

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

PLANNING COMMISSION

Monday, October 28, 2024 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, October 25, 2024.
3. Approve September 18, 2024 Plan Commission meeting minutes.
4. Consider site plan approval for 1110 N Main Street for John Petry to allow the construction of a parking lot.
5. Consider concept plan for a Planned Development for the property located on River Road east of 805 E Fulton Street. (6-26-1193).
6. Consider concept plan for a 5.3-acres east of York Road and North of Park Ave/Chaucer Street extended right of way (6-26-227) (6-26-226) and (6-26-642) for Mike and Sheila Wilcox.
7. Consider extraterritorial land division for Oren to combine lots on N Watts Springs Park Road in Section 11 of the Town of Fulton.
8. Consider extraterritorial land division for Zych to create one lot on Cnty Hwy N in Section 32 of 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."

**September 18, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 5:30 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

Also present: City Administrator Ramona Flanigan and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, September 13, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING FOR KWIK TRIP FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN ADDITION AT 505 N MAIN ST: The Plan Commission held a public hearing to hear comments regarding a request by Kwik Trip Inc for approval of a conditional use permit to allow the construction of an addition for the parcel located at 505 N Main St.

Flanigan stated the petitioner wishes to build a 230 sf addition to the east side of the structure to be used for refrigerated storage. This requires a conditional use permit because this land use is a conditional use according to our ordinances. The building is in a floodplain and the petitioner has stated they can comply with the floodplain requirements.

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

CONDITIONAL USE PERMIT FOR KWIK TRIP AT 505 N MAIN ST: A Jim Kapellen/Ron Webb motion to approve a conditional use permit Kwik Trip Inc to allow the construction of an addition for the parcel located at 505 N Main St passed on a 6/0/1 roll call vote. Paul Davis abstained.

PUBLIC HEARING FOR FOURSIGHT DEVELOPMENT GROUP TO REZONE 1.4 ACRES LOCATED WEST OF DIANE DRIVE FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL DISTRICT TWO: The Plan Commission held a public hearing to hear comments regarding a request by Foursight Development Group to rezone 1.4 acres located west of Diane Drive from A-1 Agriculture to R-2 Residential District Two.

Flanigan stated, the parcel is currently zoned A-1 Agriculture. The petitioner is proposing to re-zone 1.4 acres of the 69-acre parcel to R-2 Residential. They will then divide the parcel into two residential parcels for the construction of two single family homes.

Glenda Pietsch, 47 Mildred Ave stated that the woods are in her backyard and the development would disrupt the wildlife that live in those woods. She does not wish to see that area dug up and their habitat taken away.

Jacob Koepke, 1001 Diane Dr stated he understood the public utilities were already at volume capacity. He also agrees that the wildlife being disrupted is a concern. He does not want any unnecessary upgrades to the utility infrastructure to be passed on to the rate payors. He is not in favor of this development.

Corrina Frank, 925 Diane Dr, stated there is a lot of children in the neighborhood and she is not in favor of this development. She feels this development will cause major construction to occur in the neighborhood and she is against that.

Jessica Pierson, 209 Kara St stated she is against adding more traffic on the road. She is also against the wildlife habitat being taken away.

Pete Lien, 201 Kara St stated he is in agreement with the concerns of the other residents. He has questions regarding the infrastructure needed and how that will impact current residents.

John Anderson, 208 Kara St is not in favor of this development.

David Ott, 204 Kara St, he is concerned about the impact to the assessment of the current properties. He is also against the development.

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

Flanigan addressed the issue of the utility and stated, there is no ability to extend sewer south from the end of Kara Street because the sanitary sewer is too shallow, therefore this subdivision has not been extended in that direction. There is sufficient depth to extend the sewer and water service for these two lots. There is not a capacity issue for sewer or water.

REQUEST BY FOURSIGHT DEVELOPMENT GROUP TO REZONE 1.4 ACRES LOCATED WEST OF DIANE DR FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL DISTRICT TWO: Nick Edwardson, Developer for Foursight Development, stated they would like to develop the two lots at the end of Diane Dr. They are proposing to build two single family homes. There would be no access from Diane Dr to the part of the development being proposed off of Newville St.

Jim Kapellen/Ron Webb moved to approve the rezone of 1.4 acres located west of Diane Dr from A-1 Agriculture to R-2 Residential District Two with the condition the Developer is granted approval of a final Certified Survey Map and that the actual boundary of the rezoned area coincide with the final CSM boundary. The motion passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Julie Hagemann motion to approve the September 18, 2024 Plan Commission meeting minutes passed, all voted in favor.

PRELIMINARY CERTIFIED SURVEY MAP TO CREATE TWO RESIDENTIAL LOTS FROM THE PARCEL WEST OF DIANE DR FOR FOURSIGHT DEVELOPMENT GROUP: A Jim Burdick/Julie Hagemann motion to approve a preliminary certified survey map to create two lots west of Diane Dive for Foursight Development Group passed on a 7/0 roll call vote.

EASMENT RELEASE IN PARKING LOT AREA OF 116 SWIFT ST: A Jim Burdick/Jim Kapellen motion to approve the easement release in the parking lot area of 116 Swift St passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: October 28, 2024

GENERAL DESCRIPTION

Description of Request: Petition for approval of a site plan to allow the expansion of a parking lot

Location: 1110 N Main St

Applicant: John Petry

Current Zoning/Land Use: B-3/Large Scale Commercial

Lot Size: 0.7 acre parcel

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 property, located at 1110 N Main St, is zoned B-3 Large Scale Commercial. The petitioner proposes to use the property for a chiropractic business. The petitioner requests site approval to allow the expansion of the parking lot. The parking lot will not be curbed.
2. The petitioner proposes to add 2,400 sf of pavement for 6 parking stalls on the west (back) side of the building.
3. The petitioner proposes to install evergreen shrubs along the west property line and will convert the majority of the gravel area on the lot to grass.
4. The petitioner does not plan to add site lighting.
5. The petitioner does not plan to have dumpsters.
6. Stormwater from the new pavement will flow to the southwest. A bioretention basin will be located southwest of the proposed pavement.
7. The plan meets the ordinance requirements regarding landscape points.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan for 1110 N Main Street to allow the expansion of a parking lot with the following conditions:

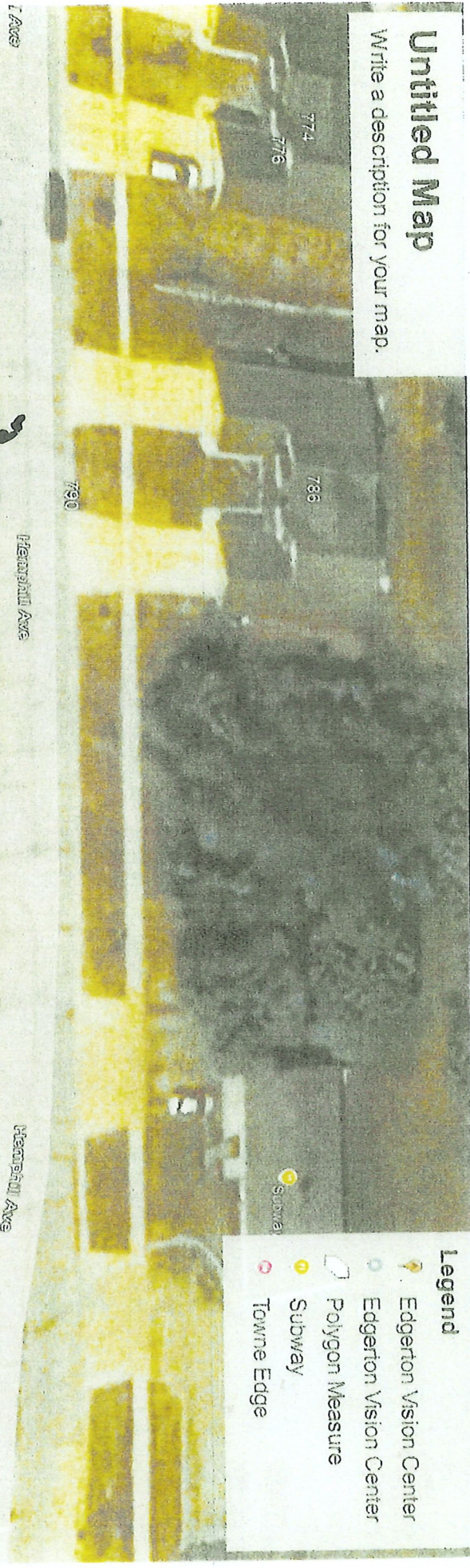
1. If site lighting is added in the future, the lights have cut-off optics.
2. If a dumpster is added in the future, it is screened and is not located in front of the building.

I am proposing adding a 40'x60' parking area to the west side of the existing office building located at 1110 N. Main St. in Edgerton. It will provide 5-6 new parking stalls for the employees and patients at Petry Chiropractic & Wellness, LLC. I will be installing 14'x18' (approximate) rain garden at the southwest corner of this new paved area to help offset runoff from this new structure. I will also add a row of arborvitae on the west property line. There will be grass planted in the space between the west property line and the new parking area to help manage water flow from the west.

Untitled Map

Write a description for your map.

- Legend
- Edgerton Vision Center
- Edgerton Vision Center
- Polygon Measure
- Subway
- Towne Edge



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 28, 2024

GENERAL DESCRIPTION

Description of Request: Planned Development Concept Plan

Location: Planned Development for the property located on River Road east of 805 E Fulton Street. (6-26-1193)

Applicant: Todd Nelson

Current Zoning/Land Use: R-3/undeveloped

STAFF DISCUSSION

Planned Unit Development Process

The Planned Unit Development process has the following four steps:

1. **Pre-application Conference - Informal discussion about type of land uses (no maps required).** At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Master Plan.
2. **Concept Plan - Review of concept drawings and discussion of land uses, intensity, open space, and relationship to nearby features. The City is not obligated or bound by discussions at this stage.**
3. **General Development Plan (GDP)- Review a more precise proposal of the land development.** Zoning is granted at this stage. This is done through a public hearing process. No development can occur at this stage.
4. **Precise Implementation Plan - Review of exact plans for all aspects of the development.** Approval of the PIP allows the development to be constructed in strict conformance with the approved PIP. This requires a public hearing.

STAFF REVIEW COMMENTS

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

1. The petitioner requests to discuss a concept plan to allow the construction of one duplex and one 3-unit multifamily residential structure.

2. The parcels is 3.7 acre and contains some areas of slopes in excess of 20% and woodlands. The proposed development is not impacting the area having steep slopes.
3. Approval Process: The developer wishes to develop the property as a Planned Development. A Planned Development would require a rezone and a conditional use permit and can be characterized as a development having several individual structures on one lot; structures may not meet ordinance setback requirements, and the development may or may not have private streets.
4. Street pattern: The two buildings are served by one driveway from River Road.
5. Stormwater storage is planned for the area on the south side of the site.
6. The developer must pay parkland fees upon the issuance of a building permit.
7. The proposed development would not meet the following ordinance provisions and would be varied by the Planned Development: more than one building on a lot.
8. The Planned development process allows the developer to “vary” ordinance requirements in exchange for a “higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments”. A walking path or architectural upgrades are examples of improvements that could be made in exchange for exceptions to the ordinance standards. If a Planned Development is approved, the Plan Commission should consider the provision of a walking path that would connect to the development being proposed on Newville Street. See attached sketch.



Project No: XXXXXXXXX
 Sheet EXBT

SNYDER & ASSOCIATES

NELSON EDGERTON
 CONCEPT PLAN
 EDGERTON, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
ENGR	Created By: CHKD		
TECH	Date: MM-DD-YYYY		

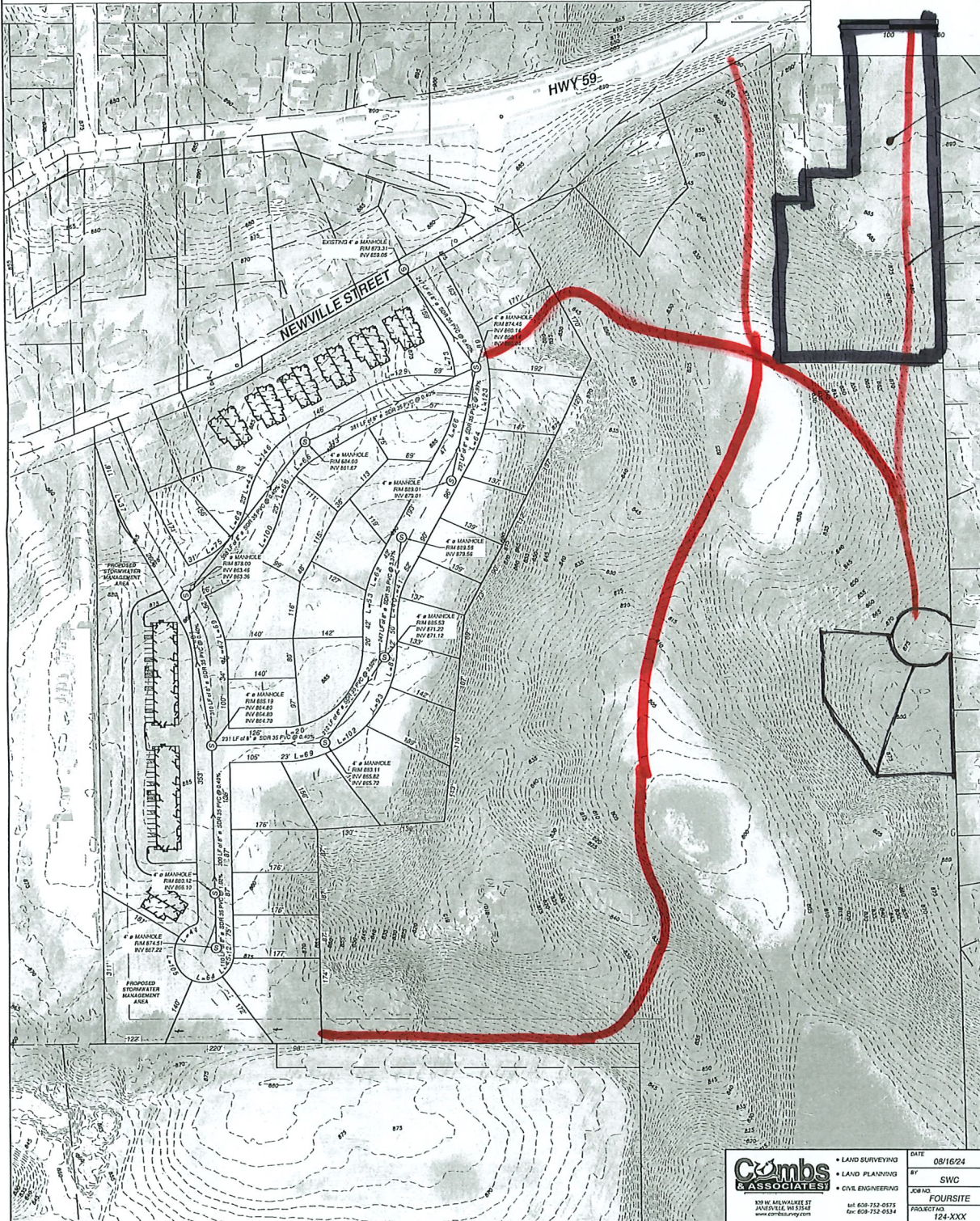
Scale: 1" = 20'

Project No: XXXXXXXXX

Sheet EXBT

SANITARY SEWER PLANNING EXHIBIT

PART OF SECTION 10, T.4N., R.12E., OF THE 4TH PM., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN



Proposed PUD

Proposed Trail

Combs & Associates 339 W. MELWALKE ST. JANESVILLE, WI 53134 www.combsurvey.com	• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	DATE 08/16/24 BY SWC JOB NO. FOURSITE PROJECT NO. 124-XXX

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 28, 2024

GENERAL DESCRIPTION

Description of Request: Concept Plan

Location: East of York Road and North of Park Ave/Chaucer Street extended right of way (6-26-227) (6-26-226) and (6-26-642).

Applicant: Mike and Sheila Wilcox

Current Zoning/Land Use: R-4 and R-1/undeveloped

STAFF DISCUSSION

Please recall the Plan Commission discussed the proposed development at an earlier meeting. Based on the concept plan presented at the time, the Commission recommended the development be considered using a Planned Development process and private streets.

Planned Unit Development Process

The Planned Unit Development process has the following four steps:

1. Pre-application Conference - Informal discussion about type of land uses (no maps required). At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Master Plan.
2. **Concept Plan - Review of concept drawings and discussion of land uses, intensity, open space, and relationship to nearby features. The City is not obligated or bound by discussions at this stage.**
3. General Development Plan (GDP)- Review a more precise proposal of the land development. Zoning is granted at this stage. This is done through a public hearing process. No development can occur at this stage.
4. Precise Implementation Plan - Review of exact plans for all aspects of the development. Approval of the PIP allows the development to be constructed in strict conformance with the approved PIP. This requires a public hearing.

STAFF REVIEW COMMENTS

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

1. The petitioner requests to discuss a concept plan to allow the construction of 14 single-family condominium homes. During the last meeting, the Commission reviewed two alternative proposals, one being a conservation development in which a significant portion of the lot was left undeveloped and one in which the buildings were spread out over the site. The recently submitted draft plan proposes to spread the 14 buildings over then entire site.
2. The parcels together are 5.3 acres and contain some areas of slopes in excess of 20% and woodlands. The owner will not be allowed to remove more than 40% of the woodlands without a conditional use permit and without compliance with the ordinance provisions listed below. Tree cover removal from areas of steep slopes is especially concerning. Based on the attached grading plan, it is anticipated that the majority of the tree cover will be removed to accommodate the development. The provisions of the Ordinance regarding clear cutting are as follows:

Clear-cutting land uses include the one-time, continuing, or cumulative clearing, cutting, harvesting, or other destruction (including by fire) of trees in an area (or combined areas) of more than 40% of the woodlands on a property. Clear-cutting is permitted only as a conditional use within the jurisdiction of this chapter. Areas which have been clear-cut as a result of intentional action without the granting of a conditional use permit are in violation of this chapter, and the property owner shall be fined for such violation (in accordance with the provisions of § 450-25) and shall be required to implement the mitigation standards required for the destruction of woodlands solely at his/her expense, including costs associated with site inspection to confirm the satisfaction of mitigation requirements. Areas which have been clear-cut unintentionally as a result of fire shall not subject the owner of the property to fines associated with the violation of this chapter, but shall require the satisfaction of mitigation requirements at the owner's expense, including cost associated with site inspection to confirm the satisfaction of mitigation requirements. (See § 450-75.)

Conditional use regulations: all districts.

[1] Applicant shall demonstrate that clear-cutting will improve the level of environmental protection on the subject property.

[2] Areas of the subject property which are clear-cut beyond the limitations established above shall require the replanting of trees in other portions of the subject property, thereby freeing the currently wooded area for development while ensuring that the amount of required wooded area on the subject property remains constant.

[3] Clear-cutting shall not be permitted within a required bufferyard or landscaped area (see § 450-76), or within an area designated as permanently protected green space (see Article VII).

3. There is a dedicated ROW between York Road and the intersection of Park Ave and Highland Ave. The slope along this ROW is very steep making it impractical to construct a street within the ROW. The developer proposes to connect a private drive 24' wide to the current west end of Park Ave. The private street splits into two cul-de-sacs. The Plan Commission may require curbing. Review of more detailed plans will allow staff to make a recommendation about whether curbing will be necessary for stormwater control given the slopes on the parcel.

4. Stormwater storage is planned for the area on the northwest corner of the site.
5. The developer must pay parkland fees upon the issuance of a building permit.
6. The plan does not indicate the provision of a walking path as was shown in one the earlier drafts. A pedestrian connection between York Road and Park Ave would be particularly valuable to the community's pedestrian/ bike network.
7. The Planned development process allows the developer to "vary" ordinance requirements in exchange for a "higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments". A walking path and architectural upgrades are examples of improvements that could be made in exchange for exceptions to the ordinance standards.

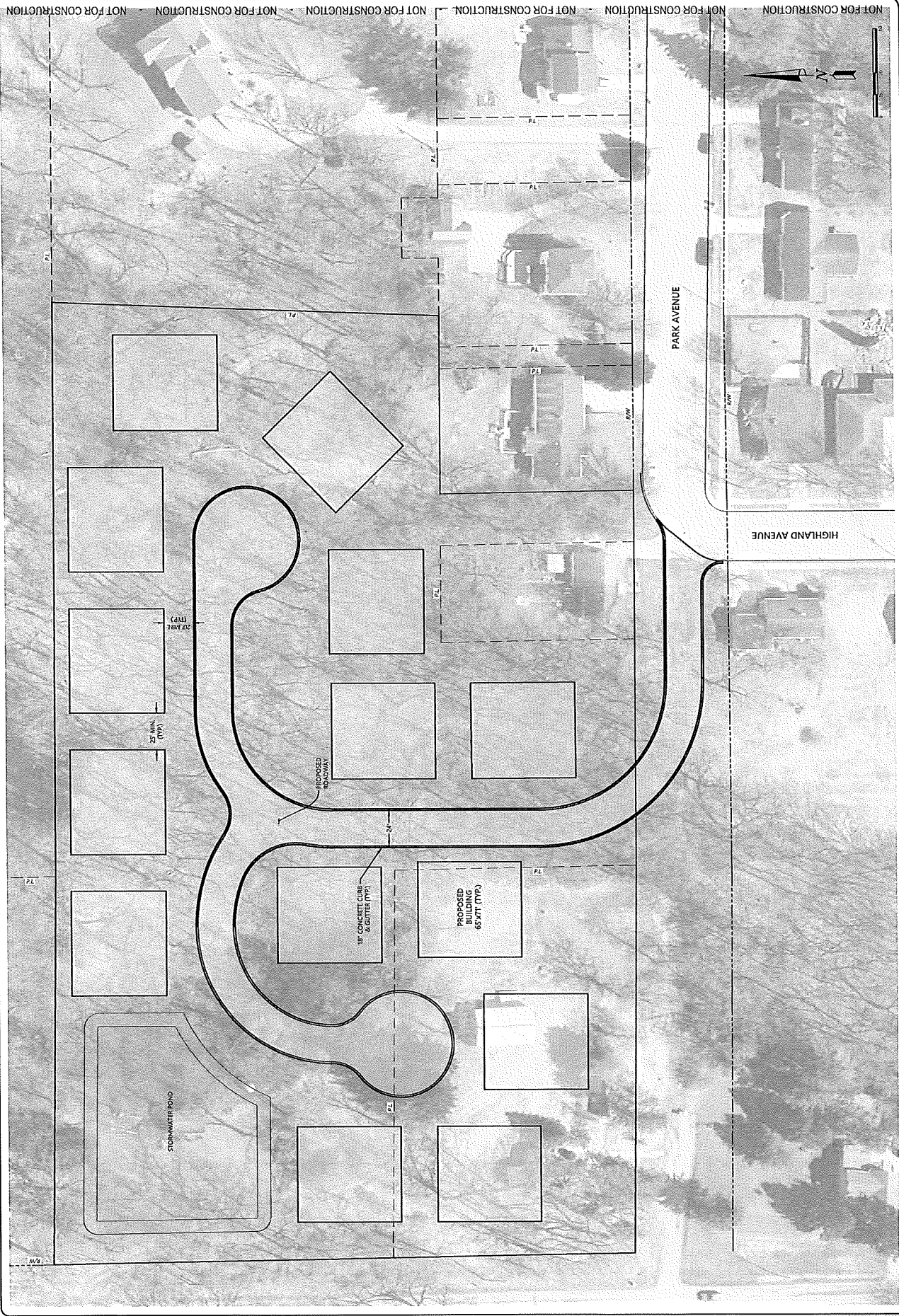
DESIGNER	TRW
DRAWN BY	TRW
CHECKED BY	CHP
DATE	11/17/11
PROJECT NO.	11191

EDGERTON CONDO DEVELOPMENT
 PARK AVENUE
 CITY OF EDGERTON
 ROCK COUNTY, WISCONSIN

CONCEPT PLAN - OPTION 1

DATE	2011-05-07
DESIGNED BY	TRW
CHECKED BY	CHP
DATE	11/17/11
PROJECT NO.	11191

2537 BATTERY DRIVE
 ROCK COUNTY, WI 53511
 (920) 743-4454
 BATTERMAN ENGINEERS SURVEYORS PLANNERS
 19 N. HIGH STREET
 EDGERTON, WI 53524
 (920) 743-9150
 www.batterman.com



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT NO. 33181

DATE 05/31/19

DESIGNED BY T.M.

CHECKED BY C.M.

SCALE 1/8" = 1'

SHEET NO.

EDGERTON CONDO DEVELOPMENT
 PARK AVENUE
 CITY OF EDGERTON
 ROCK COUNTY, WISCONSIN

GRADING EXHIBIT - OPTION 1

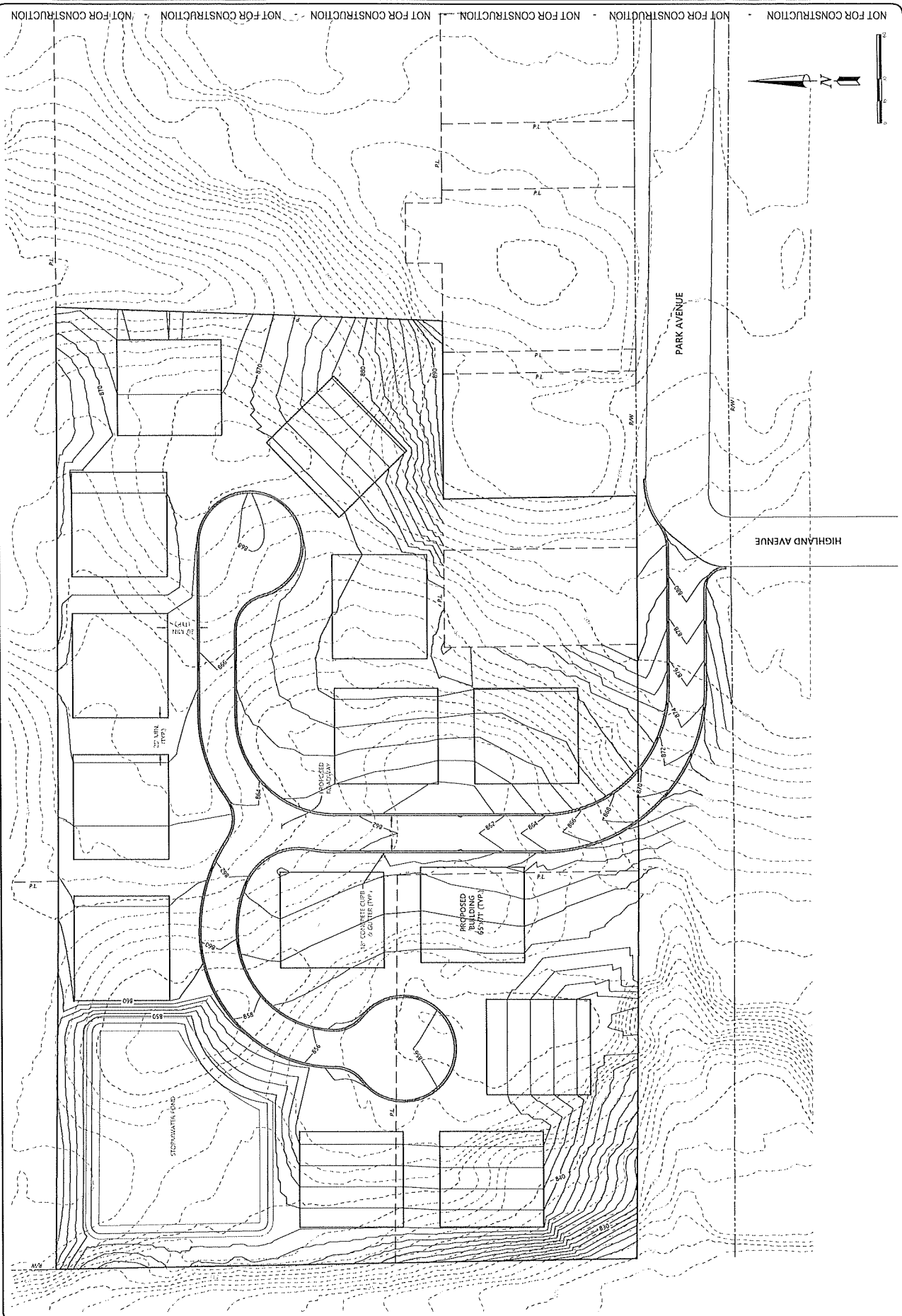
ISSUANCE

DATE 2/22/18

NO. 1



Batterman
 engineers surveyors planners
 1000 N. WISCONSIN ST.
 EAU CLAIRE, WI 54901
 715.831.1111
 19 N. HAY STREET
 JESSUP, MN 55463
 763.441.9130
 3000 E. SHANNON
 WATSONVILLE, CA 95094



10141 DATE 12/20/18 1:58 PM

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 28, 2024

GENERAL DESCRIPTION

Address: N Watts Springs Watts Road

Applicant: Oren

Parcel Size: 1.18 acres

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:

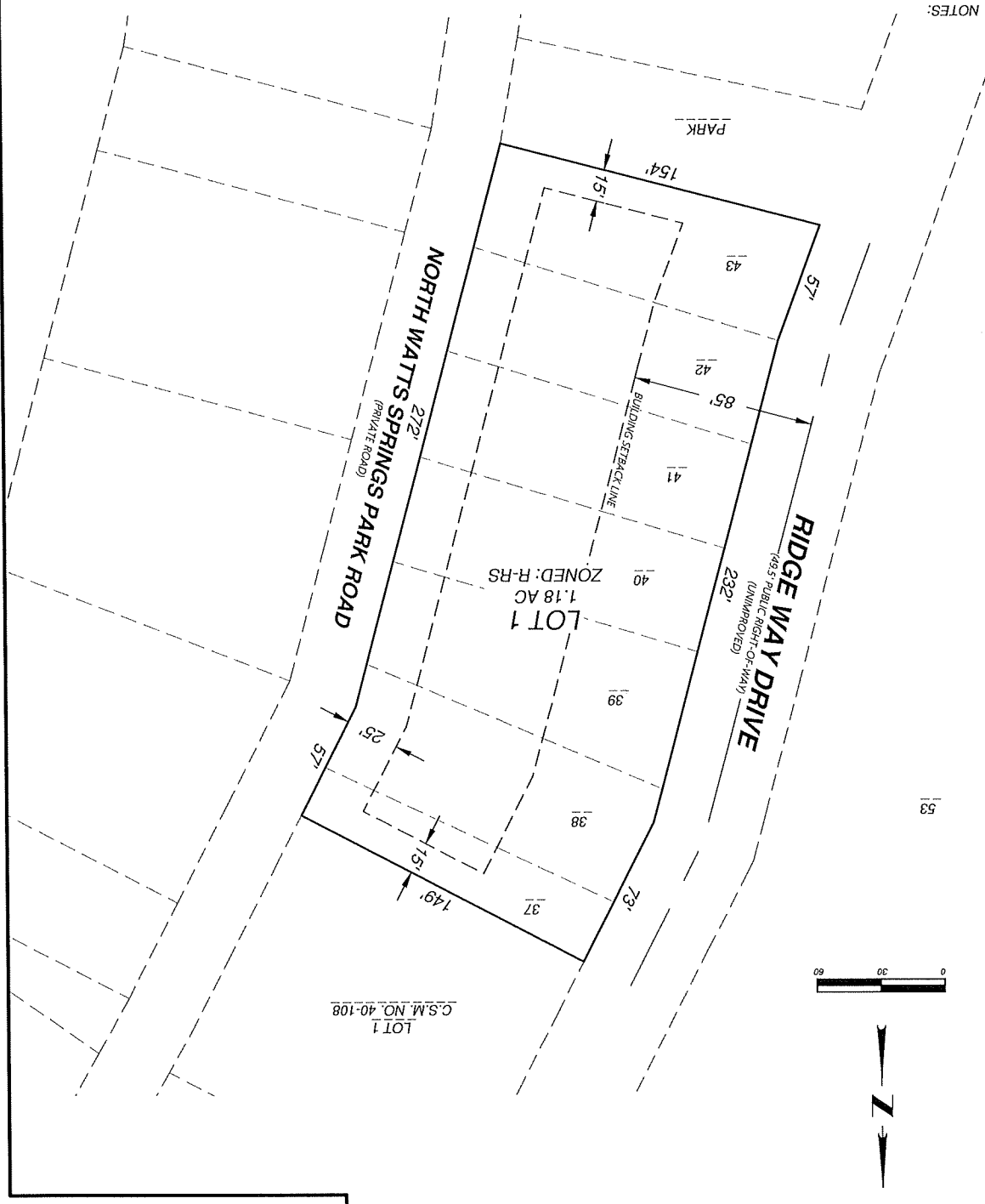
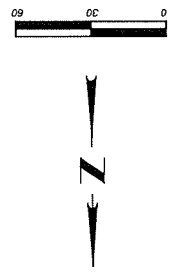
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.

STAFF RECOMMENDATION

Because the petitioner proposes to combine lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PRELIMINARY CERTIFIED SURVEY MAP
 THE SOUTH 1/2 OF LOT 37 AND ALL OF LOTS 38-43 IN WATTS SPRING PARK
 ADDITION SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST
 QUARTER SECTION 11, T.4N., R.13E., OF THE 4TH PM,
 TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

LOT 1
 C.S.M. NO. 40-108



NOTES:

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

Combs & Associates
 109 W. MILWAUKEE ST
 JANESVILLE WI 53548
 www.combsurvey.com
 tel: 608-752-0575
 fax: 608-752-0534

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

Rock County, Wisconsin Land Records



Address Points

Tax Parcel Layer

Lot Lines



Custom



Parcel Owner Information

Tax ID: 012 20709; Parcel Number: 6-6-1333

JAMES L OREN
SUSAN D OREN
PO BOX 264
EDGERTON WI 53534-0264

[Property Details](#)

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 28, 2024

GENERAL DESCRIPTION

Address: Cnty Hwy N

Applicant: Zych

Parcel Size: 5 acres

Description of Request: create one lot

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 proposal is to create one lot.

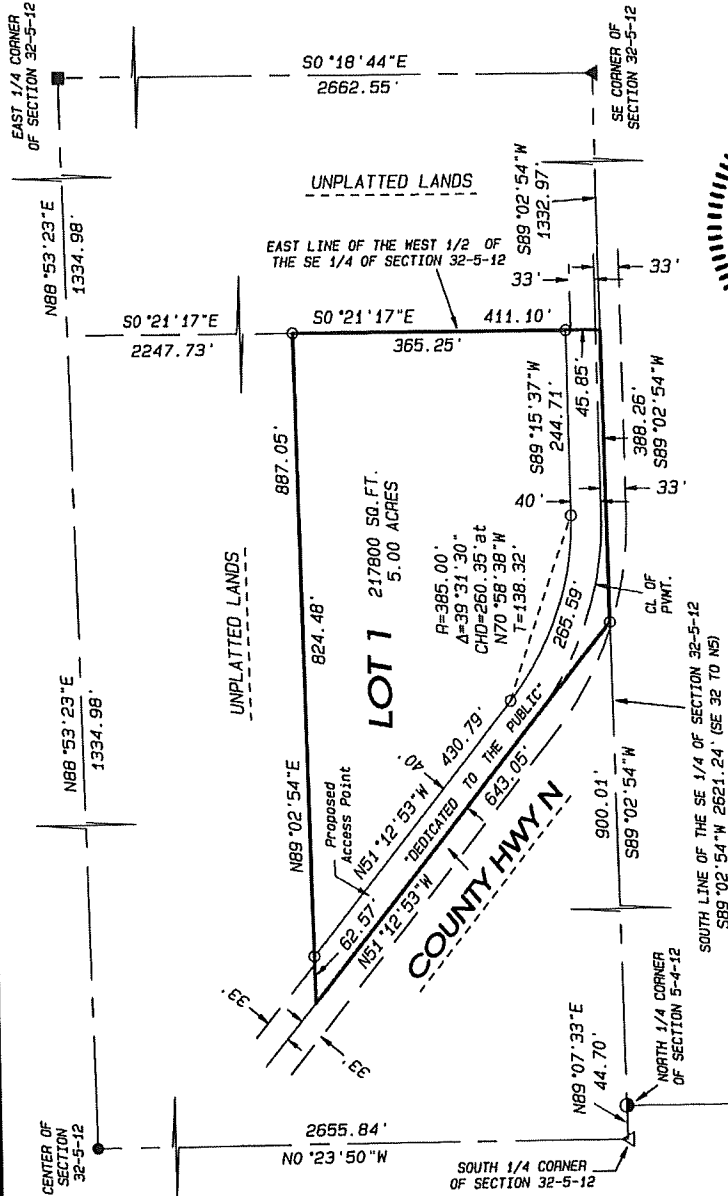
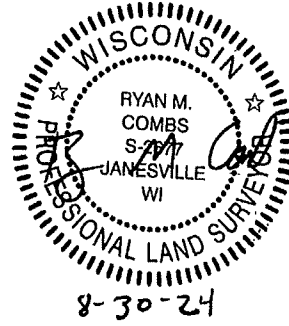
STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the 1 lot CSM for Zych on Cnty Hwy N in the Town of Albion Section 32.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

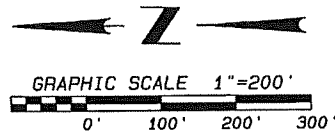
OWNER OF RECORD:
STEVEN D. ZYCH
VERA L. ZYCH
75 COUNTY HIGHWAY N
EDGERTON WI 53534



NOTE: SEE DOC. NO. 758756 FOR BLANKET-TYPE GAS EASEMENT.

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 1-1/4" IRON PIN
- △ FOUND SPIKE WITH WASHER
- ▲ FOUND MAG NAIL
- ⊙ FOUND CAST IRON MONUMENT
- FOUND CUT STONE



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S89°02'54"W ALONG THAT PART OF THE SOUTH LINE OF THE SE 1/4 OF SECTION 32-5-12.

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.

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



X

N



73

51

51

51

51

59

Edgerton Rd

Albion Rd

Jacobas Rd

Legion Park

Iki Dr

Blaine St

Swift St

N Main St

Cherry St

Towne Country Club

Edgerton

E Fulton St

Gunders Creek

51

N US Highway 51

N Rock River Dr

Sheepskin Lake

W State Road 59

N Dallman Rd

59

W Fulton St

W Fulton St

W Hain Rd

N County Highway F

W Pomeroy Rd