CITY OF EDGERTON SPECIAL COMMON COUNCIL MEETING EDGERTON CITY HALL, COUNCIL CHAMBERS 12 ALBION STREET

Monday, April 11, 2022 at 5:45 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 on Friday, April 8, 2022.
- 3. Consider approval of a preliminary and final 2 lot CSM on Ladd Ln and Thronson Rd for Keinbaum.
- 4. Adjourn

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: (608) 884-3341.

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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 <u>Edgerton Zoning and Land Division Ordinances</u> 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.

GRANT WRITING . LAND DEVELOPMENT . PLANNING & CADD SERVICES

PHONE: (608) 348-5355

875 SOUTH CHESTNUT STREET

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** LOT 1 OF NE COR N1/4 COR .25 ACRES (N 89'30'36" E) N 89°32'09" E CSM #2049298 VOL-37 PG232 SEC 3-T4N-R12E SEC 3-T4N-R12E 10,987 S.F. 30.00 288.93 34 34 THORNSEN DRIVE 03 03 R/W (S 89'30'00" W) N 89°31'33" E VOL 22 PG 33-3 00'30'00'E) S 89°32'09" 288.93' 01°04'07 394.04 346,97 NORTH LINE OF THE NET/4 LOT 1 OF LOT#2 CSM_#1294182 VOL_PG_152-153 (S 89'58' W) 7 N 89°32'09" E OF SEC 3-T4N-R12E /(\$ 88'54'00'W 1 89°32'11" E 3.16 ACRES 296.39 Z Ġ 130,00 137,709 S.F. OUTLOT 1 OF CSM 37-232 MAN ILA 78.91 WW1/4 S 00°28'50" E 06.03 N 615 65.40.10. 11 42. W E) N 89°31'33" E 106.03 770.19 **TOTAL BOUNDARY** 27.74 ACRES 1,208,208 SQ. FT. NORTHLAWN THIRD WENLY WENLY EAST LINE OF THE N OF SEC 3-T4N-R12E E 1,502.87' 2,727.86' LEGEND UNPLATTED LANDS BY OTHERS **BOUNDARY LINE** PROPOSED LOT LINE S 01°04'07" E 01°04'07" W 5 01'03'59" E) **LOT #1** 42 SECTION LINE 24.58 ACRES 1,070,499 S.F. QUARTER SECTION LINE 128°48. (S 01°03'59" E) ADJACENT PROPERTY LINE /66 N 01°04'08" W CENTER LINE OF ROADWAY ંહ 130,00' RIGHT-OF-WAY (R/W) (S 02'07'31" E) N 02°07'38" W **EASEMENT** (S 89'49'58" W) N 89°50'07" W 599.33' SET 3/4" X 18" REBAR -66,11' WT = 1.50 #/L.F. 01'03'59" E) N 01'04'07" W BNIN. 0 3/8" DIA REBAR FOUND MAKILA 2 3. OUTLOT, 1 120.91 0 3/4" DIA. REBAR FOUND R/W-LANE : HUBERT POINT OF 0 1" DIA IRON PIPE FOLIND BEGINNING 阳 Δ 2" DIA, IRON PIPE FOUND ₹ \otimes ALUMINUM MONUMENT FOUND 89°21'17" E) SEIVA-WEIVA N 89°21'25" W 410.20 X DRILL HOLE IN CONCRETE 16 17 18 19 20 FOUND 15 **(** NO MONUMENT SET ONE TREE SUBDIVISION (-) RECORDED AS N 01°04'07" W 889.91 03 SCALE: 1" = 300" 03 02 E1/4 COR SEC 3-T4N-R12E FOR: NORTHWARD DEVELOPMENT, LLC DATE(S) OF FIELDWORK: 1-17-2022 P.O. BOX 1376, FIELD CREW: G. BONN, S.STIMART BOULDER, CO 80306 DRAWN BY: C. COYIER REVIEWED BY: S,KING PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING · ARCHITECTURE

DELTA 3 PROJECT NO.: D22-024

DATA LOCATION: D22-024\Civil\CAD\CSM\D22-024_CSM.dwg

SHEET 1 OF 3