

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

**PLANNING COMMISSION**  
Wednesday, May 30, 2018 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, May 25, 2018.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Lars Lein for a zoning change from R-1 (Albion) to R-3 Residential District Three (Edgerton) for the property at 562 Thronson Drive.
  - B. Close the public hearing
4. Consider the request by Lars Lein for a zoning change from R-1 (Albion) to R-3 Residential District Three (Edgerton) for the property at 562 Thronson Drive.
5. Approval of March 28, 2018 Plan Commission meeting minutes.
6. Consider Plat of Survey for 708 and 710 W Rollin Street and 202 N Second Street.
7. Set next meeting date and future agenda items.
8. 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:** May 30, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a zoning change from R-1 Residential (Town of Albion zoning) to R-3 Residential District Three (City of Edgerton zoning)

**Location:** 562 Thronson Drive

**Applicant:** Lars Lein

**Current Zoning/Land Use:** R-1 Residential/vacant

**Lot Size:** 12,493

**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 current land owner has requested the parcel be annexed into the City and that the City rezone the parcel to R-3 Residential District Three. Zoning of adjacent parcels that are in the City of Edgerton is: R-3 duplex residential to the east; R-1 single family residential to the north; and R-3 multifamily residential and A-1 residential to the south.
2. The Comprehensive Master Plan recommends the parcel be developed for residential purposes.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve the proposed zoning for the lot located at 562 Thronson Drive subject to the condition the parcel is annexed with the following findings:

1. The overall purpose of the Zoning Ordinance is to implement the City of Edgerton Master Plan to the extent possible under zoning. The proposed zoning is in conformance with the Master Plan and therefore serves to implement the Master Plan.
2. This parcel has never been permanently zoned by the City Official Zoning Map and must be designated upon its annexation to be in conformance with the Master Plan.
3. The proposed zoning maintains the desired consistency of land uses as related to the environs of the subject property.



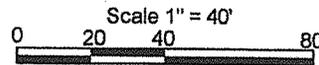
# Plat of Survey

That part of the E1/2 of the SE 1/4 of the SE 1/4 of Section 34, Township 5 North, Range 12 East, Town of Albion, Dane County, Wisconsin, described as follows:  
Beginning at the southwest corner of said E1/2 of the SE1/4 of the SE 1/4; thence North 148.5 feet; thence East at right angles 82.5 feet; thence South at a right angle 148.5 feet; thence West at a right angle 82.5 feet to the point of beginning.

Referred to the Dane County Coordinate System.



Prepared for:  
Lein Acres LLC.  
Property Address:  
562 Thronson Dr.  
Edgerton, WI. 53534



## DEV WOODS EDGE ESTATES

### CITY OF EDGERTON

(S88°53'55"W 82.50')  
S89°20'39"W 82.65'

### TOWN OF ALBION

TOWN OF ALBION

CITY OF EDGERTON

LOT 1  
CSM #  
12229

LOT 2  
CSM #  
12229

LOT 1  
CSM #  
9175

1-1/4" PIPE

S89°18'01"W 159.43'  
(S88°53'39"W 159.46')

SE. COR.  
SEC. 34  
T.05N., R.12E.  
CONC. MON.  
FOUND

### DANE COUNTY

S89°17'06"W 581.98'  
(S88°53'39"W 582.11')

### ROCK COUNTY

### THRONSON DR.

N89°17'06"E 999.61'  
(N88°54'06"E 999.77' NORTHROP)

GARDEN SHED ENCROACHMENT

0.8'  
2.0'

8.5' WELL  
4.3' POWER POLE

20' UTILITY EASEMENT  
DDC # 1447550

3/4" RBR IN BLACK-TOP, REFERENCE ABEX MAP # 3445

S00°40'59"E 148.38'  
(148.50'D)

S00°37'26"E 148.29'  
(148.50'D)

S00°37'26"W 115.34'  
(115.18')

(33.00')

33.11'

3/4" RBR

(N01°01'29"W 181.71)  
N00°38'03"W 181.67'

- Legend:
- = 1-1/4" iron rod found unless otherwise noted
  - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
- Parentheses indicate recorded as values.

Surveyors Certificate  
I, David C. Riesop, Professional Land Surveyor, hereby certify that the foregoing survey was prepared by me or under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code, and the map shown is a correct representation of said survey made, to the best of my knowledge and belief.

*David C. Riesop* 4/19/2018  
David C. Riesop S-1551



## Wisconsin Mapping, LLC

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 5188-18 Date 4/19/18  
Sheet 1 of 1

Field April 2018

**MARCH 28, 2018 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:00 p.m.

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Harlin Kittleson, James Kapellen, Julie Hagemann, and Ron Webb.

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Utility Director Randy Oren and a few of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 23rd at the Post Office, Edgerton Library, and City Hall.

**MINUTES:** A Kapellen/Webb motion to approve the March 5, 2018 Plan Commission meeting minutes passed, all voted in favor.

**SITE PLAN FOR OREN'S AUTO BODY AT 101 SWIFT ST:** Flanigan stated Oren's Auto Body has approval for a non-conforming use addition to the building at 101 Swift St. Part of the project includes razing the structure at 21 Swift St. Details of the project are outlined in the attached staff report.

Davis/Wellnitz moved to approve the site plan to allow an addition to Oren's Auto Body at 101 Swift St. with the following recommendations:

1. Petitioners obtain written permission to infill pavement on property south and east of petitioners' property.
2. The petitioners comply with the conditions of the City Engineer.
3. The Swift St. curb cut should be replaced with a full curb along the property frontage where there are not overhead doors or driveways.
4. The building elevations regarding material openings and roof line comply with the plans.
5. The petitioners record the existing parking lease agreement with the register of deeds so any future, potential property owner is aware of the parking agreement with the adjoining property owner.
6. The Plan Commission grants a parking waiver and requires the land owners come back to the Plan Commission if the lease with the adjoining property owner is discontinued.
7. The dumpsters are screened on the north with a screen fence.

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

Being no other business before the Commission, a Davis/Wellnitz motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch  
City Administrator

Approve May 30, 2018

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** March 28, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Petition for site plan approval to allow for an addition

**Location:** 101 Swift Street

**Applicant:** Oren's Auto Body

**Current Zoning/Land Use:** B-2/ Car wash and body shop

**Lot Size:** Approximately 20,600 sf – 4 lots

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. Section 22.303 (1)(c) of the zoning ordinance prohibits the expansion of a non-conforming use unless the Plan Commission finds the change to have a more desirable effect in terms of implementing the purpose of this Chapter. Please recall the Plan Commission made this finding at an earlier meeting
2. The proposed 4,400 sf addition is two stories with a 1,762 sq ft mezzanine in the front of the building. The addition is south of the existing body shop and requires the razing of the structure at 21 Swift Street. A two way driveway is proposed south of the addition serving the body shop and the car wash. There are no additional overhead doors on Swift Street. The proposed overhead doors on the side and rear of the building will reduce the amount of activity on Swift Street thus improving pedestrian movement on that side of Swift Street.
3. The proposed addition is masonry on the first floor with large window openings and a service door in compliance with the downtown design guidelines. The second floor for the front 1/3 of the building is an EIFS material (stucco like material). The second floor on the rear of the structure is steel panels. The proposal also extends the parapet wall over the existing body shop with an EIFS material and crown molding.
4. The current curb in front of the existing building is one large ramp. Except for the curb cuts needed for the car wash exit, the existing overhead door, and the new driveway, the curb cut should be replaced with a full curb along the property frontage. This will add at least one on street parking stall and keep cars from parking over the sidewalk.

5. The dumpsters will be located east of the garage that is north of the car wash. It will be screened on the north with a screen fence and on the east and west by existing structures.
6. The petitioners have a lease with the property owner to the east for parking. The lease terms are year to year but are specific to the business and the owners of the business. If either of these change, the lease is void. While the B-2 district has no parking requirements for some uses, those uses that are conditional uses require the land use either meet the parking standards or the Plan Commission waive the parking requirement. Because this use is a nonconforming use, the parking regulations are unclear. Although, if the use were allowed, it would certainly require a conditional use permit. The use would therefore require a parking waiver.
7. The service doors will have lights over them. A wall light to illuminate the site will be provided on the east elevation of the building. All fixtures will be cut off.

#### STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan to allow an addition to 101 Swift Street subject to the following conditions:

1. Petitioners obtain written permission to infill pavement on property south and east of petitioners' property.
2. The petitioners comply with the conditions of the City Engineer.
3. The Swift Street curb cut should be replaced with a full curb along the property frontage where there are no overhead doors or driveways.
4. The building elevations regarding material openings and roof line comply with the plans.
5. The petitioners record the existing parking lease agreement with the register of deeds so any future, potential property owner is aware of the parking agreement with the adjoining property owner.
6. The Plan Commission grants a parking waiver and requires the land owners come back to the Plan Commission if the lease with the adjoining property owner is discontinued.
7. The dumpsters are screened on the north with a screen fence.



## MEMO

engineering | architecture | environmental | surveying  
landscape architecture | planning | economic development

2820 Walton Commons W, Suite 142  
Madison, WI 53718  
608-249-5046  
800-472-7372  
FAX 608-249-5824  
www.cedarcorp.com

**DATE:** March 23, 2018  
**TO:** Farris, Hansen & Associates, Inc  
**FROM:** Joseph Pingel, PE & Bill Betzig, PE  
**REGARDING:** Proposed Development – Plans & Storm Water and Erosion Control Requirements

**PROJECT #** Oren's Auto Body 101 N Swift Street

Farris, Hansen & Associates on behalf of Oren's Auto Body resubmitted a Site Grading, Drainage, & Erosion Control plan with a revision date of March 20, 2018 for a redevelopment of parcels 6-26-747 located on Swift Street between Futon Street and Rollins Street in the City of Edgerton. The storm water & erosion control plan is approved. Please notify the City prior to any construction work occurring around the existing 5'x5' box culvert.

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** May 30, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Adjust lot lines between lots to ensure existing structures do not cross lot lines

**Address:** 708 and 710 W Rollin Street and 202 N Third Street

**Applicant:** Gregory Spors, Scott Vitaioli, and Gary and Malinda Jacobson

**Current Zoning/Land Use:** R-2 Residential / residential

**STAFF REVIEW COMMENTS**

The planning staff has reviewed the petition in accordance with the Edgerton Zoning Ordinance and has the following comments:

1. The petitioners seek approval of a plat of survey to allow the relocation of two lot lines to ensure each existing structure is on its own lot. The structure at 202 N Third Street is partially on the lot of 708 W Rollin Street. The deck of 708 W Rollin Street is partially on the lot of 710 W Rollin Street. At one time, the three properties were owned by the same entity. They were used together as a funeral home and then an assisted living facility. When owned by the same entity, development was allowed to cross the lot lines. Now that the lots are under separate ownership, the future transfer of title is complicated because the structures are not contained on individual lots.
2. Given the proximity of the structures to each other, it is not possible for the structures to meet the setback requirements even with the proposed plat of survey so the petitioner obtained the variances that are required.
3. The plat of survey ties the proposed parcels A and B to the adjacent parcels and prohibits their transfer as separate lots.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed plat of survey to adjust lot lines for the parcels located at 708 and 710 W Rollin Street and 202 N Third Street subject to the following conditions:

1. The deeds for each new parcel are recorded and the deeds include a provision prohibiting the sale of parcels A or B as separate parcels.

# PLAT OF SURVEY

PART OF LOTS 7 AND 8, BLOCK 22, ORIGINAL PLAT, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at an iron pin at the SE Corner of said Lot 8; thence S89°27'35" N along the South Line of said Lot 8, a distance of 11.50 feet to an iron pin; thence N0°05'34" W 28.0 feet to an iron pin; thence N89°27'35" E 4.51 feet to an iron pin; thence N0°05'34" W 104.07 feet to an iron pin on the North Line of Lot 7; thence N85°25'44" E along the North Line, 7.03 feet to an iron pipe at the NE Corner of said Lot 7; thence S89°27'35" N along the East Line of said Lot 7 and 8, a distance of 132.09 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

PART OF LOTS 1 AND 2, BLOCK 22, ORIGINAL PLAT, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an iron pin at the SW Corner of said Lot 1; thence N89°27'35" E along the South Line of said Lot 1, a distance of 40.0 feet to an iron pin at the place of beginning for the end to a bearing description; thence S116°07'11" W 118.91 feet to an iron pin at the NE Corner of said Lot 1; thence N89°27'35" E 18.69 feet to an iron pin at the SE Corner of said Parcel; thence S0°05'28" E along the East Line of said Parcel, 118.91 feet to an iron pin at the SE Corner of said Parcel; thence S89°27'35" N 18.71 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

STATE OF WISCONSIN

COUNTY OF ROCK

I, HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE AND BELIEVE THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLETES WITH CHARTER A-E7.

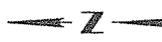
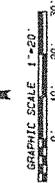
GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF APRIL, 2018, AT JANESVILLE, WISCONSIN.

Ronald J. Combs  
P. L.S., Number 1330

If the surveyor's signature is not red in color, the map is a copy and the certification contained hereon shall not apply to any copies.

## LEGEND:

- SET IRON PIN, 3/4" x 24"
- 1.5 LB./LIN. FT.
- FOUND 3/4" IRON PIN
- FOUND 1" IRON PIPE
- FOUND METAL BAR
- X— FENCE



DATE	04/24/18
BY	SJJ
PROJECT	118-080
CONTRACT	SPORS
• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	
TEL: 608 755-0275 FAX: 608 755-0534 109 N. Milwaukee St. Janesville, WI 53501 WWW.COMBSASSOCIATES.COM	

