

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

**PLANNING COMMISSION**  
Tuesday August 8, 2023 at 5:45 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, August 4, 2023.
3. Consider approval of June 21, 2023 Plan Commission meeting minutes.
4. Consider Extraterritorial land division for Sayre on Cnty Hwy N in Section 33 of the Town of Albion.
5. Consider Extraterritorial land division for Backyard Properties on Cnty Hwy F in Section 9 of the Town of Fulton.
6. Set next meeting date and future agenda items.
7. 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."

**JUNE 21, 2023 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, Julie Hageman and Ron Webb.

Excused: Jim Burdick and Theran Springstead

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

Flanigan confirmed the meeting agendas were properly posted on Friday, June 16, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend Section 22.304(5)(d) Detached Private Garage, Carport or Utility Storage Shed to modify regulations regarding sewer service to accessory structures.

Flanigan stated prior to this modification, toilets and showers were not allowed in detached garages, car ports or utility storage sheds. This amendment would allow toilets and exterior showers in detached garages (not utility sheds or carports) and would remove the requirement that an accessory structure have a garage door and a driveway if it also has sewer and water service.

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

**CONSIDER REQUEST TO AMEND SECTIONS 22.304(5)(D) DETACHED PRIVATE GARAGE, CARPORT OR UTILITY STORAGE SHED:** A Jim Kapellen/Ron Webb motion to approve the amendment to Section 22.304(5)(d) Detached Private Garage, Carport or Utility Storage Shed of the Zoning Ordinance to modify regulations regarding sewer service to accessory structures passed on a 5/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton for approval of a zoning change from R4 Residential District Four to B-3 Large Scale Business District Commercial for the property located at 1009 N Main St (parcels 6-26-955.2D2 & 6-26-955.2C).

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

**CONSIDER REQUEST FOR APPROVAL OF A ZONING CHANGE FROM R-4 RESIDENTIAL DISTRICT FOUR TO B-3 LARGE SCALE BUSINESS DISTRICT COMMERCIAL FOR 1009 N MAIN ST:** A Ron Webb/Paul Davis motion to approve a zoning change from R-4 Residential District Four to B-3 Large Scale Business District Commercial for the property located at 1009 N Main St (parcels 6-26-955.2D2 & 6-26-955.2C) passed on a 5/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request

by the City of Edgerton to amend various sections of Chapter 23 (New Code Chapter 442) Subdivision of Land and Chapter 22 (New Code Chapter 450) Zoning as part of the recodification process.

Flanigan stated changes to the Zoning and/or Subdivision chapters require a public hearing. Many of the proposed changes are non-substantive, reference updates or were previously discussed by the Plan Commission.

The changes to the Subdivision and Zoning chapters were presented to the Plan Commission and were reviewed and discussed.

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

**CONSIDER REQUEST TO AMEND SECTIONS OF CHAPTER 22 AND 23 (NEW CODE CHAPTER 450 & 442) AS PART OF THE RECODIFICATION PROCESS:** A Jim Kapellen/Ron Webb motion to approve the amendment of various sections of Chapter 23 (new code Chapter 442) Subdivision of Land and Chapter 22 (new code Chapter 450) Zoning as part of the recodification process passed on a 5/0 roll call vote.

**MINUTES:** A Ron Webb/Paul Davis motion to approve the May 8, 2023 Plan Commission meeting minutes passed, all voted in favor.

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

Ramona Flanigan/wjl  
City Administrator

**TO:** Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 8, 2023

**GENERAL DESCRIPTION**

**Address:** Cnty Hwy N, Town of Albion, Dane County, Section 33

**Applicant:** Sayer/Reynolds

**Parcel Size:** Approx. 3.22 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:

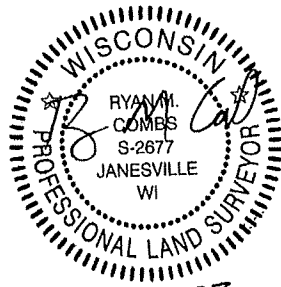
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The petitioner proposes to move a lot line between two lots to reduce the size of the lot with the farm structures and will not create any new lots.

**STAFF RECOMMENDATION**

Staff recommends the City Council approve the proposed land division.

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

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11361, RECORDED IN VOLUME 69, PAGES 25 THRU 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 4035489 AND LOCATED IN THE NW 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 33, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

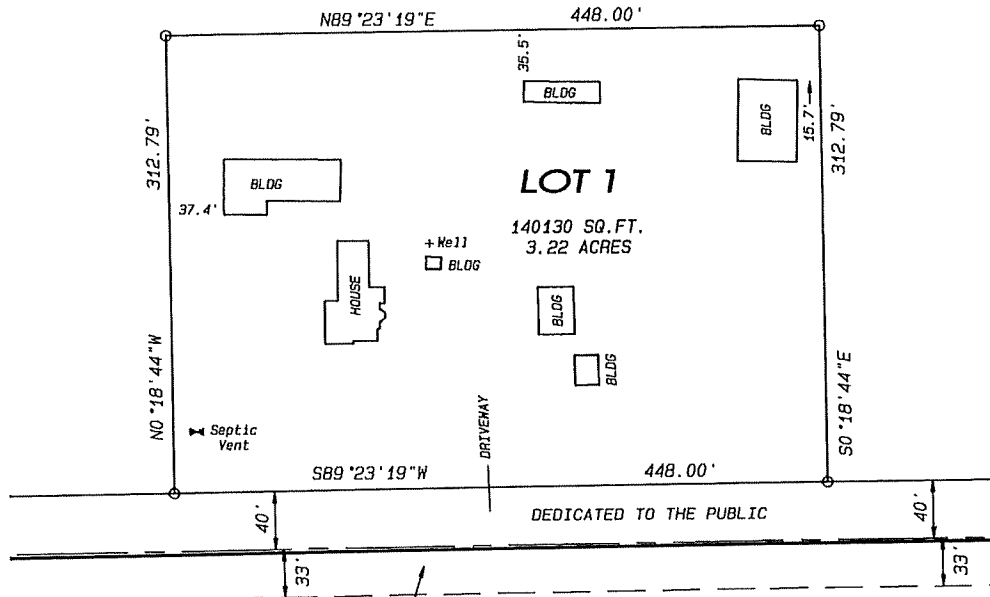


OWNER OF RECORD:  
SAYRE FAMILY IRREVOCABLE TRUST  
8203 N COUNTY HIGHWAY H  
EDGERTON WI 53534

OWNER OF RECORD:  
ROBERT REYNOLDS  
38 COUNTY HIGHWAY N  
EDGERTON WI 53534

**LOT 2**

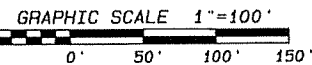
7-25-23



**COUNTY HIGHWAY N**

**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 CUT STONE
- x-x- FENCE



NOTE: FIELDWORK COMPLETED JULY 18, 2023.

NOTE: ASSUMED NO \*18'44"W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 33-5-12.

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.

Project No. 122 - 557 For: SAYRE SHEET 1 OF 7 SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. 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:** August 8, 2023

**GENERAL DESCRIPTION**

**Address:** 10248 Cnty Rd F, Fulton Township, Section 9

**Applicant:** Backyard Properties

**Parcel Sizes:** 18 acres

**Description of Request:** create 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:

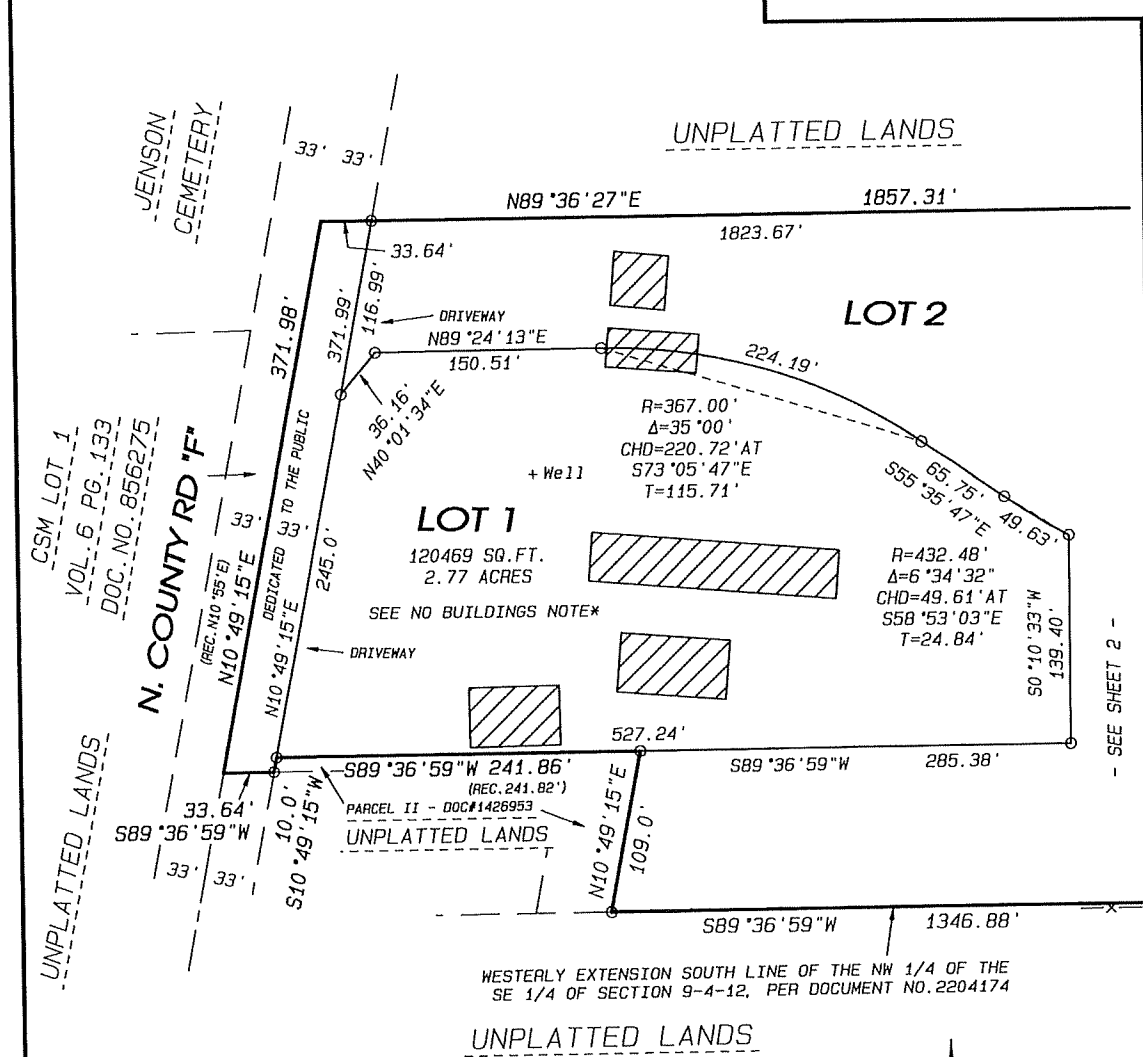
1. The proposed land division is within the City of Edgerton's extraterritorial zone. The petitioner proposes to create two lots that separate some of the existing farm buildings from the remainder of the lot. Please recall the petitioner previously proposed to separate the existing buildings from the remainder of the lot as shown in the current CSM, but also proposed to create 14 residential lots. This CSM provides street frontage on County F for Lot 2 that would allow the construction of a public street at some point in the future.
2. The parcel is located south of, and adjacent to, Fassett Cemetery. It could be annexed to the city as it is contiguous to the city.
3. The parcel is zoned and planned for commercial use by the Town of Fulton.
4. The city's comprehensive plan recommends this parcel be developed in the city as part of a planned neighborhood. The provision of municipal services is an important factor in a decision about whether the parcel develops in the City or in the Town. The distance between the closest existing city sewer and water mains and the proposed subdivision is significant, making the extension of services very expensive.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed CSM to separate the buildings from the remainder of the parcel with the condition that the building that is located on the proposed lot line be removed or relocated and the ROW is dedicated.

# CERTIFIED SURVEY MAP


PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

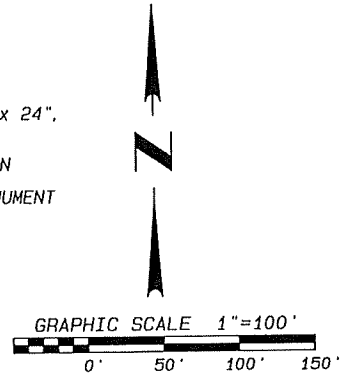


CSM LOT 1  
VOL. 6 PG. 133  
DOC. NO. 856275

N. COUNTY RD 'F'  
(REC. N10°55'E)  
N10°49'15"E

### LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND ALUMINUM MONUMENT
- FOUND CUT STONE
- x-x- FENCE
-  BUILDING



NOTE: FIELDWORK COMPLETED \_\_\_\_\_  
NOTE: ASSUMED N89°46'11"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 9-4-12.

**Combs & Associates**

- LAND SURVEYING
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- CIVIL ENGINEERING

109 N. Milwaukee St.  
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# CERTIFIED SURVEY MAP

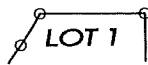
PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

\*NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOTS 1 AND 2 UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES.

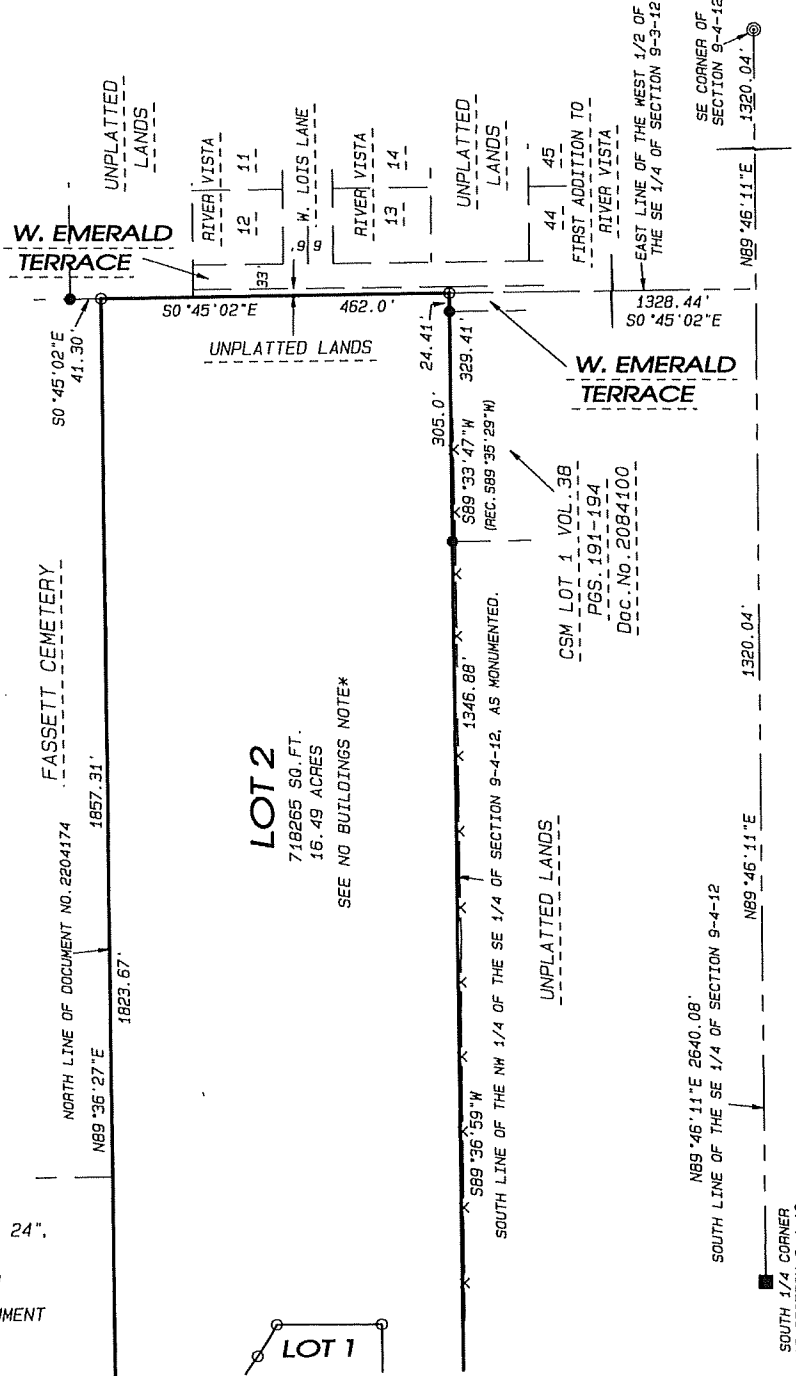
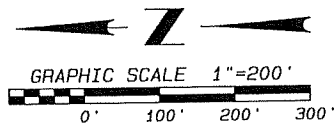
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- FOUND CUT STONE
- ⊙ FOUND 1" IRON PIPE

-X-X- FENCE



- SEE SHEET 1 -





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# Google Maps

