE MAINS: 12" TOP TO TOP OF OVERHEAD POWER LINES: 8' DP TO TOP
 - ALL OTHER CROSSINGS: 8' DP TO TOP
6. HORIZONTAL CLEARANCE REQUIREMENTS:
 - WATER SERVICE MAINS: 8" TOP TO TOP OF OVERHEAD POWER LINES: 8' DP TO TOP
 - WATER SERVICE MAINS: 12" TOP TO TOP OF OVERHEAD POWER LINES: 8' DP TO TOP
 - ALL OTHER CROSSINGS: 8' DP TO TOP
7. ELECTRIC CABLES: 1" DIA. SHALL BE MAINTAINED FROM ALL EXISTING OR PROPOSED OVERHEAD POWER LINES & ALL OTHER UTILITIES
8. WATER SERVICE MAINS: 8" TOP TO TOP OF OVERHEAD POWER LINES: 8' DP TO TOP
9. WATER SERVICE MAINS: 12" TOP TO TOP OF OVERHEAD POWER LINES: 8' DP TO TOP
10. SANITARY LATERAL DEPTH: 14" DIA.
11. SEE MAP PLAN FOR EXISTING CONNECTIONS TO INTERIOR
12. SEE MAP PLAN FOR EXISTING CONNECTIONS TO INTERIOR
13. SEE MAP PLAN FOR EXISTING CONNECTIONS TO INTERIOR
14. SEE MAP PLAN FOR EXISTING CONNECTIONS TO INTERIOR
15. SEE MAP PLAN FOR EXISTING CONNECTIONS TO INTERIOR



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SHEET NO. CA.05	DESIGNED BY	APPROVED BY
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	PROJECT NO.	DATE
	PROJECT NAME	DATE

210/212 FULTON ST. REDEVELOPMENT
EDGERTON COMMUNITY OUTREACH
 CITY OF EDGERTON
 ROCK COUNTY, WISCONSIN

ISSUANCE

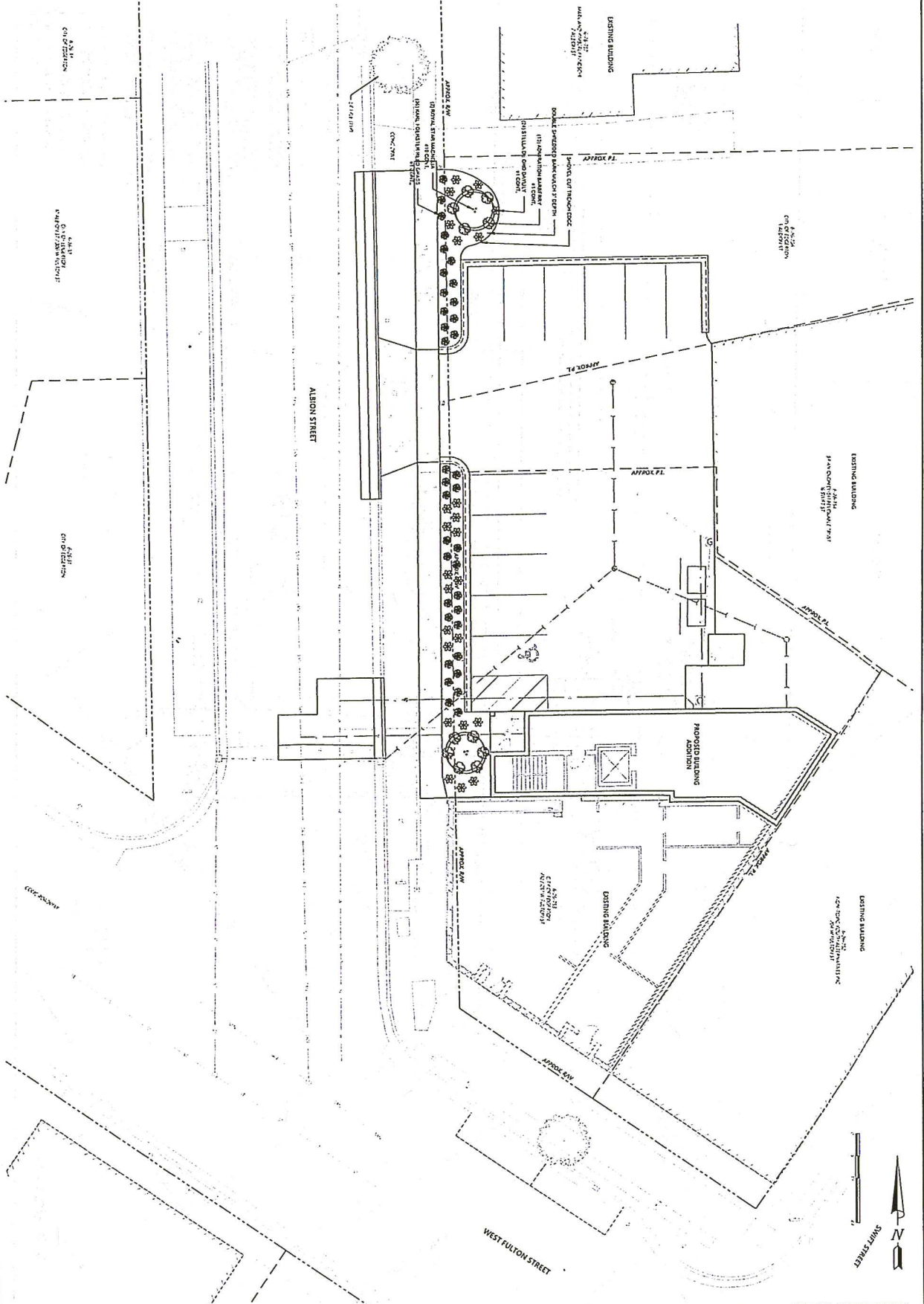
UTILITY - 11 -

NOTE: THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF EDGERTON

Batterman
 engineers surveyors planners

2819 Barab's Drive
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CS.01	DESIGNED BY:	TH
	DRAWN BY:	SP
	CHECKED BY:	-
	APPROVED BY:	-
	PROJECT NO.:	3455

210/212 FULTON ST. REDEVELOPMENT
 EDGERTON COMMUNITY OUTREACH
 CITY OF EDGERTON
 ROCK COUNTY, WISCONSIN

LANDSCAPE & LIG -12-1

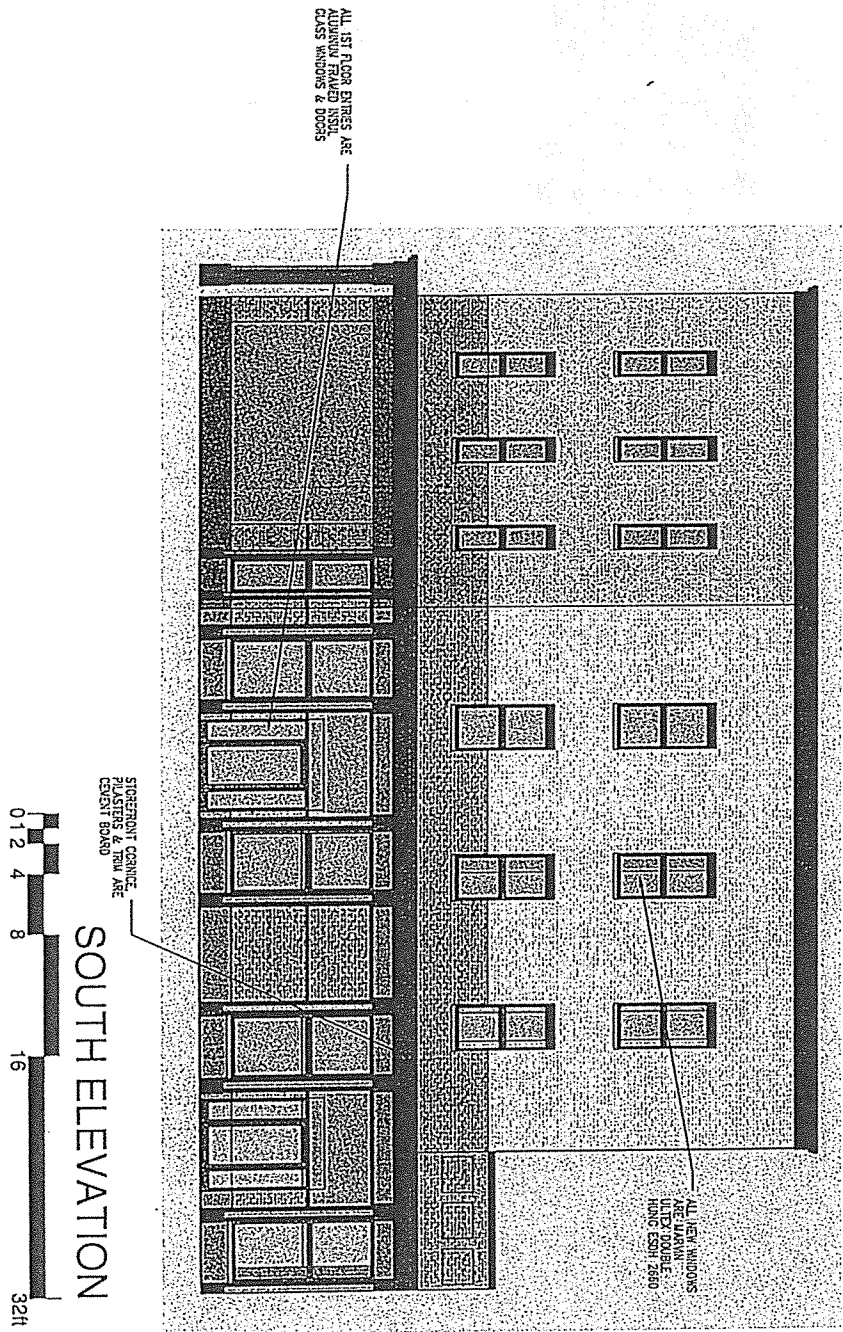
NOTE: ENVIRONMENTAL DATA HAS NOT BEEN OBTAINED BY SCALING OR INTERPOLATION OF THIS DRAWING.

ISSUANCE	2022-06-30
CHECKED BY:	-
ISSUED BY:	-
DATE:	-
BY:	-
FOR:	-

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 608 365 4464

Beloit, Wisconsin 53511
 www.batterman.com



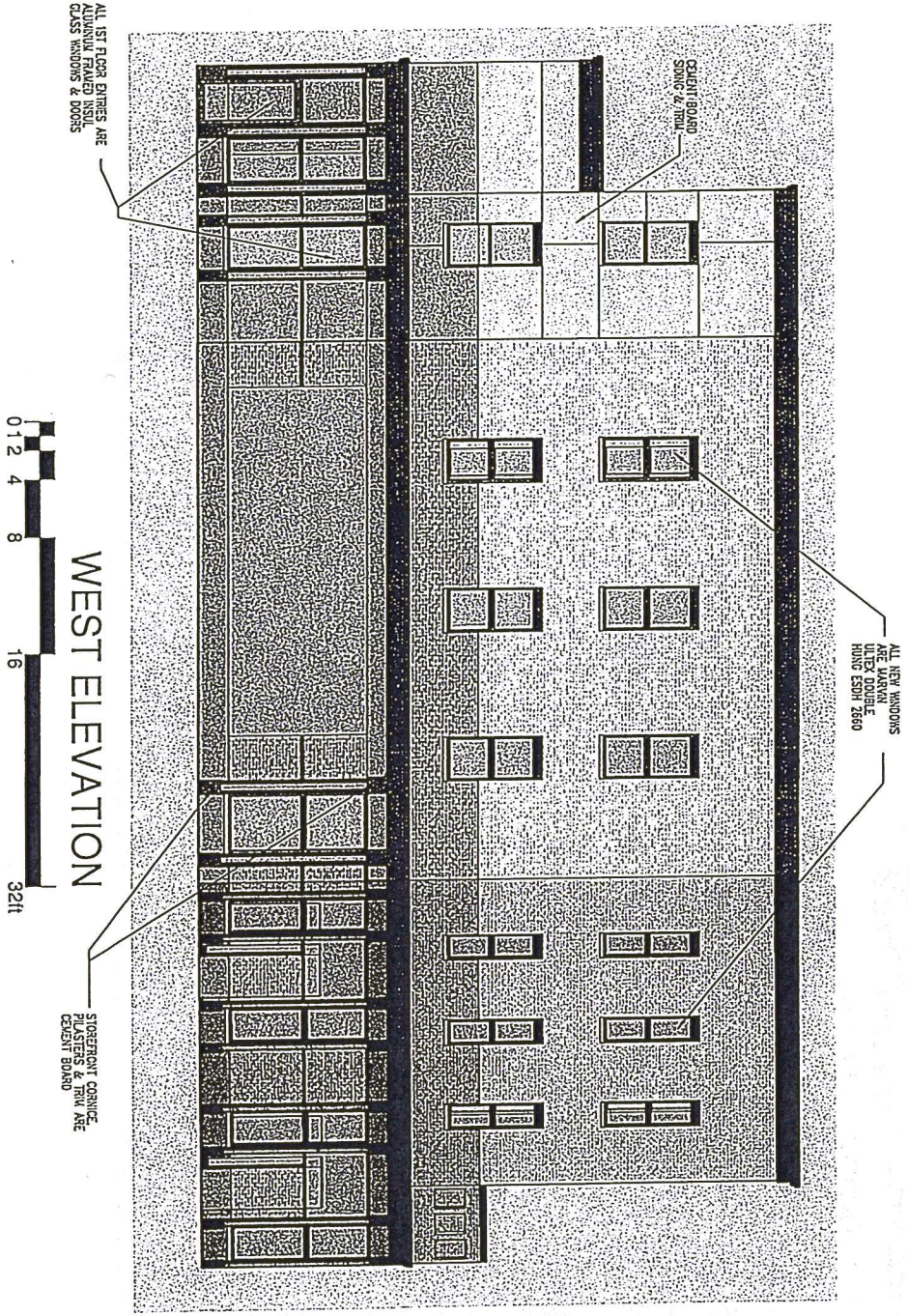
ALL 1ST FLOOR ENTRANCES ARE ALUMINUM FRAMED INSUL. GLASS WINDOWS & DOORS

STOERHOFF CORNICE PLASTER & TRIM ARE EXPERT BOARD

ALL NEW WINDOWS ARE UPRIGHT LITE DOUBLE HUNG ESH-2000

SOUTH ELEVATION





ALL 1ST FLOOR ENTRIES ARE
ALUMINUM FRAMED INSUL
CLASS WINDOWS & DOORS

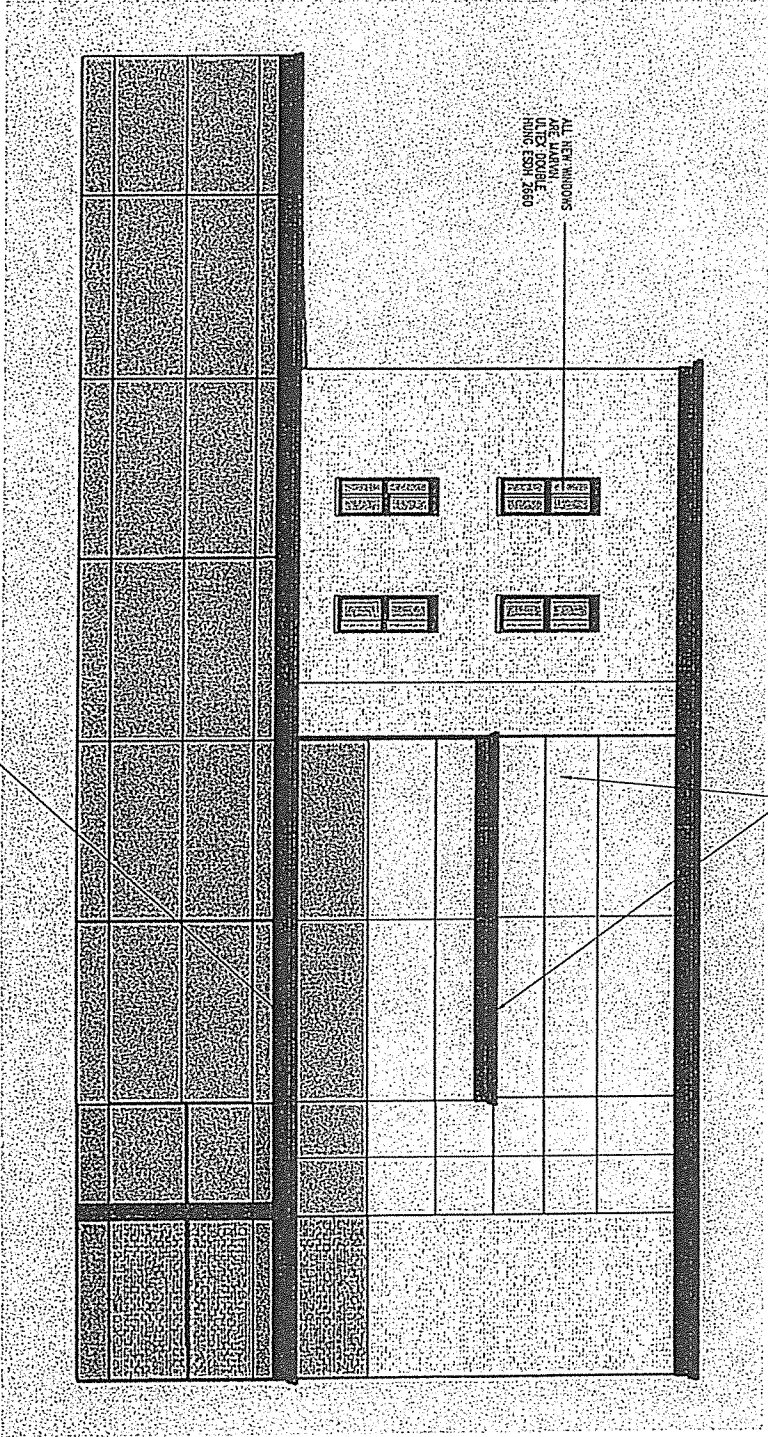
COUNT BOARD
STAIRS & HALL

ALL NEW WINDOWS
ARE MADE OF
ALUMINUM
HUNG 550H 7660

STOREFRONT CORNER
CLUSTERS & HALL ARE
COUNT BOARD

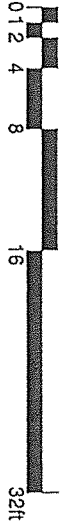


WEST ELEVATION

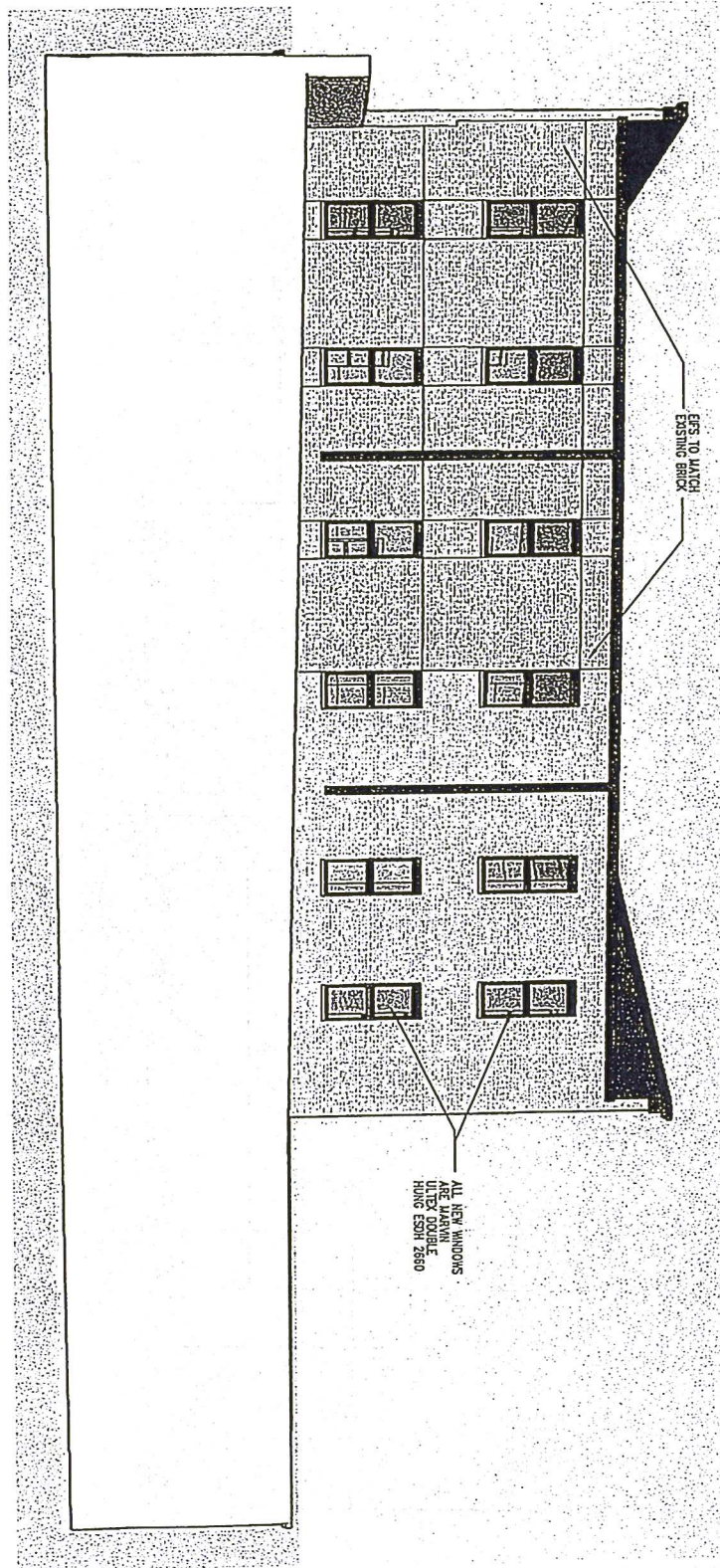


CEMENT BOARD
SOUND & TRIM

CEMENT BOARD
SOUND & TRIM



NORTH ELEVATION



0 1 2 4 8 16 32ft

EAST ELEVATION

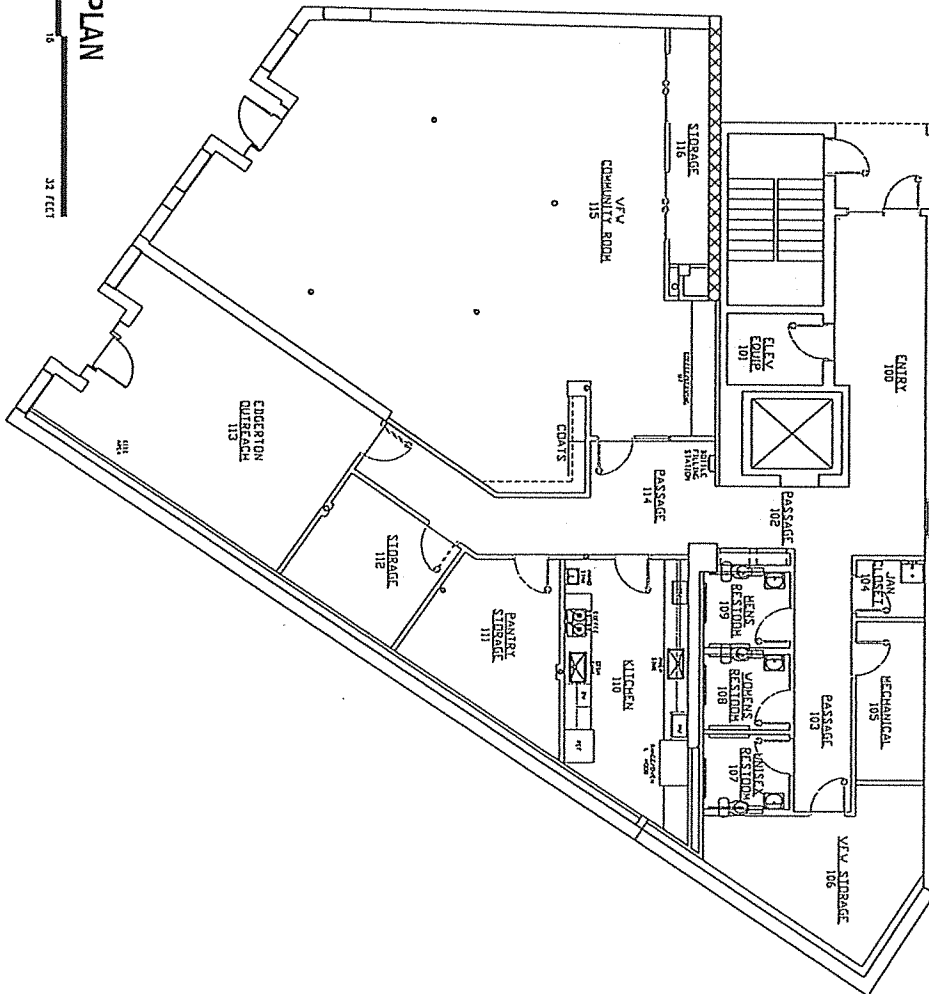
ALL NEW WINDOWS
ARE JARVIN
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HUNG CSN 2880

EPS TO MATCH
EXISTING BRICK



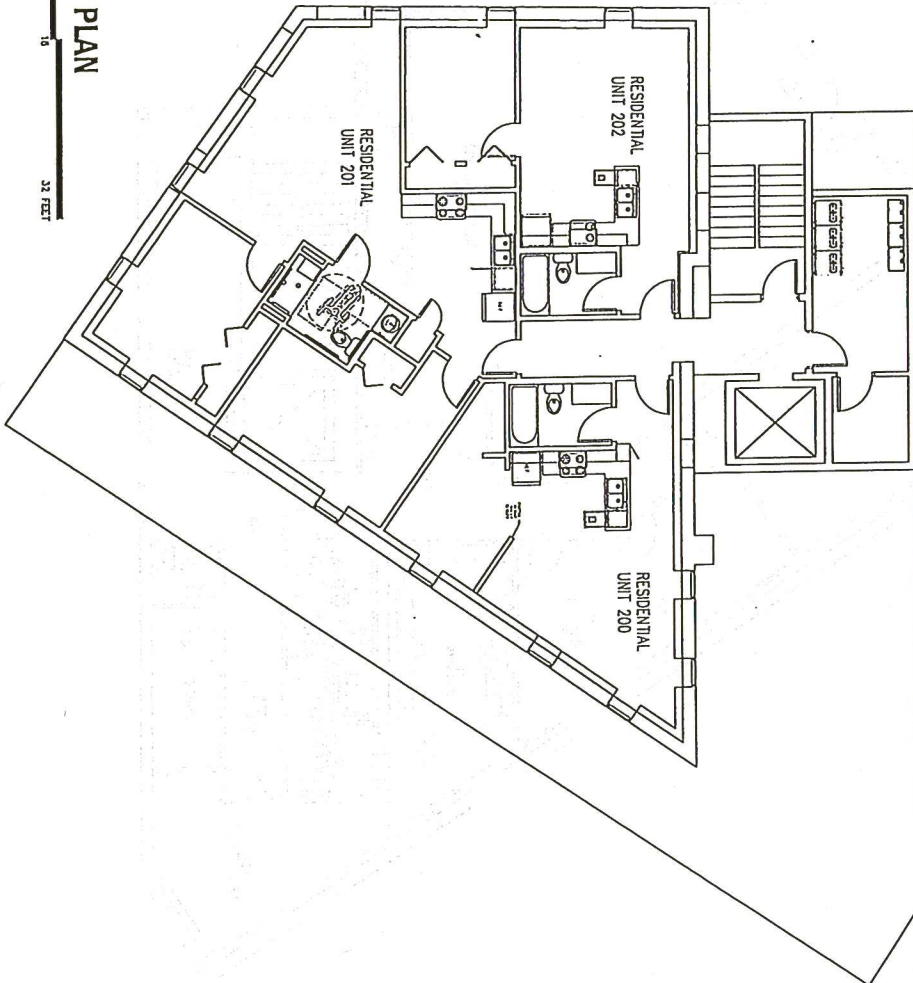
Plan North

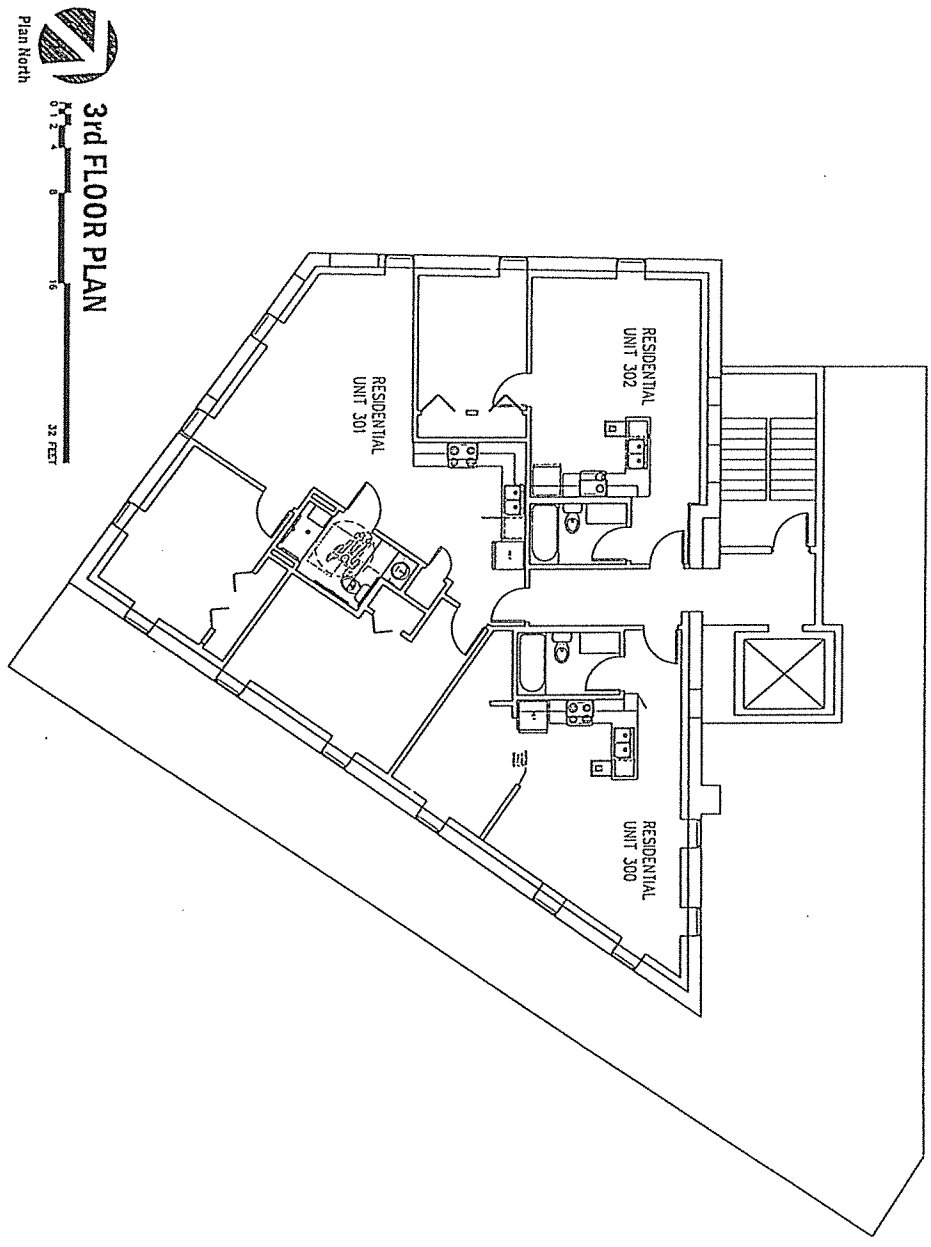
1st FLOOR PLAN





2nd FLOOR PLAN





3rd FLOOR PLAN
Plan North

**JUNE 22, 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, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, June 17, 2022 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 Karla Storlid for approval of a conditional use permit to allow the establishment of one commercial apartment (parcel 6-26-706).

Flanigan stated the owner of 14 W Fulton St would like to create a commercial apartment at 14 W Fulton St. A second exit would be required in order for this unit to be compliant. A requirement of the ordinance is each unit have an off-street parking stall. Drawings were issued that explained how one car can park adjacent to the building and not block the ally.

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

CONSIDER REQUEST BY KARLA STORLID FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF ONE COMMERCIAL APARTMENT: Jim Burdick/Ron Webb moved to approve the conditional use permit for Karla Stordid for a conditional use permit to establish one commercial apartment at 14 W Fulton St with the following conditions and findings:

Conditions:

1. The Historical Preservation Commission approve the stairway addition.

Findings:

1. The proposed conditional use with the above condition 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 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear a request by Edgerton Community Outreach/City of Edgerton for approval of a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six apartments (parcel 6-26-753).

Flanigan stated the plans arrived late so there was no opportunity to review them.

The Committee agreed to leave the public hearing open to allow the petitioner to submit completed plans.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by the City of Edgerton to amend the entire Subdivision Regulations Chapter of the Code of Ordinances.

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

CONSIDER REQUEST BY THE CITY OF EDGERTON TO AMEND THE ENTIRE SUBDIVISION REGULATIONS CHAPTER OF THE CODE OF ORDINANCES: Theran Springstead recommended adding language to section 8.8 requiring the sidewalk installation before an occupancy permit is issued.

A Jim Burdick/Ron Webb motion to approve the Subdivision Regulations chapter of the Code of Ordinances with amendment to section 8.8 passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Julie Hagemann motion to approve the May 25, 2022 Plan Commission minutes passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR FOX IN SECTION 5 IN THE TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve the extraterritorial land division for Fox in Section 5 in the Town of Fulton passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR MIDDLETON IN SECTION 25 IN THE TOWN OF ALBION: A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Middleton in Section 25 in the Town of Albion passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR SHOWERS IN SECTION 15 IN THE TOWN OF FULTON: A Ron Webb/Theran Springstead motion to approve an extraterritorial land division for Showers in Section 15 in the Town of Fulton passed on a 7/0 roll call vote.

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

Ramona Flanigan/wl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: July 20, 2022

DISCUSSION

The Plan Commission should discuss the possible text amendments below that are part of the recodification process.

First floor residential in HMU District: The Historic Mixed Use (HMU) District allows the following types of conventional residential developments as a conditional use: townhouses, multiplexes and apartments. Based on the recent ordinance amendment regarding commercial apartments, the intent of the plan commission was to not allow residential on the first floor in the HMU district. The ordinance should be amended to ensure these types of residential uses cannot be located on the first floor in the HMU district.

Animals: Should ducks be allowed in the city? Should more than three rabbits be allowed in a residential structure if six chickens are allowed? Horses are one animal unit and are allowed in the Agriculture District. Should mules, donkeys, ponies be listed with horses?

Fees and Penalties: All fees and penalties will be moved from the ordinance to a schedule outside of the ordinance for more flexibility and to make them easier to find.

Nonconforming regulations: The ordinance should be clarified to ensure the city retains control over lots that do not conform due to "bulk" requirements such as lot width.

Accessory building: The ordinance restricts detached garages to no more than 900 sq ft or 30% of the rear lot area. The residential districts limit accessory building to no more than 10% of the lot area. Many lots in the central part of the city are platted at 66x132 making them 8,712 sq ft. The 10% restriction would prohibit the construction of 900 sq ft garage on these lots. Staff recommends the 10% restriction be increased to 15%.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: July 20, 2022

GENERAL DESCRIPTION

Address: Edgerton Road, Section 27, Town of Albion, Dane County

Applicant: Wileman

Parcel Size:.4 acres

Description of Request: Create 1 lot

STAFF REVIEW COMMENTS

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

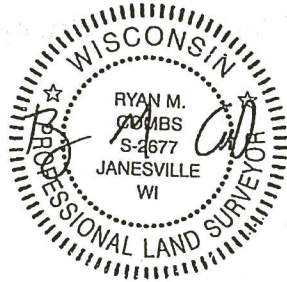
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division creates one lot that is not in the City's future growth area.

STAFF RECOMMENDATION

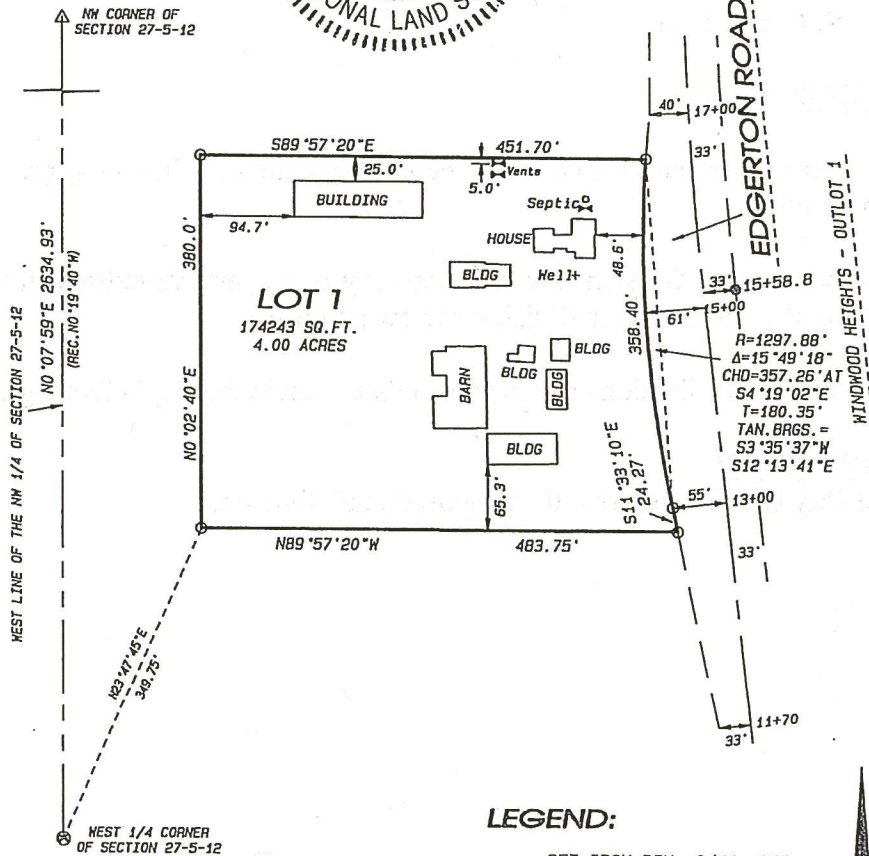
Staff recommends the City Council approve the proposed land division.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



OWNER OF RECORD:
CRAZY ACRES INC.
720 HILLSIDE RD
EDGERTON WI 53534



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊗ FOUND ALUMINUM MONUMENT
- △ FOUND DRAG TOOTH

NOTE: FIELDWORK COMPLETED JULY 13, 2022.

NOTE: ASSUMED N0°07'59"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 27-5-12.

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

NOTE: SURVEYOR USED PLUSSES FROM DANE COUNTY HIGHWAY PROJECT NO. B-205-1 TO RETRACE THE WEST LINE OF EDGERTON ROAD.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

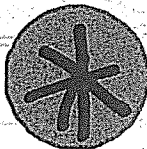
NOTE: SEE DOC. NO. 476205 FOR EASEMENT TO WP&L. WIDTH AND LOCATION NOT DEFINED.



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com
tel: 608 752-0575
fax: 608 752-0534

**wileman
ETJ**



US Hwy 51

139790

Lot #7

Edgerton Business Park

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

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: July 20, 2022

GENERAL DESCRIPTION

Address: N Edgewood Shores Drive and N Highland Rd in Section 14 of the Town of Fulton

Applicant: McGuire

Parcel Size: 21,936 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.

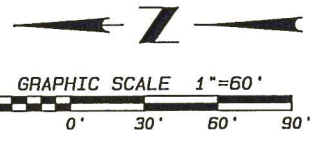
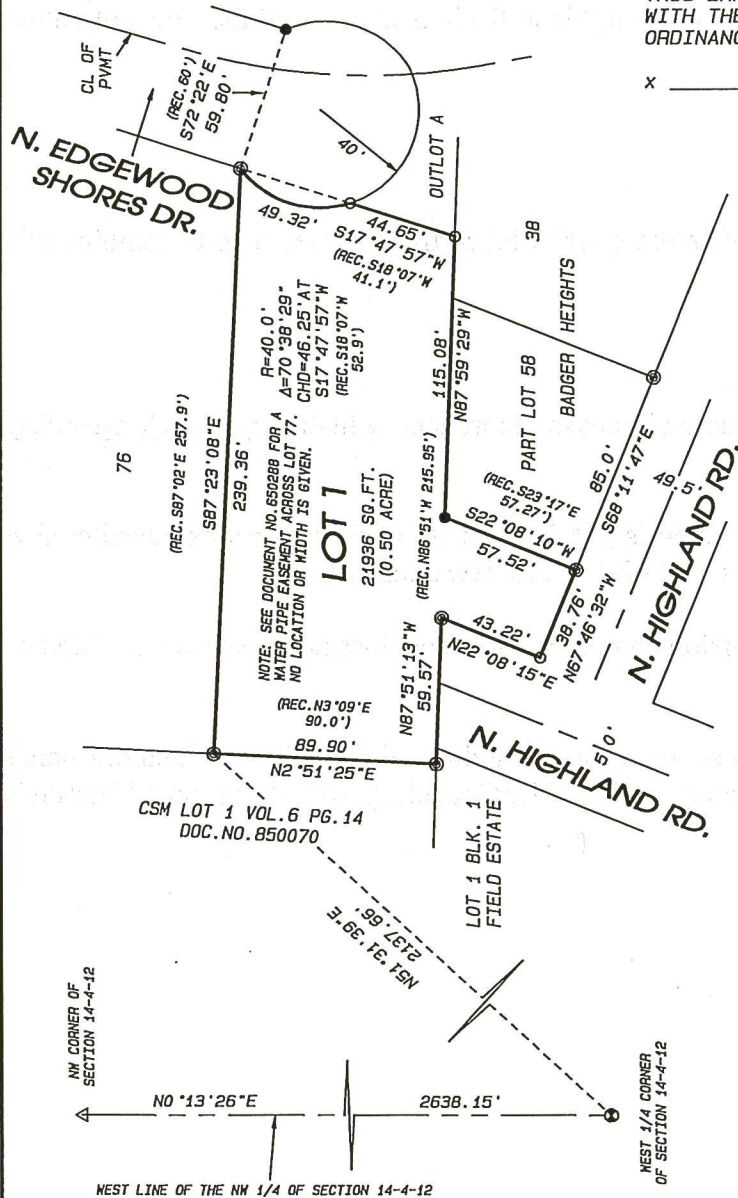
STAFF RECOMMENDATION

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.

CERTIFIED SURVEY MAP

LOT 77, EDGEWOOD SHORES ESTATES AND PART OF LOT 58, BADGER HEIGHTS AND BEING LOCATED IN GOVERNMENT LOTS 1 AND 2 OF FRACTIONAL SECTION 14, T.4N., R.12E., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

THIS LAND DIVISION IS IN COMPLIANCE WITH THE ROCK COUNTY LAND DIVISION ORDINANCE.



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
- △ FOUND PK NAIL

NOTES:

FIELDWORK COMPLETED _____
 ASSUMED N0°13'26"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 14-4-12.

Combs & Associates

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McSwine ET

