

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

PLANNING COMMISSION

Monday, January 24, 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, January 21, 2022.
3. 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/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).
 - B. Close the public hearing.
4. 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 located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).
5. Consider approval of December 6, 2021 Plan Commission meeting minutes.
6. Consider 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.
7. Set next meeting date and future agenda items.
8. 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: January 24, 2022

GENERAL DESCRIPTION

Description of Request: Approval of a General Development 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 tabled the public hearing for the General Development Plan to allow civil engineering plans to be submitted as this information may impact the site layout.

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. The parking lot has been relocated to the north side of the building so the building is now 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 should be curbed. The sidewalk along the parking lot should be raised above the parking lot and it should have accessible ramps.

3. The petitioner has modified the roof line and elevations to break up the facade. There are several different building materials and colors proposed for the structure. The building height has been reduced to 34.5' tall by making the roofline flat. The flat roof reduces the mass of the structure although the building is still very large as it is, 252 feet long. In comparison, the three-story portion of Fulton Square condominiums is 210 feet long.
4. The two entrances on the parking lot side of the structure have an awning to identify them on this large façade. More detail should be provided at the entrances. Access through the building to the pond, walking trail, and pavilion on the south side has not been provided. The petitioner should describe where the bank(s) of mail boxes will be and how package delivery will be handled.
5. The Precise Implementation Plan must include more detailed grading and stormwater control plans and the location of building utilities (AC condensers, gas meters, dumpsters, mail boxes). 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. The City Engineer has provided the attached comments and has requested additional information for the Precise Implementation Plan.
6. 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.
7. Trash is collected in the parking garage so there will not be dumpsters on site.
8. 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.

9. 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, an outdoor or indoor gathering area are examples of improvements being proposed in exchange for greater density. Upgraded exterior building materials and building details are also improvements that could be required in return for greater density.
10. 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, and possibly curbing. Without a lot size, setbacks, lot coverage and landscape surface ratios cannot be calculated.
11. 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 GDP Planned Development for 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.

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Engineering Review- Banushi Development

Joe Pingel <joe.pingel@cedarcorp.com>

Fri 1/14/2022 2:45 PM

To: Ramona Flanigan <rflanigan@edgerton.wi.gov>

Cc: Bill Betzig <bill.betzig@cedarcorp.com>; Howard Moser <hmoser@edgerton.wi.gov>

We have reviewed the Banushi Development Storm Water Management Plan (SWMP) which was submitted by K. D. Engineering Consultants. The proposed development will be on parcel 051234481982. The development will consist of a 42 unit apartment building and a regional pond. The regional pond will be designed to account for future developments associated with parcel 051234481982. The pond also includes off site drainage however future development of the offsite area was not included in the pond design. The development is required to meet the City's Stormwater and Erosion Control Ordinance (Chapter 30). We offer the following comments:

1. Please provide a complete set of site civil drawings showing proposed pipe inverts, a cross section of the wet pond, a cross section of the infiltration area and all site construction details (inlets, manholes, curb, sidewalk, street, driveway, parking lot, etc.).
2. A portion of Banushi Court will be draining into the storm sewer on Brailfords Junction. This area is included in the area to the pond but should be in the Uncontrolled Area drainage basin. Please revise.
3. The existing area West of USH 51 drains to the Banushi site. This area was included in the design of the BMPs used for the site. The BMP however was not designed to accommodate any future developments in the "West of 51" Drainage Area. Please clarify this in the text of the SWMP. In addition, please state that future developments on Ilir Banushi site were assumed to develop at 85% impervious.
4. The hydroCAD model uses all HSG B soils. The drainage basin also includes HSG C soils. In addition, parcel 051234193413 is close to 100% impervious and this is not represented in the hydroCAD model. Please revise.
5. Please add an invert elevation to the stone weeper cross section.
6. Please call out the width of the safety shelf on the plans. The dividing berm between the pond and the infiltration area does not have a safety shelf. Please add a safety shelf in this location.
7. The storm sewer from Banushi Court and from the drainage area west of USH 51 are shown discharging below the safety shelf. Please move the endwalls to the water surface elevation.
8. The wet pond and the biofilter were modeled as one pond. The wet pond has a water surface elevation of 846. The biofilter is 6" lower. The hydroCAD has the water surface elevation is 845.5. All surface area water at elevation 845.5 is being discarded at a rate of 0.5 inches/hour. This is not correct. The wet pond and infiltration area should be modeled as two ponds in a series. Please revise.
9. The hydroCAD model has a 50 foot long overflow weir modeled at 850.75. This is not shown on the plans. Please show this on the plans or remove it from the model.
10. Several winSLAMM models were provided however a flow diagram and an explanation of each model was not provided. The winSLAMM modeling was therefore not reviewed. Please provide flow diagrams and a label on each model. Please provide the digital winSLAMM model for the proposed design.
11. Please provide a maintenance agreement for review. Please note, the maintenance agreements is a stand alone document and needs to have a map showing the location of all BMP covered by the agreement.

12. Please provide a comment and response document with the next submittal.
13. Provide locations, sizes, and types of pipe for sanitary sewer and water services to the building.
14. How is the storm water going to leave the parking lot to the proposed ditch with curb being shown? Will the future parking area be curbed?
15. In all of your elevation views the elevator tower is not shown in the correct location.

Joseph Pingel, P.E.

Municipal Engineer/Office Manager

Cedar Corporation

2820 Walton Commons West #142 | Madison | WI | 53718

Office: 608-249-5046 | TF: 800-472-7372 | Direct: 608-237-5837

joe_pingel@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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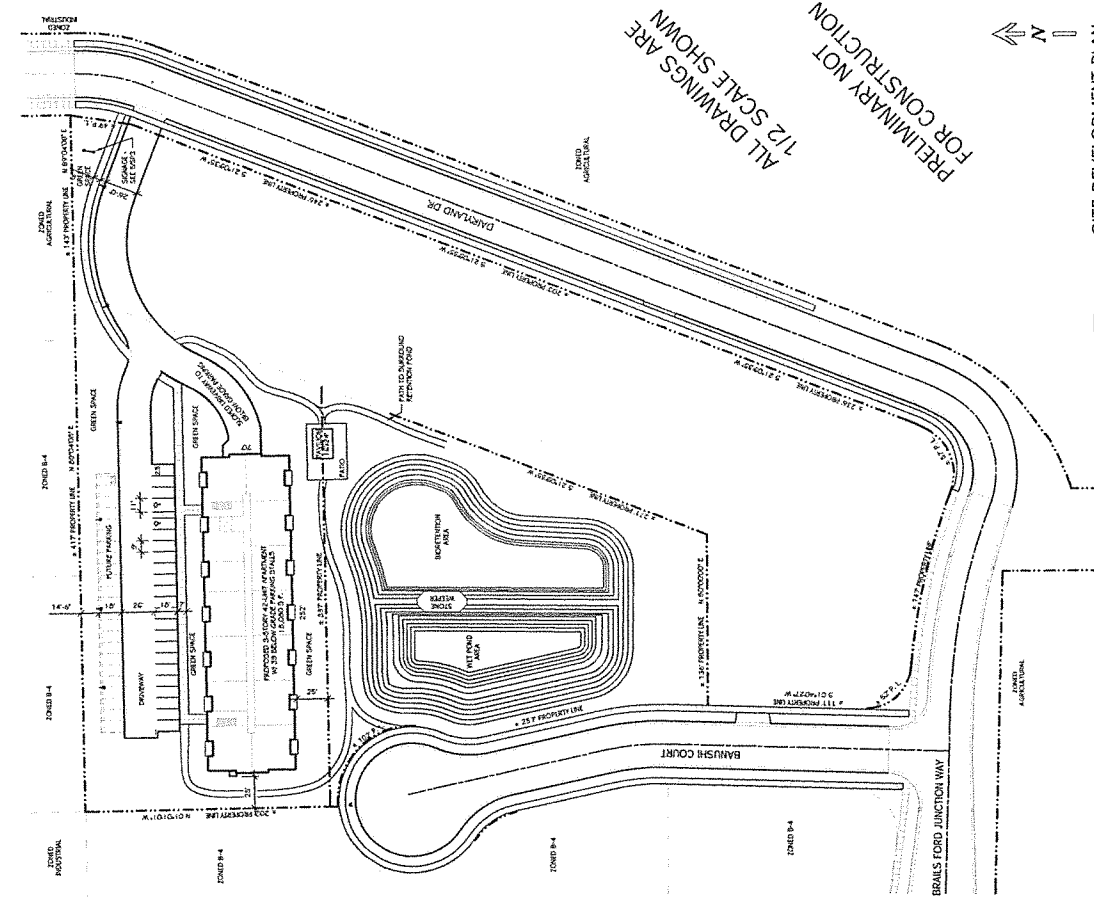
[gfidisc.cedarcorp.com]

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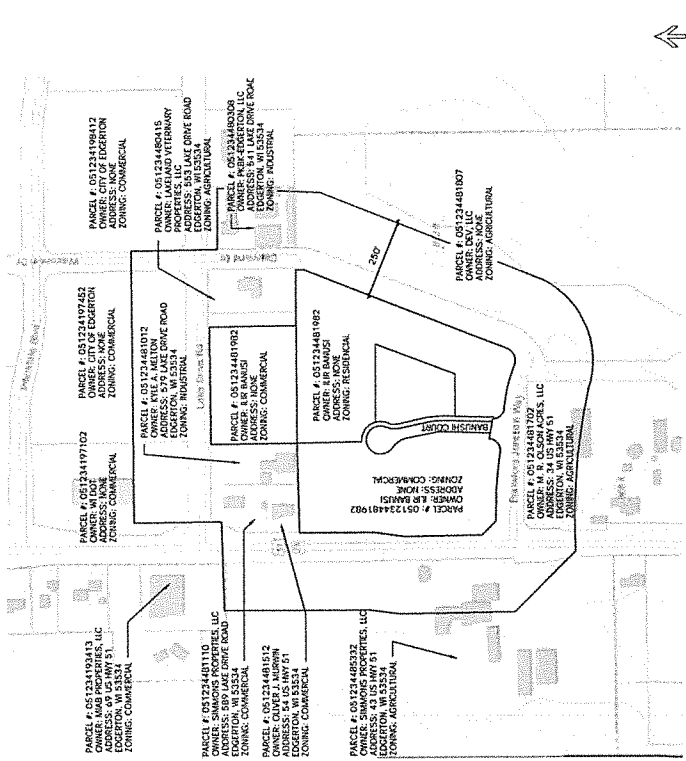
DRAWING NAMES
SITE PLAN
ADJACENT PROPERTY MAP
REVISIONS
PROJECT DATA
DATE: 12/22/2021
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.

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

SITE DEVELOPMENT PLAN
 SCALE: 1" = 60'
 2021 EDGERTON APARTMENTS ADJACENT PROPERTY MAP
 DATE: JANUARY 16, 2021



ADJACENT PROPERTY MAP
 SCALE: 1" = 60'
 2021 EDGERTON APARTMENTS ADJACENT PROPERTY MAP
 DATE: JUNE 4, 2021

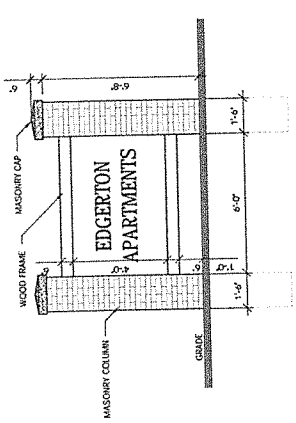
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

1003 Madison Avenue
 Port Washington, WI
 (920) 543-3404

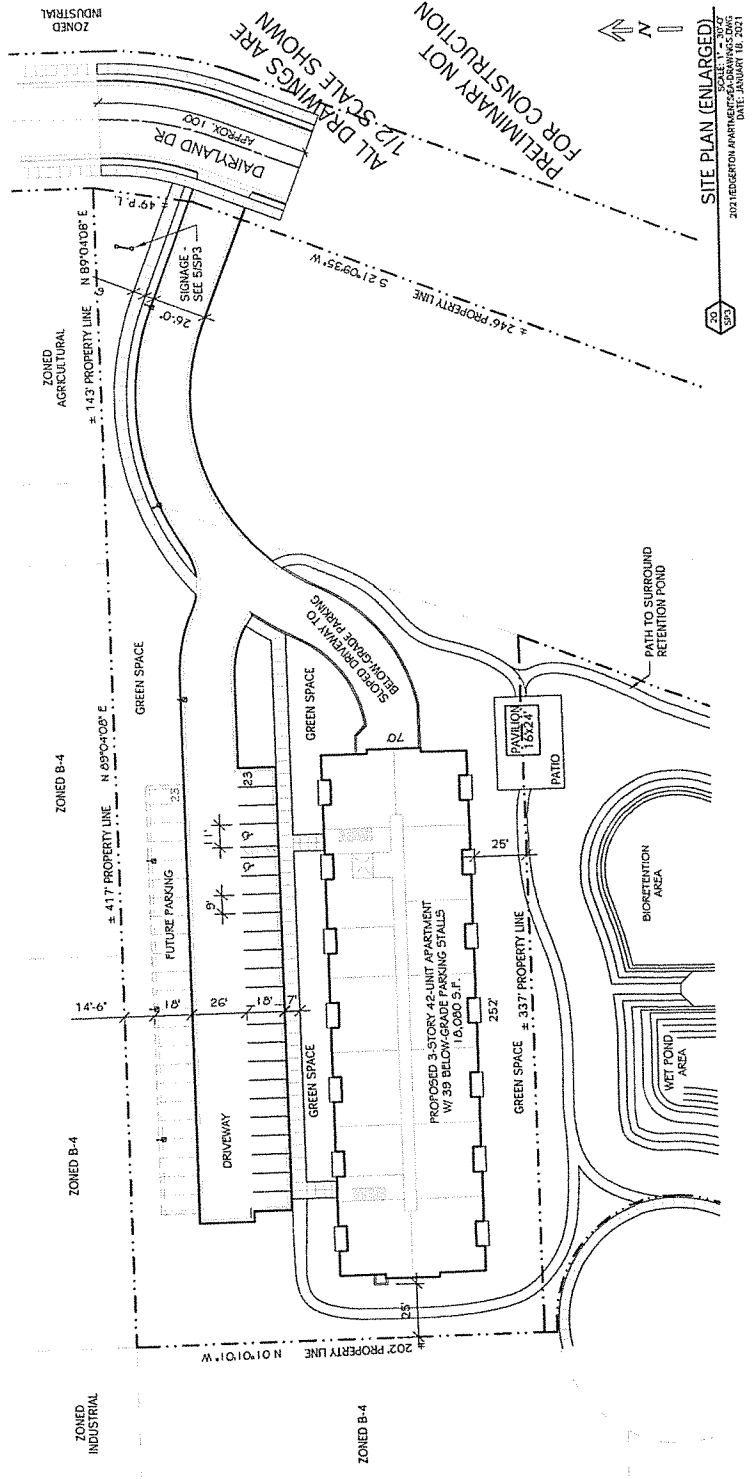
Design Alliance
 Architects, Inc.

EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

DRAWING NAMES	
SITE PLAN (ENLARGED)	
SIGNAGE ELEVATION	
REVISIONS	
PROJECT DATA	
DATE	1/22/2021
DRAWN BY	CP
CHECKED BY	P.W.
SHEET NO.	SP-3



SIGNAGE
 SCALE: 3/8" = 1'-0"
 DATE: JUNE 9, 2021



SITE PLAN (ENLARGED)
 SCALE: 1/8" = 1'-0"
 DATE: JANUARY 18, 2021

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

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS
A	SUGAR MAPLE	2" CAL	30" DIA	5	375
B	RED BIRCH	6" TALL	40" DIA	3	15
C	DOUGLASS PINE	2" CAL	30" DIA	6	45
D	WHITE OAK	2" CAL	30" DIA	4	30
E	FLORISSING CHERRY PRUNUS	6" BH	17" DIA	3	10
F	ARBOREAL VITAE PYRAMIDAL	3-4H	6" DIA	62	1240
G	JANIPER WHITE	10-24H	4" DIA	33	165
H	TAUNUS TAMBOUR	10-24H	4" DIA	33	165
I	RED TWIG DOGWOOD	3-4H	4" DIA	6	30
J	RED TWIG DOGWOOD	3-4H	4" DIA	6	30

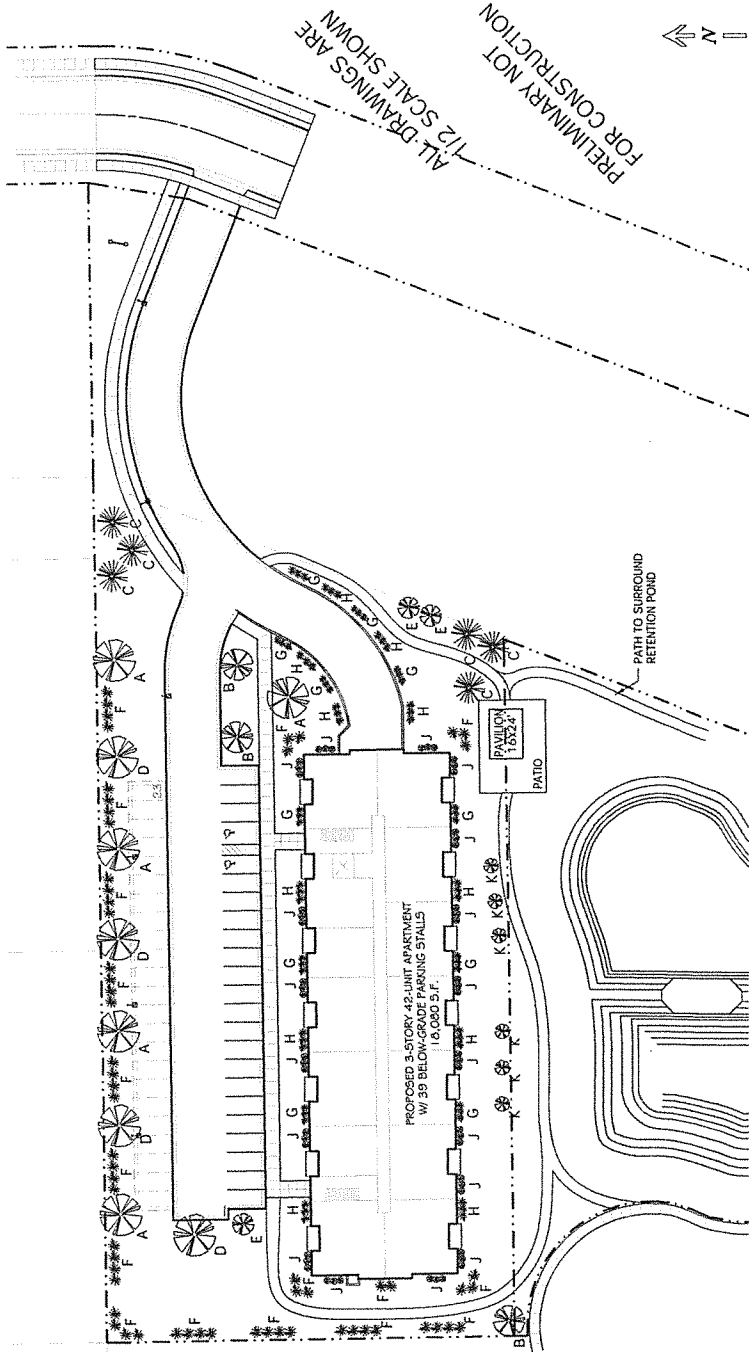
FOUNDATION: 7647' 100' = 7.6 x 50 PFS = 380 PFS RECD
POINTS PROVIDED: 474

DEVELOPED LOTS: 72,370 S.F. / 1000 = 72.3 x 50 PFS = 3,615 PFS RECD
POINTS PROVIDED: 1,450

STREET TREES: NONE (NO STREET FRONTAGE)

PAVED AREA: 21,833 S.F. / 10,000 S.F. = 2.2 x 100 PFS = 220 PFS RECD
(INCLUDES FUTURE PARKING) POINTS PROVIDED: 220 PFS

LANDSCAPE SCHEDULE
SCALE: 1/8" = 1'-0"
DATE: JUNE 8, 2021



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"
DATE: JUNE 8, 2021

the Alliance Design
Architects, Inc.
1003 Madison Avenue
Ft. Madison, WI
(920) 543-3404

EDGERTON APARTMENTS
Dairyland Drive
Edgerton, WI

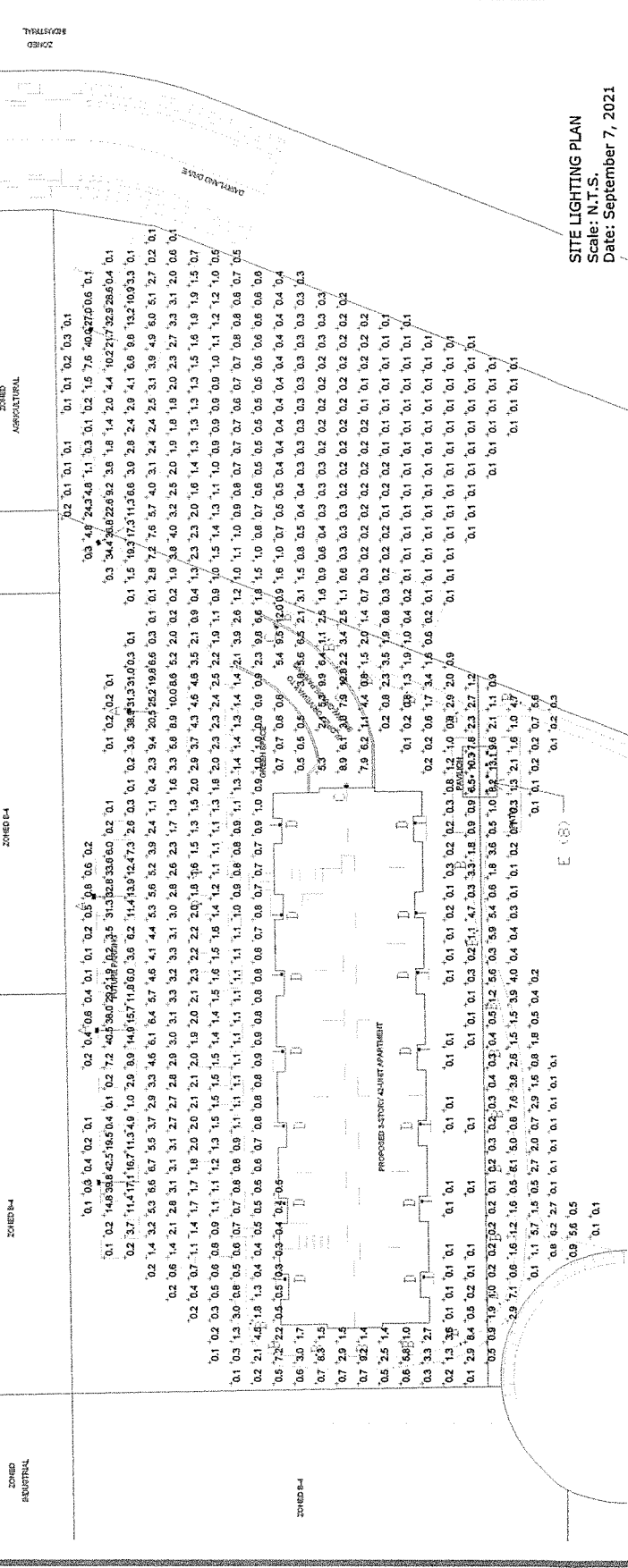
DRAWING NAMES
LANDSCAPE PLAN & SCHEDULE
REVISIONS
PROJECT DATA
DATE: 12/22/2021
DRAWN BY: S.C.
CHECKED BY: P.W.
SHEET NO.

SP-4

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

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min - Avg/Min
Calc Zone #1	+	2.7 fc	42.5 fc	0.1 fc	425.0:1
					27.0:1

Category	Item	Quantity	Unit	Notes
6	Beam Projector	1	EA	VFL-300-300-300
21	Linear Lighting	1	EA	300 LED 100 300 BK
3	Linear Lighting	1	EA	300 LED 300 300 BK
14	Linear Lighting	1	EA	300 LED 300 300 BK
8	Linear Lighting	1	EA	300 LED 300 300 BK



SITE LIGHTING PLAN
 Scale: N.T.S.
 Date: September 7, 2021

Designer
 CL
 Date
 08/20/2021
 Scale
 Not to Scale
 Revision No.
 Summary

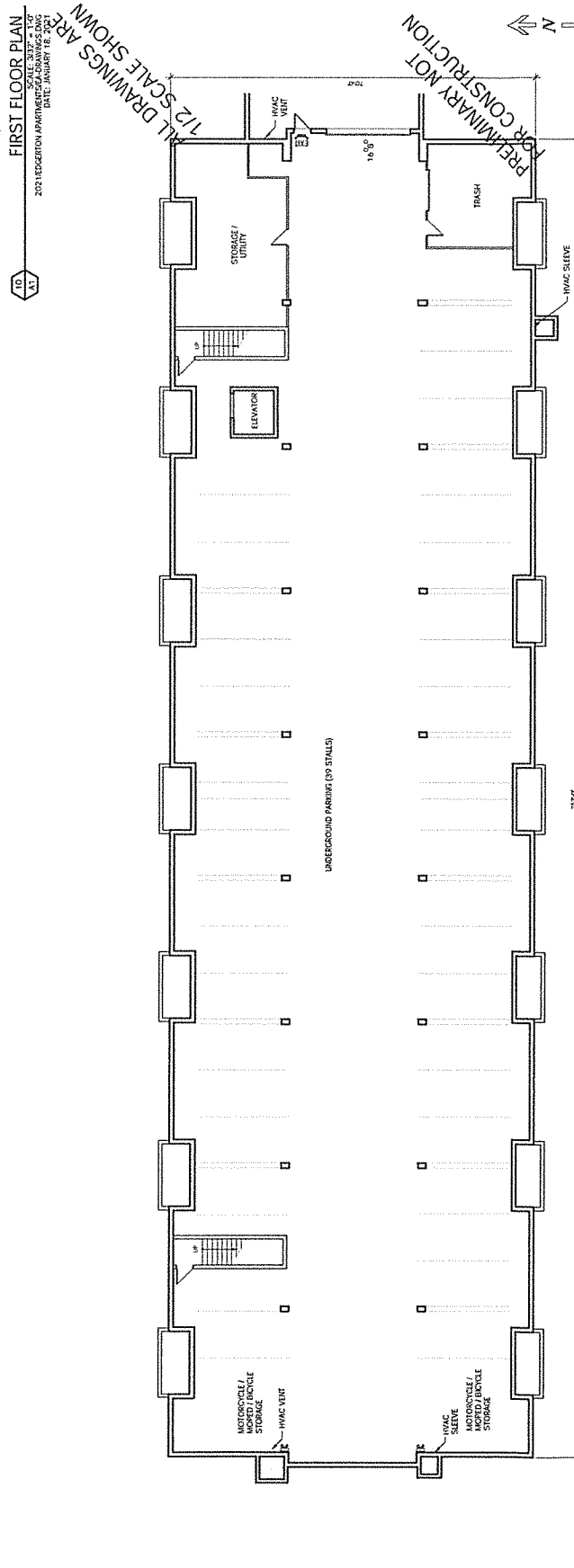
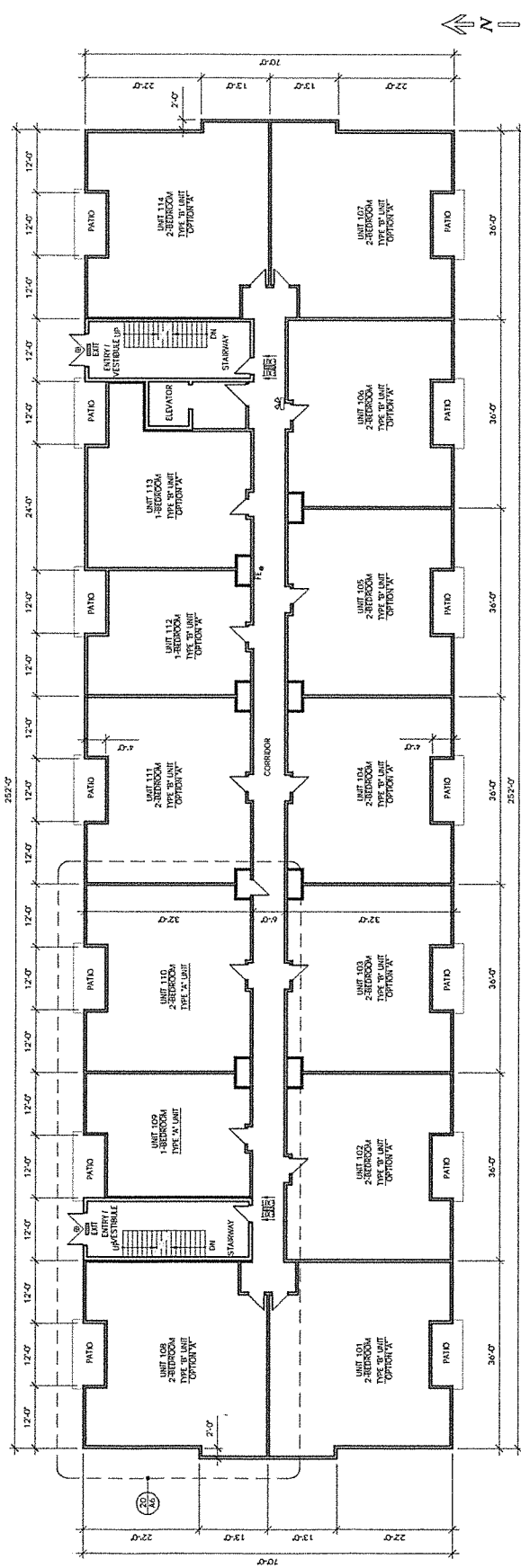
SP-5

EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

PROJECT
 ADDRESS
 CITY, STATE, ZIP

EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

DRAWING NAMES	BASMENT FLOOR PLAN
REVISIONS	
PROJECT DATA	DATE: 12/22/2021 DRAWN BY: CJ CHECKED BY: P.W. SHEET NO.
A-1	



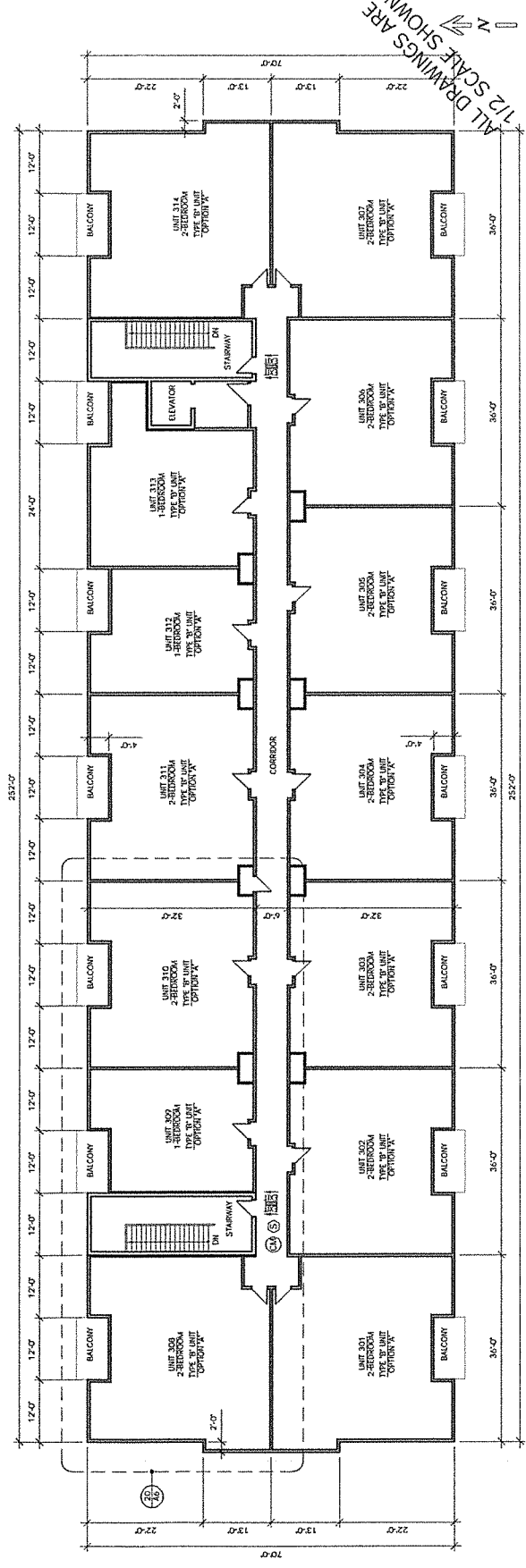
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN

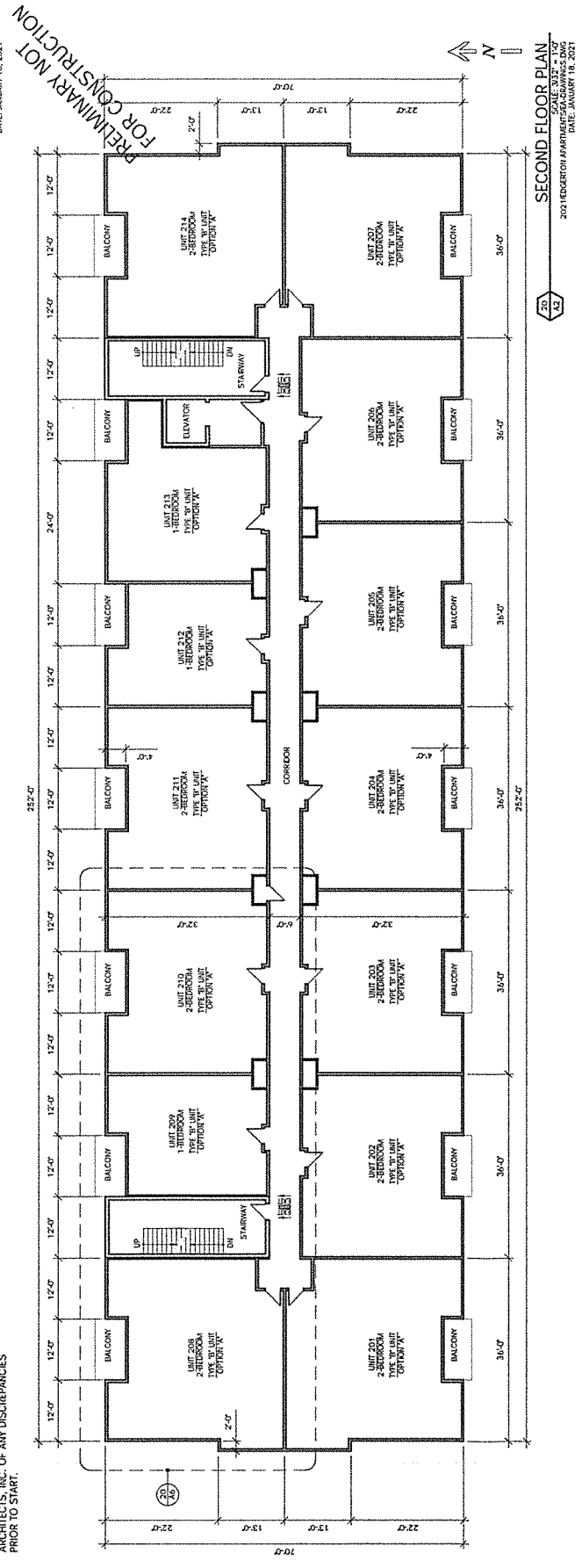
PRIMARY NOT FOR CONSTRUCTION

EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

DRAWING NAMES	REVISIONS	PROJECT DATA
SECOND FLOOR PLAN		DATE: 12/22/2021
THIRD FLOOR PLAN		DRAWN BY: CL
		CHECKED BY: P.W.
		SHEET NO.
		A-2



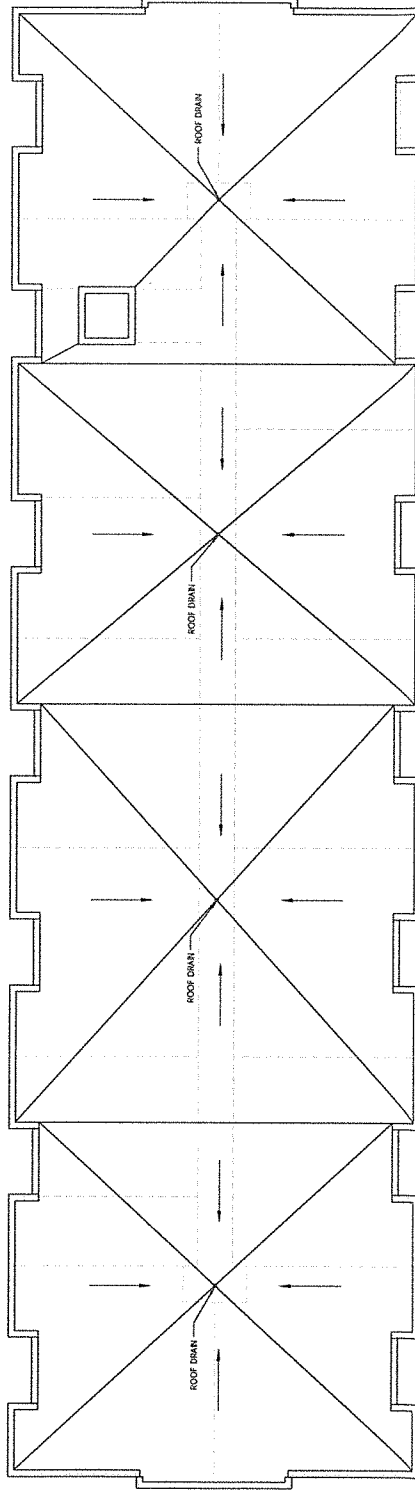
VERIFY ALL CONDITIONS AND DIMENSIONS ON
 THE JOB AND NOTIFY THE DESIGN ALLIANCE
 ARCHITECTS, INC. OF ANY DISCREPANCIES
 PRIOR TO START.



DRAWING NAMES	ROOF FLOOR PLAN
REVISIONS	
PROJECT DATA	DATE: 12/22/2021 DRAWN BY: B.C. CHECKED BY: PW.
SHEET NO.	A-3

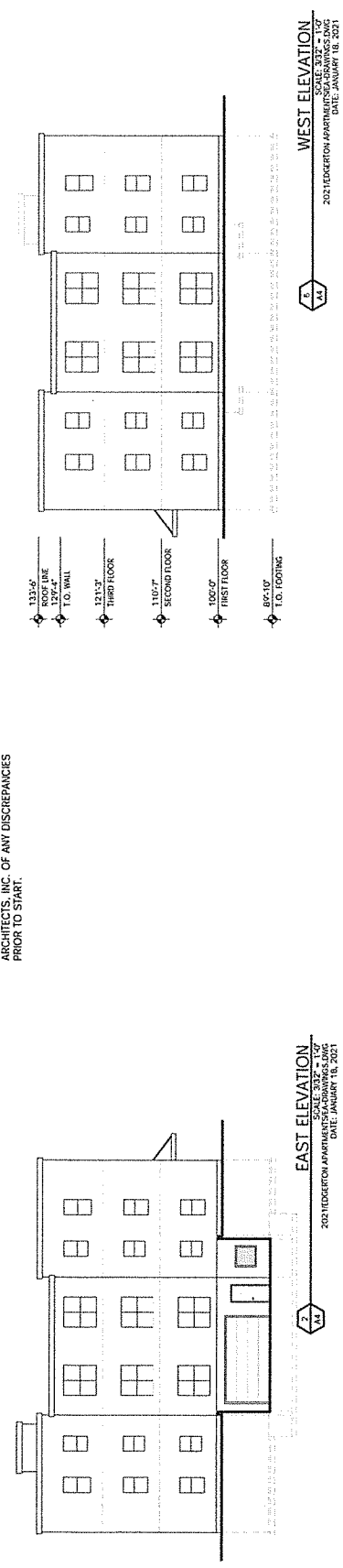
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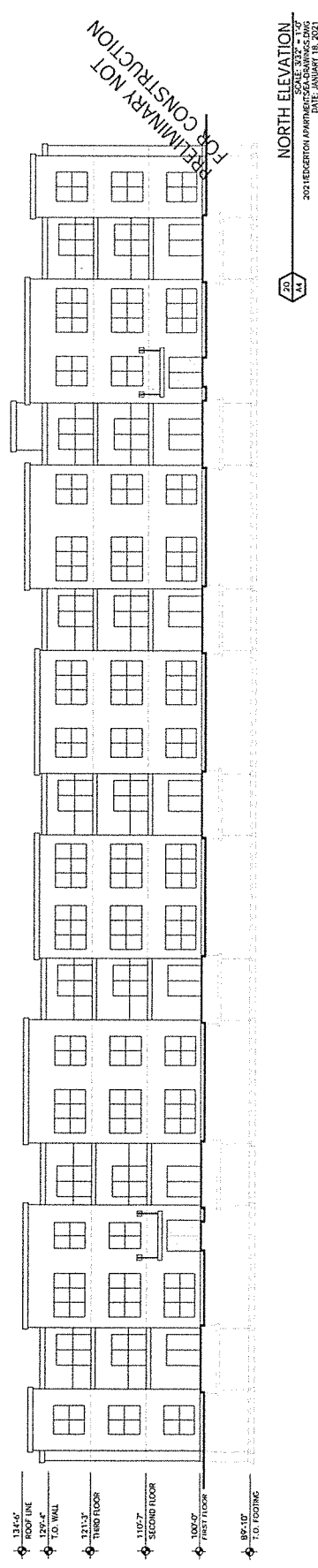


20
 A-3
 ROOF PLAN
 2001 EDGERTON APARTMENTS
 DDAI 12/22/2021
 DATE: JANUARY 18, 2021

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



EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

DRAWING NAMES	ELEVATIONS
REVISIONS	
PROJECT DATA	
DATE: 12/22/2021	
DRAWN BY: CL	
CHECKED BY: PW	
SHEET NO.	

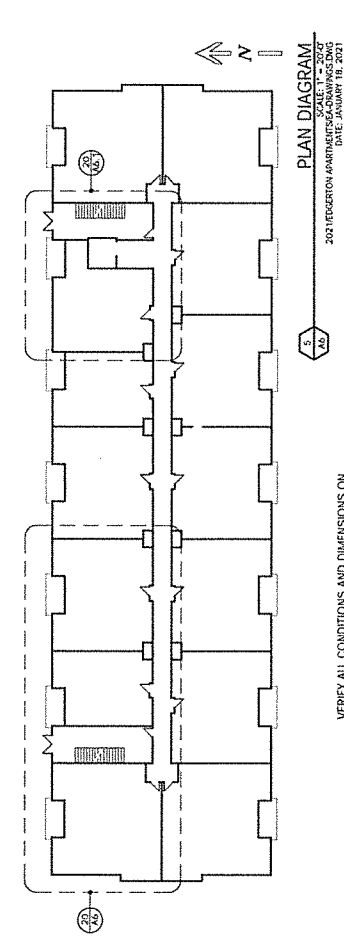
A-5

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

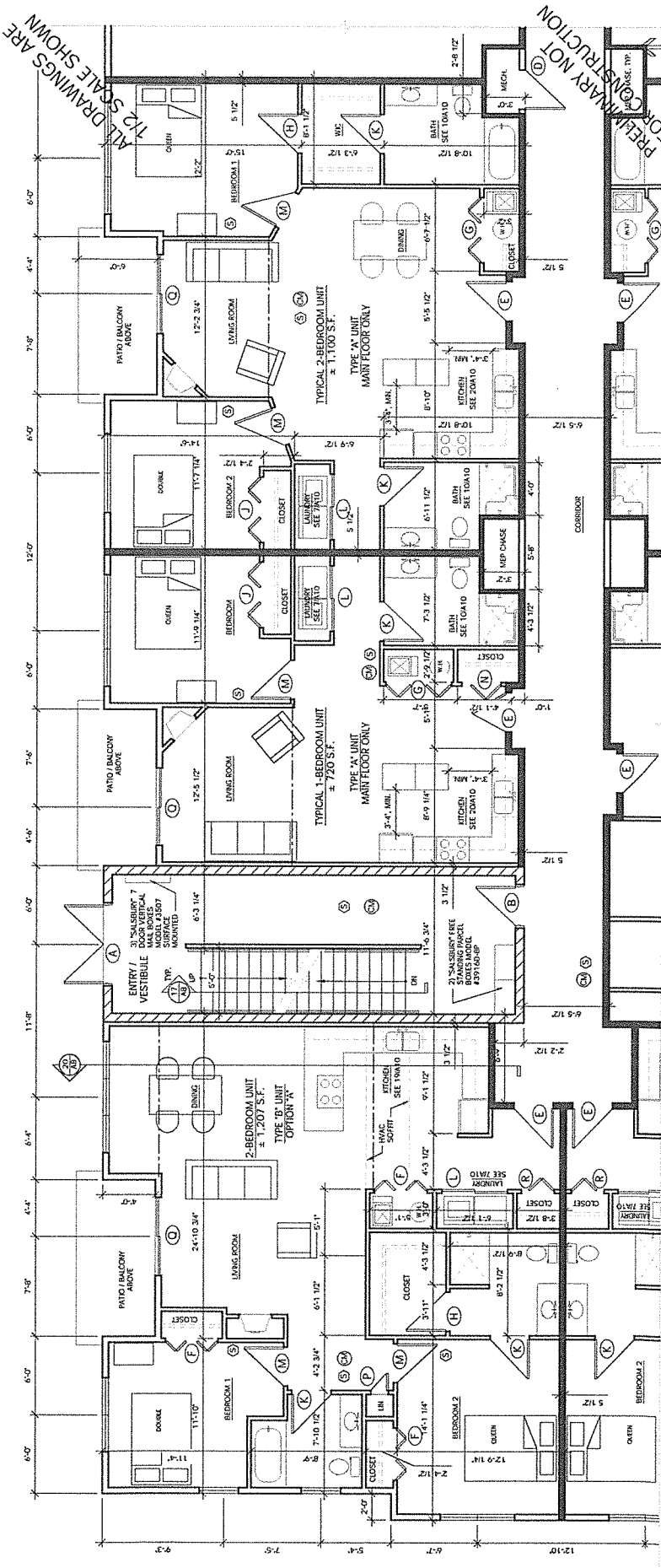
ALL DRAWINGS ARE
 1/2" SCALE SHOWN



ENLARGED ELEVATION
 SCALE: 1/4" = 1'-0"
 2021 EDGERTON APARTMENTS
 DATE: JANUARY 18, 2021



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



ALL DIMENSION ARE TO FACE OF STUDS

ADA BATHROOM DETAILS -- SEE SHEET A-10

ENLARGED UNIT FLOOR PLANS

 SCALE: 1/4" = 1'-0"

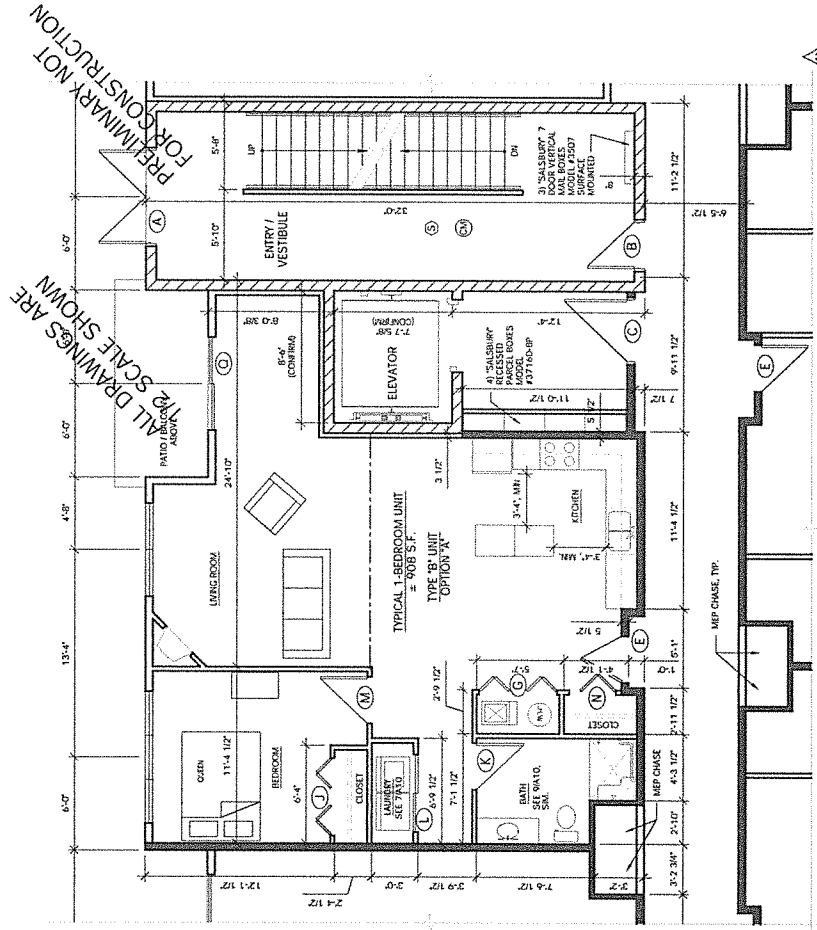
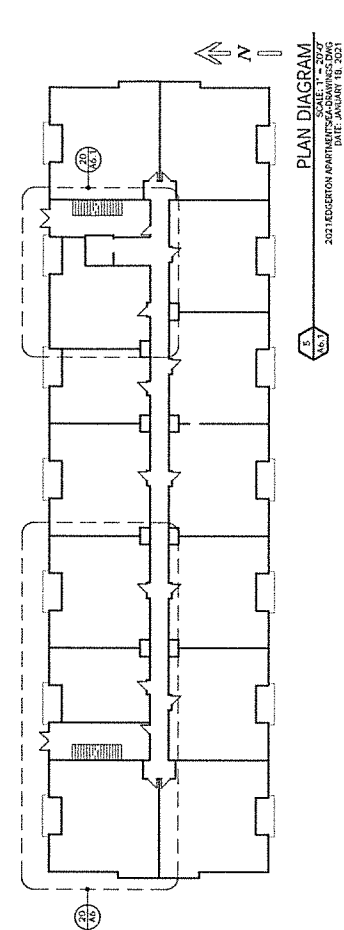
 DATE: APRIL 16, 2021

DRAWING NAMES
UNIT FLOOR PLAN (ENLARGED)
PLAN DIAGRAM

REVISIONS

PROJECT DATA
DATE: 12/22/2021
DRAWN BY: CL
CHECKED BY: PW
SHEET NO.

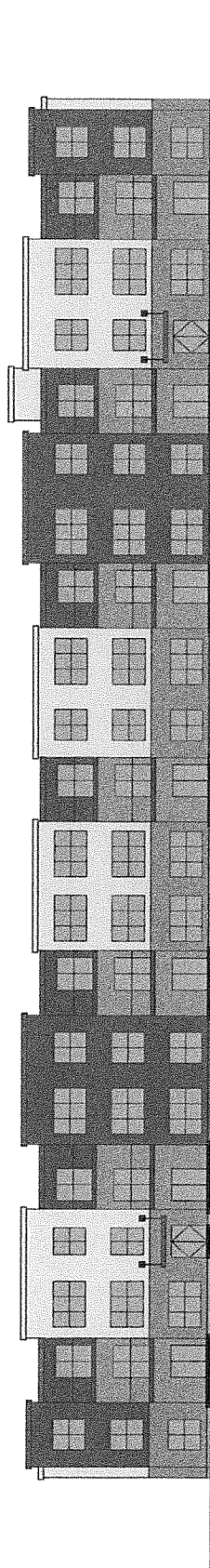
A-6.1



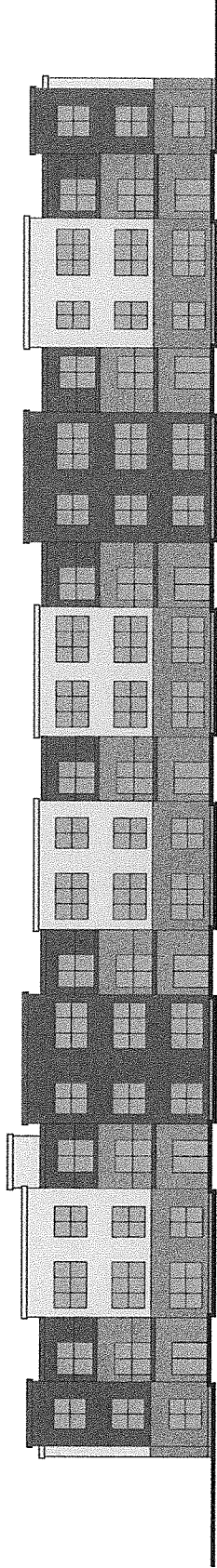
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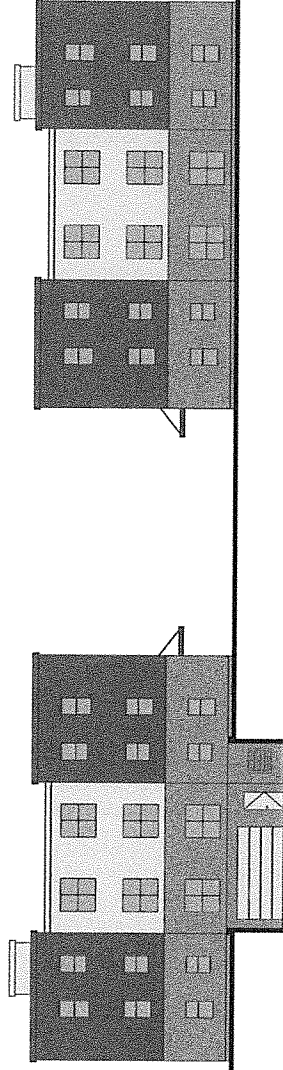
EDGERTON APARTMENTS
ELEVATION DETAIL



EDGERTON APARTMENTS
NORTH ELEVATION



EDGERTON APARTMENTS
SOUTH ELEVATION



EDGERTON APARTMENTS
EAST ELEVATION

EDGERTON APARTMENTS
WEST ELEVATION

**DECEMBER 6, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:16 p.m.

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

Excused: Theran Springstead.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, December 3rd at the Post Office, Edgerton Library, City website and City Hall.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the minutes from the October 20, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

CONSIDER ZONING ORDINANCE TEXT AMENDMENT FOR ELECTRIC VEHICLE CHARGING STATIONS: City Administrator Ramona Flanigan asked the Plan Commission for direction on whether or not they would like to see electric vehicle charging station regulations in the zoning ordinance. Should the Commission develop regulations and directions for these stations? What type of process should be followed to permit them? And, should new developments be required to put in the needed charging infrastructure in their parking lots?

Paul Davis stated he feels it is in the best interest for developers to include this infrastructure. Jim Burdick added it will be costly to install these stations.

Due to the infrastructure requirements, the level 3 stations are more costly. The members felt they would be less likely to be in general parking areas. They would be more common for industrial uses.

A consensus of the Commission agreed they would like to see a draft ordinance to allow charging stations before the stations start appearing around the city. Flanigan will bring a draft ordinance to a future meeting.

EXTRATERRITORIAL LAND DIVISION FOR SCHUETTE, TOWN OF FULTON: A Ron Webb/Jim Kapellen motion to approve an extraterritorial land division in Section 15 of the Town of Fulton on N Rock River Road for Schuette 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 January 24, 2022

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: January 24, 2022

GENERAL DESCRIPTION

Address: Hillside Road and Jason Drive, Rock County, Fulton Township Sec. 1; Newville Trails

Applicant: Petry

Parcel Size: 39.5 acres

Description of Request: 62 lots and 4 outlots

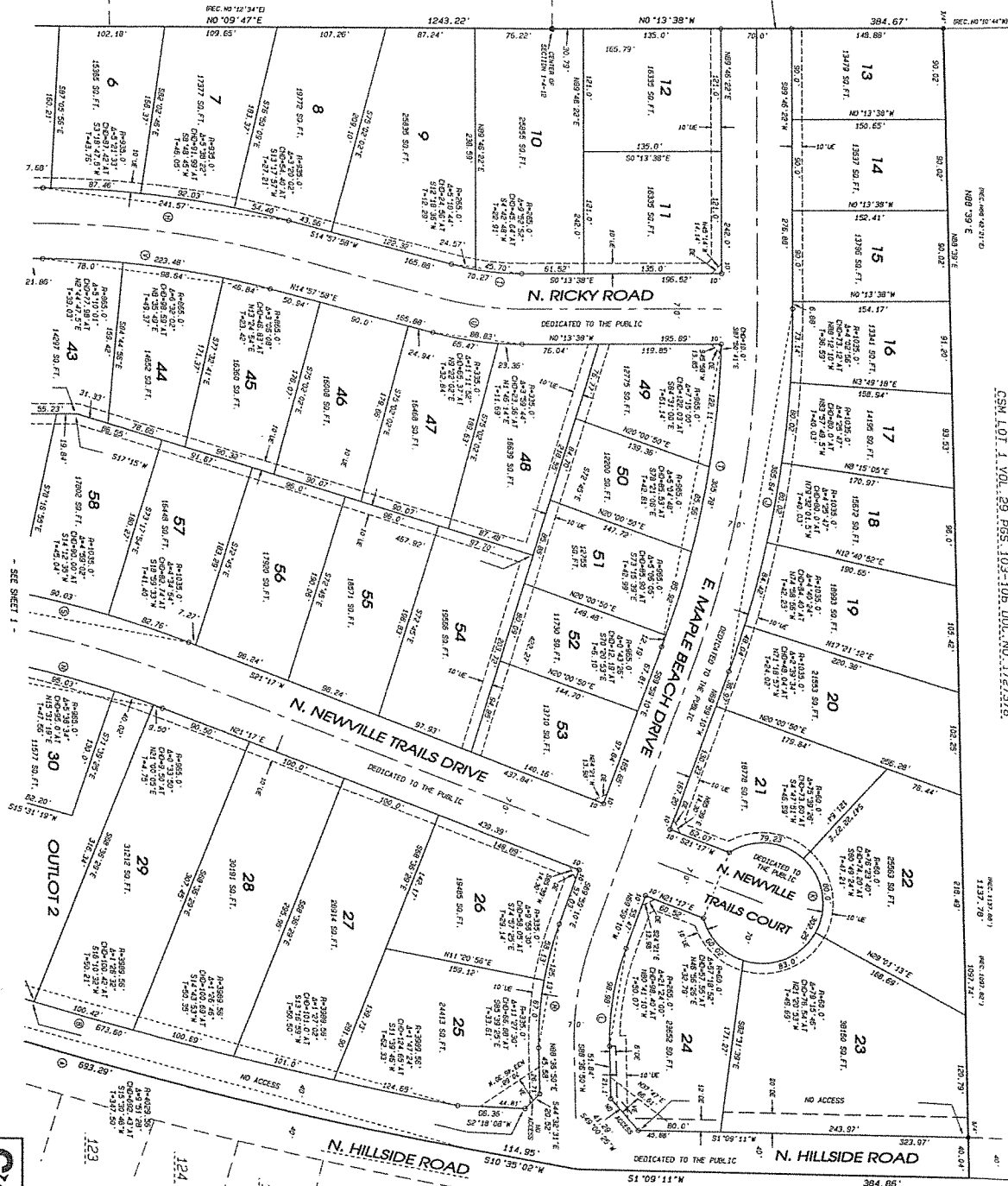
STAFF REVIEW COMMENTS

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 proposal is to create 62 lots and 4 outlots.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the Plat of Newville Trails Subdivision consisting of 62 lots and 4 outlots for Petry on Hillside Drive and Jason Drive, Rock County, Fulton Township Sec. 1.



CSM LOT 1 VOL. 29, PGS. 103-108, DOC. NO. 1723278

PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 1, T.4N., R.12E., OF THE 4TH P.M., TOWN OF FILTON, ROCK COUNTY, WISCONSIN.

NEWVILLE TRAILS

SHEET TWO OF THREE SHEETS

Combs ASSOCIATES

129 N. Milwaukee St.
Waukesha, WI 53186
TEL: 262-783-8521 FAX: 262-783-8522

LAND SURVEYING
LAND PLANNING
CADASTRAL SURVEYING
GEO. ENGINEERING

DATE: 08/09/21
PROJECT: 120-050
DRAWN: PETRY

NOTE: BEARINGS ARE REFERENCED TO THE
BEST LINE OF THE SE 1/4 OF SECTION
1-4-10, AS INDICATED, HAVING AN ASSURED BEARING OF
N 47° 47' 47.47\"

There are no objections or claims in respect to
a plat of land shown on this plat.
Signed and attested by s. 236.12, Wis. Stat.
September 20, 2021

Ronald M. Petry
Department of Administration



CURVE DATA CHART (CONTINUED FROM SHEET 1)

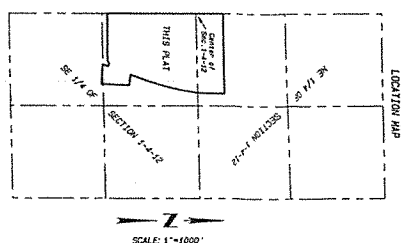
CURVE	BEARINGS	DELTA	CURVE	CHORD	TANGENT
B	9:40:58"	519:58:17\"	E	62:00'	337:80'
H	9:55:00"	14:40:11"	F	57:33:52.5\"	240:90'
I	2:53:00"	13:11:38"	G	57:28:10\"	121:45'
J	1:05:00"	20:14:28"	D	60:08:24.4\"	353:74'
K	60:00"	280:37:44"	M	65:00'	70:00'
L	3:55:00"	21:24:00"	N	35:00'	124:40'
U	9:55:00"	19:09:50"	O	52:03:50.5\"	304:51'
V	6:05:00"	13:11:38"	P	47:28:10.5\"	154:88'
			Q	57:33:52.5\"	282:68'
					112:37'

CURVE B TANGENT BEARINGS = S10°46'04\"N
CURVE K TANGENT BEARINGS = S75°55'52\"W & N33°01'52\"W
CURVE T TANGENT BEARINGS = S88°08'30\"E.

LEGEND:

- SET ROAD FROM BOX, 1-1/4\" X 1/8\"
- REVISION 4, 1/2\" WIDE, 1/4\" HIGH
- ROAD 1-1/4\" ROAD FROM ROAD
- ROAD 3/4\" ROAD FROM ROAD
- ROAD 1/2\" ROAD FROM ROAD
- ROAD 1/4\" ROAD FROM ROAD
- ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED
- 1.5\" WIDE, 1/4\" HIGH
- 1.5\" WIDE, 1/4\" HIGH

BEACH DR.
E. MAPLE
LOT 1
LOT 2



SCALE: 1\" = 1000'

