

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

PLANNING COMMISSION

Wednesday, February 8, 2023 at 6:00 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, February 3, 2023.
3. Consider approval of January 3, 2023 Plan Commission meeting minutes.
4. Hold preliminary conference regarding the development of land south of Orchard Heights Subdivision.
5. Consider extraterritorial land division on Forrest Ave for Cusick in the Town of Albion.
6. Consider extraterritorial land division and plat of vacation on E Watts Spring Road for Natter in the Town of Fulton.
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."

**JANUARY 3, 2023 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:30 p.m.

Present: Chris Lund, Jim Burdick, Theran Sprinthead, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Paul Davis

Also present: City Administrator Ramona Flanigan, and a few citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Thursday, December 29, 2022 at the Post Office, Edgerton Library, the City website and City Hall.

MINUTES: A Ron Webb/Jim Kapellen motion to approve the November 14, 2022 Plan Commission minutes passed on a 6/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR HURD ON E HURD ROAD SECTION 22 IN THE TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for Hurd on E Hurd Road, Section 22 in the Town of Fulton passed on a 6/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

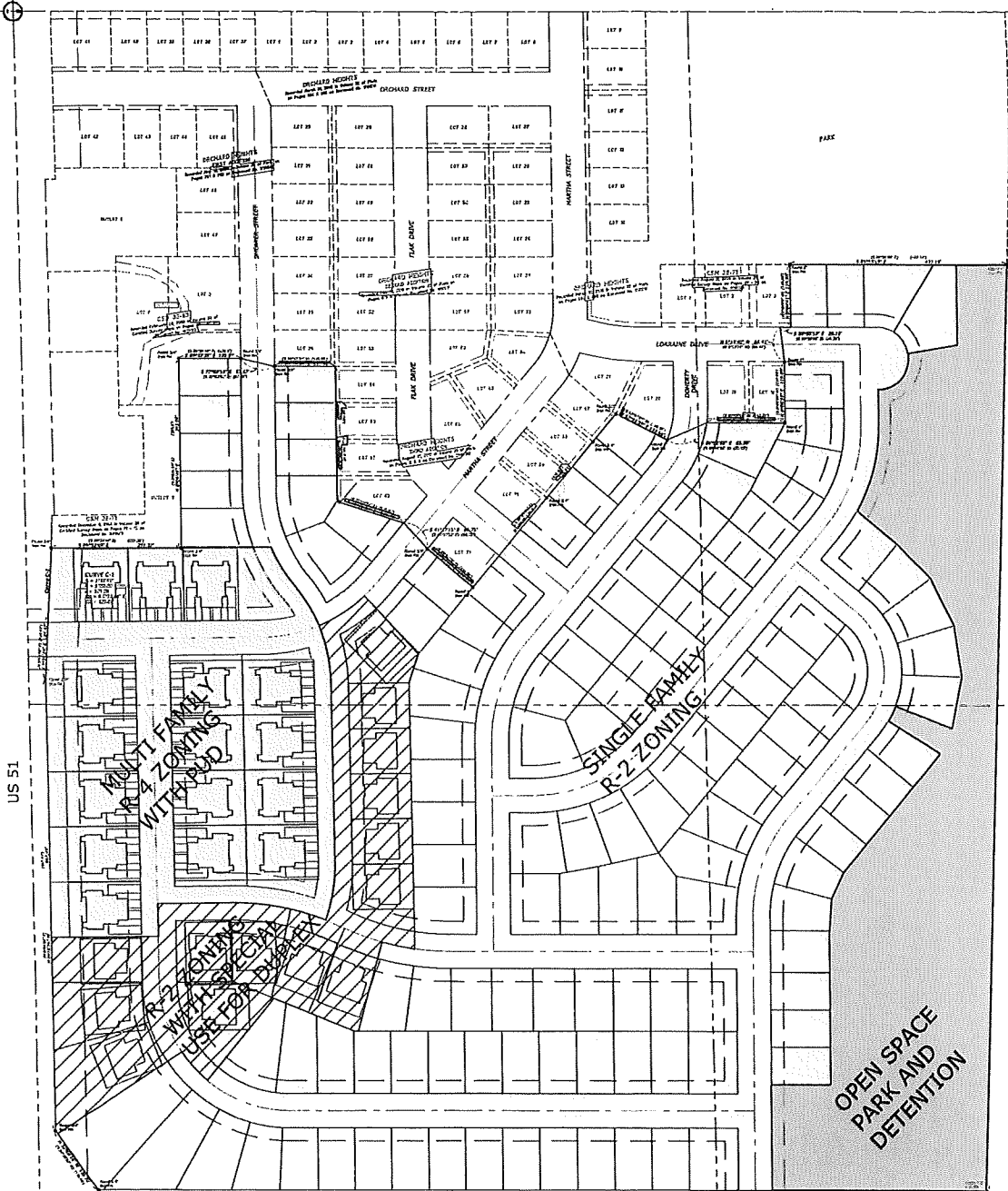
FROM: Ramona Flanigan

MEETING DATE: February 8, 2023

REQUEST

Preliminary conference for a proposed amendment to Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision: The petitioner seeks input from the Plan Commission prior to petitioning for an amendment to the Comprehensive Plan to change the land use designation as follows: change the acreage of multi-family from 7 acres to 8.75 acres and change the acreage of area for duplexes from 0 acres to 5.95 acres. (See map)

**COMPREHENSIVE LAND USE PLAN OPTION 5:
ORCHARD HEIGHTS**



US 51

8.75 ACRES MULTI FAMILY R-4 ZONING (16 lots, 64 units)
5.95 ACRES R-2 ZONING WITH SPECIAL USE FOR DUPLEX UNITS (14 lots, 28 units)
37.98 ACRES R-2 ZONING FOR SINGLE FAMILY (128 lots)
9.49 ACRES PARK/DETENTION OPEN SPACE



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: February 8, 2023

GENERAL DESCRIPTION

Address: Forrest Ave, Section 36, Town of Albion, Dane County

Applicant: Cusick

Parcel Size: 36,672 sf lots

Description of Request: Combine lots

STAFF REVIEW COMMENTS

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

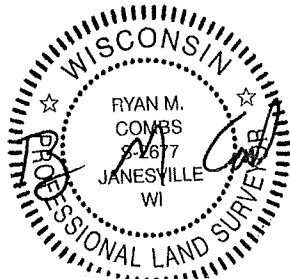
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines several lots.

STAFF RECOMMENDATION

Staff recommends the City Council approve the proposed land division.

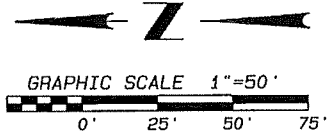
CERTIFIED SURVEY MAP NO. _____

LOTS 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 4, HIGHWOOD ESTATES THIRD ADDITION AND LOCATED IN THE NE 1/4 OF THE NW 1/4 AND IN GOVERNMENT LOT 1 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



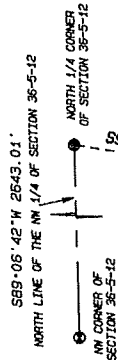
12-15-22

OWNER OF RECORD:
ROBERT A. CUSICK
PEGGY CUSICK
136 FOREST AVENUE
EDGERTON, WI 53534

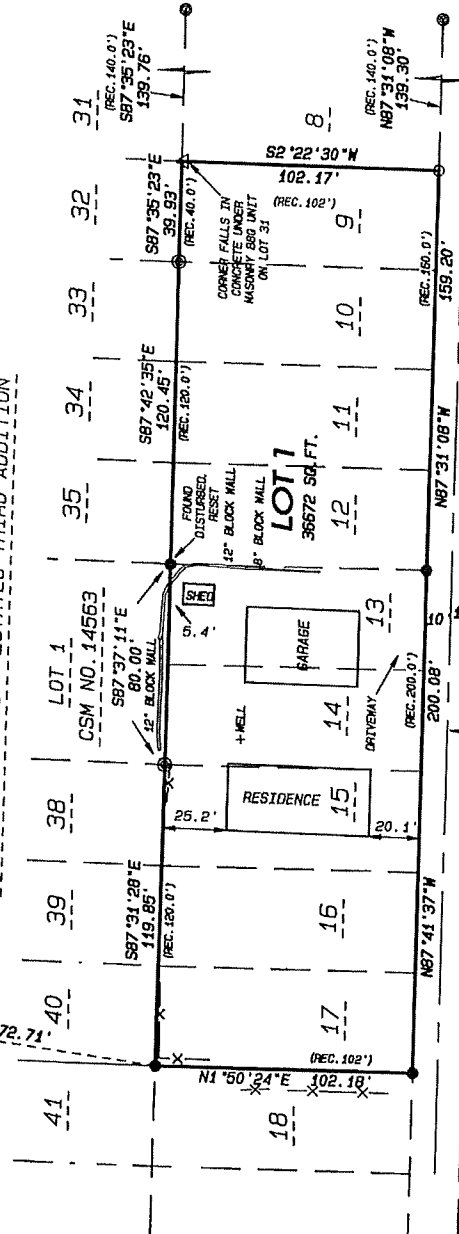


LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT
- △ SET SURVEY SPIKE IN DRILL HOLE IN CONCRETE
- X-X- FENCE



BLOCK 4 HIGHWOOD ESTATES THIRD ADDITION



NOTES:

NOTE: FIELDWORK COMPLETED DECEMBER 16, 2022.

NOTE: ASSUMED S89°06'42"W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 36-5-12.

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

Project No. 122-531 For: CUSICK SHEET 1 OF 3 SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
fax: 608 752-0534

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: February 8, 2023

GENERAL DESCRIPTION

Address: Watts Springs Park Rd in Section 11 of the Town of Fulton

Applicant: Natter

Parcel Size: 1.8

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots and vacate a ROW.

STAFF REVIEW COMMENTS

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

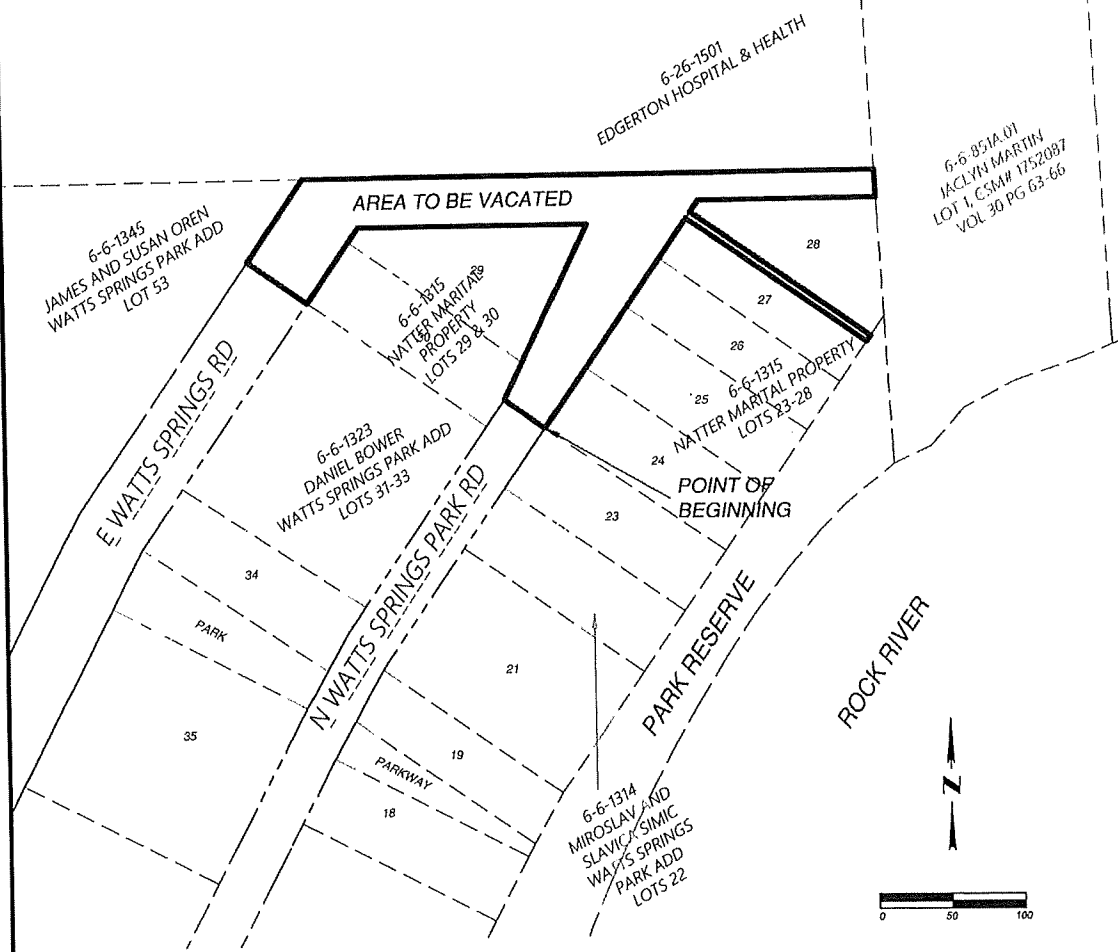
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division proposes to vacate part the E and N Watts Springs ROW and combine several lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PLAT OF VACATION

BEGINNING AT THE WESTERLY MOST CORNER OF LOT 24 OF WATTS SPRINGS PARK, THENCE NORTHWESTERLY ON THE EXTENSION OF THE SOUTHERLY LINE OF LOT 24 TO THE NORTHWESTERLY RIGHT OF WAY OF NORTH WATTS SPRINGS PARK ROAD AND THE SOUTH LINE OF LOT 30 OF WATTS SPRINGS PARK ADDITION; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND SOUTH LINE OF LOT 30 AFORESAID TO THE EASTERLY MOST CORNER OF LOT 29 OF WATTS SPRINGS PARK ADDITION; THENCE WESTERLY ALONG LOT 29 TO THE SOUTHEASTERLY RIGHT OF WAY OF EAST WATTS SPRINGS ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO THE WESTERLY MOST CORNER OF LOT 30 OF WATTS SPRINGS PARK ADDITION; THENCE NORTHWESTERLY ON THE EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 30 TO THE NORTHWESTERLY RIGHT OF WAY OF EAST WATTS SPRINGS ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF WATTS SPRINGS PARK ADDITION; THENCE EAST ALONG SAID NORTH LINE OF WATTS SPRING PARK ADDITION AND WATTS SPRINGS PARK TO THE EAST LINE OF SAID PLAT BEING ALSO ON THE WEST LINE OF LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 30 ON PAGES 63-66 AS DOCUMENT NUMBER 1752087; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 1 AFORESAID AND THE EAST LINE OF WATTS SPRINGS PARK TO THE NORTHEAST CORNER OF LOT 28 OF WATTS SPRINGS PARK; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 28 TO THE NORTHWEST CORNER OF LOT 28 AFORESAID; THENCE SOUTHWESTERLY ALONG LOT 28 AFORESAID TO A PLATTED WALKWAY BEING FIVE FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG LOT 28 AND WALKWAY AFORESAID TO THE SOUTHERLY MOST CORNER OF LOT 28; THENCE SOUTHWESTERLY TO THE EASTERLY MOST CORNER OF LOT 27 OF WATTS SPRINGS PARK; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOT 27 AFORESAID TO THE NORTHERLY MOST CORNER OF LOT 27 AFORESAID; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINES OF LOT 27, LOT 26, LOT 25 AND LOT 24 OF WATTS SPRINGS PARK AFORESAID TO THE POINT OF BEGINNING.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED

Project No. 122-571 For: DAVID NATTER

Combs & Associates

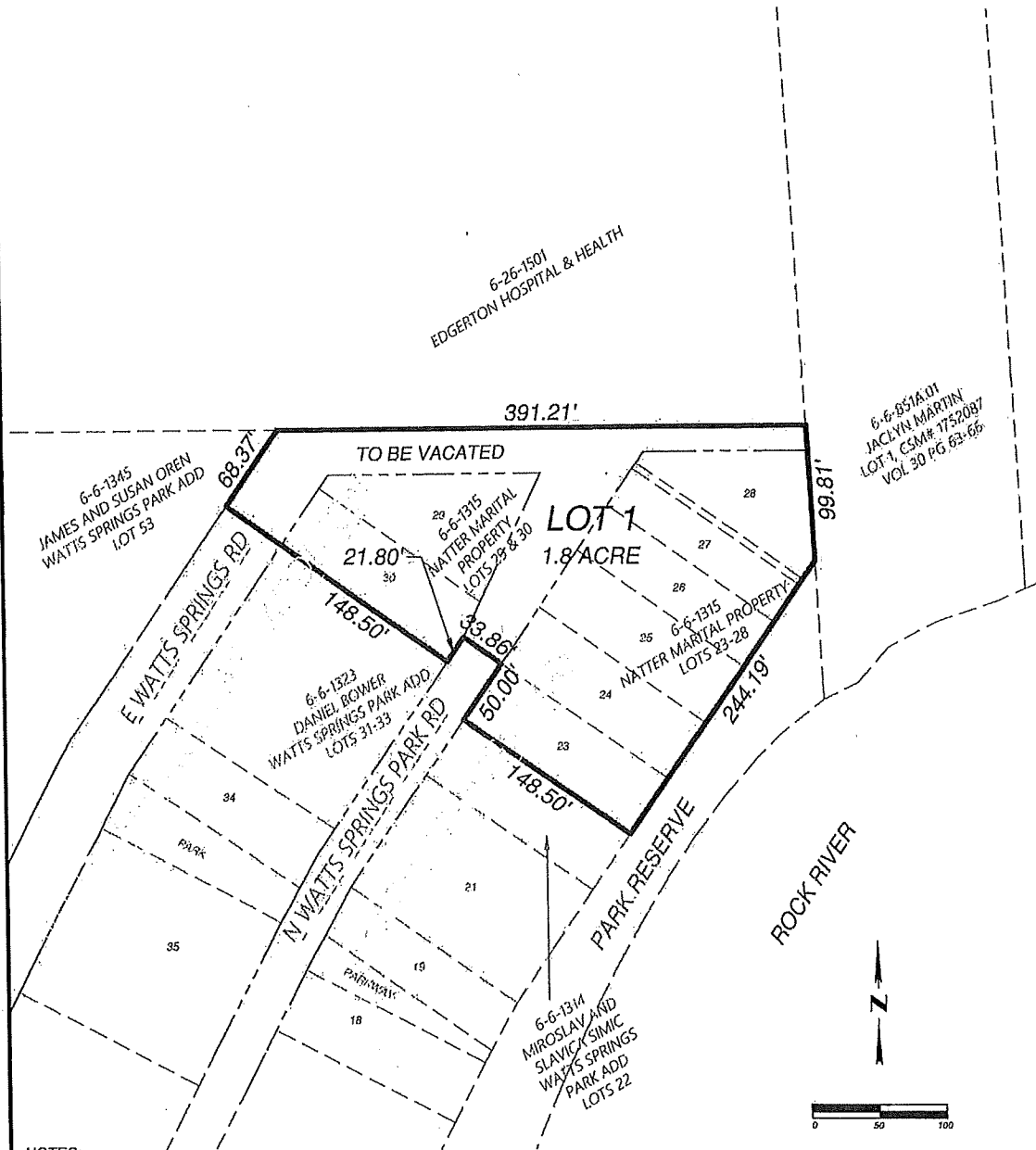
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PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 23-28 OF WATTS SPRINGS PARK AND LOTS 29-30 OF WATTS SPRINGS PARK ADDITION AND THAT PORTION OF VACATED RIGHT OF WAY, ALL SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 11, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



NOTES:

COMBINES LOT 23-30 AND VACATED RIGHT OF WAY

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

THE BASIS OF BEARINGS IS ASSUMED

Project No. 122-571 For: DAVID NATTER



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