

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

**PLANNING COMMISSION**  
Tuesday, August 10, 2021 at 6:15 P.M.

**REMOTE PARTICIPATION:** To participate or view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at [www.cityofedgerton.com](http://www.cityofedgerton.com)

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, August 6, 2021.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold 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. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Edgerton School District/Superintendent Dennis Pauli for approval of a conditional use permit for Group Development to allow the construction of a maintenance building at 200 Elm High Drive (parcel 6-26-919.1).
  - B. Close the public hearing.
6. Consider request by Edgerton School District/Superintendent Dennis Pauli for approval of a conditional use permit for Group Development to allow the construction of a maintenance building at 200 Elm High Drive (parcel 6-26-919.1).
7. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by the City of Edgerton to amend Section 22.503(1)(c) to reduce the minimum duration of a message on an electronic message center sign from 60 seconds to 30 seconds.
  - B. Close the public hearing.
8. Consider request by City of Edgerton to amend Section 22.503(1)(c) to reduce the minimum duration of a message on an electronic message center sign from 60 seconds to 30 seconds.
9. Consider approval of June 30, 2021 Plan Commission meeting minutes.
10. Consider modification to patios and roof lines for Bristle Pines condominiums.
11. Consider Extraterritorial Land Division to create 2 lots on the corner of Jacobas Road and Edgerton Road in Section 34 of the Town of Albion for Ellifson.
12. Consider Extraterritorial Land Division to combine 2 lots on N Ellendale Road in Section 11 of the Town of Fulton for Hill.
13. Set next meeting date and future agenda items.

14. Adjourn.

cc: Commission Members  
City Engineer

All Council Members  
Newspapers  
Department Heads

**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:** August 10, 2021

**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:** B4 Suburban Commercial / vacant

**STAFF DISCUSSION**

The minutes from the PD Concept Plan discussion for the project are included in your packet.

**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 south of the subject building. The zoning ordinance allows for apartment buildings up to 17 units. 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 to the 55 and over population.

The developer should indicate if the building will be restricted to over 55 or simply marketed to over 55 as this will have implications for recreation improvements.

2. Access to the structure will be from an extension of Dairyland Drive which intersects with Lake Drive Road. In addition to the proposed 39 stalls of underground parking, the site plan provides a 27-stall surfacing parking lot for a total of 66 stalls. 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.
3. The building is 46' tall. The ordinance permits buildings up to 35' tall and requires taller buildings obtain a conditional use permit. This height, coupled with the great length of the structure, 252 feet, and the unvarying roofline results in a massive appearance of the building. In comparison, the three-story portion of Fulton Square condominiums is 210 feet long. The height of the three-story portion of Fulton Square is approximately 41' with a flat roof having a varying top line and cornice details. The building elevation and materials of Fulton Square vary which breaks up the appearance of the large structure and gives the impression of different buildings. The roofline and building materials of the proposed building should serve to minimize the mass of the building.
4. The two entrances should have architectural features to identify them on this large façade.
5. The Precise Implementation Plan must include grading and stormwater control plans, lighting information, the location of building utilities (AC condensers, gas meters, dumpsters, mail boxes). The grading and stormwater control plans, which have not been submitted, may have significant impact on the design.
6. This development is part of a 13.4 acre parcel. If the petitioner plans to separate this parcel from the large parcel, a certified survey map must be approved. A 1.9 acre parcel would be required if this were a conventional development.
7. There is no parkland being proposed with this development thus the developer must pay parkland fees upon the issuance of a building permit. If the development will not be exclusively occupied by over 55-year olds, active park improvements should be provided in the development.
8. The Planned Development process allows 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 that could be made in exchange for greater density. Upgraded exterior building materials and building details are also improvements that could be required in return for greater density.

9. 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, height and possibly curbing.
10. The site plan does not specify street lighting.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission either conditionally approve the GDP for a Planned Development for Edgerton Apartments or table the decision until preliminary engineering plans have been submitted. If the Commission elects to approve the plans staff recommends the approval be subject to the following conditions:

1. Staff determines that the engineering drawings do not modify the design to the extent that requires a rehearing the GDP phase.
2. The PIP plans include the location and screening of building utilities (AC condensers, gas meters, dumpsters, mail boxes).
3. A lighting plan is provided.
4. Modifications are made to reduce the appearance of the mass of the structure.
5. Age appropriate site amenities and/or indoor gathering spaces are provide.
6. The developer pays parkland fees at the time of the building permit.
7. The petitioners comply with the conditions of the City engineer.

[Print](#) | [Close Window](#)

**Subject:** Banushi development.

**From:** Peter Weston <pete@tdafort.com>

**Date:** Wed, May 12, 2021 3:18 pm

**To:** "rflanigan@cityofedgerton.com" <rflanigan@cityofedgerton.com>

**Cc:** "Iilir Banushi (2brotherspub@gmail.com)" <2brotherspub@gmail.com>, Craig Long <craig@tdafort.com>

**Attach:** EA-CITY SUBMITTAL.pdf

Ramona,

Here is some general info and preliminary drawings (attached) regarding the proposed apartment building on Dairyland Drive, Edgerton, and the intended surrounding development. The hope is to leave the lots west of Banushi Court commercial, and to develop the lots between Banushi Court and Dairyland drive as a mix of traditional apartments and various levels of senior living / care. The first proposed building is a 3-story, 42-unit apartment building.

#### Proposed 42-Unit Apartment Building

##### General Project Themes:

The proposed apartment building will have both underground and surface parking. The general aesthetic is "traditional". A mix of brick / stone, various siding materials, pitched roofs, and individual porches.

##### Mix of Dwelling Units:

Units will be 1 and 2-bedroom, with sizes varying from 720 – 1,100 s.f. The building will be equipped with an elevator.

##### Residential Densities:

.05 dwelling units / acre.

61% floor area ratio.

39.9% Impervious surface area ratio.

##### General Treatment of Natural Features:

The site is presently empty field. Landscaping to be added per general outlines / requirements.

##### Relationship / Adjacency to streets and properties.

The proposed apartment building is properly located as a "buffer" on the back side of the commercial properties.

##### Relationship to Master Plan:

This proposal looks to be congruent with the intent of the Master Plan.

Please contact myself or Craig Long if you need additional info.

Thanks,

- Pete W.

**Peter Weston**  
Architect / Owner

**the Design**  
**Alliance**  
**Architects, Inc.**

The Design Alliance Architects

Ramona Flanigan  
City Administrator  
City of Edgerton  
12 Albion Street  
Edgerton, WI 53534

July 23, 2021

Re: Edgerton Apartments -- GDP Item #7 – Written Justification for the proposed Planned Development.

Ms. Flanigan,

Here's some info to address GDP Item #7.

The proposed apartment building will help fill a need for housing in the Edgerton area. The defined intent is to rent it as "55 and older" senior housing, with this being the first of a few buildings built to cater to this demographic.

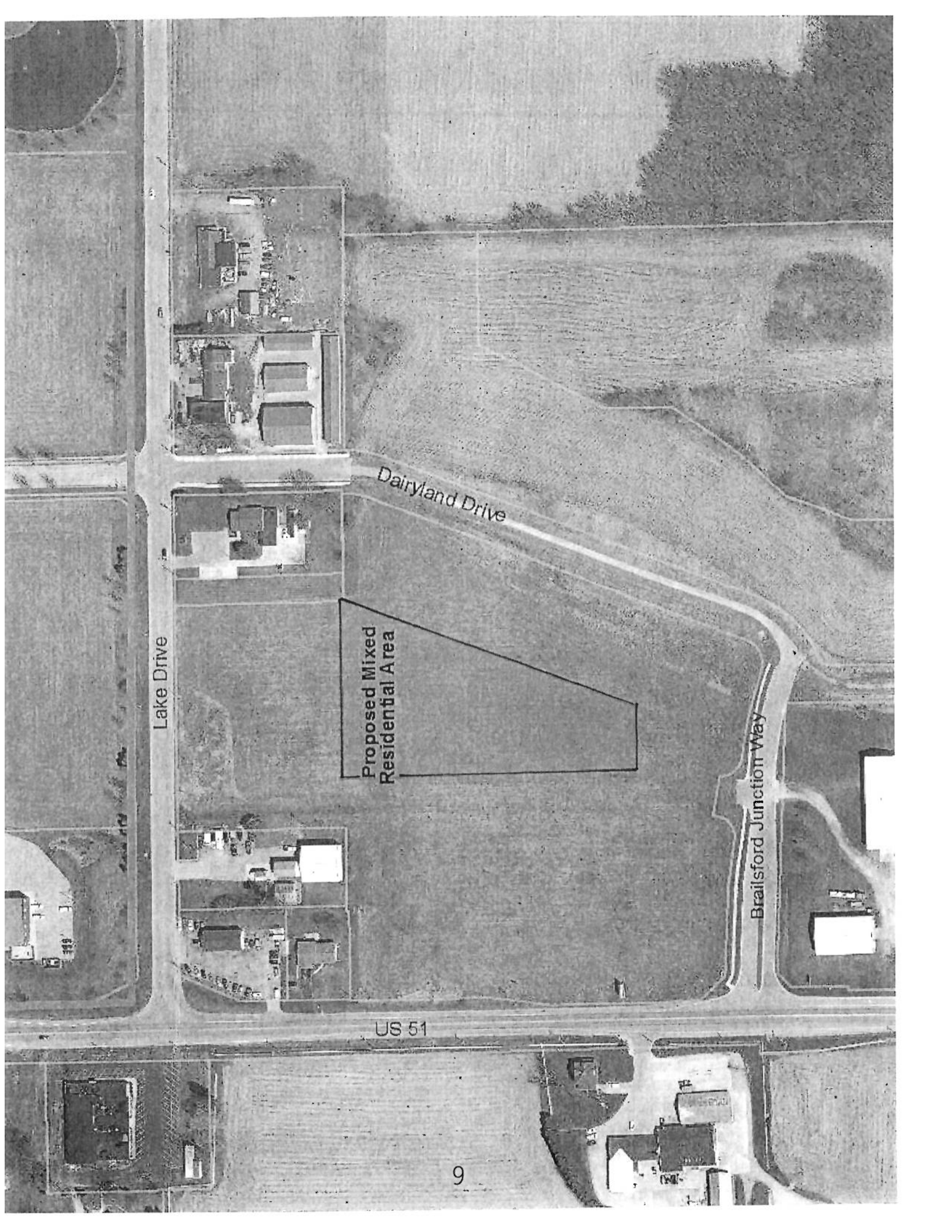
This proposed apartment building will be nicely situated as a "buffer" between commercial / industrial zoning and lighter use residential districts.

We do not foresee this project having any adverse effects on neighboring properties, nor will it unduly tax existing streets or infrastructure support systems. The newly developed road and infrastructure is being engineered with this proposed use as the objective.

This proposed use generally aligns with the intent of the Master Plan, and does not present any adverse impacts that have been identified.

Sincerely,

- Pete Weston, Architect – The Design Alliance Architects, Inc.



Lake Drive

Dairyland Drive

Proposed Mixed Residential Area

Brailsford Junction Way

US 51



# EDGERTON APARTMENTS

Dairyland Drive  
Edgerton, WI

**DRAWING INDEX:**

- SP-1 SITE LOCATION MAP, DRAWING AREA
- SP-2 SITE DEVELOPMENT PLAN
- SP-3 THE PLAN PERFORMANCE SUMMARY
- SP-4 THE PLAN PERFORMANCE SUMMARY
- A-1 BASINMENT & FIRST FLOOR PLANS
- A-2 SECOND & THIRD FLOOR PLANS
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 ELEVATION (ENLARGED)
- A-6 FLOOR PLAN (ENLARGED)

**PROJECT DESCRIPTION:**

42-UNIT, 3-STORY APARTMENT BUILDING WITH BELOW GRADE PARKING

**BUILDING INFORMATION:**

CONSTRUCTION TYPE:	V-8
MAIN FLOOR:	18,080 S.F.
SECOND FLOOR:	18,080 S.F.
THIRD FLOOR:	18,080 S.F.
BASINMENT:	18,080 S.F.
TOTAL BUILDING:	72,320 S.F.
NET G.F. FLOORING:	3 + BASINMENT
CC-COMPLIANCE GROUP:	3 + R-2 / S-1
SPRINKLERED:	NFPA 13
SOIL BEARING:	3,000 psf ASSUMED
BUILDING CODE:	IBC 2015

**SITE INFORMATION:**

SITE AREA:	89,116 S.F. (2.05 ACRES)
FOOTPRINT AREA:	18,080 S.F. (0.39)
PARKING AREA:	17,474 S.F. (0.39)
SIDEWALK AREA:	2,172 S.F. (0.49)
GREEN SPACE AREA:	51,390 S.F. (1.17)

General Project Themes:  
The proposed apartment building will have both underground and surface parking. The site will be landscaped with trees, shrubs, and ground cover. The site will be landscaped with trees, shrubs, and ground cover. The site will be landscaped with trees, shrubs, and ground cover.

Let to Draining into basement, with slopes varying from 720 - 1,100 S.F. The building will be equipped with an elevator.

Residential Densities:  
.05 dwelling units / acre  
50 % impervious surface area ratio

General Treatment of Sites of Features:  
The site will be landscaped with trees, shrubs, and ground cover. The site will be landscaped with trees, shrubs, and ground cover. The site will be landscaped with trees, shrubs, and ground cover.

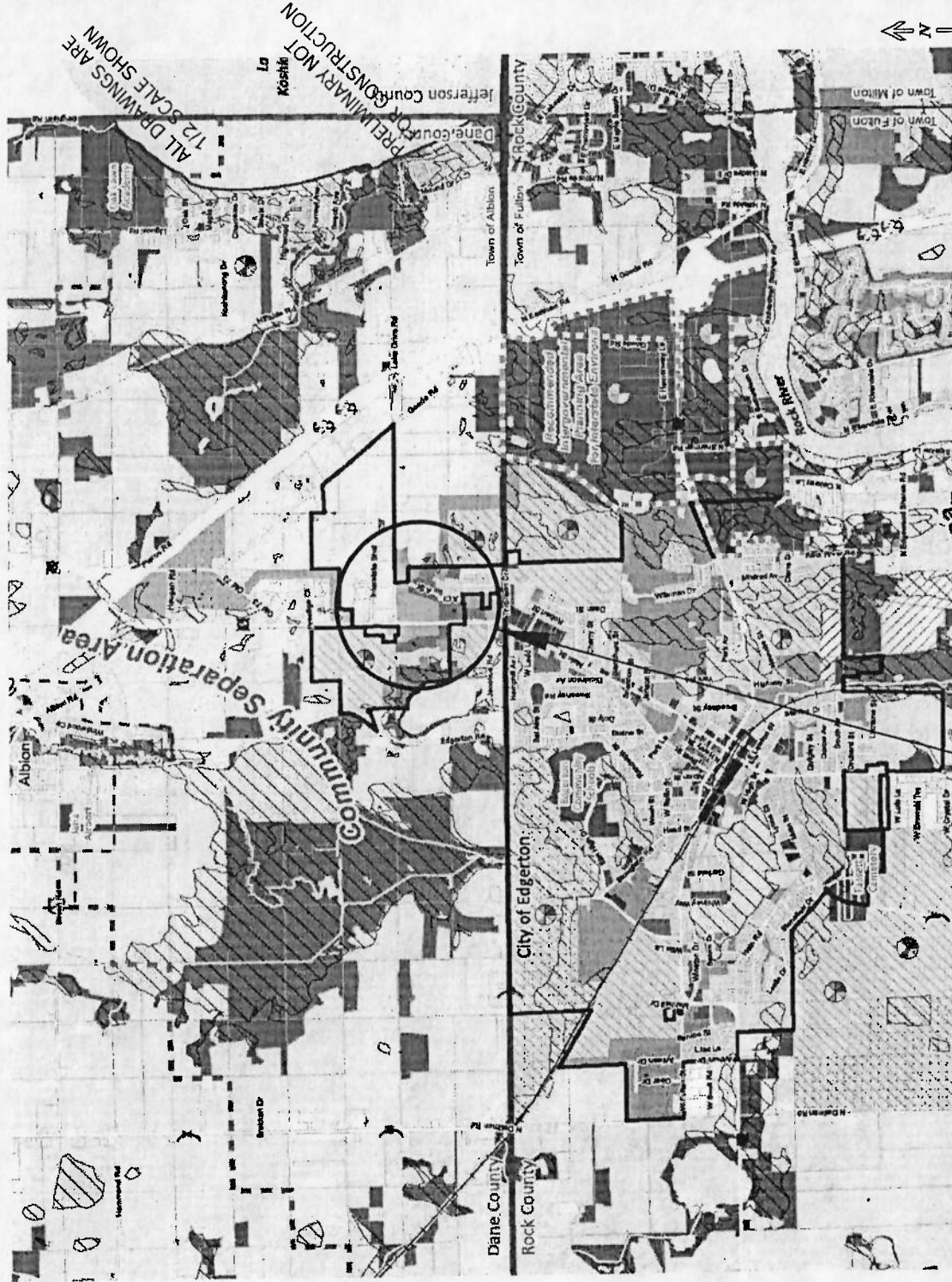
Relationships / Adjacency to streets and properties:  
The proposed apartment building is property located as a "buffer" on the back side of the commercial properties.

Relationships to Major Plan:  
This proposal looks to be congruent with the intent of the Master Plan.

**DEVELOPMENT NOTES:**

202 EDGERTON APARTMENT SEAS/DRAWING.DWG  
SCALE: N.T.S.  
DATE: MAY 9, 2021

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



SITE LOCATION

SITE LOCATION MAP  
SCALE: N.T.S.  
202 EDGERTON APARTMENT SEAS/DRAWING.DWG  
DATE: MAY 9, 2021

**Design Alliance Architects, Inc.**  
100 S. Madison Avenue  
Ft. Atkinson, WI  
(920) 543-3404

EDGERTON APARTMENTS  
Dairyland Drive  
Edgerton, WI

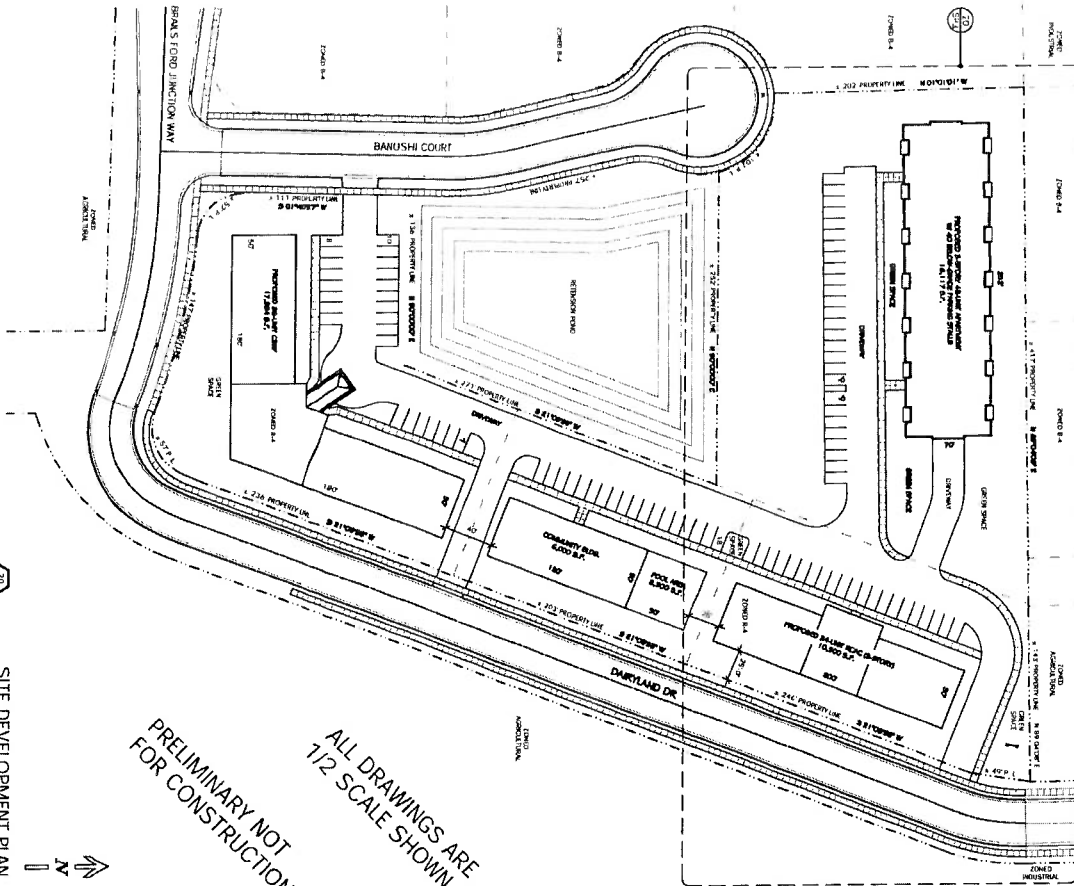
DRAWING NAMES  
SITE LOCATION MAP  
DRAWING INDEX

REVISIONS

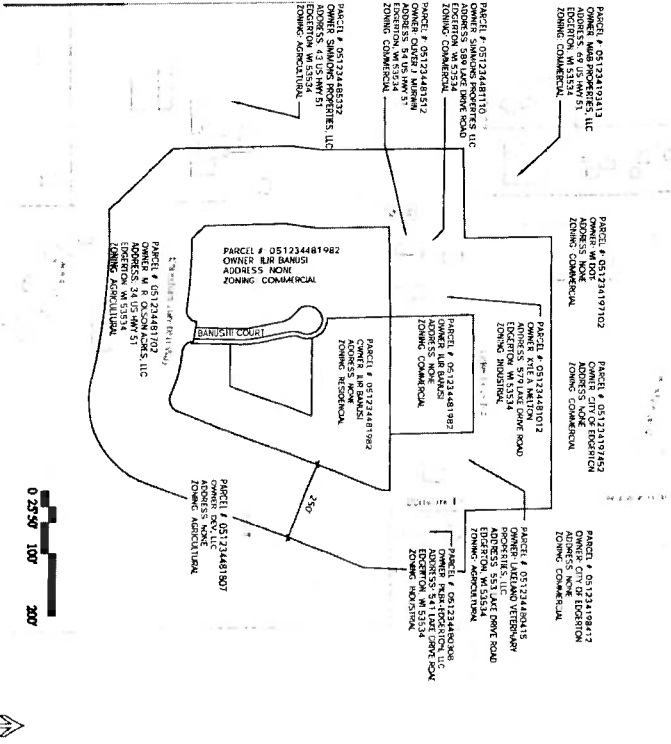
PROJECT DATA  
DATE: 7/19/2021  
DRAWN BY: CL  
CHECKED BY: P.W.  
SHEET NO.

SP-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  
PRELIMINARY NOT  
FOR CONSTRUCTION



ADJACENT PROPERTY MAP  
SCALE: 1" = 100'  
2021 EDGERTON APARTMENTS DESIGN ALLIANCE ARCHITECTS, INC.  
DATE: JUNE 4, 2021

SITE DEVELOPMENT PLAN  
SCALE: 1" = 50'  
2021 EDGERTON APARTMENTS DESIGN ALLIANCE ARCHITECTS, INC.  
DATE: JANUARY 18, 2021

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fairfield, WI  
(920) 343-3404

EDGERTON APARTMENTS  
Dairyland Drive  
Edgerton, WI 11

DRAWING NAMES  
SITE PLAN

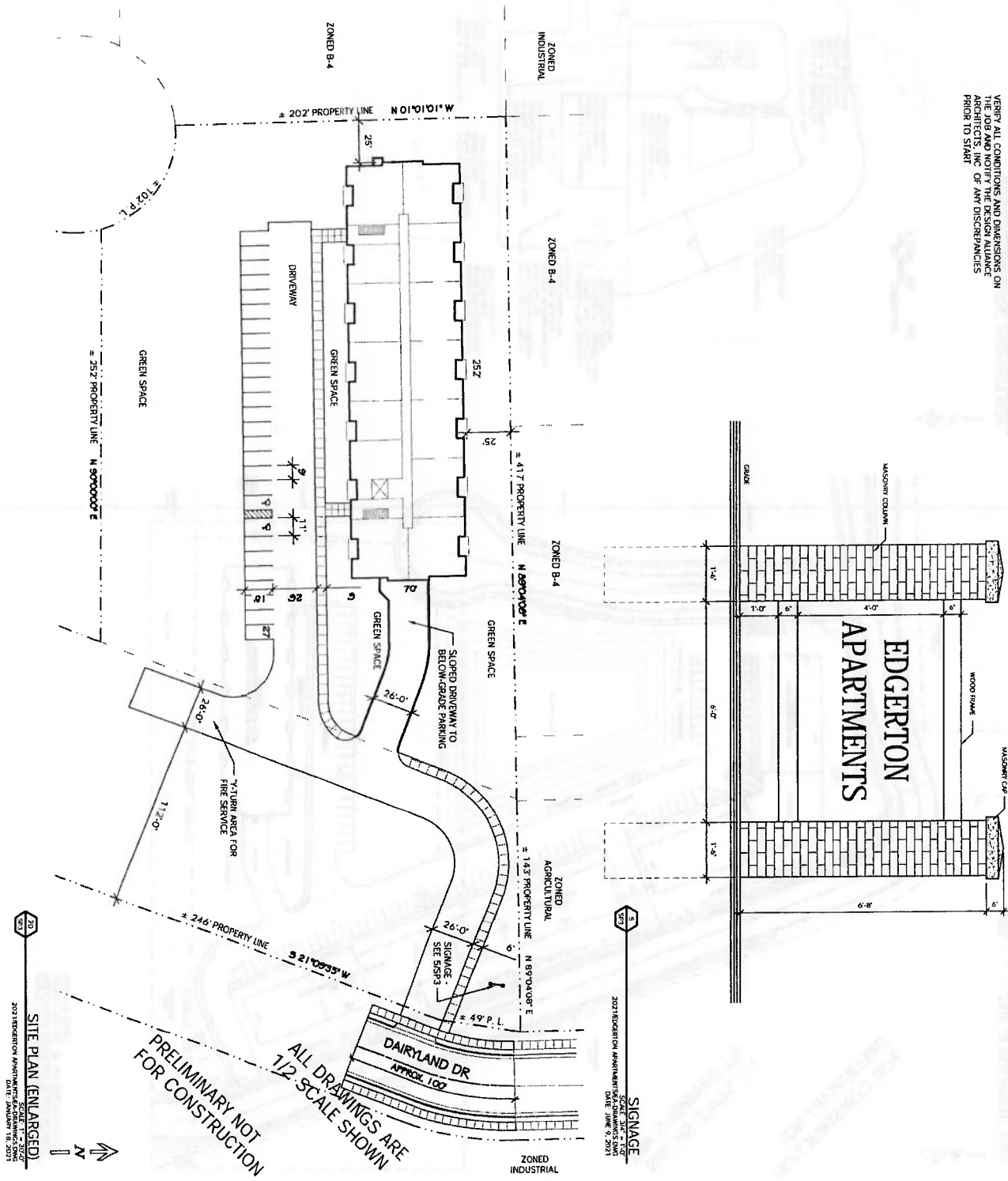
REVISIONS

PROJECT DATA

DATE: 7/19/2021  
DRAWN BY: CL  
CHECKED BY: P.W.  
SHEET NO.

SP-2

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



2021 EDGERTON APARTMENTS  
SCALE: 1/4" = 1'-0"  
DATE: JUNE 9, 2021

2021 EDGERTON APARTMENTS  
SCALE: 1/4" = 1'-0"  
DATE: JUNE 9, 2021

**SITE PLAN (ENLARGED)**  
2021 EDGERTON APARTMENTS  
SCALE: 1/4" = 1'-0"  
DATE: JUNE 9, 2021

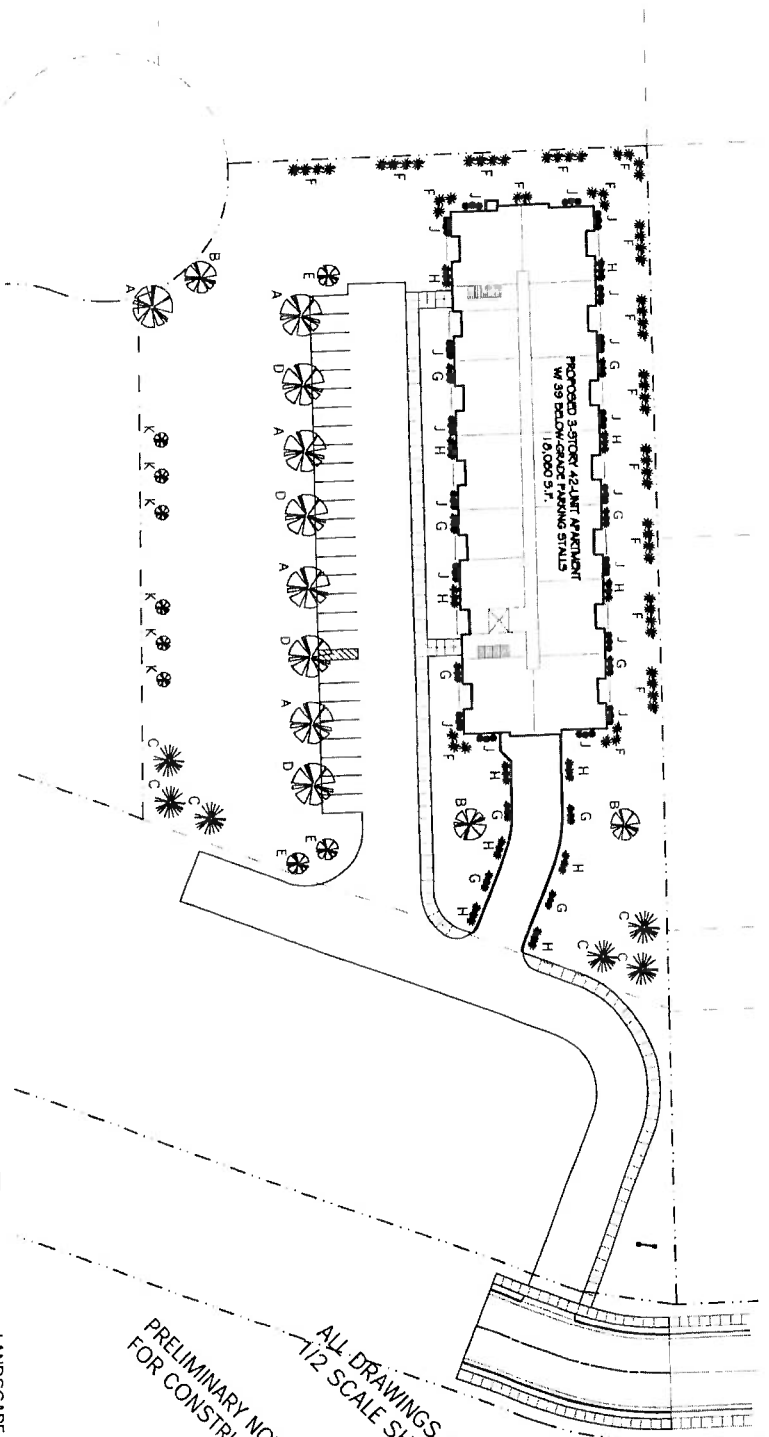
ALL DRAWINGS ARE  
1/2-SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION

DRAWING NAMES	
SITE PLAN (ENLARGED)	
SIGNAGE ELEVATION	
REVISIONS	
PROJECT DATA	
DATE:	7/19/2021
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	

**EDGERTON APARTMENTS**  
Dairyland Drive  
Edgerton, WI 53122

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI (820) 563-3464

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	SHADY SPREADER	6" CAL.	30" DIA.	3	75
B	SPRING BLOSSOM	6" CAL.	48" DIA.	3	45
C	SPRING BLOSSOM	4.5" CAL.	17" DIA.	4	15
D	WHITE OAK	2" CAL.	30" DIA.	4	40
E	FLOWERING DOGB ROSE	6.5" CAL.	17" DIA.	2	75
F	ASPERULUS SPREADER	4" CAL.	47" DIA.	30	20
G	YUKON SPRING	18.2" CAL.	47" DIA.	36	150
H	YUKON SPRING	15.1" CAL.	37" DIA.	54	180
I	YUKON SPRING	15.1" CAL.	37" DIA.	54	180
J	YUKON SPRING	15.1" CAL.	37" DIA.	54	180
K	YUKON SPRING	15.1" CAL.	37" DIA.	54	180

FOUNDATION: 164'1"10" = 2.4150 PRS = 180 PRS REQD  
 POINTS PROVIDED: 474  
 DEVELOPED LOTS: 72 220 S.F. / 11000 = 22.3150 PRS = 3.615 PRS REQD  
 POINTS PROVIDED: 1150  
 SHEET TREES: 102'1"0" = 1.0210 PRS = 50 PRS REQD  
 TREES PROVIDED: 2  
 PAVED AREA: 117 474 S.F. / 110 000 S.F. = 1.0676 PRS = 10 PRS REQD  
 TREES PROVIDED: 10 PRS

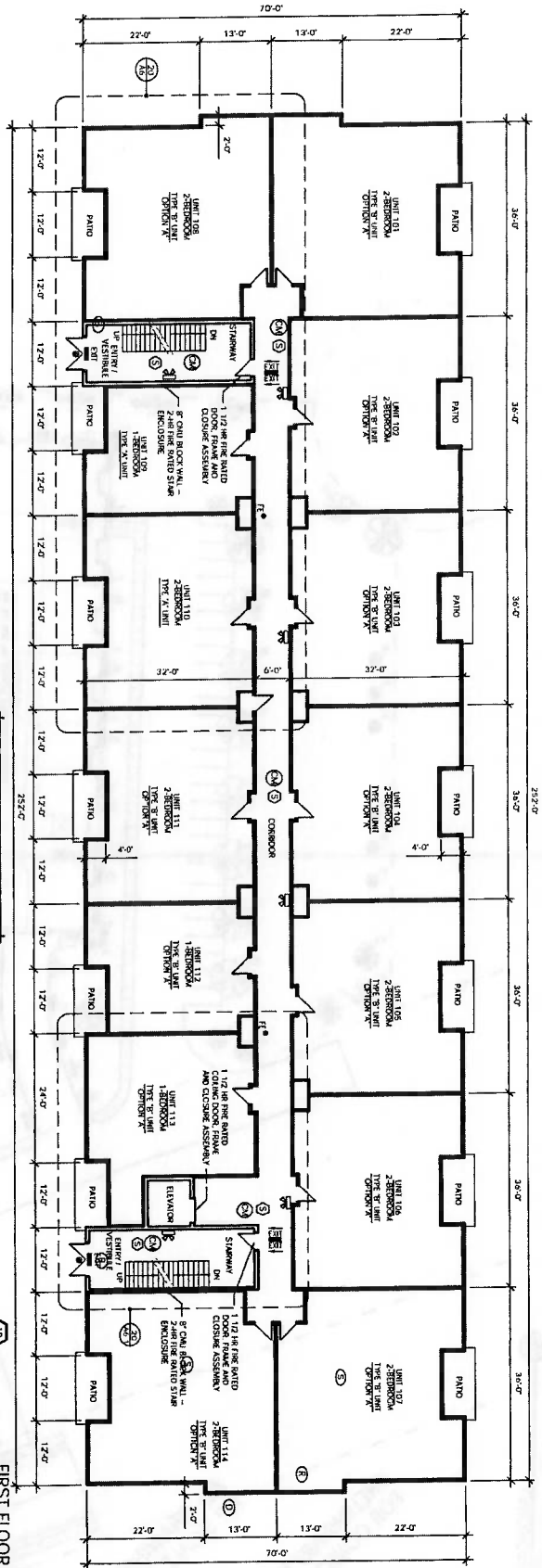
**LANDSCAPE SCHEDULE**

SCALE: 1" = 15'  
 2021 EDGERTON APARTMENT LANDSCAPE PLAN  
 DATE: JUNE 8, 2021

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

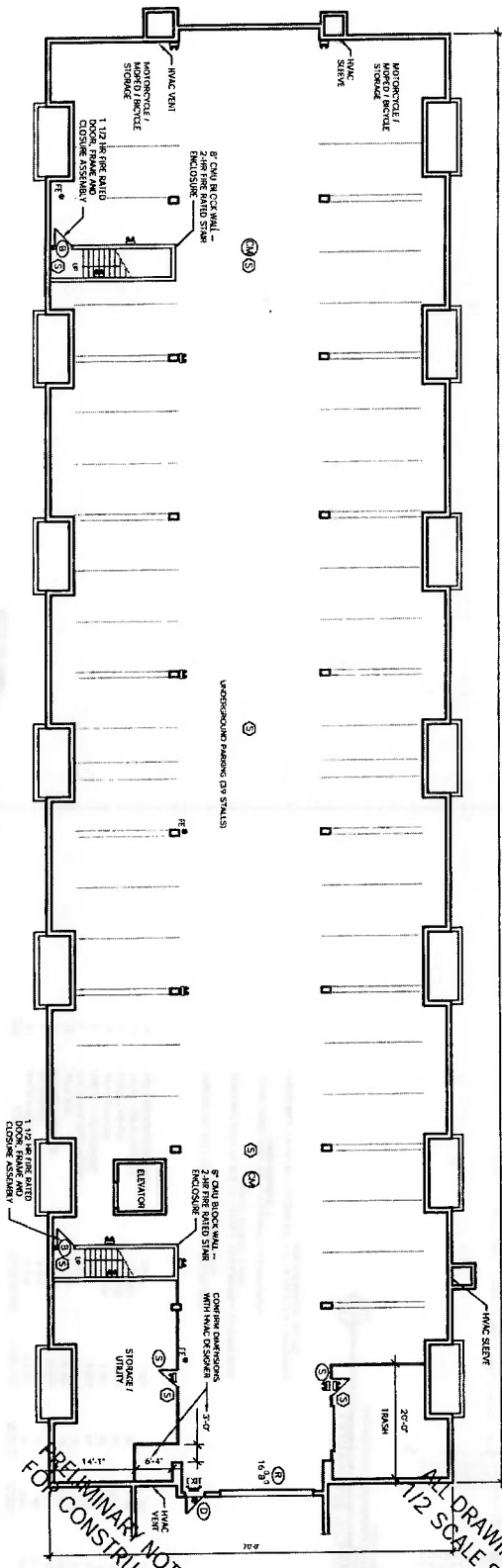
LANDSCAPE PLAN  
 SCALE: 1" = 30'  
 2021 EDGERTON APARTMENT LANDSCAPE PLAN  
 DATE: JUNE 8, 2021

	1003 Madison Avenue Fort Atkinson, WI	(920) 583-3404
	EDGERTON APARTMENTS Dairyland Drive Edgerton, WI 53123	
DRAWING NAMES LANDSCAPE PLAN 1 SCHEDULE		
REVISIONS		
PROJECT DATA DATE: 7/19/2021 DRAWN BY: C.G. CHECKED BY: J.W. SHEET NO.		
SP-4		



SEE SHEET A6.1A4, FOR BEAM /  
HEADERS & BEARING WALL LOCATIONS

FIRST FLOOR PLAN  
203 HEDDEN AVENUE, DAIRYLAND DRIVE  
EDGERTON, WI 53121  
DATE: JANUARY 19, 2021

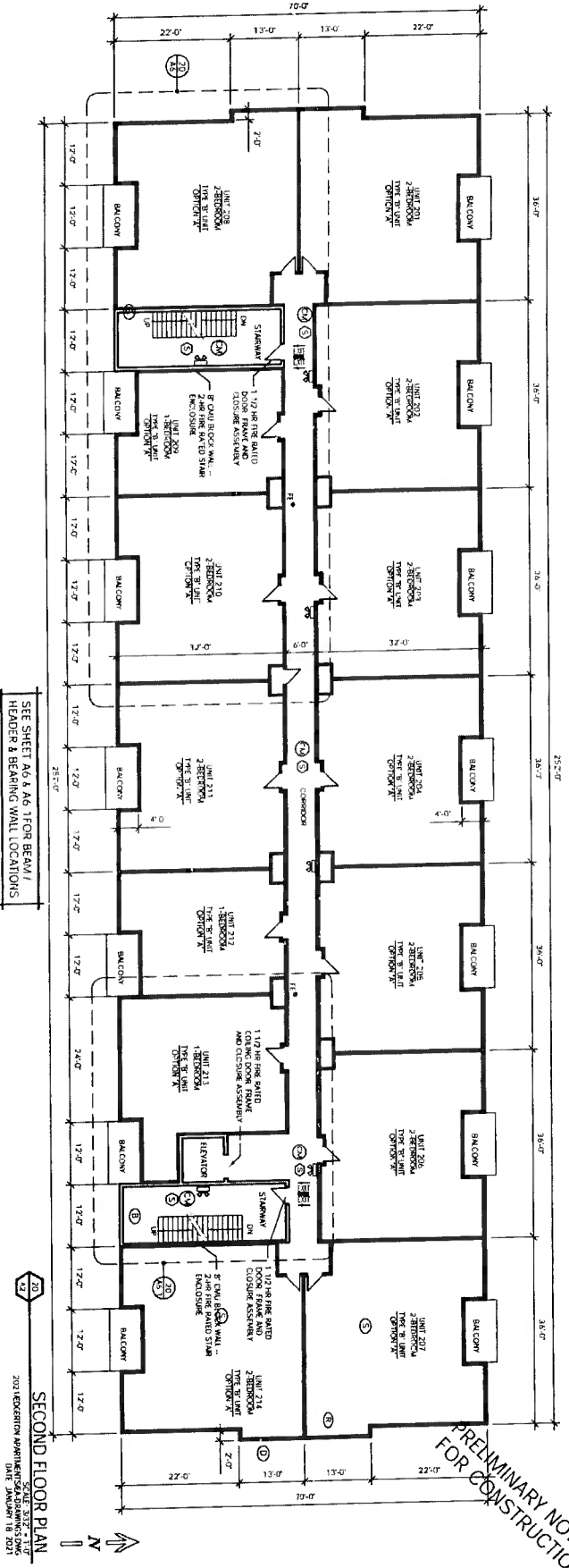
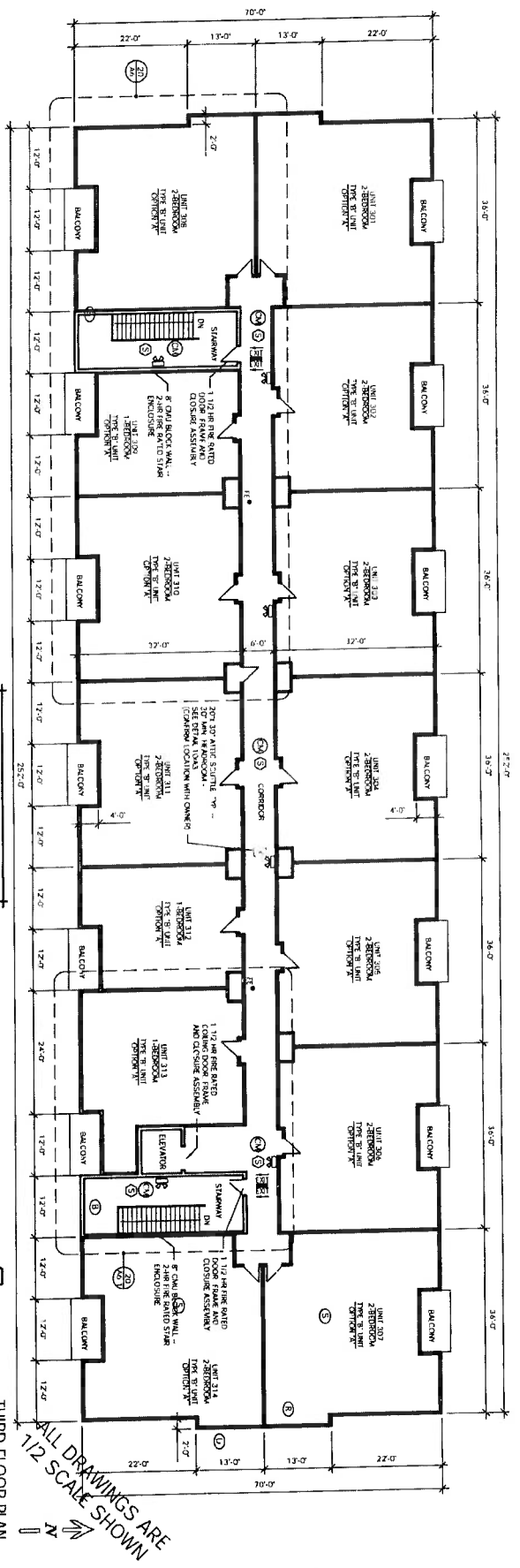


VERIFY ALL CONDITIONS AND DIMENSIONS ON  
THE JOB AND NOTIFY THE DESIGN ALLIANCE  
ARCHITECTS, INC. OF ANY DISCREPANCIES  
PRIOR TO START

BASEMENT FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
203 HEDDEN AVENUE, DAIRYLAND DRIVE  
EDGERTON, WI 53121  
DATE: JANUARY 19, 2021

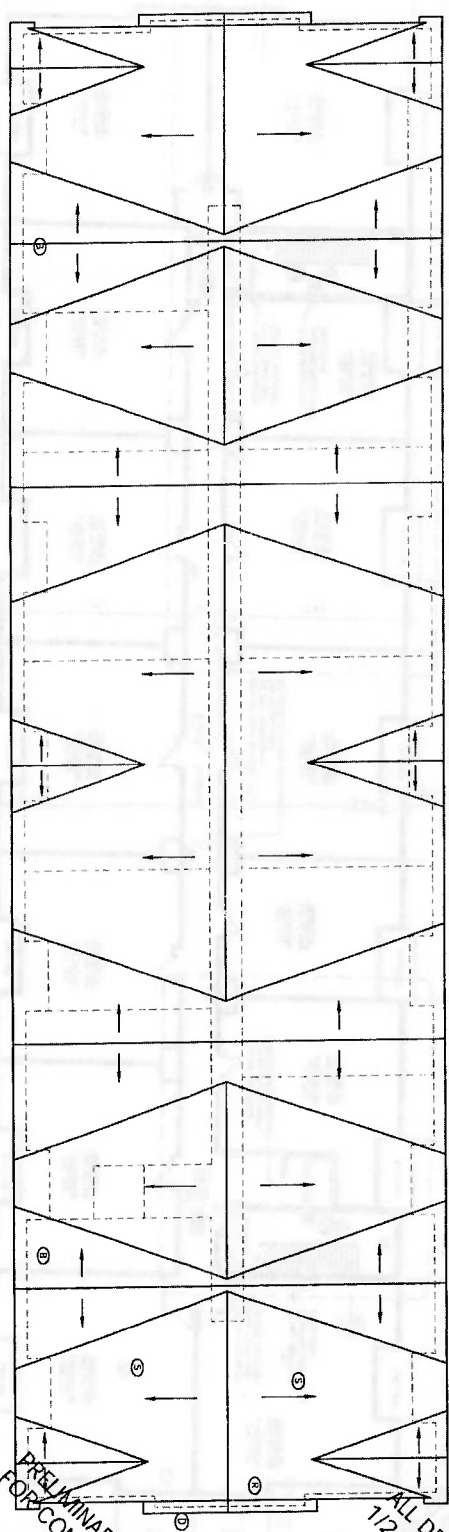
<p><b>Design Alliance Architects, Inc.</b></p> <p>1003 Madison Avenue Ft. Atkinson, WI (820) 583-3404</p>	<p><b>EDGERTON APARTMENTS</b> Dairyland Drive Edgerton, WI 53121</p>
	<p><b>DRAWING NAMES</b></p> <p>BASEMENT FLOOR PLAN FIRST FLOOR PLAN</p>
	<p><b>REVISIONS</b></p>
	<p><b>PROJECT DATA</b></p> <p>DATE: 7/19/2021 DRAWN BY: CL CHECKED BY: P.W. SHEET NO. <b>A-1</b></p>

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



PRELIMINARY NOT FOR CONSTRUCTION

1003 Madison Avenue Fort Atkinson, WI (920) 543-1464	
<b>EDGERTON APARTMENTS</b> Dairyland Drive, Edgerton, WI 53125	
DRAWING NAMES SECOND FLOOR PLAN THIRD FLOOR PLAN	REVISIONS  PROJECT DATA DATE: 7/19/2021 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.
<b>A-2</b>	



PRELIMINARY NOT FOR CONSTRUCTION

ALL DRAWINGS ARE 1/2 SCALE SHOWN

ROOF PLAN  
 SCALE: 3/16" = 1'-0"  
 2021 EDGERTON APARTMENTS, CALENDAR YEAR 2021  
 DATE: 11/15/2021

VERIFY ALL CONDITIONS AND DIMENSIONS ON FIELD CONDITIONS. THE ARCHITECTS AND ENGINEERS ACCEPT NO RESPONSIBILITY FOR DISCREPANCIES PRIOR TO START.

PROJECT DATA	DATE: 11/15/2021
	DRAWN BY: CL
REVISIONS	CHECKED BY: P.W.
	SHEET NO.
DRAWING NAMES	ROOF FLOOR PLAN

EDGERTON APARTMENTS  
 Dairyland Drive  
 Edgerton, WI 53122

**Design Alliance Architects, Inc.**  
 1003 Madison Avenue  
 Fort Atkinson, WI (920) 543-3444

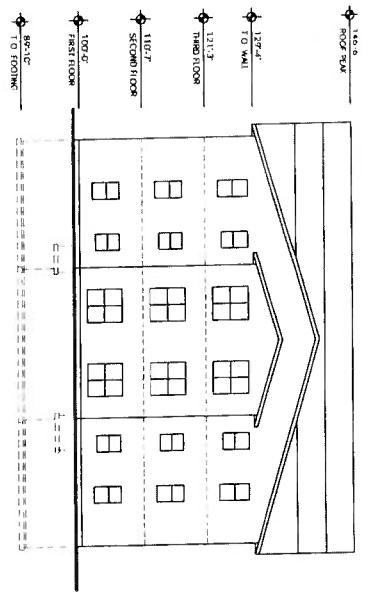
A-3

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

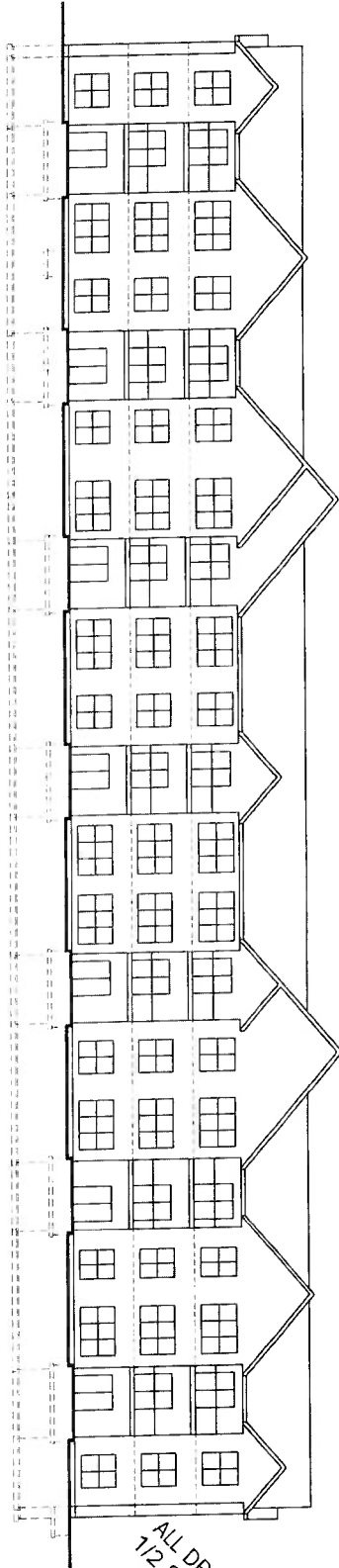
**WINDOW NOTES**  
 1. WINDOW FRAME DOUBLE FRAME, 10WF, U-VALUE .36 OR BETTER

**DOOR NOTES**

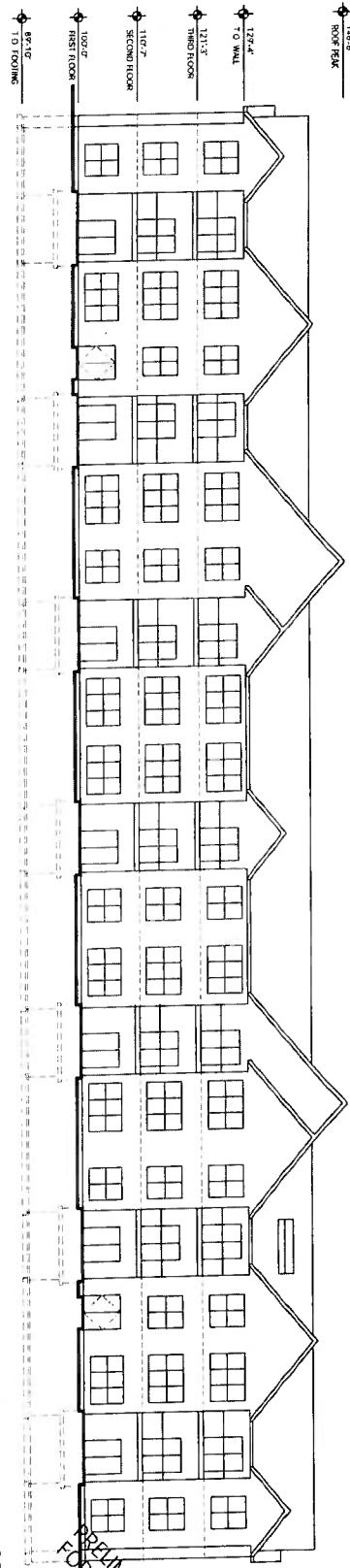
1. ALL DOORS TO RESIDE ADA COMPLIANT. REFER DOOR HANDBOOKS
2. SLOTTED DOORS TO HAVE U-VALUE OF .10 OR BETTER
3. SAFETY GLASSING IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS
4. OVERHEAD DOORS TO HAVE U-VALUE OF .11 OR BETTER



**EAST / WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 2017 EXHIBITION APARTMENTS  
 DATE: JANUARY 18, 2021



**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 2017 EXHIBITION APARTMENTS  
 DATE: JANUARY 18, 2021



**SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 2017 EXHIBITION APARTMENTS  
 DATE: JANUARY 18, 2021

ALL DRAWINGS ARE 1/2 SCALE SHOWN

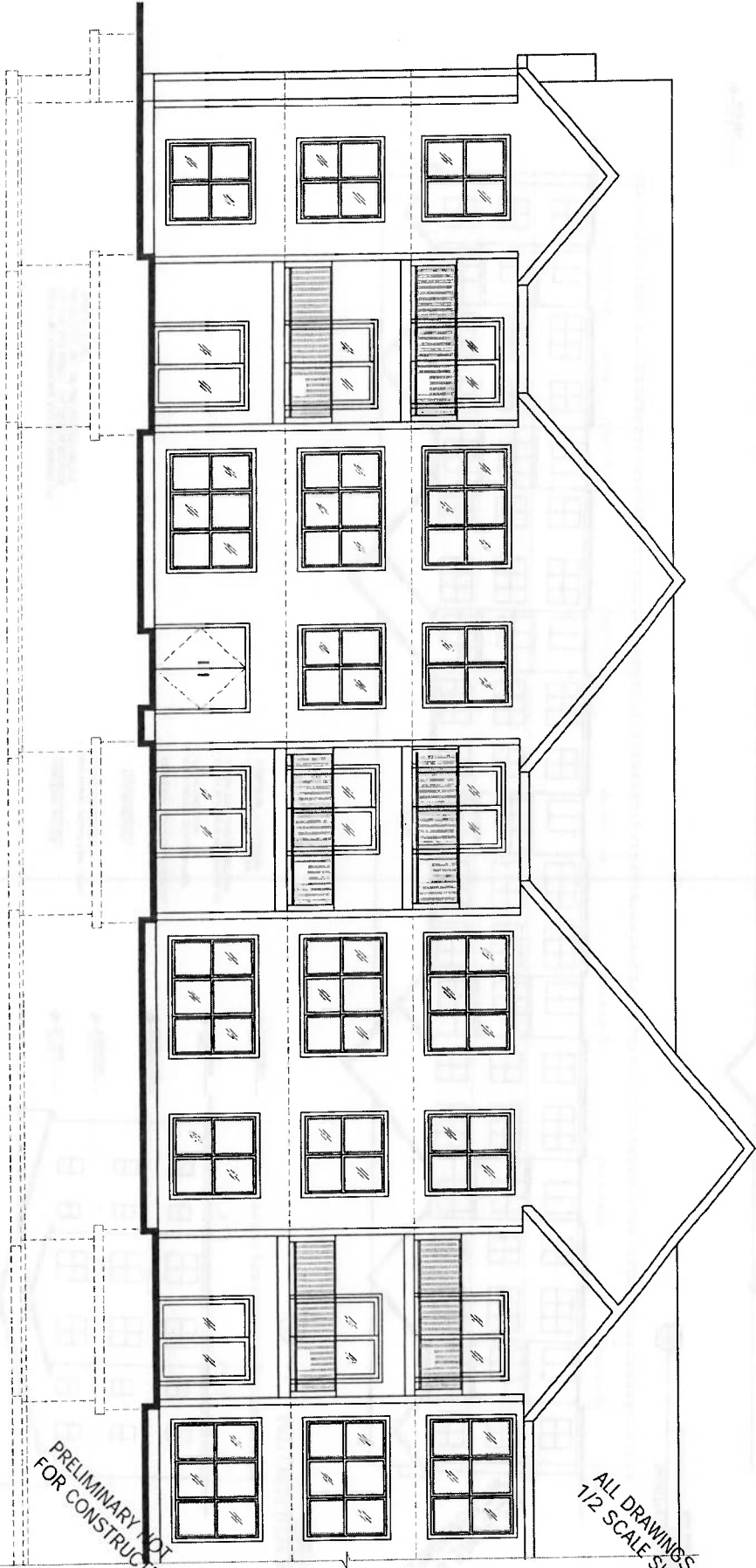
PRELIMINARY NOT FOR CONSTRUCTION

**Design Alliance Architects, Inc.**  
 1003 Madison Avenue  
 Fort Atkinson, WI (820) 543-3464

**EDGERTON APARTMENTS**  
 Dairyland Drive  
 Edgerton, WI 7

DRAWING NAMES	REVISIONS
ELEVATIONS	
PROJECT DATA	
DATE: 7/19/2021	
DRAWN BY: CL	
CHECKED BY: P.W.	
SHEET NO.	
<b>A-4</b>	





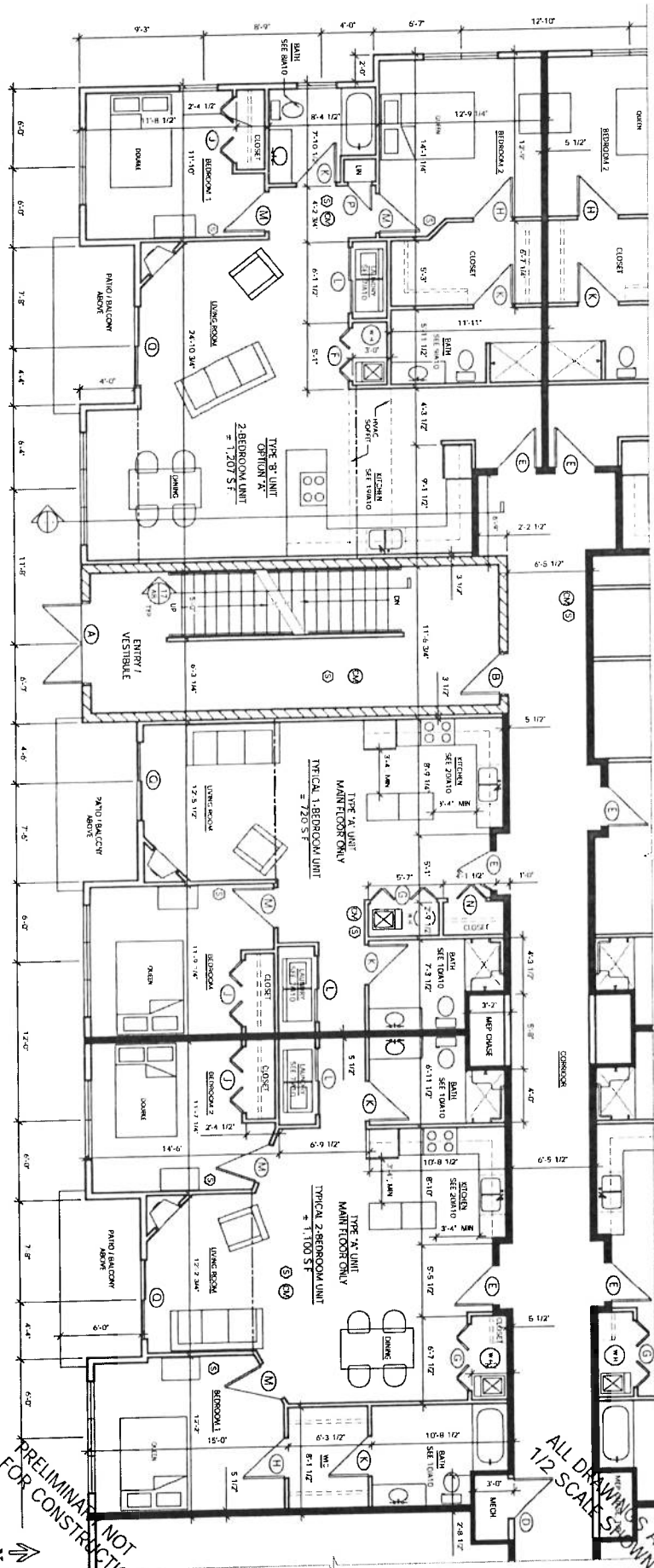
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START

ALL DRAWINGS ARE 1/2 SCALE SHOWN

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

PRELIMINARY NOT FOR CONSTRUCTION

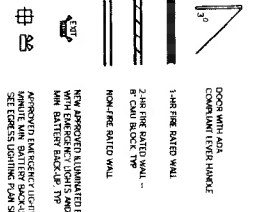
A-5	PROJECT DATA		<b>EDGERTON APARTMENTS</b> Dairyland Drive Edgerton, WI 53128	
	DATE: 7/19/2021	DRAWN BY: CL		
	CHECKED BY: P.W.			1003 Madison Avenue Fort Atkinson, WI
	SHEET NO.			(920) 563-3404
	REVISIONS			
	DRAWING NAMES			
	ELEVATIONS			



ALL DIMENSION ARE TO FACE OF STUDS

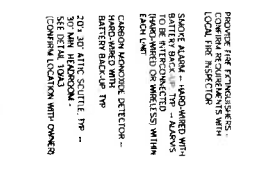
PRELIMINARY NOT FOR CONSTRUCTION

ALL DRAWINGS ARE 1/2" SCALE EXCEPT AS NOTED



**LEGEND**

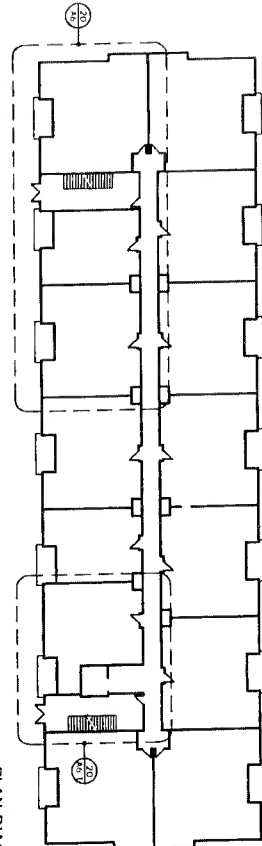
DOOR WITH KICKER  
COMMON FLOOR MARKING  
1" FIRE RATED WALL  
2" FIRE RATED WALL  
NON-FIRE RATED WALL  
NEW APPROVED EGRESS WINDOW  
APPROVED EGRESS WINDOW WITH FIRE RATED DOOR



**LEGEND**

**WINDOW NOTES**  
1. 1" MIN. FRAME, DOUBLE PAN, LOW-E, U-VALUE 30, OR BETTER  
2. 2" MIN. FRAME, DOUBLE PAN, LOW-E, U-VALUE 30, OR BETTER

**DOOR NOTES**  
1. ALL DOORS TO RESIDE ARE COMPARTMENT TESTED DOOR HANDLES  
2. SOLID DOORS TO HAVE U-VALUE OF 10 OR BETTER  
3. SAFETY GLASS IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS  
4. OVERHEAD DOORS TO HAVE U-VALUE OF 11 OR BETTER



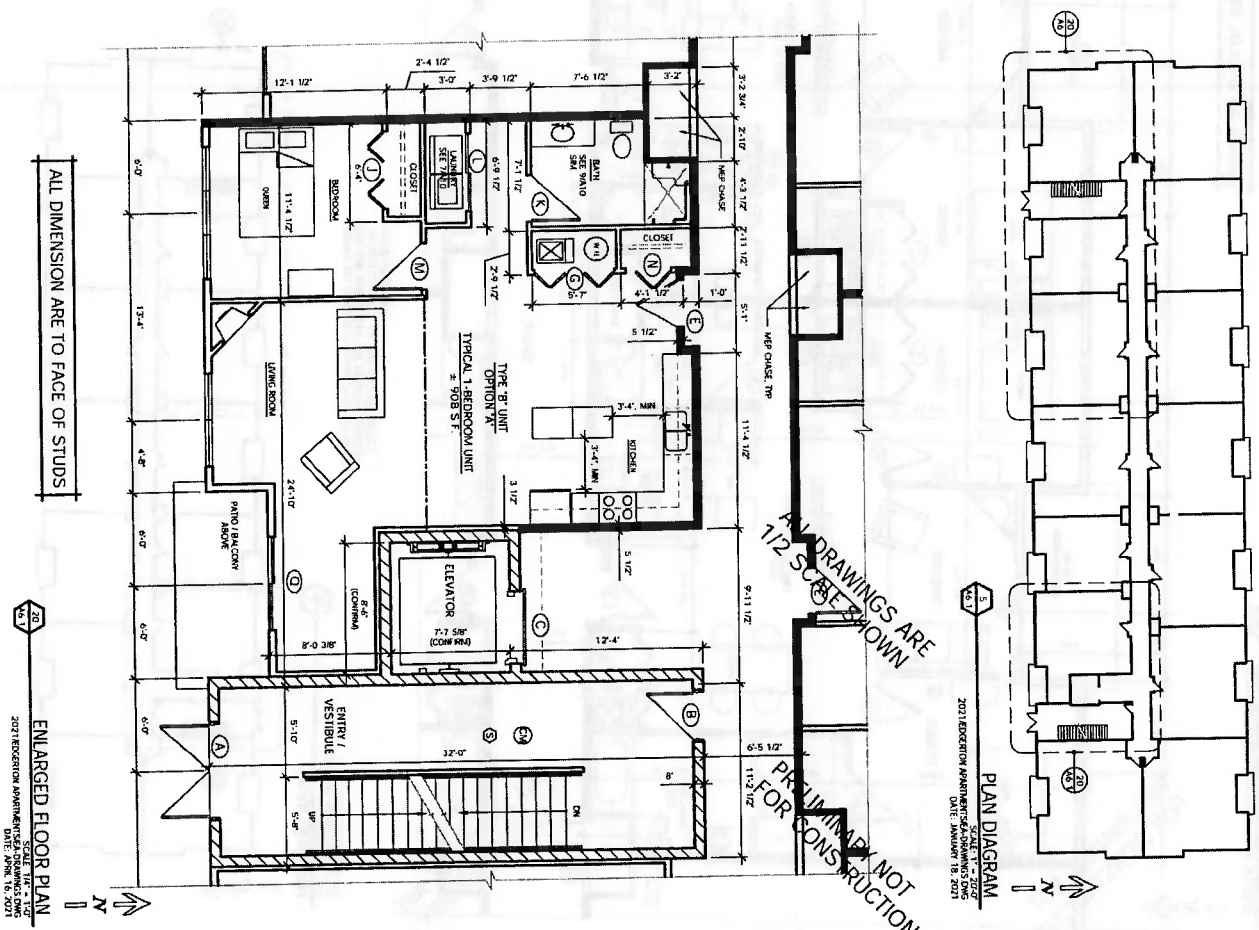
**PLAN DIAGRAM**  
SCALE 1/2" = 1'-0"  
DATE: JANUARY 11, 2021

VERIFY ALL CONDITIONS AND DIMENSIONS ON FIELD. VERIFY ALL CONDITIONS AND DIMENSIONS ON FIELD. VERIFY ALL CONDITIONS AND DIMENSIONS ON FIELD. VERIFY ALL CONDITIONS AND DIMENSIONS ON FIELD. VERIFY ALL CONDITIONS AND DIMENSIONS ON FIELD.

UNIT FLOOR PLANS	EDGERTON APARTMENTS
(ENLARGED)	Dairyland Drive
PLAN DIAGRAM	Edgerton, WI 53119
LEGEND	
DOOR/WINDOW NOTES	
REVISIONS	
PROJECT DATA	
DATE: 7/10/2021	
DRAWN BY: CL	
CHECKED BY: P.W.	
SHEET NO.	
<b>A-6</b>	

**Design Alliance Architects, Inc.**

1003 Madison Avenue  
Fort Atkinson, WI (810) 543-3404



DRAWING NAMES	
UNIT FLOOR PLAN	(UNASSIGNED)
FRONT ELEVATION	(UNASSIGNED)
UNIT 1 UNIT SCHEDULE	(UNASSIGNED)
DOOR SCHEDULE	(UNASSIGNED)

REVISIONS	

PROJECT DATA	
DATE:	2/18/2021
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	A-6.1

**EDGERTON APARTMENTS**  
 Dairyland Drive  
 Edgerton, WI 53120

**Design Alliance Architects, Inc.**

1025 Madison Avenue  
 Fort Atkinson, WI

(608) 583-3404

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 10, 2021

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a site plan and a conditional use permit (group development) to allow the construction of a maintenance garage.

**Location:** 200 Elm High Drive (6-26-919.1)

**Applicant:** Edgerton School District

**Current Zoning/Land Use:** R-2 / school campus

**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 200 Elm High Drive. The parcel is zoned R-2 Residential District Two. The petitioner proposes to construct a maintenance garage. The building is larger than the maximum size of an accessory structure thus requiring a conditional use permit as a group development.
2. The proposed 5,450 sf building is located 42 feet west of the tennis courts. The plan includes 6,100 sf of new pavement, a depressed loading dock, 6 overhead doors on the south face of the structure and one on the north side. The building will be sided with metal siding and will have a wainscot brick veneer on the south side and a metal wainscot on the east and north sides
3. The building will have water and sanitary sewer service. The sanitary sewer is a force main that is proposed to connect to the force main serving the middle school. The proposed force main should connect to the same manhole serving the current force main.
4. A storm water management pond is proposed north of the building. The pond will drain to the creek.
5. The landscape plan requires an additional 351 landscape points.
6. The only proposed lighting is on-building over the services doors.

## **STAFF RECOMMENDATION**

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow the construction of a maintenance building at the High School located at 200 Elm High Drive with the following conditions and findings:

### **Conditions**

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner provides a landscape plan that complies with the ordinance requirements.
3. The petitioner connects the sanitary sewer to a manhole, not the lateral from the middle school.
4. Screening is provided if a dumpster is installed.

### **Findings**

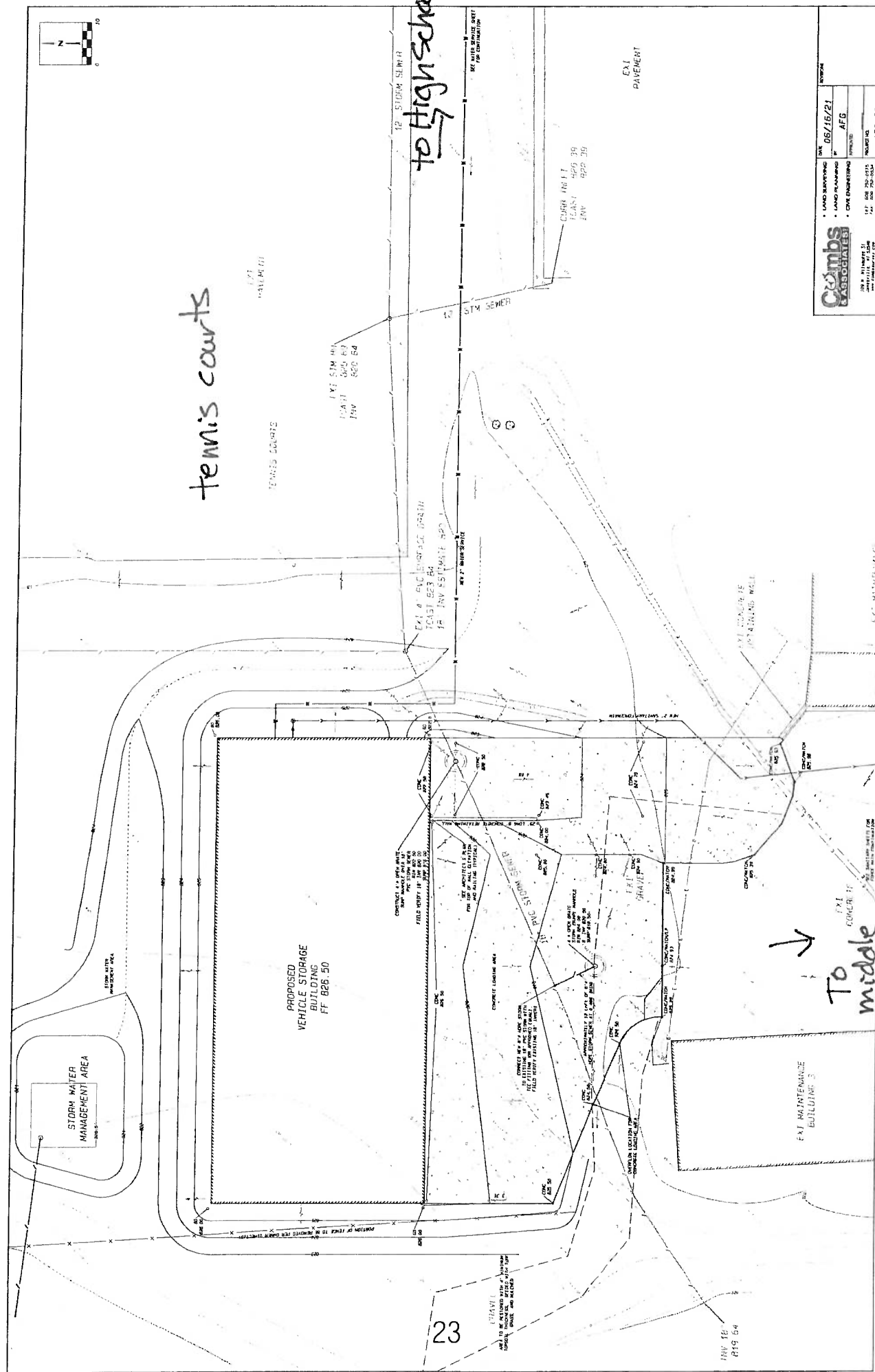
1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206.(4)(c) 2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact 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.



tennis courts

to High School

To middle school



<b>Cremins &amp; Associates</b>	
100 N. Plankton St. Clematis, FL 32009 Tel: 904-292-0215 Fax: 904-292-0216	DATE: 06/16/21 PROJECT: AFG DRAWING NO.: 120-666 SHEET NO.: 3 OF 3

SITE UTILITY, GRADING, DRAINAGE PLAN - BUILDING AREA

**DATE:** August 5, 2021  
**TO:** Ramona Flanigan and Howard Moser  
**FROM:** Bill Betzig & Joe Pingel  
**REGARDING:** Edgerton School District Accessory Vehicle Storage Building  
Review

**PROJECT #** 04894-0086

Combs & Associates on behalf of Edgerton School District submitted an Erosion Control Storm Water Management and Erosion Control Plan (ECSWMP) for a vehicle maintenance build off Elm High Drive north of the Edgerton Middle School in the City of Edgerton. The development is required to meet the City's Stormwater and Erosion Control Ordinance (Chapter 30). Onsite water and sanitary sewer materials and installation shall meet the requirements of the City and State Codes. The erosion control storm water management plan along with the utility plans have been reviewed. The erosion control storm water management plan along with the utility plans has been conditionally approved upon successfully resolving the following items:

1. Please note for future projects, the City of Edgerton ordinance defines rainfall depths for the required design storms. No further action is required at this time.
2. The infiltration basin was designed without an underdrain. While not required, an underdrain is recommended. Please reference WDNr technical standard 1004. No further action is required.
3. A maintenance agreement is required. Please provide. The maintenance agreement when recorded will be a stand-alone document. Please ensure a map showing all BMP covered by the agreement is attached as exhibit to the maintenance agreement. Please note that the catch basin cleaning frequency will need to be included in the maintenance agreement. The agreement must also state how to recognize when the infiltration basin is plugged and what actions are required to restore the basin. Fertilizer and weed control should also be avoided in the drainage area.
4. Please provide erosion control calculations.
5. Please submit the hydroCAD, WinSLAMM and CAD files.
6. Water service details and layout are complete and accepted. Consider adding insulation board where the service line crosses under the 12" storm sewer.
7. Significant issues with the sewer lateral/forcemain:
  - Missing detail for air release manhole (may not need this – see comments below).
  - You might be able to eliminate the sanitary manhole detail (see comments below).

- What is labeled as a 4" PVC Sanitary Sewer is not a gravity sewer flowing west but a forcemain that flows to the east and discharges into the City's gravity sewer system in a manhole about 300' to the east of the current connection point on Elm High Drive.
- You have conflicting notes and drawing elements on the plan and profile sections (Sheet 5 of 9)
  - i. Profile shows a 4" gravity sewer draining to a 4" forcemain with a note saying connect 2" HDPE to existing 4" – can't connect a gravity line into a forcemain.
  - ii. Also, at the same time in the plan view you have notes saying the new lateral line is both a 4" gravity lateral and a 2" HDPE forcemain being connected using a 4' diameter manhole – can't be both types and sizes of pipe nor would you need a manhole when connecting to a forcemain.
- You will either continue your 2" HDPE forcemain and connect to the existing 4" forcemain using a check valve on your 2" line (make the connection point the high spot in your 2" line so you can eliminate the air release manhole) or redirect your 2" HDPE forcemain and have it discharge into the city manhole on Elm High Drive.
- Consider adding insulation board where the lateral line crosses under the 18" storm sewer.
- Resubmit sanitary plans for approval.



# Memo

**To:** Plan Commission  
**From:** Staff  
**Date:** 8/5/2021  
**Re:** August 10, 2021 Meeting

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Proposed text amendments. New text is underlined and deleted text is struck through.

## Duration of image on message center signs.

The proposed ordinance amendment would reduce the duration of an image/text on message center signs. The new signs recently installed by the Piggly Wiggly and the school are examples of message center signs. The request is to reduce the minimum rotation of the message from 60 seconds to 30 seconds. The purpose of the duration regulation is to limit distractions: a quickly changing message sign could be distracting to drivers. Given the limited amount of time a driver is able to see the sign, the reduction is not apt to cause these signs to be significantly more distracting.

## 22.503 (1) Sign Prohibitions and Limitations.

(c) No illuminated flashing signs or chasing lights shall be permitted. Flashing signs are those that change their appearance more than once every thirty (30) ~~sixty (60)~~ seconds. Electronic message center (EMC) including video screen signs are permitted in the B-1 Local Business District and in any residential district for Indoor Institutional land uses with a conditional use permit; and in the B-3 Large Scale Commercial District, the B-4 Suburban Commercial District, and the M-1 Light Industrial District as a special use under the following conditions: the sign does not change its appearance more than once every thirty (30) ~~sixty (60)~~ or more seconds; the sign contains no chasing lights; the sign message does not advertise an off premises business; when located in a residential zoning district or visible from a residential unit, the EMC shall not be illuminated between 10:00 p.m. and 5:00 a.m.; the EMC utilizes an auto-dimming feature to adjust the brightness of the display based on ambient outside light; the EMC is equipped with a manual and scheduled brightness control so that the brightness of the sign does not negatively impact adjoining properties; and the sign is not incandescent bulbs or rotating louvers. Electronic message center and video signs shall be considered part of the total sign area allowed (except in the case of a community information sign).

**JUNE 30, 2021 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:00 p.m.

Present: Christopher Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

Also present: City Administrator Ramona Flanigan, Clerk-Treasurer Cindy Hegglund, and a group of citizens.

Clerk-Treasurer Cindy Hegglund confirmed the meeting agendas were properly posted on Friday, June 25th at the Post Office, Edgerton Library, and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Northward Development for the approval of a Planned Development/Precise Implementation Plan to allow the construction of nine duplexes, Bristle Pines, located southwest of the corner of West Meadows Drive and Hwy 59 (parcel 6-26-860.45).

City Administrator Ramona Flanigan provided background on the proposal. The petitioner is requesting approval of a Precise Implementation Plan (PIP) for a Planned Development to allow the construction of nine duplexes. (See the attached staff report for details.)

Ron Combs, Combs and Associates, stated he and the developers are present to answer any questions. They submitted a new landscape plan earlier today that complies with the City's requirements. They are also working through the City's recommendations from the staff report.

Dan Sperandeo, 28 Pine Cone Court and President of West Meadows Condo Association, expressed the Association's and other neighbors' concerns regarding this development. A copy of those concerns is attached.

Sperandeo asked why there is a deviation from the 1995 plan with six units and a looped street.

John Fahlgren, 212 West Meadows Dr, stated he is concerned about the density, crowding of the buildings and over populating the site. With the private street, he feels these owners will not be provided with the city services others in the City have.

Paul Citta, 121 Coralberry Ct, asked about a walking path being proposed around the perimeter of the property. He asked that it be routed through the middle of the development and not behind his house.

Paul Citta asked if the condos could turn into rental units later, if they do not sell. City Administrator Ramona Flanigan stated the rental of units are not something the City can control. She has not seen the condo association documents to determine if rental of the units will be allowed.

Roy Phelps, 115 Coralberry Ct, (remotely connect to the meeting) stated he has the same concerns as the

other citizens expressed. West Meadows is a nice neighborhood and he feels this development is like a mobile home park without wheels.

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

**CONSIDER REQUEST FOR APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN FOR BRISTLE PINES:** Julie Hagemann asked the developer to explain the type of homes and price point to give everyone a better understand of the quality of this development.

Ron Combs stated he does not deal with the pricing of the units. As for the duplexes, these will be sold as condos with a condo association just like West Meadows. The association will be responsible for sidewalk maintenance.

The walking path will not go behind homes. Some alternatives are being consider instead of a path but if the path is developed it will go along Hwy 59 and cut into the development by the hammer head.

Street parking on the private road will be restricted to only one side of the street.

Combs continued, the condominium plat and association documents will all be recorded. It is intended to be a homeowners' association and not rentals.

Developer Jennifer Petry stated, with the construction market fluctuation, it is hard to predict pricing. She anticipates the sale of units will be around \$290,000. The units will have a stone and siding exterior combination. The landscape plan includes plantings to help screening between new and existing homes.

Theran Springstead asked how close the buildings are located to each other. Ron Combs stated the side yards setback are 10 feet and front yards 25 feet from the curb. This allows as much greenspace between the buildings and highway as possible. In addition, there is a utility easement running through the lot which they needed to work around.

Paul Davis asked if there will be a barrier by the ponds. Ron Comb stated the retention ponds are a requirement of development. There will be plantings to screen these from the lot line.

Someone again asked why this development does not follow the 1995, 6-unit plan. City Administrator Ramona Flanigan stated the 1995 plan expires after five years. Since then, the land has been sold to a new developer and this is their proposal. Ron Combs stated the 6 units with a road around them is not financially feasible to build. They needed to develop a plan that is cost effective and came up with this proposal.

Matt McIntyre, 1300 Winston Dr, asked if there will be a need for bedrock blasting. Ron Combs stated there is not. He understands when this area first developed, the sanitary sewer was so deep that a trench was needed in the bedrock in order to have the sanitary sewer flow. The sewer main and laterals are now in place so no additional mains are needed.

Theran Springstead stated he supports new development and for someone willing to invest in Edgerton.

What he does not like is the backside appearance of the units. From the road, these units will look like a large rectangle with a one pitch roof and all the same size windows. He asked to have more diversity and creativity to match the other developments in West Meadows. He would also like to see it spread out more but understands they meet the minimum requirements.

Paul Davis asked about the visibility on the corner where Hwy 59 intersects with Meadow Lane and the addition of buildings and landscaping by the intersection. Ron Combs stated the building plan was designed to move the units as far as possible from the highway to allow for visibility. The landscaping plan also is designed to not block visibility.

Jim Kapellen asked the developers if they wish to redesign the location and design of the units. Ron Combs stated this is the same plan as presented earlier, they are willing to consider the rear appearance of the buildings but not the location. Jennifer Petry stated they are willing to vary the window sizes and other ways to break up the rear appearance. Buyers of these units will know what they are purchasing as far as location and proximity of the units. There is a large amount of green space and the floorplan is spacious. She believes they will sell.

It is hoped these units will be presold and purchasers can choose between the windows or a patio door in the master bedroom.

Steve Goede, 25 Pine Cone Ct, asked if buyers are able to make changes to the units, will it still be a condo plan? Jennifer Petry clarified the changes would be minor. They would allow for a variation of window size or addition of a door, nothing more.

Ron Combs stated street lighting is proposed at the entrance to the private road. There are no additional street lights planned. Each condo will have outside lighting that the owner can choose to turn on or off.

Jim Kapellen recommended no parking be allowed on the hammer head to keep it clear for emergency vehicles.

Jim Kapellen/Chris Lund moved to approve the PIP for a Planned Development for Bristle Pines (lot 45 of West Meadows First Addition) with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is ultimately included in one condominium association.
4. The developer provides a document to be recorded for all utility easements as well as a document to discontinue the water main easement (if there is a recorded easement).
5. Street trees be planted along W Meadows Drive prior to issuance of occupancy permits for the adjoining buildings; provide plant screening between patios that are near one another; provide screening along Hwy 59 equaling at least 500 landscape points; and provide appropriate plantings in the bioretention basins.
6. A walking path is installed from the hammer head to the highway heading east along the development or some other "community" improvement".
7. A maintenance agreement is included in the condo documents requiring the maintenance of the basins.

8. The developer pays the regional stormwater basin fee.
9. The developer pays parkland fees with each building permit.
10. The developer complies with the conditions in the City engineer's report.
11. The developer signs the Development Agreement.
12. The developer makes the improvements in accordance with the approved plans.
13. The condominium documents grant the city access to maintain the water laterals between the easement and the shutoff valves.
14. The exterior finishes and details are allowed to vary for each structure but all buildings have at least as much stone and the architectural details on the front elevation as those shown in the approved plans.

The motion passed on a 6/1 roll call vote. Theran Springstead voted against.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Northward Development for the approval of a Planned Development/Precise Implementation Plan to allow the construction of 10 duplexes for the property located east of Dean Street (Parcel #6-26-956.6).

City Administrator Ramona Flanigan provided background on the proposal. The petitioner is requesting approval of a Precise Implementation Plan (PIP) for a Planned Development to allow the construction of 10 condominium duplexes. (See the attached staff report for details.)

Ron Combs, Combs and Associates, stated he and the developers are present to answer any questions. Some of the units will have egress windows or partially exposed basements. They plan to retain as many of the trees on the south side of the parcel as possible.

It is difficult to develop a walking path on the property due to the location of the trees and storm water pond on the south side. Combs stated they are proposing to construct a sidewalk between the two intersections at Wileman Drive along the private road.

Kate Fox, 223 Wileman Drive, stated there is confusion in her neighborhood as to the connection of the proposed Wileman Drive in this development and the Wileman Drive in their neighborhood. City Administrator Ramona Flanigan stated this development does not connect to the existing Wileman Drive.

The City's Master Plan does indicate that Wileman Drive will be connected and extends through both neighborhoods. In order for this to happen, the private owners of the land between the two sections of Wileman Dr will need to develop the road.

Larry Kern, 246 Wileman Drive, asked what the timeframe is on Wileman Drive being extended to both neighborhoods. Flanigan stated there is no timeframe on any future development.

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

**CONSIDER REQUEST FOR APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN FOR PROPERTY LOCATED EAST OF DEAN ST:** Jim Kapellen asked if the private road and sidewalk will be maintained by the condo association. Combs said it will.

Flanigan asked if the sidewalk will be located right next to the street. Combs said it will so both the street and sidewalk can be plowed at the same time. He also confirmed that the driveways will have adequate space for a car to park outside the garage and not extend over the sidewalk.

Jim Kapellen stated he would like to see #6 of the staff recommendations addressing additional street lighting removed and #13 be amended to have a sidewalk along the private road instead of the walking path.

Flanigan asked the Commission to weigh in on the recommended changes to the landscape plan. She recommends landscape be added between the patios for those units that back up to one another to provide privacy. A grouping of evergreens be proposed across from Kinsley Lane to block headlights. The bioretention basin have appropriate plantings.

Theran Springstead asked about the removal of a "T" turnaround at the end of Wileman Drive. Flanigan stated she spoke with the City's Municipal Services Director and because Wileman is a wider paved street and the private road is close to the end, a plow truck would not need the "T" turnaround.

Flanigan noted the patios are not included on the plans, these should be added as a condition of approval.

The City's ordinance has a limit to how wide a driveway can be. Although this is a PD, Flanigan recommends a planting bed be provided running from the driveway apron to the structure to break up the two units' paved driveways.

Jim Kapellen/Jim Burdick moved to approve the PIP for a Planned Development for One Tree condominium development with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is ultimately included in one condominium association.
4. The developer provides a document to be recorded for all utility easements.
5. The planting plan be amended as follows: provide street trees along Wileman Drive; provide low trees or evergreens in the back yards of the units that share back yards equaling at least 500 landscape points; provide a massing of evergreens across from Kinsley Lane to block headlights; and provide appropriate plantings in the bioretention basins.
6. Two street lights be provided at the corners of Wileman Drive and the private street intersections.
7. The maintenance agreement is included in the condo documents requiring the maintenance of the basins.
8. The developer pays parkland fees with each building permit.
9. The developer complies with the conditions of the City engineer.
10. The developer signs the Development Agreement.
11. The developer makes the improvements in accordance with the approved plans.
12. A plant bed is provided running from the driveway apron to the structure between the garages of the two units to break up the large expanse of driveway pavement.
13. The Developer provides either: a walking path along the south and east boundary of the site; a sidewalk is provided along the private street; a small community shelter; or a play structure or some other improvement in exchange for greater density.

14. The condominium documents grant the city access to maintain the water laterals between the easement and the shutoff valves.
15. The exterior finishes and details are allowed to vary for each structure but all buildings have at least as much stone and the architectural details on the front elevation as those shown in the approved plans.
16. The plan includes the patio locations.

The motion passed on a 7/0 roll call vote.

**MINUTES:** A Paul Davis/Ron Webb motion to approve the minutes from the June 7, 2021 Plan Commission meeting passed, all voted in favor.

**CONSIDER FINAL PLAT OF ONE TREE SUBDIVISION TO CREATE 45 LOTS:** City Administrator Ramona Flanigan stated this is in the same location as the One Tree condominiums. The Plan Commission has previously approved the preliminary plat. (See attached staff report for details.)

Jim Kapellen stated he would like 5' sidewalk width as recommended by the DOT. Flanigan stated these are in the current plans.

Flanigan asked about obtaining a temporary pond outflow. Ron Combs stated they have spoken to the adjoining property owners (Kienbaums) and they agree to allow the release of the same amount of water that is being discharged now. Flanigan noted that if a permanent agreement cannot be reached, the City Engineer will weigh in on alternatives.

Jim Kapellen/Paul Davis moved to approve the final plat to create 45 lots for One Tree Subdivision located east of Dean Street subject to the following conditions:

1. The City Engineer approves utility extension, storm water control, and erosion control plans.
2. The final plat indicates all easements.
3. The petitioner enters into a development agreement with the City before signing the final plat.
4. The developer pays the park impact fees when building permits are issued.
5. The developer pays a platting fee of \$450 dollars.
6. A note appears on the final plat requiring driveway access on lots 39 and 40 be as far from the intersection as possible.
7. An easement or agreement is obtained for temporary pond outflow.
8. Street lights are provided at each intersection including the intersections of Wileman Drive and the private street.
9. The cross sections are modified to show the sidewalk is at least 6" above the back of curb.
10. Structures are built in accordance the garage floor elevations shown on the plans and the front of the structure is no lower than the garage floor elevation.
11. Street trees, as approved by the Municipal Services Director, are installed prior to occupancy permits being issued.
12. The pond is deeded to the City.

The motion passed on a 7/0 roll call vote.

**SITE PLAN FOR 2 GEAR DR:** City Administrator Ramona Flanigan stated the site plan is for a new proposed building at 2 Gear Dr. The building complies with all the building setbacks although the plan does not show the setback for the paved area. There is a required 10' setback for this.

The site plan shows a shared driveway for cars and trucks. Although this is not an ideal configuration, it does comply with the ordinance. The parking lot does not have curbing or bumper blocks and the parking stalls will be difficult to access.

Chris Lund/Jim Burdick moved to approve the site plan for 2 Gear Dr to allow the construction of a storage building in the M-2 General Industrial District located on the northwest corner of Gear Dr and W Fulton St in the Westside Industrial Park with the following conditions:

1. The petitioner obtains a sign permit if a sign is planned.
2. Outside utilities are screened.
3. The petitioner provides landscaping between the parking lot and the building and around the site utilities. The petitioner must provide a landscape plan having a total of 122 landscape points.
4. The optics of the building lighting are "cut-offs" that restrict light from spilling from the site.
5. The plan is amended to show the required 10' setback for the pavement (other than the driveway) from the front property line.

The motion passed on a 7/0 roll call vote.

**DISCUSS CONCEPT PLAN PHASE OF A PLANNED DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 42-UNIT APARTMENT BUILDING SOUTH OF LAKE DRIVE AND WEST OF DAIRYLAND DRIVE:** City Administrator Ramona Flanigan stated any residential structure greater than 17 units is required to use a planned development process. The concept plan stage does not require a public hearing.

If the Commission approves of this proposal, it will require an amendment to the Comprehensive Plan.

It is important for the Plan Commission to weigh in at this time if they agree or disagree with the proposal and general concept of the development. Is this an acceptable use for this location?

Applicant Ilir Banushi and Pete Weston (remote) explained the 42-unit building is the first building of a future apartment complex. This building will have one- and two-bedroom apartments with underground parking. It will be marketed to the 55 and over population which they believe is needed in Edgerton.

The developer hopes the future development includes a swimming pool, exercise area and community room to give residents something to do.

Julie Hagemann recommended including green space and walking paths within the development.

Theran Springstead asked how this development would connect to the rest of the City. Flanigan stated it would eventually connect to Brailsford Junction and other possible future roads. Brent Harry, 924 Dean St, asked if this area will connect to either an existing or future park area. Flanigan stated the Master Plan does have a park proposed for the One Tree subdivision area south of this development that would also connect with this area.



Ilijir Banushi stated he believes this development will spur more growth in this area.

Flanigan asked the Commission if this is an acceptable plan for Edgerton in this area. Are there recommendations for the developers or other ideas?

Pete Weston stated they are looking at varying about four or five exterior colors and textures to give the building character. Flanigan stated it would be similar to the Keller building in the downtown with a different roof line.

The Commission comments were in support of the location and moving forward with the plan.

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

Ramona Flanigan/ch  
City Administrator

Approved August 10, 2021

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 10, 2021

**GENERAL DESCRIPTION**

**Description of Request:** Approval of minor modification to a Precise Implementation Plan for the Bristle Pines Planned Development

**Location:** Bristle Pines - Lot 45 West Meadows First Addition (southwest corner of W Meadows Dr and Hwy 59)

**Applicant:** Northward Development

**Current Zoning/Land Use:** R4 Planned Development / vacant

**STAFF DISCUSSION**

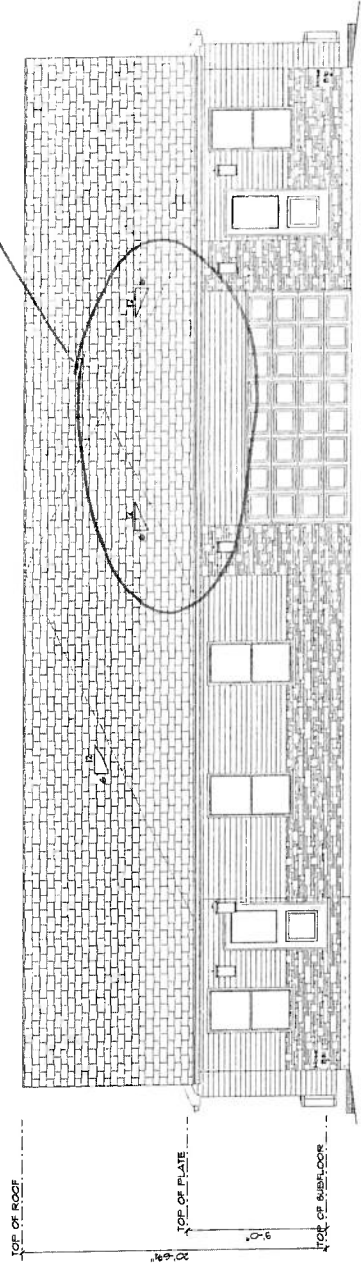
The petitioner wishes to make the following minor modifications to the approved plan for Bristle Pines: add a gable to the front of the structures and move the patios to the rear of the units (see attached drawings). The ordinance provision regarding modifications to a conditional use are: "If the Plan Commission wishes to make significant changes in the proposed conditional use, then the procedure set forth in s. 62.23(7)(d) of the Wisconsin Statutes [a public hearing] shall be followed prior to Plan Commission action. Any action to amend the provisions of the proposed conditional use permit requires a majority vote of the Plan Commission." This provision applies to this request because a Precise Implementation Plan is approved using the conditional use procedures.

If the Plan Commission agrees these modifications are minor, the Commission can consider the proposed changes.

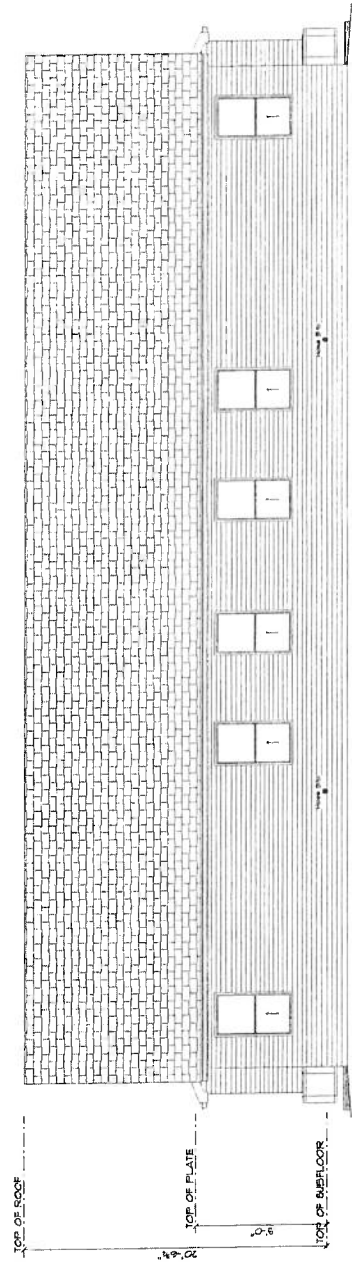


original

change  
roofline  
to gable

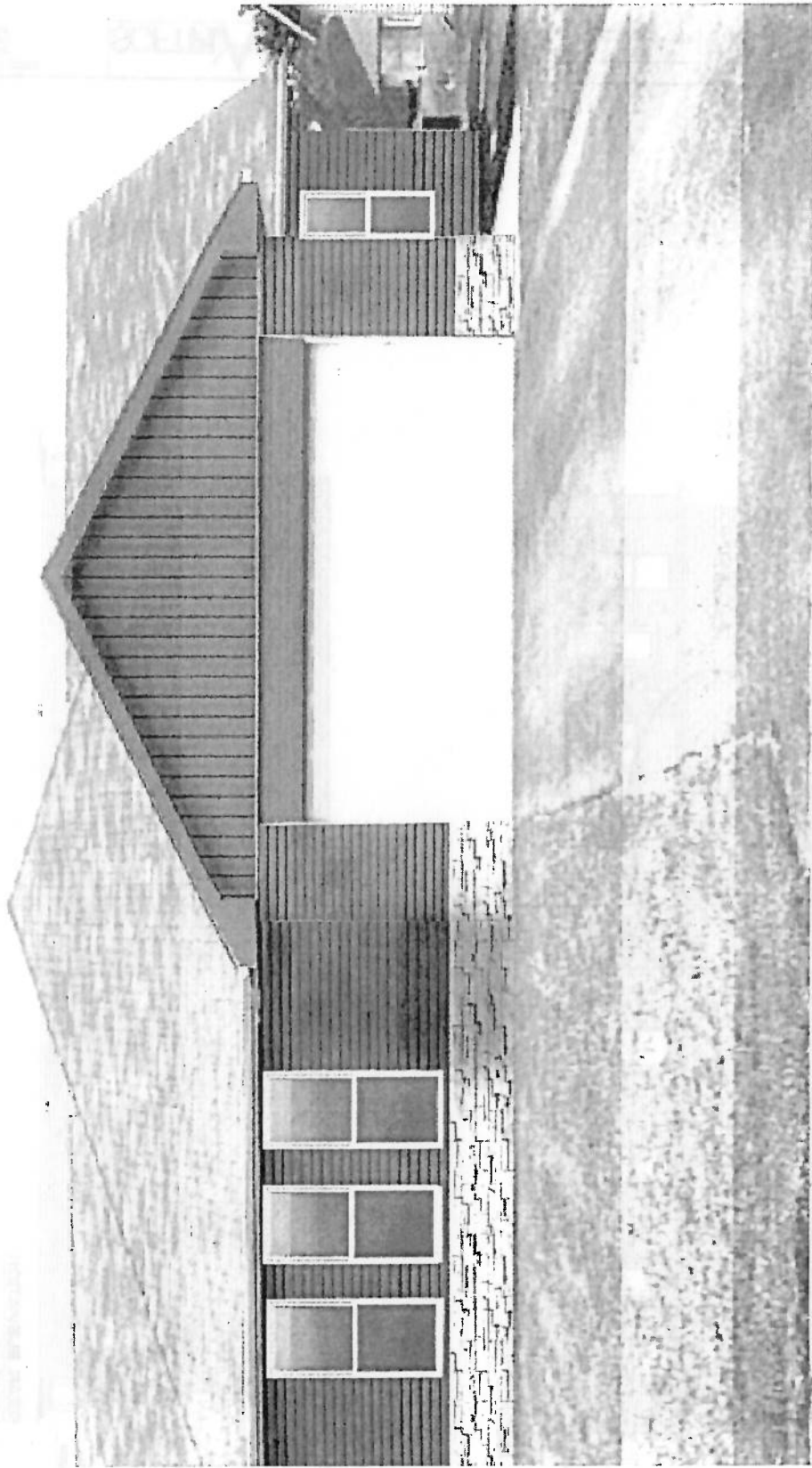


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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

Proposed



100% granite  
granite

landmark

**TO:** Edgerton Plan Commission

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**MEETING DATE:** August 10, 2021

**GENERAL DESCRIPTION**

**Address:** SE Corner of Jacobus and Edgerton Roads, , Section 34 in the Town of Albion

**Applicant:** Ellifson

**Parcel Sizes:** 1.01 acres and 3.53 acres

**Description of Request:** create one 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 petitioner proposes to create one additional lot for development. This lot already contain a single-family house in a developed area in the Town of Albion. This parcel is very close to the City boundary, which is concerning in that development in the Town near the City border could inhibit logical City Expansion. The City cannot however, provide sanitary sewer service to the proposed lot making it unlikely that the owner would pursue annexation into the City. Dane County will prohibit the further development of the parcel with a deed restriction through their Transfer of Development Rights Program.

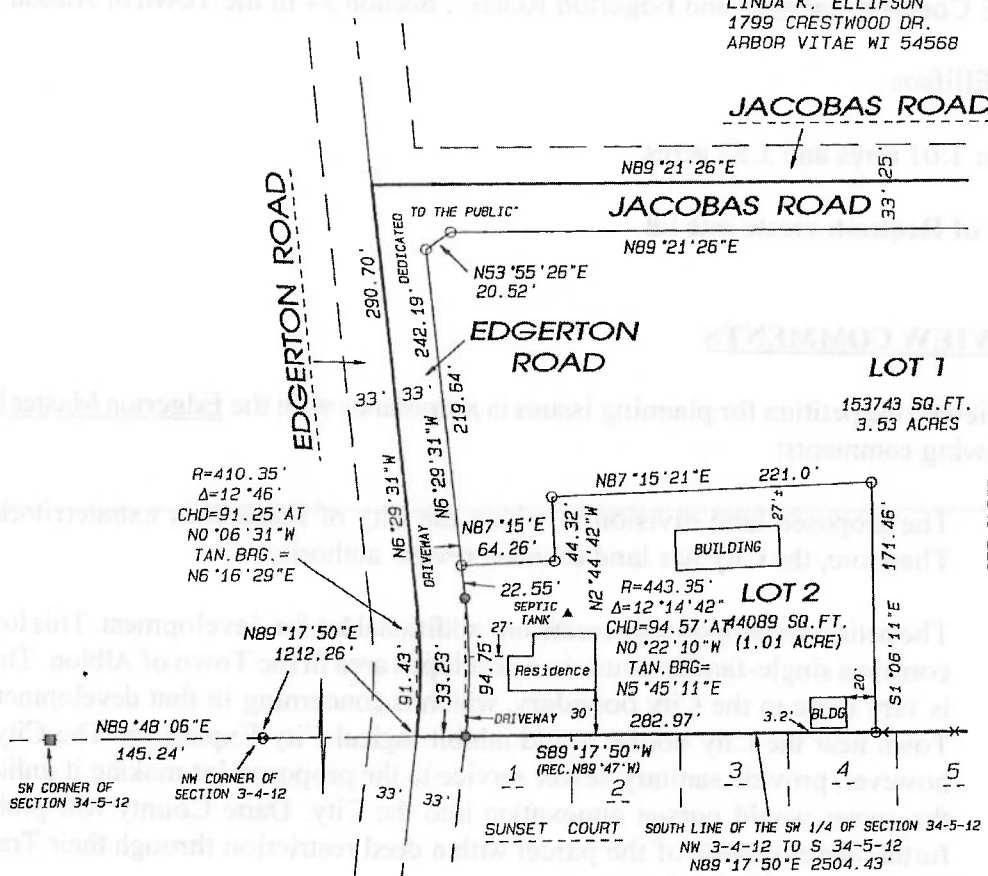
**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve the proposed land division.

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

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:  
DARRELL R. ELLEFSON  
LINDA K. ELLIFSON  
1799 CRESTWOOD DR.  
ARBOR VITAE WI 54568



$R=410.35'$   
 $\Delta=12^{\circ}46'$   
CHD=91.25' AT  
NO  $06^{\circ}31'W$   
TAN. BRG.=  
 $N6^{\circ}16'29"E$

$R=443.35'$   
 $\Delta=12^{\circ}14'42"$   
CHD=94.57' AT  
NO  $22^{\circ}10'W$  (1.01 ACRE)  
TAN. BRG.=  
 $N5^{\circ}45'11"E$

**LEGEND:**

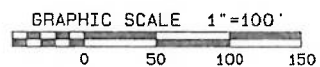
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND CONCRETE MONUMENT
- x— FENCE

NOTE: FIELDWORK COMPLETED \_\_\_\_\_

NOTE: ASSUMED  $N89^{\circ}17'50"E$  ALONG THAT PART OF THE SOUTH LINE OF THE SW 1/4 OF SECTION 34-5-12.

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

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



**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53548  
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tel: 608 752-0575  
fax: 608 752-0534





**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 10, 2021

**GENERAL DESCRIPTION**

**Address:** N Ellendale Rd, Rock County, Fulton Township Sec. 11

**Applicant:** Hill

**Parcel Size:** 0.85 acres each

**Description of Request:** Approval to combine 2 lots

**STAFF REVIEW COMMENTS**

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

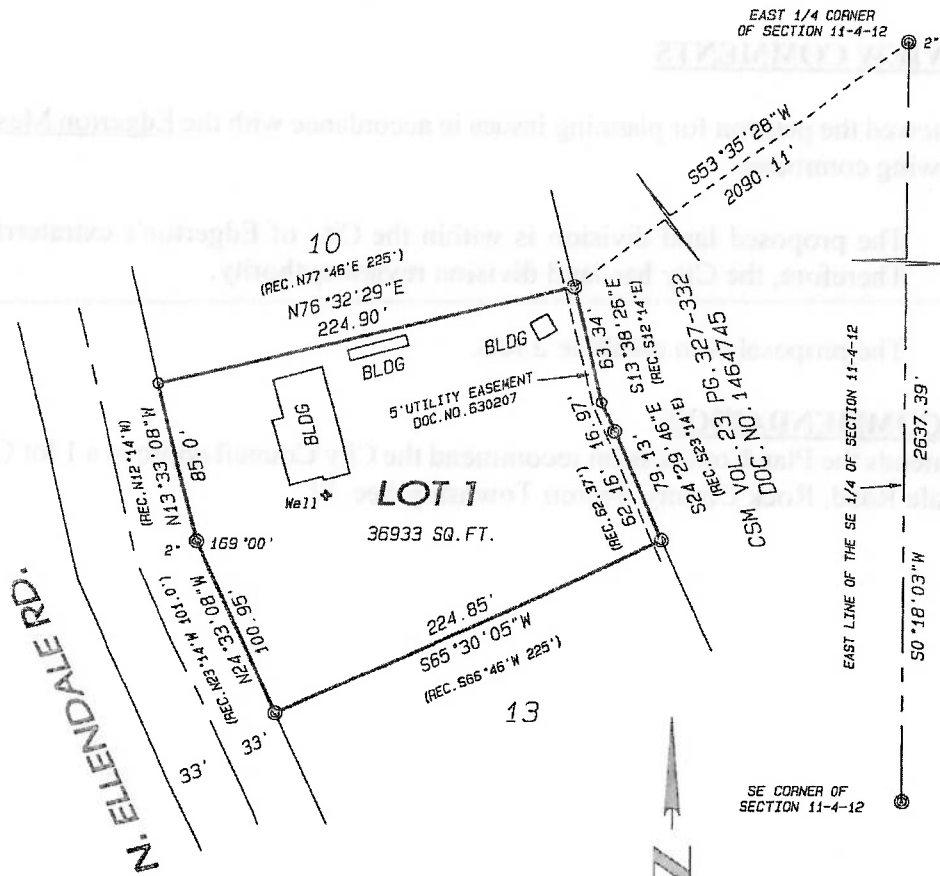
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposal is to combine 2 lots.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve a 1 lot CSM for Hill on N Ellendale Road, Rock County, Fulton Township Sec. 11.

# CERTIFIED SURVEY MAP

LOTS 11 AND 12, WESLEY COURT AND BEING LOCATED IN GOVERNMENT  
 LOTS 6 AND 7 OF FRACTIONAL SECTION 11, T.4N., R.12E. OF THE 4TH P.M.,  
 TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



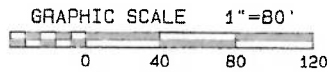
### LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- ⊙ FOUND IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
- X— FENCE

### NOTES:

FIELDWORK COMPLETED JUNE 14, 2021.

ASSUMED 50'18'03"W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 11-4-12.



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