

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

PLANNING COMMISSION
Monday, April 29, 2019 at 6:30 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, April 26, 2019.
3. Consider approval of March 25, 2019 Plan Commission meeting minutes.
4. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Erik and Dawn Samuelsen for a conditional use permit to allow an addition to a detached garage 19.5 feet tall for the parcel located at 212 Bentley Place.
 - B. Close the public hearing
5. Consider the request by Erik and Dawn Samuelsen for approval of a conditional use permit to allow an addition to a detached garage 19.5 feet tall at 212 Bentley Place.
6. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by WP&L for a conditional use permit to allow the installation of a fence outside of the ordinance provisions at 203 South Ave.
 - B. Close the public hearing.
7. Consider request by WP&L for approval of a conditional use permit to allow the installation of a fence outside of the ordinance provisions at 203 South Ave.
8. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Edgerton School District/Superintendent Dennis Pauli for a conditional use permit and a site plan to allow an addition to an Indoor Institutional land use for the High School at 200 Elm High Drive and the Elementary School at 100 Elm High Drive.
 - B. Close the public hearing.
9. Consider request by Edgerton School District/Superintendent Dennis Pauli for approval of a conditional use permit and a site plan to allow an addition to an Indoor Institutional land use for the High School at 200 Elm High Drive and the Elementary School at 100 Elm High Drive.
10. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Brian Danielson for a conditional use permit to allow the establishment of a personal storage facility (self-storage units) at 505B W Fulton St.
 - B. Close the public hearing.
11. Consider request by Brian Danielson for approval of a conditional use permit to allow the establishment of a personal storage facility (self-storage units) at 505B W. Fulton St.
12. Consider extraterritorial land division for Fox LLC, N. Goede Rd, Town of Fulton, Section 1 (2019 016)
13. Set next meeting date and future agenda items.

14. Adjourn.

cc: Commission Members
City Engineer

All Council Members
Newspapers

Department Heads

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."

**MARCH 25, 2019 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, Jim Kapellen, Ron Webb and Julie Hagemann. Paul Davis arrived at 6:05 p.m.

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 22nd at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the February 6, 2019 Plan Commission meeting minutes passed, all voted in favor.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton for approval to rezone 315, 415, 420, 472, and 440 W High St. from B-3 Large Scale Commercial to M-2 General Industrial District.

Flanigan stated the south side of W High St is owned by the City and houses the public works garage, water garage, and outdoor storage. The north side parcels are privately owned by Edwardson Plumbing and Yeske Construction.

All of the privately-owned parcels have outdoor storage making them nonconforming in the B-3 District. Yeske Construction wishes to expand their property by purchasing a portion of the adjacent parcel. If the expansion happens, they would then be prohibited to have outdoor storage under the current B-3 zoning regulations.

Although the City's parcels do not require a rezone to M-2 because they are Public Services and Utility land uses, for consistency in zoning of similar types of land uses, staff is recommending they also be rezoned.

Flanigan stated staff is recommending the zoning be change from B-3 to M-2 making the outdoor storage allowable. This is supported by the Master Plan and would not change the zoning of the parcels along S. Main St.

The items that differ between B-3 to M-2 are the following:

- B-3 allows personal and professional services (M-2 does not)
- B-3 allows indoor sales or services (M-2 does not)
- B-3 allows in-vehicle sales or services (M-2 does not)
- M-2 allows light industrial uses (B-3 does not)
- M-2 allows outdoor storage or wholesaling (B-3 does not)

- M-2 allows outdoor maintenance services (B-3 does not)
- M-2 allows heavy industrial uses (B-3 does not).

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST TO REZONE 315, 415, 420, 472, AND 440 W HIGH ST: A Mark Wellnitz/Candy Davis motion to recommend to Council approving the rezone of 315, 415, 420, 472, and 440 W High St. from B-3 Large Scale Commercial to M-2 General Industrial District passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend the following sections of the zoning ordinance:

1. Section 22.420 Fencing Standards
2. Section 22.403 Visibility Standards
3. Section 22.304(6)(e) and (f) Temporary Outdoor Sales
4. Section 22.302(11)(d) Steps in Front Yards
5. Section 22.303(2)(g) Modification of a Detached Garage

See attached staff report for explanations of amendments.

Flanigan elaborated on the fencing standards. She asked the Commission, in the event of security fences, if the height exceeds 8 feet when located on any non-residentially zoned property, do they wish to review these requests through a site plan approval? Do they want it to be a conditional use where neighbors are notified?

Kapellen stated this does not occur that often and would like the neighbors to be notified. A discussion regarding what the Commission wishes to review and if it should be a conditional use or site plan approval followed. Flanigan restated, for clarification, that the Plan Commission wishes to have all fence rule exceptions require a conditional use. This would require notification of the neighbors and be considered by the Commission.

Hear no comment, the Mayor closed the public hearing.

CONSIDER REQUEST TO AMEND SECTIONS OF THE ZONING ORDINANCE: Candy Davis/Mark Wellnitz moved to recommend to Council approving amendments to the following zoning ordinance:

1. Section 22.420 Fencing Standards, (with modifications)
2. Section 22.403 Visibility Standards
3. Section 22.304(6)(e) and (f) Temporary Outdoor Sales
4. Section 22.302(11)(d) Steps in Front Yards
5. Section 22.303(2)(g) Modification of a Detached Garage

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

CONSIDER 1 LOT CSM FOR YESKE ON W HIGH ST: A Jim Kapellen/Candy Davis motion to approve a preliminary and final 1 lot certified survey map for Yeske Construction at 472

W High St passed on a 7/0 roll call vote.

CONSIDER SITE PLAN FOR ALLIANT ENERGY ON SOUTH AVE: Flanigan stated Alliant Energy is proposing to modify the existing substation by adding a building; relocating equipment on the site; expanding the gravel pad; paving the driveway approach; and installing a new fence. This is considered a Public Service and Utility land use which is a Special Use in the R-1 District. For details of the proposal see the attached staff report.

The fence location will remain the same but is proposed to be 8' tall with 1' of barbed wire on the top. Flanigan stated given the earlier ordinance amendments, the Commission should deliberate how to proceed with this request.

New plans submitted this evening indicate compliance with the 10' setback for the gravel base. The original plans proposed a 5' setback from the right-of-way.

Jerry Lund and Greg Andrey with Alliant Energy presented revised plans for the modification to the substation.

Flanigan stated because the gravel base has been set back, the proposed Juniper shrubs may fit along the road right-of-way. The City ordinance requires landscape screening if the fence height is exceeded and some type of landscaping will be needed.

Andrey stated Alliant generally uses grey/cream with a brown roof for their building. If the City requires another color, they are willing to work with them. Flanigan stated because it is a utility building in a residential neighborhood the Commission has a say. Wellnitz stated it is difficult to make these buildings look anything but utility buildings so he is good with Alliant's proposal.

The existing pole on the front side of the property will be gone. Andrey stated the modifications will convert the needed voltage to handle more demand in an emergency situation. It will also tie to the new station by the Edgerton Business Park that will allow for redirecting service if one of the stations goes down.

The Commission reviewed the conditions in the staff report.

- The gravel pad has been relocated so is no longer an issue.
- The petitioner has agreed to grade the terrace and install the retaining wall.
- The sidewalk will go through the new driveway.
- The Commission has accepted the proposed exterior structure materials.
- The evergreen trees be located along the south side, out of the right-of-way, for screening and the flowering trees remain where they are located on the plan.
- All future outside storage be at least 50' from an adjoining property.
- The City grants an easement for the stormwater ditch.
- A conditional use be submitted to allow a fence taller than 4' in the front yard.

A Candy Davis/Jim Kapellen motion to approve the site plan to allow the reconstruction of a substation at 203 South Ave. subject to the above listed conditions passed on a 7/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION FOR McCANN: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for McCann, Section 16 Town of Fulton (2019 009) passed on a 7/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approved April 29, 2019

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: March 25, 2019

GENERAL DESCRIPTION

Description of Request: Petition for site plan approval to allow for the expansion of a substation

Location: 203 South Ave

Applicant: WP&L

Current Zoning/Land Use: R-1/ Substation

Lot Size: Approximately 0.87 acres

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 modify the existing substation by: adding a 17'x 46'8" building, relocating the substation equipment on the site, expanding the gravel pad under the substation, paving of the driveway approach, and installing a new fence. This use is considered a Public Service and Utility land use which is a Special Use in the R-1 District.
2. The proposed 793 sf building, to be located on the east side of the site, meets all the setback requirements. The prefabricated building has white metal paneled siding and a brown metal paneled roof. A condition of the ordinance is that the exterior of the building be compatible with the exterior of surrounding buildings. The building will appear as a large, metal utility shed or metal sided garage. The Commission should determine if this is acceptable.
3. The gravel base material is proposed to be expanded in the front and rear yards compared to its current configuration. In the rear it will be within 12' of the property line (currently it is 40' from the property line). The gravel in the front yard is currently 11' from the right-of-way (ROW). It is proposed to be 5 feet from the ROW. The ordinance requires paved surfaces have a 10' setback.
4. The plan proposes the installation of a new security fence 8' tall with 1' of barbed wire on the top. The proposed fence will be in approximately the same location as the existing fence except in the rear yard where it will be closer to the lot line (20'). The fence regulations do not allow a security fence like this in a residential district. The Plan Commission will consider a fence regulations amendment to address security fences for utilities such as this one. If the ordinance amendments are not made to allow this fence, the petitioner will have to obtain a variance for the fence.
5. The driveway will be paved. The driveway should include a sidewalk so that the sidewalk system is

complete when sidewalk is installed on South Ave. Staff does not recommend the sidewalk be installed on this site at this time outside of the driveway since the sidewalk does not currently exist on either of the adjoining lots. Staff does however recommend the terrace be graded for a future sidewalk and the “future” retaining wall be installed at this time to accommodate the future sidewalk.

6. Stormwater from the increased gravel area will be directed to the south and collected in a stormwater pipe that drains to the bio retention basin to be installed on the east side of the gravel pad. The bio retention basin will drain to the spillway on the southeast corner of the substation to a gravel ditch that drains to the City’s detention basin. The petitioner will request an easement from the City for the stormwater ditch. A small berm is proposed on the west side of the substation.
7. The plan indicates the existing trees on the west side of the site will remain but the trees on the east side will be removed for the stormwater basin. The landscape plan proposes three flowering trees on the northeast corner of the site and 10 Juniper shrubs (17’ tall mature height). The Juniper shrubs are in the ROW and would have to be removed when the public sidewalk is installed. The flowering trees should be relocated to the terrace not in the area where a sidewalk will be installed and the evergreens to the east side of the site to screen the substation from the adjoining property.
8. The plan does not indicate any outdoor storage. If any is added, it must be 50’ from residentially zoned adjoining properties
9. The proposed light plan complies with the ordinance provisions. The plan does provide for emergency lighting to use utilized only as needed.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan to allow the reconstruction of a substation at 203 South Avenue subject to the following conditions:

1. The petitioner reduces the gravel pad so that it is at least 10’ from the sidewalk.
2. The petitioner grades the terrace for the future sidewalk and installs the retaining wall with this project.
3. The petitioner installs the sidewalk through the new driveway.
4. The Plan Commission either requires horizontal siding be installed on the structure or accept the proposed exterior materials.
5. The petitioner modifies the landscape plan by relocating the flowering trees to the terrace (not in the area where a sidewalk would be installed) and by relocating the evergreens to the east side of the site to screen the substation from the adjoining property.
6. All future outside storage be at least 50’ from an adjoining property.
7. The City grants an easement for the stormwater ditch.
8. The ordinance is amended to allow the proposed fence or the petitioner obtains a variance.

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: March 25, 2019

DISCUSSION

Please recall the Plan Commission requested a public hearing for the following potential text amendments.

22.420 Fencing Standards

(c) Maximum Height: The maximum height of any fence, landscape wall, or decorative post shall be the following:

1. 4 feet when located within a required front yard or required street yard on any property, unless it is determined to be a visual obstruction;
2. 6 feet when located on any residentially zoned property, but not within a required front yard or a required street yard; and
3. 8 feet when located on any non-residentially zoned property in a side or rear yard ~~but not within a required front yard or a required street yard, except that security fences may exceed this height.~~ Security fences for non- residentially zoned properties and for Public Utilities in any zoning district may exceed the height restrictions of section 22.420 (c) if approved by the Plan Commission as part of an approved site plan.
4. The maximum heights listed for Subsections (3)(c)1.-3., above, may be exceeded with the approval of a conditional use per Subsection 22.206. The following conditions (at a minimum) shall be established for such requests:
 - a. The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas;
 - b. The fence shall be screened on its external side with adequate plants so as to maintain an attractive appearance to said side.
 - c. The fence shall be setback from the property line beyond the requirement of Subsection (3)(b), above, such distance as appropriate to contain adequate landscaping per (3)(c)4.b., above, and so as to maintain an attractive relationship to fence's external side.

22.403 VISIBILITY STANDARDS.

(1) Purpose.

The purpose of this subsection is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.

(2) Requirement.

In order to provide a clear view of intersecting streets to motorists there shall be a triangular area of clear vision formed by the two intersecting streets and a chord connecting adjacent right-of-way lines, as determined by the Director of Public Works. The following are prohibited within said triangular area: signs (other than traffic control signs) ~~and signs~~ having a post(s) 12 inches in diameter or more; ~~less~~; ~~and also signs having with~~ the bottom edge of the sign ~~at least~~ less than 8 feet high; parking spaces; structures or earthwork in excess of 30 inches; and ~~no~~ and vegetation, fencing, ~~nor~~ and other such obstructions between 30 inches and 8 feet in height which exceeds an opacity of 0.2 (see Subsection 22.610(4)(b)). Height shall be measured above either of the centerline elevations of said two streets. Generally, the standards within Table 22.403 and illustrated in the accompanying graphic, on the following page, shall apply.

22.304 (6) (f) Seasonal Outdoor Sales of Products.

Description: Includes any outdoor display of products not otherwise regulated by the City of Edgerton Code of Ordinances. Examples of this land use include but are not limited to: seasonal garden shops and the display of farm products.

1. Temporary Use Regulations: {A-1, B-1, B-2, B-3, B-4, HMU, M-1, M-2}
 - a. Display shall be limited to a maximum of 120 days in any calendar year.
 - b. Display shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
 - c. Signage shall comply with the requirements for temporary signs in Subsection 22.506.
 - d. Adequate parking shall be provided.
 - e. If subject property is located adjacent to a residential area, sales and display activities shall be limited to daylight hours.
 - f. The applicant has written permission from the property owner or tenant.
 - f.g. Shall comply with Subsection 22.208, standards and procedures applicable to all temporary uses.

22.302 (11) (d) Permitted Intrusions Into Required Yards: The following intrusions by buildings and structures are permitted into the specified required yards:

1. Permitted Intrusions Into Required Front or Street Yards:

- a. Chimneys, flues, sills, pilasters, lintels, ornamental features, cornices, eaves, bay windows, and gutters for residential buildings, provided they do not extend more than two and one-half (2.5) feet into the required yard.

b. Yard lights, ornamental lights, and nameplate signs for residential lots; provided, that they comply with the illumination requirements of Section 22.407 and provided they do not locate closer than five (5) feet from the front or street property line.

c. Terraces, sidewalks, ~~steps~~, uncovered porches, decks, stoops, or similar appurtenances to residential buildings which do not extend above the floor level of the adjacent building entrance; provided, they do not intrude more than six (6) feet into any required street yard and front yard, except sidewalks connecting to a public sidewalk may extend to the public sidewalk. Steps may intrude more than 6 feet into a required street yard or front yard only if required by the elevation of the entry but cannot extend any closer than 10 feet to the front or street yard lot line.

Section 22.303 Nonconforming uses, structures, lots

(2)(g) A legal, nonconforming detached garage may be enlarged modified provided the following requirements are met:

1. That the proposed garage addition complies with the required setback(s).
2. ~~And~~ That precautions (determined on a case-by-case basis by the Building Inspector) are taken to reduce the possibility of fire damage to nearby structures.
3. The proposed modification does not result in a detached garage that exceeds any of the area, height, intensity requirements, bulk requirements or other ordinance provisions.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 29, 2019

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use to allow the construction of a garage taller than 15'

Location: 212 Bentley Place

Applicant: Erik and Dawn Samuelsen

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

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 212 Bentley Place. The parcel is zoned R-2. The petitioners propose to construct an addition to a detached garage. The proposed garage addition is 19'5' tall. The ordinance allows accessory buildings to be 15' tall and up to 20' tall with a conditional use permit.
2. The petitioners wish to preserve the front part of the structure and remove the rear section. The rear section was built with a shed roof extending nearly to the ground making it difficult to use. The petitioners propose to replace the rear section with an addition that has the same footprint as the existing structure. The front of the structure that is being preserved is 23'7' tall. The petitioners wish to construct the addition to blend with the front portion thus the request to construction garage taller than 15'. The addition will not have a second floor.
3. The petitioners indicate their motivation to renovate, as opposed to rebuild, the existing garage is to preserve its historic character. The petitioners indicate the structure was originally built in the early 1900s as a barn. The proposed addition will have similar features and materials as the house and the original portion of the garage that will remain. (See attached description).

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Erik and Dawn Samuelsen for the property located at 212 Bentley Place to allow a garage 19'5" tall with the following conditions:

1. The garage cannot be used for business, office, dwelling or any other use that is prohibited by City regulations.
2. Storm water from the addition is not directed to the property southwest of the addition.

This permit 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.

Erik & Dawn Samuelsen

212 Bentley Place Edgerton, WI 53534

608-247-3697

CITY OF EDGERTON
CONDITIONAL USE PERMIT BOARD
12 Albion Street
Edgerton, WI 53534

March 27, 2019

Good morning,

Thank you for the opportunity to present the following revised plan for our barn renovation at 212 Bentley Place. This plan has evolved with the help of the City of Edgerton Variance Board along with input from our neighbors with our ultimate goal of establishing a plan that all can be satisfied with.

Our renovation will be constructed on the existing foundation with no footprint expansion. The current height of this barn is 23'-7". We will, however, limit the height on the back side to 19'-5" at the peak. We will be adding windows and dormers with reversed board & batten wood siding to make this renovation visually very pleasing and in harmony with the current structure and surroundings. We will be using wood siding to match the current structure, painted similar to the current barn. No vinyl siding or aluminum soffits will be utilized as our goal is to maintain as much of the original feel of this structure as possible.

We have an alternate plan to remove this barn entirely and replace with a brand new garage, relocated on our property – but this is certainly not our first choice. Our desire is to do all we can to retain this original barn by renovating it to better suit our needs 100 plus years after it was originally built.

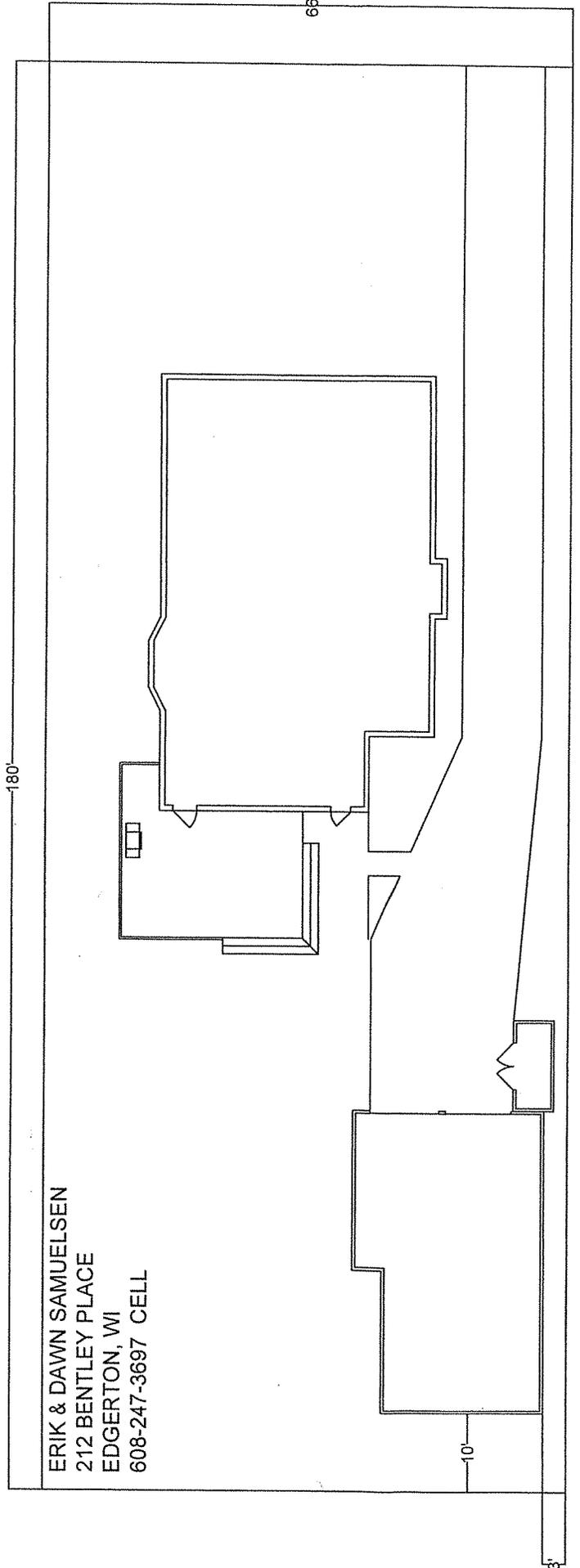
We appreciate this opportunity to present our plans and further discuss as we move forward. Please feel free to call anytime with any questions I can address.

Thank you!



Erik A. Samuelsen
608-247-3697 CELL

BENTLEY PLACE



ERIK & DAWN SAMUELSEN
212 BENTLEY PLACE
EDGERTON, WI
608-247-3697 CELL

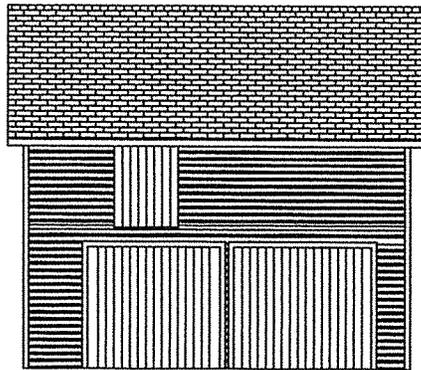
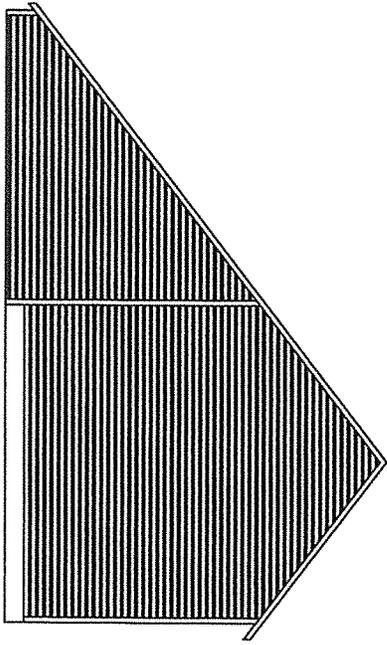
180'

69'

10'

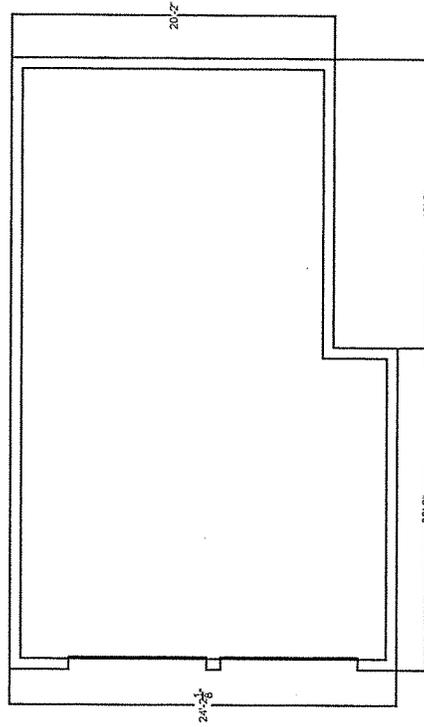
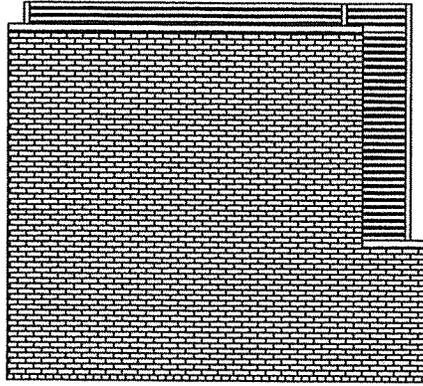
3'

SOUTH WEST EXPOSURE

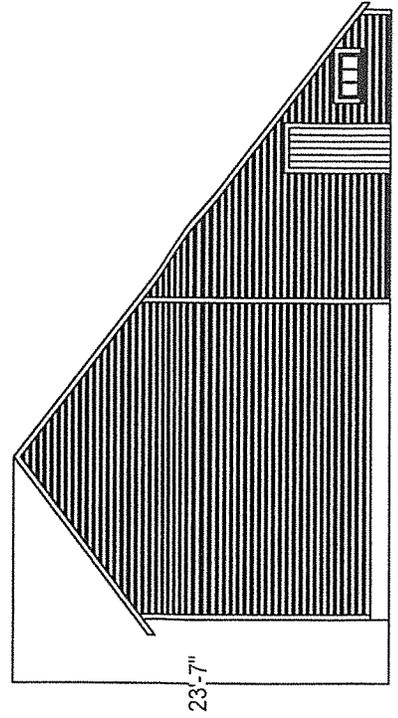


SOUTH EAST EXPOSURE

NORTH WEST EXPOSURE

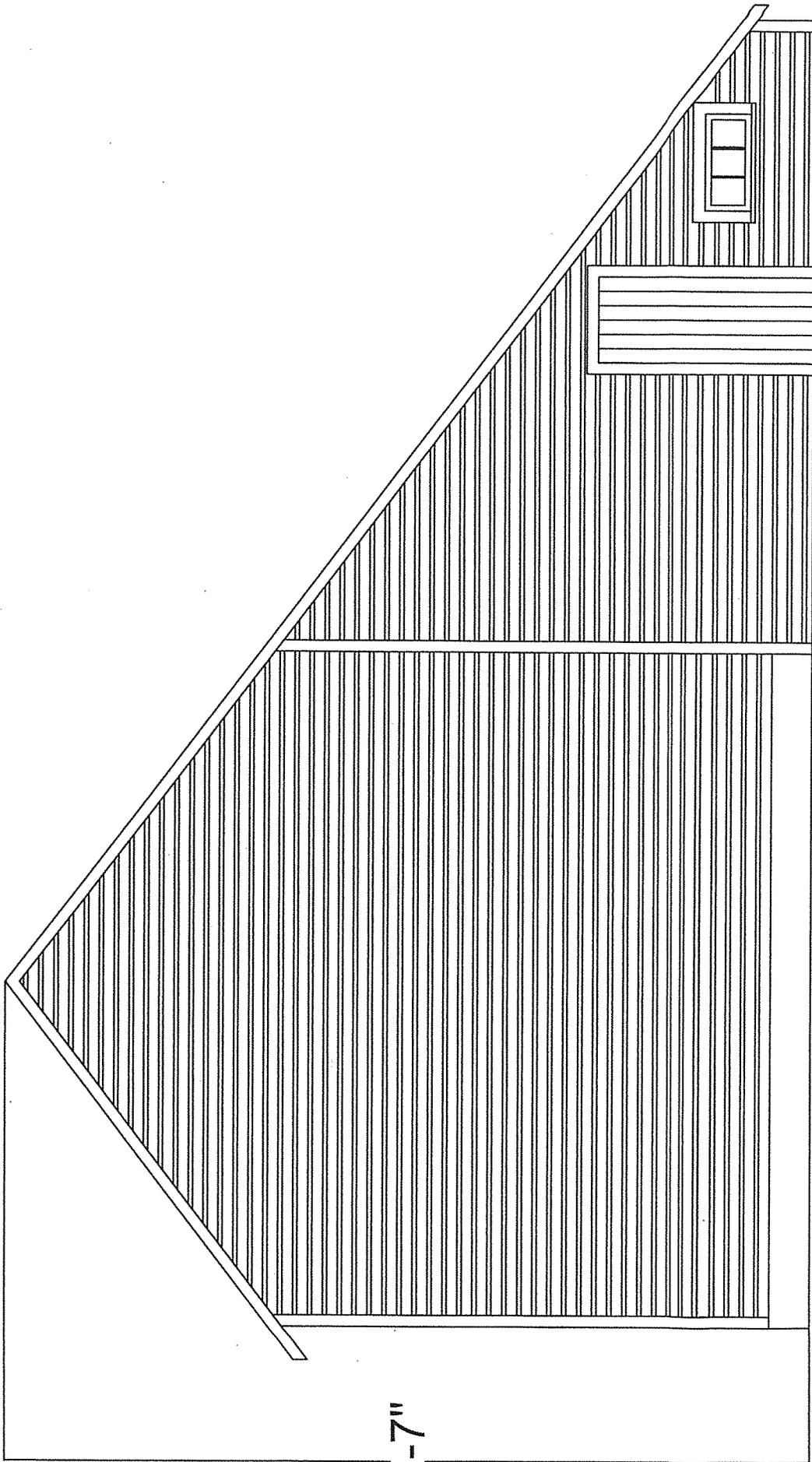


ERIK & DAWN SAMUELSEN
212 BENTLEY PLACE
EDGERTON, WI
608-247-3697 CELL



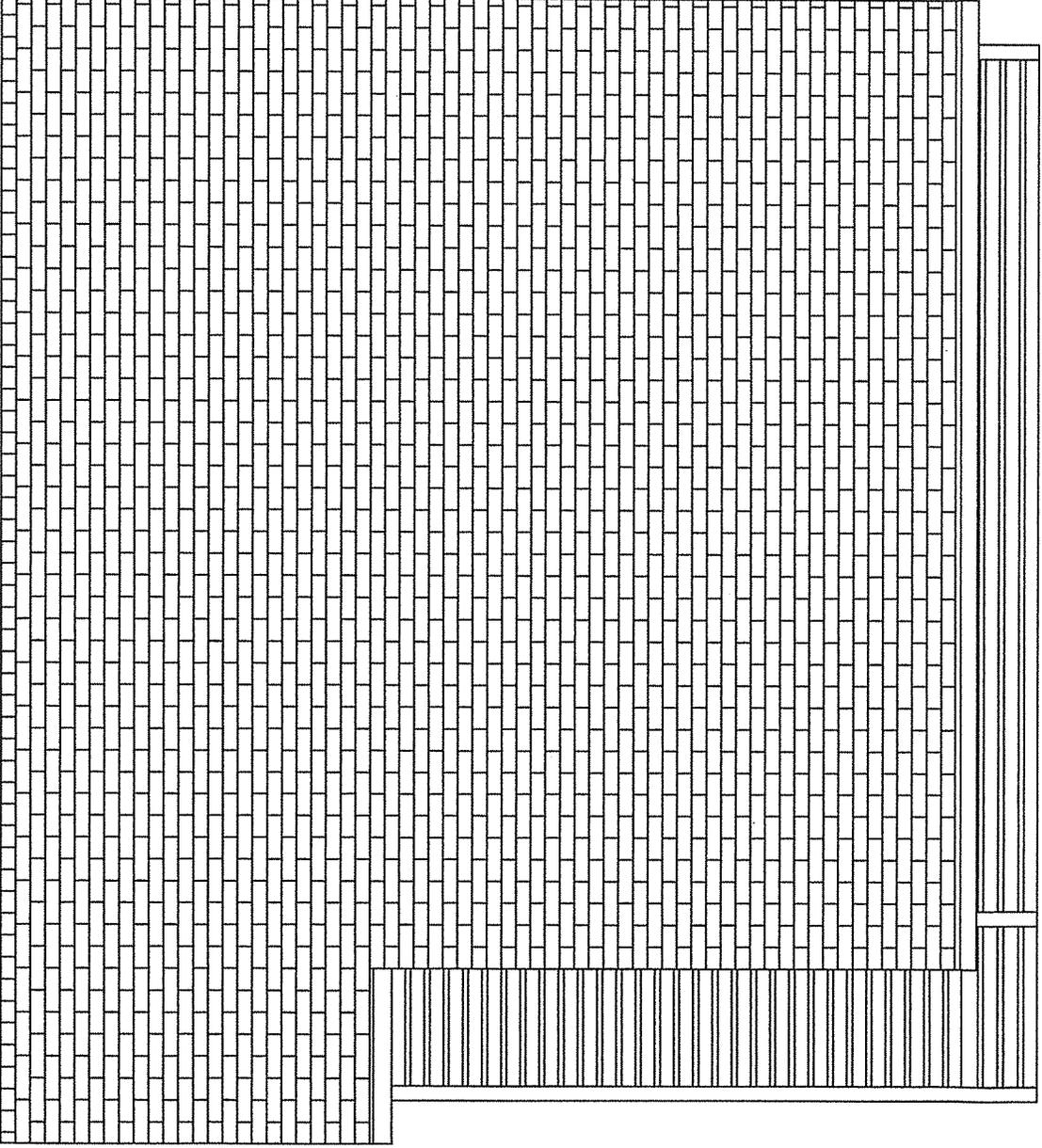
NORTH EAST EXPOSURE

CURRENT BARN CONFIGURATION

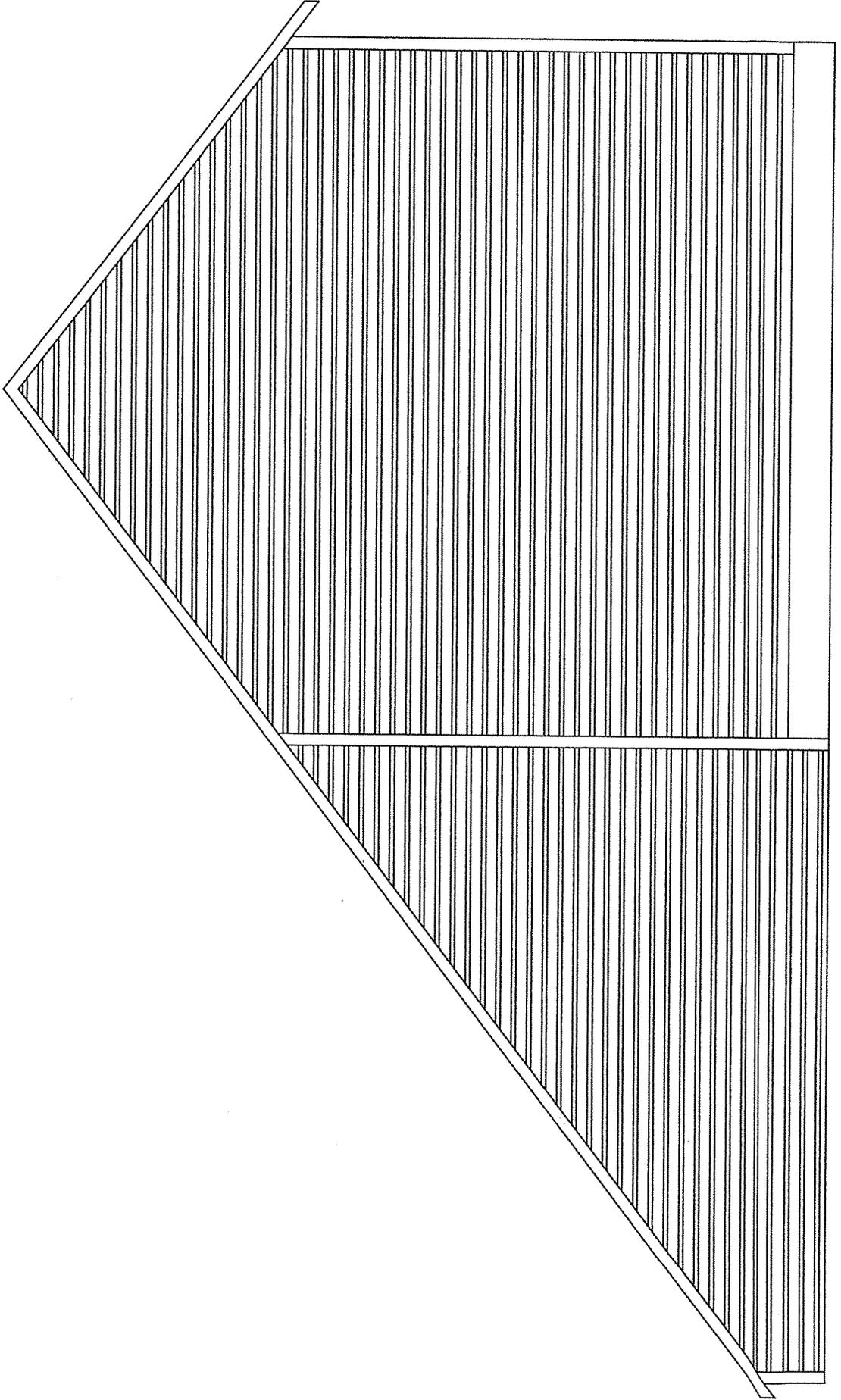


23'-7"

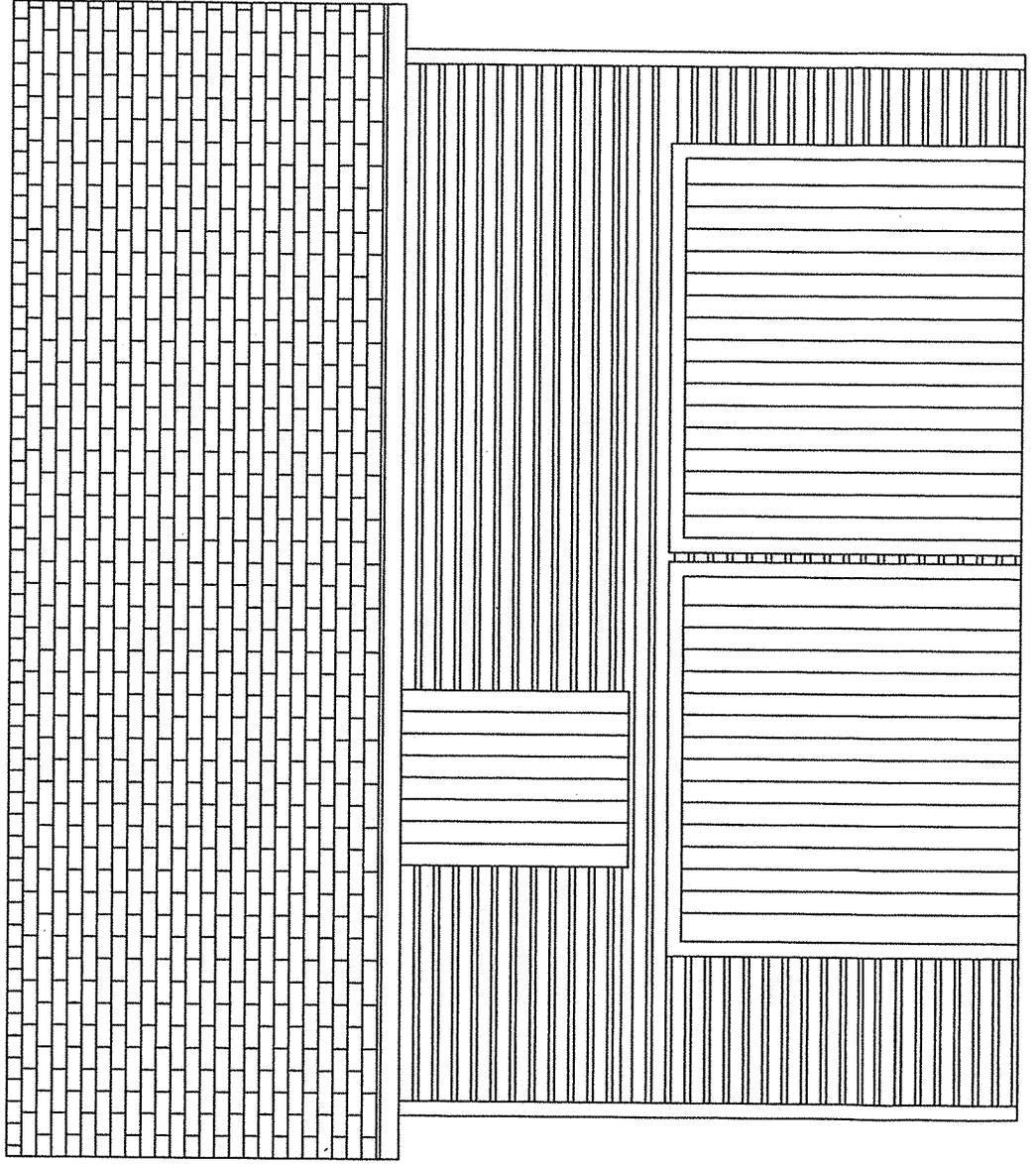
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NORTH WEST EXPOSURE



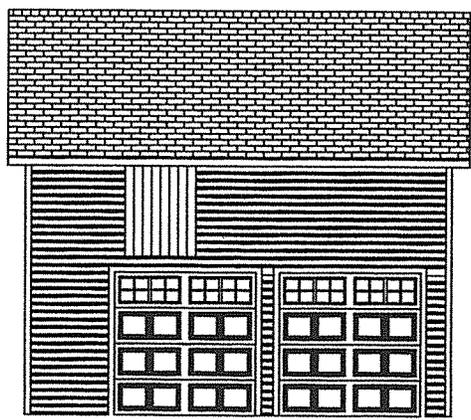
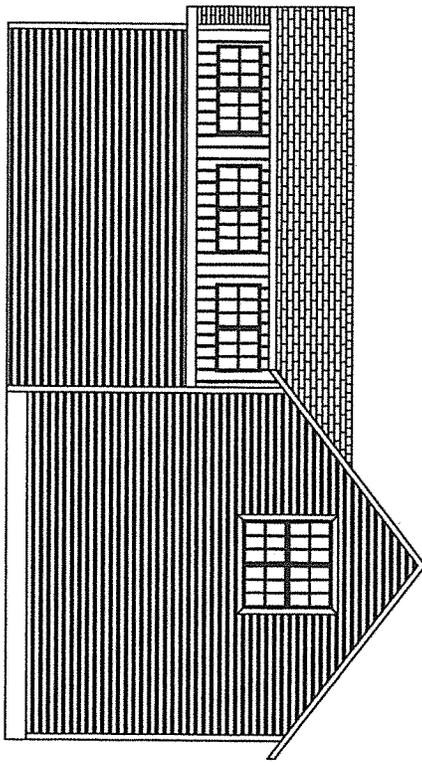
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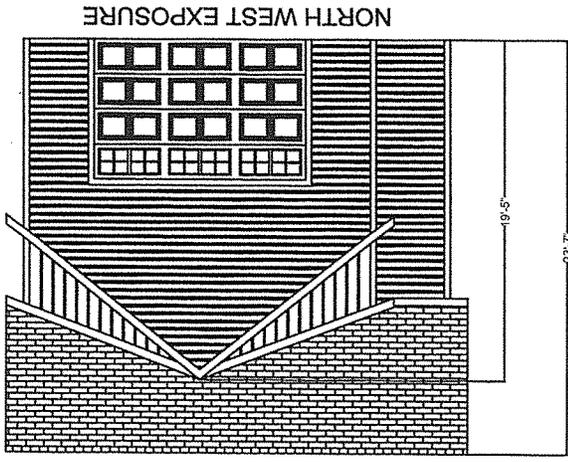
SOUTH EAST EXPOSURE

ERIK & DAWN SAMUELSEN
 212 BENTLEY PLACE
 EDGERTON, WI
 608-247-3697 CELL
 PROPOSED BARN REMODEL

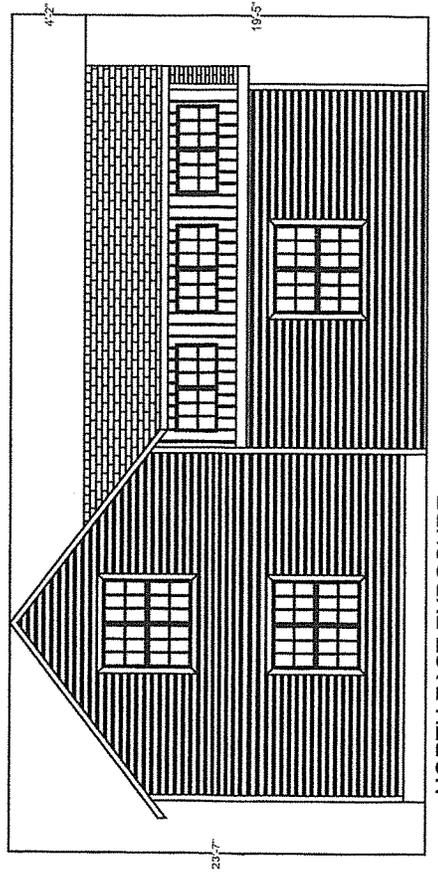
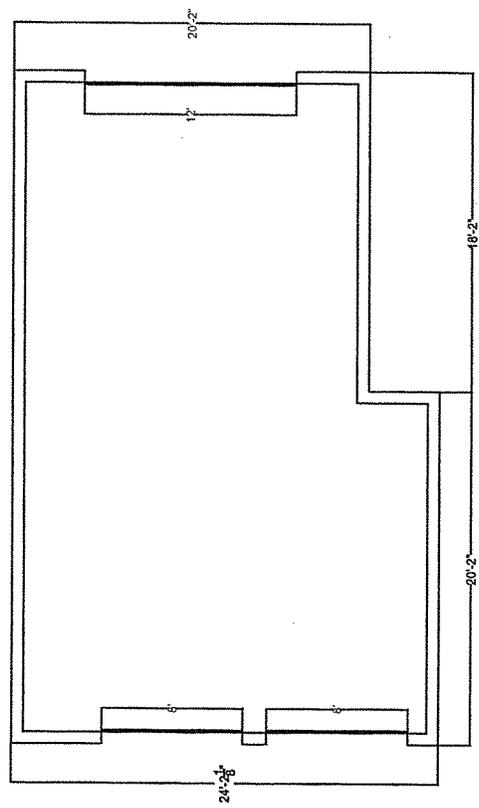
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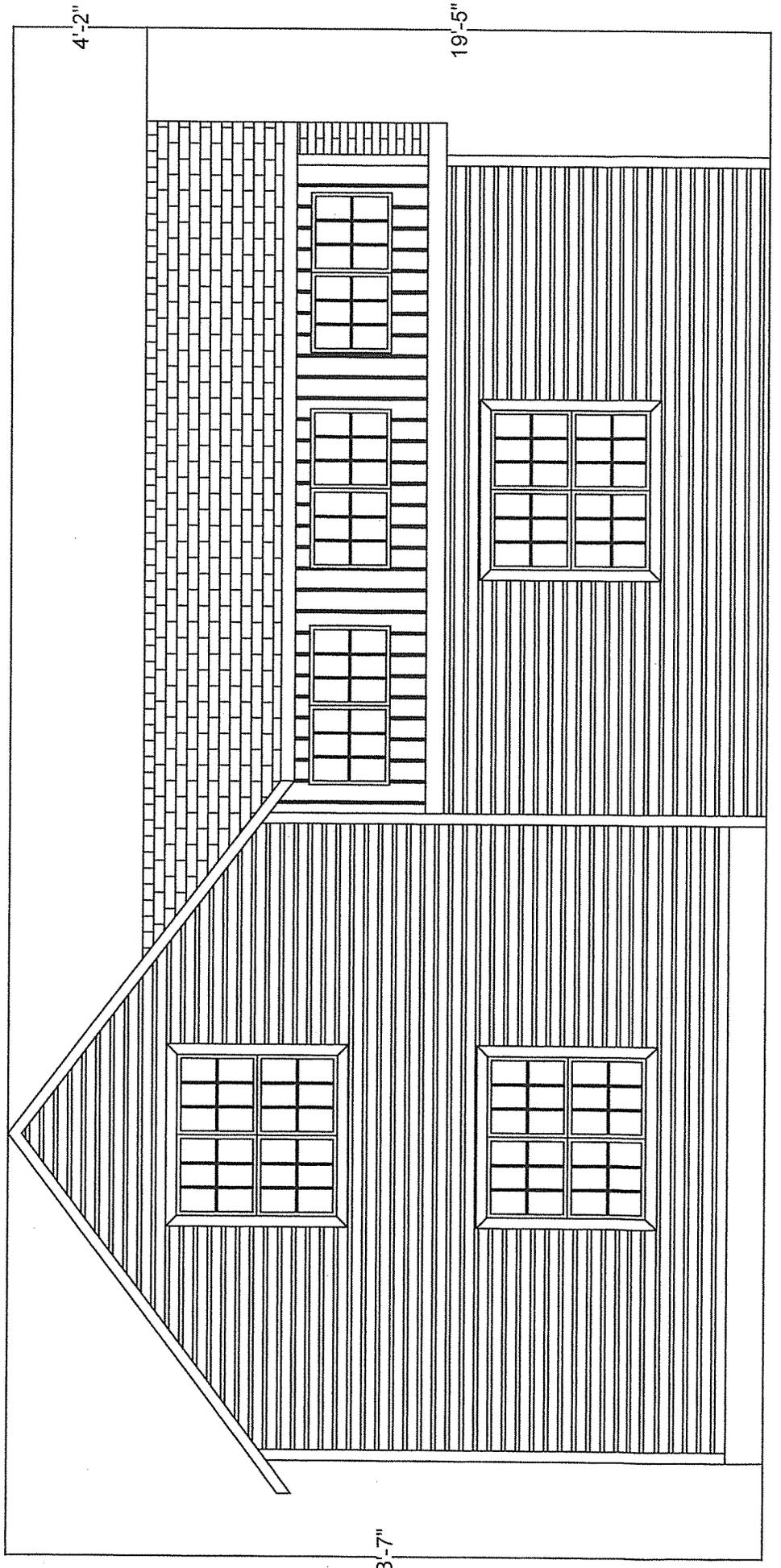
SOUTH EAST EXPOSURE



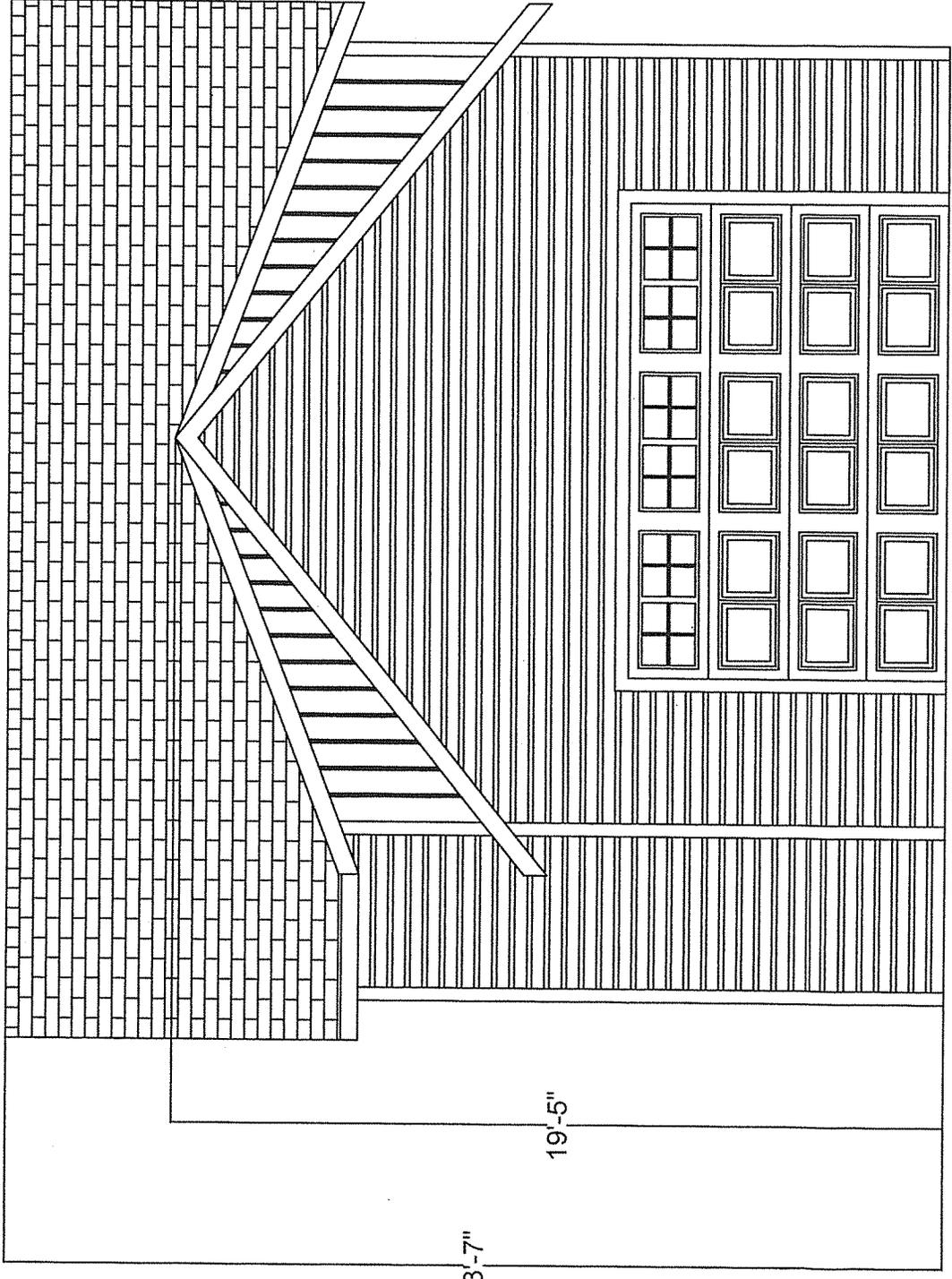
NORTH WEST EXPOSURE



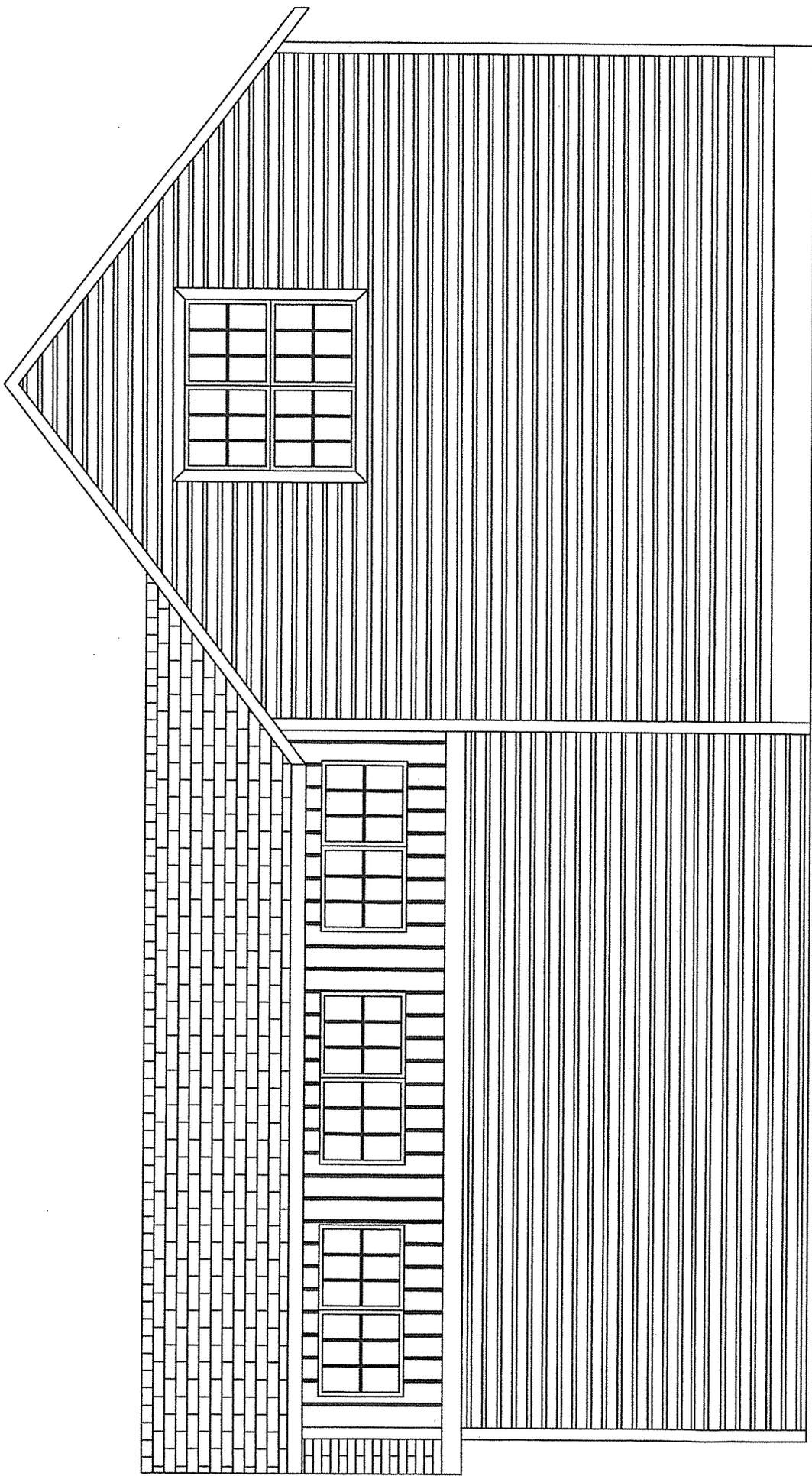
NORTH EAST EXPOSURE



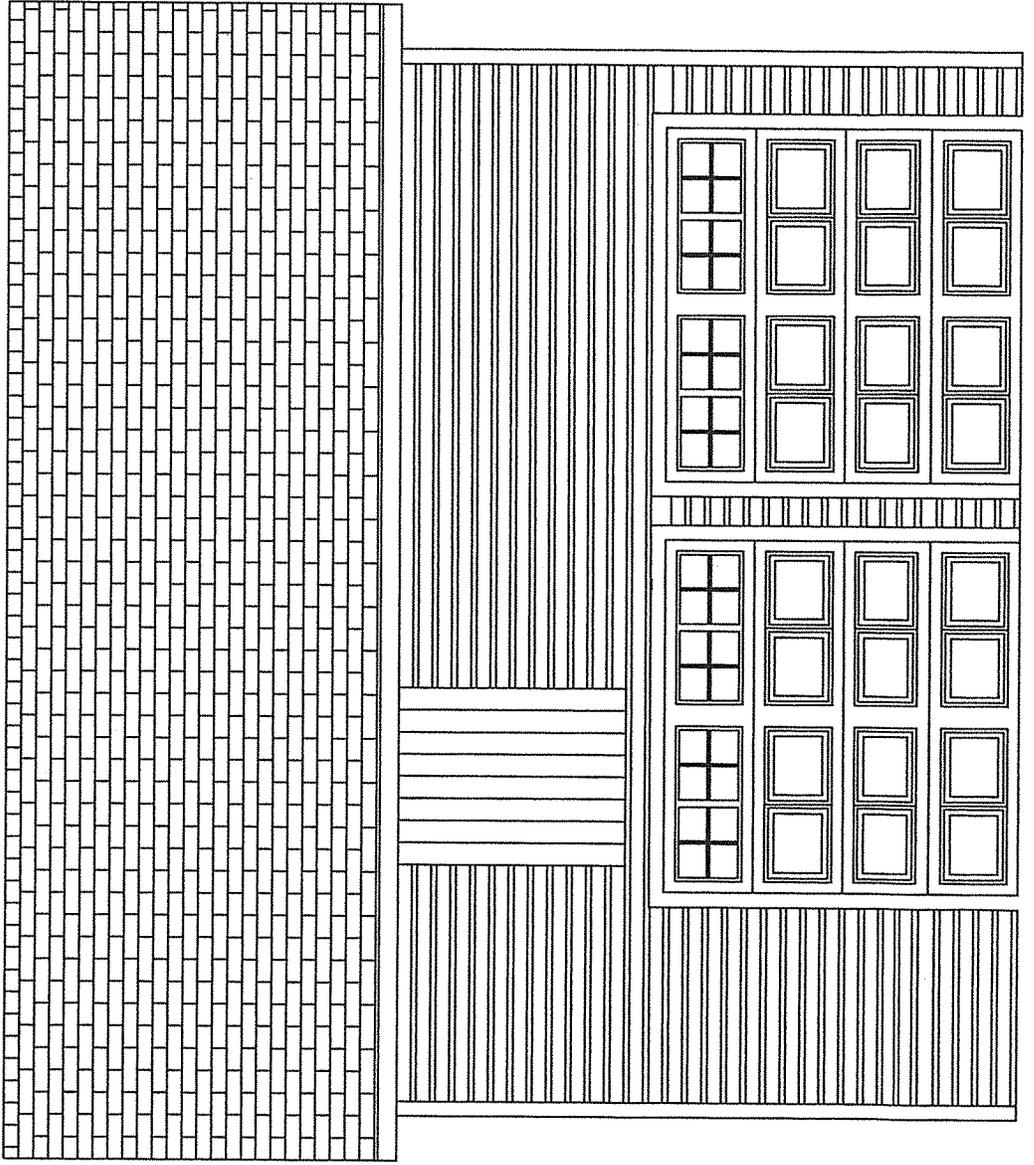
NORTH EAST EXPOSURE



NORTH WEST EXPOSURE



SOUTH WEST EXPOSURE



SOUTH EAST EXPOSURE

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 29, 2019

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use to allow the construction of a fence taller than allowed by the ordinance

Location: 203 South Ave

Applicant: WP&L

Current Zoning/Land Use: R-1 Residential District One/ substation

Lot Size: 0.87 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 203 South Ave. The petitioner proposes to construct an 8' tall chain link, security fence with 1 foot of barbed wire on top surrounding the substation. The ordinance allows for a fence to be taller than otherwise allowed with a conditional use permit.
2. The fence is proposed to be 15' from the street. A retaining wall will be installed between the future sidewalk and the fence because the substation elevation is much lower than the future sidewalk and the street. The retaining wall is tallest at its west end being about 4'7". Thus the fence will not appear as tall at that end. The retaining wall is approximately 9 feet from the sidewalk
3. The landscape plan proposes the installation of 10 upright juniper bushes between the retaining wall and the future sidewalk. The petitioner should select a more upright variety unless the shrubs are planted close to the wall, to avoid maintenance issues once the sidewalk is installed. The petitioner also proposes to install 3 flowering trees on the east side of the substation near the street.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant approval of a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for WP&L for the property located at 203 South Ave with the following conditions and findings:

Conditions

1. The petitioner should select a more upright variety of an evergreen or plant the shrubs as close of possible to the wall to avoid maintenance issues once the sidewalk is installed.

Findings

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.

City of Edgerton Conditional Use – Saunders Creek Electric Substation Rebuild
Approval Narrative – Security Fence
Wisconsin Power and Light Company

The proposed rebuild of the existing electric substation by Wisconsin Power and Light Company (WP&L) is being done to replace the aging substation located on South Avenue, in the City of Edgerton. The following will address the items listed on the attached Application of Site Plan Approval:

1. Existing Zoning:

22.710 Residential District One (R-1).
Substation Use Permitted by Right with Additional Special Requirements

2. Natural Resources Site Evaluation:

3. Current Land Uses:

Public utility facility – electric substation and open space

4. Proposed Land Uses:

Public utility facility – electric substation and open space

5. Project Number of employees:

None - See attached Operations Plan

6. Proposed amount of impervious surface area and landscape area:

34,591 Square Feet Site Area
10,000 Square Feet Substation Gravel Pad Area
Approx 1,620 Square Feet Impervious Surface Area (Driveway and Control Bldg)
Impervious Surface Area Ratio: 0.05%

7 and 8. Hours of Operation and Operational Considerations:

See attached Operations Plan. The proposed development shall comply with all requirements of Section 22.40.

9. Building and Fencing Materials:

Metal prefabricated control building and metal chain link fencing. The security fence is required by state and federal standards.

10. Future Expansion:

Not likely due to size limitations of the WP&L site and neighboring land uses (residential and parkland).

11. Other pertinent information:

See attached drawing and operations plan.

Additional Information:

The existing substation site will be use to upgrade the electrical equipment and will provide reliable electrical service to the surrounding area. The substation will have an 8 foot high perimeter fence with an additional 1 foot of barbed wire. Essentially no traffic or audible noise is created by the substation and lighting is minimal (see attached operations plan).

The new substation will include a retaining wall to accommodate a future sidewalk project along the South Avenue frontage. The new substation will include vegetative screening to reduce the view of the facility from the neighboring properties. The new substation will operate at 24.9 Kv which better serves the existing electrical facilities in the immediate area, as well as providing contingency capability to the electrical service for the Edgerton community.

The driveway access will be paved and the site drainage has all been accounted for in the proposed use. The City of Edgerton has agreed to provide a permanent storm drainage easement to allow the installation and maintenance of a spillway on the south side of the site.

This use will meet all applicable regulations most notably those outlined in the City of Edgerton zoning code and all applicable Wisconsin Statutes and industry standards.

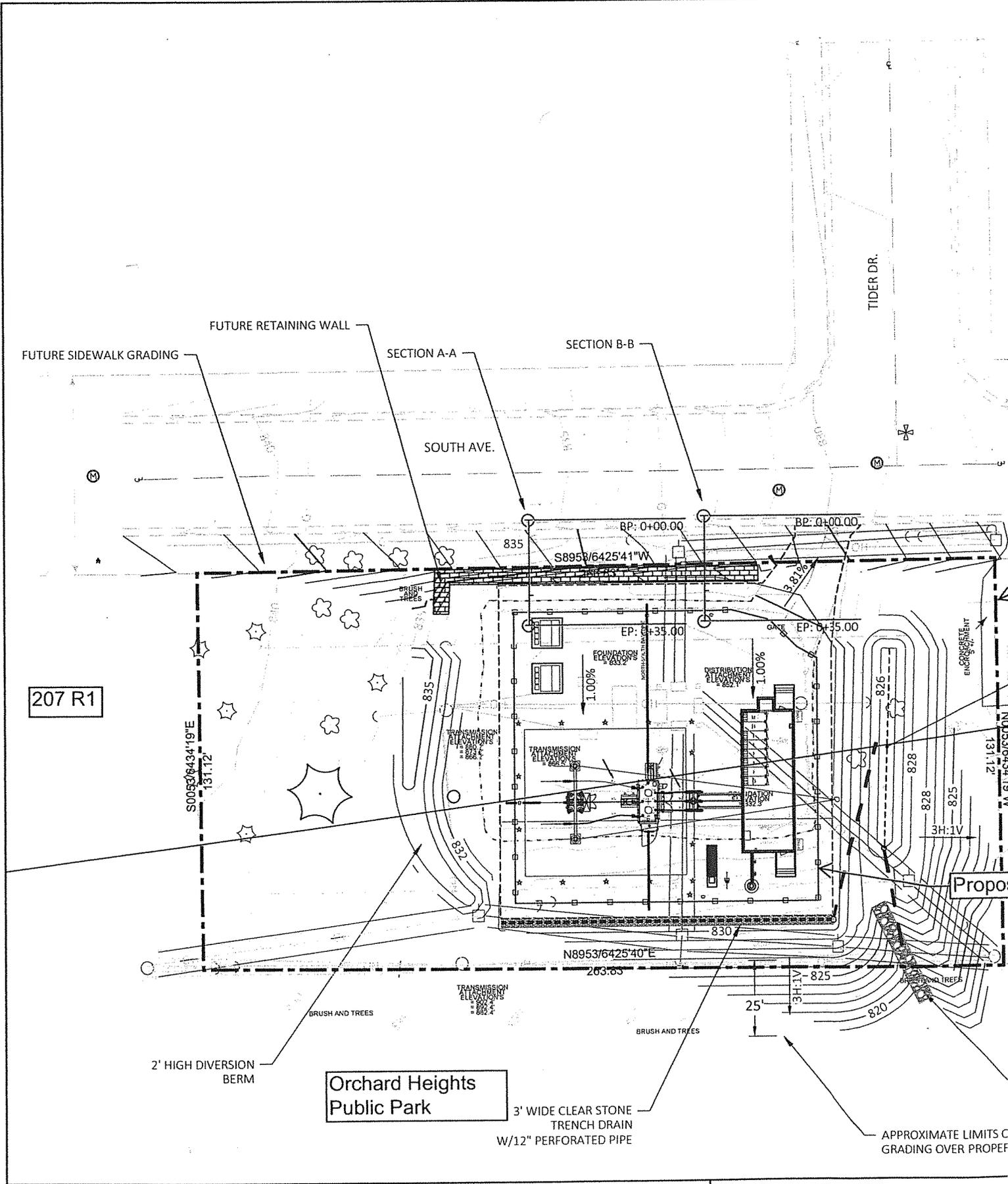
WP&L SAUNDERS CREEK ELECTRIC SUBSTATION

OPERATIONS PLAN

(NO CHANGE FROM CURRENT OPERATIONS)

Electric Substation Operations Plan

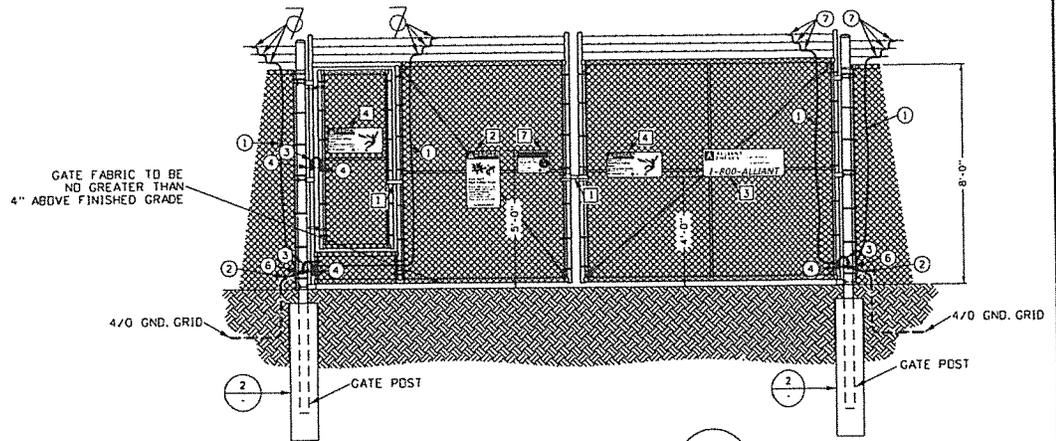
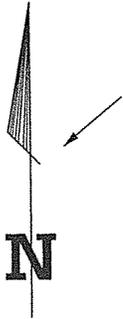
1. Type of Activity Proposed
 - a. Alliant Energy is proposing to rebuild a distribution substation that will provide a system upgrade for the existing electric grid in the surrounding areas.
2. Hours of operation:
 - a. 24/7
3. Number of employees
 - a. 0 when in operation
4. Outside Storage
 - a. None
5. Outdoor activities
 - a. Occasional inspections and maintenance
6. Outdoor lighting
 - a. One (1) dusk to dawn building mounted light with occupancy sensor to reduce light levels when the site is unoccupied.
 - b. One (1) pole mounted area light, dusk to dawn controlled for security.
 - c. Approximately six (6) pedestal mounted flood lights used during maintenance and emergency operations. Normally off.
7. Outside loudspeakers
 - a. None
8. Proposed signs
 - a. Small, fence mounted identification and warning signs.
9. Trash removal
 - a. Not normally required. Alliant Energy will remove trash as needed for activities that require it.



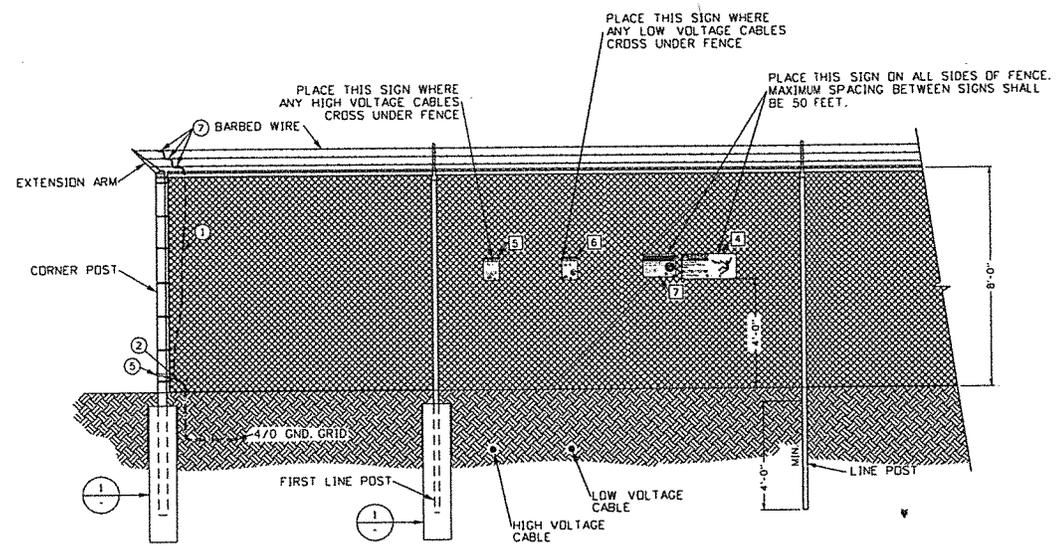
207 R1

Orchard Heights
Public Park

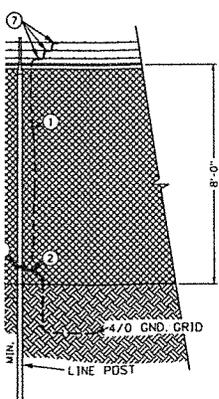
| | | |
|------------------------------------|-----------------------|--------------------------------|
| SAUNDERS CREEK SUBSTATION 1623-019 | OWNER: ALLIANT ENERGY | CITY OF EDGERTON, ROCK CO., WI |
|------------------------------------|-----------------------|--------------------------------|



SECTION A
SCALE: 3/8" = 1'-0"



SECTION B
SCALE: 3/8" = 1'-0"



| FENCE GROUNDING MATERIAL | | | | | | |
|--------------------------|---|---------|--------------------|--------------------|--------------------|----------------|
| ITEM NO. | DESCRIPTION | ITEM ID | QUANTITY SECTION A | QUANTITY SECTION B | QUANTITY SECTION C | QUANTITY TOTAL |
| 1 | CONDUCTOR-4AL SOL BARE EC ANLD, 25LB SPODL | 100117 | 47 FT | 11 FT | 11 FT | 336 FT |
| 2 | CONN. BL. PARALLEL, 2-4/0 ACSR RUN, 6-2/0 TAP, VICE TYPE | 150969 | 2 | 1 | 1 | 26 |
| 3 | CABLE, GROUNDING FLEX, *2/0 CU, 21KA MAX FAULT CURRENT | 101580 | 5 | N/A | N/A | 10 |
| 4 | CLAMP-GRND 1-1/2 IPS, 1-5/8 IN TO 1-7/8 IN DIA, 2/0-250 | 107747 | 4 | N/A | N/A | 8 |
| 5 | CLAMP-GRND 2-1/2 IN IPS, 2-1/2 TO 2-7/8 IN DIA, 2/0-250 | 125029 | N/A | 1 | 1 | 22 |
| 6 | CLAMP-GRND 3-1/2 IN IPS, 3-1/2 TO 4 IN, 2/0-250MCM CU | 125030 | 2 | N/A | N/A | 4 |
| 7 | CONN. BL. PARALLEL, 6 - 2 ACSR RUN AND TAP, VICE-TYPE, AL | 103997 | 12 | 3 | 3 | 90 |

TOTAL QUANTITY FOR: 2A, 6B, AND 16C
ADJUST IF NEEDED.

| SAFETY EQUIPMENT MATERIAL | | | | |
|---------------------------|---|---------|--------------------|----------------|
| ITEM NO. | DESCRIPTION | ITEM ID | QUANTITY SECTION A | QUANTITY TOTAL |
| 1 | PADLOCK, JES KEY, 1-5/8 IN SHACKLE OPENING, 2 IN BODY | 108022 | 2 | 4 |
| 1 | PADLOCK, WPL KEY, 1-1/2 IN SHACKLE OPENING, 5/16" SHACKLE | 103869 | 2 | 2 |
| 2 | SGN, DANGER, KD HV INSIDE, MR. DUCH, 15-1/4WD X 25H X 0.1 | 100013 | 1 | 2 |
| 3 | SGN, SUBSTATION NAME | D/C | 1 | 1 |
| 4 | SGN, DANGER KD HAZV IN, (SUB FEN), 24-1/4 X 11 X 0.1, FIBRE | 101183 | 2 | 15 |
| 5 | SGN, CAUTION HV BUR CABLE -10X7 BLACK & SAFETY YELLD | 101248 | N/A | 8 |
| 6 | SGN-WARNING - 18X12: DO NOT DIG BURIED CABLE BELOW | 150661 | N/A | 1 |
| 7 | SGN, NOTICE, TRESPASSERS & VANDALS, 14 WD X 10 H X 0.09 | 151071 | 1 | 13 |
| 8 | RING, FENCING, 1-13/16IN O.D., GALV. BLAIR NO.4 - 9 GAUGE | 154921 | 26 | 308 |

DELETE UNUSED PADLOCK

ITEM NO. 3: TO ORDER SUBSTATION SIGN, CONTACT FACILITIES DEPT. OR MATERIALS COORDINATOR.

APPROX 5 LBS (65 PER LB)

LEGEND:
Δ FENCE POST

NOTES:
1. FENCE POST FOUNDATION SHALL BE USED ON CORNERS, GATES, AND FIRST LINE POSTS AFTER CORNERS AND GATES.
2. FENCE POSTS SHALL BE 10'-0" ON CENTER, UNLESS OTHERWISE NOTED.
3. PLAN VIEW SECTION OF THIS DRAWING SHOWS ACTUAL SIGN PLACEMENT LOCATIONS.
4. SEE FENCE SPEC. NO. 0062 FOR MORE INFORMATION.
5. GROUND FENCE TO CORNER POST ALONG THIS SIDE ALSO.

REMOVE "-69" ON FOR CONSTRUCTION SET CLIENT/UTILITY CITY, S

SECTION C
SCALE: 1/8" = 1'-0"

| NO. | DATE | REVISION | BY | CHKD | APVD |
|-----|------|----------|----|------|------|
| | | | | | |

CONFIDENTIAL
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SUBSTATION NAME
FENCE PLAN AND DETAILS

SCALE: 1/16" = 1'-0"

SGDB-03-04-65

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 29, 2019

GENERAL DESCRIPTION

Description of Request: Approval of a site plan and a conditional use permit to allow an addition to an Indoor Institutional use for Community Elementary and the High School.

Location: 100 and 200 Elm High Drive (parcels 6-26-942 and 6-26-919.1)

Applicant: Edgerton School District

Current Zoning/Land Use: R-2 / school campus

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 100 and 200 Elm High Drive. The parcel is zoned R-2 Residential District Two. The petitioner proposes to construct an addition to the south entrance of the High School near the EPAC entrance and additions to the east and north sides of Community Elementary. The plan includes extensive modifications to traffic patterns to provide more parking and to separate busses from automobile traffic. These modifications require a conditional use permit.
2. Traffic patterns will be modified as follows (see petitioner's attached explanation for a detailed description):
 - Ridgeway St will be one-way for automobile traffic only (no busses) from the last private drive south of the elementary school, through the area in front of the elementary school to Albion Street. Included in this section is drop off parking stalls next to the north curb. There will no longer be a vehicular connection between Ridgeway and Elm High Drive in front of the elementary school.
 - The green area in the front of elementary school and the high school will be converted into a parking lot and a bus driveway. Busses only (other than staff accessing the parking behind the elementary school) will travel around the outside loop that is separate from the new parking lot. 56 additional parking spaces will be added to the campus.
 - The exiting parking lot in front of the EPAC will be reconfigured to allow for a curb side drop off loop around the lot. Busses will no longer travel along the south side of

the EPAC.

3. The water main near the elementary school that will remain is shown incorrectly on the plan. The petitioner must provide an easement for the water main that has to be relocated to accommodate the main elementary school addition.
4. Storm water from the elementary addition, will be directed to a retention facility east of the addition. Three bio retention basins will be added to the area around the new parking lot. The City Engineer has requested resubmitted storm water control plans.
5. The landscape plan requires an additional 675 landscape points.
6. Lighting provided in and around the new parking lot complies with the ordinance provisions.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow an addition to an Indoor Institutional use for Community Elementary and the High School located at 100 and 200 Elm High Drive with the following conditions and findings:

Conditions

1. The City Engineer approves the plans including stormwater and erosion control. If the resubmitted plans require a change in pavement areas to accommodate stormwater control measures, the Plan Commission grants staff the ability to determine if the changes require Plan Commission review.
3. The Public Works Director approves the petitioner's repair of all public street curb.
4. The petition provides a landscape plan that complies with the ordinance requirements.
5. The petitioner provides an easement for the relocated water main.

Findings

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.



5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999
pobinc.com

Point of Beginning

Project Narrative

Edgerton School District (Edgerton, WI)

The Edgerton School District is proposing several improvements District-wide. The construction will include an addition and related reconfiguration and renovations at Community Elementary School, renovations at the High School, including the science labs, commons, and office. District-wide there are proposed building infrastructure and capital maintenance improvements, safety and security upgrades and site planning improvements related to parking and improving parent/bus drop-off and pickup.

Currently, the subject properties operate as an institutional facility/school, and this will remain the same with the aforementioned proposed improvements.

SITE IMPROVEMENTS:

One critical issue the District is proposing to improve is related to parking and parent/bus drop-off and pickup, as stated above. Currently, the operations of drop-off in the morning, and pickup in the afternoon, are extremely congested, traffic flow is poor, and parent vehicles are mixing/conflicting with bus traffic, making for significant delays, and undesirable traffic impacts to neighboring roads. The District coordinated a drone flight, to record the operations via video, so their consultants could fully evaluate the traffic/pedestrian flow, and assist in developing a plan that would help improve the flow, and minimize traffic conflict with other vehicles, and pedestrians. The four glaring issues, based on the video provided, are as follows:

- 1.) The pedestrian crossing at Ridgeway St and Elm High Dr., causes significant traffic backup coming from the east on Ridgeway St.
- 2.) Mixing of parent vehicles and buses which both turn onto Elm High Dr. This presents issues with getting buses in and out efficiently and effectively, because of the introduction of other vehicles, causing conflicts, and ultimately delays.
- 3.) The High School parent drop-off currently enters into the west drive on Albion St, and runs through the loop west to east, ultimately exiting onto Elm High Dr, and then back onto Albion St. This traffic flow is extremely unorthodox, in comparison to most drop

START here.

off loops. Because of the direction of flow, the drop-off is taking place on the south side of the drive, which requires the student to cross the drive upon exiting the vehicle, presenting not only a very uncontrolled and unsafe scenario, but also the potential of student/vehicle conflict, which will typically back up traffic while they wait for students to cross.

- 4.) Lastly, a notable issue at the High School is parent pickup takes place out on Albion St. Vehicles park on the south side of Albion St. and students cross Albion St, uncontrollably, to get to the vehicle.

The proposed site plan has implemented several improvements to help alleviate, or resolve, the issues listed above. Below is a list of these improvements:

- 1.) The District has proposed changing Ridgeway Street into a permanent One Way street starting at their south property line south of Community Elementary School, out to Albion St. This will provide a dedication drop-off lane and bypass lane, allowing for drop-off function in the morning, and also providing stacking space for pickup in the afternoon. Additionally, this may provide for more convenient visitor parking, throughout the remainder of the school day, for visitors coming to Community Elementary School.
- 2.) A designated bus drop-off loop is proposed between Community Elementary School and the High School, with Staff parking within the center of the loop. This improvement will essentially eliminate bus traffic on Ridgeway St, and direct them to the entrance currently named Elm High Dr. on Albion St.
- 3.) Included, as part of the bus loop improvement, is the removal of the east intersection of Elm High Dr and Ridgeway St. This will remove the issue with pedestrian crossing in this location, as it will be a clear walk up to Community Elementary School from the intersection of Albion St. and Ridgeway St., allowing improved vehicular traffic flow in front of Community Elementary School.
- 4.) The addition of the Staff parking lot, mentioned above, will provide ample parking for High School and Community Elementary School staff. Consequently, opening up the High School south parking lot to parent drop off and visitors. This will provide parking spots for vehicles that may currently park on Albion St, to eliminate the safety issue of students uncontrollably walking across Albion St. to get to the vehicle.

- 5.) The High School parent drop off loop has been modified to allow for traffic to continue entering into the west driveway off of Albion St. However, the District is proposing a new addition to the loop, which will run along the south side of the parking lot (which would also get modified to accommodate the additional loop), and loop back to the west, ultimately exiting out the same driveway they entered. This would disconnect the loop from Elm High Dr.

Overall, the aforementioned improvements help achieve the District's goals of improvement traffic/pedestrian flow, and most importantly, improves safety for the students as they traverse to and from buses and vehicles.

BUILDING IMPROVEMENTS:

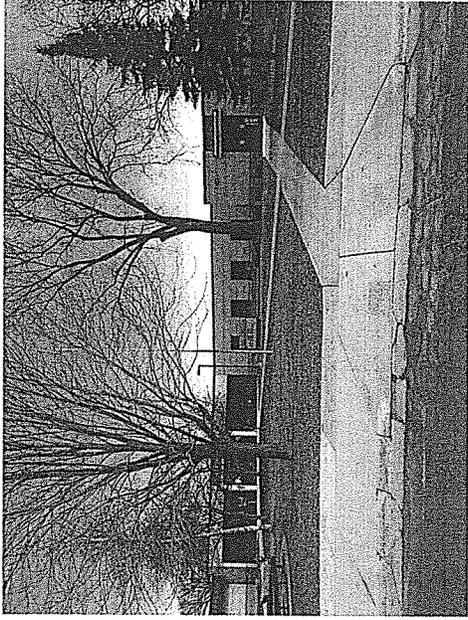
The District is proposing several building improvements to help add classroom space and improve safety and security upgrades. Below is a list of these improvements:

- 1.) Addition and renovation of Community Elementary School to create a primary (K-2) and intermediate (3-5) school with appropriate shared common space to maximize efficiency. The combined facility would serve our current population of students in grades K-5 as well as offer flexibility for future growth.
- 2.) Renovation to Yahara Valley Elementary Secure Entry
- 3.) Renovation to Middle School Secure Entry
- 4.) Both Community Elementary and the High School will also have secure entry upgrades as part of their renovation projects
- 5.) Updates to existing building systems as identified in the facilities study (HVAC, electrical and plumbing)
- 6.) Renovations to buildings to improve existing doors, windows, brick tuckpointing, exterior painting, and caulking
- 7.) Renovations to comply with Americans with Disabilities Act (ADA)

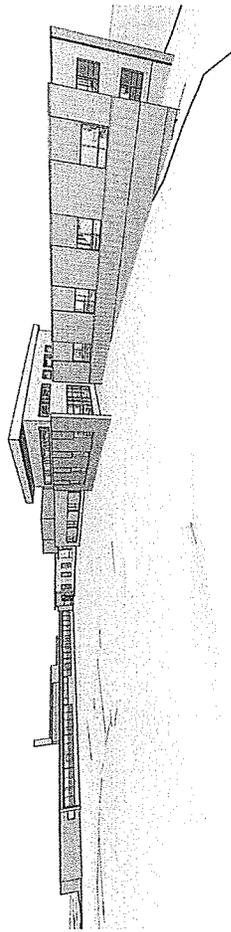
- 8.) Renovation of original 1963 science lab, math and special education spaces to better support teaching and learning.
- 9.) Renovate High School Commons, Cafeteria, Kitchen, Band/Choir and Office Relocation for Secure Entry
- 10.) Addition/renovation to relocate main High School office to enhance secure building entrance
- 11.) Renovate existing office space to expand Cafeteria / Kitchen / Commons to appropriately serve our students
- 12.) Renovation to band/choir rooms as a result of the office relocation

KEYNOTE LEGEND

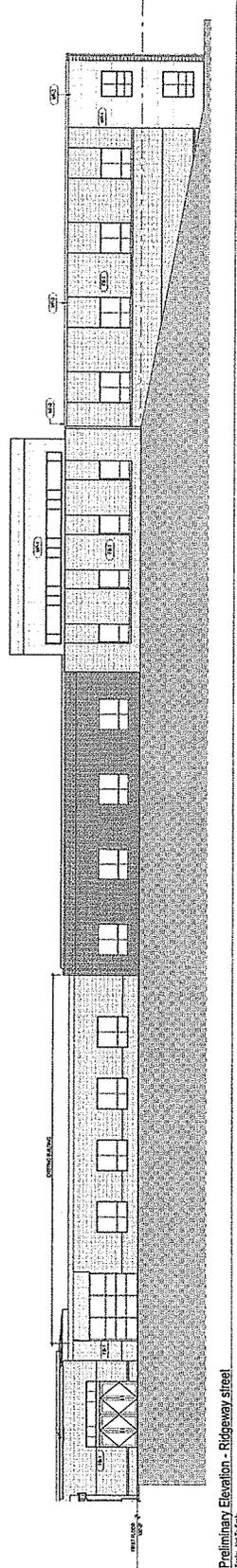
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|-----|----------|
| 1 | EXISTING |
| 2 | NEW |
| 3 | REMOVED |
| 4 | CONCRETE |
| 5 | BRICK |
| 6 | GLASS |
| 7 | WOOD |
| 8 | STEEL |
| 9 | ASPH/FLT |
| 10 | CONCRETE |
| 11 | GLASS |
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| 15 | CONCRETE |
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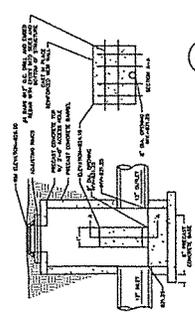
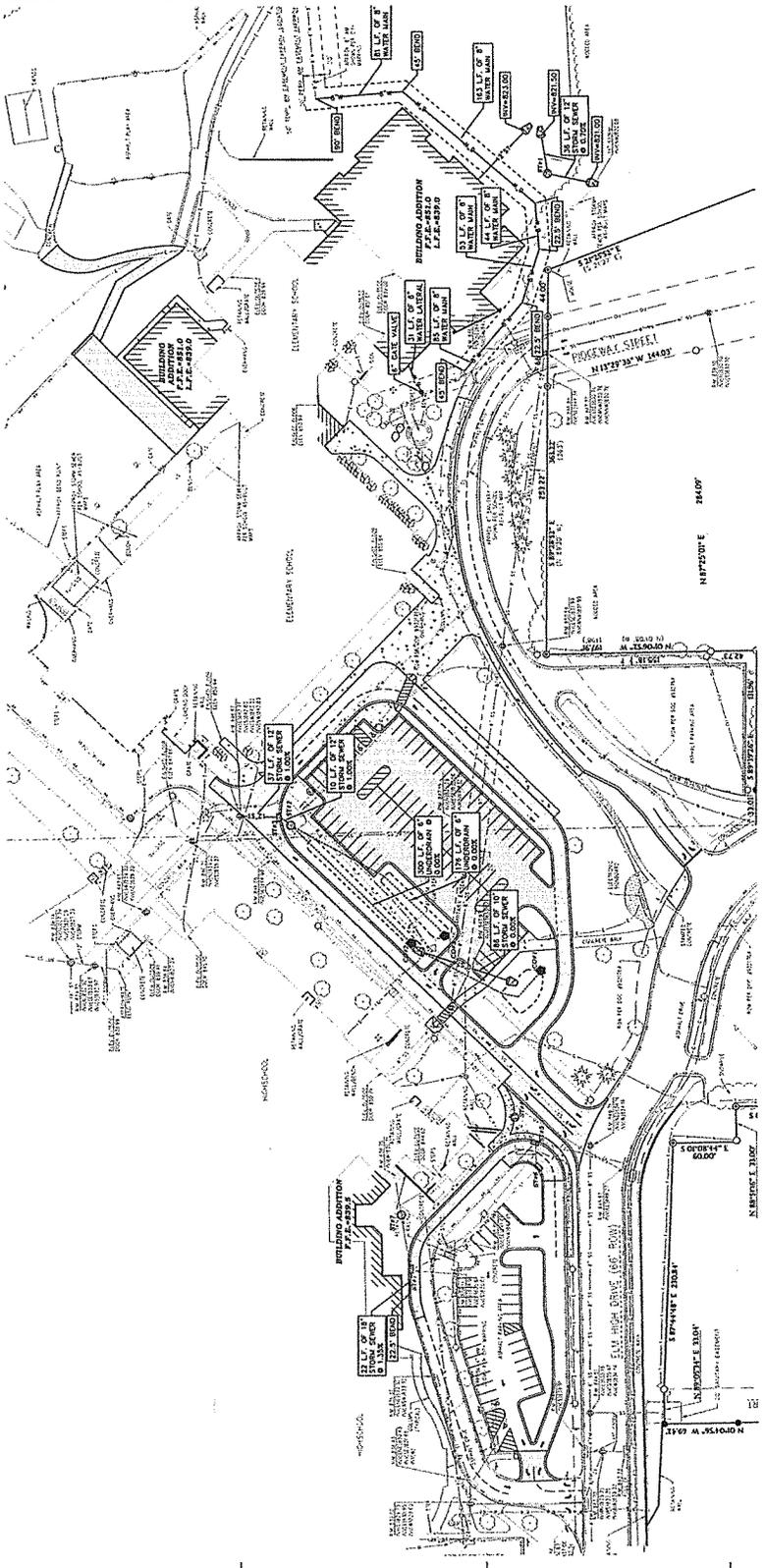
Existing Ridgeway street Elevation



Preliminary Perspective view looking North along Ridgeway street



Preliminary Elevation - Ridgeway street

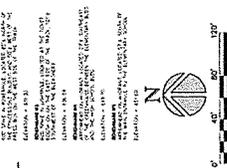


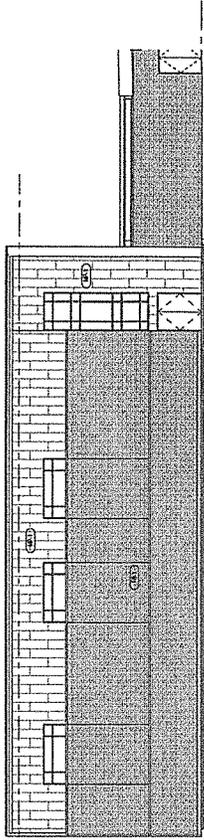
GENERAL NOTES:

1. CONTACT LOCALITIES TO VERIFY EXISTING UTILITIES TO BE MAINTAINED, RELOCATED AND OR ADAPTED.
2. SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY EXISTING UTILITIES TO BE MAINTAINED, RELOCATED AND OR ADAPTED.
3. SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY EXISTING UTILITIES TO BE MAINTAINED, RELOCATED AND OR ADAPTED.
4. SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY EXISTING UTILITIES TO BE MAINTAINED, RELOCATED AND OR ADAPTED.
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6. SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY EXISTING UTILITIES TO BE MAINTAINED, RELOCATED AND OR ADAPTED.
7. SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY EXISTING UTILITIES TO BE MAINTAINED, RELOCATED AND OR ADAPTED.
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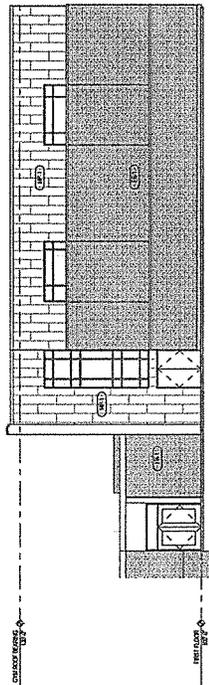
UTILITY LEGEND:

- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT

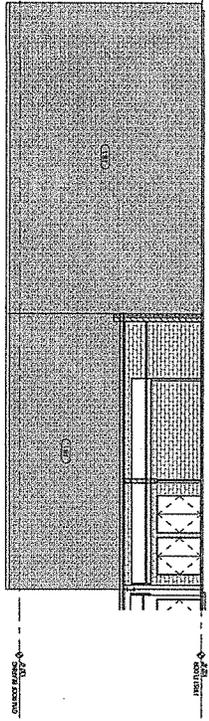




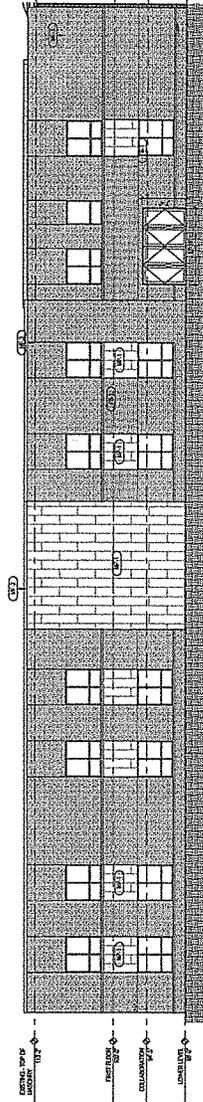
5 Gymnasium - N Elevation
A2.11 Scale: 1/8" = 1'-0"



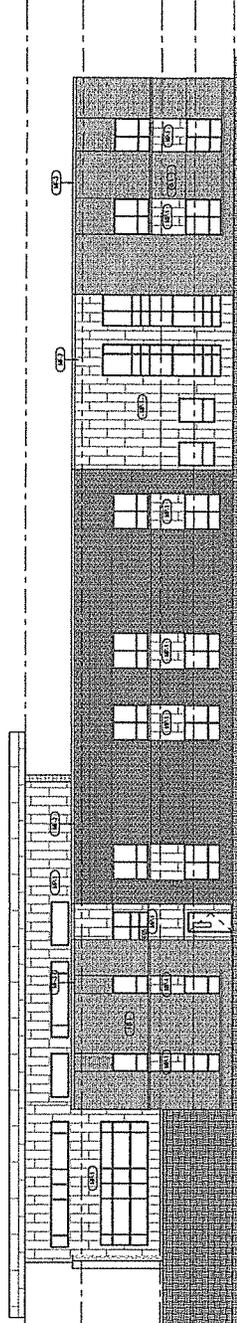
4 Gymnasium - E Elevation
A2.11 Scale: 1/8" = 1'-0"



3 Gymnasium - SE Elevation
A2.11 Scale: 1/8" = 1'-0"



1 NE Elevation - Addition
A2.11 Scale: 1/8" = 1'-0"



2 SE Elevation - Addition
A2.11 Scale: 1/8" = 1'-0"

TO: Edgerton City Council

FROM: Ramona Flanigan

MEETING DATE: April 29, 2019

GENERAL DESCRIPTION

Description of Request: Approval of a conditional use permit to allow the establishment of a Personal Storage Facility.

Location: 505B West Fulton

Applicant: Brian Danielson

Current Zoning/Land Use: Historic Mixed Use / indoor storage

Parcel Size: 500 X 210 (part of Tobacco Row Condominiums)

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 on the south side of the railroad tracks near the intersection of the railroad tracks and West Fulton Street. The driveway serving the site is immediately east of 603 West Fulton Street. The parcel is zoned HMU Historic Mixed Use District. The site contains 5 buildings that have been used for indoor storage and an assortment of service businesses. The development is a condominium association with several of the units owned by different entities. The subject unit, 505B, is on the south side of the site and is attached to 505A. The petitioner proposes to raze the existing structure and rebuild a steel-sided, 10 unit personal storage warehouse having the same footprint as the existing building. The two largest units have a mezzanine covering about 1/3 of floor area. The petitioner may sell some of the units as condos in the future (up to 5 separate units).
2. Access to the site is via a driveway in an easement along the west side of the property. The easement appears to be 15 feet wide. The easement allows access to several land locked properties located south and west of the subject property.
3. Site circulation consists of the existing gravel driveway looping through the site as shown on the attached map. The drives around unit 505B are currently gravel. The petition proposes to pave a strip 25 feet from the face of the north side of the building; 10 feet from the east side of the building; and 20'9" for the eastern 70 feet of the south side of the building. The paving is in front of all the proposed overhead doors. The pavement on the south side must be narrowed so that it is no closer than 5' from the lot line or the petitioner would have to obtain a variance.
4. Parking is proposed to be provided on the north side of the building. The proposal meets the parking requirements.

5. Storm water currently flows off the roof to the south side of the building and then overland toward the southeast corner of the site to a ditch that carries water to the pond. The petitioner recognizes that stormwater cannot be directed toward the property on the southwest corner of the site. The new structure will have gutters that will drain water to the north and south sides of the structure and then ultimately to the southeast corner of the site. The driveway on the south side of the building should be shaped to ensure water does not leave the site along the south lot line. The City engineer has approved the stormwater control plans.
6. No additional landscaping is required because this building replaces an existing building.
7. The plan provides lighting with recessed fixtures in the building soffits.
8. No dumpster is planned with the project.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Brian Danielson to allow the establishment of a Personal Storage Facility at 505B West Fulton Street with the following conditions.

1. Water and sewer service cannot be installed to any of the units until plans are approved by the City.
2. Units that will be sold as separate units must meet building codes.
3. The pavement on the east side of the building is 20' wide which is about half of the distance to the next building. Pavement on the south side is reduced so that it is no closer than 5' from the lot line.
4. No grading is done to the site that will shed water to the southwest. Downspouts and surface drainage is directed to the southeast corner of the site.

Conditional Use Permit for property located at 505B W Fulton St Unit 6

Present conditional use of personal storage facility to stay the same.

Demolition of existing building to be replaced with building on same footprint.

Hours of operation to be allowed is 7 AM to 9 PM.

Building will be divided into 5 units and separated under the provisions of the Tobacco row Condos.

Exterior Building materials to be vertical steel siding, including roof.



ICONICA
Inc. design+build

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 262.222.2222

IDEAL SPACES, LLC - STORAGE BUILDING
 505 UNIT B, WEST FULTON STREET
 EDGERTON, WI 53124

IDEAL SPACES LLC
 20 1/2 WEST FULTON STREET
 EDGERTON, WI 53124

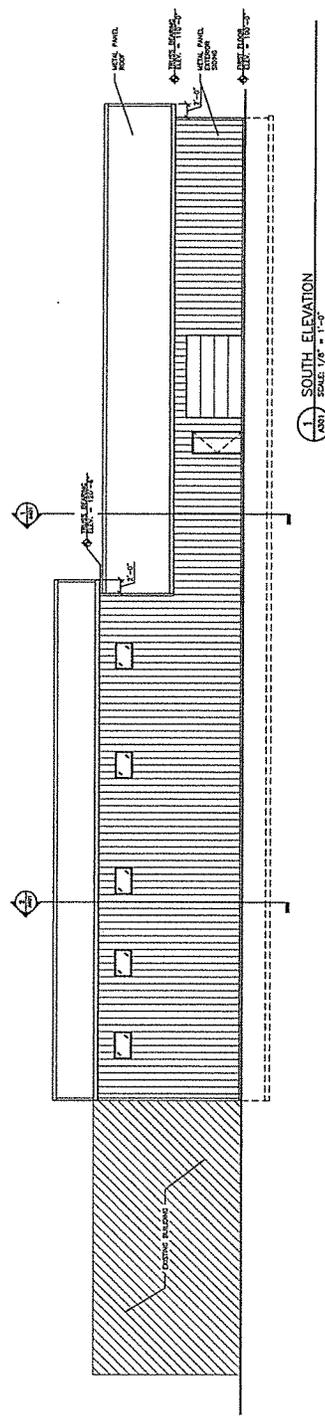
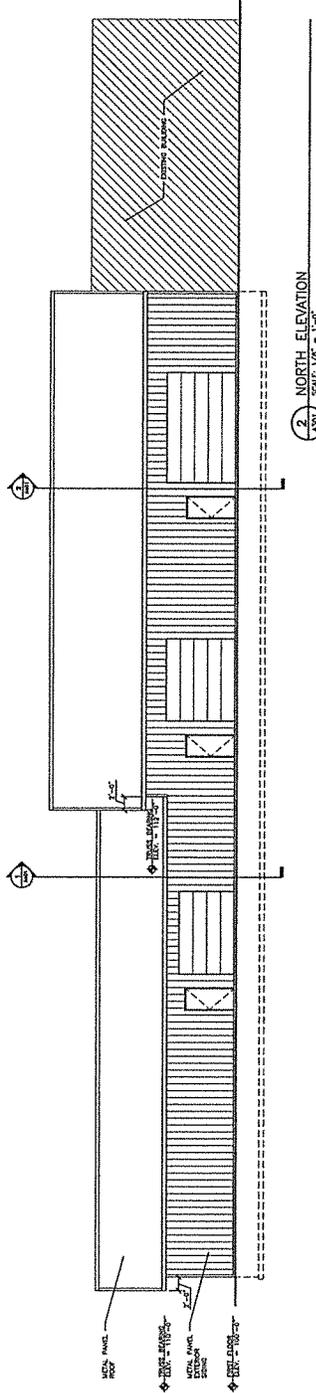
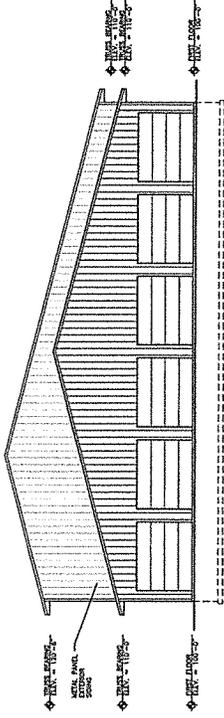
DATE: 04/11/2017

PROJECT: IDEAL SPACES, LLC - STORAGE BUILDING

PROJECT NUMBER: A301

A301

7/11/17



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 29, 2019

GENERAL DESCRIPTION

Location: N. Goede Rd, Town of Fulton, Section 1 (LD 2019-016)

Applicant: Fox LLC

Parcel Size: 22 and 3.4 acres

Description of Request: To reconfigure 2 lots

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. The petitioner proposes to reconfigure two lots.
2. The proposed land division is in a developed area of the Town of Fulton.

STAFF RECOMMENDATION

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

PRELIMINARY CERTIFIED SURVEY MAP \ REZONE MAP

PART OF THE NE 1/4 OF THE SW 1/4, NW 1/4 OF THE SW 1/4, SW 1/4 OF THE NW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 1, T.4N., R.12E. OF THE 4TH P.M., TOWN OF RATON, ROCK COUNTY, WISCONSIN.

