

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

PLANNING COMMISSION
Monday, April 3, 2017 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, March 31, 2017.
3. Approval of February 22, 2017 Plan Commission meeting minutes.
4. Consider Preliminary and Final Plat for Orchard Heights Third Addition to create 14 lots.
5. Consider extraterritorial land division for Lake Woods Third Addition off Hillside Rd and E Mallwood Drive section 1 in the Town of Albion
6. Consider extraterritorial land division for Lorand LTD Pierce Road in section 26 of the Town of Albion.
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."

**FEBRUARY 22, 2017 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Mayor Lund called the meeting to order at 6:00 p.m.

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Harlin Kittleson, James Kapellen, and Julie Hagemann. Ron Webb arrived at 6:01 pm.

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

Flanigan confirmed the meeting agendas were properly posted on Friday, February 17th at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Kapellen/Wellnitz motion to approve the January 25, 2017 Plan Commission meeting minutes passed, all voted in favor.

SITE PLAN FOR PIGGLY WIGGLY, 1211 N MAIN ST: Flanigan stated the proposal is to add an addition to the grocery store. The structure will be toward Thorsen Road and will be a 12'x36' addition to the existing beer cooler. The siding and roof materials will be the same as the existing cooler.

The owner plans to remove the salt shed that has been located in this area. Staff recommends the landscaping for screening should be added to the west side of the cooler.

A Kapellen/Davis motion to grant site plan approval for a cooler addition to 1211 N Main St. with the condition that the petitioner provides a landscape plan for staff approval passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR DANE COUNTY GROWERS PARTNERSHIP: A Davis/Webb motion to approve an extraterritorial land division for Dane County Growers Partnership at 481 Edgerton Road in sections 27 and 28 of the Town of Albion (#9957) passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR ANDERSON: A Kapellen/Webb motion to approve an extraterritorial land division for Anderson at N Rock River Road in section 15 of the Town of Fulton passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR PICHOTTA: A Wellnitz/Davis motion to approve an extraterritorial land division for Pichotta at 9223 N Arrowhead Shores in section 16 of the Town of Fulton passed, all voted in favor.

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

Ramona Flanigan/ch
City Administrator

Approve April 3, 2017

TO: Common Council

FROM: Staff

MEETING DATE: April 3, 2017

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary and final plat to create 14-lots for Orchard Heights Third Addition

Location: East of Hwy 51 and south of South Avenue

Applicant: Steve Gochenaour agent for Don Cosgrove

Current Zoning/Land Use: R-2 / agriculture

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 subject parcel is zoned R-2. The parcel is surrounded by platted and unplatted sections of Orchard Heights Subdivision.
2. The petitioner proposes to divide the lot to create 14 lots.
3. The proposed lots comply with the lot area and width requirements.
4. Parkland was dedicated with the first phase of the subdivision. A park improvement impact fee is due.
5. Stormwater from the lots will drain to the stormwater area northeast of the plat. The construction plans include a slight depression in the terrace in front of lots 66, 67 and 64. These areas will allow sediment to settle out of stormwater before entering the storm sewer system and the detention pond.
6. The streets in this portion of the subdivision will be 32 feet wide – the same width as the other subdivision streets.
7. Sidewalk is proposed along all lots. A note appears on the plat requiring sidewalk installation.

8. The City Engineer's letter of conditional approval will be available on Monday.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final plat to create 14 lots for Orchard Heights Third Addition located on the east side of Hwy 51 south of South Avenue subject to the following conditions.

1. The petitioner comply with the conditions in the City Engineer's letter.
2. The final plat indicate all easements.
3. The petitioner enter into a development agreement with the City before signing the final plat.
4. Developer pay the platting fee of \$140.
5. The plat indicates the location of the sediment areas and provides a note that the grade cannot be altered in the sediment areas including a prohibition of driveways through the sediment areas.
6. The final plat indicates that one street tree is required to be installed for every 50' of street frontage before an occupancy permit is issued.
7. A street light is provided at the intersection of Falk Drive and Martha Street.
8. Before the plat is signed, the developer record a best practices stormwater maintenance plan.
9. The Park Improvement Impact Fee of \$235.91 is paid before the issuance of building permits for each lot.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 3, 2017

GENERAL DESCRIPTION

Address: Hillside Rd, Rock County, Fulton Township, SE ¼ of the SE ¼ Sec. 1

Applicant: DYN Cannell LLC

Parcel Size: varies

Description of Request: approval of a 44 lot plat for Lake Woods Third Addition

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 area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve a 44 lot plat for Lake Woods Third Addition.

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 1, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FALTON, ROCK COUNTY, WISCONSIN.



* LAND ACQUISITION
 * LAND PLANNING
 * ONE ENGINEERING

511
 116-357

DATE 03/17/16
 REVISOR 01/21/11

CANNELL

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 3, 2017

GENERAL DESCRIPTION

Address: 410 Pierce Road, Dane County, Albion Township, SW ¼ of the NW ¼ Sec. 26 (#9980)

Applicant: Lorand LTD

Parcel Size: 2 acres

Description of Request: ROW dedication

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 proposed land division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion. Lot 1 is reduced because the DOT acquired a small piece of property for the interstate expansion.

STAFF RECOMMENDATION

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

RECEIVED

MAR 14 2017

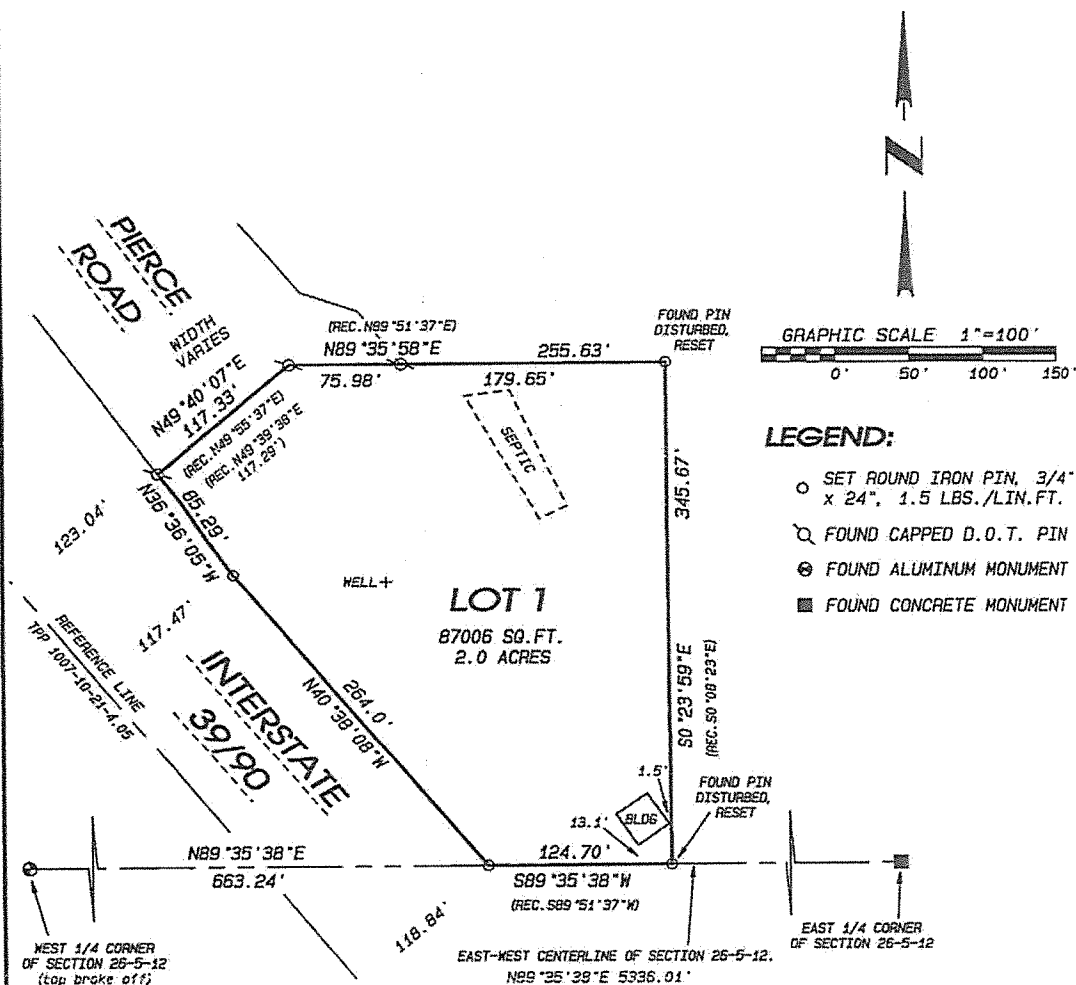
#9980

DANE COUNTY PLANNING & DEVELOPMENT

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7703, RECORDED IN VOLUME 40, PAGES 183 AND 184 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 2654512 AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T.5N., R. 12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:
LORAND LTD
410 PIERCE ROAD
PO BOX 239
PRAIRIE DU CHIEN, WI 53821



LEGEND:

- SET ROUND IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND CAPPED D.O.T. PIN
- ⊗ FOUND ALUMINUM MONUMENT
- FOUND CONCRETE MONUMENT

NOTE: FIELD WORK COMPLETED MARCH 8, 2017.

NOTE: ASSUMED N89°35'38"E ALONG THE EAST-WEST CENTERLINE OF SECTION 26-5-12.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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