

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

PLANNING COMMISSION
Monday, September 23, 2019 at 5:30 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, September 20, 2019.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Rudisill LLC for a conditional use permit to reauthorize a Planned Development/Precise Implementation Plan to allow the construction of a duplex at 20 and 22 Pine Cone Court.
 - B. Close the public hearing.
4. Consider request by Rudisill LLC for a conditional use permit to reauthorize a Planned Development/Precise Implementation Plan to allow the construction of a duplex at 20 and 22 Pine Cone Court.
5. Consider approval of August 5, 2019 Plan Commission meeting minutes.
6. Consider extraterritorial land division for Olson, Town of Albion, Section 21 to create 4 lots. (#10308)
7. Consider extraterritorial land division for Dedolph, Town of Albion, Section 36 to reconfigure 2 lots. (#10309)
8. Set next meeting date and future agenda items.
9. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 23, 2019

GENERAL DESCRIPTION

Description of Request: Reauthorization of a Planned Development to allow the construction of a duplex

Location: 20 and 22 Pine Cone Court

Applicant: Rudisill LLC

Current Zoning/Land Use: PD PIP / vacant

STAFF DISCUSSION

The applicant obtained approval to construct 13 duplexes as part of a planned development approval process in 1995. Several of the duplexes were not constructed. The petitioner now seeks to construct one of the duplexes. The Planned Development regulations require construction of the improvements be completed within 5 years of approval. Since the prior approval was more than 5 years ago, the petitioner seeks to reauthorize the planned development.

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 reauthorization of a Planned Development to allow the construction of a duplex.
2. The proposed duplex will have the same exterior appearance as the other duplexes in the development.
3. A sewer and water laterals are installed. The sewer lateral is shallow and will need to be considered when setting the floor elevations of the duplex.

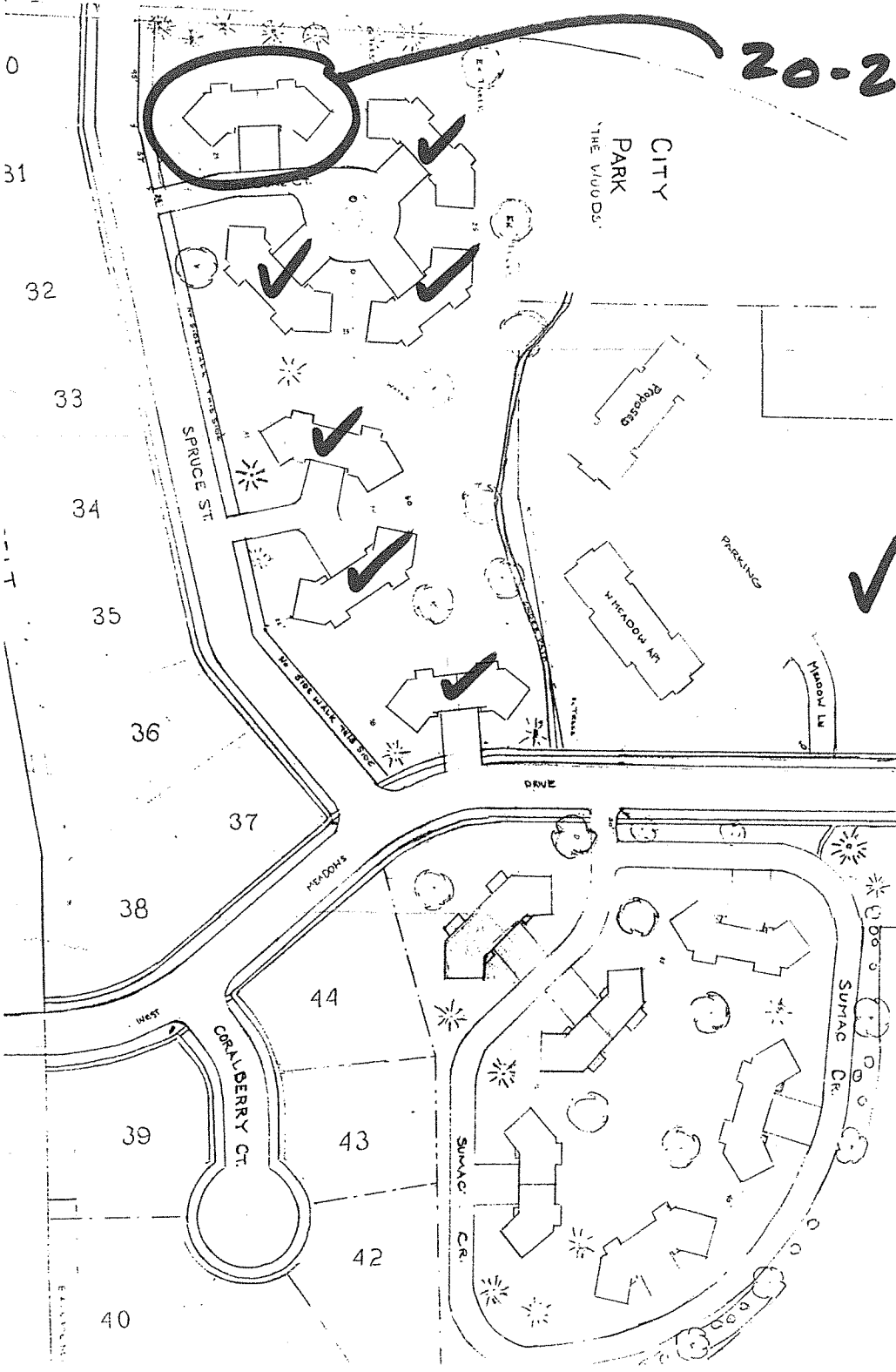
STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the request to reauthorize a Planned Development for 20 and 22 Pine Cone Court to allow the construction of a duplex with the following conditions:

1. The building is constructed to allow for division by a condominium plat.

West Meadows PUD
Plan Commission 10-23-95

20-22 Pine Cone



✓ = built

**AUGUST 5, 2019 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:50 p.m.

Present: Christopher Lund, Jim Burdick, Anne Radtke, Jim Kapellen, and Julie Hagemann.

Absent: Paul Davis and Ron Webb

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, August 2nd at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Jim Kapellen/Anne Radtke motion to approve the April 29, 2019 Plan Commission meeting minutes passed, all voted in favor.

EXTRATERRITORIAL LAND DIVISION: A Jim Kapellen/Julie Hagemann motion to approve an extraterritorial land division for Virrueta and Running, Arrowhead Shores Rd, Town of Fulton, Section 16 to combine 3 lots passed on a 5/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approved September 23, 2019

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 23, 2019

GENERAL DESCRIPTION

Address: Bliven Rd and Academy Dr, Dane County, Albion Township, Section 21 (#10308)

Applicant: Olson

Parcel Size: 0.4 acres-4.5 acres

Description of Request: 4 lot CSM

STAFF REVIEW COMMENTS

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

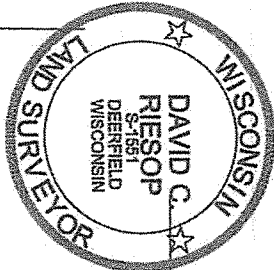
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division creates 4 lots from 2 lots.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the proposed land divisions.

Certified Survey Map

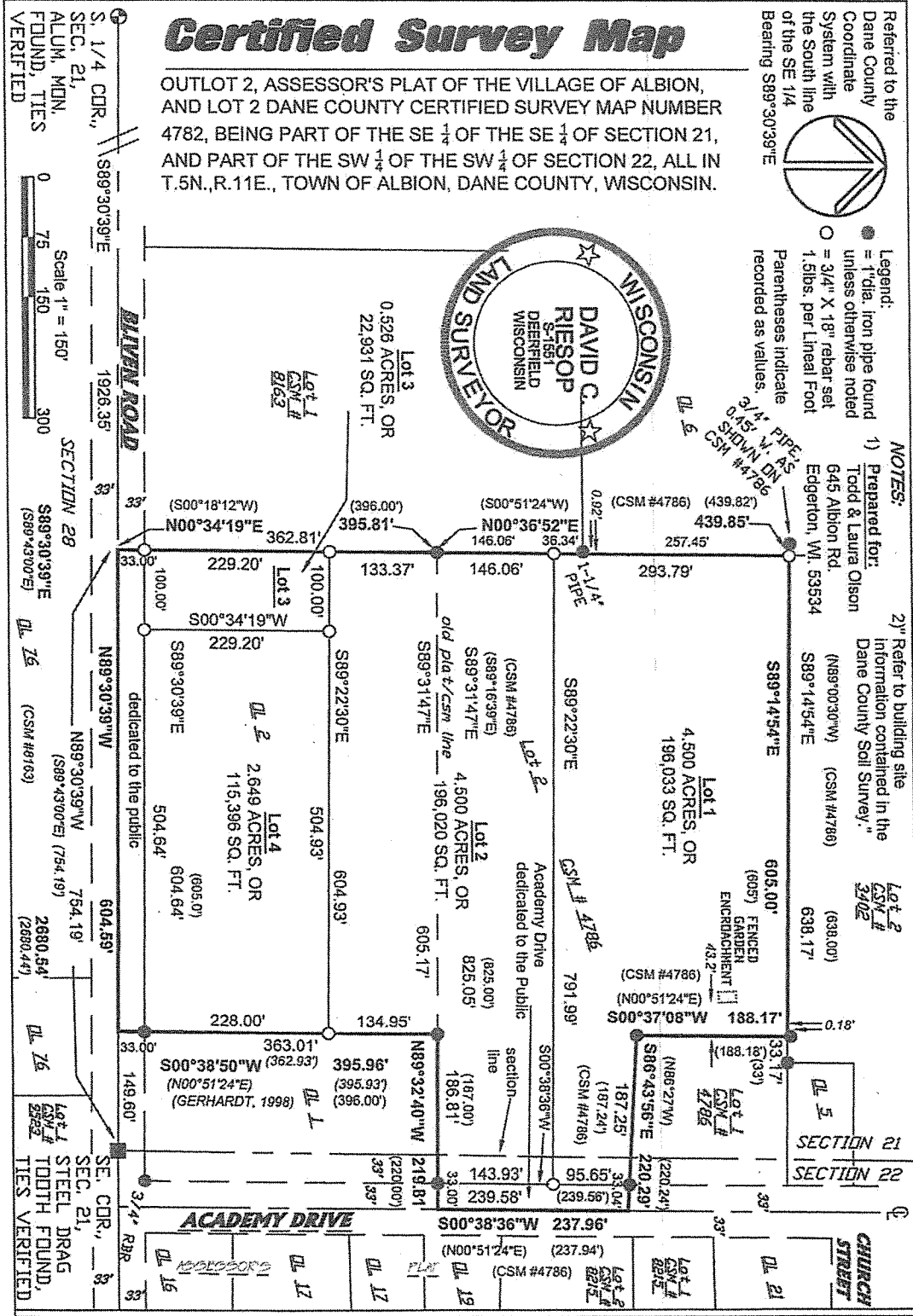
OUTLOT 2, ASSESSOR'S PLAT OF THE VILLAGE OF ALBION, AND LOT 2 DANE COUNTY CERTIFIED SURVEY MAP NUMBER 4782, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, ALL IN T.5N., R.11E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



Referred to the Dane County Coordinate System with the South line of the SE 1/4 Bearing S89°30'39"E

Legend:
● = 1" dia. iron pipe found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per linear foot
Parentheses indicate recorded as values.

NOTES:
1) Prepared for: Todd & Laura Olson, 645 Albion Rd., Edgerton, WI. 53534
2) Refer to building site information contained in the Dane County Soil Survey."



Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 784-5602

Dwg. No. 5362-19 Date 8/21/2019
Sheet 1 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 23, 2019

GENERAL DESCRIPTION

Address: Indian Trail and Lake Drive Rd, Dane County, Albion Township, Section 36 (#10309)

Applicant: Dedolph

Parcel Size: 17 acres

Description of Request: 2 lot CSM

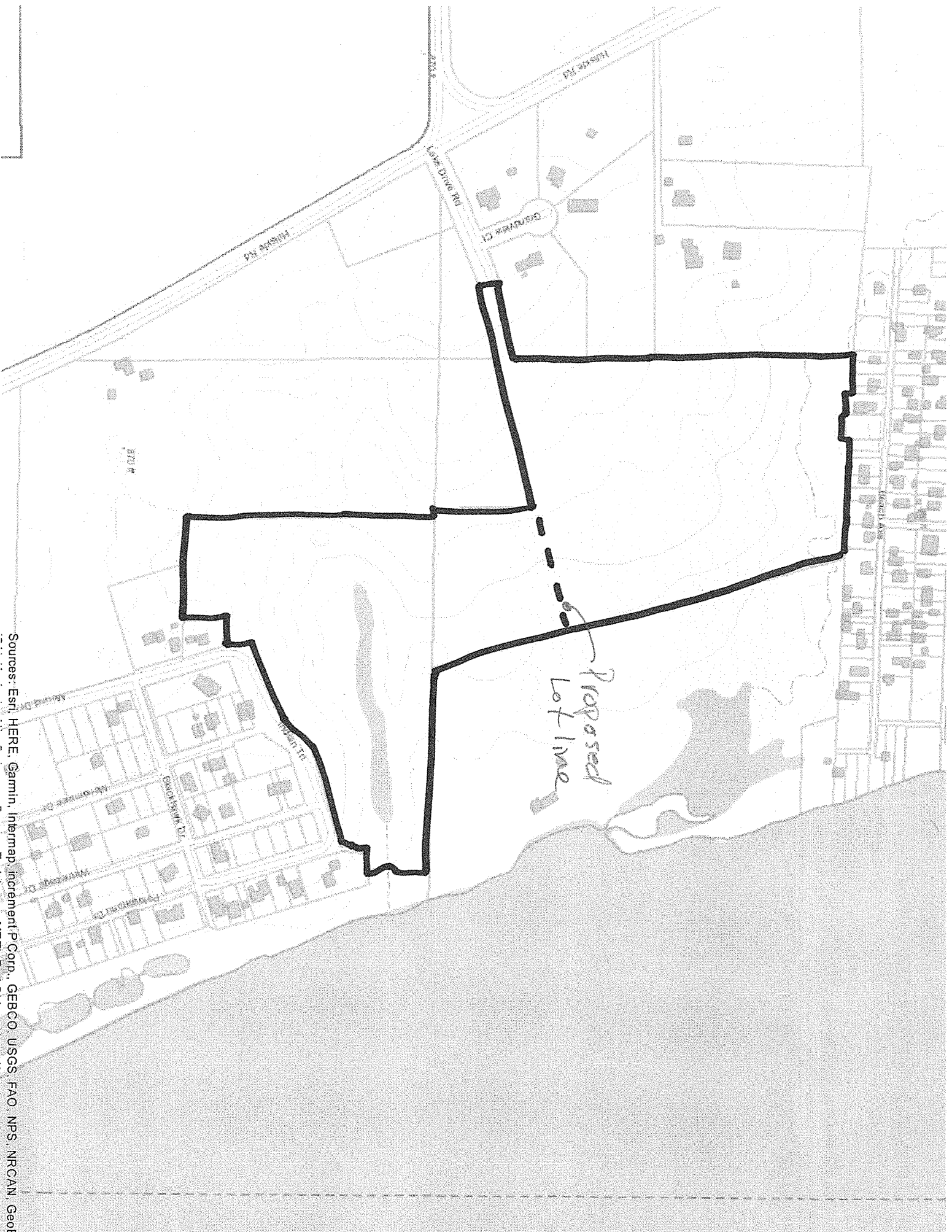
STAFF REVIEW COMMENTS

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

1. The proposed land division is within the City of Edgerton's extraterritorial zone.
Therefore, the City has land division review authority.
2. The proposed land division to reconfigure 2 lots.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the proposed land divisions.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas