

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

**PLANNING COMMISSION**  
Wednesday, March 31, 2021 at 6:00 P.M.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

**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, March 26, 2021.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Lindsey Zentko for approval of a conditional use permit to allow the construction of a second driveway onto Henderson Street for the parcel located at 111 Henderson Street.
  - B. Close the public hearing.
4. Consider a request by Lindsey Zentko for approval of a conditional use permit to allow the construction of a second driveway onto Henderson Street for the parcel located at 111 Henderson Street.
5. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Northwoods LLC for approval of the following for the property located east of Dean Street:
    - A modification to an R-4 / General Development Plan for a Planned Development to allow the construction of 10 duplexes (previously approved for 12 buildings); and
    - A modification to a conditional use permit to change the location of eight duplexes and to increase the number of duplexes in the R-2 portion of the subdivision from eight to nine.
  - B. Close the public hearing.
6. Consider a request by Northwoods LLC for approval of the following for the property located east of Dean Street:
  - A modification to an R-4 / General Development Plan for a Planned Development to allow the construction of 10 duplexes (previously approved for 12 buildings); and
  - A modification to a conditional use permit to change the location of eight duplexes and to increase the number of duplexes in the R-2 portion of the subdivision from eight to nine.
7. Consider approval of March 16, 2021 Plan Commission meeting minutes.
8. Consider approval of a Preliminary CSM to create 2 lots and one outlot for lots on Terrace Court and Elm High Drive. (parcel #6-26-999)
9. Set next meeting date and future agenda items.
10. Adjourn.

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

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

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

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** March 31, 2021

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a conditional use to allow the construction of a second driveway

**Location:** 111 Henderson Street.

**Applicant:** Lindsey Zentko

**Current Zoning/Land Use:** R-2 Residential District Two / single family residential

**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 111 Henderson Street. The parcel is zoned R-2. The petitioner proposes to construct a second driveway. The Zoning Ordinance requires a conditional use permit to allow the construction of a second driveway serving a single family residence. The Plan Commission can allow the driveway “if it is deemed necessary and feasible and will not cause undue impairment of safety, convenience and utility to the street”.
2. The petitioner currently has a driveway on the west side of the home. The driveway has a steep slope. The petitioner is requesting the second driveway so that she can park her work truck and trailer on her property. The driveway will also allow off street parking for her customers who occasionally pick up product.
3. The petitioner indicates that she is not conducting business on her property since customers who come to the property are not purchasing items simply picking up items.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission deny the conditional use permit for Lindsey Zentko for the property located at 111 Henderson Street.

This recommendation is based on the following findings of fact:

1. The proposed conditional use in the proposed location is not in harmony with the purposes, goals, and objectives of the Master Plan and the Zoning Ordinance. 22.206. (4)(c), 2 due to the fact that the sole purpose of the driveway is to serve a home business.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will result in undue adverse impact on nearby property, the character of the

neighborhood, traffic factors, and public rights-of-way if the owner complies with the conditions. 22.206. (4)(c) 3.

3. The proposed conditional use does not maintain 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 impose an undue burden on services.

If the Commission grants the conditional use to allow a second driveway, it should do so with the following conditions:

1. The new driveway must be paved within a year.
2. The driveway meets all setbacks.
3. If the petitioner has more than 3 customers picking up products in a month, if this address is used as the address for the business, or if any sales take place on the property as part of the business, the applicant must obtain a conditional use permit for a home occupation.

I am submitting this application for a permit to install a second driveway on my given property. The reasons that I need this driveway is all based on my current business that I own. I run a mobile tool store, which includes me to own a large commercial vehicle that I park at my home. The current driveway I have is a very steep driveway which makes it very difficult to get in and out especially in the winter time when it gets very slippery which gets very unsafe and can cause significant damage to my truck and if not properly backed in at the right angle I can't get in especially needing no one else to park across the street as well. In the summer time I wash my vehicle in the street which even tho a dead end I can block traffic from getting up to the home past me. The current driveway I have is way too steep to wash it in. I can not connect to my current driveway cause of the steepness of the existing driveway either. I also would like to prevent any chance of being in any way of a emergency vehicle or a delivery vehicle needing to get up or down the street. I do also have customers stop by to pick up tools and this way they are able to park off the street to not be in any way of additional traffic coming up the street. Being off the street will reduce clutter for the neighbors. Additionally I have a work trailer that needs a solid place to be parked.

Now putting this driveway in will in no shape or form cause any harm or impairment of the use of the street or any maintenance that need to be done in the future.

By adding this second driveway I hope to also build a second garage in the near future. The second garage will give a safe place to load and unload inventory and toolboxes that are part of the business that I run.

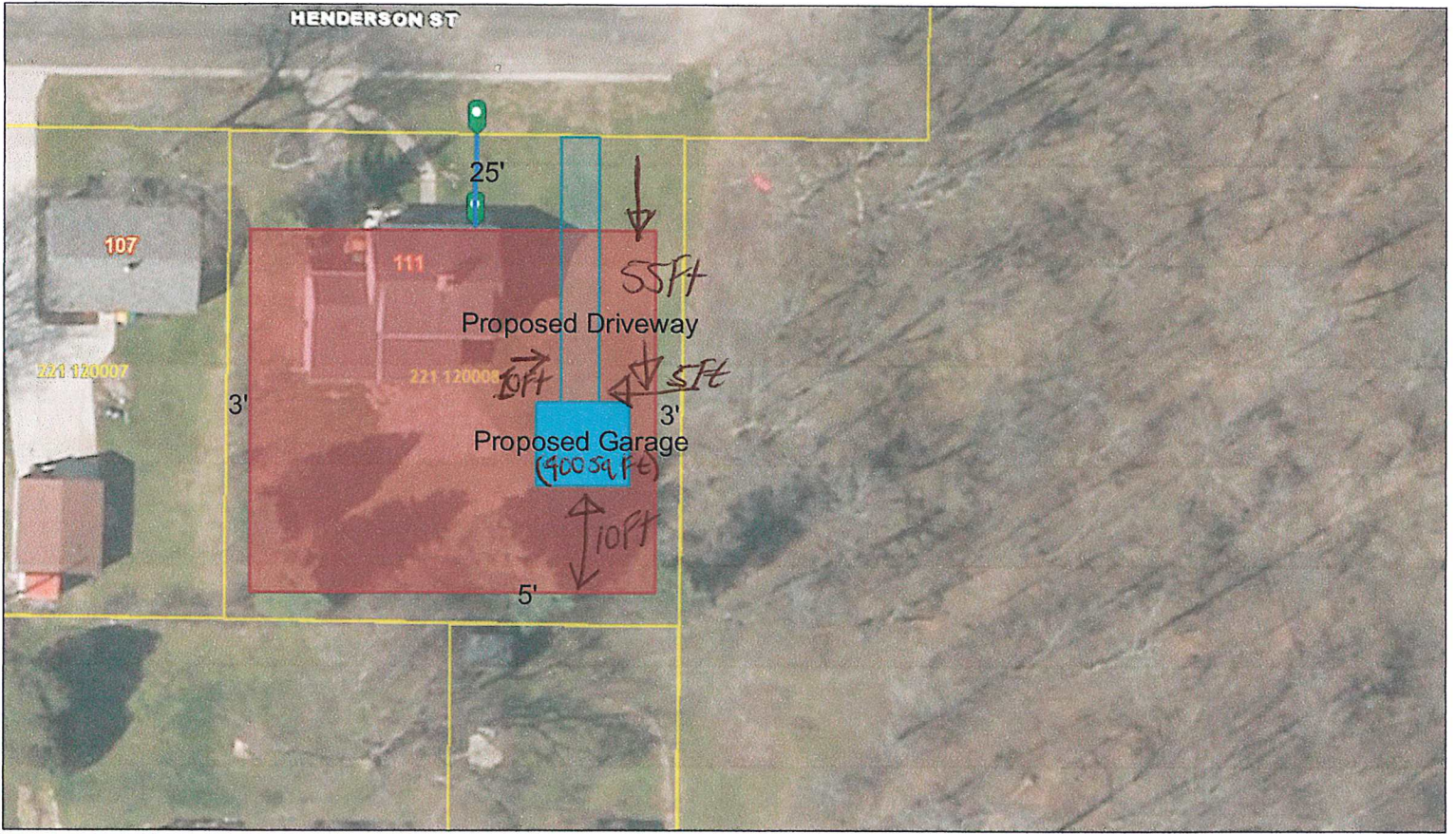
The contractor that is installing the concrete is: Mainline Builds- John Sisulak  
170 US Hwy 51N  
Unit 804  
Edgerton, WI 53534  
(608) 206-2743

Project is planned for this spring/summer of 2021.

Thanks for your time.

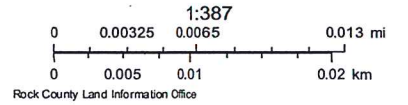
-Lindsey Zentko  
608-332-7010

# ArcGIS Web Map



2/17/2021, 9:01:25 AM

Measurement    Parcels  
— Override 1    Override 1





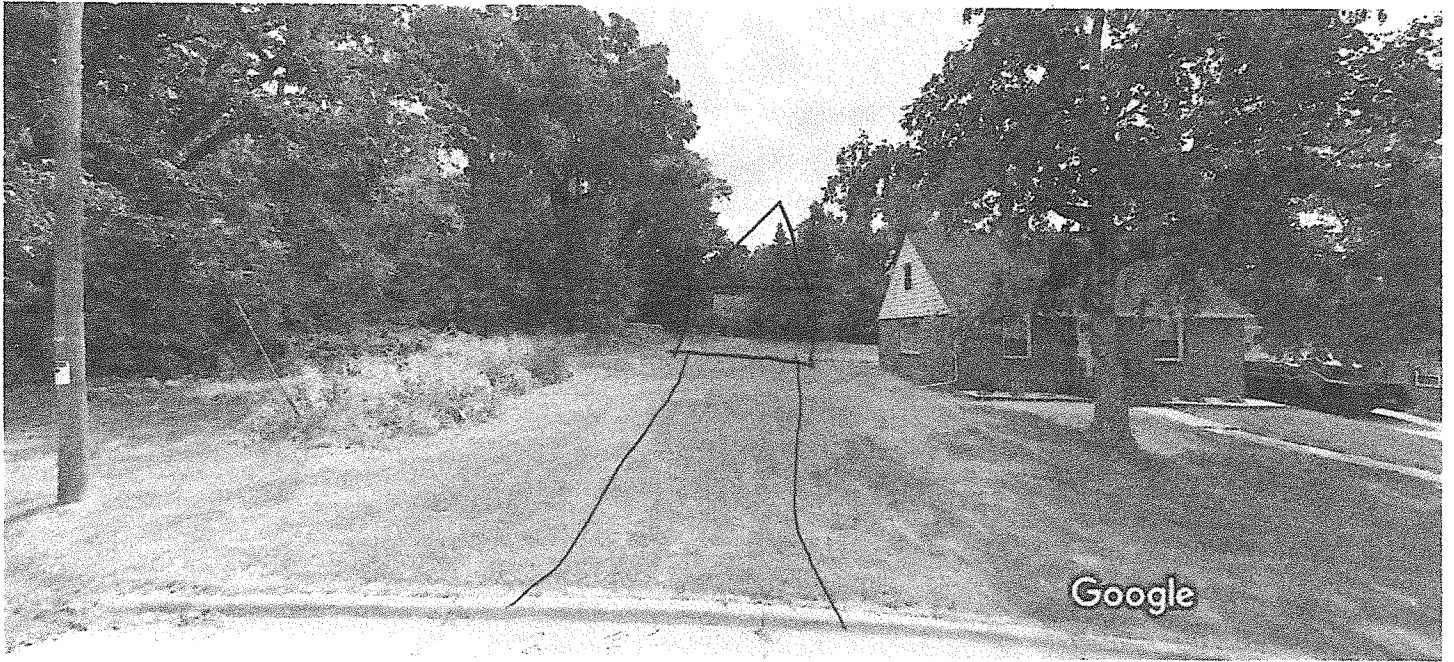


Image capture: Aug 2013 © 2021 Google

Edgerton, Wisconsin

Google

Street View



Property Division Map

City  
of  
Edgerton

T. 4 N. - R. 12 E.  
Section 03 SWNE



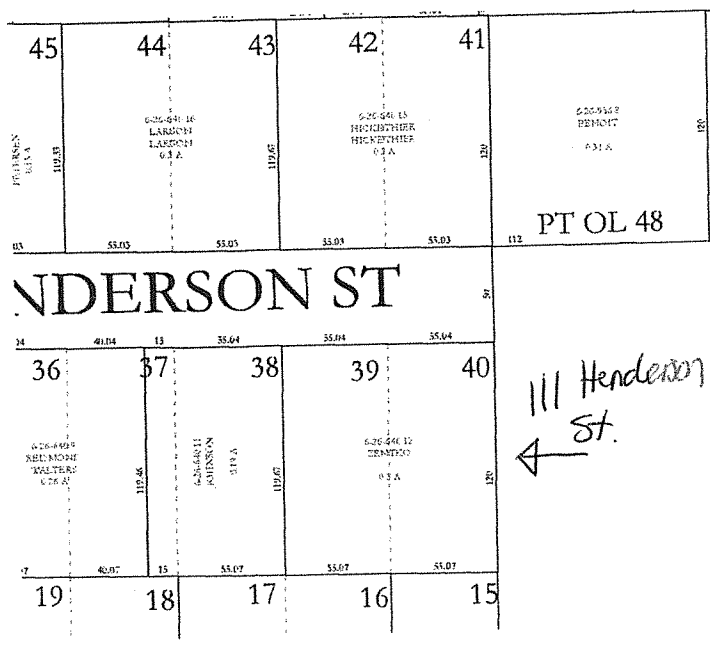
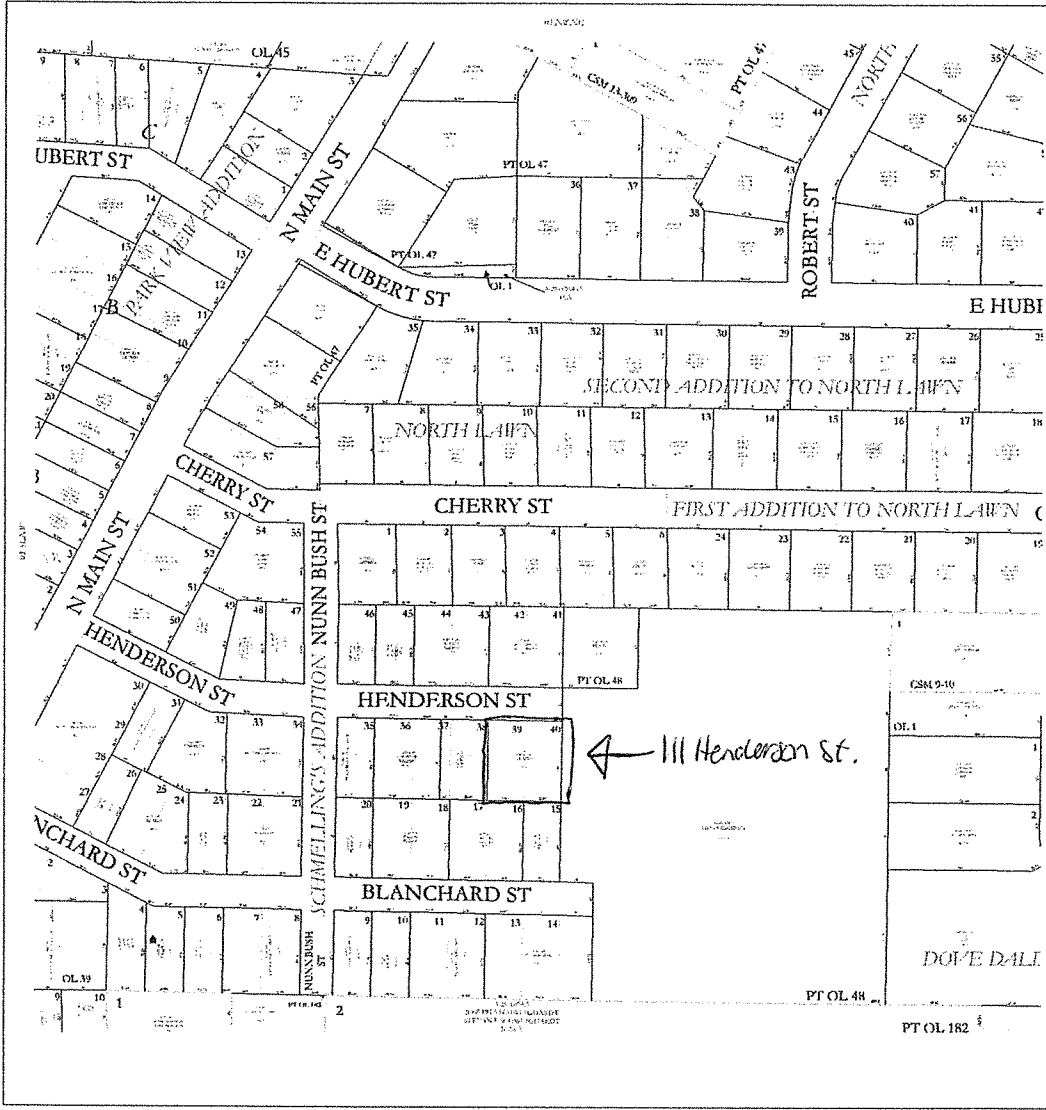
REAL PROPERTY DESCRIPTION  
DEPARTMENT  
ROCK COUNTY  
GEOGRAPHIC INFORMATION SYSTEM

UNLAWFUL TO COPY, REPRODUCE OR  
DISTRIBUTE WITHOUT THE WRITTEN  
CONSENT OF THE CITY OF EDGERTON.  
THIS MAP IS PROVIDED FOR INFORMATION  
ONLY AND DOES NOT CONSTITUTE A  
WARRANTY OF ANY KIND. THE CITY OF  
EDGERTON ASSUMES NO LIABILITY FOR  
ANY ERRORS OR OMISSIONS.

- Cap
- Drainage
- Zone of Flood
- CSM
- CONTRACT
- CONVEYANCES
- MFL
- Alley
- Assestment
- Hydro
- Line
- Gravel
- Gravel
- Gravel

Jan 2008  
January 1, 2008

03 SWNE





**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** March 31, 2021

**GENERAL DESCRIPTION**

**Description of Request:** Request for the following: A modification to an R-4 / General Development Plan for a Planned Development to allow the construction of 10 duplexes (previously approved for 12 buildings) in Lot 46 of One Tree Subdivision; and a modification to a conditional use permit to change the location of eight duplexes and to increase the number of duplexes in the R-2 portion of One Tree Subdivision from eight to nine.

**Location:** East of Dean Street (Parcel #6-26-955 and 6-26-956.6)

**Applicant:** Northwoods Development

**Current Zoning/Land Use:** R-2 and R-4 GDP / agriculture

**Parcel Size:** 22 acres (approximately)

**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. In December, the Plan Commission granted a conditional use permit to allow 8 duplexes in the One Tree Subdivision and granted approval of a Planned Development General Development Plan in Lot 46 of One Tree Subdivision. The petitioner seeks to change the location of the 8 duplexes and increase the number to 9 in the R-2 area; and to modify the GDP plan by constructing 10 duplex units as opposed to 12, 4-unit buildings.
2. Adjacent land uses consist of the following: residential to the west, agriculture to north and east; and golf course to the south.
3. The Zoning Ordinance indicates “Planned Developments are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.”

The following aspects of the project do not comply with the underlying R-4 zoning district and will be varied by the PD process.

- Rear lot setback for 4 buildings

The proposed Planned Development plans for a private street and private stormwater control facility.

4. A modification to the street layout has resulted in a change in the location of the proposed duplexes located in the R-2 portion of the subdivision. The proposed duplex lots are indicated by a “D” on the attached preliminary plat map. As was true of the original approval, all of the proposed duplex lots are corner lots. The two northern most duplexes are actually included in the temporary stormwater pond area. These duplexes could not be constructed until the temporary stormwater pond is replaced by a regional pond.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission approve the request for a modification to an R-4 / General Development Plan for a Planned Development to allow the construction of 10 duplexes in lot 46 of One Tree Subdivision and for a modification to a conditional use permit to change the location of eight duplexes and to increase the number of duplexes in the R-2 portion of the subdivision from eight to nine for Northwoods Development subject to the following condition:

1. In accordance with the ordinance provisions of the Planned Development, the existing zoning of A-1 shall control development of the R-4 PUD area until the Precise Implementation Plan (PIP – the last step of the Planned Development Process) is approved, and if the PIP is not constructed within 5 years, the zoning will revert to A-1.

## **One Tree: General Development Plan**

The Planned Development we're putting forward consists of ten spacious duplexes lining a private road in the southeastern corner of our development. Each side of the duplex will have two to three bedrooms with an optional office, two to two and a half bathrooms, and an attached two-car garage. The total main floor square footage is 3,582 with the addition of the 549 sq. ft. garages. Each unit will consist of roughly 1,791 of heated square footage.

The general theme for this project is to provide Edgerton with a higher-end duplex that abuts the golf course. Duplexes create a living space that fits the national trend for decreasing household sizes and a rising median age. It creates a space adequate in size to live and comfortably manage. Our duplex plan contains two to three bedrooms, which we believe is the ideal household size to bedroom ratio. This layout allows for a master bedroom, second bedroom, and office/third bedroom.

We picked this particular duplex plan in order to offer home buyers an option not currently offered in Edgerton. As you can see from the rendering, the duplex has a very attractive contemporary look. The interior provides an open concept living area with the master bedrooms and communal living areas facing the backyard. This duplex varies from the other duplex plan we are offering in this development by offering much more space, which gives buyers multiple options for layouts.

In an effort to provide the best quality construction, our homes come standard with the following: 2x6 exterior construction, architectural shingles, upgraded vinyl siding, stone, solid wood doors and trim, soft close and dovetailed furniture grade cabinets, granite or quartz countertops, luxury vinyl plank, upgraded carpeting, tiles showers, and upgraded finishings throughout. We have included in this proposal a floor plan that fits the footprint of our development, although we do plan to modify the internal structure to allow for a third bedroom on one side. We also provided a rendering of the exterior design and coloring we plan to use for this PD. We do plan to work with our architect to refine a couple of details to make it work for our available materials. As you will see, the proposed design is modern and equipped with an attractive roof line, sharp upgraded siding & stone.

The total acreage of the PUD is 4.732 acres. There will be a total of 20 units, which equals five dwelling units per acre. The floor area ratio = 0.23 floor area per PUD area. The impervious surface area ratio = 0.39 impervious area per PUD area.

For the PUD, we will not dramatically alter the natural features of the area. The southernmost area of the development will be dedicated to stormwater management. After comments from the city engineer, this may require a pond to control the stormwater flowing to the golf course. This pond may require some altering of the land or cutting down of trees.

Our development fits in with the general relationship of nearby properties and public streets. The two family dwellings located in the PD will fit One Tree's development to the north and west through similar exterior themes. It will be an addition to this development through offering a supplementary layout for homebuyers. Further, this PD fits with the Master Plan. One goal in the Master Plan is to promote a future land use pattern containing a mixed use of building types. This area is marked to be a

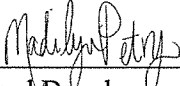
planned neighborhood which includes single family, two family, and mixed residential. In our overall development plan, we provide both single family and two family options.

The rationale behind zoning through a PD is to create a separate, but synonymous, area within our development for a higher scale option next to the golf course. We want to optimize this land by giving a number of residents the chance to be adjacent to the golf course. With standard zoning practices, a public road would be required which would create less harmony through this area and provide less green space in the PD. A private road gives this area the potential to conserve its independence from the rest of the development and provide a well maintained HOA which is desirable for potential homeowners.

Overall, our proposed plan optimizes the area abutting the golf course and offers residents another option for housing. Please reach out if you need any further information on our thoughts about this project. We look forward to proceeding.

Thank you,

Madilyn Petry



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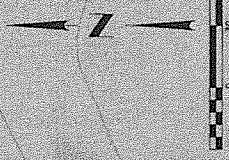
Northward Development, Owner

**[Link to Duplex](#)**

# PUD LAYOUT

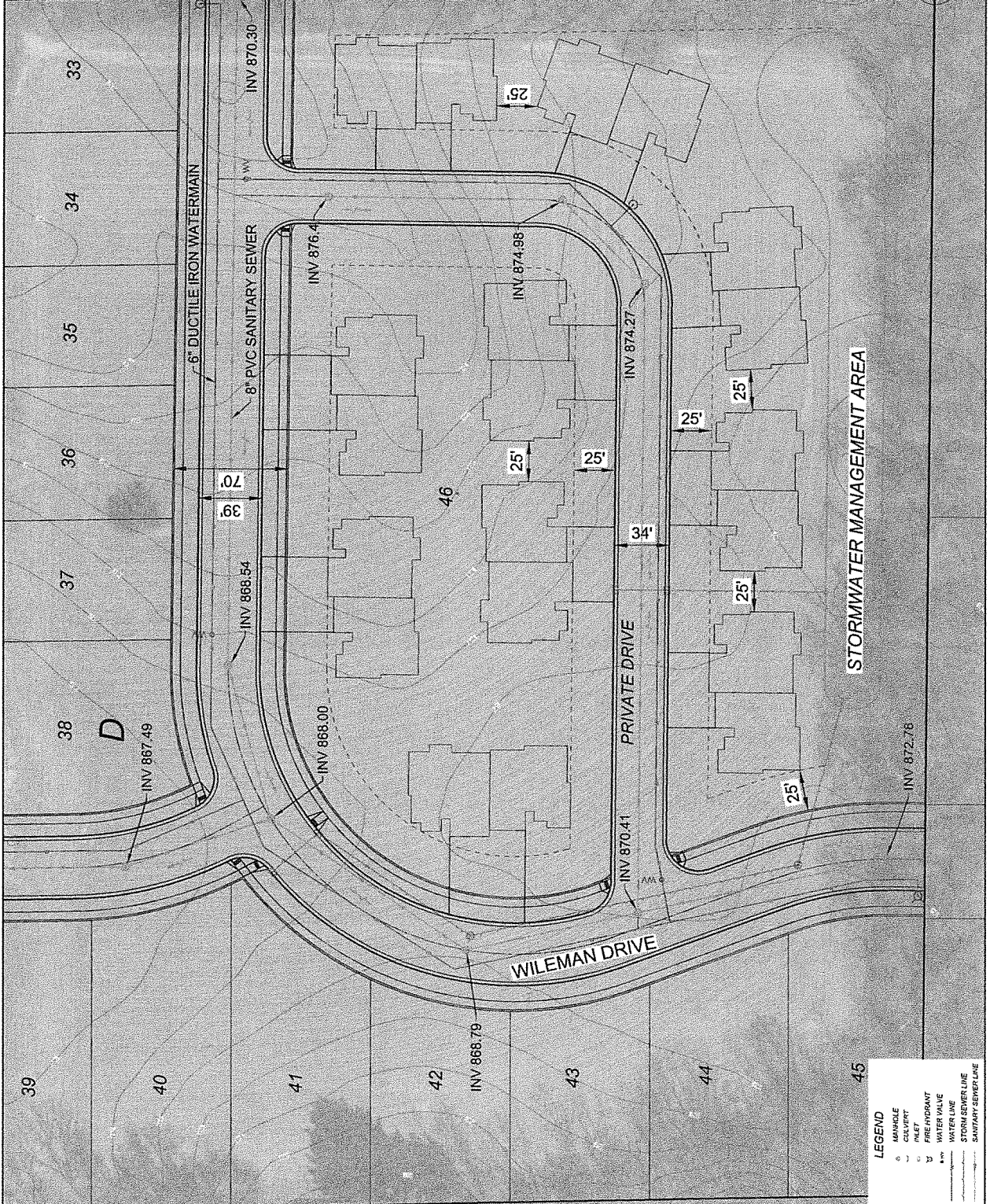
FOR  
**VULCAN BUILDERS, LLC.**  
 PART OF SECTION 3, T.4N., R.12E. OF THE 4TH P.M.,  
 CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

DUPLEX  
 WIDTH 99'  
 DEPTH 56'



DATE	03/18/21
BY	KMK
APPROVED	JFG
PROJECT	20-463

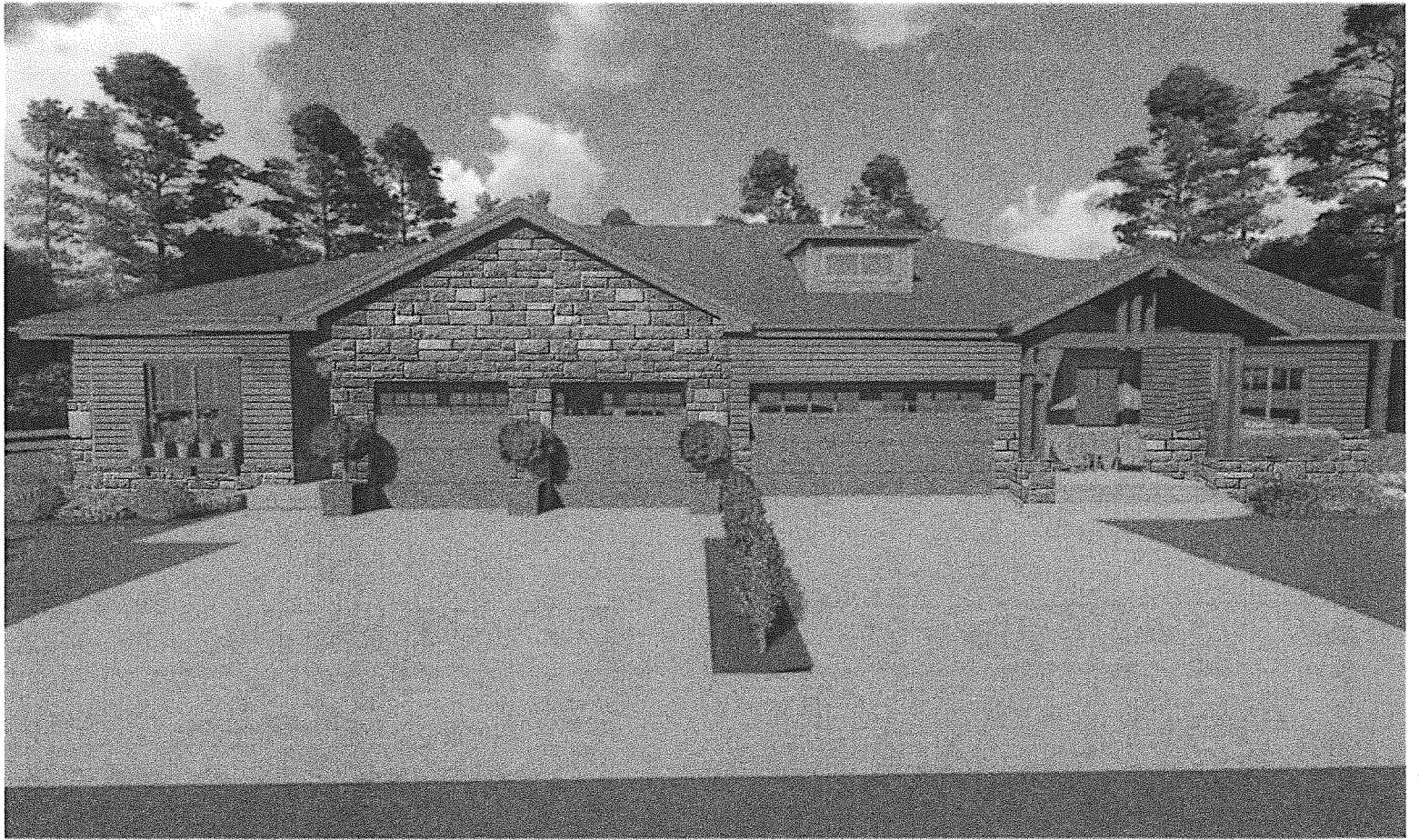
**Combs ASSOCIATES**  
 20 W. WALWORTH ST.  
 WAUKESHA, WI 53186  
 TEL: 262.763.0400

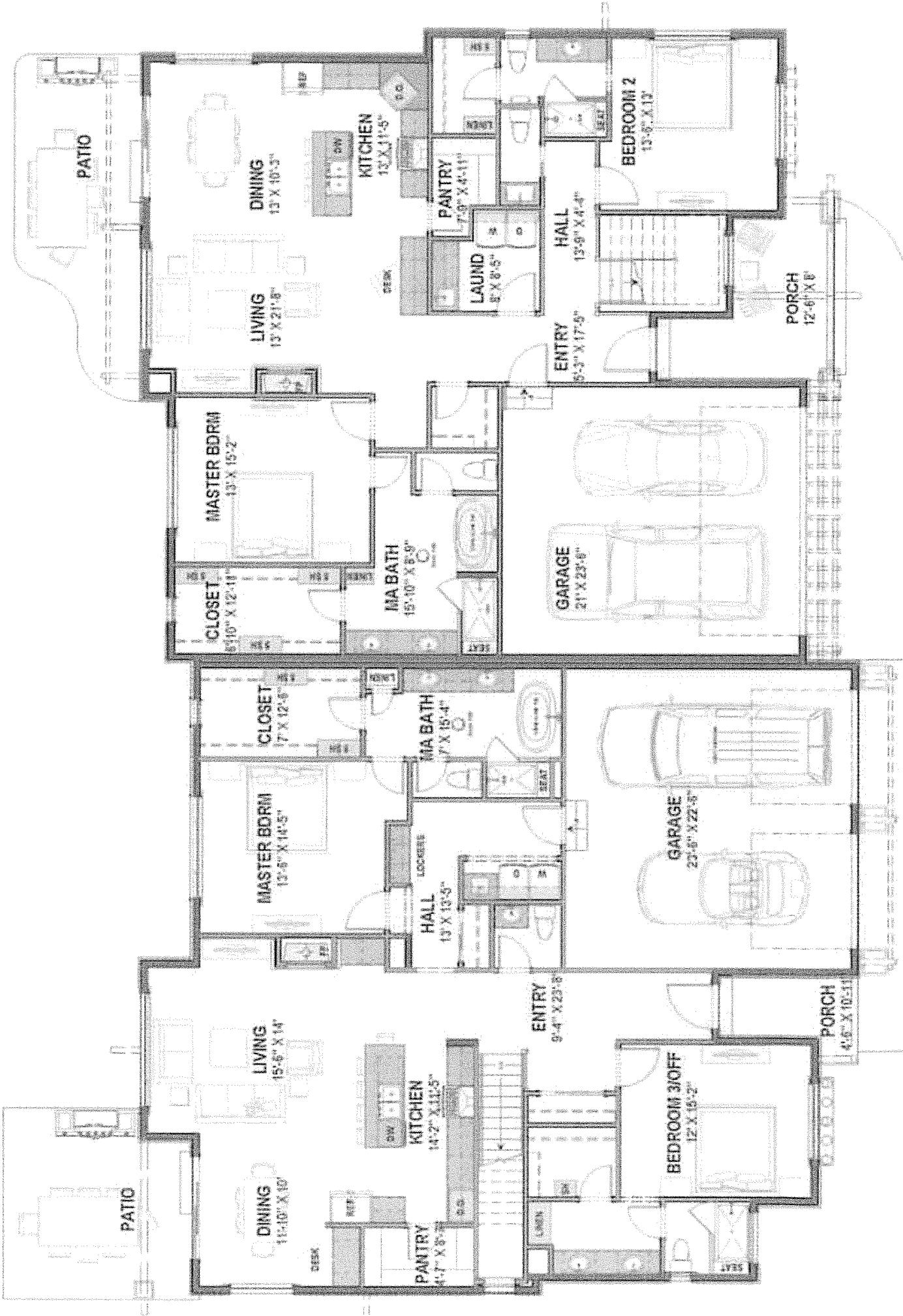


**LEGEND**

- MANHOLE
- CULVERT
- INLET
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- SANITARY SEWER LINE
- STORMWATER MANAGEMENT AREA









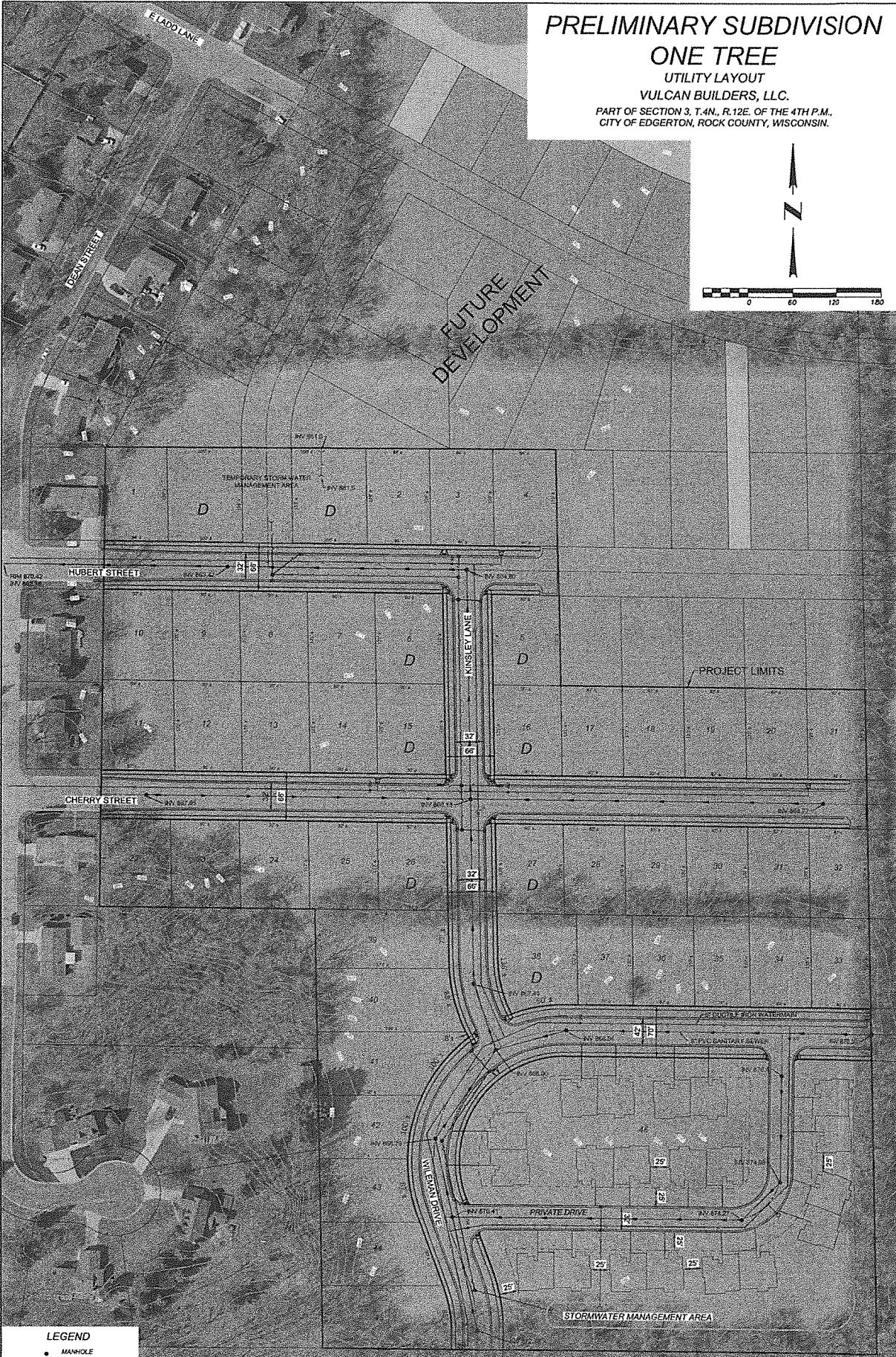
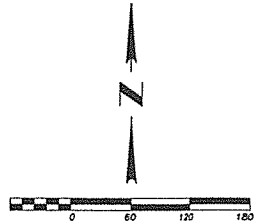
# PRELIMINARY SUBDIVISION

## ONE TREE

UTILITY LAYOUT

VULCAN BUILDERS, LLC.

PART OF SECTION 3, T.4N., R.12E. OF THE 4TH P.M.  
CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



**LEGEND**

- MANHOLE
- CULVERT
- PIPE
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

	<ul style="list-style-type: none"> <li>• LAND SURVEYING</li> <li>• LAND PLANNING</li> <li>• CIVIL ENGINEERING</li> </ul>	DATE <b>03/15/21</b>
	120 W. JEFFERSON ST. JOHNSVILLE, WI 53547 PH: 608.752.0076 FAX: 608.752.0074	BY <b>KMK</b>
PROJECT NO. <b>120-463</b>		

**MARCH 16, 2021 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:02 p.m.

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

Others Present: City Administrator Ramona Flanigan, Jackie Mich with Vandewalle and Associates, and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, March 12th at the Post Office, Edgerton Library, and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding amendment number 3 to the boundary and project plan for City of Edgerton Tax Incremental Financing District (TID) #6.

City Consultant Jackie Mich with Vandewalle and Associates briefly provided an overview of what a tax incremental district is. These districts are the main vehicle used by Wisconsin communities to invest in areas of their community to stimulate growth and economic development. A base value is established when the boundaries of a TID is created. As new increment value is created, the taxes that would normally be paid to the taxing jurisdictions (school, county, technical college, and city) are paid to the TID to be used as the financing instrument. There are strict rules on what these funds can be used for during the TID's life.

A project plan and territory boundary are required for all TIDs. These identify the type of TID, the projected costs/expenditures and the "but for" of the district. The "but for" clause used for TID establishes the need for the TID in order to make growth and economic development happen. (i.e., The expansion would not have occurred "but for" the additional financing provided by a TID incentive.)

As for Amendment #3 in TID #6, Jackie Mich stated there are two parcels the City wishes to add to this downtown rehabilitation/conservation District.

The first parcel is the old school building on Swift St where IKI Manufacturing houses their administrative offices. IKI is planning to move these offices to their west side location and vacate this building. By including this parcel in the TID, Jackie Mich stated, it allows for reuse or infill development.

The second parcel is on North Main St and was the site of Chase Bank. The building has been vacant for some time and has potential for redevelopment or infill also.

The TID #6 project cost plan will also be amended. The 3<sup>rd</sup> amendment allows for funding of the acquisition of land, either within the TID or within ½ mile of its boundary, to create additional public parking for the downtown.

The total authorized expenditures of the TID will not change. The additional projects will still fall within the original expenditure estimates.

Jackie Mich stated that with any amendment or addition to a TID, the City must comply with the 12% test. This means the parcels within all the TIDs must not exceed 12% of the City's equalized value. Edgerton passes the test for both this amendment and the creation of TID #9 with 10.15% value.

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

**RESOLUTION TO CONSIDER AMENDMENT #3 TO TID #6:** A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 06-21: Approving the project plan amendment #3 to amend the boundary and project plan for City of Edgerton Tax Increment Financing District #6 passed on a 7/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding the project plan and boundary for the proposed creation of Tax Incremental Financing District #9.

Jackie Mich stated the proposal is to creating a new district, TID #9, that will be a mixed use TID containing a combination of industrial, commercial, or residential uses. It will have a 15-year expenditure period and 20-year maximum life. Only 35% of the area can be used for residential use.

The TID is on the west side of the City and slightly overlaps TID #8. The need to create a new TID is being driven by a need to assist IKI Manufacturing with expansion of their facility. The boundary incorporates their parcels along with extending along the railroad corridor.

Development assumptions include the three phases of IKI's development, Fulton St infill development with a mix of multi-family and commercial, the "Phoenix" parcel for industrial development and the care center for multi-family development.

Once the development assumptions are made, they are incorporated into a timeline for development. This assists with estimating when additional increment may occur and how much increment may be generated.

The City's financial advisors produced a projected tax revenue financial value that is used to help understand what project costs and expenditures the TID can cash flow. Jackie Mich cautioned that these are all estimates and typically do not happen as designed. IF all projections were completed, the TID does cash flow and also meets the 12% test.

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

**CONSIDER RESOLUTION FOR THE CREATION OF TID #9:** A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 07-21: Adopting City of Edgerton Tax Incremental Financing District No. 9 Boundary and Plan passed on a 7/0 roll call vote.

**MINUTES:** A Paul Davis/Julie Hagemann motion to approve the minutes from the February 22, 2021 Plan Commission meeting passed on a 7/0 roll call vote.

**PRELIMINARY PLAT FOR ONE TREE SUBDIVISION:** City Administrator Ramona Flanigan stated this plat is located at the end of Dean St. The petitioner proposes to divide the parcels to create 46 lots, one of which is for the duplex condominium site to be discussed at a future meeting.

Lots 1 – 45 are zoned R-2. Originally the petitioners were requesting 8 duplex lots, all on street corners. Due to modifications of the road network, these duplex lots are now in different locations and there are 9 duplex lots being requested. This modification also will require another public hearing regarding the location of the duplex lots in conjunction with the consideration of the planned development.

Wileman Drive is planned as a collector street with a wider ROW and street width of 42'. All other streets are planned to be 32' wide.

Staff is recommending sidewalks be 5' wide which is DOT convention where Edgerton's sidewalks are typically 4' wide. Curbs are also recommended to be reconstructed on Cherry and Hubert Streets, east of Dean St, to match the width of streets in this subdivision.

The stormwater pond is considered temporary since the City's Master Plan proposes stormwater be handled in a regional basin near Ladd Lane. The development agreement will address the ultimate removal of the temporary pond.

The construction plans will provide temporary "T" turn arounds at the east end of Hubert and Cherry Streets due to the length of the dead-end streets. This will allow for snow plows and emergency vehicles to turn around.

The City is evaluating the need to install a larger (12") water main in Wileman Dr.

Jim Kapellen asked why there is a large sweep (curve) on Wileman Dr. Ron Combs, representing the developer, stated the curve is designed to discourage the road from becoming a pass through. The plan is to create something that deters or slows traffic.

Anne Radtke asked if the Wileman Dr on this plat will connect with Wileman Dr by the golf course. City Administrator Ramona Flanigan stated the City's Master Plan has Wileman as a collector street that would connect in some future development. She has spoken to the 911 Center about temporarily having two un-connected streets with the same name. They are fine with that on a temporary basis knowing that it is planned to connect in the future.

Anne Radtke asked if Wileman Dr needs a "T" at the end for a turn around. City Administrator Romana Flanigan stated she had mis-spoke. Hubert St will not require a "T" because it is only one lot long. Both Cherry St and Wileman Dr need to the turn arounds.

Anne Radtke asked why, other than Wileman Dr, are the street narrower in design. Flanigan stated 20 years ago it was the standard to build wider roads. It has now been determined that narrow roads are more

advantages because they slow traffic, are easier to maintain and reduce stormwater runoff. In addition, it allows for wider terrace and the addition of terrace trees.

Chris Lund asked who owns the property the “T” turn arounds will be on. Flanigan stated they will be within the right-of-way. It makes them smaller but doesn’t affect the property owner’s land.

Julie Hagemann asked if there is any parkland in this development. Flanigan stated the developer will be required to pay parkland fees. This money will then be used to purchase a park area in a future development.

Chris Lund/Jim Kapellen moved to approve the preliminary plat to create 46 lots for One Tree Subdivision located east of Dean St 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 street stubs of Cherry and Hubert Streets east of Dean St be reconstructed to match with of the new streets.
5. The developer pays the parkland impact fee.
6. The developer pays a platting fee of \$460.
7. A note appears on the final plat requiring driveway access on lots 40 and 41 be as far from the intersection as possible.

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

Being no other business before the Commission, a Jim Kapellen/Ron Webb motion to adjourn passed on a 7/0 roll call vote.

Ramona Flanigan/ch  
City Administrator

Approved March 31, 2021

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** March 31, 2021

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a preliminary 3 lot certified survey map

**Location:** 406 Colonial Circle / Elm High Drive (6-26-999)

**Applicant:** Richardson

**Current Zoning/Land Use:** R-2 and A-1 / residential

**Proposed Lot sizes:** 1.4 acres, 1.9 acres, and 1.8 acres

**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 southern portion of the lot where the single family home is located is zoned R-2 Residential and the remainder of the lot is zoned A-1 Agriculture. The 5.3 acre parcel touches Colonial Circle and Terrace Court on its southern edge and crosses Elm High Drive. Adjacent land uses consist of the following: single family and undeveloped/natural area to the west; single family to the south; single family and school to the east; and natural area (wetland) to the north.
2. The petitioner proposes to divide the parcel into 3 lots. Lot 2 will contain the existing single family structure on Colonial Circle/Terrace Court. There are no sewer and water services in Elm High Drive to serve lot 1 and outlot 1, and it is unlikely those services would be installed because a sanitary lift station would be required. By approving the creation of these lots, the expectation is that an owner may request to construct a structure having a private well and septic on lot 1. The outlot is designated an outlot because it is undevelopable due to floodplain and very likely wetland designations.
3. The proposed lots are substandard in area for the A-1 District. Prior to construction of a single family home, the parcels would have to be rezoned to a residential district. A note indicating this requirement should be placed on the CSM.
4. The petitioner will be required to pay the parkland and park improvement impact fees for lot 1 if a residential dwelling is established on the lot. No impact fee is required for either lot 2 (because the house exists) and the outlot (because it is not developable).

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary 3 lot CSM located at 406 Colonial Circle/ Terrace Court/ Elm High Drive subject to the following conditions:

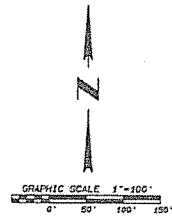
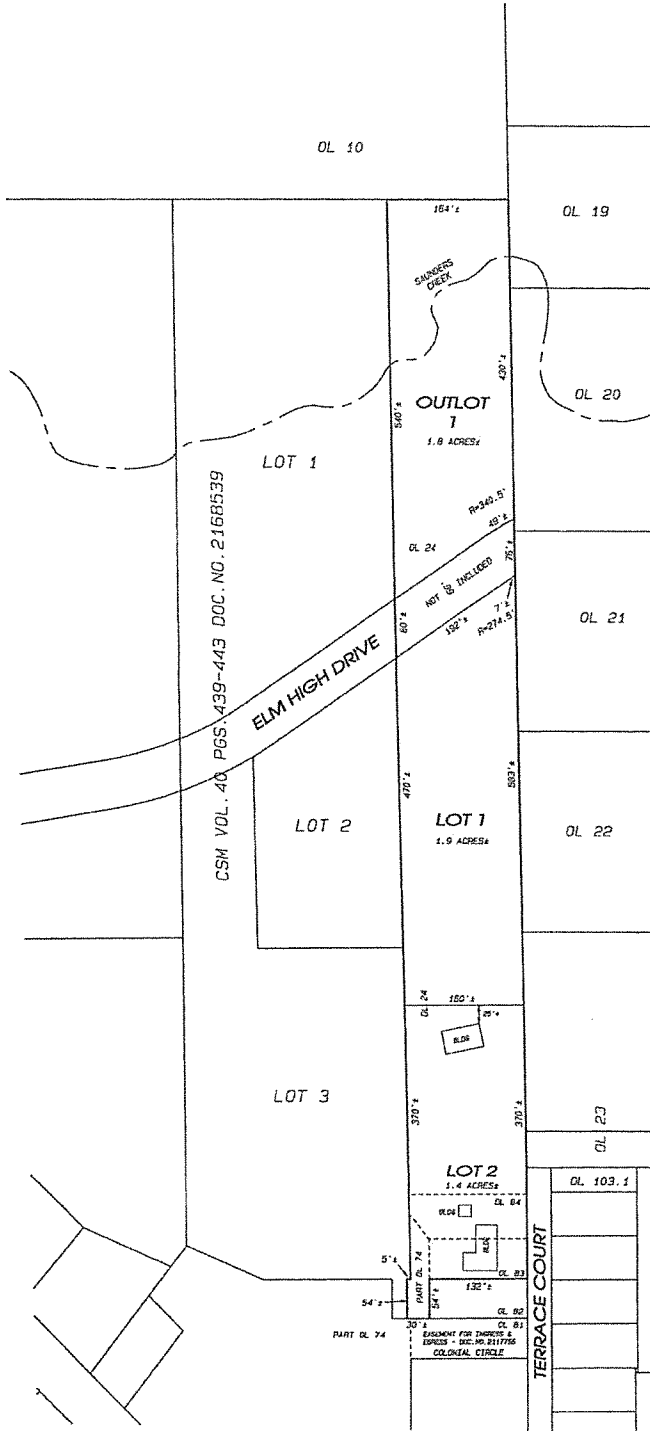
1. The final CSM indicates all easements.

2. A note appears on the face of the CSM stating lot 1 has to be rezoned from A-1 prior to establishing a single family structure.
3. The petitioner pays the \$20 platting fee for the two new lots.
4. The owner pays the parkland and park improvement impact fees in the amount of \$890.91 per housing unit at the time a building permit is issued.



# PRELIMINARY CERTIFIED SURVEY MAP

OUTLOTS 83 AND 84 AND PART OF OUTLOTS 24 AND 74, ASSESSOR'S PLAT, CITY OF EDBERTON AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.2N., R.12E. OF THE 4TH P.M., CITY OF EDBERTON, ROCK COUNTY, WISCONSIN.



NOTES:  
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED.

<p>200 N. Milwaukee St. Sheboygan, WI 53081 www.combsurvey.com</p>	LAND SURVEYING	DATE	03/22/21
	LAND PLANNING	BY	sll
	CIVIL ENGINEERING	PROJECT NO.	121-098
		CLIENT	RICHARDSON
		TEL: 608 752-0575	
		FAX: 608 752-0534	