

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

**PLANNING COMMISSION**

Monday, October 17, 2022 at 6:15 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, October 14, 2022.
3. Consider approval of September 19, 2022 Plan Commission meeting minutes.
4. Consider preliminary and final CSM for sale between adjoining property owners at 805 E Fulton Street for Henkel.
5. Consider preliminary and final CSM to create one lot and one outlot for the City of Edgerton at 5 Albion Street.
6. Consider extraterritorial land division for Miner on N. Arrowhead Shores Section 16 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."

**SEPTEMBER 19, 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, Jim Burdick, Paul Davis, Jim Kapellen, and Julie Hagemann and Ron Webb.

Excused: Theran Springstead

Also present: City Administrator Ramona Flanigan, Alderpersons Candy Davis and Casey Langan and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, September 16, 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 IKI Manufacturing for approval of a conditional use permit for a Group Development to allow the construction of a manufacturing building at 107 Maple Ct.

Flanigan stated IKI Manufacturing is proposing to construct a 3,200 sf building. The property has more than one structure on the site already, therefore a conditional use permit is needed.

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

**CONSIDER REQUEST BY IKI MANUFACTURING FOR A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A GROUP DEVELOPMENT:** Jim Kapellen/Ron Webb moved to approve the conditional use permit for IKI Manufacturing for a Group Development to allow the construction of a manufacturing building 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.  
The motion passed on a 6/0 roll call vote.

**MINUTES:** A Ron Webb/Jim Burdick motion to approve the July 20, 2022 Plan Commission minutes passed, all voted in favor.

**CONSIDER PRELIMINARY 3 LOT CSM FOR IKI MANUFACTURING AT STOUGHTON RD AND IKI DR:** Jim Kapellen/Julie Hagemann motion to approve a preliminary 3 lot CSM for IKI Manufacturing at Stoughton Rd and IKI Dr with the recommendation that the final CSM indicate all easements for public utilities currently located on the site. The motion passed on a 6/0 roll call vote.

**CONSIDER EXTRATERRITORIAL LAND DIVISION FOR KNEPFEL ON ACADEMY DRIVE IN SECTION 22 IN THE TOWN OF ALBION:** A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Knepfel on Academy Drive in Section 22 in the Town of Albion passed on a 6/0 roll call vote.

**CONSIDER EXTRATERRITORIAL LAND DIVISION FOR JAKULA ON HILLSIDE RD AND LAKE DRIVE RD IN SECTION 36 IN THE TOWN OF ALBION:** A Jim Kapellen/Jim Burdick motion to approve an extraterritorial land division for Jakula on Hillside Rd and Lake Drive Rd in Section 36 in the Town of Albion passed on a 6/0 roll call vote.

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

Ramona Flanigan/wl  
City Administrator

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** October 17, 2022

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a preliminary and final 1 lot certified survey map to move a lot line

**Location:** 805 E Fulton St

**Applicant:** Henkel

**Current Zoning/Land Use:** R-3 / 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 proposed land division moves the eastern boundary of the lot at 805 E Fulton Street 7 feet to the east adding approximately 1750 sf to the lot bring an existing building into compliance with setback regulations.

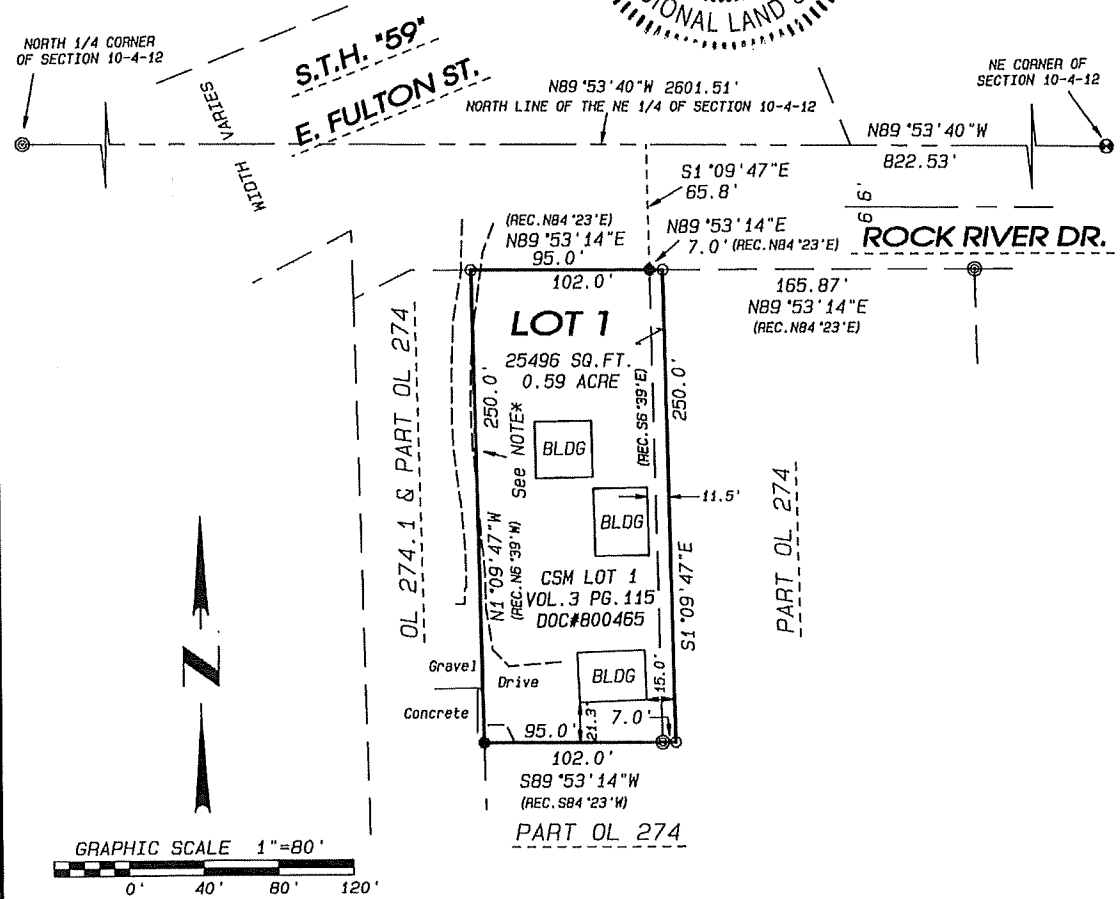
**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final CSM to add 1,750 sf to 805 E Fulton St subject to the following conditions:

1. The final CSM indicates all easements.

# CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 3, PAGE 115 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.800465; AND PART OF OUTLOT 274 OF THE ASSESSOR'S PLAT AND ALL BEING LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 10, T.4N., R.12E. OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



**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 (BROKE)

NOTE: FIELDWORK COMPLETED SEPTEMBER 29, 2022.

NOTE: ASSUMED N89°53'40"W ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 10-4-12.

\*NOTE: See document no.836711 for agreement relating to City water & sewer services for adjoining property.

**Combs & Associates**

- 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:** Staff

**MEETING DATE:** October 17, 2022

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a preliminary and final certified survey map to create one lot and one outlet

**Location:** 5 Albion Street (6-26-756)

**Applicant:** City of Edgerton

**Current Zoning/Land Use:** B-2 / vacant

**Proposed Lot sizes:** 2,830 sf lot 1 and 2,548 sf outlet 1

**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 create one lot and one outlet. The petitioner intends to do the following: transfer lot 1 to the owner of 210/212 W Fulton Street to be developed as surface parking for that development; and to sell the outlet to an adjoining property owner. The outlet cannot be developed as it is land locked which is why it is given the outlet designation.
2. The lots comply with the lot bulk standards.

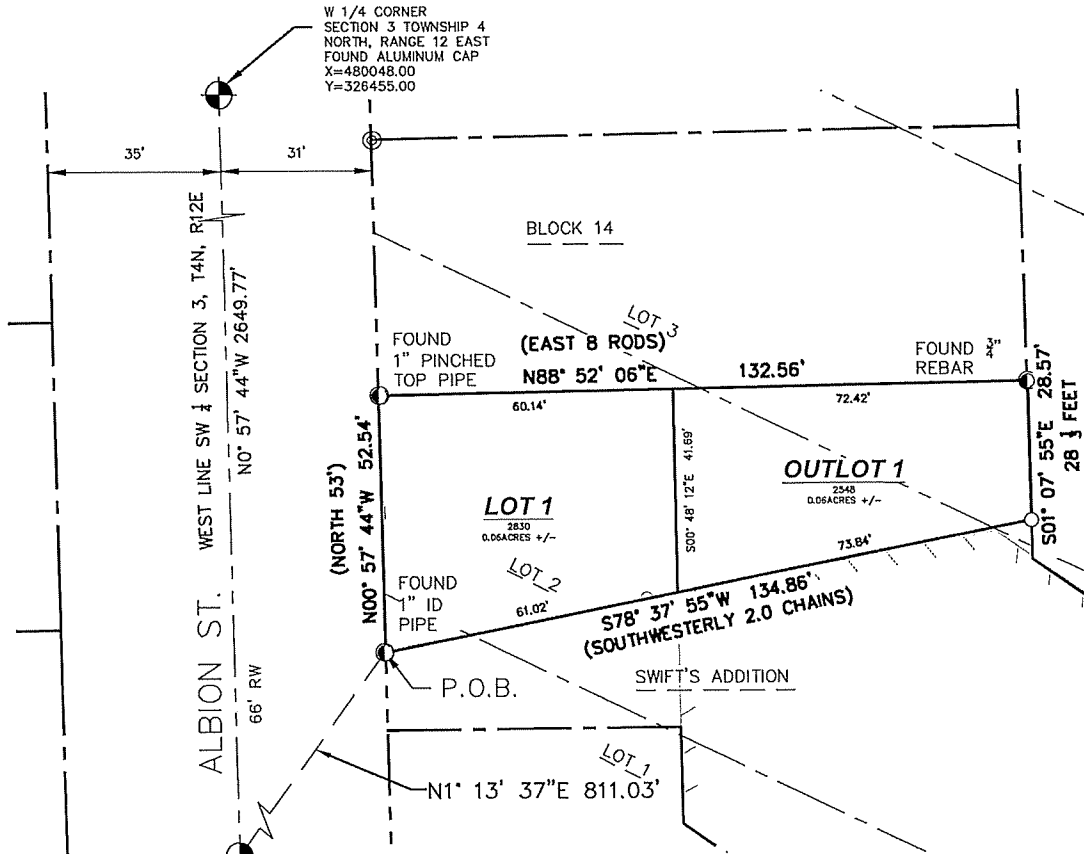
**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final CSM to create one lot and one outlet for the parcel located at 5 Albion Street subject to the following condition:

1. The final CSM indicates all easements.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

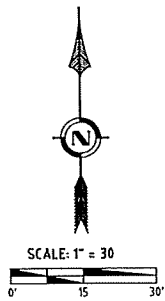
PART OF LOTS 1, 2, AND 3 OF SWIFTS ADDITION, SECTION 3,  
 TOWNSHIP 4 NORTH, RANGE 12, EAST, CITY OF EDGERTON,  
 ROCK COUNTY, WISCONSIN



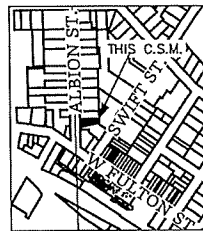
W 1/4 CORNER  
 SECTION 3 TOWNSHIP 4  
 NORTH, RANGE 12 EAST  
 FOUND ALUMINUM CAP  
 X=480048.00  
 Y=326455.00

SW 1/4 CORNER  
 SECTION 3 TOWNSHIP 4  
 NORTH, RANGE 12 EAST  
 FOUND ALUMINUM CAP  
 X=480092.50  
 Y=323805.60

NOTES:  
 1. BASIS FOR THIS MAP IS PLAT OF SURVEY MAP  
 #10181, AND TITLE PROVIDED BY CLIENT.



North is referenced to the West  
 line of  
 the SW 1/4, Section 3 T4, N12E  
 which bears N00°57'44\"/>



1" = 1000'  
 LEGEND

- Road Dedication
- Government Corner (As Noted)
- Found corner as noted
- Set 3/4" x 18" Rebar Weighing  
1.502 Pounds/Lineal Foot
- Recorded As

OWNER/PREPARED FOR:  
 CITY OF EDGERTON  
 12 Albion Street  
 53534, WI 53334



Mitchell J. Reimer  
 Cedar Corporation  
 W61 N497 Washington Ave  
 Cedarburg, Wisconsin 53012

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** October 17, 2022

**GENERAL DESCRIPTION**

**Address:** N Arrowhead Shores Rd in Section 16 of the Town of Fulton

**Applicant:** Miner

**Parcel Size:** 29,900 sq ft

**Description of Request:** Approval of an extraterritorial certified survey map to combine existing 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 and does not create any additional lots.

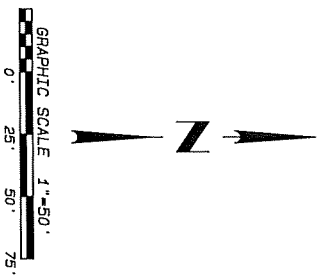
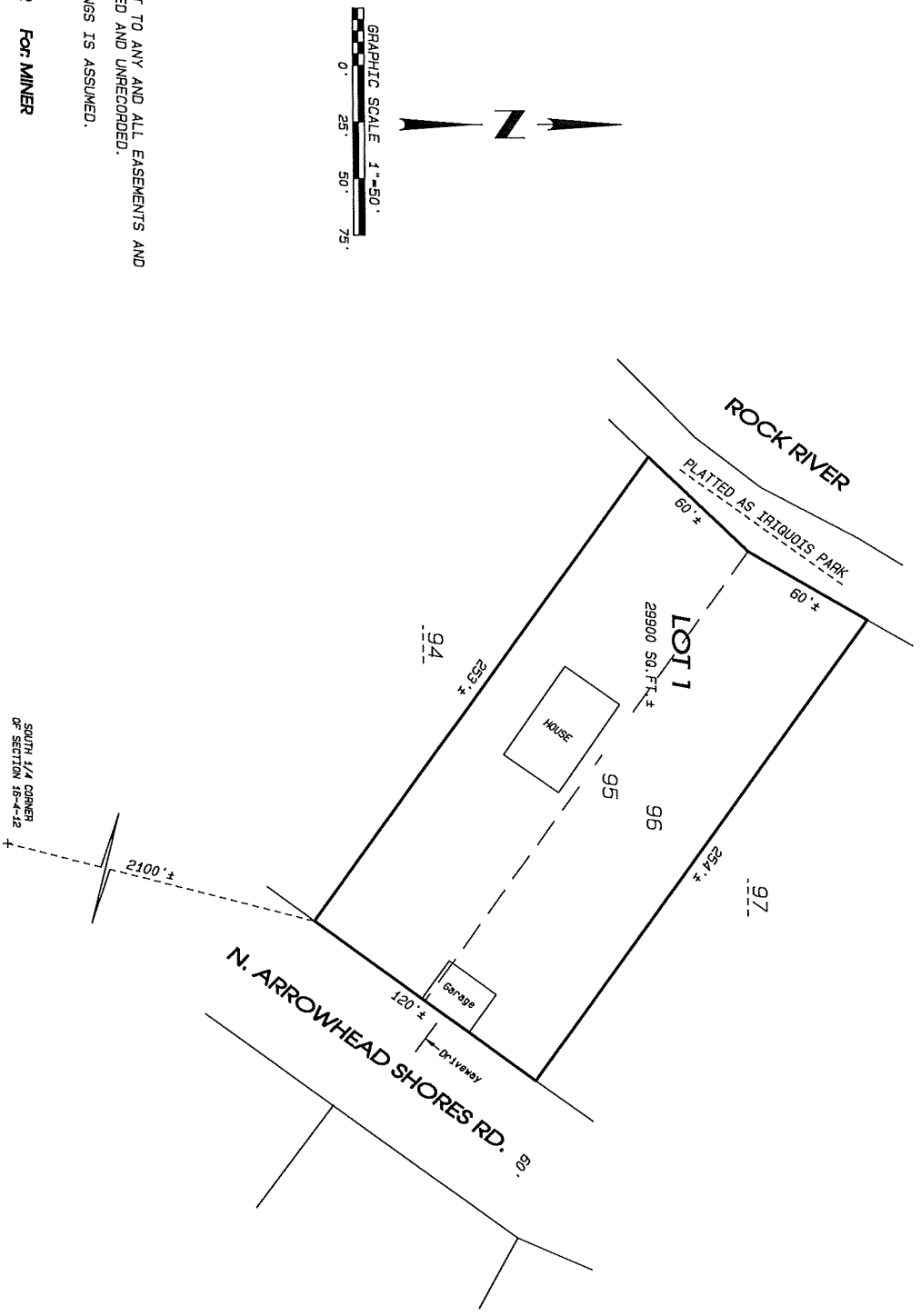
**STAFF RECOMMENDATION**

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.



# PRELIMINARY CERTIFIED SURVEY MAP

LOTS 95 AND 96, ARROWHEAD SHORES ESTATE AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULLON, ROCK COUNTY, WISCONSIN.



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

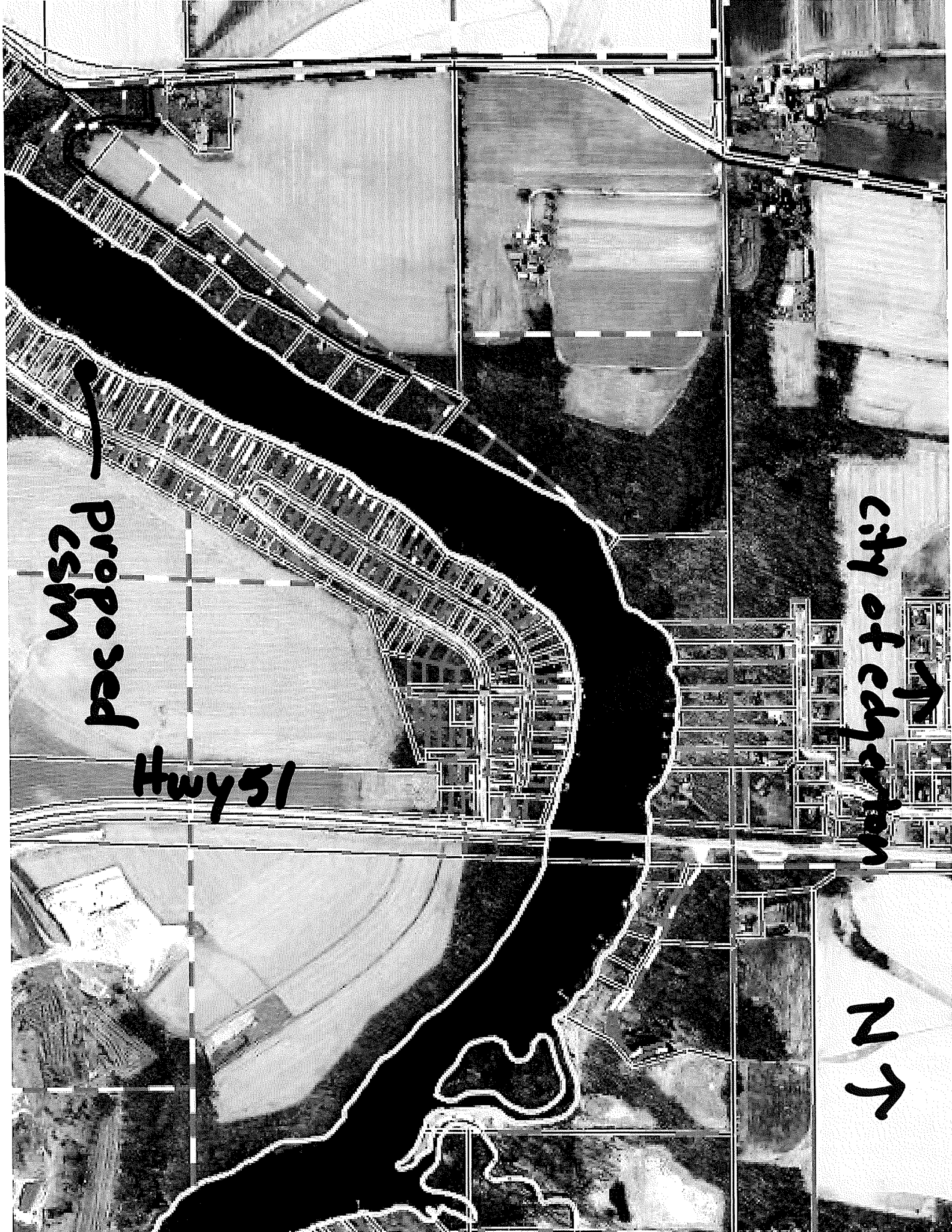
Project No. 122 - 482 For MINER

DATE: OCTOBER 4, 2022

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• CIVIL ENGINEERING

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Janesville, WI 53548  
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TEL: 608 752-0575  
FAX: 608 752-0534



Proposed  
CSM

Hwy 51

City of Edgerton

N