

CITY OF EDGERTON
EDGERTON SCHOOL DISTRICT BOARD ROOM, ROOM 220
200 ELM HIGH DRIVE
EDGERTON, WI

PLANNING COMMISSION
Tuesday, February 18, 2025 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday February 14, 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 450-35 M to exclude the use of pavers as an acceptable material for a driveway apron.
 - B. Close the public hearing.
4. Consider a request by the City of Edgerton to amend Section 450-35 M to exclude the use of pavers as an acceptable material for a driveway apron.
5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by Foursight Development Group to rezone 9.9-acres located south of Newville Street 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 9.9 acres located south of Newville Street from A-1 Agriculture to R-2 Residential District Two.
7. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by Foursight Development Group for a conditional use permit to allow the establishment of three duplexes in the parcel located south of Newville Street. (Parcel 6-26-1192).
 - B. Close the public hearing.
8. Consider a request by Foursight Development Group for a conditional use permit to allow the establishment of three duplexes in the parcel located south of Newville Street. (Parcel 6-26-1192).
9. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Todd Nelson for the approval of a zoning change from R-3 Residential District Three to Planned Development/General Development Plan to allow the establishment of a residential duplex and a residential three -unit structure at the vacant parcel located east of 805 E Fulton Street.
 - B. Close the public hearing.
10. Consider request by Todd Nelson for the approval of a zoning change from R-3 Residential District Three to Planned Development/General Development Plan to allow the establishment of a residential duplex and a residential three-unit structure at the vacant parcel located east of 805 E Fulton Street.

11. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by Heather Alexander for approval of a conditional use permit for a home occupation land use at 1106 North Pass to allow the establishment of a cleaning business.
 - B. Close the public hearing.
12. Consider a request by Heather Alexander for approval of a conditional use permit for a home occupation land use at 1106 North Pass to allow the establishment of a cleaning business.
13. Approve January 16, 2025 Plan Commission meeting minutes:
14. Consider a preliminary Plat to create 14 residential lots from the parcel south of Newville Street for Foursight Development Group.
15. Consider a final Certified Survey Map to create one residential lot from the parcel west of Diane Drive for Foursight Development Group.
16. Hold a preliminary conference for a Planned Development to create 36 Residential units in six buildings at 407 N Main. St.
17. Set next meeting date and future agenda items.
18. 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: February 18, 2025

STAFF DISCUSSION

Paving of access Ordinance: The proposed ordinance below prohibits the use of pavers in driveway approaches.

450-35 M. Paving of access. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface, and shall be maintained so as to prevent the transport of gravel, dirt, or other eroded material from the subject property into the right-of-way. For purposes of this Section, pavers are excluded from the definition of a hard, all-weather surface. Pavers are not allowed in an access approach. All access approach areas shall be paved within one year of the issuance of an occupancy permit.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: February 18, 2025

GENERAL DESCRIPTION

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

Location: Parcel south of Newville Street (parcel #6-26-1192)

Applicant: Foursight Development Group

Current Zoning/Land Use: A-1 / undeveloped

Parcel Size: 9.9 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

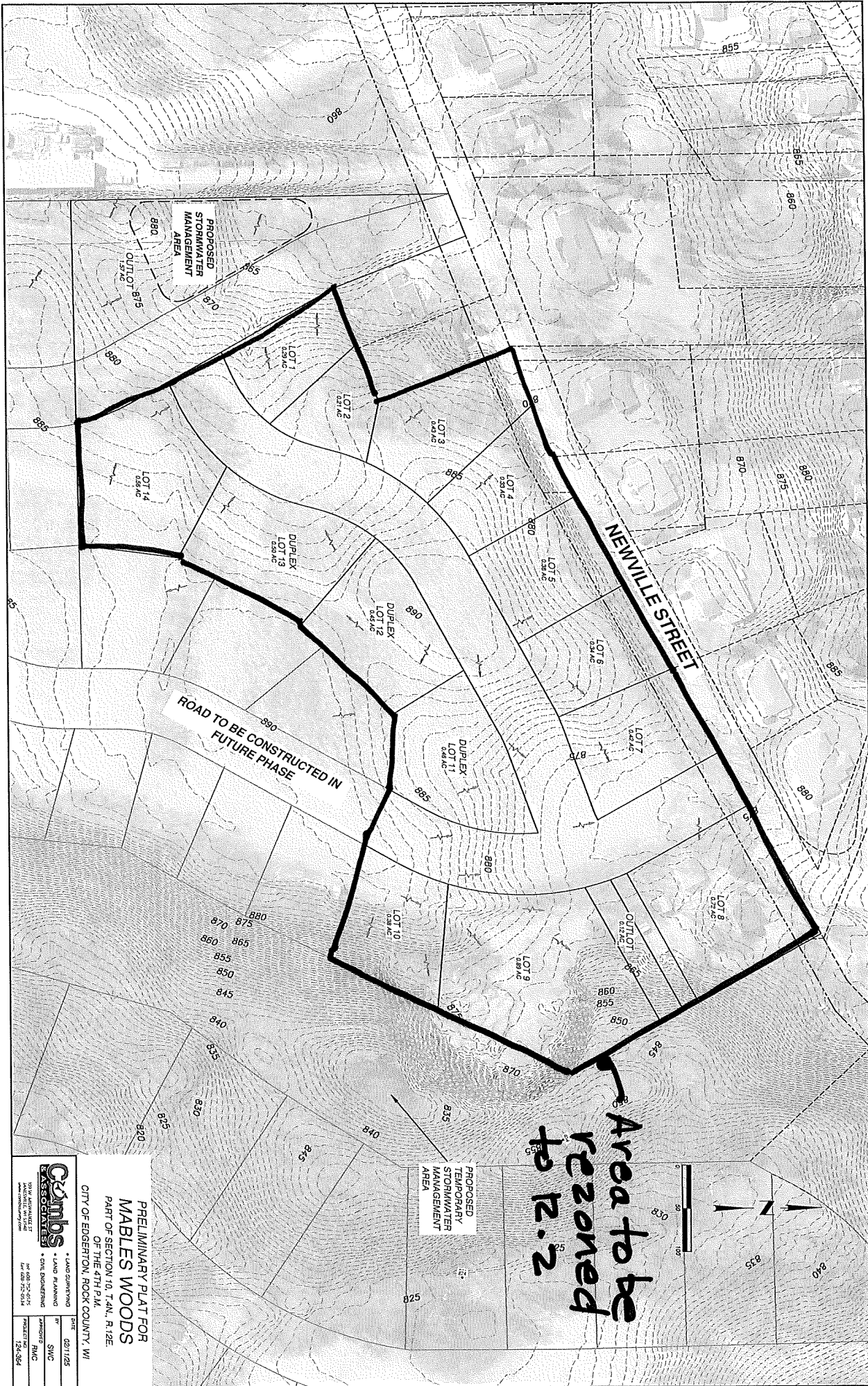
1. The subject parcel, located South of Newville Street, is zoned A-1 Agriculture. The petitioner proposes to rezone the proposed parcel to R-2 and to create 14 lots (see attached map). Please recall the petitioner received approval for the following recently: to rezone 2 acres and to create three residential lots off of Diane Drive which is on the far eastern portion of this 69 acre parcel.
2. Zoning and land uses of adjacent parcels consist of the following: R-2 and R-3 Residential (single family and duplexes) to the north; A-1 Agriculture (open space and environmental corridor) to the east; and A-1 Agriculture (tilled land) to the south; and M-1 Industrial (light manufacturing) to the west.
3. The Comprehensive Master Plan recommends the area be developed as a Planned Neighborhood.
4. R-2 zoning allows for single family structures as a permitted use. Structures having two units require a conditional use permit. The petitioner has applied for conditional use permit to allow duplexes on three of the proposed lots.
5. 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 9.9 acres located south of Newville Street in accordance with the attached map with the following conditions:

1. The petitioner is granted approval of a final plat and that the actual boundary of the rezoned area coincide with the final plat 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.



PROPOSED
STORMWATER
MANAGEMENT
AREA

ROAD TO BE CONSTRUCTED IN
FUTURE PHASE

PROPOSED
TEMPORARY
STORMWATER
MANAGEMENT
AREA

Area to be
rezoned
to R.2

Combs
CONSULTANTS

• LAND PLANNING
• CIVIL ENGINEERING

DATE: 02/11/25
PROJECT: SMC
PROJECT NO: 124-364

PRELIMINARY PLAT FOR
MABLES WOODS
PART OF SECTION 10, T.4N., R.12E.
CITY OF EDGEMONT, ROCK COUNTY, WI

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: February 18, 2025

GENERAL DESCRIPTION

Description of Request: Approval of a conditional use permit to allow the construction of three duplexes in the R-2 District

Location: Mabels Woods Subdivision located south of Newville Street

Applicant: Foursight Development Group

Current Zoning/Land Use: R-2 / tilled

Parcel Size: 0.46, 0.45, and 0.50 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 petitioner requests approval of a conditional use permit to construct a duplex on lots 11, 12, and 13 of Mabels Woods Subdivision.
2. The Comprehensive Master Plan recommends the area be developed as a Planned Neighborhood which generally means there should be a mix of land uses.
3. Zoning and land uses on adjacent parcels consists of the following: proposed R-2 (single family residential) to the east, west and north; and A-1 Agriculture (future residential) to the south.
4. The parcels meet the area and lot width requirements for duplex lots, although the lots are shallow which will limit the type of structure that can be built on the lot.
5. Construction on all duplexes must commence within one year of the approval date and must be completed within two years.
6. Prior to a building permit being granted for the duplexes the petitioner must construct the infrastructure to serve the lot.
7. The Building Inspector must approve the erosion plan prior to the issuance of building permits.

8. No parkland fees will be required.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Foursight Development Group to allow the construction of duplexes on the three lots as shown on the attached map subject to the conditions listed below.

1. The City Council approve the land division to create lots as well as the rezoning to R-2.
2. The Building Inspector approve erosion control plans prior to the issuance of the building permits.
3. No building permits are issued for duplexes until the conditions of the Development Agreement are met.

If the Plan Commission elects to grant the conditional use, it should adopt the following finding of fact:

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)(a).
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 create major undesirable impacts on nearby properties, the environment, or the community as a whole, 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.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: February 18, 2025

GENERAL DESCRIPTION

Description of Request: Planned Development rezone/ General Development Plan for Planned Development

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 rezone the property to Planned Development - General Development Plan to allow the construction of one duplex and one 3-unit multifamily residential structure.
2. The parcel 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 (General Development Plan) and a conditional use permit (Precise Implementation Plan) and can be characterized as a development having several individual structures on

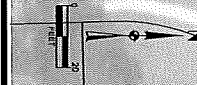
one lot; structures may not meet ordinance setback requirements, and the development may or may not have private streets.

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 either pay parkland fees upon the issuance of a building permit or dedicate land. The developer must pay park improvement fees or install recreation related improvements.
7. The developer should indicate what will happen with the southern part of the site that is not being improved.
8. The Zoning ordinance requires a Bufferyard on the property's east side since the adjoining property is a less intense zoning district (R-2). Complying with the Bufferyard requirements could be accomplished by a combination of fencing and/or plantings. The final PIP landscape plan should address this requirement.
9. 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.
10. 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 require the installation of a walking path and an easement for the path that would connect to the development being proposed on Newville Street. See attached sketch.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the GDP for a Planned Development for the property located on River Road east of 805 E Fulton Street. (6-26-1193) with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is included in one condominium association.
4. The developer provides a document to be recorded for any utility easements.
5. Provide a landscape plan that meets or exceeds the ordinance requirement, including regulations for bufferyards as well as appropriate plantings in the bioretention basins.
6. Provide information about site lighting.
7. A walking path is installed on the east side of the development.
8. A maintenance agreement is included in the condo documents requiring the maintenance (prohibiting the filling in) of the basins.
9. The developer either pays parkland fees with each building permit or dedicates land, and makes park related improvements.
10. The petitioners comply with the conditions of the City engineer.



Project No: XXXXXXXXXX
 Sheet EXBT

SNYDER & ASSOCIATES

NELSON EDGERTON
 CONCEPT PLAN
 EDGERTON, WI

SNYDER & ASSOCIATES, INC.

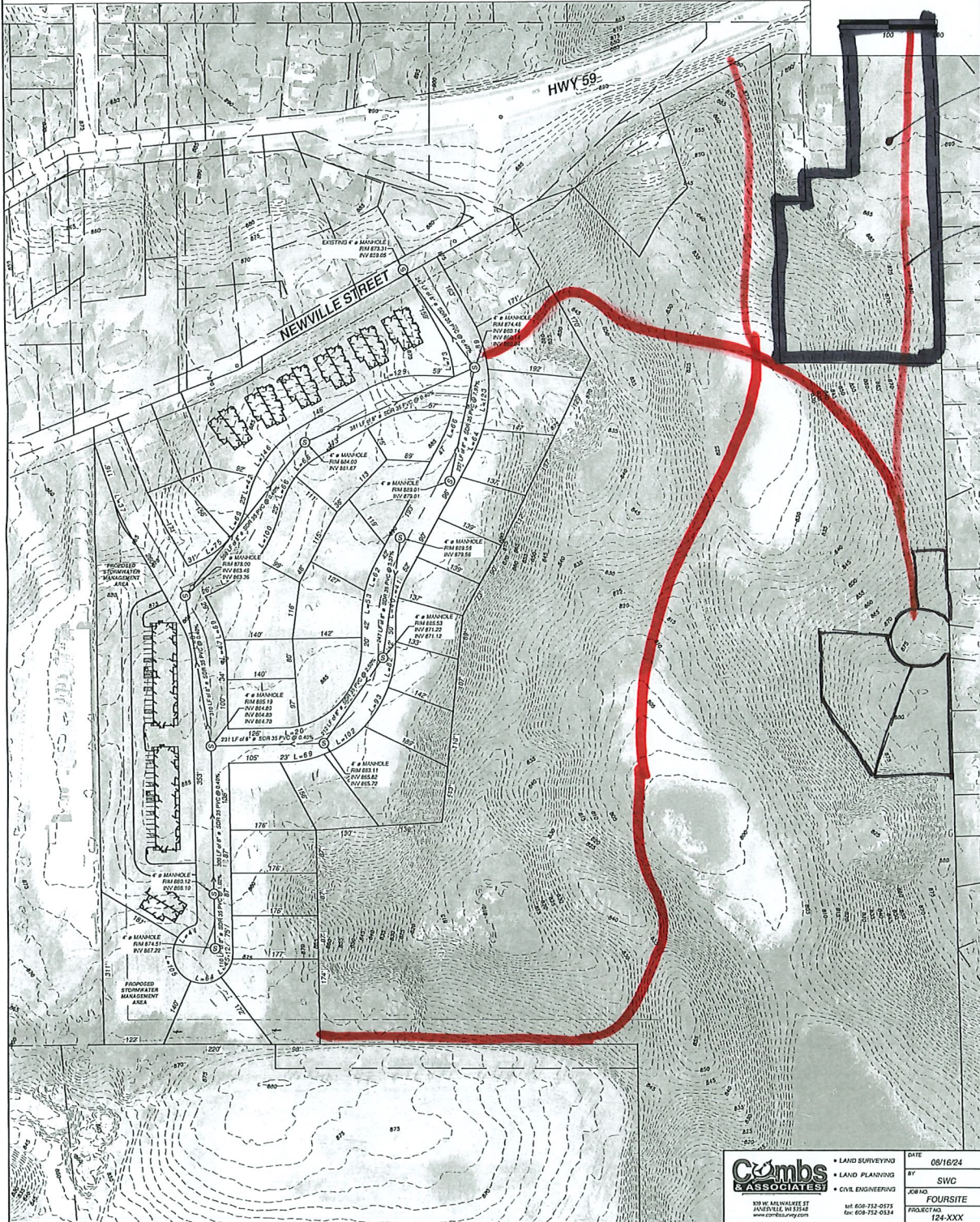
6010 VOICES ROAD
 MADISON, WISCONSIN 53718
 608-839-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: ENGR	Created By: CHKD	Scale: 1" = 20'
Technician: TECH	Date: MM-DD-YYYY	T-R-S: TTN-RWR-SS
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 90 W. ARDENWAY ST. JAMESVILLE, WI 53542 www.combsurvey.com	• LAND SURVEYING	DATE	08/16/24
	• LAND PLANNING	BY	SWC
	• CIVIL ENGINEERING	JOB NO.	FOURSITE
		PROJECT NO.	124-XXX

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: February 18, 2025

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use to allow a home occupation cleaning business as an accessory use

Location: 1106 North Pass

Applicant: Heather Alexander

Current Zoning/Land Use: R-1 Residential District One

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 1106 North Pass. The petitioner requests to establish a cleaning business in the single-family residence. Businesses in residential districts (home occupations) are required to comply with the ordinance provisions listed below.
2. The proposal includes 5-6 employees will be reporting to the property and parking their cars and then traveling together to job sites. The petitioner indicates 5 cars can be parked in the driveway when snow conditions eliminate on street parking, otherwise cars will park on North Pass not in front of garbage cans or mailboxes. No customers will come to the home. No signage will be installed. The petitioner indicates that in the future, an area of the garage may be used for the business.
3. Home occupations that do not have business related traffic coming to the property do not require a conditional use permit. Because this Home Occupation involves employees coming to the home, the Zoning Administrator determined a conditional use is required which will allow the Plan Commission and the adjoining property owners to have input into the establishment of the use.
4. Condition number 2 below should be discussed by the Plan Commission. This provision could be interpreted that no more than one employee can work for the business, **if the employee is working in the home**. Alternatively, if the Commission believes the ordinance intends to include the **employees that work off site**, then the petitioner would have to get a variance to the ordinance in addition to the conditional use permit.

450-33 E (14) Home Occupation requirements

1. . The home occupation shall be conducted only completely within the dwelling unit, or accessory building or structure with a permanent floor, and not on any porch, deck, patio or other unenclosed or partially-enclosed portion of the dwelling unit.

2. The home occupation shall be conducted by a resident of the dwelling unit, and no more than 1 other person shall be employed, on either a part-time or full-time basis, in the business.
3. No more than 25% of the total living area of the dwelling (exclusive of garage and porch areas) shall be used for the home occupation.
4. The dwelling unit used for the home occupation shall not serve as a storage facility for a business conducted elsewhere.
5. No activity, materials, goods, or equipment incidental to the home occupation shall be externally visible.
6. Only 1 sign, not to exceed 2 square feet, non-illuminated and wall mounted only, may be used to advertise a home occupation. Said sign shall not be located within a right-of-way, and shall be of an appearance that is harmonious with nearby residential areas.
7. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas.
8. A minimum of 2 off-street parking spaces reserved for business use shall be provided on-site.
9. In no instance shall a home occupation create a nuisance for neighboring properties.
10. Shall comply with Subsection 450-17, standards and procedures applicable to all uses permitted by right with special requirements.

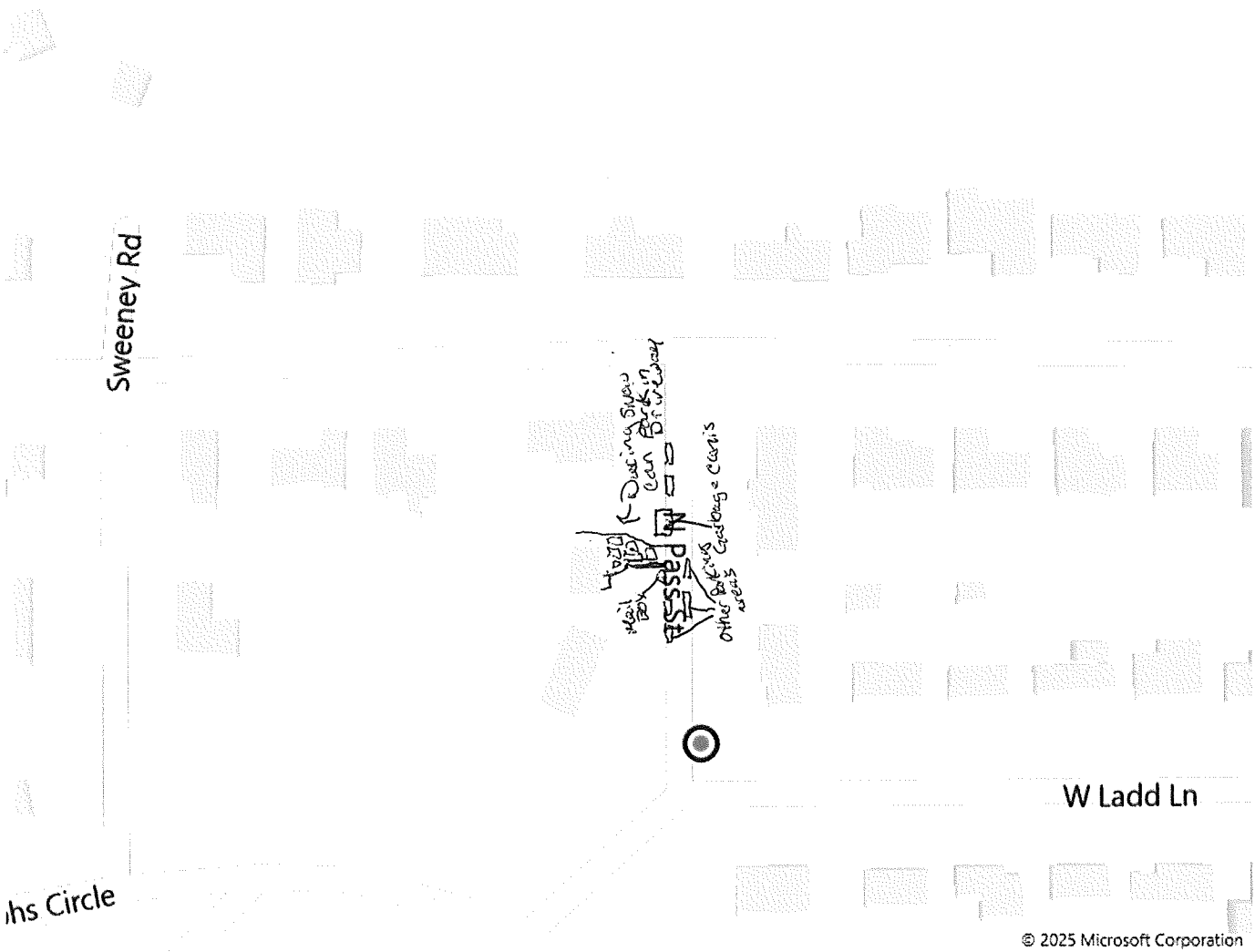
STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Heather Alexander to allow the establishment of a home occupation for a cleaning business for the parcel located at 1106 North Pass under the following conditions:

- The business complies with the conditions listed in Section 450-33 E (14) of the Code of Ordinances
- The number of employees is limited to six.
- Hours of operation are limited to 6:00 am 6:00 pm Monday - Saturday

If the Plan Commission elects to grant the conditional use, it should adopt the following finding of fact:

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)(a).
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 create major undesirable impacts on nearby properties, the environment, or the community as a whole, 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.



- Can Park Five cars in drive way when Plowing conditions
- Will Park in road I will make sure Ladies don't block Mail box and/or Garbage cans.
- Will not be having any customers only Employee's parking entering my home.
- In future I plan on building a area in my Garage for business.
- I will not be building any visible buildings on my property.
- I will not have any business signs
- There is no side walks on my road to be concerned about.

**JANUARY 16, 2025 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 Hagemann, and Ron Webb.

Also present: City Administrator Ramona Flanigan, Erik Samuelson from Foursight Development Group and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, January 10, 2025 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 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.

Flanigan stated that this amendment would give the approval authority to the Zoning Administrator rather than the Plan Commission. These types of land divisions are typically not controversial. This change would improve the efficiency for the applicants.

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

AMENDMENT TO SECTION 442-29 A(2): A Jim Burdick/Paul Davis motion to approve the amendment to Section 442-29 A(2) Review and Approval of Extraterritorial Land Divisions to allow administrative approval passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding 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.

Flanigan stated the parcel is currently zoned A-1 Agriculture. The petitioner is requesting a rezone of this parcel to R-2 Residential two. The two lots to the north have already been approved to be rezoned.

Corrina Frank, 925 Diane Dr spoke in opposition to this request. She is concerned about the property value of her house rising because of the new construction. She is also concerned about the wooded area being eliminated. She raised a concern about any intention to extend the road at a later date after this development is completed.

Jacob Koepke, 1001 Diane Dr agrees with the opposition of other residents in the neighborhood. He is concerned with what this will do to property values.

Eric Samuelson, Partner in Foursight Development, stated there is no intention of extending the

road any further. The cul-de-sac would eliminate that option. The type of homes that are being proposed are single family residential and are approximately 1500-1800 sf.

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

REZONE FOR 0.54 ACRES LOCATED WEST OF DIANE DR FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL DISTRICT TWO: Paul Davis/Ron Webb moved to approve the request by Foursight Development Group to rezone 0.54 acres located west of Diane Dr from A-1 Agriculture to R-2 Residential District two with the following conditions:

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

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

MINUTES: A Jim Kapellen/Ron Webb motion to approve the December 9, 2024 Plan Commission minutes passed, all voted in favor.

PRELIMINARY CSM TO CREATE ONE RESIDENTIAL LOT FROM THE PARCEL WEST OF DIANE DR FOR FOURSIGHT DEVELOPMENT. Jim Burdick/Paul Davis moved to approve a preliminary CSM to create one residential lot from the parcel west of Diane Dr for Foursight Development with the following conditions:

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

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

FINAL CSM TO CREATE TWO RESIDENTIAL LOTS FROM THE PARCEL WEST OF DIANE DR FOR FOURSIGHT DEVELOPMENT GROUP: Jim Kapellen/Paul Davis moved to approve the final CSM to create two residential lots from the parcel west of Diane Dr for Foursight Development Group with the following conditions:

- The final CSM indicates all easements.
- The petitioner pays the \$20 platting fee.
- The petitioner enters into a development agreement with the City before signing the final plat.
- The Plan Commission finds that the provision listed in item 4, addressing the sidewalk requirement, exist [thus no sidewalk will be required]. In any event, the sidewalks through the driveway aprons should be built per the plan.
- The developer pays the park impact fees when building permits are issued.
- Street trees, as approved by the Municipal Services Director, are installed prior to occupancy permits being issued.

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

SITE PLAN APPROVAL FOR CONSTRUCTION OF A 30,000 SF MANUFACTURING BUILDING FOR PRECISION CARPENTRY ON INTERSTATE BLVD AND WISCONSIN DR: The request being made is unusual because it is not a full plan. The building owner would like to get started on the build so this is a footing and foundation plan only. The full plans will be submitted for a future meeting.

A Jim Kapellen/Ron Webb motion to approve a site plan 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 Dr passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: February 18, 2025

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary plat to create 14-lots in Mabels Woods Subdivision (Parcel #6-26-1192)

Location: South of Newville Street

Applicant: Foursight Development Group LLC

Current Zoning/Land Use: A-1/ agriculture

Plat Size: 9.9 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 petitioner proposes to divide a portion of the 66- acre parcel to create 14 residential lots and two Outlots. The western Outlot is proposed to be used for stormwater control for a portion of the subdivision and the eastern Outlot is proposed to serve as a stormwater utility corridor to convey stormwater to a detention pond. It is anticipated that this is the first phase of a larger development.
2. Adjacent land uses consist of the following: residential to the north; environmental corridor to the east; manufacturing to the west; and agriculture to the south.
3. Proposed zoning and land uses are as follows: rezone the area of the preliminary plat to R-2 Residential District Two. The petitioner has applied for a conditional use permit for three lots to be duplexes. The other lots are planned for single family homes.
4. The plans do not propose to construct the western street connection to Newville Street with this phase. If the Plan Commission allows the developer to delay the construction of this street section until a later phase, the Development Agreement should be clear that no additional phases will be allowed until this street connection and the water main loop is installed.

5. There is no neighborhood park serving this proposed neighborhood, the neighborhood north of the proposed development, or the neighborhood on the east side of the environmental corridor. The Parks Comprehensive Outdoor Recreation Plan (CORP) 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 Edgerton 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. This phase of the development would require the dedication of 0.5 acres of parkland. However, future phases will create a need for the dedication of additional parkland. Staff recommends lot 9 be dedicated as park space. This will allow access to the environmental corridor via the park and the proposed Outlot. Lot 9 is proposed to be 0.89 acres. If it were dedicated, the next phase of the development would be credited with the excess parkland that was dedicated with this phase.
6. The proposed lots comply with the lot area and width requirements. Lots 1 and 2 are small and will require a specific house plan to fit on the lots.
7. Other than a sanitary sewer layout for the entire tilled portion of the parcel, preliminary engineering plans have not been submitted. The street RsOW should be 66'.
8. Sidewalks are required by the ordinance.
9. The plan indicates there are two stormwater ponds proposed. The west pond will serve the west half of this phase and portion of the futures phase(s). This pond will drain to Newville Street which has no stormsewer. To avoid negatively impacting Newville Street, the engineering plans should either oversize the west pond, evaluate the ability to infiltrate water, and/or install stormsewer in Newville St. The engineering plans will have to demonstrate that no stormwater is being discharged onto the neighboring property.

The east pond is labeled as temporary. It is unclear how this pond can be temporary. Given the slope in the area, the plan will have to show how the east pond can be accessed with equipment for maintenance.

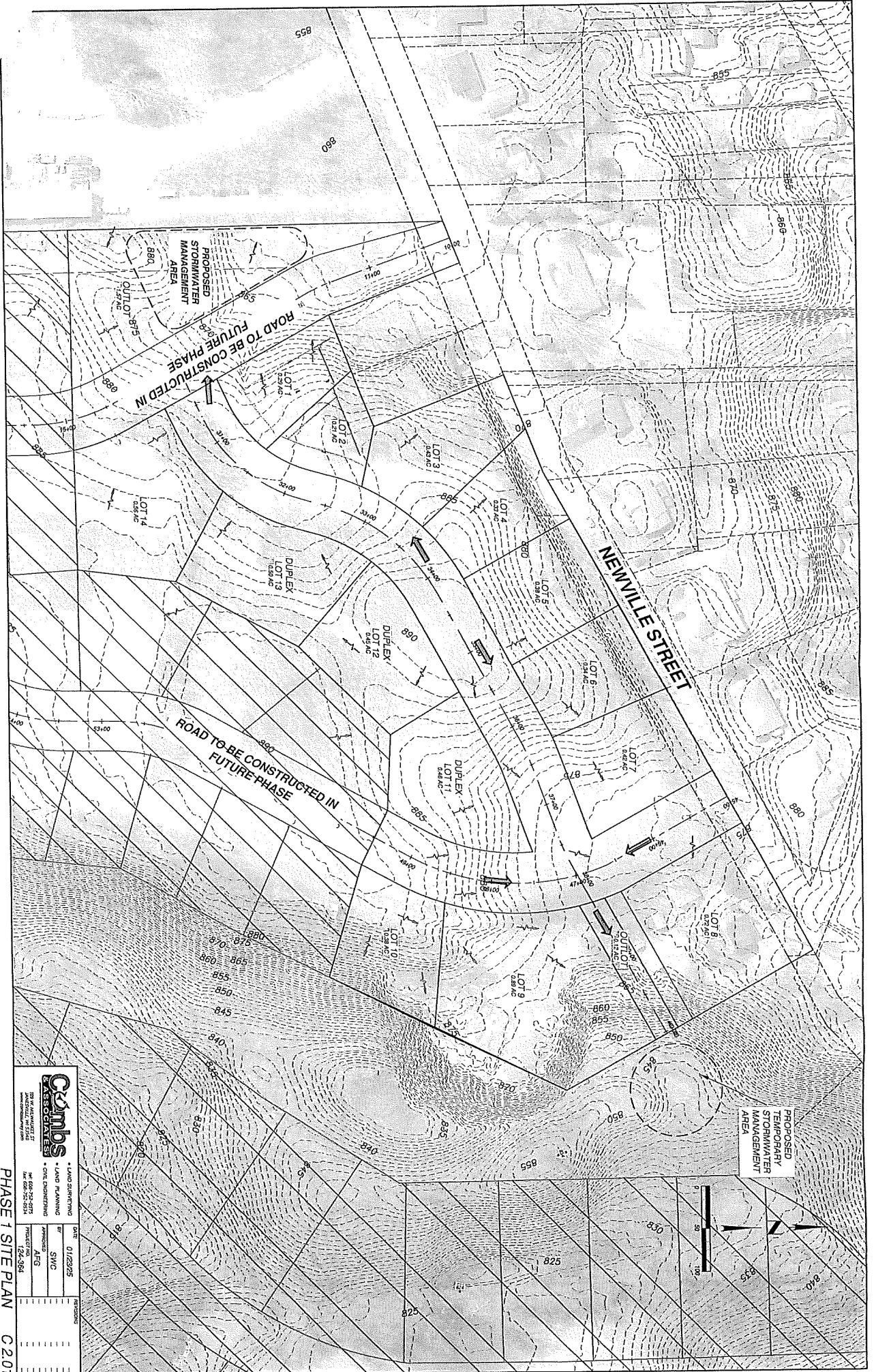
10. The construction plans should provide temporary "T" turn arounds at the two dead-end streets.
11. A note should appear on the final plat requiring driveway access on corner lots be as far from the intersection as possible.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary plat to create 14 lots and two outlots for Mabels Woods Subdivision located south of Newville Street subject to the following conditions.

1. The City Engineer approves utility extension, stormwater control, and erosion control plans.

2. Zoning is approved.
3. The final plat indicates all easements.
4. The developer enters into a development agreement with the City before signing the final plat.
5. The final plat dedicates lot #9 for parkland.
6. The developer pays a platting fee of \$10/lot.
7. The developer grants a trail easement as generally depicted in the CORP.
8. A note should appear on the final plat requiring driveway access on corner lots be as far from the intersection as possible



Combs ASSOCIATES
 1100 W. HARRISVILLE ROAD
 HARRISVILLE, OHIO 45324
 PH: 513-233-1234
 FAX: 513-233-1234
 WWW.COMBSASSOCIATES.COM

• LAND SURVEYING
 • LAND PLANNING
 • CIVIL ENGINEERING
 • ENVIRONMENTAL ENGINEERING

DATE	01/22/2025
BY	SYG
PROJECT NO.	24-084
PROJECT NAME	PHASE 1 SITE PLAN C.2.01

PHASE 1 SITE PLAN C.2.01

Future Park and Recreation Facilities

Potential Future Park Location

- Neighborhood Park
- Community Park
- ◆ Passive Recreation/Open Space

Bike and Pedestrian Facilities

- Existing Off Street Trail
- Existing On Street Bike Route
- Long-Range Proposed Off-Street Trail Connection to Silverwood County Park
- Proposed Off Street Trail
- Proposed On Street Bike Route

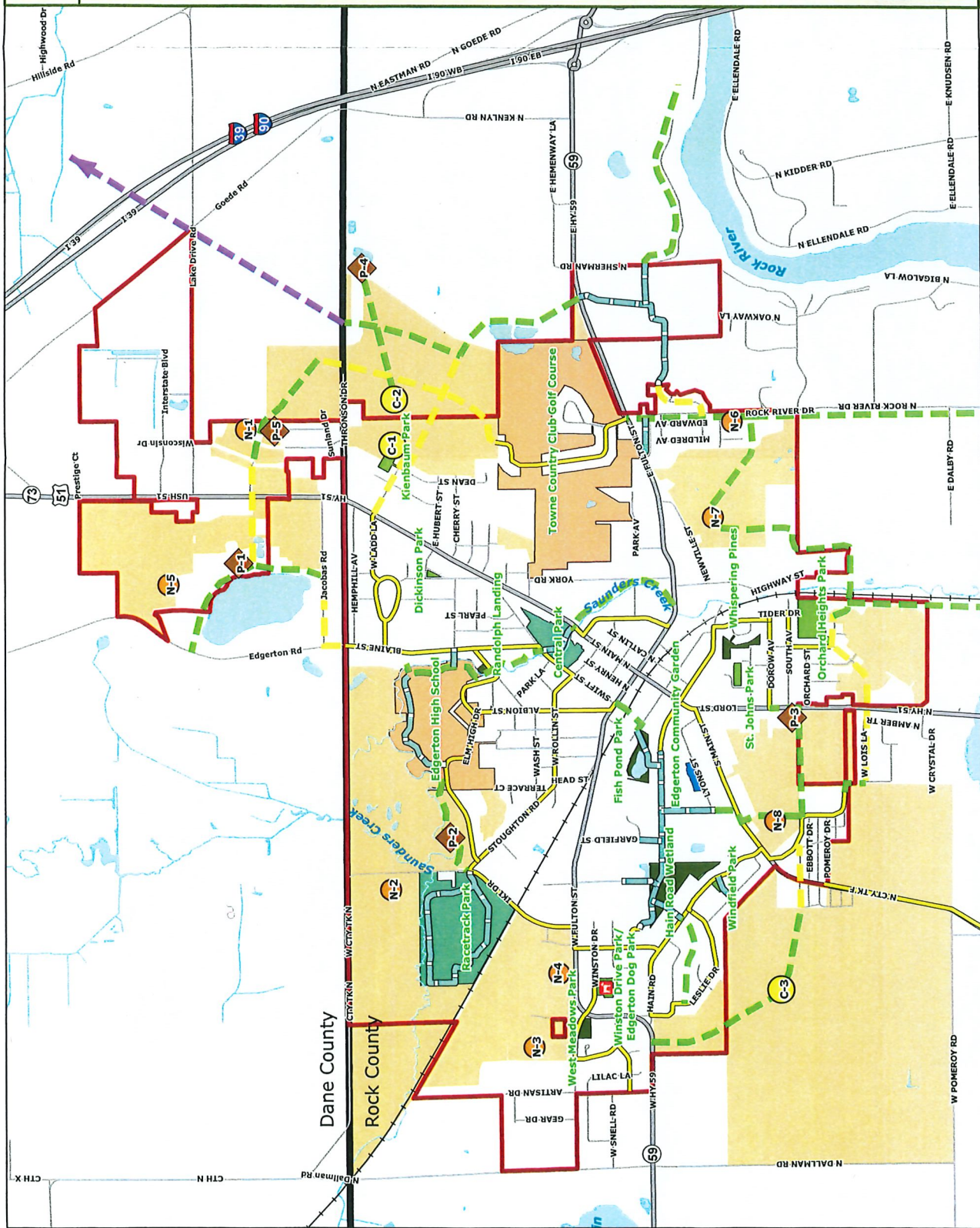
- City of Edgerton
- Major Roads
- County Boundary

Existing Parks

- Neighborhood Park
- Community Park
- Conservation Area
- Special Use Area
- Other Recreation Area
- Planned Residential Development
- Dog Park



Date: April 6, 2023
Sources: City of Edgerton, Rock County, Dane County, US Census Bureau, WI DNR



TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: February 18, 2025

GENERAL DESCRIPTION

Description of Request: Petition for approval of a final 1 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: 23,435 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 one lot.
2. The lot 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.

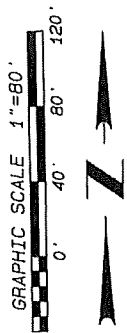
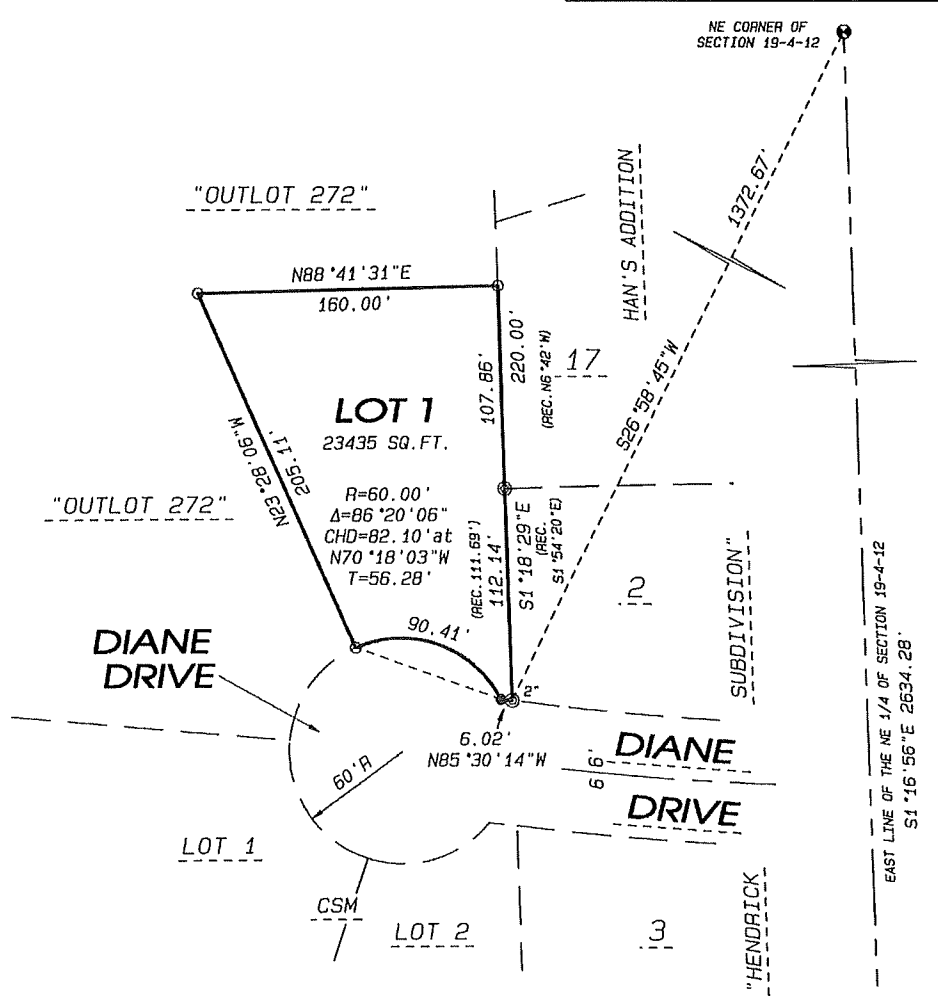
STAFF RECOMMENDATION

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

1. The final CSM indicates all easements.
2. The petitioner pays the \$10 platting fee.
3. The Plan Commission finds that the provisions listed in item 4 above exist and sidewalks through the driveway aprons are installed.
4. The developer pays the park impact fees when building permits are issued.
5. 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 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 3/4" IRON PIN
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND CAST IRON MONUMENT

NOTE: FIELDWORK COMPLETED JANUARY 30, 2025

NOTE: ASSUMED S1°16'56"E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 10-4-12.

Project No. 124 - 410A
For: FOURSIGHT DEV.

SHEET 1 OF 4 SHEETS



- 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: February 18, 2025

GENERAL DESCRIPTION

Description of Request: Planned Development Concept Plan

Location: 407 N Main Street (former shoe factory)

Applicant: Backyard Properties of Rock County LLC

Current Zoning/Land Use: M-1 Light Industrial/vacant

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 36 multifamily residential units in 6 buildings on a 6.6 acre parcel. The fronts of two buildings will face N Main Street. These buildings are set back 70 feet from the Main Street right of way providing a generous front lawn. Please note that the elevation of the site will be raised by approximately five feet in order to remove the site from the flood plain.

2. There will be a mix of two bedroom units and three bedroom units. All units will have either one or two indoor garage parking stalls. Garages will face the interior of the development.
3. There is one driveway from N Main St serving the property and an emergency use only driveway to York Road on the (back) east side of the site. This driveway is required by floodplain regulations.
4. The site has a manufacturing history and is contaminated. The contaminants (mainly PFAS) are not of a nature that they will volatilize and cause harm to occupants; the primary concern is for ground water contamination. The DNR will require the site be capped and this development will serve as the cap. Applications for capping the site have been submitted to the DNR.
5. The rear part of the site has wetlands. The development proposed to impact less than 10,000 sf of wetland. Applications have been submitted to the DNR for the wetland modifications. The entire site is in the floodplain. Applications for filling in a floodplain have been submitted to the DNR and the Corps of Engineers.
6. The site plan shows limited areas for stormwater control. Due to contamination, the DNR does not want stormwater to infiltrate into the ground. Applications for a “variance” to normal stormwater regulations have been filed. Stormwater from the development will travel to the low area in the rear of the site which drains south to Saunder’s Creek. The final grading plan will ensure that no stormwater from the site drains to the adjoining properties.
7. The developer must pay parkland fees upon the issuance of a building permit.
8. The plan does not provide sidewalks from the units so that pedestrians could get to N Main Street. The Comprehensive Outdoor Recreation Plan (CORP) recommends a trail be established through this property. This trail is part of a proposed trail system that could provide a pedestrian path from the schools to E Fulton Street. (See CORP map in the packet.) The project should provide an easement and an improved path along the south side of the project
9. 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. While Central Park is very close to this development, it is on the other side of N Main Street. The project is apt to attract families, given the three bedroom units. Some type of play equipment or outdoor patio should be provided as part of the Planned Development approval process.
10. The site plan shows the location of 4 dumpster pads. The dumpsters should be screened.
11. The plans provide curbing on the entrance drive only.
12. Future, more detailed plans should describe site lighting.

WOODBRIDGE LANE
 MIDDLETOWN, VIRGINIA 22645

BUILDING CODE
 2018 International Building Code

USE AND OCCUPANCY CLASSIFICATION
 R-2 Non-Separate Use

TYPE OF CONSTRUCTION
 1B One and Two-Family Dwelling

GENERAL BUILDING HEIGHT AND AREA
 MAXIMUM AREA = 1,000 SQ FT LEVEL (SEE TABLE 504.4)
 MAXIMUM STORIES = 2
 MAXIMUM HEIGHT = 40 FT

FIRST FLOOR = 9.64 FT
SECOND FLOOR = 8.67 FT
TOTAL = 18.31 FT
ACTUAL HEIGHT = 17 FT

CIVIL - Combs and Associates
 OVERALL PAVING SITE DEVELOPMENT PLAN

ARCHITECTURAL - Angus Young Associates
 S100 OVERALL FOUNDATION AND SLAB PLAN
 A101 PARTIAL FIRST FLOOR PLAN
 A102 PARTIAL SECOND FLOOR PLAN
 A201 PARTIAL FIRST FLOOR PLAN AND TYP. DETAILS
 A202 PARTIAL SECOND FLOOR PLAN AND TYP. DETAILS
 A301 PARTIAL ROOF PLAN
 A302 PARTIAL ROOF PLAN
 A401 BUILDING ELEVATIONS
 A402 WALL SECTIONS
 A401 ARCHITECTURAL DETAILS

STRUCTURAL - Angus Young Associates
 S100 OVERALL FOUNDATION AND SLAB PLAN
 S101 ENLARGED FOUNDATION AND SLAB PLAN
 S200 OVERALL HIGH ROOF FRAMING PLAN, SECOND FLOOR FRAMING
 S201 PARTIAL SECOND FLOOR FRAMING AND LOW ROOF FRAMING PLAN
 S202 PARTIAL SECOND FLOOR FRAMING AND LOW ROOF FRAMING PLAN
 S300 PARTIAL HIGH ROOF FRAMING PLAN
 S301 STRUCTURAL GENERAL NOTES, STRUCTURAL DESIGN SPECIFICATIONS AND SNOW/DRIFT DIAGRAM
 S301 STRUCTURAL DETAILS

ADVERTISED:
 ANGUS YOUNG ASSOCIATES, INC.
 200 S. BERRY ST.
 JAMESVILLE, VA 23061
 CONTACT: BOB LARSON
 PHONE: (804) 755-2326

PROJECT TEAM
 OWNER REPRESENTATIVE:
 FLS BUILDERS OF VIRGINIA, LLC
 200 S. BERRY ST.
 JAMESVILLE, VA 23061
 CONTACT: BOB LARSON
 PHONE: (804) 755-2326

ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/15/2024
2	REVISIONS	07/15/2024
3	REVISIONS	07/15/2024
4	REVISIONS	07/15/2024
5	REVISIONS	07/15/2024
6	REVISIONS	07/15/2024
7	REVISIONS	07/15/2024
8	REVISIONS	07/15/2024
9	REVISIONS	07/15/2024
10	REVISIONS	07/15/2024
11	REVISIONS	07/15/2024
12	REVISIONS	07/15/2024
13	REVISIONS	07/15/2024
14	REVISIONS	07/15/2024
15	REVISIONS	07/15/2024
16	REVISIONS	07/15/2024
17	REVISIONS	07/15/2024
18	REVISIONS	07/15/2024
19	REVISIONS	07/15/2024
20	REVISIONS	07/15/2024
21	REVISIONS	07/15/2024
22	REVISIONS	07/15/2024
23	REVISIONS	07/15/2024
24	REVISIONS	07/15/2024

Due to alternate distribution, this drawing may not be printed without the consent of Angus Young Associates, Inc. All drawings, specifications and notes are subject to change without written permission of Angus Young Associates, Inc. Copyright © 2024 Angus Young Associates, Inc.

608.755.2326
 www.angusyong.com

TITLE BLOCK

24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

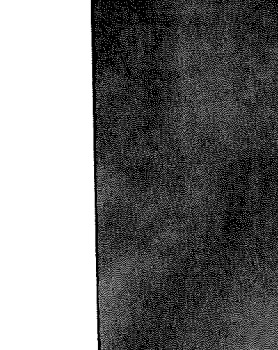
SCALE 1" = 1'-0"

DATE 07/15/2024

PROJECT 2024-0001

REVISIONS 10/1

ORIGINAL FILE # 23



G001

OWNER SHEET

Classical Ridge
 Town Houses
 Phase 1

FS Builders
 of
 Rock County, LLC

353 Woodcrest Lane
 Allens, Wisconsin

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/1/2024
2	REVISED PER COMMENTS	10/1/2024
3	REVISED PER COMMENTS	10/1/2024
4	REVISED PER COMMENTS	10/1/2024
5	REVISED PER COMMENTS	10/1/2024
6	REVISED PER COMMENTS	10/1/2024
7	REVISED PER COMMENTS	10/1/2024
8	REVISED PER COMMENTS	10/1/2024
9	REVISED PER COMMENTS	10/1/2024
10	REVISED PER COMMENTS	10/1/2024
11	REVISED PER COMMENTS	10/1/2024
12	REVISED PER COMMENTS	10/1/2024
13	REVISED PER COMMENTS	10/1/2024
14	REVISED PER COMMENTS	10/1/2024
15	REVISED PER COMMENTS	10/1/2024
16	REVISED PER COMMENTS	10/1/2024
17	REVISED PER COMMENTS	10/1/2024
18	REVISED PER COMMENTS	10/1/2024
19	REVISED PER COMMENTS	10/1/2024
20	REVISED PER COMMENTS	10/1/2024
21	REVISED PER COMMENTS	10/1/2024
22	REVISED PER COMMENTS	10/1/2024
23	REVISED PER COMMENTS	10/1/2024
24	REVISED PER COMMENTS	10/1/2024
25	REVISED PER COMMENTS	10/1/2024
26	REVISED PER COMMENTS	10/1/2024
27	REVISED PER COMMENTS	10/1/2024
28	REVISED PER COMMENTS	10/1/2024
29	REVISED PER COMMENTS	10/1/2024
30	REVISED PER COMMENTS	10/1/2024
31	REVISED PER COMMENTS	10/1/2024
32	REVISED PER COMMENTS	10/1/2024
33	REVISED PER COMMENTS	10/1/2024
34	REVISED PER COMMENTS	10/1/2024
35	REVISED PER COMMENTS	10/1/2024
36	REVISED PER COMMENTS	10/1/2024
37	REVISED PER COMMENTS	10/1/2024
38	REVISED PER COMMENTS	10/1/2024
39	REVISED PER COMMENTS	10/1/2024
40	REVISED PER COMMENTS	10/1/2024
41	REVISED PER COMMENTS	10/1/2024
42	REVISED PER COMMENTS	10/1/2024
43	REVISED PER COMMENTS	10/1/2024
44	REVISED PER COMMENTS	10/1/2024
45	REVISED PER COMMENTS	10/1/2024
46	REVISED PER COMMENTS	10/1/2024
47	REVISED PER COMMENTS	10/1/2024
48	REVISED PER COMMENTS	10/1/2024
49	REVISED PER COMMENTS	10/1/2024
50	REVISED PER COMMENTS	10/1/2024
51	REVISED PER COMMENTS	10/1/2024
52	REVISED PER COMMENTS	10/1/2024
53	REVISED PER COMMENTS	10/1/2024
54	REVISED PER COMMENTS	10/1/2024
55	REVISED PER COMMENTS	10/1/2024
56	REVISED PER COMMENTS	10/1/2024
57	REVISED PER COMMENTS	10/1/2024
58	REVISED PER COMMENTS	10/1/2024
59	REVISED PER COMMENTS	10/1/2024
60	REVISED PER COMMENTS	10/1/2024
61	REVISED PER COMMENTS	10/1/2024
62	REVISED PER COMMENTS	10/1/2024
63	REVISED PER COMMENTS	10/1/2024
64	REVISED PER COMMENTS	10/1/2024
65	REVISED PER COMMENTS	10/1/2024
66	REVISED PER COMMENTS	10/1/2024
67	REVISED PER COMMENTS	10/1/2024
68	REVISED PER COMMENTS	10/1/2024
69	REVISED PER COMMENTS	10/1/2024
70	REVISED PER COMMENTS	10/1/2024
71	REVISED PER COMMENTS	10/1/2024
72	REVISED PER COMMENTS	10/1/2024
73	REVISED PER COMMENTS	10/1/2024
74	REVISED PER COMMENTS	10/1/2024
75	REVISED PER COMMENTS	10/1/2024
76	REVISED PER COMMENTS	10/1/2024
77	REVISED PER COMMENTS	10/1/2024
78	REVISED PER COMMENTS	10/1/2024
79	REVISED PER COMMENTS	10/1/2024
80	REVISED PER COMMENTS	10/1/2024
81	REVISED PER COMMENTS	10/1/2024
82	REVISED PER COMMENTS	10/1/2024
83	REVISED PER COMMENTS	10/1/2024
84	REVISED PER COMMENTS	10/1/2024
85	REVISED PER COMMENTS	10/1/2024
86	REVISED PER COMMENTS	10/1/2024
87	REVISED PER COMMENTS	10/1/2024
88	REVISED PER COMMENTS	10/1/2024
89	REVISED PER COMMENTS	10/1/2024
90	REVISED PER COMMENTS	10/1/2024
91	REVISED PER COMMENTS	10/1/2024
92	REVISED PER COMMENTS	10/1/2024
93	REVISED PER COMMENTS	10/1/2024
94	REVISED PER COMMENTS	10/1/2024
95	REVISED PER COMMENTS	10/1/2024
96	REVISED PER COMMENTS	10/1/2024
97	REVISED PER COMMENTS	10/1/2024
98	REVISED PER COMMENTS	10/1/2024
99	REVISED PER COMMENTS	10/1/2024
100	REVISED PER COMMENTS	10/1/2024

PROJECT NUMBER
77360

APPROVED BY
 MR

REVIEWED BY
 JCT

DRAWN BY
 BNL

BUILDING ELEVATIONS

A401

- ELEVATION NOTES:**
- 1. FINISH MATERIALS TO BE SHOWN ON EXTERIOR
 - 2. FINISH MATERIALS TO BE SHOWN ON INTERIOR
 - 3. FINISH MATERIALS TO BE SHOWN ON ROOF
 - 4. FINISH MATERIALS TO BE SHOWN ON PORCHES
 - 5. FINISH MATERIALS TO BE SHOWN ON PATIOS
 - 6. FINISH MATERIALS TO BE SHOWN ON DECKS
 - 7. FINISH MATERIALS TO BE SHOWN ON BALCONIES
 - 8. FINISH MATERIALS TO BE SHOWN ON TERRACES
 - 9. FINISH MATERIALS TO BE SHOWN ON STAIRS
 - 10. FINISH MATERIALS TO BE SHOWN ON ELEVATORS
 - 11. FINISH MATERIALS TO BE SHOWN ON LOBBIES
 - 12. FINISH MATERIALS TO BE SHOWN ON OFFICES
 - 13. FINISH MATERIALS TO BE SHOWN ON RESTROOMS
 - 14. FINISH MATERIALS TO BE SHOWN ON BREAK ROOMS
 - 15. FINISH MATERIALS TO BE SHOWN ON STORAGE
 - 16. FINISH MATERIALS TO BE SHOWN ON MECHANICAL
 - 17. FINISH MATERIALS TO BE SHOWN ON ELECTRICAL
 - 18. FINISH MATERIALS TO BE SHOWN ON PLUMBING
 - 19. FINISH MATERIALS TO BE SHOWN ON HVAC
 - 20. FINISH MATERIALS TO BE SHOWN ON FIRE PROTECTION
 - 21. FINISH MATERIALS TO BE SHOWN ON SECURITY
 - 22. FINISH MATERIALS TO BE SHOWN ON ACCESSIBILITY
 - 23. FINISH MATERIALS TO BE SHOWN ON SUSTAINABILITY
 - 24. FINISH MATERIALS TO BE SHOWN ON ENERGY EFFICIENCY
 - 25. FINISH MATERIALS TO BE SHOWN ON SMART BUILDING
 - 26. FINISH MATERIALS TO BE SHOWN ON WELLNESS
 - 27. FINISH MATERIALS TO BE SHOWN ON COMMUNITY
 - 28. FINISH MATERIALS TO BE SHOWN ON CULTURE
 - 29. FINISH MATERIALS TO BE SHOWN ON INCLUSIVITY
 - 30. FINISH MATERIALS TO BE SHOWN ON RESILIENCE
 - 31. FINISH MATERIALS TO BE SHOWN ON ADAPTABILITY
 - 32. FINISH MATERIALS TO BE SHOWN ON FLEXIBILITY
 - 33. FINISH MATERIALS TO BE SHOWN ON SCALABILITY
 - 34. FINISH MATERIALS TO BE SHOWN ON GROWTH
 - 35. FINISH MATERIALS TO BE SHOWN ON INNOVATION
 - 36. FINISH MATERIALS TO BE SHOWN ON DISRUPTION
 - 37. FINISH MATERIALS TO BE SHOWN ON EXPERIMENTATION
 - 38. FINISH MATERIALS TO BE SHOWN ON RISK TAKING
 - 39. FINISH MATERIALS TO BE SHOWN ON CREATIVITY
 - 40. FINISH MATERIALS TO BE SHOWN ON COLLABORATION
 - 41. FINISH MATERIALS TO BE SHOWN ON PARTNERSHIP
 - 42. FINISH MATERIALS TO BE SHOWN ON NETWORKING
 - 43. FINISH MATERIALS TO BE SHOWN ON COMMUNICATION
 - 44. FINISH MATERIALS TO BE SHOWN ON LISTENING
 - 45. FINISH MATERIALS TO BE SHOWN ON EMPATHY
 - 46. FINISH MATERIALS TO BE SHOWN ON RESPECT
 - 47. FINISH MATERIALS TO BE SHOWN ON INTEGRITY
 - 48. FINISH MATERIALS TO BE SHOWN ON HONESTY
 - 49. FINISH MATERIALS TO BE SHOWN ON TRANSPARENCY
 - 50. FINISH MATERIALS TO BE SHOWN ON ACCOUNTABILITY
 - 51. FINISH MATERIALS TO BE SHOWN ON RESPONSIBILITY
 - 52. FINISH MATERIALS TO BE SHOWN ON ETHICS
 - 53. FINISH MATERIALS TO BE SHOWN ON VALUES
 - 54. FINISH MATERIALS TO BE SHOWN ON BELIEFS
 - 55. FINISH MATERIALS TO BE SHOWN ON ATTITUDES
 - 56. FINISH MATERIALS TO BE SHOWN ON BEHAVIORS
 - 57. FINISH MATERIALS TO BE SHOWN ON HABITS
 - 58. FINISH MATERIALS TO BE SHOWN ON SKILLS
 - 59. FINISH MATERIALS TO BE SHOWN ON KNOWLEDGE
 - 60. FINISH MATERIALS TO BE SHOWN ON EXPERIENCE
 - 61. FINISH MATERIALS TO BE SHOWN ON PRACTICE
 - 62. FINISH MATERIALS TO BE SHOWN ON MASTERY
 - 63. FINISH MATERIALS TO BE SHOWN ON EXCELLENCE
 - 64. FINISH MATERIALS TO BE SHOWN ON PERFECTION
 - 65. FINISH MATERIALS TO BE SHOWN ON PASSION
 - 66. FINISH MATERIALS TO BE SHOWN ON DEDICATION
 - 67. FINISH MATERIALS TO BE SHOWN ON COMMITMENT
 - 68. FINISH MATERIALS TO BE SHOWN ON DETERMINATION
 - 69. FINISH MATERIALS TO BE SHOWN ON PERSEVERANCE
 - 70. FINISH MATERIALS TO BE SHOWN ON RESILIENCE
 - 71. FINISH MATERIALS TO BE SHOWN ON COURAGE
 - 72. FINISH MATERIALS TO BE SHOWN ON BRAVERY
 - 73. FINISH MATERIALS TO BE SHOWN ON COURTESY
 - 74. FINISH MATERIALS TO BE SHOWN ON POLITENESS
 - 75. FINISH MATERIALS TO BE SHOWN ON RESPECTFULNESS
 - 76. FINISH MATERIALS TO BE SHOWN ON KINDNESS
 - 77. FINISH MATERIALS TO BE SHOWN ON COMPASSION
 - 78. FINISH MATERIALS TO BE SHOWN ON EMPATHY
 - 79. FINISH MATERIALS TO BE SHOWN ON GENTLENESS
 - 80. FINISH MATERIALS TO BE SHOWN ON MILDNESS
 - 81. FINISH MATERIALS TO BE SHOWN ON PATIENCE
 - 82. FINISH MATERIALS TO BE SHOWN ON SELF-CONTROL
 - 83. FINISH MATERIALS TO BE SHOWN ON TEMPERANCE
 - 84. FINISH MATERIALS TO BE SHOWN ON MODERATION
 - 85. FINISH MATERIALS TO BE SHOWN ON BALANCE
 - 86. FINISH MATERIALS TO BE SHOWN ON HARMONY
 - 87. FINISH MATERIALS TO BE SHOWN ON PEACE
 - 88. FINISH MATERIALS TO BE SHOWN ON JOY
 - 89. FINISH MATERIALS TO BE SHOWN ON HAPPINESS
 - 90. FINISH MATERIALS TO BE SHOWN ON CONTENTMENT
 - 91. FINISH MATERIALS TO BE SHOWN ON GRATITUDE
 - 92. FINISH MATERIALS TO BE SHOWN ON APPRECIATION
 - 93. FINISH MATERIALS TO BE SHOWN ON THANKFULNESS
 - 94. FINISH MATERIALS TO BE SHOWN ON POSITIVITY
 - 95. FINISH MATERIALS TO BE SHOWN ON OPTIMISM
 - 96. FINISH MATERIALS TO BE SHOWN ON HOPE
 - 97. FINISH MATERIALS TO BE SHOWN ON FAITH
 - 98. FINISH MATERIALS TO BE SHOWN ON TRUST
 - 99. FINISH MATERIALS TO BE SHOWN ON BELIEF
 - 100. FINISH MATERIALS TO BE SHOWN ON CONFIDENCE

EXTERIOR MATERIALS:

1. FINISH MATERIALS TO BE SHOWN ON EXTERIOR

2. FINISH MATERIALS TO BE SHOWN ON INTERIOR

3. FINISH MATERIALS TO BE SHOWN ON ROOF

4. FINISH MATERIALS TO BE SHOWN ON PORCHES

5. FINISH MATERIALS TO BE SHOWN ON PATIOS

6. FINISH MATERIALS TO BE SHOWN ON DECKS

7. FINISH MATERIALS TO BE SHOWN ON BALCONIES

8. FINISH MATERIALS TO BE SHOWN ON TERRACES

9. FINISH MATERIALS TO BE SHOWN ON STAIRS

10. FINISH MATERIALS TO BE SHOWN ON ELEVATORS

11. FINISH MATERIALS TO BE SHOWN ON LOBBIES

12. FINISH MATERIALS TO BE SHOWN ON OFFICES

13. FINISH MATERIALS TO BE SHOWN ON RESTROOMS

14. FINISH MATERIALS TO BE SHOWN ON BREAK ROOMS

15. FINISH MATERIALS TO BE SHOWN ON STORAGE

16. FINISH MATERIALS TO BE SHOWN ON MECHANICAL

17. FINISH MATERIALS TO BE SHOWN ON ELECTRICAL

18. FINISH MATERIALS TO BE SHOWN ON PLUMBING

19. FINISH MATERIALS TO BE SHOWN ON HVAC

20. FINISH MATERIALS TO BE SHOWN ON FIRE PROTECTION

21. FINISH MATERIALS TO BE SHOWN ON SECURITY

22. FINISH MATERIALS TO BE SHOWN ON ACCESSIBILITY

23. FINISH MATERIALS TO BE SHOWN ON SUSTAINABILITY

24. FINISH MATERIALS TO BE SHOWN ON ENERGY EFFICIENCY

25. FINISH MATERIALS TO BE SHOWN ON SMART BUILDING

26. FINISH MATERIALS TO BE SHOWN ON WELLNESS

27. FINISH MATERIALS TO BE SHOWN ON COMMUNITY

28. FINISH MATERIALS TO BE SHOWN ON CULTURE

29. FINISH MATERIALS TO BE SHOWN ON INCLUSIVITY

30. FINISH MATERIALS TO BE SHOWN ON RESILIENCE

31. FINISH MATERIALS TO BE SHOWN ON ADAPTABILITY

32. FINISH MATERIALS TO BE SHOWN ON FLEXIBILITY

33. FINISH MATERIALS TO BE SHOWN ON SCALABILITY

34. FINISH MATERIALS TO BE SHOWN ON GROWTH

35. FINISH MATERIALS TO BE SHOWN ON INNOVATION

36. FINISH MATERIALS TO BE SHOWN ON DISRUPTION

37. FINISH MATERIALS TO BE SHOWN ON EXPERIMENTATION

38. FINISH MATERIALS TO BE SHOWN ON RISK TAKING

39. FINISH MATERIALS TO BE SHOWN ON CREATIVITY

40. FINISH MATERIALS TO BE SHOWN ON COLLABORATION

41. FINISH MATERIALS TO BE SHOWN ON PARTNERSHIP

42. FINISH MATERIALS TO BE SHOWN ON NETWORKING

43. FINISH MATERIALS TO BE SHOWN ON COMMUNICATION

44. FINISH MATERIALS TO BE SHOWN ON LISTENING

45. FINISH MATERIALS TO BE SHOWN ON EMPATHY

46. FINISH MATERIALS TO BE SHOWN ON RESPECT

47. FINISH MATERIALS TO BE SHOWN ON INTEGRITY

48. FINISH MATERIALS TO BE SHOWN ON HONESTY

49. FINISH MATERIALS TO BE SHOWN ON TRANSPARENCY

50. FINISH MATERIALS TO BE SHOWN ON ACCOUNTABILITY

51. FINISH MATERIALS TO BE SHOWN ON RESPONSIBILITY

52. FINISH MATERIALS TO BE SHOWN ON ETHICS

53. FINISH MATERIALS TO BE SHOWN ON VALUES

54. FINISH MATERIALS TO BE SHOWN ON BELIEFS

55. FINISH MATERIALS TO BE SHOWN ON ATTITUDES

56. FINISH MATERIALS TO BE SHOWN ON BEHAVIORS

57. FINISH MATERIALS TO BE SHOWN ON HABITS

58. FINISH MATERIALS TO BE SHOWN ON SKILLS

59. FINISH MATERIALS TO BE SHOWN ON KNOWLEDGE

60. FINISH MATERIALS TO BE SHOWN ON EXPERIENCE

61. FINISH MATERIALS TO BE SHOWN ON PRACTICE

62. FINISH MATERIALS TO BE SHOWN ON MASTERY

63. FINISH MATERIALS TO BE SHOWN ON EXCELLENCE

64. FINISH MATERIALS TO BE SHOWN ON PERFECTION

65. FINISH MATERIALS TO BE SHOWN ON PASSION

66. FINISH MATERIALS TO BE SHOWN ON DEDICATION

67. FINISH MATERIALS TO BE SHOWN ON COMMITMENT

68. FINISH MATERIALS TO BE SHOWN ON DETERMINATION

69. FINISH MATERIALS TO BE SHOWN ON PERSEVERANCE

70. FINISH MATERIALS TO BE SHOWN ON RESILIENCE

71. FINISH MATERIALS TO BE SHOWN ON COURAGE

72. FINISH MATERIALS TO BE SHOWN ON BRAVERY

73. FINISH MATERIALS TO BE SHOWN ON COURTESY

74. FINISH MATERIALS TO BE SHOWN ON POLITENESS

75. FINISH MATERIALS TO BE SHOWN ON RESPECTFULNESS

76. FINISH MATERIALS TO BE SHOWN ON KINDNESS

77. FINISH MATERIALS TO BE SHOWN ON COMPASSION

78. FINISH MATERIALS TO BE SHOWN ON EMPATHY

79. FINISH MATERIALS TO BE SHOWN ON GENTLENESS

80. FINISH MATERIALS TO BE SHOWN ON MILDNESS

81. FINISH MATERIALS TO BE SHOWN ON PATIENCE

82. FINISH MATERIALS TO BE SHOWN ON SELF-CONTROL

83. FINISH MATERIALS TO BE SHOWN ON TEMPERANCE

84. FINISH MATERIALS TO BE SHOWN ON MODERATION

85. FINISH MATERIALS TO BE SHOWN ON BALANCE

86. FINISH MATERIALS TO BE SHOWN ON HARMONY

87. FINISH MATERIALS TO BE SHOWN ON PEACE

88. FINISH MATERIALS TO BE SHOWN ON JOY

89. FINISH MATERIALS TO BE SHOWN ON HAPPINESS

90. FINISH MATERIALS TO BE SHOWN ON CONTENTMENT

91. FINISH MATERIALS TO BE SHOWN ON GRATITUDE

92. FINISH MATERIALS TO BE SHOWN ON APPRECIATION

93. FINISH MATERIALS TO BE SHOWN ON THANKFULNESS

94. FINISH MATERIALS TO BE SHOWN ON POSITIVITY

95. FINISH MATERIALS TO BE SHOWN ON OPTIMISM

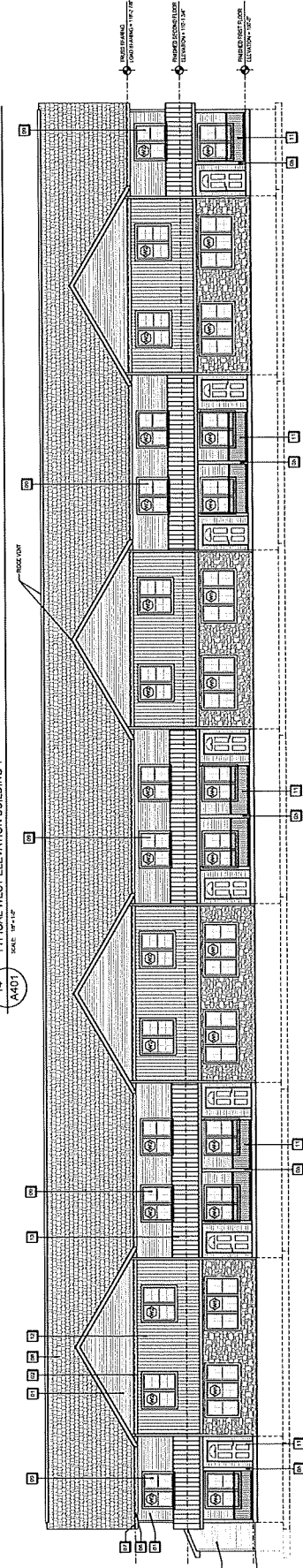
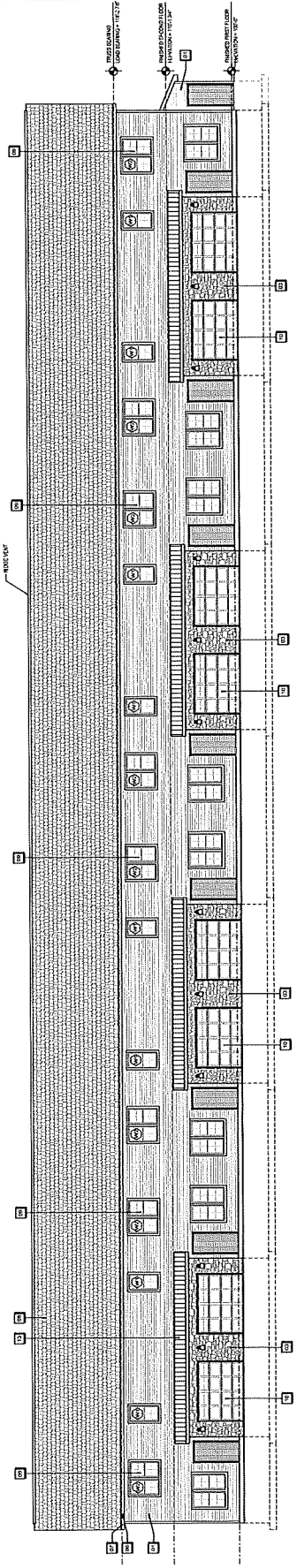
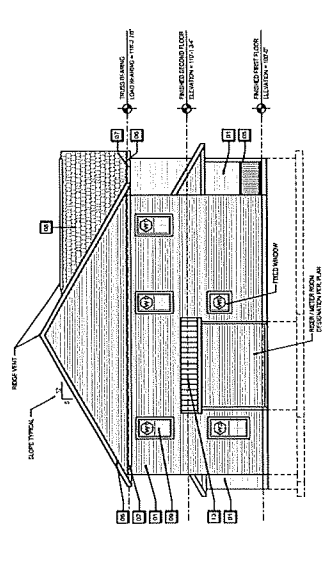
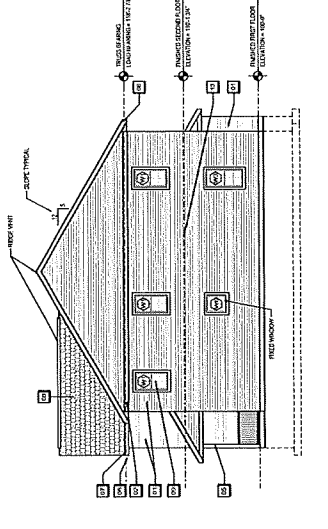
96. FINISH MATERIALS TO BE SHOWN ON HOPE

97. FINISH MATERIALS TO BE SHOWN ON FAITH

98. FINISH MATERIALS TO BE SHOWN ON TRUST

99. FINISH MATERIALS TO BE SHOWN ON BELIEF

100. FINISH MATERIALS TO BE SHOWN ON CONFIDENCE



Glacial Ridge
 Townhouses
 Phase 1

FS Builders
 of
 Rock County, LLC
 500 Woodmont Lane
 Milton, Wisconsin

NO.	REVISIONS / COMMENTS	DATE
1	ISSUED FOR PERMITS	08/14/2018
2	REVISED PER COMMENTS	08/14/2018
3	REVISED PER COMMENTS	08/14/2018
4	REVISED PER COMMENTS	08/14/2018
5	REVISED PER COMMENTS	08/14/2018
6	REVISED PER COMMENTS	08/14/2018
7	REVISED PER COMMENTS	08/14/2018
8	REVISED PER COMMENTS	08/14/2018
9	REVISED PER COMMENTS	08/14/2018
10	REVISED PER COMMENTS	08/14/2018
11	REVISED PER COMMENTS	08/14/2018
12	REVISED PER COMMENTS	08/14/2018
13	REVISED PER COMMENTS	08/14/2018
14	REVISED PER COMMENTS	08/14/2018
15	REVISED PER COMMENTS	08/14/2018
16	REVISED PER COMMENTS	08/14/2018
17	REVISED PER COMMENTS	08/14/2018
18	REVISED PER COMMENTS	08/14/2018
19	REVISED PER COMMENTS	08/14/2018
20	REVISED PER COMMENTS	08/14/2018
21	REVISED PER COMMENTS	08/14/2018
22	REVISED PER COMMENTS	08/14/2018
23	REVISED PER COMMENTS	08/14/2018
24	REVISED PER COMMENTS	08/14/2018
25	REVISED PER COMMENTS	08/14/2018
26	REVISED PER COMMENTS	08/14/2018
27	REVISED PER COMMENTS	08/14/2018
28	REVISED PER COMMENTS	08/14/2018
29	REVISED PER COMMENTS	08/14/2018
30	REVISED PER COMMENTS	08/14/2018
31	REVISED PER COMMENTS	08/14/2018
32	REVISED PER COMMENTS	08/14/2018
33	REVISED PER COMMENTS	08/14/2018
34	REVISED PER COMMENTS	08/14/2018
35	REVISED PER COMMENTS	08/14/2018
36	REVISED PER COMMENTS	08/14/2018
37	REVISED PER COMMENTS	08/14/2018
38	REVISED PER COMMENTS	08/14/2018
39	REVISED PER COMMENTS	08/14/2018
40	REVISED PER COMMENTS	08/14/2018
41	REVISED PER COMMENTS	08/14/2018
42	REVISED PER COMMENTS	08/14/2018
43	REVISED PER COMMENTS	08/14/2018
44	REVISED PER COMMENTS	08/14/2018
45	REVISED PER COMMENTS	08/14/2018
46	REVISED PER COMMENTS	08/14/2018
47	REVISED PER COMMENTS	08/14/2018
48	REVISED PER COMMENTS	08/14/2018
49	REVISED PER COMMENTS	08/14/2018
50	REVISED PER COMMENTS	08/14/2018

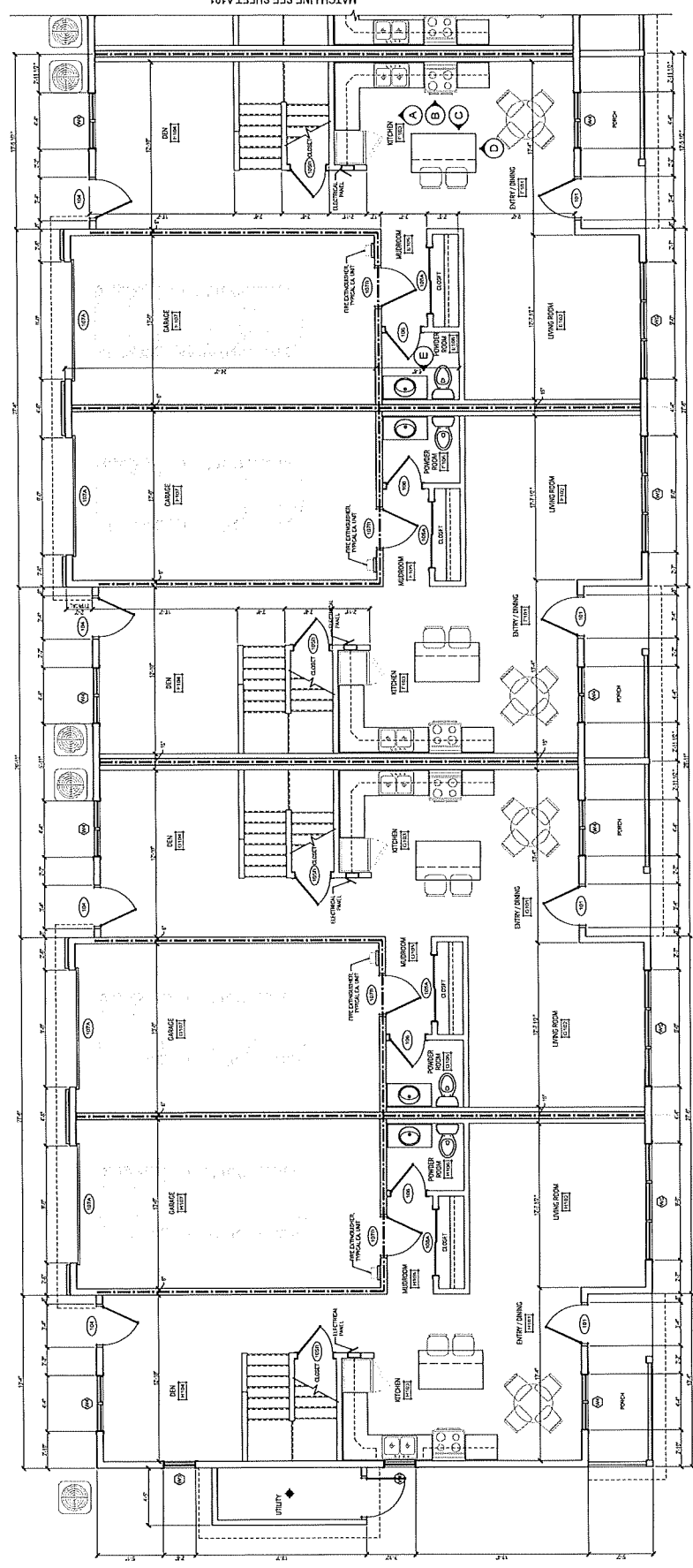
PROJECT NUMBER
 77360

APPROVED BY
 ARE

REVIEWED BY
 JCT

DRAWN BY
 BML

PARTIAL FIRST FLOOR PLAN
A102



- FLOOR PLAN GENERAL NOTES**
1. ALL OPENINGS SHALL BE LOCATED AS SHOWN UNLESS OTHERWISE INDICATED OTHERWISE.
 2. FINISH FLOOR SHALL BE 1/2" CONC. ON 2" INSULATED SUBFLOOR.
 3. FINISH FLOOR SHALL BE 1/2" CONC. ON 2" INSULATED SUBFLOOR.
 4. FINISH FLOOR SHALL BE 1/2" CONC. ON 2" INSULATED SUBFLOOR.
 5. FINISH FLOOR SHALL BE 1/2" CONC. ON 2" INSULATED SUBFLOOR.
 6. FINISH FLOOR SHALL BE 1/2" CONC. ON 2" INSULATED SUBFLOOR.
 7. FINISH FLOOR SHALL BE 1/2" CONC. ON 2" INSULATED SUBFLOOR.
- WOOD STUD WALL NOTES**
1. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.
 2. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.
 3. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.
 4. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.
 5. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.
 6. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.
 7. ALL WALLS SHALL BE 2" X 4" WOOD STUDS ON 16" OC.

FIRE RATING LEGEND

WALLS SHOWN WITH FIRE RATED PARTS SHOWN AS FOLLOWS

1. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.

2. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.

3. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.

4. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.

5. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.

6. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.

7. 1/2" GYPSUM BOARD ON 2" X 4" WOOD STUDS ON 16" OC.



ENLARGED FIRST FLOOR PLAN BLDG. 1
 SCALE: 1/8" = 1'-0"

