

CITY OF EDGERTON
CITY HALL COUNCIL CHAMBERS
12 ALBION STREET

SPECIAL JOINT COMMON COUNCIL
AND PLAN COMMISSION MEETING

Thursday, April 6, 2023 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 on Friday, March 31, 2023.
3. PUBLIC HEARING REGARDING COMPREHENSIVE PLAN AMENDMENT:
 - A. Hear comments to gather public input on the request by JGP Land Development to amend the City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision from Institutional and Single Family residential to Multi-family residential. (parcel 6-26-1410).
 - B. Close the public hearing.
4. Plan Commission consider adoption of City of Edgerton Resolution 10-23: Recommending the amendment to the City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision.
5. Common Council consider introducing and approving the first reading of City of Edgerton Ordinance 23-08: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for the area known as the unplatted area south of the Orchard Heights Subdivision.
6. Discuss Extraterritorial Land Division of Cinder Fields Subdivision located on Cnty Hwy F for Backyard Properties in Section 9 of the Town of Fulton.
7. 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". Extraterritorial land division in the Town of Fulton.
8. Return to open session and consider taking action on items discussed in closed session.
9. Plan Commission Adjourn.
10. Common Council 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.

Proposal for Comprehensive Plan Amendment Orchard Heights

We would like to introduce ourselves and give a little background as to why we are requesting a revision to the City of Edgerton's Comprehensive Plan. My name is Kyle Carrier and I am a licensed Real Estate Associate Broker with Best Realty of Edgerton. I have been helping people in our community buy and sell real estate since 2010. Our real estate office has been open in Edgerton for over 30 years. I currently work with a Builder from Southern Wisconsin and a residential developer who both have been building and developing single and multi-family subdivisions for nearly 50 years. Together we have developed property and built single and multifamily homes in over 7 communities throughout southern Wisconsin. Now, we are hoping to bring this fantastic opportunity to develop the 62.129 acres of vacant land in Orchard Heights subdivision. In the following few paragraphs I will hope to show how this potential project can be a great step forward for the City of Edgerton and it's residents.

- 1. Rezone for single family and multi-family units helps lower the development cost and makes the project possible.** With this particular development, there is not enough demand to develop this entire subdivision with single family homes. With approximately 160(ish) single family homes that could be built the cost to develop each individual lot increases. By increasing the density and allowing for the development of multi-family units/lots this allows the development cost for the builder to decrease and make the entire project possible. While it would be extremely financially beneficial for this developer to put in all multi-family homes in this subdivision, they understand the city's desire to maintain a 70% SF to 30% to MF ratio. They are hopeful that with this current proposal that it helps satisfy his needs to add multi-family units to make the project possible while still keeping the current residents happy with adding in a large amount of single family homes as well. This decreased cost to develop this property is what financially makes this project economically work for the developer. In another Rock County development we saw prices per foot of development increase by nearly \$380 per foot from end of 2021 to end of 2022. In this subdivision where we are looking at the potential for over 9000' of roads that is an additional \$3,420,000. If you take that cost divided by 160 single family lots that's an additional \$21,375 per unit of housing. Now with what we are proposing is 219 total units of housing that cost is now down to \$15,616 per unit of housing. During this same time frame, the average sold price of a home in Rock County saw an increase of \$16,400. While it is a very general way of looking at cost vs profits, this example shows that by adding in the multi-family housing the builder is not doing it for additional profit but out of necessity to keep prices as affordable as possible. The easiest solution would be to pass the expense along to the buyer, but that would not solve the issue of providing affordable places to live and rent.
- 2. Including the multi-family will help increase the city's tax base.** For every 3 lots of single family, you could build 2 lots of multi-family housing. If we look at 3 residential lots for example of a house worth \$300,000 we are increasing the assessment for the city's tax base by roughly \$900,000. If multi-family units were to be built on those 3 lots instead, we could build two 4-unit buildings which would be approximately \$800,000 to \$1,000,000 a piece, thus resulting in an

increase in the city's assessment for the tax base by roughly \$1,600,000-\$2,000,000, which doubles what those lots could be used for in residential purposes. With rising property values, property taxes in the city are likely to rise with values. This development would hopefully generate enough tax revenue for the city of Edgerton to hopefully help reduce the mill rate for existing homes in the city. With the added multi-family homes in the proposal, the city's tax base will likely increase more than if the subdivision was all single family homes. Below are some figures which would estimate the tax revenue for the School District of Edgerton as well as the City of Edgerton.

	All Single Family	Current Proposal
Total Assessments for all units	\$44,163,840	\$53,193,768
Estimated City of Edgerton Tax Revenue Per Year (once complete)	\$269,908	\$325,095
Estimated School District Tax Revenue Per Year (once complete)	\$334,652	\$403,077

These numbers are estimated based on estimated sales price per unit, based on 2021 average assessment ratio of 98.58% and 2021 mill rate of .02010968 and then the average share of tax bills going to the City of Edgerton and to the Edgerton School District. These estimates are also based on the current proposal to the city for development of 127 single family homes and 92 multi-family units

- 3. Need for more rental housing with current rental shortage in our area.** As of 2019 approximately 31.4% of housing in the United States is multi-family housing. This type of housing fits the demand of the market. It is estimated that out of the households under the age of 35, approximately 46.6% own a single family home and the remaining 53.4% rent a multi-family home. Edgerton has a need for more multi-family development to help grow the population, tax base and school district. The multi-family development attracts critical segments of the workforce such as younger households earning modest incomes. With a significant portion of younger households looking for multi-family homes to rent, with limited supply in the city, the City of Edgerton is losing out on potential new households moving into this area. The largest of this are millennials. Millennials are the largest generation we have ever seen, accounting for over 72 million people, larger than baby boomers. Millennials include anyone born from 1981-1996 and accounts for over 21% of the US population. According to Apartment Lists 2018 survey 13.3% of millennials said they will never buy a house as they prefer to rent. In 2022 nearly 25% of millennials planned to always rent and not buy a home. According to a [rent.com](https://www.rent.com) survey of millennial renters they listed 4 reasons why they prefer to rent. 1) Fits budget better (cheaper). 2) You can leave whenever you want and not worry about problems or maintenance. 3) Live where you want and relocate much easier. 4) Upkeep. Not having to worry about yard work, shoveling, repairs, etc. Home ownership rates in Wisconsin are down from 73.3% in 2004 to 66.1% in 2019 (pre housing market boom). Prices and interest rates were stable in 2019 so that is not the sole cause in the drop in home ownership percentages. That being said, the National Association of Realtors estimated that owning a home is now 80% more expensive than it was in 2019, so for many affordability is a reason. National Multifamily Housing Council and the National Apartment Association, found the United States needs to build

4.3 million new apartment units by 2035 to keep up with this increasing demand. According to NPR Wisconsin has a rental shortage of nearly 120,000 rental units so we are already behind the curve and this development would help satisfy some of that shortage. Between 2005-2016 in the United States, 91% of all newly formed households were renters. In the United States, new construction of multi-family units in 2022 is projected to be near 300,000 units which is up nearly 50% from the average of 206,000 units per year since 2010. Other areas in the Midwest are increasing the construction of multi-family demand and this is a great opportunity for the City of Edgerton to grow ahead of the trend of other cities in the area. We believe this development would help meet this demand currently in the City of Edgerton and get us a proactive solution to a supply and demand issues that currently exists.

- 4. With the recent changes in home prices & increasing interest rates, ownership is unattainable for many.** With the average home sale in the City of Edgerton for 2022 being \$288,125, we are losing people to other cities because they simply cannot afford to live here. For example the most recent home sale in Orchard Heights was \$298,000. At today's rates that mortgage (assuming 10% down) principal and interest is \$1695 per month. Now factor in taxes of that home as well as insurance and that monthly payment is \$2250 before factoring in any maintenance expenses. That is also a home that is not brand new and is smaller than a lot of the units we will be building. Assuming that the prices of these homes are higher than that, it becomes even more unaffordable for people to buy vs rent right now. Currently, all of the rents we are projecting on these units are less than the cost to purchase. By increasing the multi-family housing options in town we are opening the door for more people to move to our city that cannot afford or have a willingness to purchase a home. From 2019 to today, the average sold price of a residential home in Edgerton is up over 47.1%. From 2015 to today, the average sold price of a residential home in Edgerton is up over 107.7%. With home prices increasing as they have, the multi-family portion of this subdivision will help provide a proactive solution to keep Edgerton growing rather than solving reactively when we don't have enough housing for the people that want to live here. With Madison rents and home prices growing even more than what we have seen in Edgerton, the number of people looking to move outside the large cities is growing and we believe will only continue to grow. This is important for the City of Edgerton to capitalize on this shift in the market to help the city's population growth.
- 5. An expanding housing supply often both indicates and allows for an expanding economy.** Multifamily housing is the most efficient way to increase the supply of housing, which is necessary to accommodate employment and household growth. A lack of housing supply will either prevent growth or lead to the displacement of existing households. We have single handedly seen this in our office amongst potential clients who aren't moving to Edgerton because they can't find a place to live here so they begin to look elsewhere.
- 6. Single-family homeowners are concerned about property values for single-family homes and the viability of public schools.** According to a 2007 & 2019 study of multi-family development, property values for single family homes are not hurt, and in many cases are actually boosted by the development of multi-family homes (see sources on final page). The concern about stress on the school system is premised on the assumption that multi-family units will add a significant

amount of school-age children into the school system while not providing much higher tax revenues. Residents of multi-family housing usually have fewer children and the benefit for the city's fiscal health is positive when considering the increase in tax revenue. A 2019 study showed that per 100 new single family homes, typically 61 school age children were added into the school system. With multi-family units, typically 31 school age children were added for every 100 new units of multi-family housing. Also, by developing more land in the City of Edgerton, the available land for development decreases which in turn should only help land and home values in the future. If there's less supply of vacant land in the market, the remaining undeveloped lots in the city would likely become more valuable helping to uphold housing prices in the future.

- 7. Housing in Edgerton is needed.** New housing development within the City of Edgerton is needed. From 2016-2019 on average 109 houses would sell per year in the City of Edgerton. That number from 2020-2021 was an average of 87.5 homes per year. The supply of homes has been drastically reduced but the demand is still there. There is unfulfilled demand for housing in the City of Edgerton and this is the opportunity to capture that demand. In January of 2009 for example the United States average for months of housing supply currently listed was 12.2 months of supply. To start off 2022 the average for months of housing supply was 5.2. Supply is down and demand is up and this development is a step in the right direction to narrow the gap.
- 8. Zoning change request should not affect traffic volume much from what is already planned in the city's current comprehensive plan.** With the approximate 7 acres that are already planned for Institutional use (ie. Churches, schools, municipal buildings, special care facilities, community centers, etc, the traffic volume should not change much, if at all. Residents tend to leave the home for work in the morning and return home after work. While certain time periods may seem busier, the overall added traffic should be less or comparable to what is already planned with any of the institutional buildings future sites. We feel that by changing the zoning to allow for multi-family rather than institutional use, the difference in traffic should be minimal or possible even less traffic than previously planned for.
- 9. Alignment with the City of Edgerton's 2015 Comprehensive Plan.** The City of Edgerton had their comprehensive plan adopted in December of 2015. According to this, Traditional Neighborhood Design (TND) considers an appropriate mix of housing when there is 70% single family and the remaining 30% for multi-family housing. If this development is approved, we would be looking at a mix of approximately 68.3% single family and 31.7% multi-family. While the multi-family percentage is slightly higher, we would argue that is due to the change in housing prices, the trends of rental demand, the change in interest rates, etc. As previously mentioned, since this comprehensive plan was adopted, the average sale price of a home in Edgerton has increased over 100%. With a change like that a slight adjustment in the mix of single family and multi-family is needed to account for the number of people that can no longer afford to buy a home. Detailed in the City's Comprehensive Plan as well is detailed development plan policies. In there it states "The City encourages the utilization of traditional neighborhood design concepts as new neighborhoods are platted and developed. Traditional neighborhoods typically include a full range of housing types (single family, duplex, multi-family, townhouse)..." With the Orchard Heights Subdivision consisting of all single family residences, we feel that to build at the

standard that the City of Edgerton specifies in their comprehensive plan, there needs to be multi-family included in this subdivision. Finally, in 2004 the City's Smart Growth Steering Committee discussed growth scenarios for proposed growth over the next 20-40 years (which we are nearing today). During this open house type event, the committee asked participants in the city to choose which growth plan they preferred and the majority residents selected Alternative Growth Scenario #3 which showed "Edgerton with expanded residential development, mostly in the form of Planned Neighborhood areas, which consist of a planned mix of single family, multi-family..." Participants were asked to give input on what aspects of the scenario they liked and one item listed was "Continued residential development of mixed single family and multi-family." With this proposal we are aligning the plans for the subdivision with what the City of Edgerton termed as a part of the growth of this city.

- 10. Comments about another builder doing this or another developer doing this.** There's been comments saying why can't another builder just come in and do all single family homes. While that is the hope for many, it is not a realistic expectation. There aren't many builders looking to come to Edgerton, for example, in the 2021-2023 there has been 5 building permits issued for new construction in the City of Edgerton outside of this developer or relation to this developer. There's numerous locations of vacant land that the city has in their plans for development that no developer or builder has acted on and there's reasons for that. Cost and capability of handling a large project (financially and availability of materials). With discussions with other large home builders in Southern Wisconsin, the most important factor right now is about keeping costs down. It's not about maximizing profits, it's about keeping costs down in order to keep prices down on this project to keep these homes affordable to welcome new families to our city.
- 11. Changes in Zoning Laws & Policies Across the United States.** Across many parts of the United States, they are changing zoning laws in order to be more open to multi-family development. In 2019, the State of Oregon passed a law requiring cities with populations of 25,000 or more to allow duplexes, triplexes, townhomes, and other "missing middle" housing types in single-family districts. Cities of 10,000-25,000 in population are required to allow duplexes in single-family zones. In 2021, California passed Senate Bill 9 which, among other policies, provides that a proposed duplex within a single-family zone be "considered ministerially, without a discretionary review or a hearing." Under President Biden's tenure he is also implementing a 5 year policy in order to change the affordability of housing in the United States. Through his action plan they expect to "Deploy new financing mechanisms to build and preserve more housing where financing gaps currently exist: manufactured housing (including with chattel loans that the majority of manufactured housing purchasers rely on), accessory dwelling units (ADUs), 2-4 unit properties, and smaller multifamily buildings." They also hope to "Expand and improve existing forms of federal financing, including for affordable multifamily development and preservation." Through this plan they hope to "boost supply in constrained markets, and create location-efficient, modest density that can improve labor market outcomes and reduce greenhouse gas emissions – particularly when paired with state and local policies that remove barriers to where these kinds of housing can be located." They are "focused on streamlining financing tools to reduce transaction costs and increase housing supply through multifamily..."

The administration said “This change will enable creation of more financially stable, mixed-income developments.” Times are changing and so are the way we do things. Just like the introduction of technology which changed how we live our every day lives, demand for multi-family housing is increasing by the day. Areas all over the United States are implementing change in zoning to allow for more multi-family development. In Edgerton where we have rarely seen any multi-family development we are going to fall behind unless we are proactive in adopting change.

12. Addressing Concerns

a. Congestion of Vehicles with only 2 entrances/exits – Technically there’s already 2 entrances in and out of the subdivision through Martha St & Orchard St. Per the DOT this subdivision is already approved with only using those 2 entrances/exits so a 3rd is not required. The builder is understanding that a 3rd would be desired by the city and citizens and is willing to put in the 3rd entrance/exit. As for adding a 4th it is not possible due to Wisconsin DOT Trans 233.06 which requires 1000’ between each entrance/exit onto a Highway and there is not 1000’ within the properties boundaries to accommodate another entrance/exit.

b. Current Plan is too dense – The current plan we are presenting today is approximately 68.3% single family and 31.7% multi-family which is near exactly what the city requests in their comprehensive plan (70% SF and 30% MF). The city’s comprehensive plan from 2015 also states that they anticipate 5 dwelling units per acre of land (not including roads). With this proposal after removing land for roads and land for parks/greenspace we would be at 4.87 units per acre

c. Influx of cars in the subdivision will cause problems with congestions, speeding and accidents – This is the DOT’s responsibility to monitor. If they feel that something is unsafe or unfit for development, they have requirements for these developers. This developer will complete what is required by the DOT.

d. While it would bring more tax base it would cause a bigger need for services and those services come at a cost to the tax payers – This statement is incorrect because if it was a 1 for 1 exchange no city would ever develop or grow. If a \$300,000 in tax base growth annually, increased the city services bills by \$300,000 there would never be a desire for any city to grow. The city operates as a business just like this developer and if the development doesn’t make financial sense for either party it wouldn’t be done.

e. Traffic gets congested during soccer games – This complaint is unfortunately an existing issue. We do not believe that the number of people we add into this subdivision will significantly increase the traffic to the soccer fields. Out of the 219 units we are proposing, the addition to the soccer program should be minimal. Out of the small number of families added into the soccer program that will be living in this development, they would likely walk to the soccer fields due to the close proximity. The majority of the traffic to those soccer fields likely comes from families living outside of the subdivision that have no choice but to drive to the fields while the families living in the subdivision have the ability to walk to the fields.

f. Why rent when you can buy for less – The most recent home sale in Orchard Heights was \$298,000. At today's rates (assuming 10% down) that's \$1695 per month. Now factor in taxes of that home as well as insurance and that monthly payment is \$2250 before maintenance. This is also assuming the best possible rate you can get in relation to credit score.

g. Parking Concerns in front of 4-units – The parking concern for in front of the 4 units can be solved. Each unit would have a driveway. If these units were to have guests there is driveway parking that would be available and in many ways some of these driveways would actually be longer than driveways on the residential units.

In conclusion, we would like to reiterate the demand for rentals and no supply in the Edgerton community. While it is easy for the City's elected officials to state what they feel is best or works in a particular area of their community, it really can only come to fruition with a developer/builder willing to go forward once knowing all costs they will incur to develop. It is great to have a comprehensive plan, but when that plan is outdated, or does not fit with the ever changing markets, it could cause stagnation and no development and further financial strain to our city, our schools, and our businesses who need more consumers in Edgerton in order to keep our doors open. We truly believe that with this type of development we can satisfy many of the market demands for home buyers/renters as well as helping to improve the city, local businesses, schools and more. We want to thank you for taking the time to read our revision suggestions and truly appreciate your time and consideration.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 6, 2023

REQUEST

Proposed amendment to Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision: The petitioner has requested the City amend the Comprehensive Plan to change the land use designation as follows: change the acreage of multi-family from 7 acres to 8.75 acres and change the acreage of area for duplexes from 0 acres to 5.95 acres. (See map)

STAFF DISCUSSION

The Comprehensive Plan recommends the development of this area. Below is an excerpt from the Comprehensive Plan listing the land use objectives and policies regarding housing and neighborhood development. The highlighted sections are most relevant to the proposed request.

2015 City of Edgerton Comprehensive Plan

HOUSING AND NEIGHBORHOOD DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

Goal: Provide for moderate residential growth with a variety of housing types, densities, arrangements, and costs to promote a good living environment for all residents.

Objectives:

- a. Support programs that maintain or rehabilitate the City's existing housing stock.
- b. Carefully control neighborhood development through the detailed neighborhood design process to provide a range of housing types, densities, and costs, but which also maintain the predominantly single family character of the community.
- c. Support infill and redevelopment practices in the strategic areas identified by this Plan to help diversify the community's housing supply.
- d. Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).
- e. Phase new residential development in a manner consistent with public facility and service capacity and community expectations.
- f. Locate housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers and transportation routes.
- g. Provide a range of housing types, costs, and locations in the City that meets the needs of persons of all income levels, age groups, and those with special needs.

Policies:

- a. Work with service providers to expand low-income housing options in the City, including Section 8 vouchers. Work with housing advocates and developers during the detailed

neighborhood design process, to market the availability of land for the development or redevelopment of low-income and moderate-income housing.

- b. Promote affordable housing through smaller lot sizes, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located attached and multi-family housing, and continued participation in county and State housing programs.
- c. Design neighborhoods through the detailed neighborhood design process that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.
- d. Guide new housing to areas within the City with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- e. Use detailed neighborhood development plans to tie the opening of new areas for neighborhood development with the capacity of utilities and public facilities to accommodate such development.
- f. Continue and enact programs to require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.
- g. Require that the development of new neighborhoods comply with the City's historic housing mix. In general, not less than 70 percent of all new housing units in any new neighborhood should be single family detached homes.
- h. Plan for multi-family developments in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the City, rather than larger projects in isolated areas.
- i. Design new neighborhoods to encourage resident interaction and create a sense of place. Design techniques include an interconnected street network; complete sidewalk networks, accessible and visible parks, trails, and other gathering places; houses oriented to the street and not dominated by garages; modest street pavement widths and street trees; stormwater management systems integrated into the neighborhood design concept; and proximity to shopping and services to meet day-to-day needs.
- j. Encourage initiatives that strengthen existing neighborhoods through maintenance of the housing stock, creative reuse of vacant or under-utilized buildings, infill development, and maintenance and improvement of parks.

Additional Background Information:

Ratio of single family to duplex and multi-family units: As stated above, the Comprehensive Plan adopted goal regarding the ratio of single family to other residential uses "*encourages a mix of residential development. Single Family Residential development is planned to make up the majority of the residential units (approximately 70 percent of residential), integrated with well-designed, limited components of Two Family Residential (approximately 10 percent of residential), Multi-Family Residential (approximately 20 percent of residential).* When considering the entire Orchard Heights Neighborhood, the petitioner's proposed layout plan would produce a neighborhood that is 68.4% single family; 9.6% duplex; and 22.0% multi-family. Until the final plat is presented, the actual number of lots and their layout is unknown.

Schools Impact: In an effort to evaluate the impact of a development on schools due to the request

to increase the number of housing units, staff obtained the following information.

- Superintendent Pauli: When asked if the addition of 175 single family or 135 single family and 104 multi-family would be of concern to the school district, he replied, *“Enrollment has stayed relatively flat overall. I think the applied lab data is very accurate. As a result, I don't have concerns about the growth and demand on facilities at this time.”*
- Planning consultant Mark Roffers of MD Roffers Consulting, who advises many school districts, provided the following information about the addition of students to schools based on the type of residential development:

“Typically, a new single-family home can generate between 0.5 and 0.8 students-per-home over its first 10 or so years, with the highest ratios in suburban areas close to Madison, Milwaukee, and other bigger cities. However, anywhere from 1/4 to 1/2 of those are movers from other parts of the same school district, so this fraction is not new students to the district (an important, often-overlooked fact). The nearest district in which we calculated the actual ratio was Janesville, at 0.5 K-12 students-per-single family home, with nearly 1/2 of those coming from another home in the Janesville district.

In contrast, each new duplex or townhome unit typically generates between 0.1 and 0.3 students-per-unit, with rare exceptions. These exceptions occur where the units are designed to be affordable to and size for low- and moderate-income families. In such cases, student ratios per unit can be as high as those for single-family homes.

Finally, just looking at student generation from new housing units is missing most of the picture for how enrollment changes in a school district. You also need to look at demographic changes in all the existing housing in the district; in most cases, these will generate fewer students tomorrow than they do today based on factors like declining birth rates and poorer match to modern family preferences.”

Zoning:

If the Comprehensive Plan amendment were approved, the land owner would then seek to rezone the duplex and multi-family portion of the property. The rezoning process would be the subject of a future public hearing. The attached map indicates that the petitioner plans to seek R-4 Residential District zoning classification and would also ask for approval as a Planned Development for the multi-family area, and would seek conditional use permits for the duplexes. This map is included **for information only**. The zoning amendment will not be considered or discussed at the April 6, 2023 meeting.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of an amendment to the Comprehensive Plan that provides for up to 8.75 acres of multi-family development and 5.95 acres of duplex in the area generally proposed in the petition, for the unplatted area south of the Orchard Heights Subdivision. The provision of some multi-family and duplex development provides for a more complete neighborhood than a strictly single family neighborhood and is supported by the goals and objectives of the Comprehensive Plan.

PLAN COMMISSION RESOLUTION 10-23
RECOMMENDING THE AMENDMENT TO THE COMPREHENSIVE PLAN
FOR THE AREA KNOWN AS A PORTION OF THE UNPLATTED AREA SOUTH OF THE
ORCHARD HEIGHTS SUBDIVISION FOR THE CITY OF EDGERTON, WISCONSIN

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan; and

WHEREAS, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a comprehensive plan under section 66.1001 (4) (b); and

WHEREAS, the City has prepared documentation for the amendment to the *City of Edgerton Comprehensive Plan* in accordance with Chapter 10(c) of the *2015 City of Edgerton Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute approval of the attached amendment to the *City of Edgerton Comprehensive Plan* for a portion of the area known as the unplatted area south of Orchard Heights Subdivision, incorporating any changes recommended as part of the Commission's motion.

Motion by:

Seconded by:

Roll Call: Yeas:

Noes:

Dated: April 6, 2023

Christopher W. Lund, Mayor

ATTEST:

Wendy Loveland, City Clerk

ORDINANCE NO. 23-08
AN ORDINANCE TO ADOPT AN AMENDMENT TO THE
2015 CITY OF EDGERTON COMPREHENSIVE PLAN
FOR THE AREA KNOWN AS A PORTION OF THE UNPLATTED AREA SOUTH OF
ORCHARD HEIGHTS SUBDIVISION
OF THE CITY OF EDGERTON, WISCONSIN

Aldersperson introduced the following Ordinance and moved its adoption:

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The City of Edgerton has prepared documentation entitled, "Amendment to the City of Edgerton Comprehensive Plan," as illustrated in Exhibit #1 attached to this Ordinance which will serve to amend the "City of Edgerton Comprehensive Plan" adopted in 2015.

SECTION 3. The City Council of the City of Edgerton has adopted and followed the written procedures outlined in the 2015 City of Edgerton Comprehensive Plan that are designed to foster public participation in the comprehensive plan amendment process as required by section 66.1001 (4)(a) of Wisconsin Statutes.

SECTION 4. The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the "City of Edgerton Comprehensive Plan for the Area Known as a Portion of the Unplatted Area South of the Orchard Heights Subdivision".

SECTION 5. The City of Edgerton has held one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation procedures.

SECTION 6: The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Amendment City of Edgerton Comprehensive Plan for the Area Known as a Portion of the Unplatted Area South of the Orchard Heights Subdivision" pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson

Roll Call: Ayes: Noes:

1st Reading: April 6, 2023

2nd Reading:

Adopted:

Published:

Dated:

Christopher W. Lund, Mayor

Wendy Loveland, City Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the ___ day of April, 2023.

Wendy Loveland, City Clerk