

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

**PLANNING COMMISSION**

Monday, September 19, 2022 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](http://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, September 16, 2022.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to a request by IKI Manufacturing for approval of a conditional use permit for a Group Development to allow the construction of a manufacturing building 107 Maple Court (parcel 6-26-915.4A).
  - B. Close the public hearing.
4. Consider request by IKI Manufacturing for approval of a conditional use permit for a Group Development to allow the construction of a manufacturing building 107 Maple Court (parcel 6-26-915.4A ).
5. Consider approval of July 20, 2022 Plan Commission meeting minutes.
6. Consider preliminary 3 lot CSM for IKI Manufacturing at Stoughton Road and IKI Drive.
7. Consider extraterritorial land division for Knepfel on Academy Drive in Section 22 in the Town of Albion.
8. Consider extraterritorial land division for Jakula on Hillside Road and Lake Drive Road in Section 36 in the Town of Albion.
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:** September 19, 2022

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a site plan and a conditional use permit for a Group Development to allow the construction of a manufacturing building.

**Location:** 107 Maple Court (parcel 6-26-915.4A)

**Applicant:** IKI Manufacturing

**Current Zoning/Land Use:** M-1 and M-2 / manufacturing and office

**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 107 Maple Court. The parcel is zoned M-2. The petitioner proposes to construct a 3,200 sf manufacturing building. The property has more than one structure on the site, thus requiring a conditional use permit as a Group Development.
2. The proposed 3,200 sf metal sided building is located within the IKI complex east of Maple Court and north of former Rollin Street. The building replaces a 1,800 sf building that was removed.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow the construction of a manufacturing building for IKI Manufacturing at 107 Maple Court with the following conditions and findings:

**Conditions**

1. The petitioner provides some evergreen screening on the rear of the structure where the property abuts a residential property.
2. No lighting is installed on the back side of the structure.

**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.





**JULY 20, 2022 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

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

Present: Chris Lund, Paul Davis, Jim Kapellen, and Julie Hagemann.

Excused: Jim Burdick, Theran Springstead and Ron Webb

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, July 15, 2022 at the Post Office, Edgerton Library, City website and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to take comments regarding a request by Edgerton Community Outreach/City of Edgerton for approval of a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six apartments (parcel 6-26-753)

Flanigan stated the parcel is located at 210-212 W Fulton St. The petitioner would like to establish six commercial apartments on the two upper floors and two commercial spaces on the first floor. This requires a conditional use permit as a Group Development.

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

**CONSIDER REQUEST BY EDGERTON OUTREACH FOR A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A GROUP DEVELOPMENT:** Jim Kapellen/Paul Davis moved to approve the conditional use permit for Edgerton Outreach/City of Edgerton to allow the establishment of a Group Development having two commercial spaces and six apartments with the following conditions and findings:

Conditions:

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner modifies the landscape plan to provide a landscape screen on the north side of the parking lot that does not block the vision triangle.
3. The petitioner provides, and the Plan Commission approves, the site lighting. All site lighting units utilize cut off fixtures and the lights comply with the zoning ordinance regulations.
4. The petitioner obtains an easement to allow access to the northern lot and the petitioner obtains title to the land for the parking lot.
5. The petitioner obtains signage and fence permits (if needed).
6. Remove the eastern most parking stall of the northern most parking lot.
7. Provide area for mailboxes and package delivery for the residential units.

Findings:

1. The proposed conditional use with the above condition 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.

The motion passed on a 4/0 roll call vote.

**MINUTES:** A Jim Kapellen/Julie Hagemann motion to approve the June 22, 2022 Plan Commission minutes passed, all voted in favor.

**CONSIDER EXTRATERRITORIAL LAND DIVISION FOR WILEMAN ON EDGERTON ROAD IN SECTION 27 IN THE TOWN OF ALBION:** A Jim Kapellen/Chris Lund motion to approve an extraterritorial land division for Wileman on Edgerton Road in section 27 in the Town of Albion passed on a 4/0 roll call vote.

**CONSIDER EXTRATERRITORIAL LAND DIVISION FOR MCGUIRE ON N EDGEWOOD SHORES DRIVE AND N HIGHLAND ROAD IN SECTION 14 IN THE TOWN OF FULTON:** A Jim Kapellen/Paul Davis motion to approve an extraterritorial land division for McGuire on N Edgewood Shores Drive and N Highland Road in Section 14 in the Town of Fulton passed on a 4/0 roll call vote.

**CLOSED SESSION:** Chris Lund/Jim Kapellen moved to go into Closed Session Pursuant to Wis. Stat. 19.85(1)(g) "Conferring with Legal Counsel for the Governmental Body who is rendering oral or written advice concerning strategy to be adopted by the Body with respect to litigation in which it is or is likely to become involved" Discuss and Consider extraterritorial land division in the Town of Fulton. The motion passed on a 4/0 roll call vote.

Chris Lund/Julie Hagemann moved to go into open session and adjourn. The motion passed on a 4/0 roll call vote.

Ramona Flanigan/wl  
City Administrator



**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** September 19, 2022

**GENERAL DESCRIPTION**

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

**Location:** 107 Maple Court - South corner of Stoughton Road and IKI Drive

**Applicant:** IKI Manufacturing

**Current Zoning/Land Use:** M-2 and M-1 / manufacturing facility

**Proposed Lot sizes:** 5.8 acres, 7.2 acres, and 13.4 acres

**STAFF REVIEW COMMENTS**

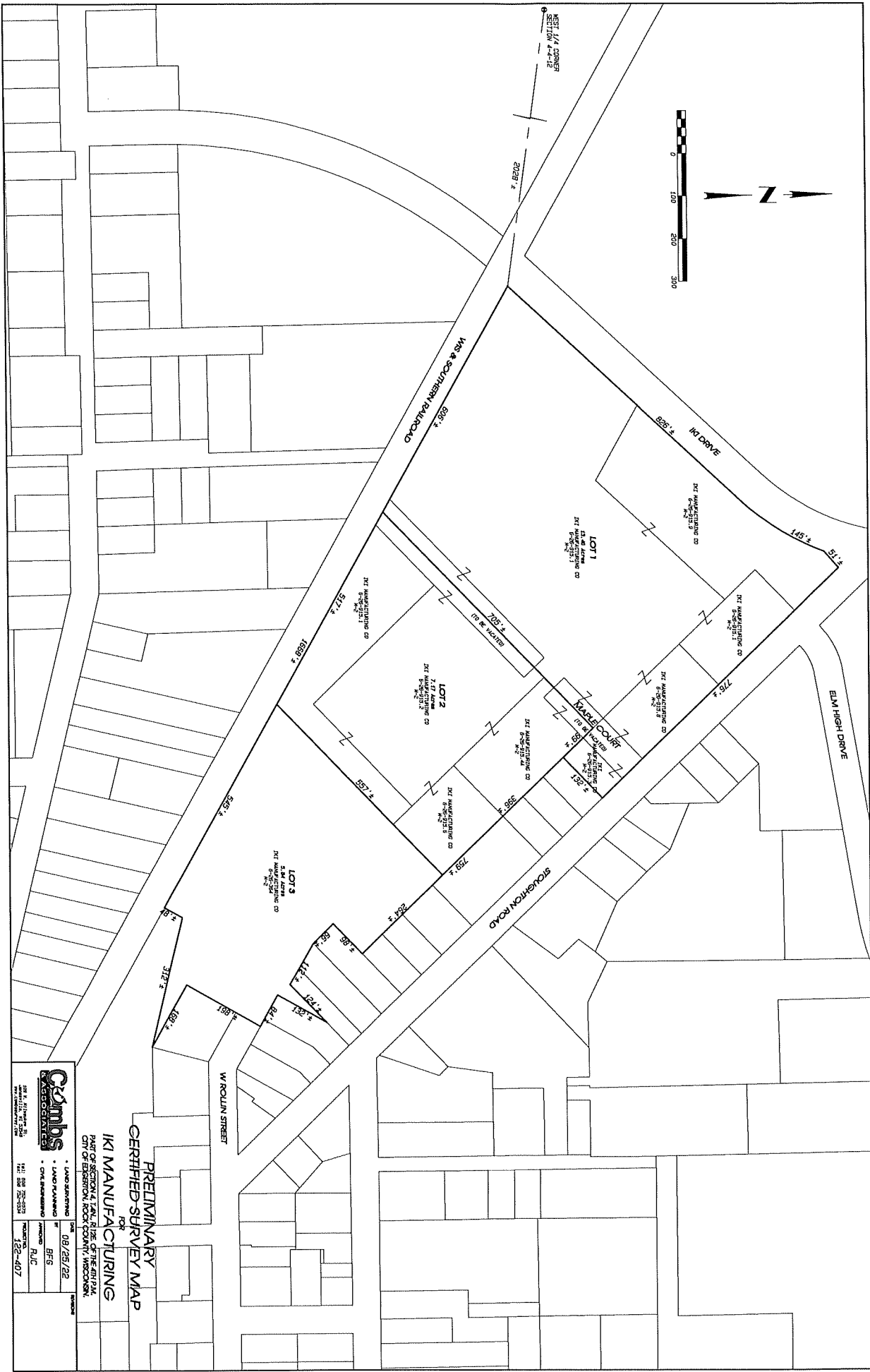
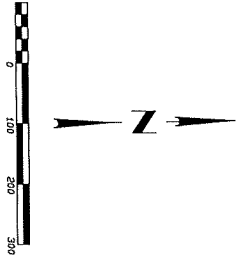
Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner proposes to consolidate 10 lots into 3 lots.
3. The final CSM will modify the boundary of Lot 2 so that it have street frontage on Stoughton Road.
4. The petitioner will not be required to pay the parkland and park improvement impact because the lots are not residential.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary 3 lot CSM located at 107 Maple Court subject to the following conditions:

1. The final CSM indicates all easements for public utilities currently located on the site.



**PRELIMINARY**  
**CERTIFIED SURVEY MAP**  
 FOR  
**IKI MANUFACTURING**

PART OF SECTION 4, T.2N., R.12E. OF THE 4TH P.M.  
 CITY OF EBERTON, ROCK COUNTY, WISCONSIN.

**Crumba**  
 SURVEYORS  
 101 N. Milwaukee St.  
 Eberton, WI 53122  
 TEL: 920.725.0523  
 FAX: 920.725.0524  
 PROJECT NO. 122-407

LAND SURVEYING 08/25/22  
 LAND POLICEMAN  
 CITY ENGINEER  
 REC'D  
 BFC  
 RJC



Knepfel

Jakula

CH 4

County Highway 4

State Highway 4

Green Road

Algonquin

Algonquin Road

139  
190  
US 51

Esqumun Road

State Highway 73

WI 73

State Highway 106

WI 106

New Lake

Silverwood  
Country  
Park

Dakota  
Academy

Edgerton Beach  
Park

Hickory Hills

Hickwood

Indian Heights

Legerton

Essex County, Town of Algonquin

Town of Algonquin

Town of Algonquin

Algonquin  
Bluffs

Algonquin

Algonquin  
Bluffs



**TO:** Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** September 19, 2022

**GENERAL DESCRIPTION**

**Address:** Academy Drive and Church Street, Town of Albion, Dane County, Section 22

**Applicant:** Knepfel

**Parcel Size:** Approx. 845 sf

**Description of Request:** Move lot line between adjoining 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 petitioner proposes to move a lot line between two developed lots and will not create any new lots.

**STAFF RECOMMENDATION**

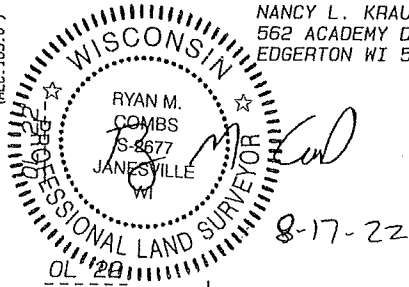
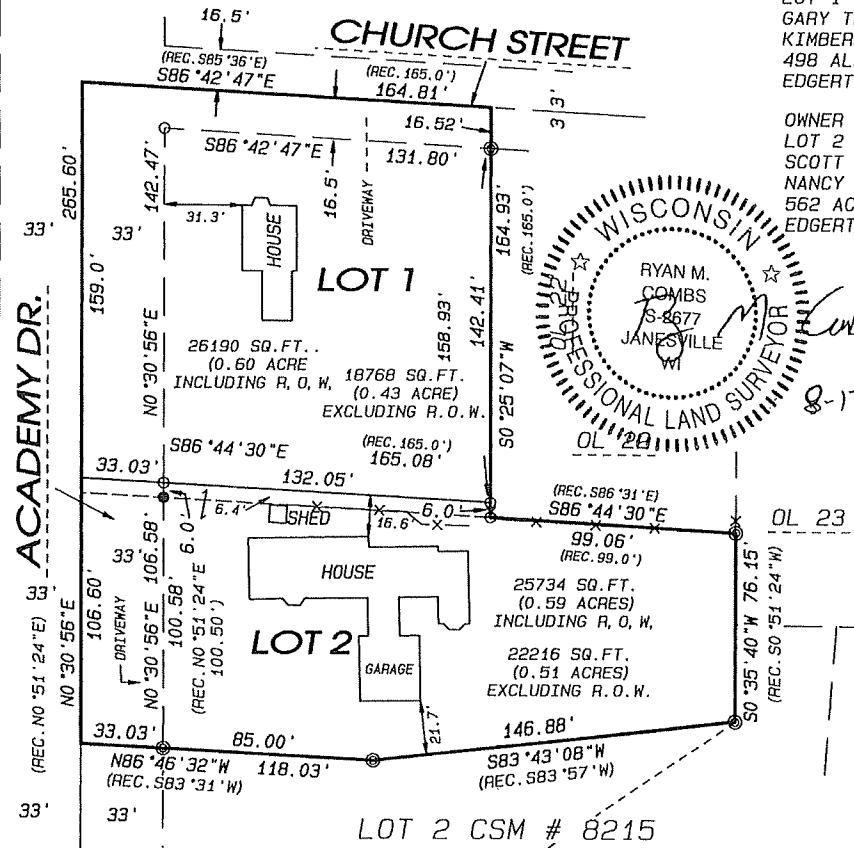
Staff recommends the City Council approve the proposed land division.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

OUTLOT 21, ASSESSOR'S PLAT OF THE VILLAGE OF ALBION (UNINCORPORATED) AND LOT 1 OF CERTIFIED SURVEY MAP NO. 8215, RECORDED IN VOLUME 44, PAGES 139 AND 140 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 2763433, WHICH WAS FORMERLY PART OF OUTLOT 19 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF ALBION (UNINCORPORATED). ALL BEING LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:  
 LOT 1  
 GARY TELLEFSON  
 KIMBERLY TELLEFSON  
 498 ALBION RD  
 EDGERTON WI 53534

OWNER OF RECORD:  
 LOT 2  
 SCOTT D. KNEPFEL  
 NANCY L. KRAUS-KNEPFEL  
 562 ACADEMY DR.  
 EDGERTON WI 53534



### LEGEND:

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

NOTE: FIELDWORK COMPLETED JUNE 27, 2022.

NOTE: ASSUMED  $N89^{\circ}51'37''W$  ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 22-5-12.

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

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** September 19, 2022

**GENERAL DESCRIPTION**

**Address:** Hillside and Lake Drive Roads, Section 36, Town of Albion, Dane County

**Applicant:** Jaskula

**Parcel Size:** approx. 36.3 and 19.9 acre 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.

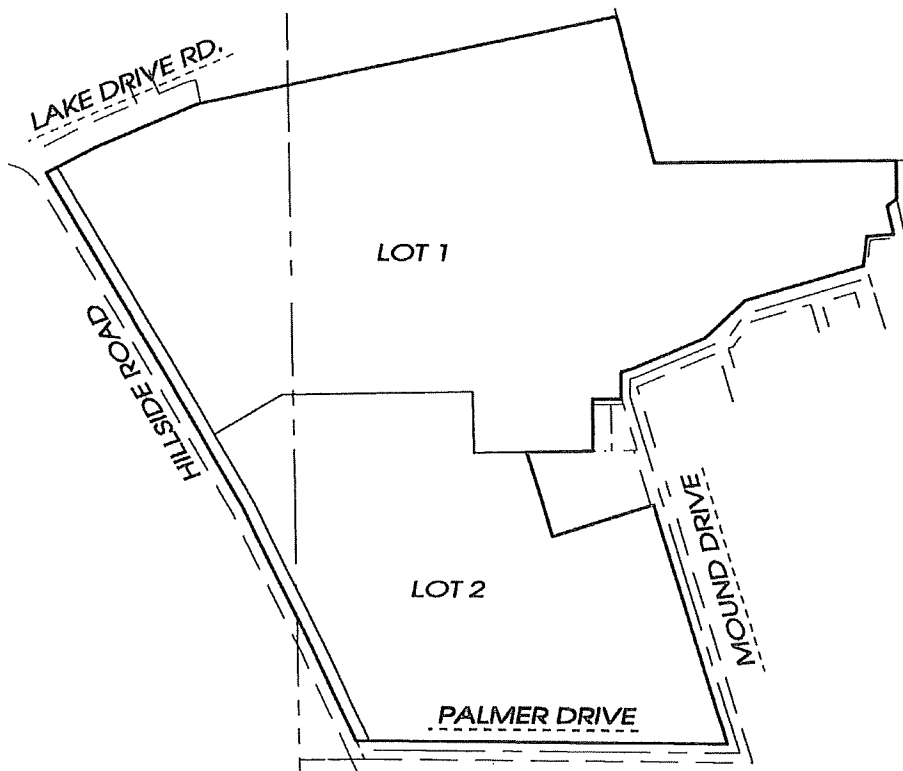
**STAFF RECOMMENDATION**

Staff recommends the City Council approve the proposed land division.

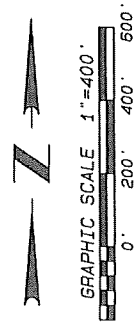
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS");

ALSO PART OF THE SW 1/4 OF THE SE 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



3-10-22



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

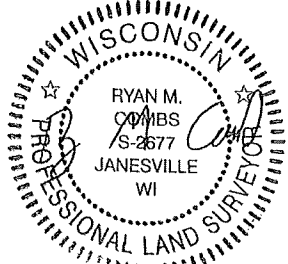
tel: 608 752-0575  
fax: 608 752-0534



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

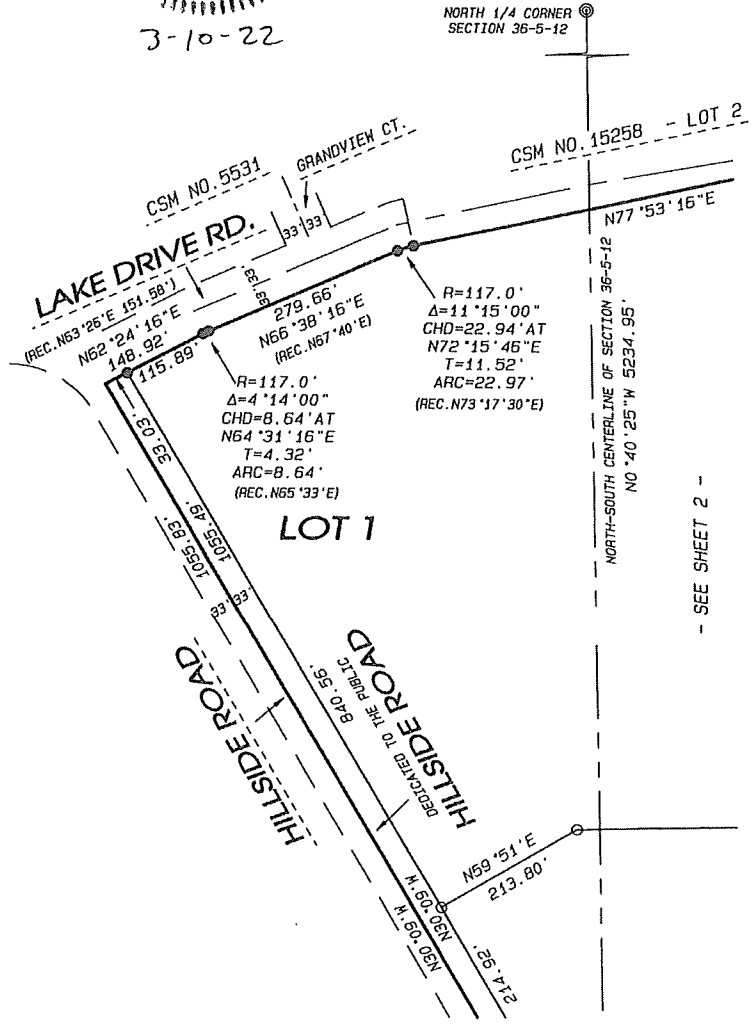
LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS");

ALSO PART OF THE SW 1/4 OF THE SE 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

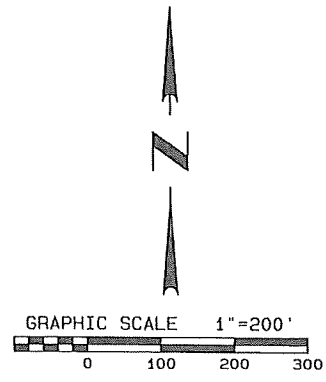


3-10-22

OWNER OF RECORD - LOT 1:  
 RYAN DEDOLPH  
 ASHLIE NELSON  
 132 LAKE DRIVE RD  
 EDGERTON, WI 53546



- SEE SHEET 2 -



- 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

- SEE SHEET 3 -

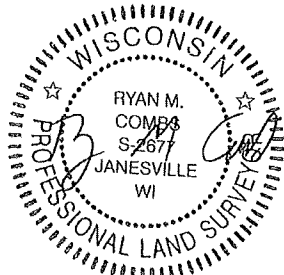
**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS");

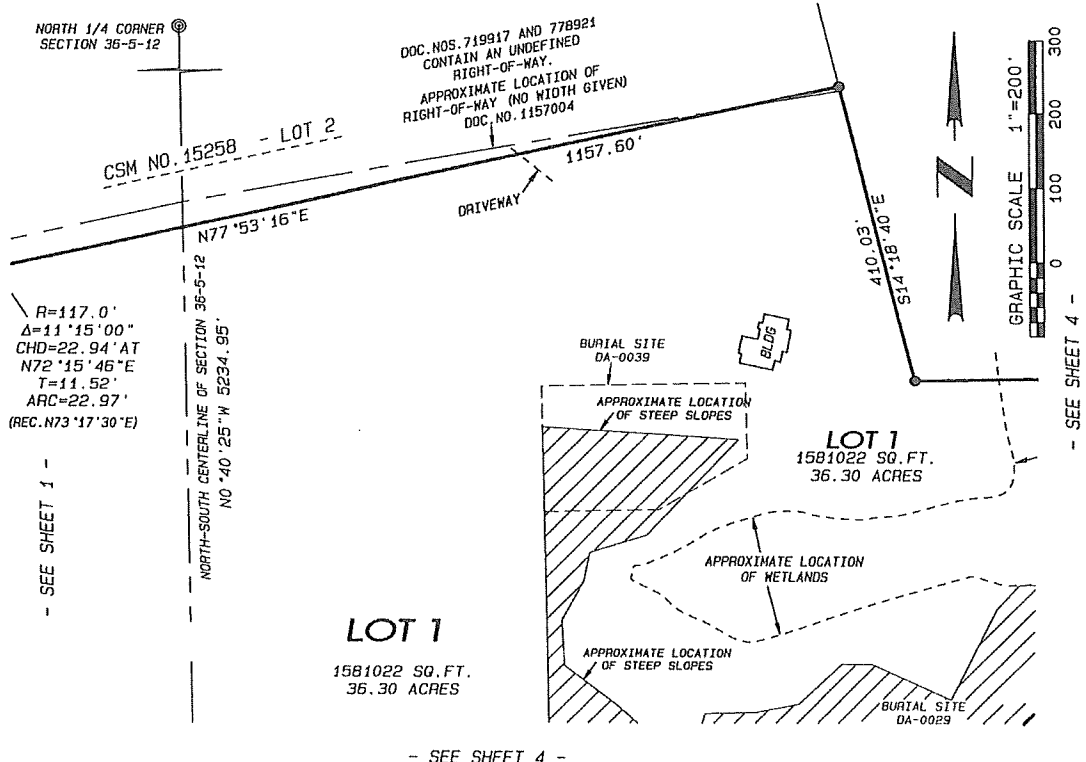
ALSO PART OF THE SW 1/4 OF THE SE 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



3-10-22

### 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



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

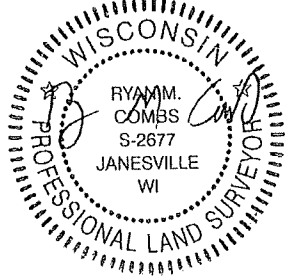
109 W. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

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

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

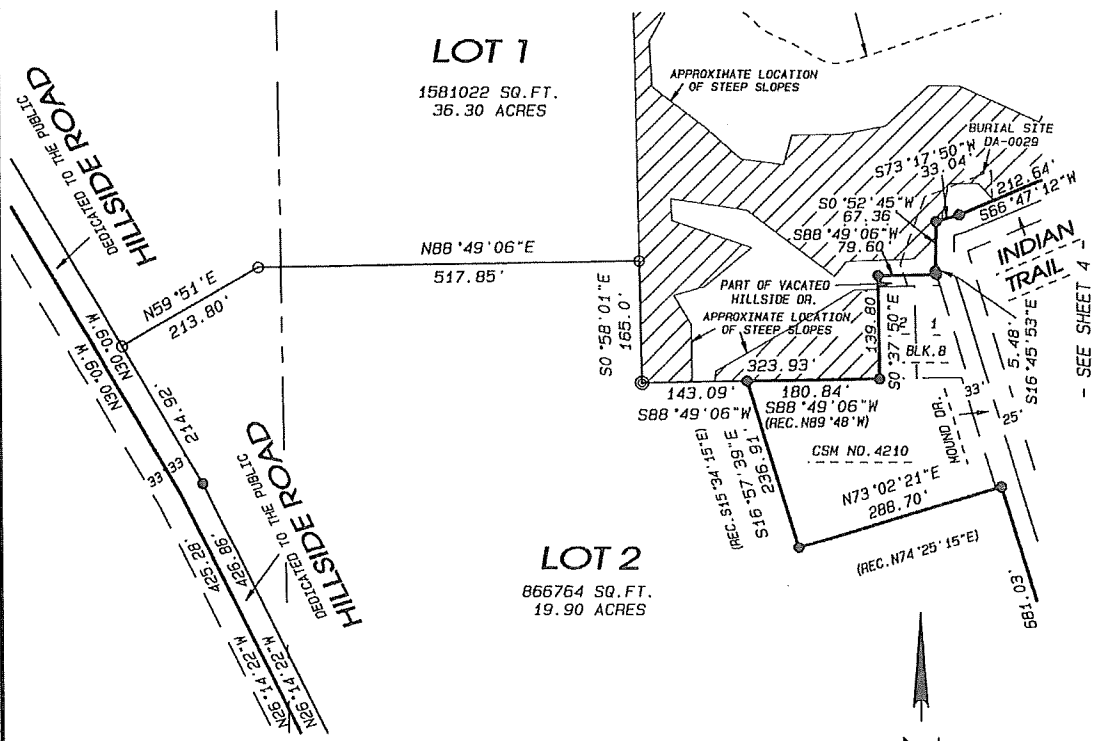
LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS");

ALSO PART OF THE SW 1/4 OF THE SE 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



3-10-22

- SEE SHEET 1 -



- SEE SHEET 5 -

**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

Project No. 121 - 463 For: JASKULA

SHEET 4 OF 10 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

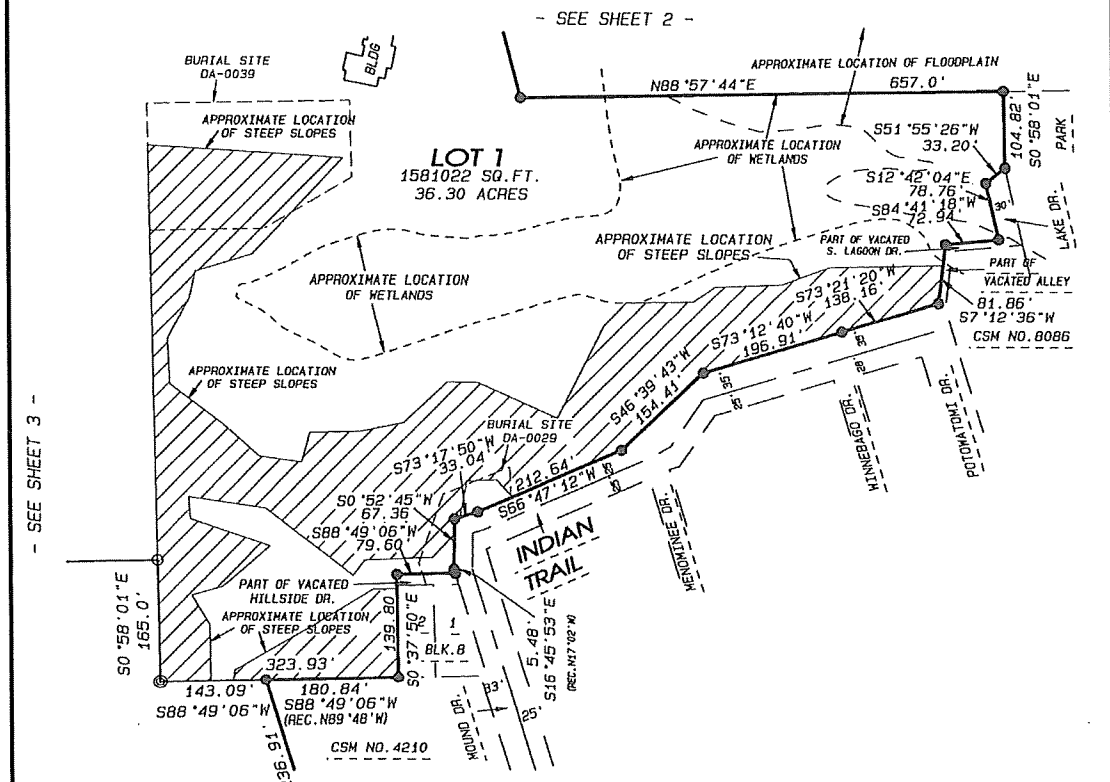
109 W. Milwaukee St.  
Janesville, WI 53548  
www.combssurvey.com

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

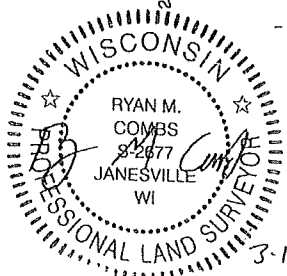
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 15258, RECORDED IN VOLUME 108, PAGES 315 THRU 325 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5530648 AND LOCATED IN GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T. 5N., R. 12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN; (THIS CSM CONTAINS LANDS PREVIOUSLY PLATTED IN THE "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS");

ALSO PART OF THE SW 1/4 OF THE SE 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T. 5N., R. 12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

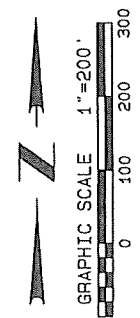


- SEE SHEET 3 -



**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



NOTE: FIELDWORK COMPLETED FEBRUARY 18, 2022.

NOTE: ASSUMED NO 40' 25" W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 36-5-12.

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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

