

CITY OF EDGERTON
CITY HALL COUNCIL CHAMBERS
12 ALBION STREET

SPECIAL JOINT COMMON COUNCIL
AND PLAN COMMISSION MEETING

Monday, August 10, 2020 at 6:30 p.m.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

1. Call to order; Roll call
2. Confirmation of appropriate meeting notice posted on Friday, August 7, 2020.
3. Announce the withdrawal of request by Hillside Properties Edgerton LLC to amend the City of Edgerton Comprehensive Plan for the unplatted area along Hwy 59 and area southwest of Leslie Drive in the unplatted area of Windfield Subdivision.
4. PUBLIC HEARING:
 - A. Hear comments to gather public input on the request by Don Cosgrove/Blake George to amend the City of Edgerton Comprehensive Plan for the unplatted area of Orchard Heights Subdivision from Single Family to Planned Neighborhood.
 - B. Close the public hearing.
5. Plan Commission consider adoption of City of Edgerton Resolution 12-20: Recommending the amendment to the City of Edgerton Comprehensive Plan for the area known as the unplatted area of the Orchard Heights Neighborhood.
6. Common Council consider introducing and approving the first reading of City of Edgerton Ordinance 20-06: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for the area known as the unplatted area of the Orchard Heights Neighborhood.
7. PUBLIC HEARING:
 - C. Hear comments to gather public input on the request by the City of Edgerton to amend the City of Edgerton Comprehensive Plan for 407 N Main St from Planned Business to Institutional.
 - D. Close the public hearing.
8. Plan Commission consider adoption of City of Edgerton Resolution 13-20: Recommending the amendment to the City of Edgerton Comprehensive Plan for 407 N Main St.

9. Common Council consider introducing and approving the first reading of City of Edgerton Ordinance 20-07: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for 407 N Main St.

10. Adjourn.

Notice: Some members of the Council may attend by telephone conference for this meeting.

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: (608) 884-3341.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: August 10, 2020

REQUEST

Proposed amendment to Comprehensive Plan for the unplatted area of Orchard Heights Neighborhood:

The petitioner has requested the City amend the Comprehensive Plan to change the land use designation for the unplatted portion of the Orchard Heights Neighborhood from Single Family Residential to Planned Neighborhood.

STAFF DISCUSSION

The Comprehensive Plan was adopted in 2015. At that time, the Orchard Subdivision was underway with some lots developed; a conceptual lot layout for the entire neighborhood had been reviewed; and the entire neighborhood had been rezoned to R-2 Residential District Two. Because the zoning was already in place for the entire subdivision, the 2015 Comprehensive Plan recommended the neighborhood be developed as single family residential, except for a 7 acre parcel near the street entrance across from Lois Lane which is planned for an Institutional land use (labeled lot 205 in the attached map). Had the undeveloped portion of the neighborhood not already been zoned R2 when the Comprehensive Plan was adopted, this area would most likely have been designated a Planned Neighborhood land use. The Planned Neighborhood land use is used extensively in the Comprehensive Plan for the other future development areas in the City.

Below is an excerpt from the Comprehensive Plan describing the Planned Neighborhood land use.

Planned Neighborhood

The *Planned Neighborhood* land use category encourages a mix of residential development. *Single Family Residential* development is planned to make up the majority of the residential units (approximately 70 percent of residential), integrated with well-designed, limited components of *Two Family Residential* (approximately 10 percent of residential), *Multi-Family Residential* (approximately 20 percent of residential), *Institutional*, *Park*, *Neighborhood Office*, and *Neighborhood Business* land uses. Such plans encourage the use of complementary vehicle and pedestrian transportation networks, urban design strategies including the preservation and enhancement of vistas, neighborhood gathering places, and visual focal points.

The ideal end result for these new areas is new neighborhoods that capture much of the charm and unique character of the best historic neighborhoods in the community, and the added benefit of more completely coordinated land use, open space, and transportation patterns. Areas planned in this manner will be more marketable to a greater diversity of ages, incomes and lifestyles, and will typically appreciate in value faster than single-use neighborhoods which employ “cookie cutter” street patterns, lot sizes, and structures over very large areas that become indistinguishable from each other. The combination of a fine-grained land use pattern with careful aesthetic planning is one of the critical factors in creating the lasting charm of a historic City like Edgerton.

The *Planned Neighborhood* area is intended to provide a highly-planned mix of residential dwelling units and density types; neighborhood-oriented shopping opportunities, such as convenience store or small specialty grocery stores, beauty shops, bakeries, or pharmacies; a range of employment opportunities (usually located on the edges of the neighborhood), including small offices and businesses such as those mentioned above; live-work arrangements, such as apartments or lofts over studio or other commercial space; and educational facilities, such as elementary schools and day care. These neighborhoods should be connected to other neighborhoods by a network of streets that discourage high travel speeds, but still allow access to emergency and maintenance vehicles.

Land use goals, objectives, and policies

Goal: Promote a future land use pattern containing a logical and sustainable mix of uses and building types.

Objectives:

- a) Ensure that adequate development areas are reserved for a variety of land uses.
- b) Balance individual property rights with the needs and vision of the community.
- c) Consider the mix of uses on a property carefully when reviewing zoning and land use decisions. The property's contribution to the overall balance of uses within the City should also be considered.

Zoning

If the plan amendment were approved, the land owner would then seek to rezone portions of the property. The rezoning process would be the subject of a future public hearing. A draft of the proposed rezoning map is included in this packet **for information only**. The zoning map will not be considered or discussed at the August 10, 2020 meeting.

The draft zoning map presented by the petitioner proposes single family development throughout the unplatted area except for the following:

- Two family lots around the area previously planned for institutional (lot 205)
- Mixed use for the area generally previously planned for institutional near the highway
- Larger single family lots referred to as Estate Lots along the eastern edge of the neighborhood.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of the proposed amendment to the Comprehensive Plan to change the land use from Single Family to Planned Neighborhood for the unplatted area of the Orchard Heights Neighborhood. The Planned Neighborhood land use provides for a more complete neighborhood than a strictly single family neighborhood and is supported by the goals and objectives of the Comprehensive Plan.

Staff:

This letter will confirm that the land described in Exhibit "A" attached hereto has a existing zoning classification of "Single Family", a zoning classification that only permits the construction of single family homes which is adequate to allow for the development, construction, and use of the existing housing development known as "Orchard Ridge" However, this zoning classification has over time become inconsistent with the comprehensive plan recently adopted in other parts of the City of Edgerton where a mix of residential development is encouraged. These newer residential areas encourage that each neighbourhood has a mix of Single Family Residential (Appx. 70%); a component of limited Two Family Residential (Appx. 10%); and a mixture of Multi-Family Residential (Appx. 20%). Other uses such as Institutional, Park Land, Neighbourhood Office, and Neighbourhood business should be encouraged within the development as well. A neighbourhood plan should encourage the use of complementary vehicle and pedestrian transportation networks, urban design strategies including the preservation and enhancement of vistas, neighbourhood gathering places, and visual focal points.

The current zoning does not encourage or capture the charm and unique character of the best historic neighbourhoods in the Edgerton community. Nor does the current zoning allow for a diversity of ages, incomes, and lifestyles as seen in more liveable and walkable neighbourhoods designed over the last 10 to 15 years throughout Dane County and surrounding communities.

Recognizing that the comprehensive plan is the essence of zoning. Without it, there can be no rational allocation of land use. Indeed, common sense would require that all land use regulations must be made 'in accordance with a comprehensive plan.' Therefore, comprehensive land use planning should precede for the subject property prior to the adoption or amendment of a land use regulation or zoning change.

Therefore, In an attempt to redesign the remaining portions of the subject property that have yet to be developed we would like to amend the current comprehensive plan to allow for the undeveloped vacant land parcel be included under a new "Planned Neighbourhood" amendment in order to avoid the entire development from becoming a neighbourhood of "cookie cutter" street patterns, lot sizes, and structures over a very large land area that becomes indistinguishable from each other. The new plan would allow for the land area now designated for Institutional zoning" to be designated for mixed uses such as senior housing, multifamily, neighbourhood-orientated shopping opportunities and potentially employment opportunities as well. The reuse of this land area would allow for the accommodation of an identifiable area for neighbourhood gathering as well. In addition, a mixture of Single and Two-Family Residential lots would be accommodated in the new "Planned Neighbourhood" design.

Sincerely,

Donald J. Cosgrove

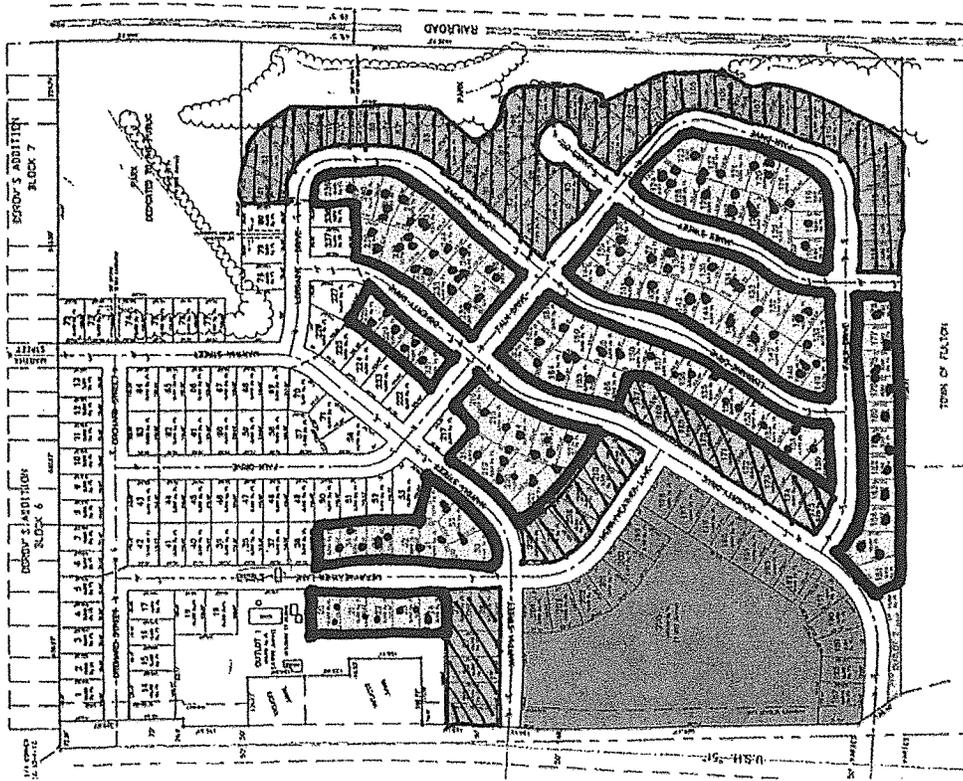
62.13 Acres of Development Land

Orchard Heights, Edgerton, Wisconsin



COMMERCIAL REAL ESTATE SERVICES

Draft Zoning Map



-  = Single Family Lots
-  = Two Family Lots
-  = Mixed Use
-  = Estate Lots

800 W. Broadway, Suite 500 | Madison, WI 53713
 608-327-4000 | lee-associates.com/madison



Blake George
 For more information on this property, please contact:
 Direct: (608) 327-4019
 Cell: (608) 209-9990
bgeorge@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PLAN COMMISSION RESOLUTION 12-20
RECOMMENDING THE AMENDMENT TO THE COMPREHENSIVE PLAN
FOR THE AREA KNOWN AS THE UNPLATTED AREA OF THE ORCHARD HEIGHTS
NEIGHBORHOOD FOR THE CITY OF EDGERTON, WISCONSIN

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan; and

WHEREAS, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a comprehensive plan under section 66.1001 (4) (b); and

WHEREAS, the City has prepared documentation for the amendment to the *City of Edgerton Comprehensive Plan* in accordance with Chapter 10(c) of the *2015 City of Edgerton Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute approval of the attached amendment to the *City of Edgerton Comprehensive Plan* for the area known as the unplatted area of Orchard Heights Neighborhood, incorporating any changes recommended as part of the Commission's motion.

Adopted this 10th day of August, 2020

ORDINANCE NO. 20-06
AN ORDINANCE TO ADOPT AN AMENDMENT TO THE
2015 CITY OF EDGERTON COMPREHENSIVE PLAN
FOR THE AREA KNOWN AS THE UNPLATTED AREA OF THE
ORCHARD HEIGHTS NEIGHBORHOOD
OF THE CITY OF EDGERTON, WISCONSIN

Aldersperson _____ introduced the following Ordinance and moved its adoption:

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The City of Edgerton has prepared documentation entitled, "Amendment to the City of Edgerton Comprehensive Plan," which will serve to amend the "City of Edgerton Comprehensive Plan" adopted in 2015.

SECTION 3. The City Council of the City of Edgerton has adopted and followed the written procedures outlined in the 2015 City of Edgerton Comprehensive Plan that are designed to foster public participation in the comprehensive plan amendment process as required by section 66.1001(4)(a) of Wisconsin Statutes.

SECTION 4. The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the "City of Edgerton Comprehensive Plan for the Area Known as the Unplatted Area of the Orchard Heights Neighborhood".

SECTION 5. The City of Edgerton has held one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation procedures.

SECTION 6: The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Amendment City of Edgerton Comprehensive Plan for the Area Known as the Unplatted Area of the Orchard Heights Neighborhood," pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson _____

Roll Call: Ayes Noes

1st Reading: August 10, 2020

2nd Reading: August 17, 2020

Christopher Lund, Mayor

Adopted: August 17, 2020

Published: August 19, 2020

Dated: August 17, 2020

Ramona Flanigan, City Administrator

STATE OF WISCONSIN)

)ss.

COUNTY OF ROCK)

I, Ramona Flanigan, City Administrator, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 17th day of August, 2020.

Ramona Flanigan, City Administrator

REQUEST

Proposed amendment to the Comprehensive Plan for 407 N Main Street:

The petitioner has requested the City amend the Comprehensive Plan to change the land use designation for 407 North Main Street (formerly the Shoe Factory) from Planned Business to Institutional. The Comprehensive Plan defines Institutional land uses as large-scale public buildings, hospitals, and special-care facilities.

If the Comprehensive Plan Amendment were approved, the land owner would likely seek to rezone the property from the current zoning of M-1 Light Industrial. The rezoning process would be the subject of a future public hearing.

STAFF DISCUSSION

The Comprehensive Plan was adopted in 2015. At that time, the parcel was being marketed for industrial purposes. Since then, the structure has been removed in an effort to redevelop the property. The redevelopment of this site is complex due to various environmental restrictions and soil hazards. To support the investment needed for the redevelopment, a project will have to have a high tax value as well as be a use that is in demand. An Institutional land use is more apt to have the traits needed to support the redevelopment of the parcel than a new commercial development typical of a Planned Business land use.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed amendment to the Comprehensive Plan to change the land use from Planned Business to Institutional for 407 N Main Street.

PLAN COMMISSION RESOLUTION 13-20
RECOMMENDING THE AMENDMENT TO THE COMPREHENSIVE PLAN
FOR 407 NORTH MAIN STREET FOR THE CITY OF EDGERTON, WISCONSIN

WHEREAS, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan; and

WHEREAS, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a comprehensive plan under section 66.1001 (4) (b); and

WHEREAS, the City has prepared documentation for the amendment to the *City of Edgerton Comprehensive Plan* in accordance with Chapter 10(c) of the *2015 City of Edgerton Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute approval of the attached amendment to the *City of Edgerton Comprehensive Plan* for 407 North Main Street, incorporating any changes recommended as part of the Commission's motion.

Adopted this 10th day of August, 2020

ORDINANCE NO. 20-07
AN ORDINANCE TO ADOPT AN AMENDMENT TO THE
2015 CITY OF EDGERTON COMPREHENSIVE PLAN
FOR 407 NORTH MAIN STREET
OF THE CITY OF EDGERTON, WISCONSIN

Aldersperson _____introduced the following Ordinance and moved its adoption:

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The City of Edgerton has prepared documentation entitled, “Amendment to the City of Edgerton Comprehensive Plan,” which will serve to amend the “City of Edgerton Comprehensive Plan” adopted in 2015.

SECTION 3. The City Council of the City of Edgerton has adopted and followed the written procedures outlined in the 2015 City of Edgerton Comprehensive Plan that are designed to foster public participation in the comprehensive plan amendment process as required by section 66.1001(4)(a) of Wisconsin Statutes.

SECTION 4. The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the “City of Edgerton Comprehensive Plan for 407 North Main Street”.

SECTION 5. The City of Edgerton has held one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation procedures.

SECTION 6: The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, “Amendment City of Edgerton Comprehensive Plan for 407 North Main Street ,” pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson _____

Roll Call: Ayes Noes

1st Reading: August 10, 2020

2nd Reading: August 17, 2020

Adopted: August 17, 2020

Published: August 19, 2020

Christopher Lund, Mayor

Dated: August 17, 2020

Ramona Flanigan, City Administrator

STATE OF WISCONSIN)

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COUNTY OF ROCK)

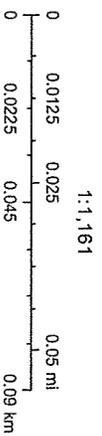
I, Ramona Flanigan, City Administrator, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 17th day of August, 2020.

Ramona Flanigan, City Administrator



August 6, 2020

Parcels



Rock County Real Property Lister