

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

PLANNING COMMISSION
Wednesday, October 7, 2020 at 6:00 P.M.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

1. Call to Order; Roll Call.
 2. Confirmation of appropriate meeting notice posted Friday, October 2, 2020.
 3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Terri Nottestad for approval of a conditional use permit to allow the establishment of an outdoor entertainment area at 520 N Main St. (parcel 6-26-305.2)
 - B. Close the public hearing
 4. Consider request by Terri Nottestad for approval of a conditional use permit to allow the establishment of an outdoor entertainment area at 520 N Main St. (parcel 6-26-305.2).
 5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Rachel Murray for approval of a conditional use permit to allow the establishment of a home occupation manicure business as an accessory use at 1350 Savannah Woods Drive.
 - B. Close the public hearing
 6. Consider request by Rachel Murray for approval of a conditional use permit to allow the establishment of a home occupation manicure business as an accessory use at 1350 Savannah Woods Drive.
 7. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Leslie Schneeberger for approval of a conditional use permit to allow the establishment of a home occupation massage therapy business as an accessory use at 209 Park Lane.
 - B. Close the public hearing
 8. Consider request by Leslie Schneeberger for approval of a conditional use permit to allow the establishment of a home occupation massage therapy business as an accessory use at 209 Park Lane.
 9. Consider approval of a 3 lot CSM at 407 Colonial Circle/Elm High Drive for James Newcomb (parcel 6-26-930.1)
 10. Set next meeting date and future agenda items.
 11. Adjourn.
- cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

Notice: Some members of the Commission 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: 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: October 7, 2020

GENERAL DESCRIPTION

Description of Request: Approval of a conditional use permit to allow the establishment of an outdoor entertainment area.

Location: 520 N Main Street (6-26-305.2)

Applicant: Terri Nottestad

Current Zoning/Land Use: B-1 Local Business District / tavern

Parcel Size: 0.46 acres

STAFF REVIEW DISCUSSION

Please recall the Plan Commission granted a “temporary” conditional use permit for an outdoor entertainment area in July of 2020 that expires on March 1, 2021 (with a possible three month extension). The petitioner now wishes to apply for a conditional use permit without a sunset date.

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 proposes to construct an outdoor entertainment area in the same location and size as the temporary beer garden on the northwest (Swift St) side of the building.
2. The conditions required by the ordinance for beer gardens are listed below. **Comments on the proposal complying with the requirements follow in bold.**

22.304(5)(y) Conditional Use Regulations:

- a. No permit shall be issued for an outdoor premises/beer garden if any part of the outdoor service area is within one hundred (100) feet of a residentially zoned property. (**actual distance 140'**)
- b. Outdoor premises/beer gardens cannot be located in a right-of-way.
- c. No permit shall be issued for an outdoor premises/beer garden if the area is greater than 50% of the gross floor area of the principal use structure. (**less than 50%**)
- d. The outdoor premises/beer garden shall be attached to the principal use structure and access to the outdoor premises/beer garden shall only be allowed through the main building entrance and exit, exclusive of emergency exits not generally used for entrance and exit, and through a fenced and controlled entrance and exit. The Plan Commission shall define a controlled entrance or exit for each conditional use permit based on the site conditions. All outdoor

premises/beer garden areas shall comply with building and fire codes including exiting regulations. **(The proposed garden is attached to the building. Access to the beer garden is not directly from the building. Instead, patrons accessing the beer garden exit the building and go down a ramp before reaching the beer garden. The petitioner does not wish to include the building exit in the beer garden since this door serves as the accessible entrance to the building and patrons using this door would have to go through the beer garden first.)**

e. Every outdoor premises/beer garden shall be completely surrounded by a well-maintained wall, fence or barrier at least four (4) feet in height. It is the nature of fencing as well as other measures and barriers to provide control over the operation of the outdoor premises/beer garden by prohibiting or significantly restricting the ease in which alcoholic beverages may be passed from within the outdoor premises/beer garden to anyone outside the outdoor premises/beer garden. Fencing requirements may be waived at the discretion of the Common Council upon recommendation of the Plan Commission. **(The proposed fence is 5.5' tall and made of tube aluminum to look like wrought iron.)**

f. The flooring of the outdoor premises/beer garden shall be constructed with a hard surface, such as decking material, concrete or paver brick. **(The beer garden "flooring" has been modified to concrete since the approval of the temporary permit.)**

g. It shall be the responsibility of the operator to daily clean up adjoining property of all debris that originates from the outdoor premises/beer garden.

h. The outdoor premises/beer garden shall only be used for the purpose of serving food and beverages and no part of said area shall be used for recreational activities, including, but not limited to, volleyball or horseshoes.

i. Noise from any source that is emitted from the outdoor area shall not exceed limitations provided in the City of Edgerton Code of General Ordinances. Amplified sound or live music is not permitted after 9:00 p.m. in the B-1, B-3, and B-4 Zoning Districts and not after 10:00 p.m. in the B-2 and HMU Districts. This section shall not be construed to limit the authority of the Police Department to respond to nuisance noise complaints and to take appropriate action in response thereto during any hours. For additional noise regulations for all land uses see Section 22.409 and for alcohol licensed establishments see Section 19.17(9)(e). **(The petitioner does not wish to have live music in the beer garden.)**

j. Three (3) or more noise complaints filed and verified by the Edgerton Police Department against the owner of an outdoor premises/beer garden during any 12-month period shall constitute sufficient grounds to revoke the outdoor premises/beer garden permit granted under this section, subject to a public hearing conducted in accordance with this chapter.

k. All outdoor premises/beer gardens shall be sufficiently lighted to ensure the safety of patrons at all times when any patrons shall be therein, and at all times when the outdoor premises/beer garden is open to the public. Lighting of the area must be shielded and not be of intensity or brilliance to create glare which is distracting to adjoining property owners or can become a hazard or danger to vehicular traffic. **(The petitioner does not plan to add any lighting for the beer garden. There is an existing yard light over the building exit and the petitioner feels the light will be adequate to serve the temporary beer garden.)**

1. In no event shall the outdoor premises/beer garden reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 22.404. If the number of provided parking stalls on the property is already less than the requirement, such outdoor premises/beer garden area shall not further reduce the number of parking stalls already present. **(The beer garden area currently has picnic tables and appears to not be used for parking although it is part of the parking lot.)**
3. The petitioner has a liquor licenses from the beer garden but it has a sunset clause. The license would have to be amended prior its expiration.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve a conditional use permit to allow establishment of an outdoor entertainment area at 520 N Main Street in accordance with the approved plans with the following conditions:

1. Any lighting changes do not create a nuisance to the neighboring properties.
2. The Plan Commission either allow the proposed configuration of the beer garden access or require the building entrance be included in the garden fence.
3. The petitioner amends the liquor licenses to allow the serving of alcohol in the beer garden prior to its expiration.
4. No outside music or entertainment is allowed in the beer garden.
5. The petitioner comply with all the conditions listed in 22.304(5)(y) other than those waived by the Plan Commission or Council.

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. 22.206.(4)(c) 2.
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. 22.206.(4)(c) 3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property 22.206.(4)(c) 4.
4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.



LAST NITE
BART & GRILL
Additional items priced using market value. *TAX ADDED**





Nottested Property
Parcel 6-26-305.2
520 N Main St
City of Edgerton



 Tax Parcels

Airphoto: Spring 2019
1 inch = 30 feet



West Coast Community Development Agency
West Coast Community Development Agency
West Coast Community Development Agency

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 7, 2020

GENERAL DESCRIPTION

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

Location: 1350 Savannah Woods Drive

Applicant: Rachel Murray

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 1350 Savannah Woods Drive. The petitioner requests to establish a manicure 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 5-10 customers per week (Mon-Fri) coming to the home from 9:00 am - 2:00 pm and 2-3 clients per week from 4:00-6:00 pm with one client at a time. Because this Home Occupation involves customers coming to the home for service, the Zoning Administrator determined a conditional use is required regarding provisions (g) and (i) below to allow the Plan Commission and the adjoining property owners to have input into the establishment of the use.

22.304(5)(n) Home Occupation requirements

- a. 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.
- b. 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.
- c. 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.
- d. The dwelling unit used for the home occupation shall not serve as a storage facility for a business conducted elsewhere.
- e. No activity, materials, goods, or equipment incidental to the home occupation shall be externally visible.
- f. 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.

- g. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas.
- h. A minimum of 2 off-street parking spaces reserved for business use shall be provided on-site.
- i. In no instance shall a home occupation create a nuisance for neighboring properties.
- j. Shall comply with Subsection 22.207, standards and procedures applicable to all uses permitted by right with special requirements.

- 3. The proposal complies with the site/physical conditions listed above in items a, b, c, d, e, f, and h above

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Rachel Murray to allow the establishment of a home occupation for a manicure business for the parcel located at 1350 Savannah Woods Drive under the following conditions:

- The business complies with the conditions listed in Section 22.304(5)(n) of the Code of Ordinances
- The number of clients is limited to a maximum of 15 per week.
- Clients are at the premises one at a time.
- Hours of operation are limited to 9:00 am 6:00 pm Monday - Friday

This recommendation is based on the following findings 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. 22.206.(4)(c) 2.
- 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. 22.206.(4)(c) 3.
- 3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property 22.206.(4)(c) 4.
- 4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).
- 5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

Nail Designs by Rachel LLC

Business Plan

September 2020

Mapping of property and property surrounding. All property in and including to the primary residence is zoned residential. There is a field that is located behind the residence. I have included a drawing of the location that the services will be in. Lower level of the residence and not held in primary living space.

Conditional use purpose: To provide a safe and sanitary place for manicures to be done, in a clean and friendly environment. I would like to offer manicures in a quiet setting to give my clients an experience they can be happy about and comfortable. Current use is a primary residence for myself and my family. Our family consists of my husband and I and our two children. The services would not be held in main living.

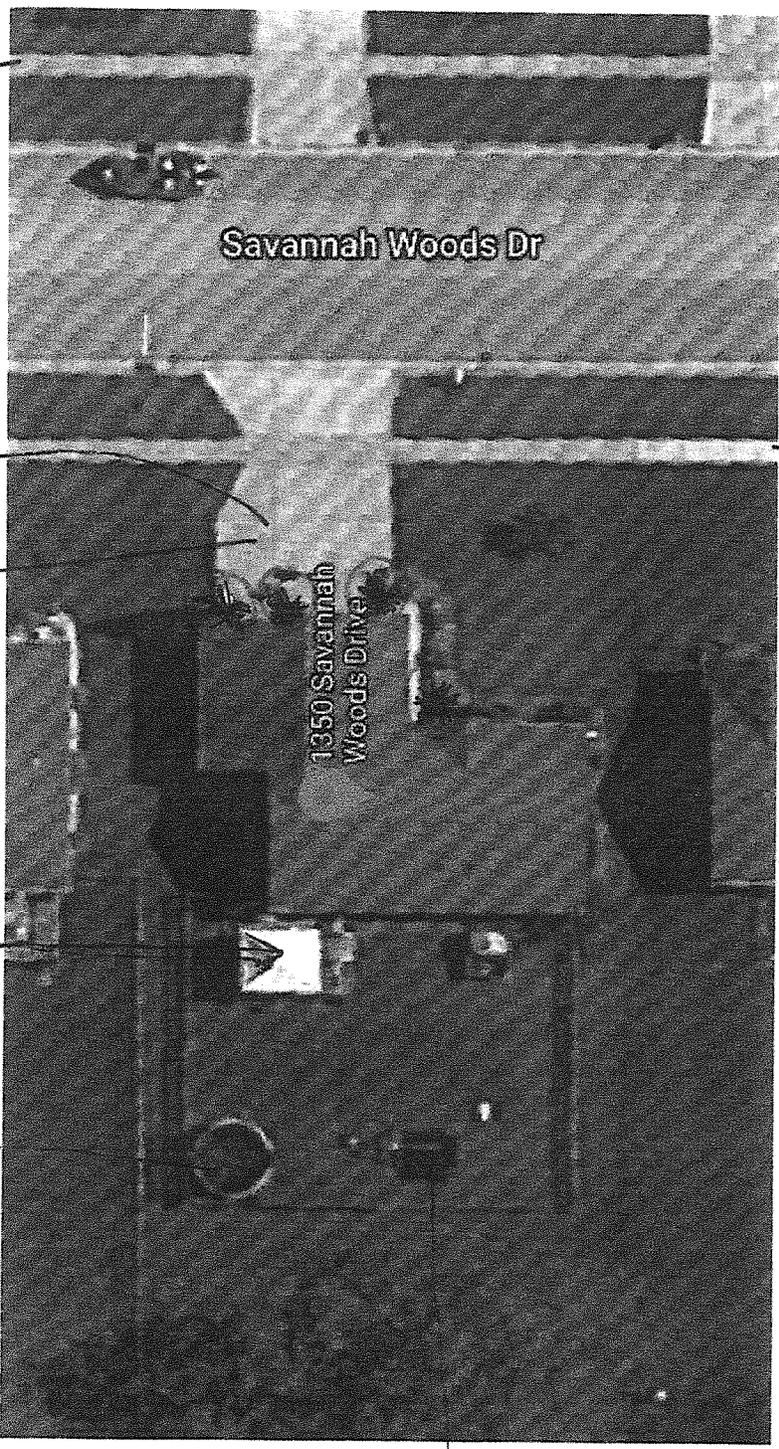
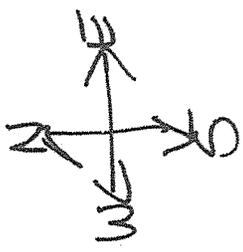
I do not have any future plans for expansion inside or outside the residence. No exterior buildings or decking etc will be used in any services, as they are not allowed per WI state board laws. Services will only be held in the "work station" are located on the drawing. I will not have a sign outside, nor will I need a loading dock for nail supplies. We do not have any outdoor storage areas. There are three outside lights on the garage and one that is at the front door.

Customer base: I am not currently working and my client load will change based on need. I plan on, 5-10 clients per week during the hours of 9am-2Pm and 2-3 clients during the week between the hours of 4-6 all Mon-Fri. I also have three off street parking spots in the driveway (cement). I am and will be the only one providing a service. I also follow state and health department guidelines on "one client at a time" and use face masks, gloves and protective safety glasses. In normal business practice I can also only have one client at a time.

Products: All the products I use for manicures/ gel polish manicures are odorless. I will not be offering any extensions with the use of a monomer (acrylic) nails. I will also not be offering pedicures with a water basin. All products used do not go down a drain. All products are used and disposed of in a proper manner.

Qualifications: I went to First Class Beauty School in the fall of 1998 and graduated and completed my manicuring license with the state in spring of 1999. I have held the establishment license of Nail Designs by Rachel LLC since October of 2016. I have also taken continuing education classes for safety and sanitation for the state. My manicurist license has never lapsed and has been in good standing with the state since its initial issue in 1999. I am also including my establishment license that has been granted by the state for the new location.

Rachel Murray
Sole Proprietor and Owner
608-436-1718



29" wide by 26" deep (3 cars)
off street parking

Transpiling
DECK

Sidewalk

Sidewalk

Kids
Play
Structure

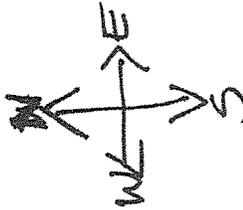
* - Outside lights

PARCEL # 221/0512-344-7067-2

Zoning Residential

051234470672

Show search results for 051234470672



* Residence 1350 Savannah Woods Dr. Edgerton, WI 53534
Zoning Residential
VUL Lamp Post
Parcel # 221/0512-344-7067-2

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 7, 2020

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use to allow the establishment of home occupation massage therapy business as an accessory use

Location: 209 Park Lane

Applicant: Leslie Schneeberger

Current Zoning/Land Use: R-2 Residential District Two

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 209 Park Lane. The petitioner requests to establish a massage therapy business in the single family residence. Businesses in residential districts (home occupations) are required to comply with the ordinance provisions listed below. The business currently operates out of a downtown building.
2. The proposal includes up to 20 customers per week (Mon-Fri) coming to the home from 10:00 am - 6:00 pm plus some clients on Saturdays 10:00 am-2:00 pm with one client at a time. Because this Home Occupation involves customers coming to the home for service, the Zoning Administrator determined a conditional use is required regarding provisions (g) and (i) below to allow the Plan Commission and the adjoining property owners to have input into the establishment of the use.

22.304(5)(n) Home Occupation requirements

- a. 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.
- b. 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.
- c. 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.
- d. The dwelling unit used for the home occupation shall not serve as a storage facility for a business conducted elsewhere.
- e. No activity, materials, goods, or equipment incidental to the home occupation shall be externally visible.

- f. 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.
- g. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas.
- h. A minimum of 2 off-street parking spaces reserved for business use shall be provided on-site.
- i. In no instance shall a home occupation create a nuisance for neighboring properties.
- j. Shall comply with Subsection 22.207, standards and procedures applicable to all uses permitted by right with special requirements.

- 3. The petition proposes to have a removable yard sign advertising the business. The application does not specifically address items a, b, c, d, or e.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Leslie Schneeberger to allow the establishment of a home occupation massage therapy business for the parcel located at 209 Park Lane under the following conditions:

- The business complies with the conditions listed in Section 22.304(5)(n) of the Code of Ordinances
- The number of clients is limited to a maximum of 15 per week.
- Clients are at the premises one at a time.
- Hours of operation are limited to 10:00 am - 6:00 pm Monday – Friday and 10:00 am-2:00 pm on Saturdays.

This recommendation is based on the following findings 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. 22.206.(4)(c) 2.
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. 22.206.(4)(c) 3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property 22.206.(4)(c) 4.
4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

[Print](#) | [Close Window](#)

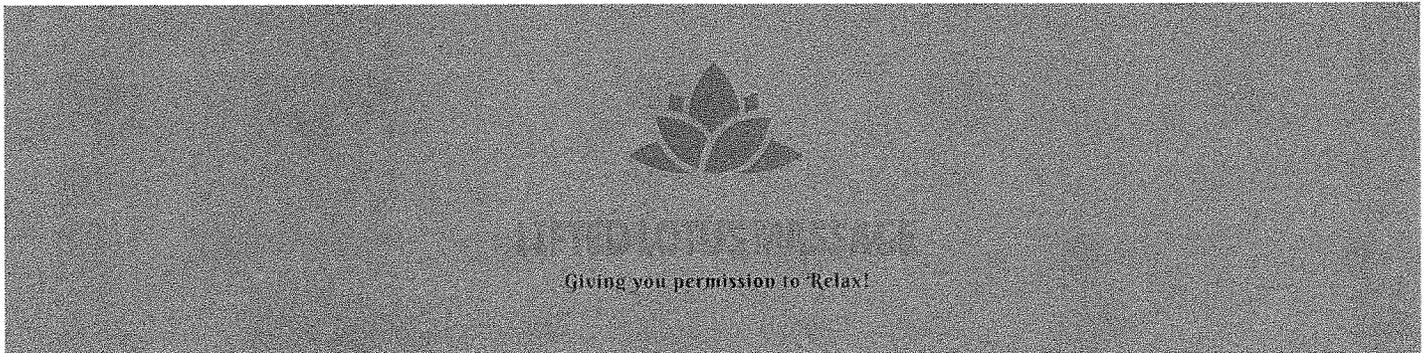
Subject: Re: [FWD: Home Occupation]
From: Leslie Schneeberger <lifedlotusmassage@outlook.com>
Date: Fri, Aug 14, 2020 10:39 am
To: "rflanigan@cityofedgerton.com" <rflanigan@cityofedgerton.com>
Attach: Outlook-uusa2i1j.png

Good Morning Ramona,

I currently have an established massage business located at 15 Swift Street in Edgerton. I would like to move my current business from a retail location into my home to continue seeing clients at my home. Clients need to schedule an appointment with me and will come to my home. As I am a sole Massage Therapist, I will not be seeing more than one client at a time with ample time in between clients. I plan to see up to 20 clients per week with varying days between the hours of 10am and 6pm Monday through Friday and some Saturdays between the hours of 10am and 2pm. My driveway can park up to 3 cars at one time, and I do not believe my business to have any type of impact on the neighbors being that in massage, I am creating a calm and quiet environment for my clients.

I plan to use a removable yard sign on the days that I have clients and will be removed when I do not.

Thank you for your consideration, please feel free to contact me with any further information you may need.
608-774-1824



*May your day be uplifting,
Lifted Lotus Massage and Giftshop*

Leslie "Sessy" Schneeberger, Owner

*608-480-3277
lifedlotusmassage.com
15 Swift Street, Edgerton, Wisconsin*

From: rflanigan@cityofedgerton.com <rflanigan@cityofedgerton.com>
Sent: Thursday, August 13, 2020 11:06 AM
To: lifedlotusmassage@outlook.com <lifedlotusmassage@outlook.com>
Subject: RE: [FWD: Home Occupation]

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: October 7, 2020

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary and final 3 lot certified survey map

Location: 407 Colonial Circle / Elm High Drive (6-26-930.1)

Applicant: James Newcomb

Current Zoning/Land Use: R-2 and A-1 / residential

Proposed Lot sizes: 3.5 acres, 1.5 acres, and 4.2 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 southern portion of the lot where the single family home is located is zoned R-2 Residential and the remainder of the lot is zoned A-1 Agriculture. The 9.4 acre parcel touches Colonial Circle on the southern edge and crosses Elm High Drive. Adjacent land uses consist of the following: care center and undeveloped/natural area to the west and south; single family and undeveloped/natural area to the east; and natural area (wetland) to the north.
2. The petitioner proposes to divide the parcel into 3 lots. Lot 3 will contain the existing single family structure on Colonial Circle. There are no sewer and water services in Elm High Drive to serve lots 1 and 2, and it is unlikely those services would be installed because a sanitary lift station would be required. By approving the creation of these lots, the expectation is that an owner may request to construct a structure having a private well and septic.
3. The proposed lots are substandard in area for the A-1 District. Prior to construction of a single family home, the parcels would have to be rezoned to a residential district. A note indicating this requirement should be placed on the CSM.
4. The petitioner will be required to pay the parkland and improvement impact fees for lots 1 and 2 if a residential dwelling is established on the lot. No impact fee is required for lot three because the house exists.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final 3 lot CSM located at 407 Colonial Circle / Elm High Drive subject to the following conditions:

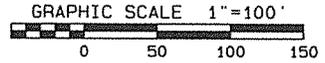
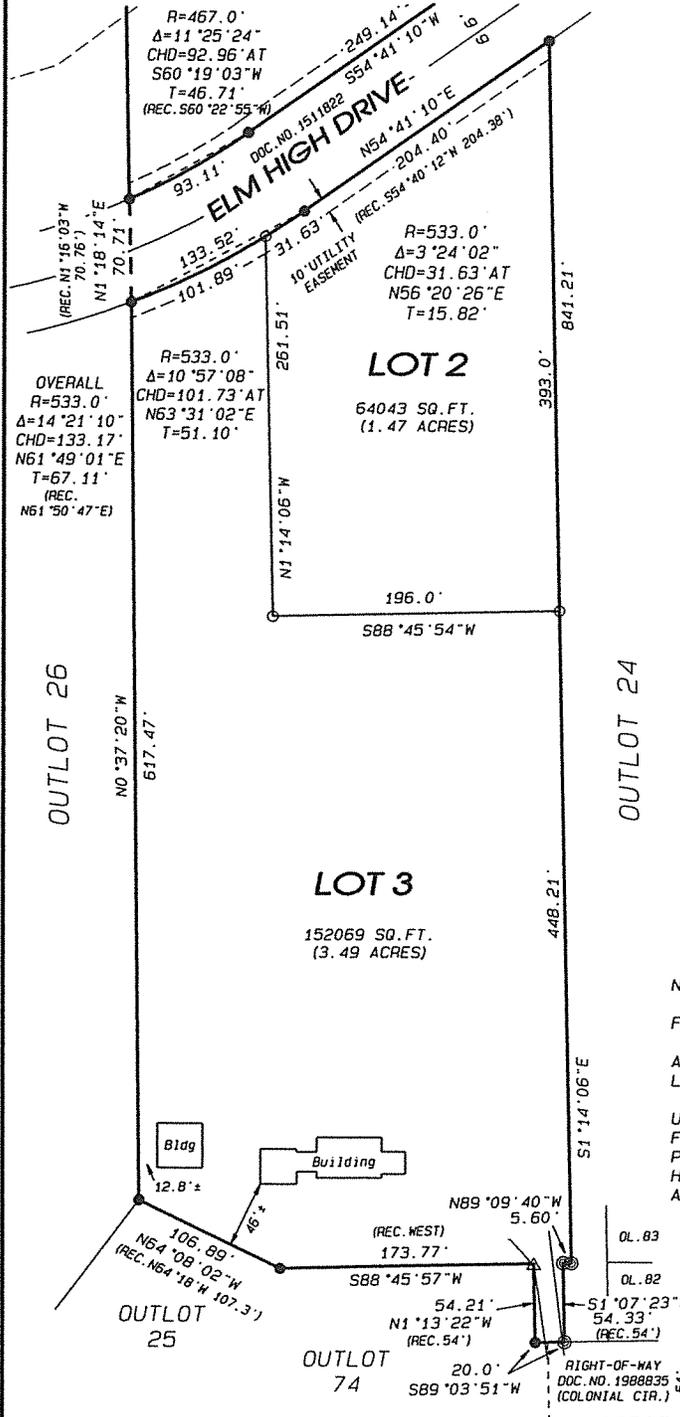
1. The final CSM indicates all easements.

2. A note appears on the face of the CSM stating lots 1 and 2 have to be rezoned from A-1 prior to establishing a single family structure.
3. The petitioner pays the \$20 platting fee for the two new lots.
4. The owner pays the parkland and park improvement impact fees in the amount of \$890.91 per housing unit at the time a building permit is issued for lots 1 and 2.

CERTIFIED SURVEY MAP

PART OF OUTLOTS 25 AND 74, ASSESSOR'S PLAT, CITY OF EDGERTON, AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.12E. OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

- SEE SHEET 2 -



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND CUT STONE MONUMENT
- △ FOUND MAG NAIL

NOTES:

FIELDWORK COMPLETED _____

ASSUMED N89°43'19"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 4-4-12.

UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE AND OR PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

Combs & Associates

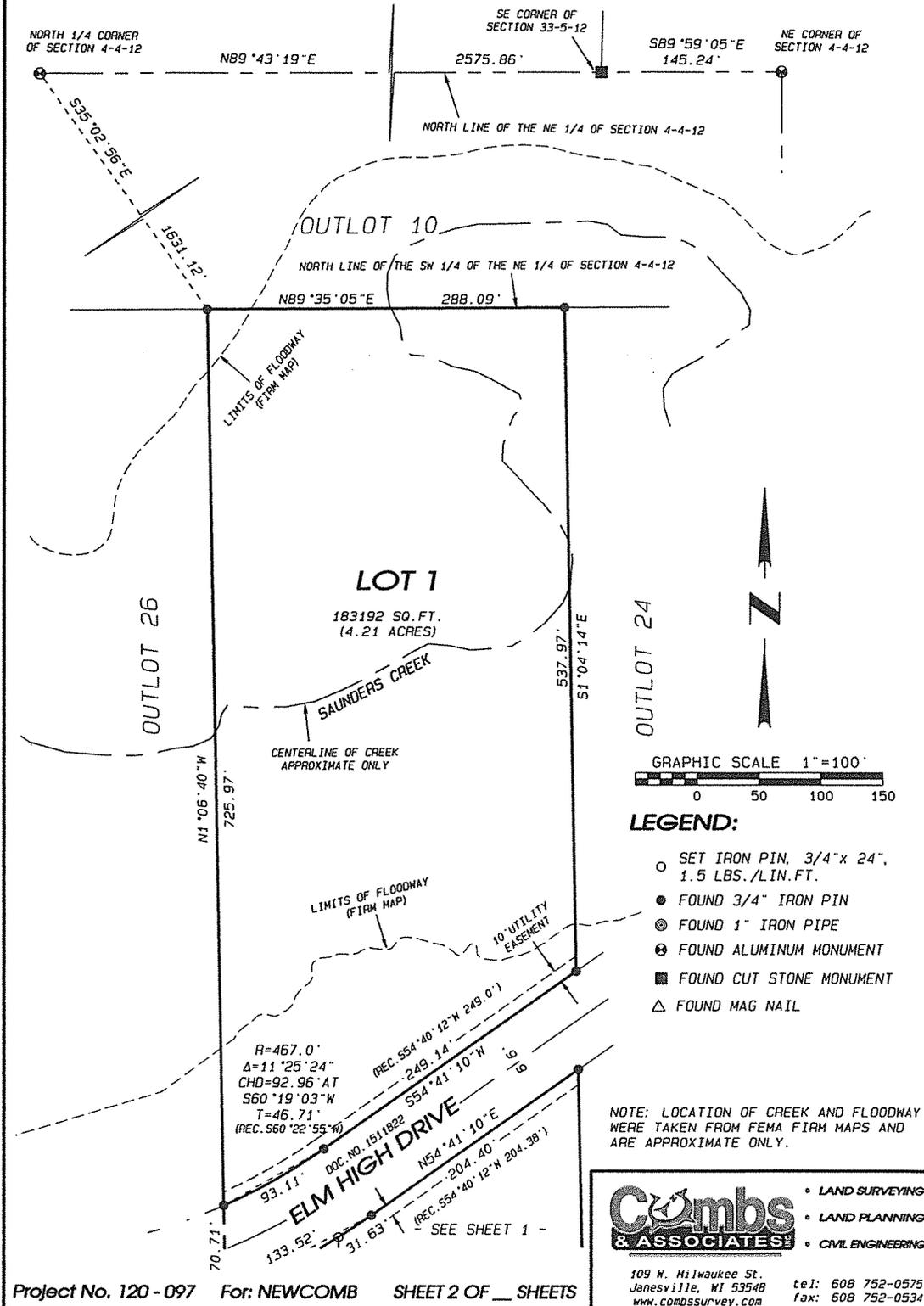
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

CERTIFIED SURVEY MAP

PART OF OUTLOTS 25 AND 74, ASSESSOR'S PLAT, CITY OF EDGERTON, AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.12E. OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



Combs

& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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www.combsurvey.com

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fax: 608 752-0534