

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

**PLANNING COMMISSION**  
Monday, August 26, 2024 at 5:30 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 23, 2024.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to consider a request by David and DeEtta Shanklin Revocable Trust for approval of a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for the parcel located at 1 Head Street.
  - B. Close the public hearing.
4. Consider a request by David and DeEtta Shanklin Revocable Trust for approval of a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for the parcel located at 1 Head Street.
5. Approve July 31, 2024 Plan Commission meeting minutes:
6. Consider concept subdivision plan for a 69-acre parcel at 701 Newville Street. (6-26-1192).
7. Consider extraterritorial land division for Alcivia to correct a CSM on Pierce Road in Section 26 of the Town of Albion.
8. Set next meeting date and future agenda items.
9. 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:** August 26, 2024

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a conditional use to allow the construction of a fence taller than allowed by the ordinance

**Location:** 1 Head Street (parcel 6-26-99)

**Applicant:** David and DeEtta Shanklin Revocable Trust

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

**Lot Size:** 0.39 acres

**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 1 Head Street. The parcel is zoned R-2. The petitioner proposes to construct a fence in a front yard that is 6' tall. The ordinance allows fences in front yards to be 4' tall with 50% opacity. The ordinance allows for a fence to be taller than otherwise allowed with a conditional use permit and with conditions 2-3 below.
2. The proposed fence setback is 6 feet from West St. The lot is a corner lot thus having 2 front yards.
3. The proposed fence is 100% opaque. The petitioner must obtain a variance from the Zoning Borad of Appeals to allow a fence that is more than 50% opaque.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission grant approval of a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for David and DeEtta Shanklin Revocable Trust located at 1 Head St with the following conditions and findings:

**Conditions**

1. The fence is no taller than 6' and not closer to the street than 6'.
2. The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas;
3. The fence shall be screened on its external side with adequate plants so as to maintain an attractive appearance to said side.

**Findings**

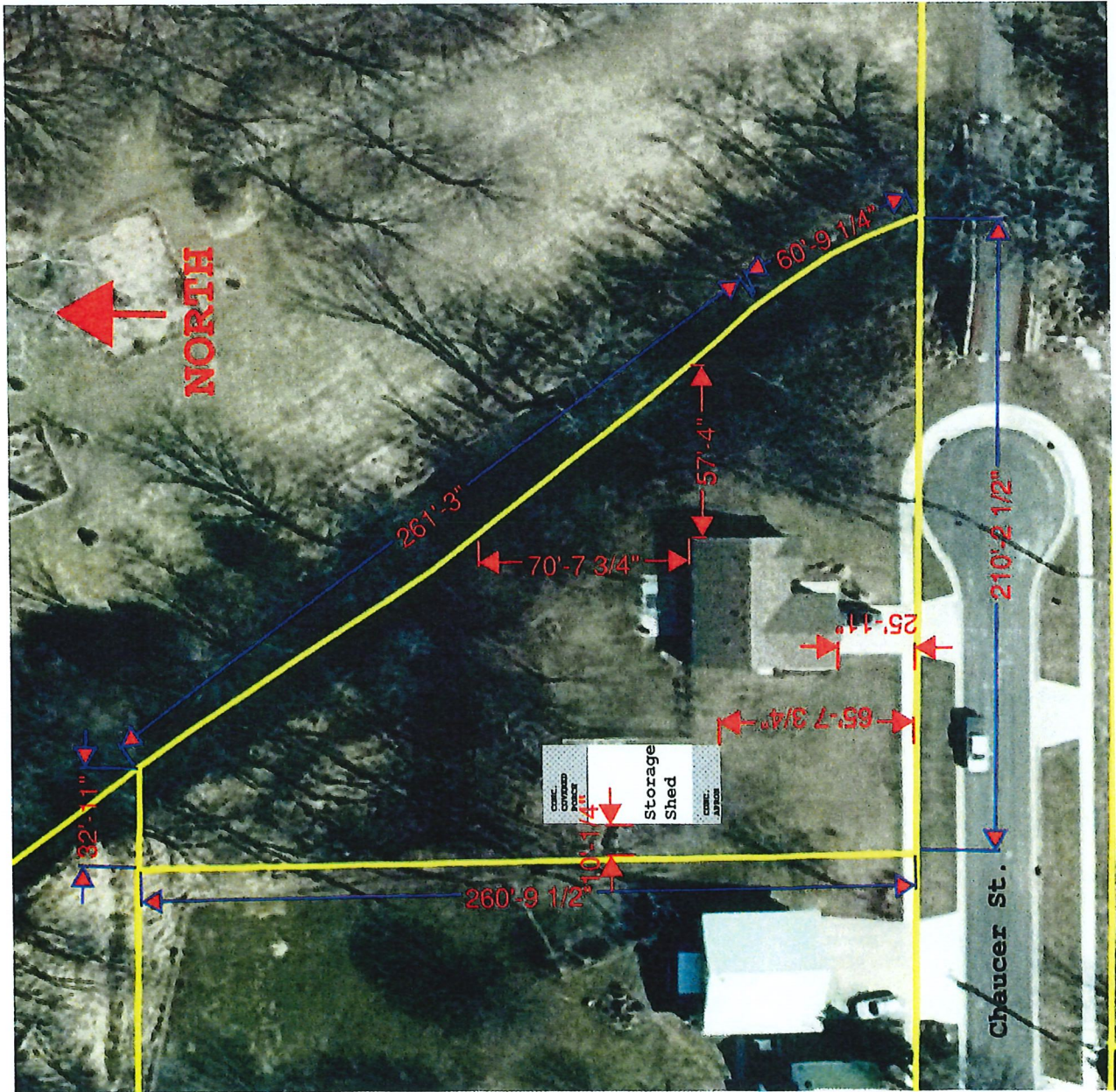
1. The proposed conditional use with the above conditions is in harmony with the purposes,

goals, and objectives of the Master Plan or the Zoning Ordinance. 450-16 D.(3)(b).

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. 450-16 D.(3)(c).
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property 450-16 D.(3)(d).
4. The proposed Conditional Use will not impose undue burdens on facilities serving the property, per Section 450-16 D.(3)(e).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use. 450-16 D.(3)(f)

Kaleb D. Wynn - 310 Chaucer St, Edgerton WI - 608-509-6366

Parcel Number: 6-26-243.1



Current land use in single family residential. Request is to add a storage shed.

Notes:

Property Lines in Yellow

Property Line dimensions in Blue

Proposed Structure in White

Proposed new paving in gray

Zoning of Adjacent parcels

- North R2
- South M1
- East R4
- West R2

Proposed Property from lines

- North 128'
- South 75'
- East 84'
- West 10'

North is at the top  
Lot dimensions 99'x131'x179'x154'  
Proposed fence is in orange 43'x115'x101'x50'  
Adjacent parcels are Zoned R2





This view is looking north on West Street.  
The fence would be approximately 6 feet inside of the sidewalk and positioned behind trees and shrubs



This view is looking southwest on West Street showing the back and east side of the lot. The fence would be inside of trees and shrubs.



This view is the front of the house from Head Street



**JULY 31, 2024 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, Julie Hagemann, and Ron Webb.

Excused: Theran Springstead

Also present: City Administrator Ramona Flanigan and citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, July 26, 2024 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 Mary Jo Hessian for approval of a conditional use permit to allow the construction of a second driveway onto Walker Way for the parcel located at 203 Garfield Street.

Flanigan stated the parcel is zoned R-2 and the Zoning Ordinance requires a conditional use permit to allow the construction of a second driveway for a single-family residence. The petitioner currently has a driveway on Garfield St and wishes to add more garage space, but cannot add to the existing attached garage due to an easement. The requested second driveway would serve a new detached garage.

The petitioner, Mary Jo Hessian, was present and spoke in favor of the second driveway request.

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

**CONSIDER REQUEST BY MARY JO HESSIAN FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A SECOND DRIVEWAY ONTO WALKER WAY FOR THE PARCEL LOCATED AT 203 GARFIELD STREET:** Staff recommends the Plan Commission approve the conditional use permit for Mary Jo Hessian for the property located at 203 Garfield Street. If the Commission grants the conditional use to allow a second driveway, it should do so with the following condition: the new driveway must be paved within a year.

A Jim Kapellen/Paul Davis motion to approve a conditional use permit for Mary Jo Hessian to allow the construction of a second driveway with staff recommendation passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Populance Architecture and Development/IKI Manufacturing for approval of a conditional use permit to allow the establishment of thirteen condominium units (apartment land use) in the existing structure located at 116 Swift Street (parcel 6-26-777.1).

Flanigan stated the parcel located at 116 Swift Street is zoned Office and the petitioner purposes to establish thirteen owner occupied apartment units within the existing structure. The proposed reorganization of the rear parking lot would result in an increase of parking stalls from the existing 73 to 81 stalls. Flanigan also mentioned the proposed removal of the circular drive in the front of the building and stated the existing access doors will continue to be used as common entries. The Developer does not plan to install any site lighting and dumpsters are proposed to be shared with Tri County. The site plan indicates a recreation improvement will be installed in the green area.

Chris Gosch from Populance Architecture presented a slide show of the proposed 116 Swift Street building/site plans.

Robert Fick, 19 Albion Street, stated there is a concern regarding insufficient parking and sound.

Tyler Vaughn, 211 W Rollin Street, stated there is a privacy concern regarding the increased number of residents, especially if the condos will be rented out after purchase. Mr. Gosch confirmed the condominiums cannot be leased after purchase.

Cara Fick, 19 Albion Street, also expressed concern regarding the privacy issue.

Pete Richard, 207 W Rollin Street, asked if their driveway would still be accessible with the proposed parking lot and Mr. Gosch confirmed the driveway access would be maintained.

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

**CONSIDER REQUEST BY POPULANCE ARCHITECTURE AND DEVELOPMENT/IKI MANUFACTURING FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF THIRTEEN CONDOMINIUM UNITS (APARTMENT LAND USE) IN THE EXISTING STRUCTURE LOCATED AT 116 SWIFT STREET (PARCEL 6-26-777.1):** Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow establishment of thirteen condominium units for Polulance/IKI at 116 Swift Street with the following conditions:

1. The City Engineer approves the pavement and erosion control plans.
2. All required easement modifications are approved.
3. The petitioner obtains signage permits (if needed).
4. An alternative location for screened dumpster is provided if an agreement with Tri County cannot be reached.

A Jim Burdick/Julie Hagemann motion to approve a conditional use permit for Populance Architecture and Development/IKI Manufacturing to allow construction of thirteen condominium units at 116 Swift Street with staff conditions passed on a 6/0 roll call vote.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the June 4, 2024 Plan Commission meeting minutes passed, all voted in favor.

A Ron Webb/Julie Hagemann motion to approve the July 15, 2024 Plan Commission meeting minutes passed, all voted in favor.

**CONSIDER SITE PLAN APPROVAL FOR AVONDALE ROOFING TO ALLOW THE EXPANSION OF A PARKING LOT/STORAGE AREA AT 111 INTERSTATE BLVD:** Flanigan stated the property in question, located in the Edgerton Business Park, is zoned M-2 General Industrial. The petitioner is looking to expand the pavement to allow for 16,500 sf outdoor storage, the current structure is 15,000 sf. The proposal includes the installation of solid fencing around the outdoor storage area and security fencing around the paved area east of the building. The plan meets the landscape ordinance requirements.

Staff recommends the Plan Commission approve the site plan for 111 Interstate Blvd for the paving of an outdoor storage area with the following conditions:

1. If site lighting is added in the future, the lights should have cut-off optics and meet the ordinance requirements.
2. The City Engineer approve the stormwater control plans.
3. All outdoor storage that is adjacent to residential areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be designed to screen all stored materials from view from residential areas at an elevation of five feet above the grade of the residential properties providing a bufferyard with a minimum opacity of 0.60 (see 450-76)
4. The storage of items shall not be permitted in permanently protected green space areas (see §450-74)
5. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
6. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §450-37. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
7. Outdoor storage areas shall be paved with a hard, all-weather surface such as asphalt,.
8. Materials being stored shall not interfere in any manner with either on- or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
9. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
10. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.

A Jim Kapellen/Ron Webb motion to approve the site plan for Avondale Roofing to allow the expansion of a parking lot for outdoor storage at 111 Interstate Blvd with staff and Business Park Review Board conditions 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/mjd  
City Administrator

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** August 26, 2024

**GENERAL DESCRIPTION**

**Description of Request:** Concept plan discussion for a proposed subdivision on Newville Street (Parcel #6-26-1192)

**Location:** Newville Street

**Applicant:** Foursight Development Group LLC

**Current Zoning/Land Use:** A-1/ agriculture and environmental corridor

**Lot Size:** 69 acres

**STAFF DISCUSSION:**

The Developers of a proposed subdivision on Newville Street have requested to have a preliminary conference with the Plan Commission to discuss their proposal before petitioning for rezoning and plat approval.

1. The parcel is 69 acres of which approximately 46 acres is included in an environmental corridor due to steep slopes, woodlands, and wetlands. Much of the environmental corridor will be undevelopable due to these natural features. The proposed development includes approximately 23 acres (see attached map) that excludes almost all of the environmental corridor. The proposal does not address the Developer's intentions with the environmental corridor.
2. The Comprehensive Master Plan recommends the area be developed as a Planned Neighborhood. A planned neighborhood is described as follows in the Comprehensive Plan:

This land use category encourages a mix of residential development. Single Family Residential development is planned to make up the majority of the residential units (approximately 70 percent of residential), integrated with well-designed, limited components of Two Family Residential (approximately 10 percent of residential), Multi-Family Residential (approximately 20 percent of residential), Institutional, Park, Neighborhood Office, and Neighborhood Business land uses. Such plans encourage the use of complementary vehicle and pedestrian transportation networks, urban design strategies including the preservation and enhancement of vistas, neighborhood gathering places, and visual focal points.

The ideal end result for these new areas is new neighborhoods that capture much of the charm and unique character of the best historic neighborhoods in the community, and the added benefit of more completely coordinated land use, open space, and transportation patterns. Areas planned in this manner will be more marketable to a greater diversity of ages, incomes and lifestyles, and will typically appreciate in value faster than single-use neighborhoods which employ "cookie cutter" street patterns, lot sizes, and structures over very large areas that become indistinguishable from each other. The combination of a fine-grained land use

pattern with careful aesthetic planning is one of the critical factors in creating the lasting charm of a historic City like Edgerton.

The Planned Neighborhood area is intended to provide a highly-planned mix of residential dwelling units and density types; neighborhood-oriented shopping opportunities, such as convenience store or small specialty grocery stores, beauty shops, bakeries, or pharmacies; a range of employment opportunities (usually located on the edges of the neighborhood), including small offices and businesses such as those mentioned above; live-work arrangements, such as apartments or lofts over studio or other commercial space; and educational facilities, such as elementary schools and day care. These neighborhoods should be connected to other neighborhoods by a network of streets that discourage high travel speeds, but still allow access to emergency and maintenance vehicles.

3. **Surrounding land uses** of the proposed platted area include: to the north is predominately single family residential; to the west is industrial include a large industrial building very near the property line; to the south is a closed landfill; and to the east is the environmental corridor that is part of this parcel.
4. **Land uses proposed within the development:** 29 single family lots (49% of proposed units); 7 duplexes (24% of units); two 8-unit multifamily structures (27% of units). The duplexes are shown as being on one lot suggesting that these units would have to be approved as a Planned Development. Staff does not believe a Planned Development is appropriate in this case and recommends the plat include lots for each duplex. As the plans are refined, it is likely that the number of lots will decrease as several of the lot are very shallow. Further refinement will also take place in the area of the cul de sac and the multifamily structures.
5. **Parkland:** If the plat were developed with the proposed 59 units, 1.8 acres of parkland would be required to be dedicated. There is no neighborhood park serving either the neighborhood north of the proposed development or the neighborhood on the east side of the environmental corridor. The Parks Comprehensive plan recommends a neighborhood park be established in this development as well as a trail connection through the environmental corridor. Trails are one the most highly sought after recreation improvements by residents. The neighborhood park should be suitable for a playground and active open space and should be located near the entrance to the subdivision in order to serve the neighborhood north of the development.
6. **Stormwater** storage is planned for the area near the end of the cul de sac and near the west entrance off of Newville Street. In your packet is a map showing ridge and the direction of flow of stormwater. Much of the site drains to the environmental corridor. The City Engineer will review the requirements to provide stormwater control for the area that does not drain to a stormwater facility.
7. **Water:** A water main will have to be installed in the western road for looping purposes.

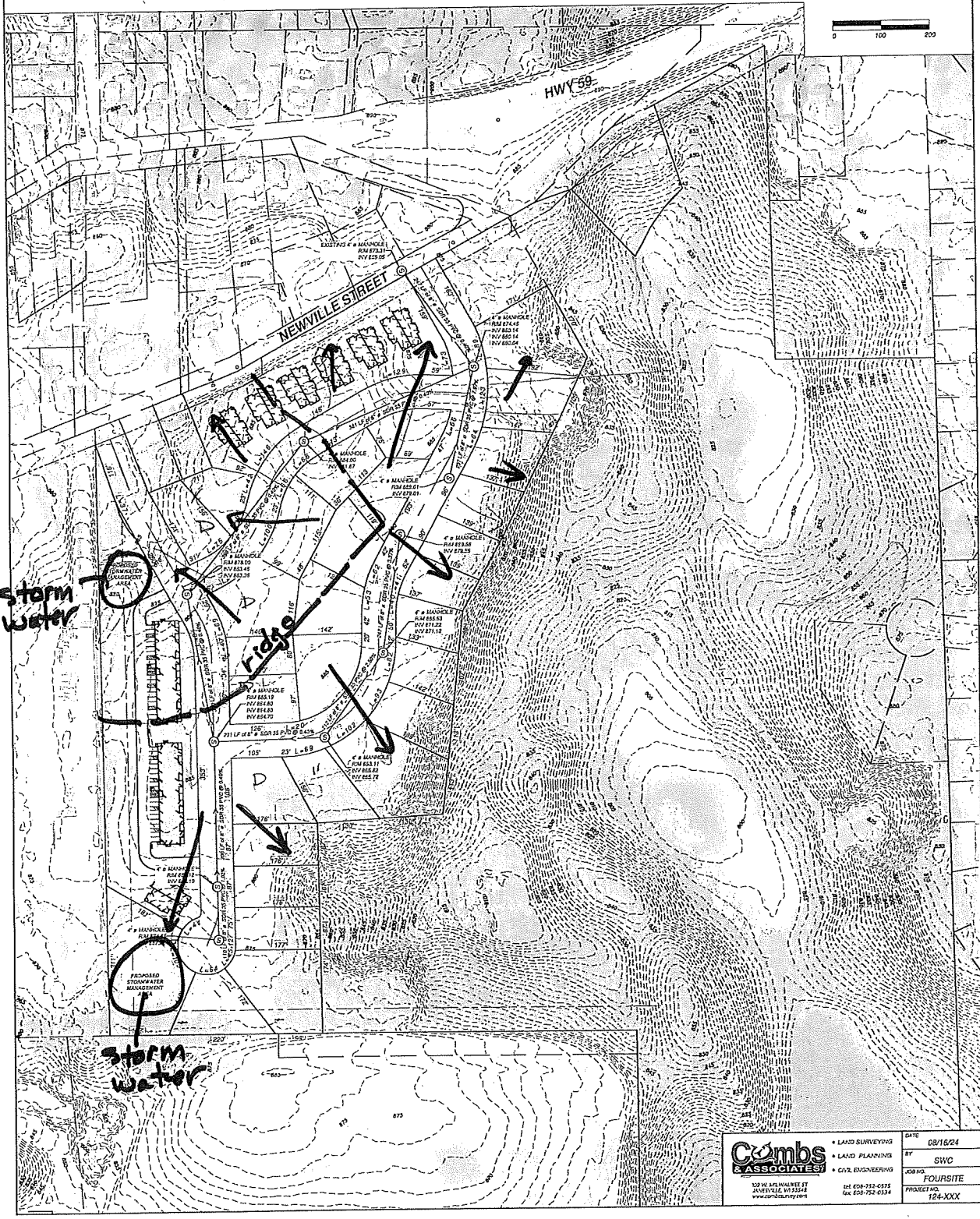
#### **Discussion Questions**

- If the land owner proposes to develop in the environmental corridor, a woodland and a wetland study would be required.
- What land use/density does the Plan Commission favor?
- Does the Commission want the duplexes scattered throughout the subdivision on corner lots?
- Are there sufficient reasons for the duplexes to be a planned development as opposed to a conventional subdivision?
- Should land be dedicated for a neighborhood park? Should an easement or dedication be required for a trail through the environmental corridor?



# SANITARY SEWER PLANNING EXHIBIT

PART OF SECTION 15, T.4N., R.15E., OF THE 4TH PM., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN



**TO:** Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 26, 2024

**GENERAL DESCRIPTION**

**Address:** Pierce Road, Town of Albion, Dane County, Section 26

**Applicant:** Alcivia

**Parcel Size:** Approx. 14.4 acres

**Description of Request:** Correct CSM

**STAFF REVIEW COMMENTS**

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

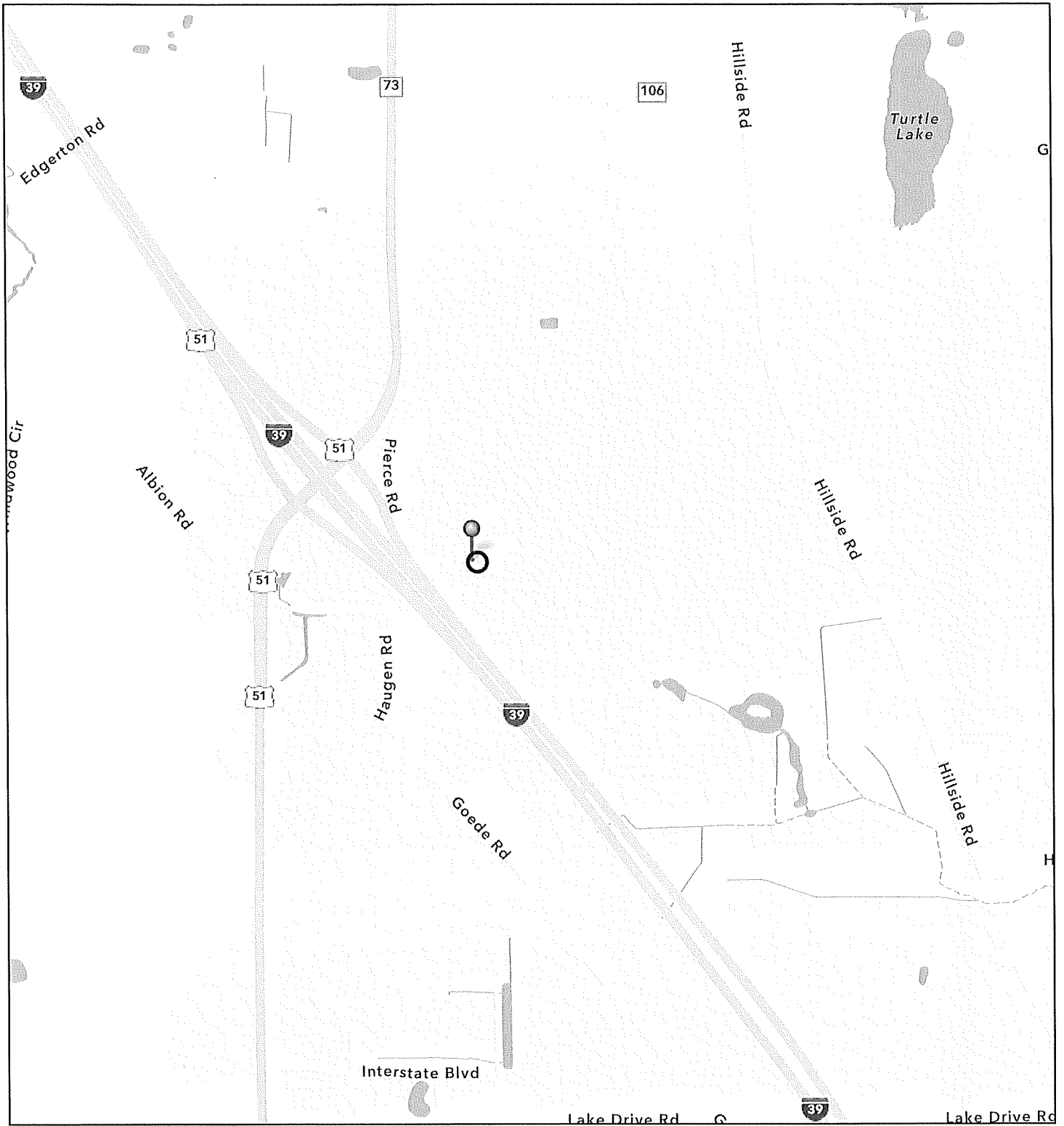
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The petitioner proposes to correct a CSM.

**STAFF RECOMMENDATION**

Staff recommends the City Council approve the proposed land division.

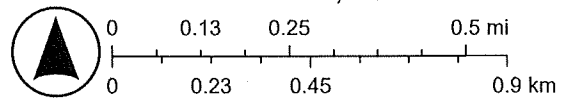


# Dane County



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

