

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

**PLANNING COMMISSION**

Thursday, January 16, 2025 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 January 10, 2025.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear a request by the City of Edgerton to amend Section 442-29 A(2) Review and Approval of Extraterritorial Land Divisions to allow administrative approval of extraterritorial land divisions that combine lots.
  - B. Close the public hearing.
4. Consider a request by the City of Edgerton to amend Section 442-29 A(2) Review and Approval of Extraterritorial Land Divisions to allow administrative approval of extraterritorial land divisions that combine lots.
5. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to consider a request by Foursight Development Group to rezone 0.54-acres located west of Diane Drive from A-1 Agriculture to R-2 Residential District Two.
  - B. Close the public hearing.
6. Consider a request by Foursight Development Group to rezone 0.54-acres located west of Diane Drive from A-1 Agriculture to R-2 Residential District Two.
7. Approve August 26, 2024 Plan Commission meeting minutes:
8. Consider a preliminary Certified Survey Map to create one residential lot from the parcel west of Diane Drive for Foursight Development Group.
9. Consider a final Certified Survey Map to create two residential lots from the parcel west of Diane Drive for Foursight Development Group.
10. Consider site plan approval for the construction of a 30,000 sf light manufacturing building for Precision Carpentry for the 6 acre lot on the southwest corner of Interstate Blvd and Wisconsin Drive.
11. Set next meeting date and future agenda items.
12. Adjourn.

cc: Commission Members  
City Engineer

All Council Members  
Newspapers

Department Heads

**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:** January 16, 2025

**STAFF DISCUSSION**

**Extraterritorial land division Ordinance:** The proposed ordinance below grants authority to approve extraterritorial land divisions that combine lots to the Zoning Administrator as opposed approval by Plan Commission and City Council. These divisions reduce the amount of rural development and are therefore not controversial. Allowing for administrative approval improves efficiency for the city and for applicants.

**§ 442-29. Review and approval of extraterritorial land divisions.**

- A. When the land to be divided lies within the extraterritorial plat or CSM approval jurisdiction of the City in accordance with §§ 236.10(1)(b) and 236.45(3), Wis. Stats., the subdivider shall proceed as specified in §§ 442-22 through 442-28 where applicable except:
  - (1) An extraterritorial subdivision plat or certified survey map (CSM) shall, as a matter of courtesy, be first submitted to the Town Clerk concerned. The subdivider shall then submit the plat or CSM to the other approving authorities, including the City.
  - (2) Approving authorities include the City Council, town board, and the county planning agency and the subdivider must comply with the land division ordinances of the City, town, and county. Extraterritorial land divisions that combine lots may be approved by the Zoning Administrator.
- B. The subdivider may proceed with the installation of such improvements and under such regulations as the town board of the town within whose limits the plat or CSM lies may require. Wherever connection to any utility of the City or a special utility district (i.e., water, sewer, lighting, etc.) is desired, permission for such connection shall be subject to review and approval by the City Council or special utility district.
- C. All improvement requirements specified by the town council, City, or any special utility district in matters over which they have jurisdiction shall be met before the final plat or, if applicable, CSM is filed.

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** January 16, 2025

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a zoning change from A-1 Agriculture to R-2 Residential District Two.

**Location:** Parcel west of Diane Drive (parcel #6-26-1192)

**Applicant:** Foursight Development Group

**Current Zoning/Land Use:** R-2 / undeveloped

**Parcel Size:** approx. 0.54 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:

**Rezone**

1. The subject parcel, located west of Diane Drive, is zoned A-1 Agriculture. The petitioner proposes create a 0.54 acre parcel and requests to rezone the proposed parcel to R-2. (see attached map). Please recall the petitioner received approval for the following recently: to rezone 1.4 acres and preliminary approval of a CSM to create 2 residential lots on the same street south of the proposed area to be rezoned.
2. Zoning and land uses of adjacent parcels consist of the following: R-2 residential (single family) to the east; A-1 Agriculture (open space and environmental corridor) to the north and west; and R-2 proposed single family to the south.
3. R-2 zoning allows for single family structures as a permitted use. Structures having two units require a conditional use permit. The petitioner indicates they plan to construct a single family structure on the lot.
4. The proposed rezoning is in conformance with the Master Plan.

**STAFF RECOMMENDATION**

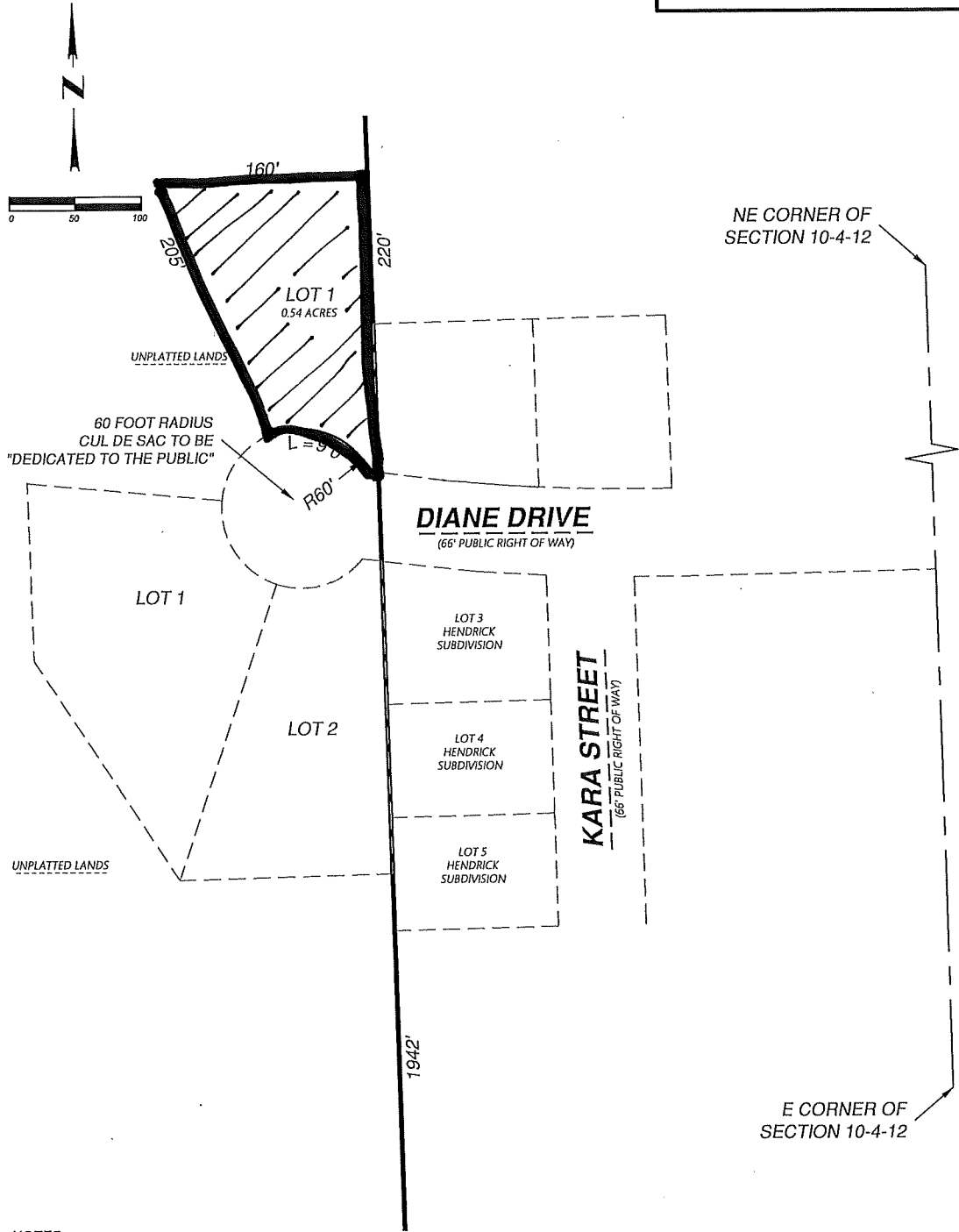
Staff recommends the Plan Commission recommend approval of the rezoning from A-1 Agriculture to R-2 Residential District Two for the 0.54-acre area west of Diane Drive in accordance with the attached map with the following conditions:

1. The petitioner is granted approval of a final Certified Survey Map and that the actual boundary of the rezoned area coincide with the final CSM boundary.

This recommendation is based on the finding that the potential public benefits of the proposed rezoning outweigh any and all potential adverse impacts of the proposed rezoning.

# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF ASSESSOR'S PLAT OUTLOT 272 AND ALL OF OUTLOT 273  
SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE  
NORTHEAST QUARTER OF SECTION 10, T.4N., R.12E., OF THE 4<sup>TH</sup> PM, CITY  
OF EDGERTON, ROCK COUNTY, WISCONSIN.



NOTES:  
CREATES 2 RESIDENTIAL LOTS WITH A DEDICATED CUL DE SAC RIGHT OF WAY.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED

Project No. 124-362 For: FOURSIGHT DEVELOPMENT GROUP, LLC



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST  
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**DECEMBER 9, 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 (remote), and Ron Webb.

Excused: Theran Springstead

Also present: City Administrator Ramona Flanigan, Glenn Prescott, Kari Reilly, Chris Sweeney and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 6, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

**MINUTES:** A Paul Davis/Ron Webb motion to approve the November 18, 2024 Plan Commission meeting minutes passed on a 6/0 roll call vote.

**SUBSTITUTION FOR NON-CONFORMING USE AT 301 N MAIN ST:** The property at 301 N Main St is zoned B1 and was previously used for auto sales and vehicle repair. This use is nonconforming in the B1 zoning district. The petitioner wishes to run a small machine shop from the property, this use is also nonconforming according to city ordinances. The Plan Commission has the authority to substitute one nonconforming use for another if it is determined that the new nonconforming use is more conforming with the ordinance.

Jim Kapellen/Ron Webb moved to approve the substitution for nonconforming use at 301 N Main St with the following conditions:

- No product, salvage, or materials are stored outside.
- Hours of operation are limited to 6:00 am – 10:00 pm.
- If there is a dumpster, it is screened from street and the residential neighbor's view.

The motion passed on a 6/0 roll call vote.

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

Ramona Flanigan/wjl  
City Administrator

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** January 16, 2025

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a preliminary 1 lot certified survey map

**Location:** Parcel west of Diane Drive (parcel #6-26-1192)

**Applicant:** Foursight Development Group

**Current Zoning/Land Use:** A-1 / undeveloped

**Parcel Size:** approx. 0.54 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 proposed parcel are zoned A-1 Agriculture. The petitioner has requested approval to rezone the parcel to R-2 Residential to allow the construction of one single family home. Zoning and land uses of adjacent parcels consist of the following: R-2 residential (single family) to the east and south (proposed); A-1 Agriculture (open space and environmental corridor) to the north and west.
2. The petitioner has been granted approval of a separate, preliminary CSM that will dedicate the ROW needed for the proposed lot.
3. The sanitary sewer extension will be shallow requiring the insulation of the main and an ejector pump for basement sanitary sewer service.
4. The petitioner will be required to pay the parkland and park improvement impact fees for lot.

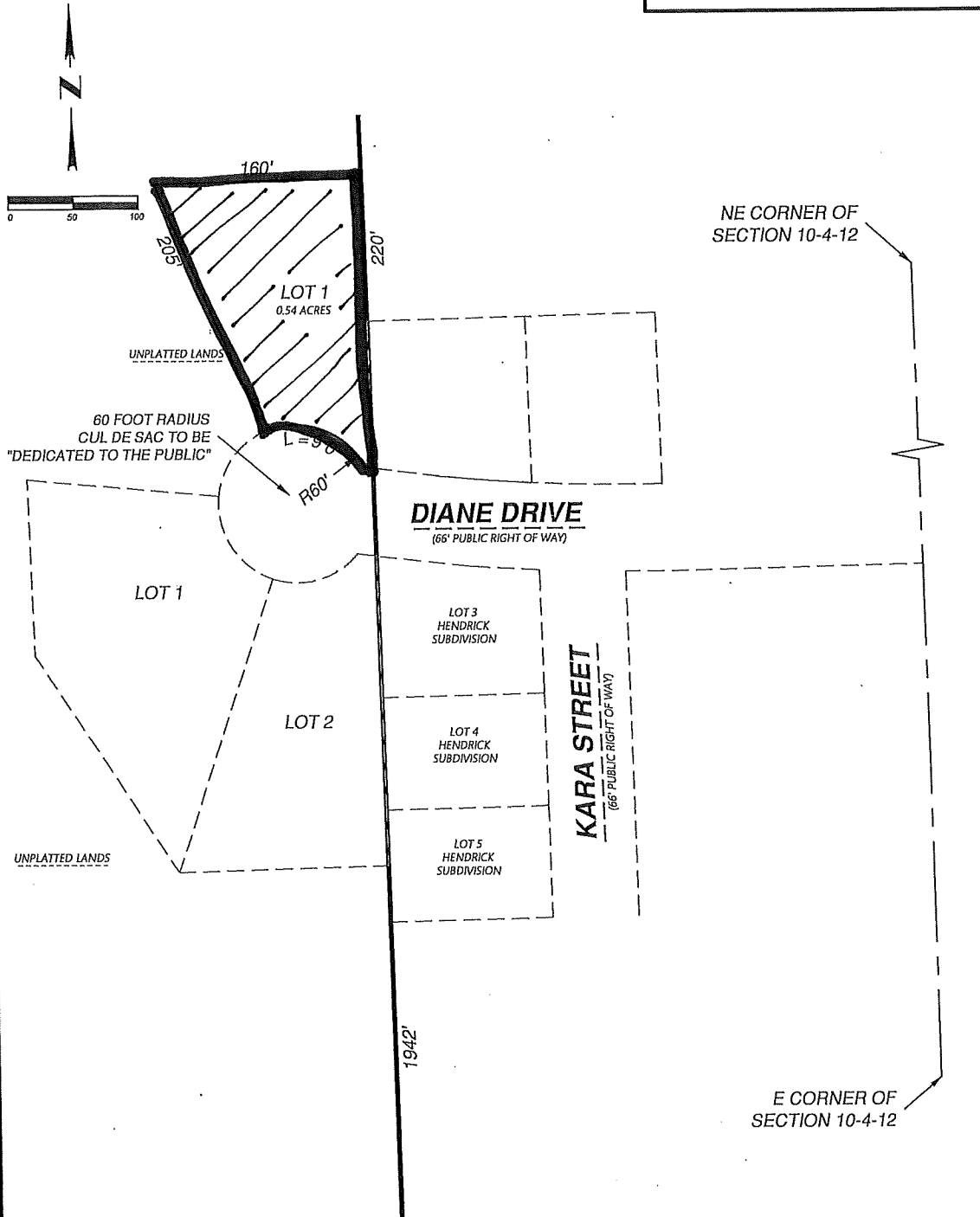
**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary 1 lot CSM for the parcel west of Diane Drive subject to the following conditions:

1. The final CSM indicates all easements.
2. The parcels are rezoned prior to establishing a single-family structure.
3. The petitioner pays the \$10 platting fee for the two new lots.
4. The owner pays the parkland and park improvement impact fees in the amount of \$890.91 at the time a building permit is issued.
5. The petitioner complies with the stormwater requirements.
6. The city approves the street construction plans and the final CSM dedicating the street right of way.

# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF ASSESSOR'S PLAT OUTLOT 272 AND ALL OF OUTLOT 273  
SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF THE  
NORTHEAST QUARTER OF SECTION 10, T.4N., R.12E., OF THE 4<sup>TH</sup> PM, CITY  
OF EDGERTON, ROCK COUNTY, WISCONSIN.



NOTES:  
CREATES 2 RESIDENTIAL LOTS WITH A DEDICATED CUL DE SAC RIGHT OF WAY.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED

Project No. 124-362 For: FOURSIGHT DEVELOPMENT GROUP, LLC



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**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** January 16, 2025

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a final 2 lot certified survey map

**Location:** Parcel west of Diane Drive (parcel #6-26-1192)

**Applicant:** Foursight Development Group

**Current Zoning/Land Use:** R-2 / undeveloped

**Parcel Size:** approx. 26,922 sf and 34,440 sf

**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 two lots.
2. The lots complies with the lot bulk standards.
3. The CSM dedicates the ROW for a cul-de-sac terminating Diane Drive.
4. The City Engineer has approved the construction plans. The plans do not include the provision of sidewalk The driveway aprons have the sidewalk through them. Section 442-42 of the Subdivision regulations require the following: **The subdivider shall construct a concrete sidewalk on both sides of all streets within the land division or condominium prior to issuance of an occupancy permit.**

The Subdivision regulations indicate the following regarding exceptions to the ordinance:

**Section 442-18 Exceptions and Modifications**

Where, in the judgment of the Plan Commission, it would be inappropriate to apply literally the provisions of Articles **VII** and **VIII** of this chapter because exceptional or undue hardship would result, the Plan Commission may waive or modify any requirement to the extent deemed just and proper. Such relief shall be granted without detriment to the public good, without impairing the intent and purpose of this chapter or the desirable general development of the community in accordance with an adopted Comprehensive Plan or component thereof. No exception or modification shall be granted unless the Plan Commission finds that all the following facts and conditions exist and so indicates in the minutes of its proceedings:

A. Exceptional circumstances. There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this chapter would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that this chapter should be changed.

B. Preservation of property rights. That such exception or modification is necessary for the

preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.

C. Absence of detriment. That the exception or modification will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

D. A majority vote of the quorum of the Plan Commission shall be required to grant any exception or modification of this chapter, and the reasons shall be entered into the minutes of the Commission.

#### **STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed final 2 lot CSM located west of Diane Drive subject to the following conditions:

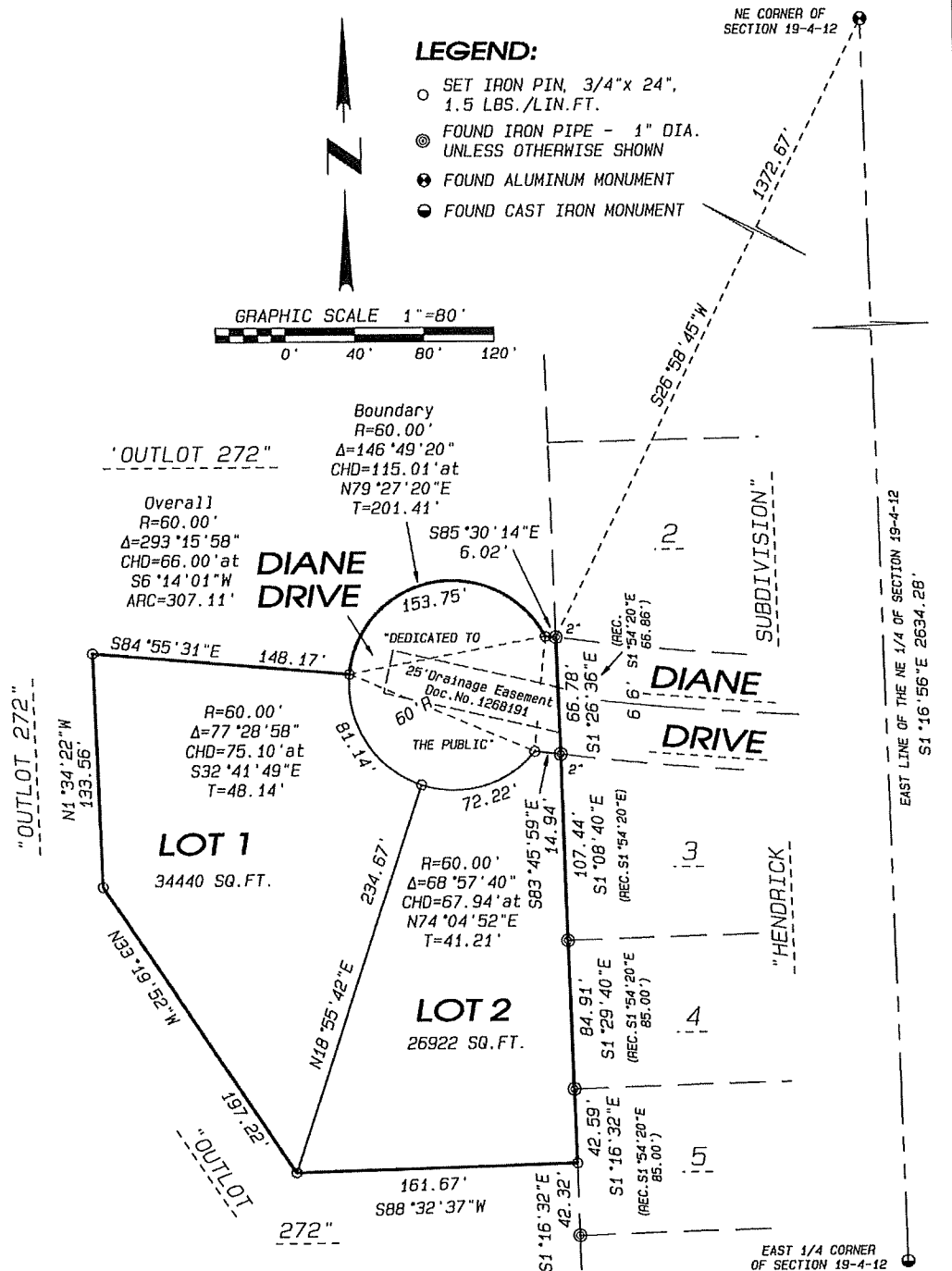
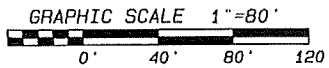
1. The final CSM indicates all easements.
2. The petitioner pays the \$20 platting fee.
3. The petitioner enters into a development agreement with the City before signing the final plat.
4. The construction plans are amended to provide sidewalks or the Plan Commission finds that the provisions listed in item 4 above exist. In any event, the sidewalks through the driveway aprons should be built per the plan.
5. The developer pays the park impact fees when building permits are issued.
6. Street trees, as approved by the Municipal Services Director, are installed prior to occupancy permits being issued.

# CERTIFIED SURVEY MAP

PART OF OUTLOT 272 OF THE ASSESSOR'S PLAT OF THE CITY OF EDGERTON AND LOCATED IN THE NE 1/4 OF THE NE 1/4 AND IN THE SE 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 IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND CAST IRON MONUMENT



NOTE: FIELDWORK COMPLETED OCTOBER 7, 2024

NOTE: ASSUMED  $S1^{\circ}16'56''E$  ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 10-4-12.

Project No. 124 - 410  
 For: FOURSIGHT DEV.

SHEET 1 OF 4 SHEETS

**Combs & Associates**

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