

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

**PLANNING COMMISSION**  
Wednesday, June 13, 2018 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, June 8, 2018.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Edgerton Gear/David Hataj for approval of a conditional use permit to allow an addition to a detached garage making the garage larger than 900 square feet for the parcel located at 20 Gear Drive.
  - B. Close the public hearing
4. Consider the request by Edgerton Gear/David Hataj for approval of a conditional use permit to allow an addition to a detached garage making the garage larger than 900 square feet for the parcel located at 20 Gear Drive.
5. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Brooke Trick for approval of a conditional use permit to allow the construction of a second driveway onto Chaucer Street for the parcel located at 307 Chaucer Street.
  - B. Close the public hearing
6. Consider the request by Brooke Trick for approval of a conditional use permit to allow the construction of a second driveway onto Chaucer Street for the parcel located at 307 Chaucer Street.
7. Approval of May 30, 2018 Plan Commission meeting minutes.
8. Consider extraterritorial land division for Wisconsin Power and Light, Lake Drive Road, Section 35, Town of Albion.
9. Set next meeting date and future agenda items.
10. 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:** June 13, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a conditional use to allow the construction of an addition to a garage making the total garage area larger than 900 sf

**Location:** 20 Gear Drive

**Applicant:** Dave Hataj/ Edgerton Gear

**Current Zoning/Land Use:** M-2 General Industrial District / manufacturer

**Lot Size:** 4 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 subject parcel is located at 20 Gear Drive. The parcel is zoned M-2. The petitioner proposes to construct an addition to a detached garage. The proposed garage addition is 722 sq ft making the total garage area with the addition 1,672 sf. The ordinance allows accessory buildings to be up to the same size as the first floor area of the principal structure with a conditional use permit. The floor area of the principal structure is 56,600. sf.
2. The proposed addition will be the same height as the existing garage. Overhead doors are planned for the south elevation of the addition and driveway from the doors to the parking lot south of the building.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission approve the conditional use permit for Dave Hataj/Edgerton Gear for the property located at 20 Gear Drive to allow an addition to a garage with the following conditions:

1. All driveways are paved.

This permit is based on the following findings of fact:

1. The proposed conditional use in the proposed location is in harmony with the purposes, goals, and objectives of the Master Plan and 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 if the owner complies with the conditions. 22.206. (4)(c) 3.
3. The proposed conditional use does maintain 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 impose an undue burden on services.

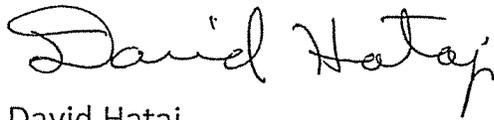
To City of Edgerton,

The following is a description of the proposed addition to the existing detached garage on Edgerton Gears property.

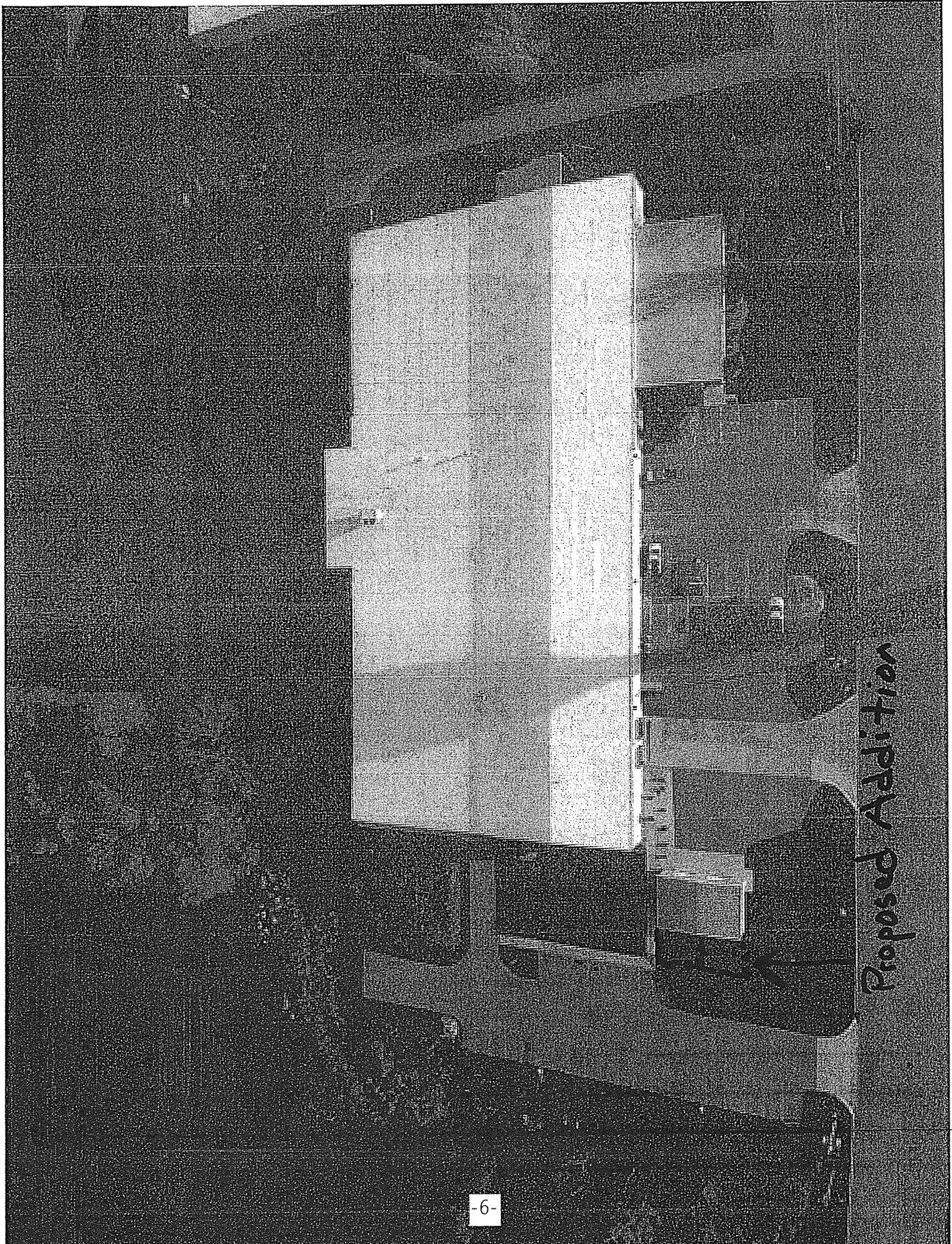
We propose to add a 19'-0 extension to the South. The addition would be 38'-0 wide to match the existing structure. The extension would have the same concrete floor and metal frame and siding as the existing garage. We also propose to install two overhead doors to match the doors on the North end of the garage. This will create a "drive thru" capability for our shop truck and trailer. In addition, we propose to add a concrete drive from the South parking lot to the proposed garage addition. This should not be any wider than what is currently in use on the North end of the garage.

The current use of the garage is to house property maintenance equipment and our shop truck and trailer. Use will continue as such.

Thank you for your consideration.

A handwritten signature in black ink that reads "David Hataj". The signature is written in a cursive, flowing style.

David Hataj



*Proposed Addition*

Proposed Addition  
19-0 1g.





**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** June 13, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a conditional use to allow the construction of a second driveway

**Location:** 307 Chaucer St

**Applicant:** Brooke Trick

**Current Zoning/Land Use:** R-2 Residential District Two / single family residential

**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 307 Chaucer Street. The parcel is zoned R-2. The petitioner proposes to construct a second driveway. The Zoning Ordinance requires a conditional use permit to allow the construction of a second driveway serving a single family residence. The Plan Commission can allow the driveway “if it is deemed necessary and feasible and will not cause undue impairment of safety, convenience and utility to the street”.
2. The petitioner currently accesses the garage on her parcel using a driveway that is located on the adjacent parcel. The owner of the adjacent parcel plans to remove the driveway used by the petitioner when Chaucer Street is reconstructed thus eliminating access to the petitioner’s rear garage unless a second driveway is constructed.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission approve the conditional use permit for Brooke Trick for the property located at 307 Chaucer Street to allow a second driveway with the following conditions:

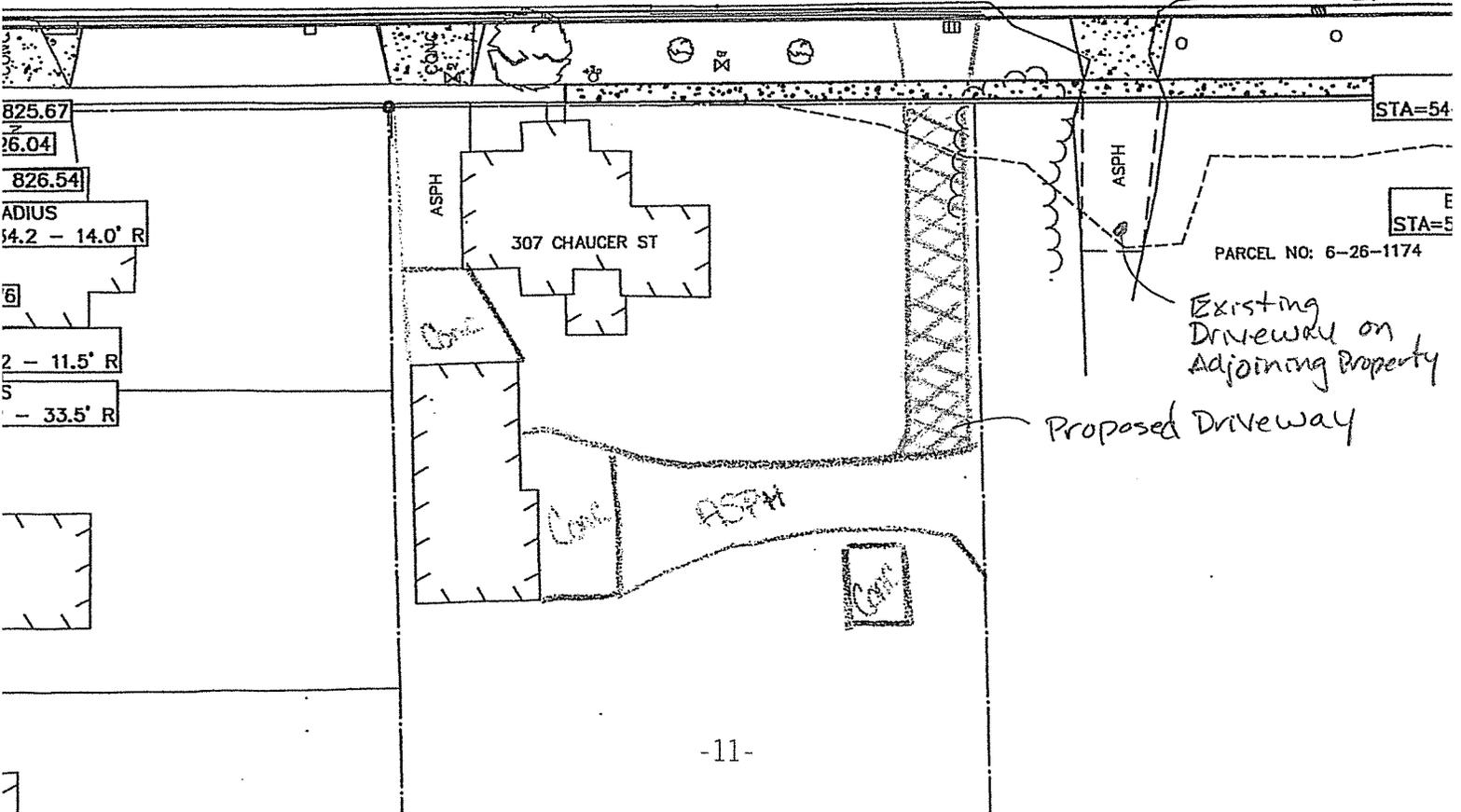
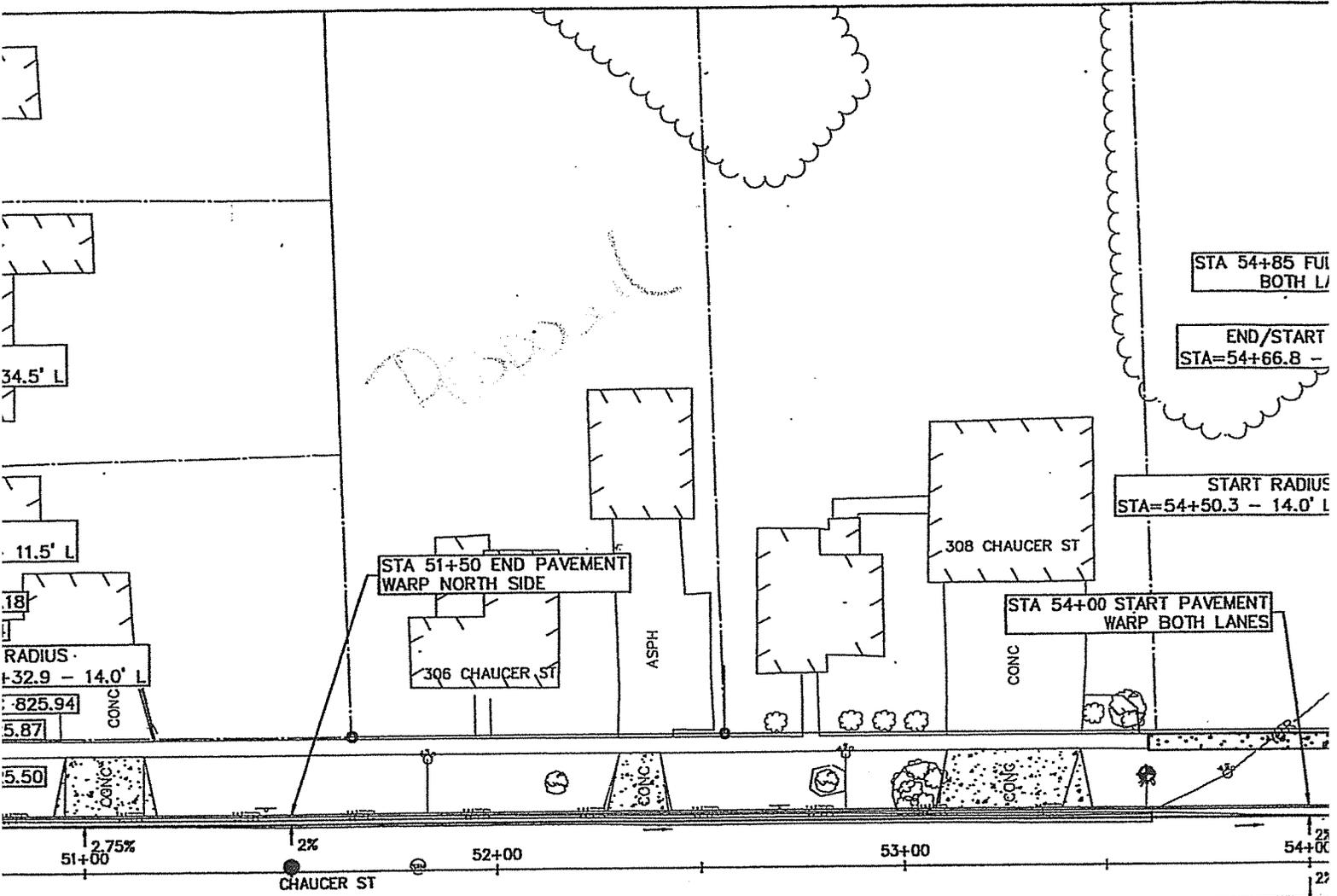
1. The new driveway section must be paved within a year.
2. The driveway meets all setbacks.

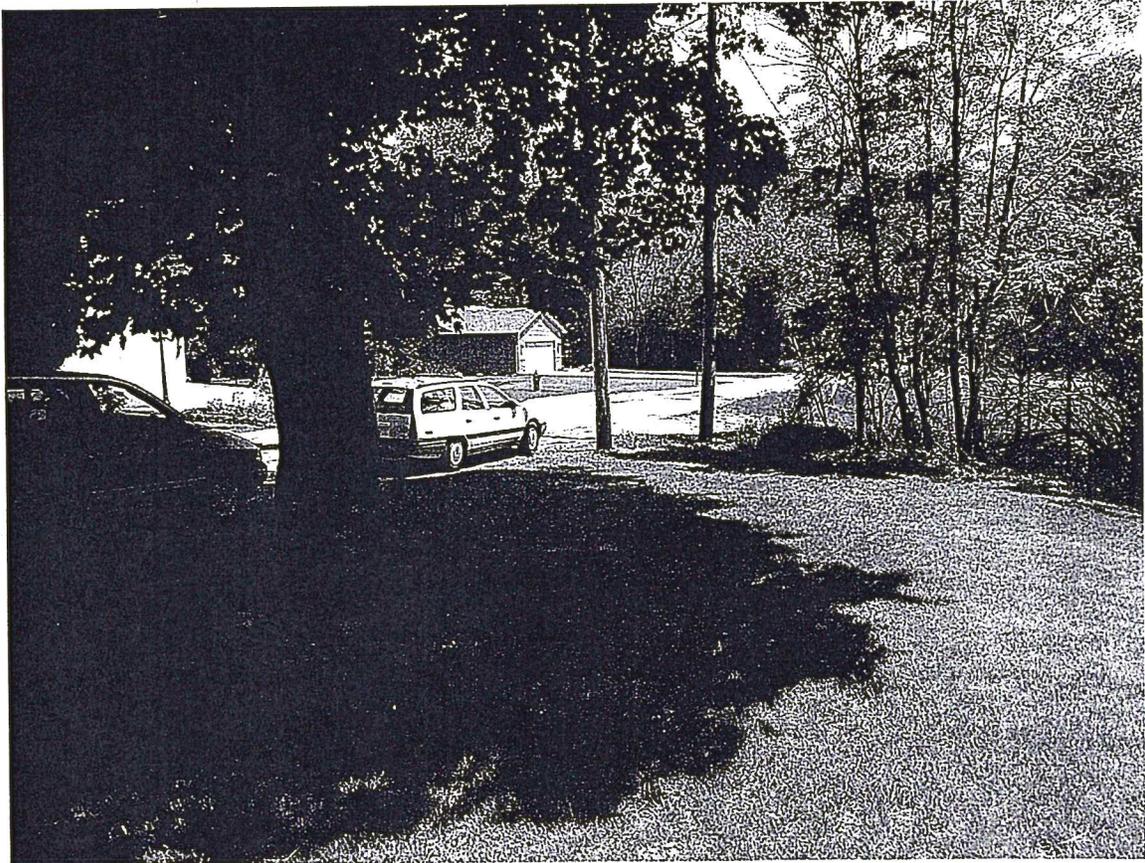
This permit is based on the following findings of fact:

1. The proposed conditional use in the proposed location is in harmony with the purposes, goals, and objectives of the Master Plan and 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 if the owner complies with the conditions. 22.206. (4)(c) 3.

3. The proposed conditional use does maintain 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 impose an undue burden on services.









**MAY 30, 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, James Kapellen, Julie Hagemann, Paul Davis, and Ron Webb.

Others Present: City Administrator Ramona Flanigan and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, May 25th at the Post Office, Edgerton Library, and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Lars Lein for a zoning change from R-1 (Town of Albion) to R-3 Residential District Three (City of Edgerton) for the property at 562 Thronson Drive.

Flanigan stated the parcel is currently located in the Town of Albion. The Council will be considering a request to annex the parcel into the City and to zone the parcel R-3. Adjacent parcels are zoned R-3, R-1 and A-1.

The City's Comprehensive Master Plan recommends the parcel be developed for residential purposes. Flanigan noted this is a single, existing lot being annexed not a subdivision.

Gina Cook, 566 Thronson Drive, stated she lives next to this property and is concerned with the type of development that goes on the property. Cook is concerned with stormwater and feels the existing detention pond is inadequate.

Flanigan stated the City Engineer will review the stormwater runoff at development time. Flanigan believes the existing detention pond does not serve this area on Thronson Drive.

Julie Satterlee, 208 Thronson Drive, asked what type of development is allowed in R-3 zoning. She also stated concerns regarding stormwater.

Flanigan stated R-3 allows for a single family or duplex unit with a building permit. It could allow up to 4 units with a conditional use permit which would have to be approved by this Commission.

Hearing no other comments, the Mayor closed the public hearing.

**CONSIDER REQUEST TO REZONE PROPERTY AT 562 THRONSON DRIVE:** Mark Wellnitz/Candy Davis moved to approve the rezone of 562 Thronson Drive to R-3 with staff recommendations.

Julie Hagemann asked how the stormwater issues will be addressed. Flanigan stated upon application for development, the City would address the floor elevation of the building and where

the stormwater runoff is directed. This is not typical of a residential unit but in this case the City's building inspector would require the City Engineer determine these factors.

Paul Davis asked what other approval steps are required with this parcel. Flanigan stated first the Wisconsin Department of Administration provides their review of the annexation. Once that is received, the Council will consider an ordinance for the annexation. In the meantime, if the rezone is approved by the Plan Commission, this will then go to Council for approval. One of the conditions in Mark Wellnitz's motion for the rezone is the rezone will be contingent upon the parcel being annexed.

Once all these steps are approved, building plans can be submitted and reviewed.

Gina Cook stated the stormwater runoff has only gotten worse since the corner lots have been developed. From past experience she knows the area is prone to flooding and more development will only add to it.

Chris Lund asked if changing the requested zoning to R-2 would require a conditional use permit if the developer wishes to build a duplex. Flanigan stated that is correct and a 4 unit would not be allowed.

Candy Davis asked if there is more impervious surface with a duplex. Flanigan stated some single-family homes have a larger footprint and impervious surface than duplexes, it all depends on the building plans. The Commission continued to discuss the advantages and disadvantage of R-3 zoning compared with R-2 zoning.

Victor Satterlee, 208 Thronson Drive, asked if there are requirements for electric, water and sewer connection. Flanigan stated the City requires water and sewer hook up but the City does not control the electric.

Flanigan stated the lot size is physically large enough to accommodate a 3 unit building. With the R-3 zoning it would have to be approved by the Commission.

Matt Schuette, the lot purchaser, stated he and his partner are looking at building a single-family home on the lot. He has no problem changing the zoning to R-2.

Mark Wellnitz/Candy Davis moved to amend their previous motion for R-3 zoning. The new motion is to recommending to Council approval of the rezone for the lot located at 562 Thronson Drive from R-1 (Albion) to R-2 Residential District Two (City) 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.  
The motion passed on a 7/0 roll call vote.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the March 28, 2018 Plan Commission meeting minutes passed, all voted in favor.

**CONSIDER PLAT OF SURVEY FOR 708 AND 710 W ROLLIN ST AND 202 N THIRD ST:** Flanigan stated the petitioners and City are trying to relocate the lot lines so buildings do not cross the lot lines. At one time, there was one owner of all these parcels. After a foreclosure, the properties were sold separately without lot line adjustments.

A Jim Kapellen/Paul Davis motion to recommend to Council, approval of the proposed plat of survey for the parcels located at 708 and 710 W Rollin Street and 202 N Third Street subject to 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 passed on a 7/0 roll call vote.

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

Ramona Flanigan/ch  
City Administrator

Approve June 13, 2018



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** June 13, 2018

**GENERAL DESCRIPTION**

**Address:** Lake Drive Road, Dane County, Albion Township, Section 35

**Applicant:** Wisconsin Power and Light Company

**Parcel Size:** 9.03 acres

**Description of Request:** create a lot for a substation

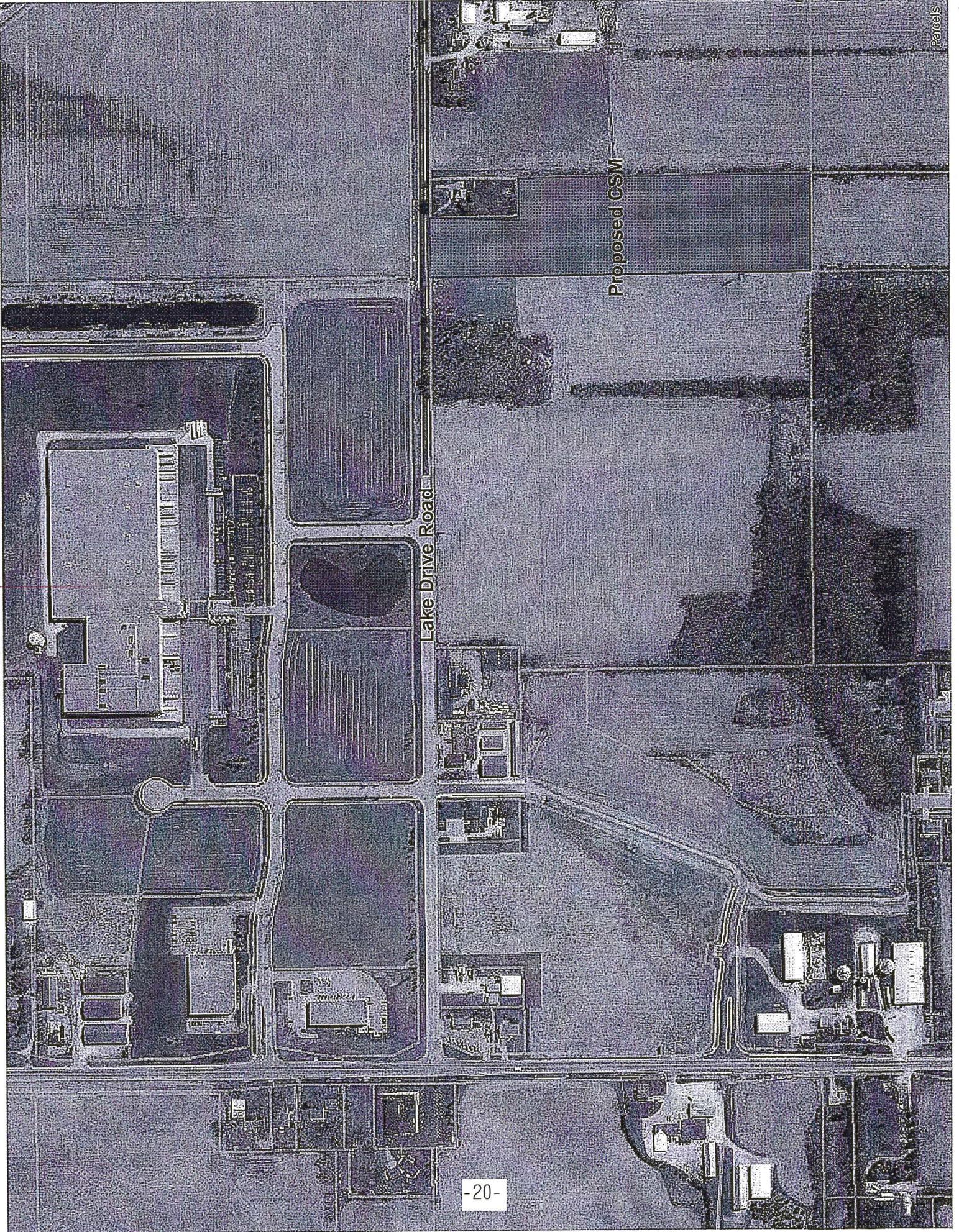
**STAFF REVIEW COMMENTS**

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 petitioner proposes to create a lot to allow for the construction of an electrical substation. The CSM dedicates the Lake Drive ROW.

**STAFF RECOMMENDATION**

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



Lake Drive Road

Proposed CSM

Parcels

DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE W1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 35,  
TOWNSHIP 05 NORTH, RANGE 12 EAST OF THE 4th  
PRINCIPAL MERIDIAN, TOWN OF ALBION,  
DANE COUNTY, WISCONSIN.

VOLUME \_\_\_\_\_

PAGE \_\_\_\_\_

BEARINGS REFERENCED TO GRID NORTH AS BASED  
ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE, NAD 83 (2011). CGF = 0.99994735

