

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

PLANNING COMMISSION
Tuesday, June 4, 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 May 31, 2024.
3. Consider approval April 16, 2024 Plan Commission meeting minutes.
4. Consider a Concept Plan for a Phase 2 of One Tree Subdivision east of Ladd Lane (parcel 6-26-955A).
5. Consider a Concept Plan for a development east of York Road and north of Park Ave for Wilcox (parcel 6-26-642, 6-26-227, 26-26-226, 6-26-642A).
6. Consider a Concept Plan for a development of the northern 200 feet (approx. 3.1 acres) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2).
7. Consider extraterritorial land division to create two lots for Hermanson on Cnty Hwy N in Section 32 of the Town of Albion.
8. Consider extraterritorial land division to create one lot for Keinbaum on Lake Drive Road in Section 35 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."

**APRIL 16, 2023 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:30 p.m.

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

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

Flanigan confirmed the meeting agendas were properly posted on Friday, April 12, 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 DFD Properties for Direct Annexation by Unanimous Consent for property located at 11108 Sherman Rd, on the southeast corner of Sherman Road and Hwy 59 and more fully described at PT SW1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1 Parcel 6-6-1500.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY DFD PROPERTIES FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT FOR PROPERTY LOCATED AT 11108 SHERMAN RD, ON THE SOUTHEAST CORNER OF SHERMAN ROAD AND HWY 59: Jim Burdick/Ron Webb moved to approve a petition for direct Annexation by Unanimous Consent for property located at 1108 Sherman Rd on the southeast corner of Sherman Rd and Hwy 59 for DFD Properties with the following recommendations:

1. The Comprehensive Master Plan supports the development of the area for a use important to the community.
2. The proposed area for annexation is directly adjacent to the City of Edgerton along the parcel's western edge.
3. The annexation territory is proposed to be served by City sanitary sewer and water.
4. The proposed area for annexation is well connected to the remainder of the City via existing highways. The proposed development of the subject property will provide (via dedication at the time of platting) the necessary rights-of-way for the development of recommended roadway alignments.
5. The proposed development of the annexation territory will directly address the continued need for health care services in the community. The proposed annexation and development of this property would directly respond to the City's expressed planning objective to provide for well-planned development with full urban services and Citizens desire to continue to remain a full-service community.
6. The owner/developer of the property has indicated a strong desire to work with the City in meeting the need for a well planned development-under the strong aesthetic and land use controls of the City's Zoning Ordinance. Additional improvements will be made in terms of roadway planning, environmental corridor planning, site plan review and storm water management planning, including plan components not recognized in Town Plans.

The motion passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing consider a request by DFD Properties for a zoning change from RRL Rural Residential large (Town of Fulton) to B-4 Suburban Commercial to allow the establishment of a dental clinic at 11108 Sherman Rd located on the southeast corner of Sherman Rd and Hwy 59 and more fully described at PT SW1/4 CSM #1089124 VOL. 13 PG 498-500 LOT 1 Parcel 6-6-1500.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST DFD PROPERTIES FOR A ZONING CHANGE FROM RRL RURAL RESIDENTIAL LARGE (TOWN OF FULTON) TO B-4 SUBURBAN COMMERCIAL TO ALLOW THE ESTABLISHMENT OF A DENTAL CLINIC AT 11108 SHERMAN RD LOCATED ON THE SOUGHEAST CORNER OF SHERMAN RD AND HWY 59:

MINUTES: Jim Kapellen/Ron Webb moved to approve a zoning change from RRL Rural Residential Large (Town of Fulton) to B-4 Suburban Commercial to allow the establishment of a dental clinic at 11108 Sherman Rd located on the southeast corner of Sherman Rd and Hwy 59 fir DFD Properties with the following conditions:

1. The City approve the proposed annexation of the property.

The motion passed on a 7/0 roll call vote.

PUBLIC HEARING: The Planning Commission held a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No 12 (TID #12).

Scott Heacock from Vandewall and Associates presented the project plan for TID #12.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER CITY OF EDGERTON RESOLUTION 13-24: ADOPTING CITY OF EDGERTON TAX INCREMENTAL FINANCING DISTRICT NO. 12 (TID #12) PROJECT PLAN: A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 13-24: Adopting City of Edgerton Tax Incremental Financing District No. 12 (TID #12) Project Plan passed on a 7/0 roll call vote.

MINUTES: A Ron Webb/Jim Burdick motion to approve the March 7, 2024 Plan Commission minutes passed on a 7/0 roll call vote.

A Jim Kapellen/Ron Webb motion to approve the March 25, 2024 Joint Plan Commission/Council minutes passed on a 7/0 roll call vote.

CONSIDER SITE PLAN APPROVAL FOR DFD PROPERTIES TO ALLOW THE ESTABLISHMENT OF A DENTAL CLINIC AT 11108 SHERMAN RD LOCATED ON THE SOUTHEAST CORNER OF SHERMAN RD AND HWY 59: Chris Lund/Julie Hagemann moved to approve the site plan for DFD Properties to allow the establishment of a dental clinic at 11108 Sherman Rd located on the southeast corner of Sherman Rd and Hwy 59 with the following staff recommendations:

1. The petitioner obtains a sign permit for the sign.
2. The petitioner obtains all permits needed for the project.

3. The connection to the public sewer and water mains is coordinated with the city.
4. The erosion plans are approved by the city engineer.
5. Property is annexed and rezoned to B-4 Suburban Commercial.

The motion passed on a 7/0 roll call vote.

CONSIDER A CONCEPT PLAN FOR A PLANNED DEVELOPMENT FOR THE NORTHERN 200 FEET (APPROX. 3.1 ACRES) OF THE UNPLATTED AREA SOUTH OF HWY 59 AND EAST OF WINSTON DR (PARCEL 6-26-978.2): The current proposal is for the construction of 2 duplexes, one 4-unit building and two 8-unit multi-family structures. The Developer will seek a Comprehensive Plan amendment to allow the proposed development. This development is part of the 17-acre parcel. Approximately 3 acres of it are not wetland. None of the proposed development will impact the wetland. A private street that connects to Winston Dr is being proposed. With the anticipation of further development, the approval of the Westwood Condo Development in 1995 included a reservation giving the City the right to require the dedication of that portion of Whitney's Way between Fulton St and the point that Winston Dr connects to Whitney's Way.

The layout of the street would extend Winston Dr and would curve north and run behind the existing lots on W Fulton St. Staff will need to review the tight curves on the proposed street with the city engineer and the Fire Department. Different configurations of the road were discussed.

The Committee discussed the concept plan and gave the following direction to the developer:

1. Keep lower density units on the east and west end of the development.
2. Extend Winston Dr straight across the parcel to Whitney's way and make it a public street.
3. The Committee would like to schedule another concept plan meeting.

CONSIDER DEVELOPMENT APPROVAL OPTIONS: Recently the Plan Commission has been asked to consider approvals of several less common development processes. Flanigan presented the current approval procedures for the different types of developments.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR A ONE CSM TO COMBINED LOTS FOR BITTNER ON N BIGALOW LN SECTION 11 TOWN OF FULTON: A Ron Webb/Jim Kapellen motion to approve an extraterritorial land division for a one CSM to combine lots for Bittner on N Bigalow Ln, Section 11 Town of Fulton passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR A ONE LOT CSM TO COMBINE LOTS FOR KENDELLEN ON N EDGEWOOD SHORES RD SECTION 14 TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for a one lot CSM to combine lots for Kendellen on N Edgewood Shores Rd, Section 14 Town of Fulton passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: June 4, 2024

GENERAL DESCRIPTION

Description of Request: Concept plan discussion for the First Addition to One Tree Subdivision (Parcel #6-26-955A)

Location: East of East Ladd Lane

Applicant: Northward Development LLC

Current Zoning/Land Use: A-1/ agriculture

Lot Size: 24.3 acres

STAFF DISCUSSION:

The Developers of One tree Subdivision have requested to have a preliminary conference with the Plan Commission to discuss their proposal before petitioning for rezoning and plat approval. Please recall the Plan Commission denied the request to rezone the subject parcel in December. The plan presented at that meeting is attached and is labeled Concept #1. The meeting minutes are attached.

The Developer submitted an amended plan labeled Concept #2. The plan makes the following changes to Concept #1: the lots that back up to the existing lots along Dean Street have been changed from 4-unit buildings to duplexes; the 4-unit buildings are moved closer to the street; and a walking path was added on the west edge of the development north of Ladd Lane.

Following the denial of the rezoning application in December and prior to the Developer's submittal of Concept #2, staff sent the attached sketch (City Concept) to the Developers. The City's sketch has not been accepted by the Developer but is provided simply to assist in the discussion between the Developer and the Plan Commission. Features on the City's plan include:

- Hubert Street being all single family for an increase in SF in this phase from 5 to 13 lots; (it is preferable to change land use intensity along back lot lines not along streets);
- One Tree Drive being all duplexes (including the lot on the western edge of the development north of Ladd Lane) for an increase in duplexes from 8 to 9;
- A reduction in multi-family units from 51 to 37;
- An increase in park frontage;
- The reorientation of the multifamily units so that the narrow part of the building faces the street. This reduces the appearance of the mass of the structures, removes the garages from the street front, and provides more on-street parking; and
- Provides a pedestrian connection from Cherry Street to Ladd Lane.



City Concept

Plot Boundary

Plot Boundary

Ladder

one tree

Pedestrian

Retrosition/Storm pipe

Hubart

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**DECEMBER 11, 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, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hageman and Ron Webb.

Also present: City Administrator Ramona Flanigan, and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 8, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request by Northward Development for approval to a zoning change from A-1 Agriculture District to R-2 Residential District Two, R-3 Residential District Three, and R-4 Residential District Four for the property located east of East Ladd Ln to allow the establishment of a residential subdivision having structures with between 1 and 6 housing units each.

Flanigan stated the developer would like to rezone the parcel located east of E Ladd Ln from A-1 Agriculture to R-2, R-3 and R-4 Residential. The proposal is to develop 5 single family homes, 8 duplexes; 11 four-unit apartments; 1 five-unit and 1 six-unit apartment. Any structure containing more than 4 units would be required to obtain a conditional use permit. This would require another public hearing.

This proposed development is part of the Comprehensive Plan's Northeast Planned Neighborhood.

Tom Klubertanz, 204 E Ladd Ln stated he is not opposed to the development; however, he is concerned with the lack of transition between the single family and multi family parcels. He is also concerned with the increase in people in the area which would bring more traffic. He is requesting the zoning change be denied and the developer bring other proposals that would be more conducive to the current neighborhood.

Brent Harry, 924 Dean St was also concerned with the amount of traffic the multifamily homes and the park would bring through the neighborhood. This would cause numerous cars to be parked in the road causing hazards. Another concern of his was access from Ladd Lane to N Main Street when traffic is re-routed from the interstate in the instance of an emergency.

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

CONSIDER REQUEST BY NORTHWARD DEVELOPMENT FOR APPROVAL TO A ZONING CHANGE FOR THE PROPERTY LOCATED EAST OF EAST LADD LN: Julie Hagemann stated that the idea of a planned neighborhood was to spread things out. Phase one of this development had duplexes and the developer requested they be changed to single family homes. She felt they gave up their right to now get duplexes. She was also concerned about park access.

Jim Kapellen felt that the lots along the park and along Dean St should be zoned R-2 instead of R-4. He felt this would be a better transition from the existing single family housing to multi-family housing.

Madeline from Northwood Development addressed the request in the first phase to have some of the multi-unit lots changed to single family residential. She stated some of the lots were too small to put duplexes on them so they changed them to single family. She also stated the Plan Commission requested a more gradual increase in density. This plan was developed to follow that direction.

Paul Davis asked the Developer how they are going to address the traffic issue. She stated they have done everything possible to accommodate the increase in traffic.

Chris Lund/Theran Springstead moved to change the zoning of the lots along Dean St and the lots adjacent to the park from R-4 to R-3.

The developer asked the reason why the multi family units are not acceptable adjacent to the park. She stated this is a crucial aspect to the plan. She suggested the city consider a parking lot in the park for the excess traffic due to activities at the park. She felt parking was going to be an issue regardless of the type of housing.

The motion was withdrawn.

The Committee further discussed the density issues and recommendations of the Comprehensive Plan as it pertains to ratios of housing types in Planned Neighborhoods.

A Jim Burdick/Julie Hagemann motion to deny the zoning changes for Northward Development for the property located east of Ladd Ln as presented passed on a 7/0 roll call vote.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: June 4, 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 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 approximately 14 – 15 single family condominium homes.
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. Tree cover removal from areas of steep slopes is especially concerning thus requiring a conditional use permit.
3. Approval Process: The developer wishes to develop the property as a condominium development which could be approved as either a Group Development or a Planned Development.

A Group Development would require a conditional use permit and is characterized as a development having several principal structures on one lot; the buildings meet the setback requirements as if it were a conventional subdivision; and the development has public streets.

A Condominium Plat 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. Conservation subdivision: Concept plan #1 appears to be in the theme of a Conservation Subdivision. A Conservation Subdivision is characterized by compact lots and common open space, and where the natural features of the land are maintained to the greatest extent possible. If this is the goal of the proposed development, the structures would be closer together than a

conventional subdivision and would require approval as a Planned Development. As a condominium development, there will be land outside of the building footprint area that is jointly owned by the condominium association. The developer should discuss how the area outside of the building footprints will be used and what protections will be put in place to protect the woodlands, such as a conservation easement.

5. For comparison purposes, the attached marked up maps show what the development of Concept Plan #1 would look like as a conventional subdivision. One option shows a subdivision with the minimum right of way (ROW) width allowed of 40' and the other shows a conventional 66' wide ROW. Many of the proposed lots with a conventional subdivision would not meet the lot size requirements.
6. Concept #2 also indicates a private drive that is 24' wide but appears to be a more conventional arrangement in that the lots are spread out covering the entire parcel. The amount of tree removal anticipated with this lay out will require an analysis to ensure compliance with the ordinance.
7. Street pattern: 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 to the current west end of Park Ave. The private street splits into two cul-de-sacs in both concept plans.
8. Street widths: a narrow street with no on-street parking, and having curb and gutter to avoid ditches and erosion are logical in an area that has steep slopes like this property has. The narrowest ROW permitted by the Subdivision Regulations is 40'. The narrowest pavements width allowed is 28'. Sidewalks are required.

The proposed private drive is 24' wide. If the developer seeks to have a narrower pavement width than allowed by the ordinance or to have private streets, the approval process would be through a Planned Development Process. A private street would allow some buildings to be closer to the street which may be beneficial on a parcel with steep slopes and to attain the objectives of a conservation subdivision.

9. Stormwater storage is planned for the area on the west and east sides of the site.
10. The developer must pay parkland fees upon the issuance of a building permit.
11. The plan indicates the provision of a walking path.

Discussion Questions

- The city does not currently have a single-family home condominium development. The development would provide another option for home ownership.
- The proposed development would require approval as planned development and many of the ordinance standards would be negotiated. Are there sufficient reasons for this to be a planned development as opposed to a conventional subdivision?
- Is a private street appropriate in this application?

- Does the Commission favor a Conservation or more conventional development.
- Would curbing be required in all street sections or only as needed to control and direct stormwater?
- Would sidewalks be required? Would a pedestrian connection be required to York Road. This connection would provide a great improvement to the pedestrian network.

Concept #1

Drafft

Wilcox Property Development Concept Option C.1
Edgerton, Wisconsin

Option C.1

Circulation: Private drives with one entry point from Park Ave
Units: 12 single family condo units (~80' building sites)

Objectives

Work with unique site conditions to create a desirable place to live. Respond to grades and preserve large mature trees where possible to enhance the character of the development. Maximize value not necessarily number of units. Homes will be custom built to best fit each building site.

Building pads will be at different elevations to accommodate the grades. See potential approximate spot elevations.

Provide common open space and explore a connection to golf course cart path.

Take advantage of views.

Assumptions

Existing right of way remains, but no public street or trail connection can go through because of steep grades.

Private drives do not meet design standards of a public street such as width or slope.

No property is added to the site.

City allows private drives at slopes and access point shown with cur-de-sacs.

Existing residence remains with buffering. Other existing structures are removed from site.

Some stormwater management will be required on site.

Wooded buffers are made up of existing and newly planted trees.

Towne Country Club

Existing Golf Course Path

Maintain Wooded Buffers

Explore path to Golf Course

Wooded Buffer

Stormwater

Wooded Buffer

Single Family Condo (~80' Home Site)

874

Single Family Condo (~80' Home Site)

874

Single Family Condo (~80' Home Site)

874

Single Family Condo (~80' Home Site)

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Single Family Condo (~80' Home Site)

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Single Family Condo (~80' Home Site)

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Single Family Condo (~80' Home Site)

874

Single Family Condo (~80' Home Site)

874

Existing Residence

Locate Existing View

970

Wooded Buffer

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Private Drive

8% Slope

Park Ave

Highland Ave

Existing Right of Way

York Rd

Proposed Off Street Trail (by others)

Saunders Creek

Concept #1. -66' ROW

Draft

Wilcox Property Development Concept
Option C.1
 Edgerton, Wisconsin

Option C.1

Circulation: Private drives with one entry point from Park Ave
Units: 12 single family condo units (~80' building sites)

Objectives

Work with unique site conditions to create a desirable place to live. Respond to grades and preserve large mature trees where possible to enhance the character of the development.

Maximize value not necessarily number of units. Homes will be custom built to best fit each building site.

Building pads will be at different elevations to accommodate the grades. See potential approximate spot elevations.

Provide common open space and explore a connection to golf course cart path.

Take advantage of views.

Assumptions

Existing right of way remains, but no public street or trail connection can go through because of steep grades.

Private drives do not meet design standards of a public street such as width or slope.

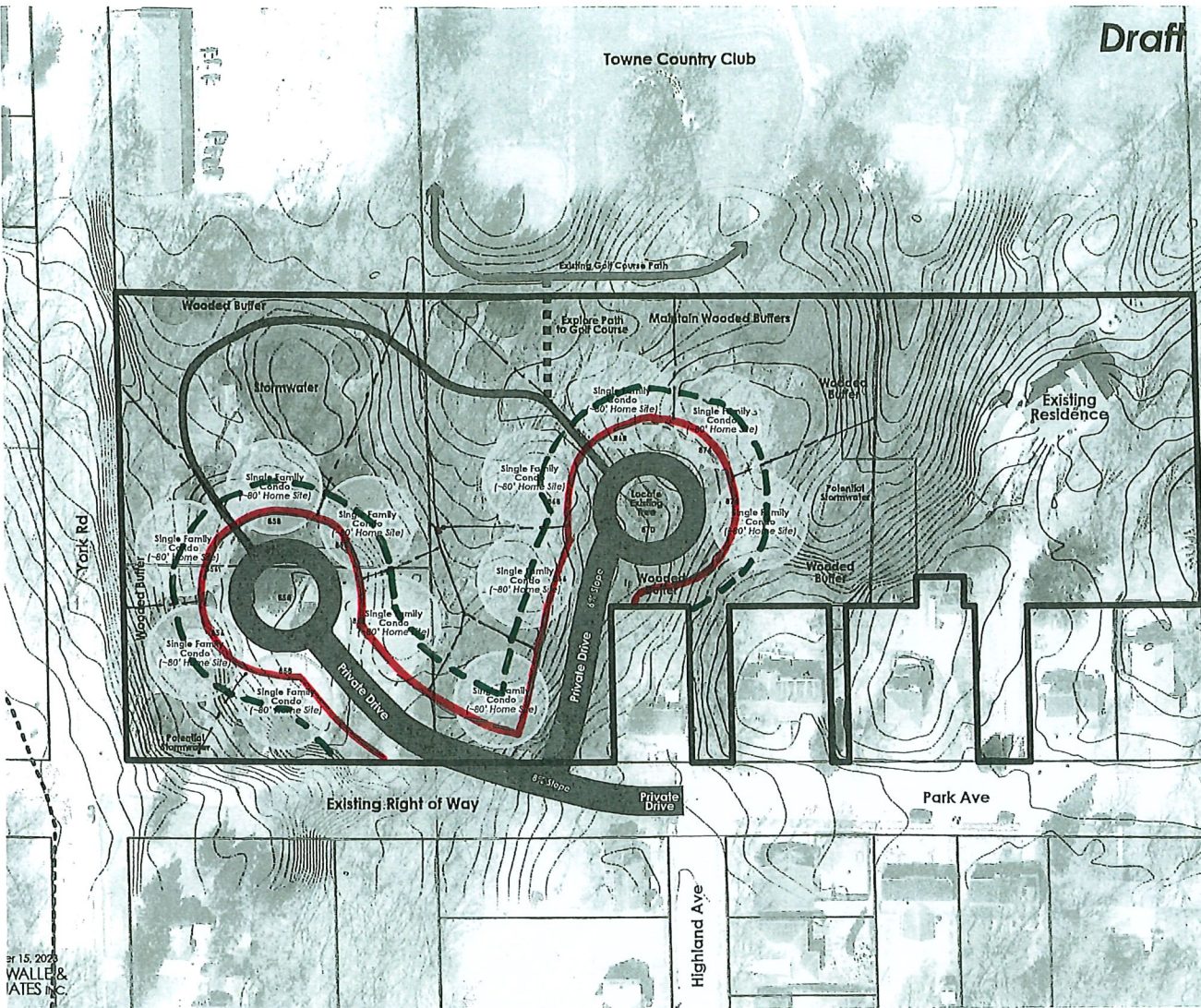
No property is added to the site.

City allows private drives at slopes and access point shown with cul-de-sacs.

Existing residence remains with buffering. Other existing structures are removed from site.

Some stormwater management will be required on site.

Wooded buffers are made up of existing and newly planted trees.



— 66' ROW
 — Frontyard setback

Concept #1 - 40' ROW

Draft

Wilcox Property
Development Concept
Option C.1
Edgerton, Wisconsin

Option C.1

Circulation: Private drives with one entry point from Park Ave
Units: 12 single family condo units (~80' building sites)

Objectives

Work with unique site conditions to create a desirable place to live. Respond to grades and preserve large mature trees where possible to enhance the character of the development.

Maximize value not necessarily number of units. Homes will be custom built to best fit each building site.

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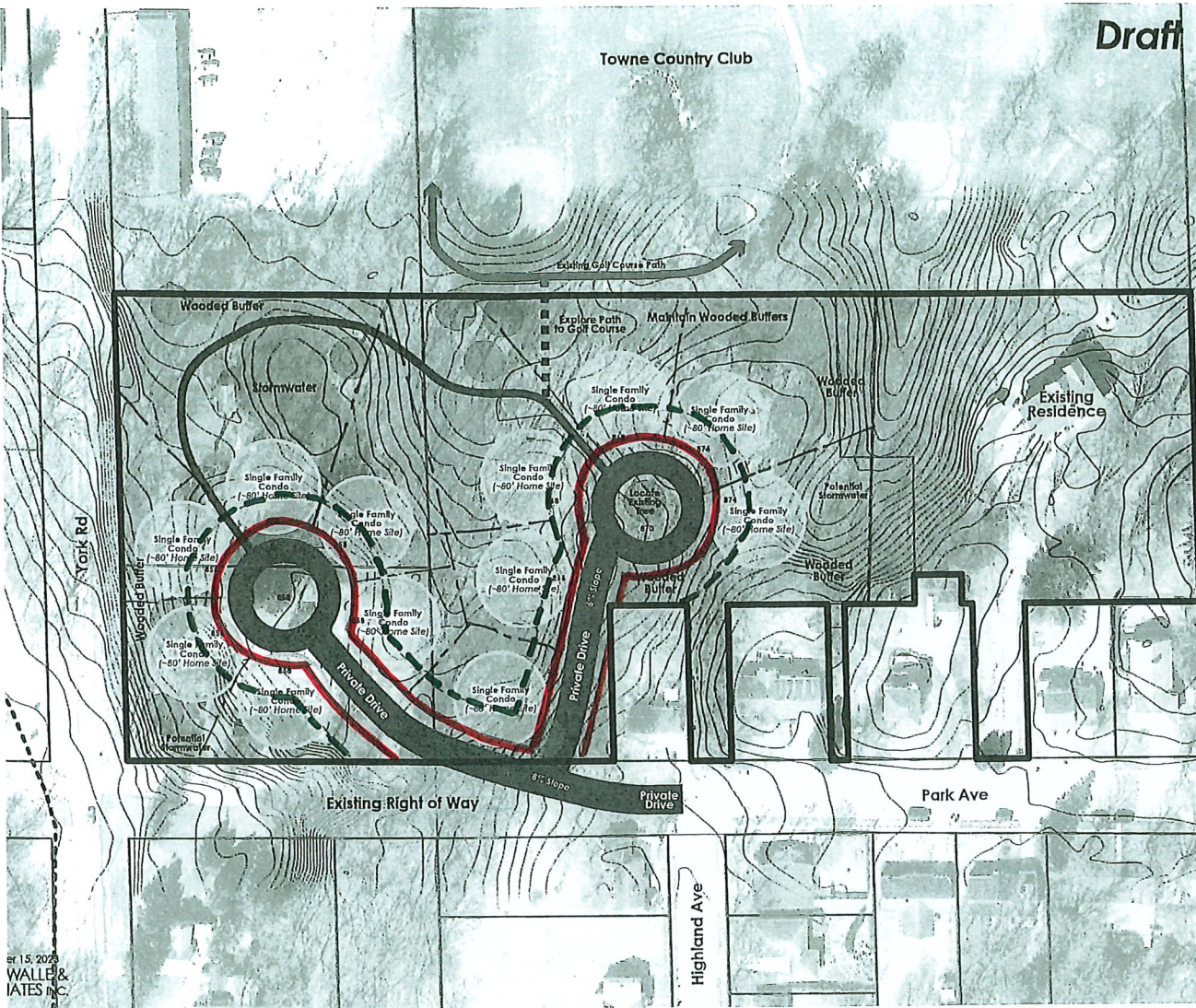
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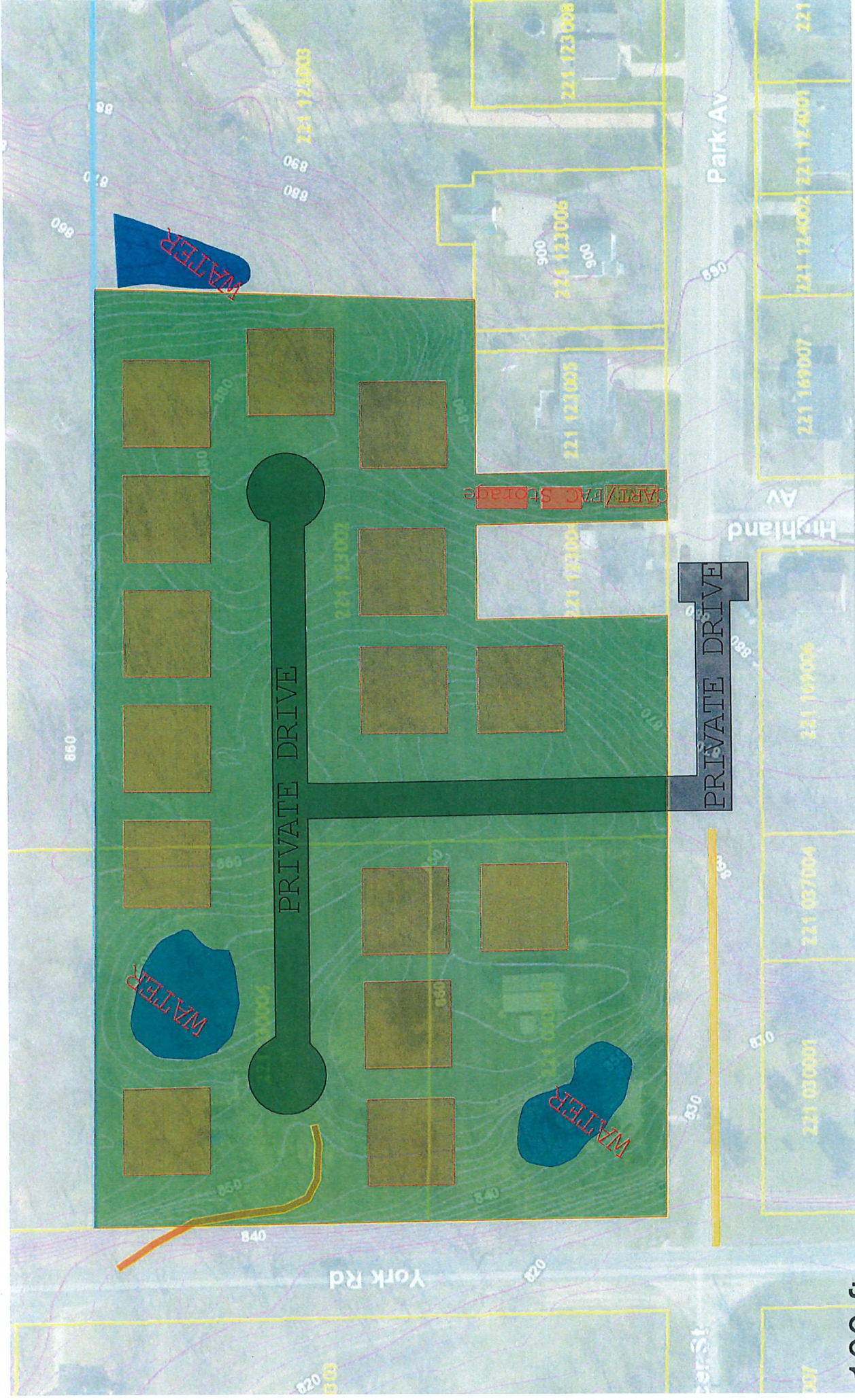
Wooded buffers are made up of existing and newly planted trees.



er 15, 2023
WALLE &
IATES INC

— Frontyard Setback
— 40' ROW

Concept #2



100 ft

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: June 4, 2024

GENERAL DESCRIPTION

Address: Cnty Hwy N, Section 32, Town of Albion, Dane County

Applicant: Hermanson

Parcel Size: 4 and 13 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:

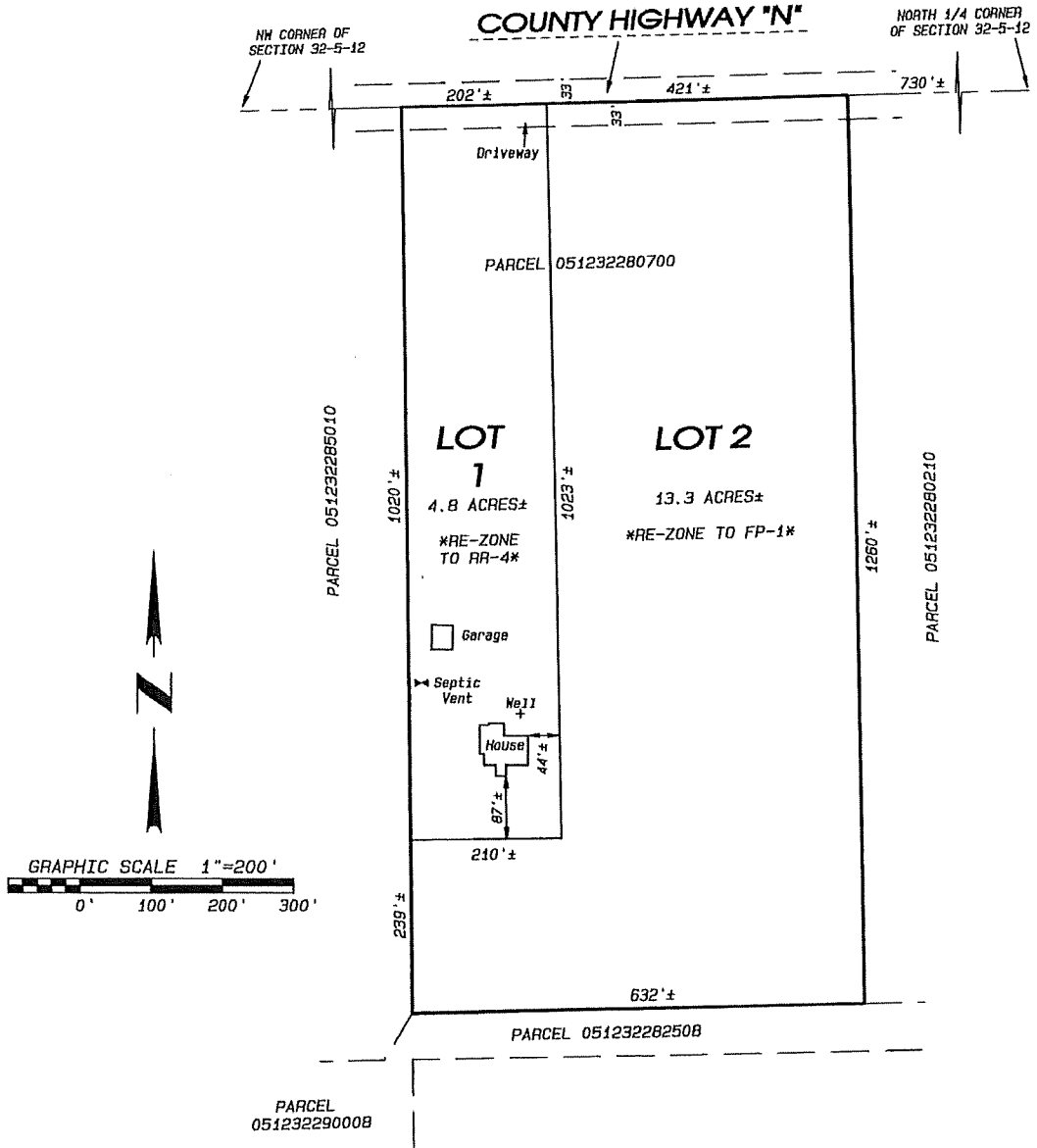
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division creates two lots that are not in the City's future growth area.

STAFF RECOMMENDATION

Staff recommends the City Council approve the proposed land division.

PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 12312, RECORDED IN VOLUME 76, PAGES 187-189 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 4372824 AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



DATE: MAY 9, 2024

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 160 For: HERMANSON



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. 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: June 4, 2024

GENERAL DESCRIPTION

Address: Lake Drive Road, Albion Township, Section 35

Applicant: Keinbaum

Parcel Sizes: 2 acres

Description of Request: create 1 lot

STAFF REVIEW COMMENTS


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

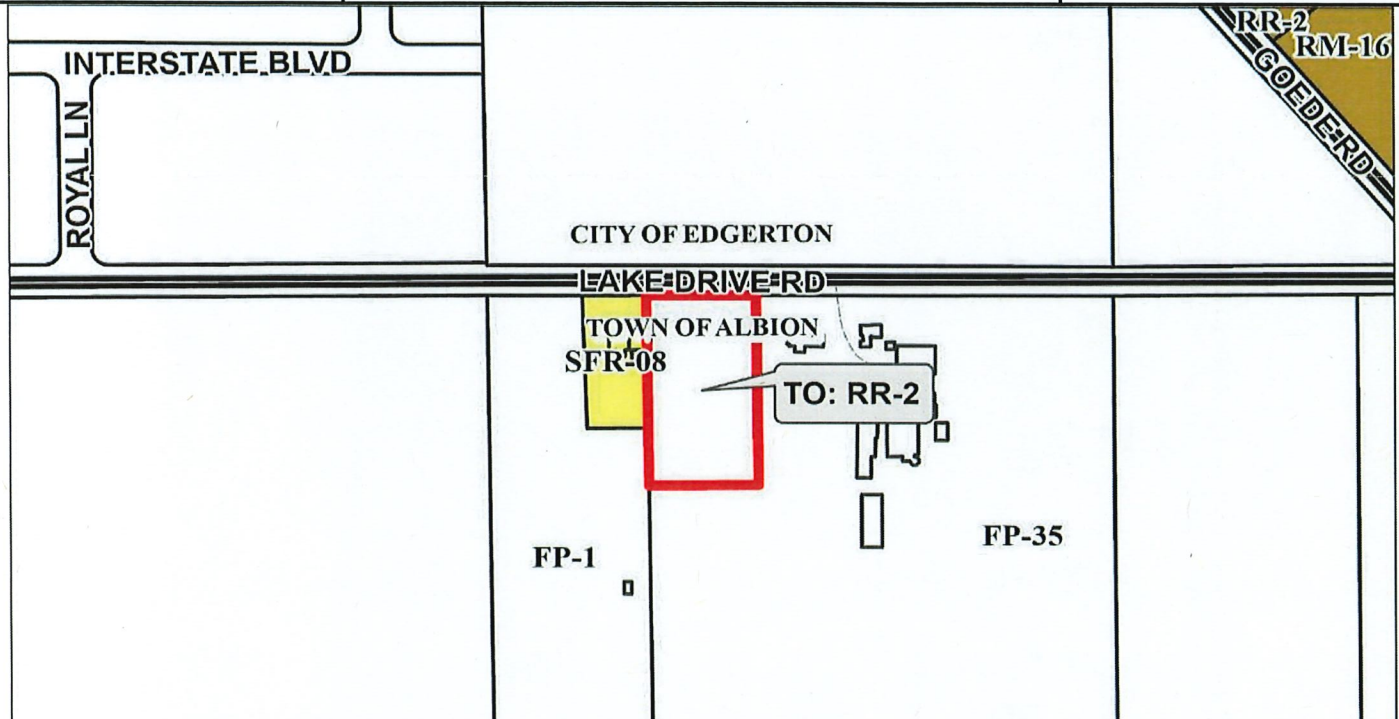
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The parcel is located east of the Business Park.
3. The petitioner proposes to create 1 residential lot in the Town of Albion. Dane County indicates the land division polices would allow this division.
4. The city's comprehensive plan recommends this parcel be developed in the city as part of a planned industrial area.
5. City/Village authority to deny extraterritorial land division has been diminished by the legislature over the last decades. The city retains the power to review the plat for compliance with Land Division regulations., including the layout of streets, lots, utility connections, natural features, topography and other pertinent information.

If the city were to deny this plat using its extraterritorial authority and the petitioner were to challenge it, the City would most likely not win the challenge. Some cities deny these types of land divisions knowing their authority is limited in hopes that they will not be challenged.

STAFF RECOMMENDATION

While staff does not recommend approval of the land division, the City has no legal basis on which to deny the land division. Staff recommends the land division dedicate the Lake Drive ROW.

<h1 style="text-align: center;">Notice of Public Hearing</h1>  <p style="text-align: center;">Zoning and Land Regulation Committee</p>	Public Hearing: June 18, 2024	Petition: 12056
	Zoning Amendment: FP-35 Farmland Preservation District to RR-2 Rural Residential District	Town/sect: Albion / Section 35
	Acres: 2.0 Survey Req. Yes	Applicant: David Kienbaum TR
	Reason: Creating one residential lot	Location: West of 427 Lake Drive Road



The Dane County Zoning and Land Regulation (ZLR) Committee will hold a Public Hearing on **June 18, 2024** at 6:30pm regarding this proposal.

For more information on the proposal:

- Visit <https://dane.legistar.com/Legislation.aspx> and type the Petition Number in the "Legislative text" box.
- Contact the Zoning Division at 608-266-4266 or plandev@danecounty.gov.

This will be a hybrid meeting. You may attend in person, OR virtually by computer or phone:

- REGISTER ahead of time: Visit <https://DaneCountyPlanning.com/Zoning/ZLR/ZLR-Public-Hearing-Page> and click on the upcoming meeting date. Once you register you will receive a link to attend the meeting.
- IN PERSON: In Room 354, City-County Building, 210 Martin Luther King Jr. Blvd, Madison, WI
- By COMPUTER or INTERNET (video): Upon registering for the meeting a Zoom link will be emailed to you. Use this link to enter 10 minutes prior to the start of the meeting.
- By PHONE (voice only): Dial 1-888-788-0099 and enter Webinar ID: 985 1692 0303

If you wish to comment on the proposal:

- To SPEAK on this proposal, you must **register at least 30 minutes prior** to the meeting. Please use the meeting Zoom link, or contact the Zoning Division for assistance at 608-266-4266 or plandev@danecounty.gov.
- Any WRITTEN COMMENTS must be submitted at least **one week prior** to the meeting (by June 11, 2024). Please send all written testimony to plandev@danecounty.gov.

