

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

PLANNING COMMISSION
Monday, January 20, 2020 at 6:30 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, January 17, 2020.
3. Consider approval of December 16, 2019 Plan Commission meeting minutes.
4. Consider plat of survey for 218 York Road.
5. Consider extraterritorial land division for Purnell, Town of Albion, Section 36 to combine two lots on E. Hillside Road. (#10355)
6. Consider extraterritorial land division for Purnell, Town of Albion, Section 36 to combine two lots on E. Hillside Road and Highwood Drive. (#10354)
7. Set next meeting date and future agenda items.
8. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

**DECEMBER 16, 2019 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:15 p.m.

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

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 13th at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the November 4, 2019 Plan Commission meeting minutes passed, all voted in favor.

SITE PLAN FOR IKI MANUFACTURING: Flanigan stated IKI Manufacturing wishes to construct an addition to an existing warehouse building and construct a new accessory building at their Maple Court site.

Although these two proposed structures do not necessitate the installation of stormwater control measures because of their small size, the installation of other impervious surfaces over the last 15 years collectively require stormwater measures be implemented. The stormwater collection facility is best placed in the southeast corner of the complex. This pond cannot be constructed at this time. The owner's have submitted a letter to the City committing to make stormwater control improvements before June 30th, 2020. This is acceptable to the City Engineer and will allow the petitioner to complete these upgrades to facilitate the expansion of the business at this time.

Jim Kapellen/Ron Webb moved to approve the site plan for an addition and the construction of an accessory building to 105 Maple Court with the following conditions:

1. The petitioner complies with the following conditions of the City Engineer:
 - Plans for the stormwater control improvements are submitted by May 1, 2020 and the improvements are installed and approved by June 30, 2020.
 - The petitioner notifies the City when construction of the stormwater improvements starts and when construction is completed to allow inspection of the completed work to ensure the work completed is according to the plan.
2. The petitioner submits a landscape plan.
3. All exterior lighting fixtures are cut off fixtures.

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

WATER EASEMENT AT 910 ROCK RIVER ROAD: Flanigan reported the City has a water main easement extending from Rock River Road, across the property at 910 Rock River Road to Highway 59. The owner of 910 Rock River Road has requested the easement be reduced from 80' to 66' wide. The reduction would ensure the existing barn is not in the easement and provides some setback between the existing house and a potential future road.

The Utility Director does not object to the easement reduction and a 66' wide easement is adequate for the access and maintenance of the main.

A Jim Kapellen/Ron Webb motion to approve a water easement reduction at 910 Rock River Road from 80' to 66' and allow the City Attorney work through the process of recording this reduction passed on a 7/0 roll call vote.

CSM NEAR WEST SIDE INDUSTRIAL PARK: Flanigan reported TJN Enterprises, LLC and the City of Edgerton have applied for a preliminary and final two lot Certified Survey to allow the owner to sell lot #2 to the City of Edgerton. The CSM dedicates a street right of way to allow access and the future division of lot #2.

A Ron Webb/Paul Davis motion to approve a preliminary and final two lot Certified Survey for the parcel west of the Westside Industrial Park with the condition that the final CSM includes all easements passed on a 7/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approved January 20, 2020

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: January 20, 2020

GENERAL DESCRIPTION

Description of Request: Petition for approval of a plat of survey map to move a lot line (sale between adjoining owners)

Location: 218 York Road

Applicant: Lueder and Olson

Current Zoning/Land Use: R-4 Residential / single family home

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner proposes to purchase 2,195 sf from the owner of 407 N Main Street (Shoe Factory) and add it to 218 York Road. The structure on 218 York Road encroaches on the adjoining property. The owner of 218 seeks to purchase the triangular piece to ensure the structure is on one parcel so that it can be sold. The City has an approved Purchase Agreement for the Shoe Factory property.
2. A Plat of Survey is allowed in this instance, as opposed to a certified survey map, because this is a sale between adjoining owners.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the plat of survey to add 2,195 sf to 218 York Road subject to the following conditions:

1. The City Council approves an addendum to the Purchase Agreement to allow the reduction in the Shoe Factory property.

PLAT OF SURVEY

CSM VOLUME 29 PAGES 19-20
DOC. NO. 1717807

PART OF LOT 15, DOTY'S SUBDIVISION, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.
DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE MONUMENT ON THE WEST SIDE OF YORK ROAD, 40 FEET NORTH OF THE SE CORNER OF SAID LOT 15; THENCE NORTH ALONG SAID STREET LINE, 92 FEET TO A CONCRETE CORNER MONUMENT; THENCE WEST AT RIGHT ANGLES, 115.5 FEET TO A CONCRETE MONUMENT; THENCE S48°33'W 152.8 FEET TO AN IRON PIPE MONUMENT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 238.7 FEET TO THE PLACE OF BEGINNING.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF VICKI HOVE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF NOVEMBER, 2019, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
P.L.S. Number 1330

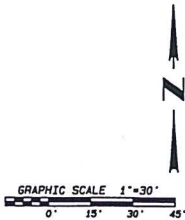
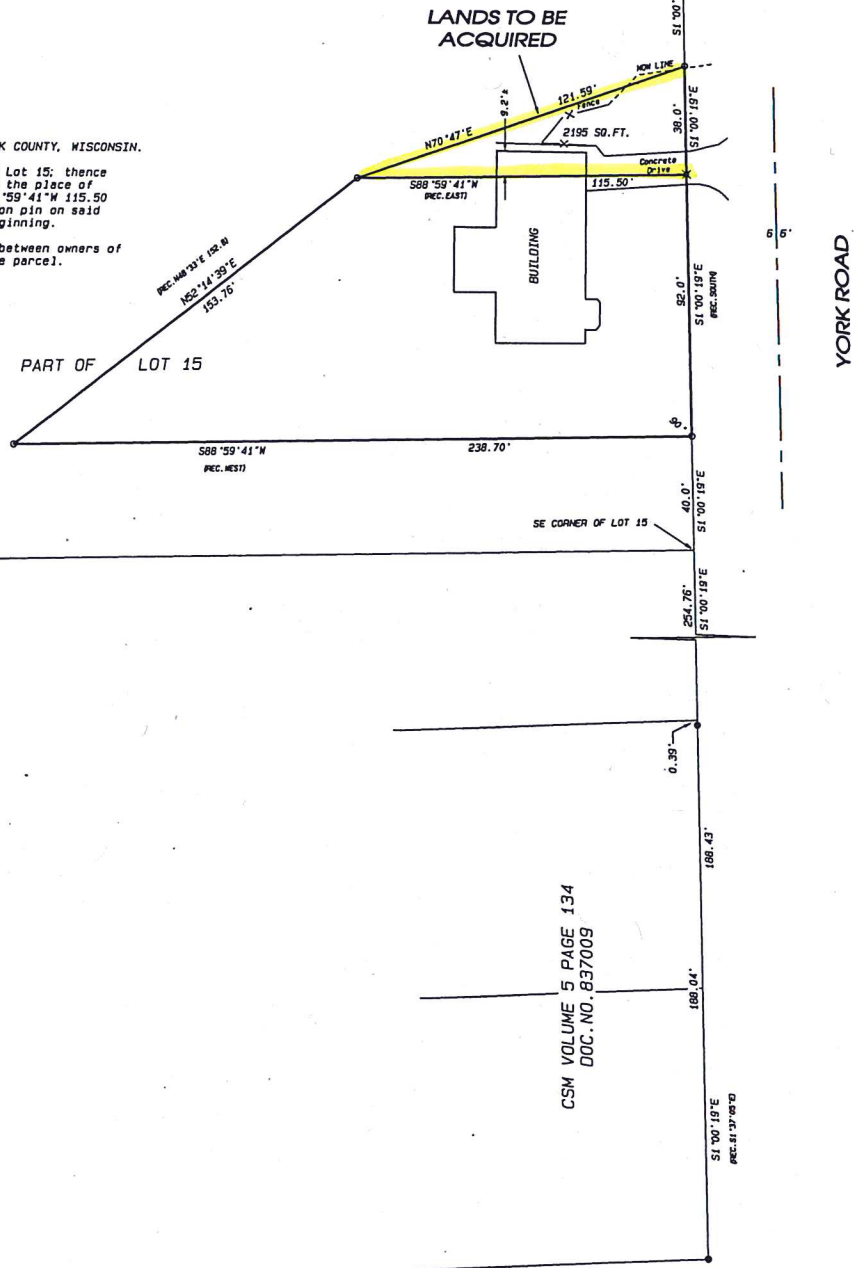
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

DESCRIPTION OF LANDS TO BE ACQUIRED:

PART OF LOT 15, DOTY'S SUBDIVISION, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the SE Corner of said Lot 15; thence N1°00'19"W along the East Line of said Lot, 132.0 feet to the place of beginning for the land to be herein described; thence S88°59'41"W 115.50 feet to an iron pin; thence N70°47'E 121.59 feet to an iron pin on said East Line; thence S1°00'19"E 38.0 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- × SET DRILL HOLE IN CONCRETE

NOTES:

FIELDWORK COMPLETED _____

LEGAL DESCRIPTION OF RECORD HAS A MISCLASURE OF 12.6 FEET AT S43°28'E.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED S1°00'19"E ALONG THE EAST LINE OF SAID LOT 15.

<p>109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	DATE 11/07/19
		BY sll
		PROJECT NO. 119-483
		CLIENT HOVE

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: January 20, 2020

GENERAL DESCRIPTION

Address: Hillside Road and Highwood Dr, Dane County, Albion Township, Section 36 (#10355)

Applicant: Purnell

Parcel Size: 28 acres

Description of Request: Combine two lots

STAFF REVIEW COMMENTS

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

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

STAFF RECOMMENDATION

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

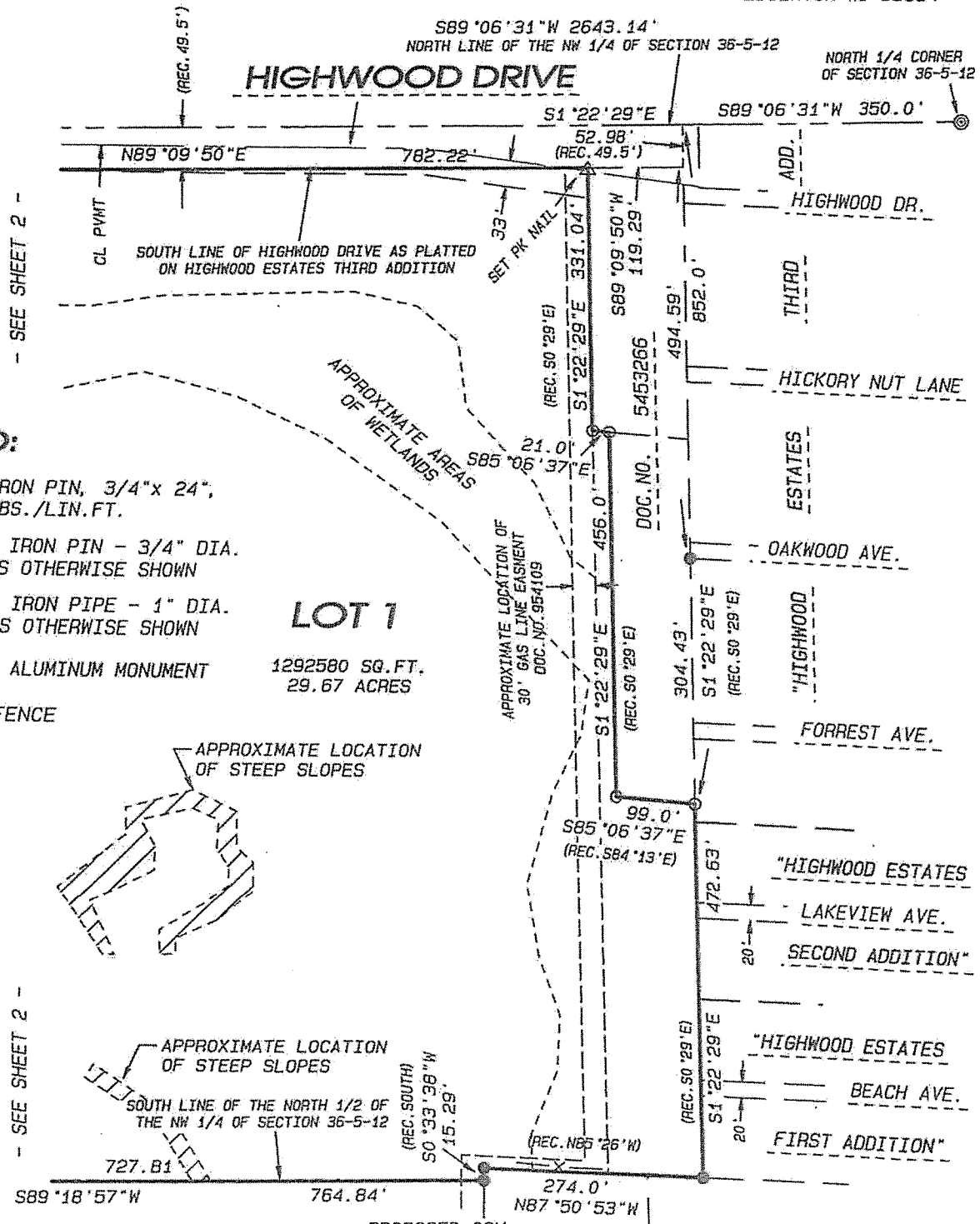
CERTIFIED SURVEY MAP NO. _____

#10355

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DANE COUNTY PLANNING & DEVELOPMENT

OWNER OF RECORD:
 ROBERT J PURNELL III
 KRISTINE A PURNELL
 11614 N HERITAGE RDG
 EDGERTON WI 53534



LEGEND:

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

— X — FENCE

- SEE SHEET 2 -

- SEE SHEET 2 -

LOT 1

129250 SQ. FT.
 29.67 ACRES

APPROXIMATE LOCATION OF STEEP SLOPES

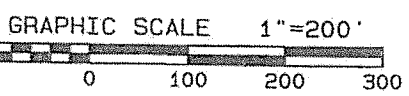
APPROXIMATE LOCATION OF STEEP SLOPES

SOUTH LINE OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 36-5-12

PROPOSED CSM

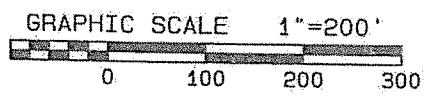
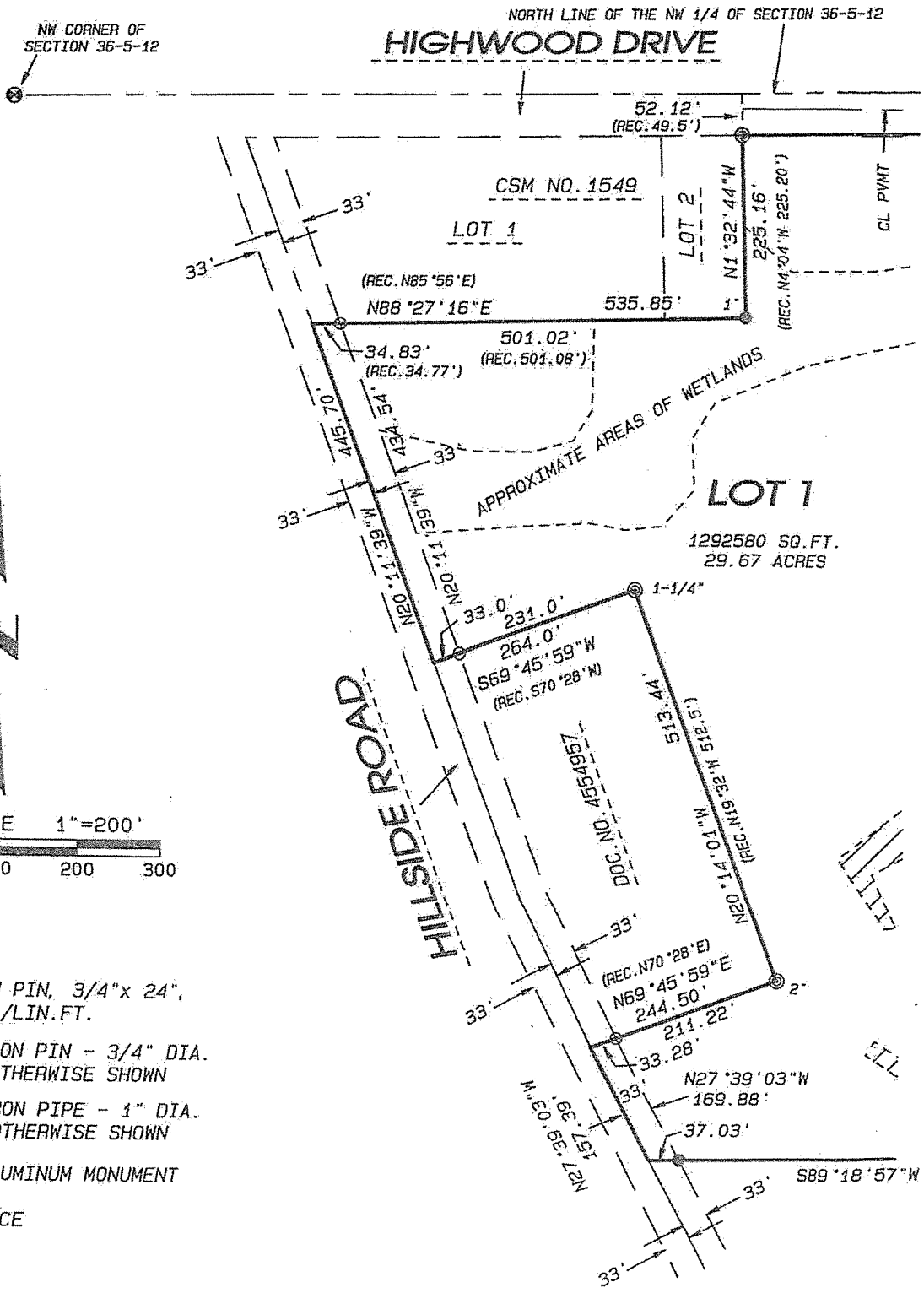
PARCEL 1
 DOC. NO. 5517549

COMBS PROJECT NO. 119-446



CERTIFIED SURVEY MAP NO. _____

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



LEGEND:

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

—X— FENCE

- SEE SHEET 1 -

NOTES:

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: January 20, 2020

GENERAL DESCRIPTION

Address: Hillside Road, Dane County, Albion Township, Section 36 (#10354)

Applicant: Purnell

Parcel Size: 11.5 acres

Description of Request: Combine two lots

STAFF REVIEW COMMENTS

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

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

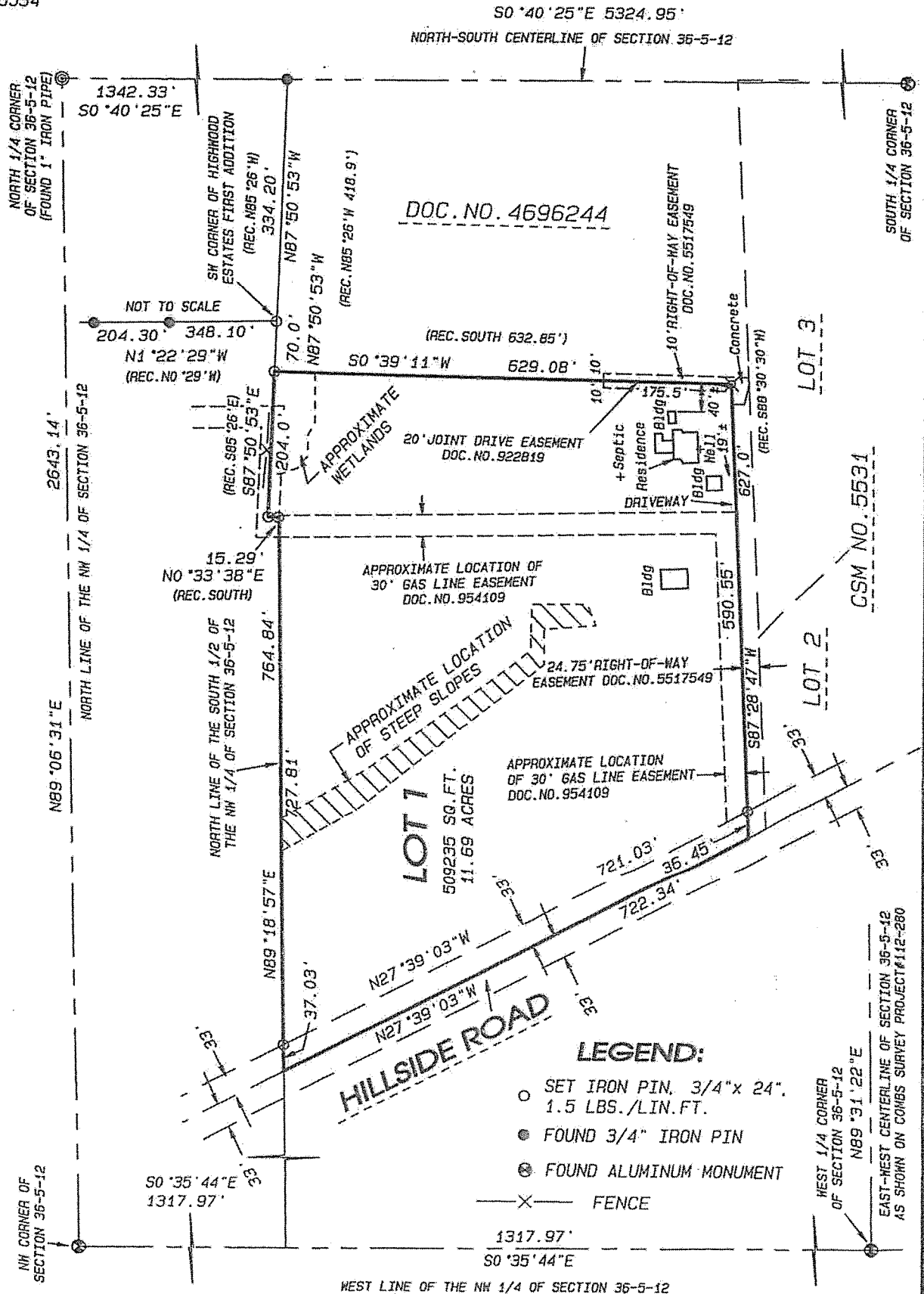
STAFF RECOMMENDATION

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

PART OF THE NE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4 DANE COUNTY PLANNING & DEVELOPMENT
 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E. OF
 THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:
 JOSEPH F. SOUTH III
 TAMERA L. SOUTH
 168 HILLSIDE RD
 EDGERTON WI 53534

NOTE: FIELDWORK COMPLETED 1-6-2020
 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.
 NOTE: ASSUMED SO 40°25'E ALONG THE NORTH-SOUTH
 CENTERLINE OF SECTION 36-5-12.



WEST LINE OF THE NW 1/4 OF SECTION 36-5-12