

**AMENDED**

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

**PLANNING COMMISSION**  
Monday, August 27, 2018 at 7:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, August 24, 2018.
3. Approval of July 25, 2018 Plan Commission meeting minutes.
4. Consider preliminary and final certified survey map to combine lots 112 and 113 of Windfield Third Addition (920 and 930 Hain Road).
5. Consider the request by Central Lutheran Church for approval of a site plan to allow an addition to a principal structure for the parcel located at 100 W Rollin St.
6. Consider extraterritorial land division for Peace Land Development, N Hillside Dr. and E Maple Beach Dr, Section 1, Town of Fulton to create 48 lots.
7. Consider extraterritorial land division for Theresa Griffin on Indian Trail, Section 36, Town of Albion #10172 to combine 3 lots.
8. Set next meeting date and future agenda items.
9. 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."

**JULY 25, 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, Jim Kapellen, Julie Hagemann, and Ron Webb. Member Paul Davis arrived at 6:01 p.m.

Others Present: City Administrator Ramona Flanigan and Central Lutheran Church representative Greg Cashman.

Flanigan confirmed the meeting agendas were properly posted on Friday, July 20th 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 Central Lutheran Church for approval of a conditional use permit to allow an addition to a principal structure for the parcel located at 100 W Rollin St.

Flanigan stated the petitioner has submitted schematic architectural plans but has not yet submitted a site plan and stormwater plan details. The Plan Commission can either postpone the public hearing and decision regarding the conditional use permit or grant the conditional use permit subject to Plan Commission approval of the site plan.

In the event the Commission chooses to grant the conditional use subject to site plan approval, staff provides the following information about the architectural plans submitted.

- The parcel is zoned R-2. The petitioner proposes to construct an 850 sq ft addition.
- The proposed addition will fill in a portion of the existing courtyard between the church and school buildings to provide an enclosed hallway from the parking lot to the existing lobby. Materials include EIFS on all surfaces except the columns will be masonry.
- The addition will not change the intensity of use of the church thus not impacting parking demand or solid waste management.

Greg Cashman, architect for the project, stated the addition is to create an entrance and passage from the parking lot to the church portion of the building. It creates a handicap access that is not available at the street entrance.

The project will remove the fencing and retaining wall on the parking lot side and regrade the area. An engineer will be evaluating the addition for the best way to deal with stormwater.

Parking will be reconfigured and handicap stalls will be added to the lot. The church would prefer to not have curb stops in the lot. Cashman stated they hope to begin work in September for completion before winter.

Randy Simons, Church Council member, stated currently there is a storm runoff pipe that empties into the curb. They would like to do away with that and tie into the stormsewer underground.

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

**CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 100 W ROLLIN ST:**

Candy Davis/Ron Webb moved to grant a conditional use permit to Central Lutheran Church for the property located at 100 W Rollin St to allow an addition to an indoor institutional land use with the condition that the Commission and City Engineer approve the site plan including stormwater and erosion control and 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.

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

**CONSIDER REQUEST TO EXTEND CONDITIONAL USE PERMIT AT 1031 S MAIN ST:** Flanigan stated the request for the extension is over the one-year deadline. The permit was originally granted on February 1, 2006

Flanigan stated the last two duplex lots do include a condition that requires a turn around within the driveway because of the danger backing out of the driveway would create. Also, the facades of the three duplexes were to have some variations from each other.

A Jim Kapellen/Mark Wellnitz motion to approve the extension of the conditional use permit for Travis Simplot at 1031 S Main St for an additional year passed on a 7/0 roll call vote.

**MINUTES:** A Mark Wellnitz/Ron Webb motion to approve the June 13, 2018 Plan Commission meeting minutes passed, all voted in favor.

**CONSIDER EXTRATERRITORIAL LAND DIVISION ON E MALLWOOD DR:** A Jim Kapellen/Paul Davis motion to approve an extraterritorial land division for John and Dawn Kinnett, E Mallwood Dr, Section 1, Town of Fulton, LD2018 042 passed, all voted in favor.

**CONSIDER EXTRATERRITORIAL LAND DIVISION ON LAKE DRIVE RD:** A Candy Davis/Mark Wellnitz motion to approve an extraterritorial land division for Rudisill, LLC, Lake Drive Road, Section 36, Town of Albion #10152 passed, all voted in favor.

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

Ramona Flanigan/ch  
City Administrator

Approved August 27, 2018

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** August 27, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a preliminary and final certified survey map to combine 2 lots

**Location:** lots 112 and 113 of Windfield Third Addition (920 and 930 Hain Road).

**Applicant:** Trevor Dohner

**Current Zoning/Land Use:** R-2 / vacant

**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 parcels are zoned R-2.
2. The petitioner proposes to combine two lots located on Hain Road across the street from the park.
3. The proposed lots comply with the lot area and width requirements.

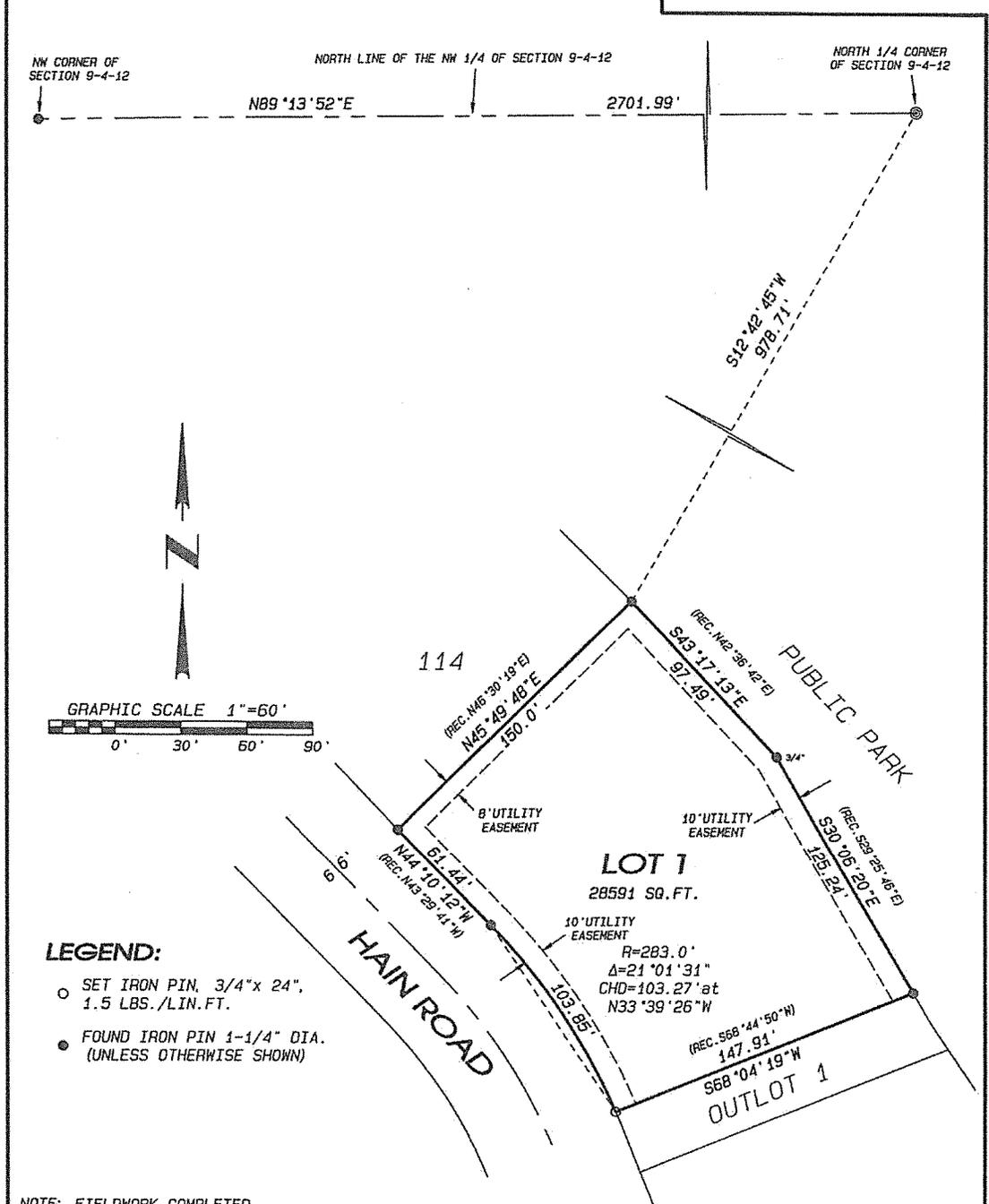
**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed preliminary and final CSM to combine 2 lots located at lots 112 and 113 of Windfield Third Addition (920 and 930 Hain Road) subject to the following conditions:

1. The final CSM indicates all easements.

# CERTIFIED SURVEY MAP

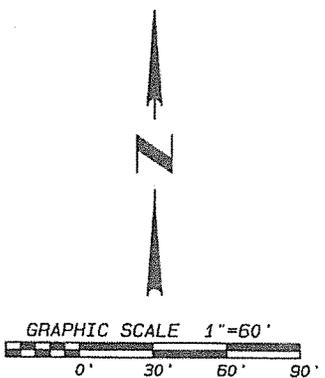
LOTS 112 AND 113, WINDFIELD THIRD ADDITION AND BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9, T.4N., R.12E. OF THE 4TH P.M., CITY OF EDGERTON, ROCK COUNTY WISCONSIN.



NN CORNER OF SECTION 9-4-12

NORTH LINE OF THE NW 1/4 OF SECTION 9-4-12

NORTH 1/4 CORNER OF SECTION 9-4-12



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
  - FOUND IRON PIN 1-1/4" DIA. (UNLESS OTHERWISE SHOWN)

NOTE: FIELDWORK COMPLETED \_\_\_\_\_

NOTE: ASSUMED N89°13'52"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 9-4-12.

NOTE: MINIMUM FOUNDATION OPENING ELEVATION FOR LOT 112 = 840 AND FOR LOT 113 = 836 PER WINDFIELD THIRD ADDITION.

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 27, 2018

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a site plan to allow an addition to an Indoor Institutional use for Central Lutheran Church at 100 W Rollin Street.

**Location:** 100 W Rollin Street (parcels 6-26-685)

**Applicant:** Central Lutheran Church

**Current Zoning/Land Use:** R-2 / church

**Parcel Size:** approximately 1.38 acres (several parcels)

**STAFF DISCUSSION**

Please recall the Plan Commission granted a conditional use subject to Plan Commission approval of the site plan.

**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 W Rollin Street. The parcel is zoned R-2 Residential District Two. The petitioner proposes to construct an 850 square foot addition. This modification requires a conditional use permit.
2. The proposed addition will fill in a portion of the existing courtyard between the church building and the school building to provide an enclosed hallway from the parking lot to the existing lobby. The proposed materials include EIFS on all surfaces except the columns which will be masonry.
3. The addition will not change the intensity of use of the church thus not impacting parking demand or solid waste management.
4. The plan proposes to modify traffic circulation as follows: the portion of the parking lot just east of the addition will be restriped so that parking is head in parking as opposed to angled parking and the parallel stalls between the parking lot and the building will be removed. (See the attached plan of the existing and proposed traffic pattern.) The petitioner proposes to keep the one way driveway that is adjacent to the

building to have a drop off area as close as possible to the new entrance.

Staff recommended removing the driveway as it creates an unsafe situation for pedestrians because the doors to the addition open directly onto this driveway and the columns holding the overhang are immediately adjacent to the drive making them susceptible to being hit by a vehicle. Removing this driveway would also create a safe space for pedestrians to gather near the entrances to the church and school. (See attached alternative traffic pattern.) The sidewalk could serve as a driveway for funerals only.

5. Removing the driveway would also eliminate the unsafe traffic pattern at Rollin Street. Most cars currently using this driveway exit to Rollin Street with few cars entering the parking lot from Rollin Street. The new head in parking arrangement will encourage cars to enter the parking lot against the one way driveway creating an unsafe condition as cars go against the one way driveway.
6. Stormwater from the north side of the main church structure and the addition will drain under the addition in a new underground system that discharges to an existing manhole in the parking lot located near the northeast corner of the school part of the building. To install this system, the concrete pavement that currently serves as a driveway will have to be removed and reinstalled. The area between the current retaining wall and the school building that is currently landscaped area will be paved up to the building. The petitioner's engineer does not recommend a backflow preventer in the new stormsewer given the elevation of the manhole relative to the proposed stormwater pipes.
7. Lighting will be accomplished with down lights with no wall lights on the exterior.

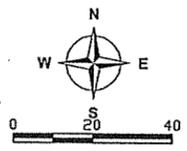
#### **STAFF RECOMMENDATION**

Staff recommends approval of the site plan for an addition to an indoor institutional land use for Central Lutheran Church located at 100 W Rollin Street with the following conditions:

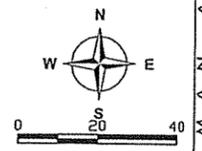
1. The petitioner convert the driveway nearest the building to a sidewalk and the sidewalk be raised above the parking lot elevation in areas where the pavement has to be removed for the stormsewer installation. If the petitioner is allowed to keep the driveway nearest the addition, the petitioner should be required to install a barrier or remove pavement so vehicles cannot access the parking lot from Rollin Street at the one way driveway.



**1 EXISTING SITE PLAN**  
1" = 20'-0"



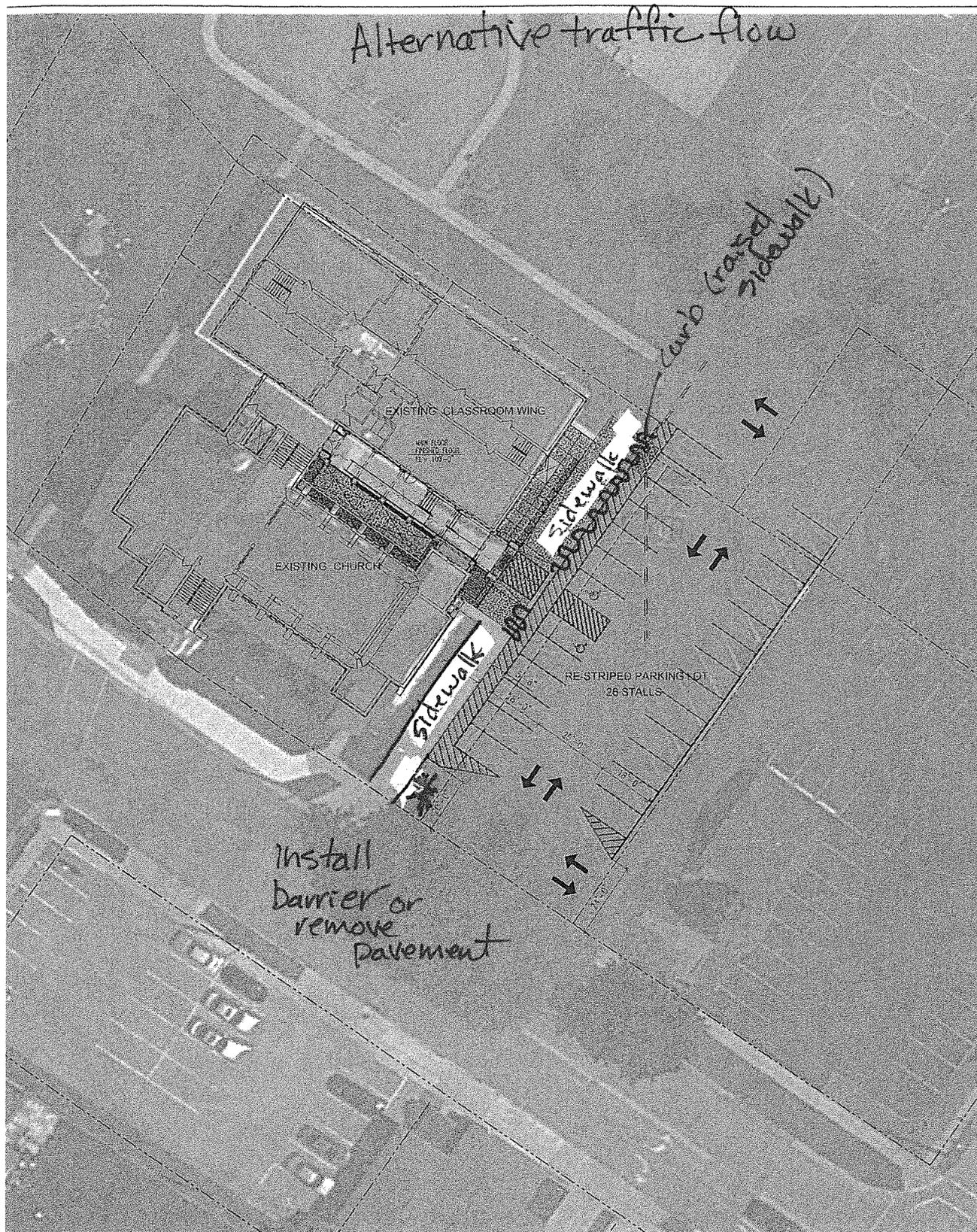
**2 PROPOSED SITE LAYOUT PLAN**  
1/8" = 1'-0"



**-PRELIMINARY-  
-NOT FOR CONSTRUCTION-**

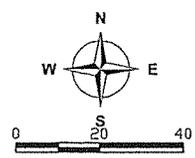
SHEET NUMBER: <b>A1.0</b>	SHEET TITLE: <b>Site Plans</b>	PROJECT:	Central Lutheran Church Entrance Addition 100 West Rollin Street Edgerton, WI 53534
		PH: (608) 237-7443	FAX: (608) 237-7444
CASHMAN ASSOCIATES, INC.		PROJECT OWNER:	Central Lutheran Church 100 West Rollin Street Edgerton, WI 53534
Gregory M. Cashman, AIA		LOCATION:	6734 Parkway Drive Sun Prairie, WI 53590
		DATE:	July 23, 2018
		REVISIONS:	
		NO.	
		TITLE	
		DATE	

Alternative traffic flow



C.A.S.H.M.A.N.A.S.S.O.C.I.A.T.E.S., I n c.	PH: (608) 237-7443	FAX: (608) 237-7444	6734 Parkway Drive Sun Prairie, WI 53590	Gregory M. Cashman, AIA
	PROJECT OWNER: Central Lutheran Church 100 West Rollin Street Edgerton, WI 53534			
SHEET NUMBER: <b>A1.0</b>	PROJECT TITLE: Central Lutheran Church Entrance Addition 100 West Rollin Street Edgerton, WI 53534		REVISIONS	
	DATE: July 25, 2018		NO.	DATE

ED SITE LAYOUT PLAN



-PRELIMINARY-  
-NOT FOR CONSTRUCTION-

Site Plans

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 27, 2018

**GENERAL DESCRIPTION**

**Address:** N Hillside and E Maple Beach, Rock County, Fulton Township Sec. 1

**Applicant:** Peace Land Development

**Parcel Size:** varies

**Description of Request:** approval of a 48 lot plat Lake Woods 4<sup>th</sup> Addition

**STAFF REVIEW COMMENTS**

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

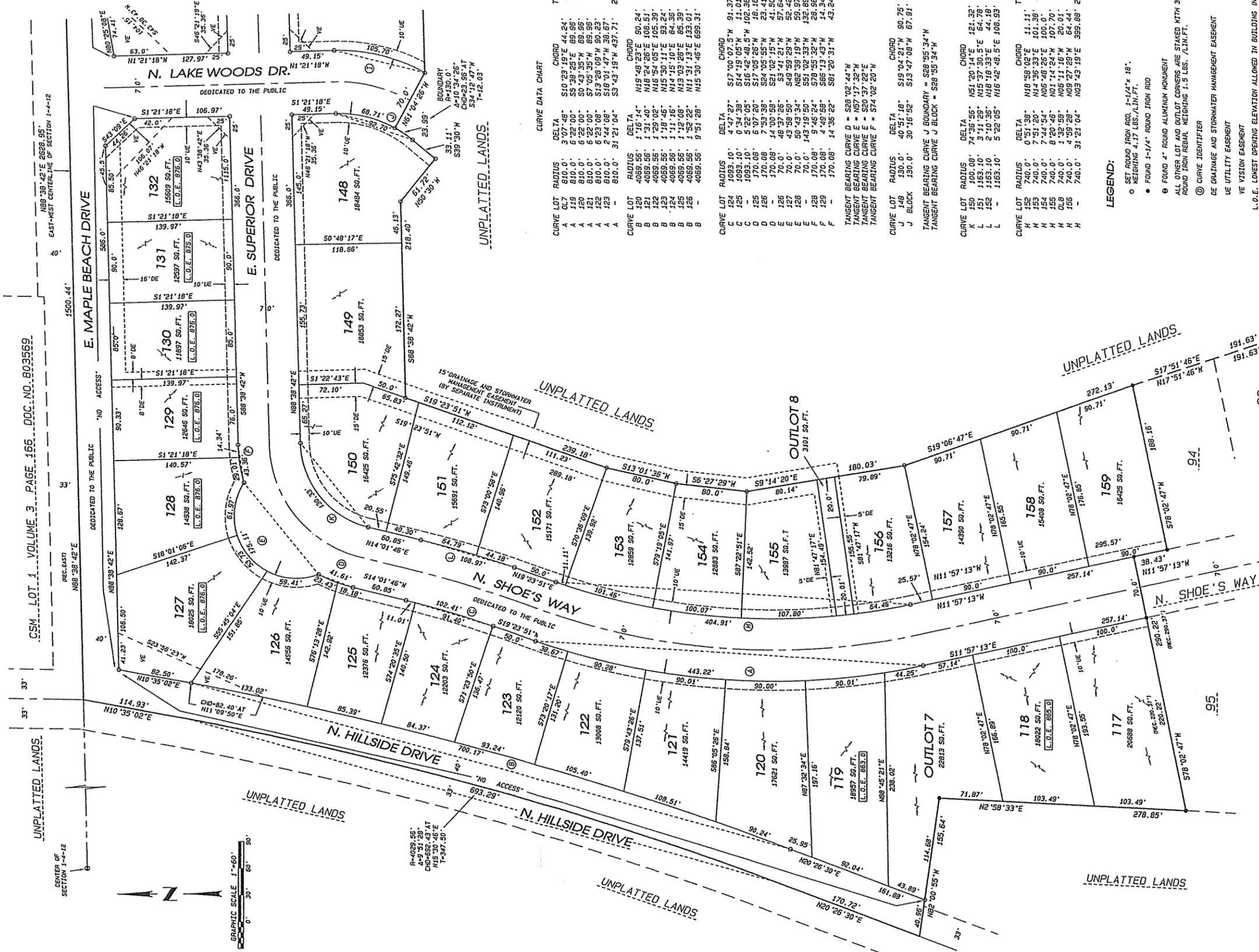
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve a 48 lot plat of Lake Woods 4<sup>th</sup> Addition for Peace Land Development on N Hillside and E Maple Beach

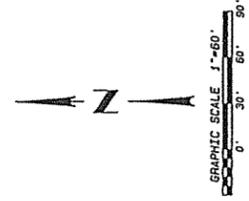
# LAKE WOODS FOURTH ADDITION

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



CSM LOT 1 VOLUME 3 PAGE 166 DOC. NO. 803569

CENTER OF SECTION 1-4-12



- SEE SHEET 1 -

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified August 20, 2018

*Annika Dwyer*  
Department of Administration

CURVE DATA CHART

CURVE LOT	RADIUS	DELTA	CHORD	TANGENT
A	810.0'	3°07'48"	510.29 19°E 44.24'	22.13'
B	810.0'	6°22'00"	53.28 52°E 88.98'	45.05'
C	810.0'	6°22'00"	57.05 35°E 88.98'	45.05'
D	810.0'	6°23'08"	51.3°28'09"N 90.23'	45.18'
E	810.0'	2°44'08"	518°01'47"N 38.67'	19.34'
F	810.0'	31°21'04"	53°43'19"N 437.71'	227.31'
G	4069.56'	1°16'14"	119°48'29"E 60.24'	50.35'
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LEGEND:

- SET ROUND IRON ROD, 1-1/4" x 18".
- NEIGHING 4.17 LBS./LIN.FT.
- FOUND 1-1/4" ROUND IRON ROD
- ⊕ FOUND 4" ROUND ALUMINUM MONUMENT
- ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED WITH 3/4" x 24", ROUND IRON REBAR, WEIGHING 3.5 LBS./LIN.FT.
- ⊙ CURVE IDENTIFIER
- DE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT
- UE UTILITY EASEMENT
- VE VISION EASEMENT
- L.O.E. LOWEST OPENING ELEVATION ALLOWED IN BUILDING (NAD83(11) DATUM)
- PROPOSED OVERLAND DRAINAGE DIRECTION

SHEET TWO OF THREE SHEETS

**Combs & Associates**  
109 N. Milwaukee St.  
Janesville, WI 53540  
Tel: 608 752-0525  
Fax: 608 752-0524  
www.combsurvey.com

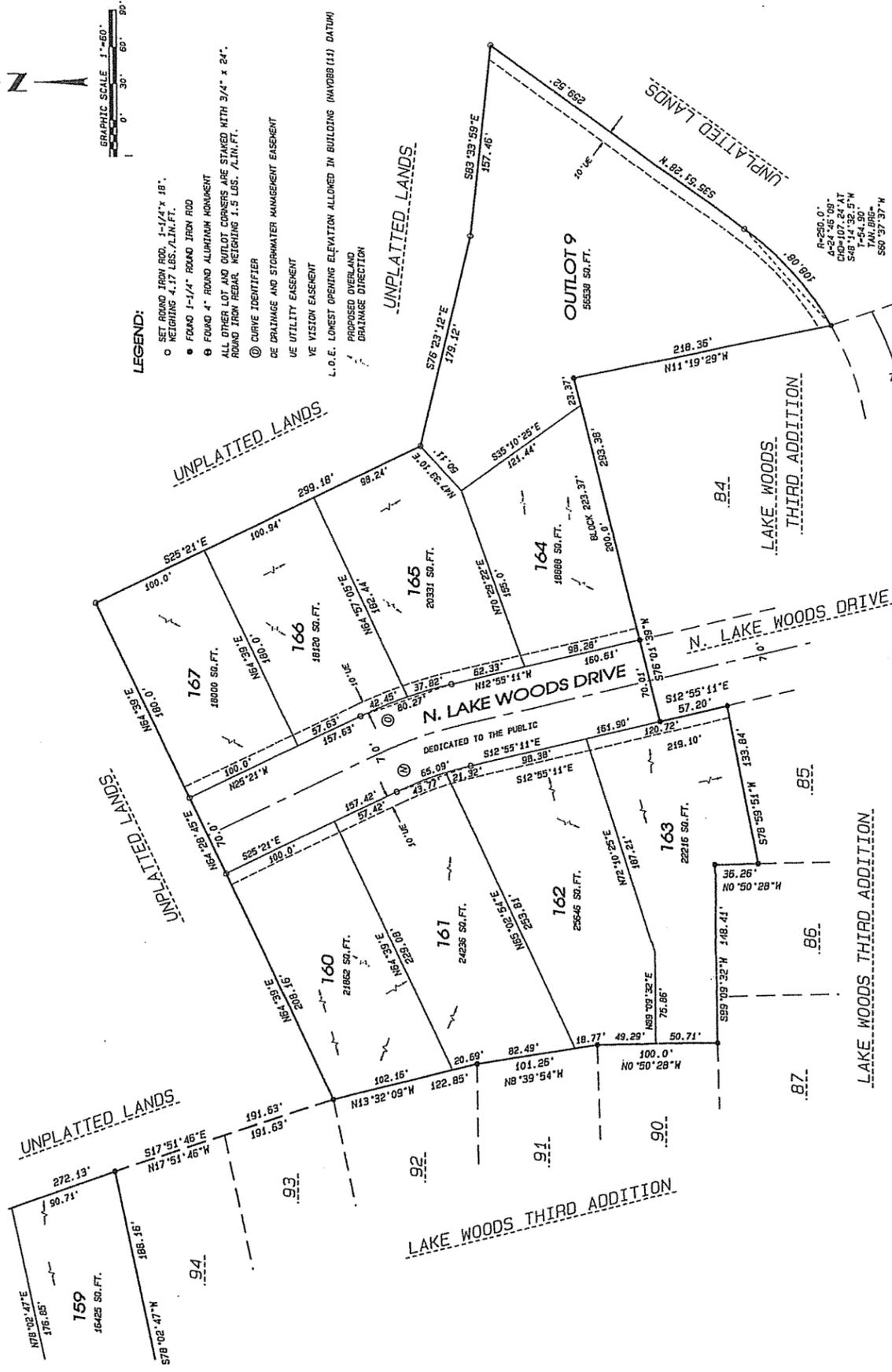
DATE: 06/01/18  
BY: SLL  
PROJECT: 117-357  
DRAWN: DYN-CANNELL

07/31/18

# LAKE WOODS FOURTH ADDITION

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

- SEE SHEET 2 -



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified August 2nd, 2018  
 Dennis W. Jones  
 Department of Administration

CURVE DATA CHART

CURVE LOT	RADIUS	DELTA	CHORD	TANGENT
N 161	300.0'	8°21'32"	S21°10'14"E 43.73'	21.92'
N 162	300.0'	4°04'18"	S14°57'19"E 21.31'	10.66'
N 163	300.0'	42°25'50"	S19°08'05"E 64.96'	32.67'
O 165	370.0'	5°51'24"	N15°50'52"W 37.80'	18.93'
O 166	370.0'	6°34'26"	N22°03'47"W 42.43'	21.25'
O 167	370.0'	42°25'50"	N19°08'05"W 80.12'	40.29'

OWNER'S CERTIFICATE OF DEDICATION - PEACE LAND DEVELOPMENT, INC.

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION;  
 TOWN OF FULTON;  
 CITY OF EDGERTON, WISCONSIN;  
 ROCK COUNTY PLANNING AND DEVELOPMENT AGENCY;  
 WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PEACE LAND DEVELOPMENT, INC.  
 x BY: SUNIL PURI, Its PRESIDENT

STATE OF ILLINOIS  
 COUNTY OF MINNEBAGO SS.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUNIL PURI, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MINNEBAGO COUNTY, ILLINOIS x \_\_\_\_\_

MY COMMISSION \_\_\_\_\_

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN  
 COUNTY OF ROCK SS.  
 I, MICHELLE ROETTGER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF ROCK, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 20\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "LAKE WOODS FOURTH ADDITION".

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 x \_\_\_\_\_ MICHELLE ROETTGER, COUNTY TREASURER

ROCK COUNTY PLANNING AND DEVELOPMENT AGENCY APPROVAL

THIS FINAL LAND DIVISION NO. 2017 010 IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PURSUANT TO CHAPTER 15 OF THE ROCK COUNTY LAND DIVISION REGULATIONS.

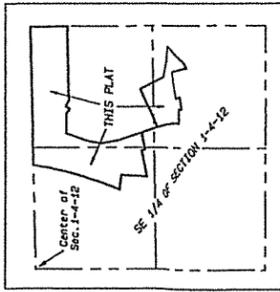
x \_\_\_\_\_ SECRETARY

RECORDING DATA

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, AND RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_, AND \_\_\_\_\_ OF PLATS, DOCUMENT NO. \_\_\_\_\_.

REGISTER OF DEEDS x \_\_\_\_\_

LOCATION MAP



NOTE: FIELD WORK COMPLETED \_\_\_\_\_  
 NOTE: SEE SEPARATE MANAGEMENT PLAN (COLLECTOR EXHIBIT) FOR A COVERT SCHEDULE FOR EACH LOT.  
 NOTE: THE VISION EASEMENT SHALL BE KEPT CLEAR OF VEGETATION UNDER 6 INCHES IN DIAMETER, TREES LARGER THAN 6 INCHES, IF APPLICABLE, MAY REMAIN IF TRIMMED UP TO EIGHT FEET ABOVE THE GROUND.  
 NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE-HALF SECOND.  
 NOTE: UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC ROADS AND PRIVATE UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.  
 NOTE: "LAKE WOODS FOURTH ADDITION" CREATES 51 LOTS AND 3 OUTLOTS FROM 27.80 ACRES.  
 CENTERLINE STREET LENGTHS CREATED:  
 E. SUPERIOR DRIVE = 1232.70'  
 N. MASON DRIVE = 149.59'  
 N. SHOE'S WAY = 985.71'

SHEET THREE OF THREE SHEETS

**Combs & Associates**  
 109 N. Milwaukee St.  
 Wauwatosa, WI 53090  
 Tel: 608.255-0579  
 Fax: 608.255-0584  
 www.combsurvey.com

LAND SURVEYING	DATE	06/01/18
LAND PLANNING	BY	SJL
CIVIL ENGINEERING	PROJECT NO.	117-357
	CLIENT	DYN-CANNEL

07/31/18



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 27, 2018

**GENERAL DESCRIPTION**

**Address:** Indian Trail, Dane County, Albion Township, Section 36 (#10172)

**Applicant:** Theresa Griffin

**Parcel Size:** 0.4 acres

**Description of Request:** 1 lot CSM

**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 combines 3 lots.

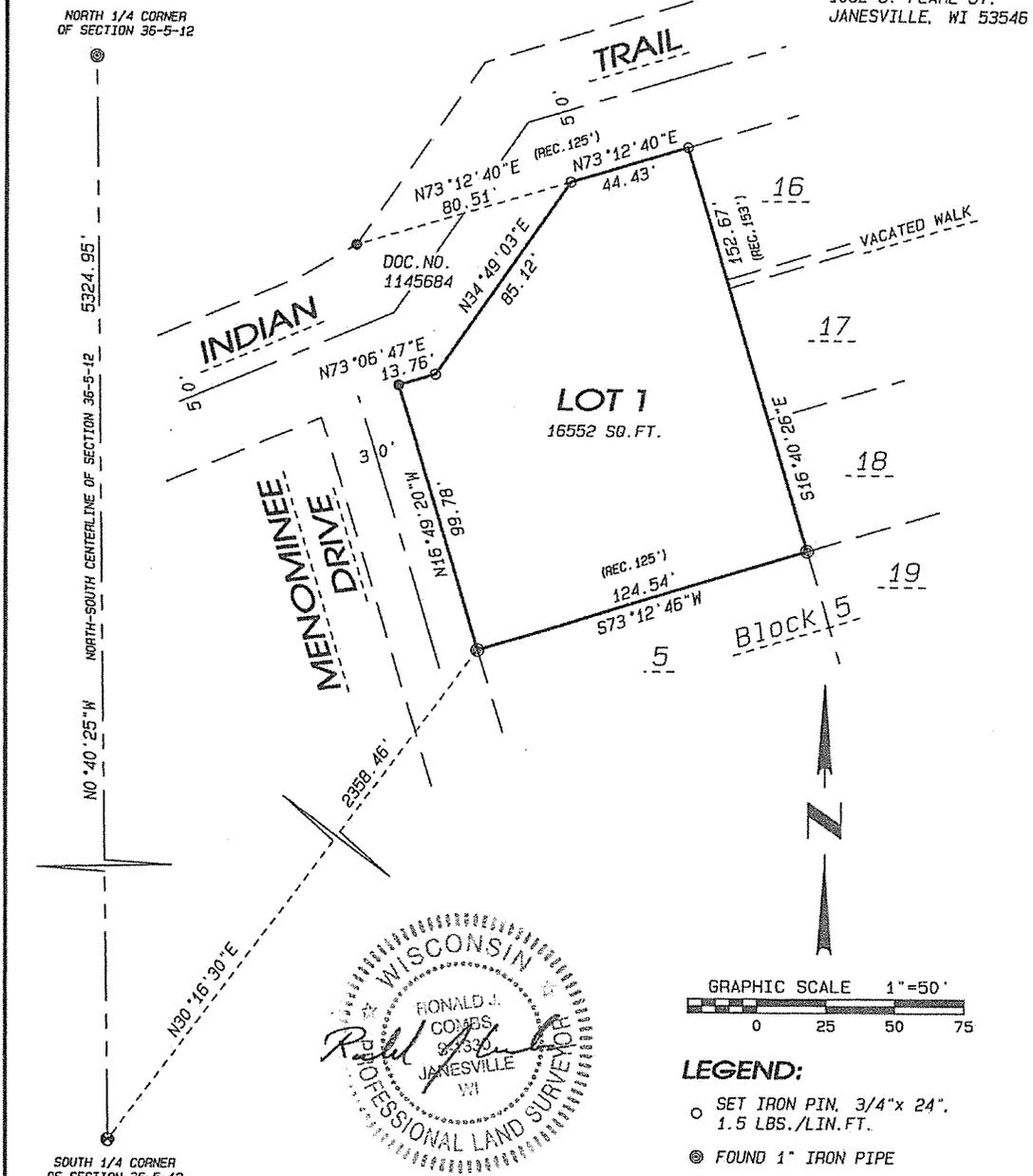
**STAFF RECOMMENDATION**

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

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 6, 7 AND PART OF LOT 8, BLOCK 5, INDIAN HEIGHTS AND THE VACATED WALK LYING ADJACENT TO SAID LOTS AND LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

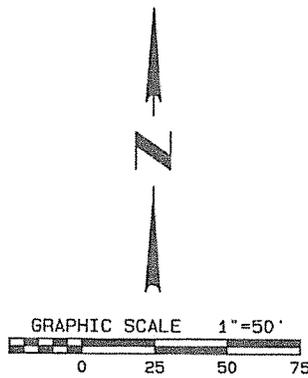
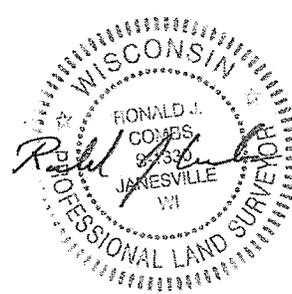
OWNER OF RECORD:  
 THERESA GRIFFIN  
 1032 S. PEARL ST.  
 JANESVILLE, WI 53546



NORTH 1/4 CORNER  
 OF SECTION 36-5-12

NORTH-SOUTH CENTERLINE OF SECTION 36-5-12  
 5324.95'

SOUTH 1/4 CORNER  
 OF SECTION 36-5-12



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
  - ⊙ FOUND 1" IRON PIPE
  - ⊗ FOUND ALUMINUM MONUMENT

NOTE: FIELDWORK COMPLETED JULY 10, 2018.

NOTE: ASSUMED N0°40'25"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 36-5-12.

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

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

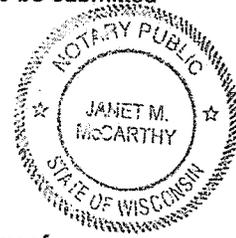
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOTS 6, 7 AND PART OF LOT 8, BLOCK 5, INDIAN HEIGHTS AND THE VACATED WALK LYING ADJACENT TO SAID LOTS AND LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented hereon. I also certify that this certified survey map is required by 75.17(1)(a), Dane County Code of ordinance to be submitted to the Dane County Zoning and Land Committee for approval.

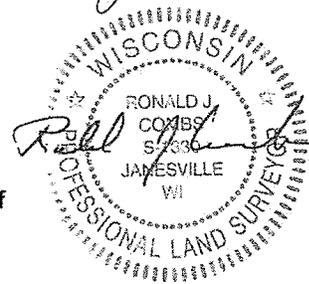
Theresa Griffin  
Theresa Griffin



State of Wisconsin  
County of Dane SS. Personally came before me this 17 day of July, 2018, Theresa Griffin to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Dane County, Wisconsin Janet M. McCarthy  
Rock

My Commission 5-15-2020



**TOWN BOARD APPROVAL**

Approved by the Board of the Town of Albion this 23 day of July, 2018.

Town Clerk Julie L. Hanevall

**CERTIFICATE OF COUNTY PLANNING**

Approved by the Dane County Zoning and Land Regulation Committee

x \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Signature

**CITY OF EDGERTON APPROVAL**

Approved by the common Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Clerk \_\_\_\_\_

SHEET TWO OF THREE SHEETS  
Project No. 118-122 For: GRIFFIN

**CERTIFIED SURVEY MAP NO.**

LOTS 6, 7 AND PART OF LOT 8, BLOCK 5, INDIAN HEIGHTS AND THE VACATED WALK LYING ADJACENT TO SAID LOTS AND LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

State of Wisconsin

County of Rock

SS.

I, Ronald J. Combs, a Professional Land Surveyor,

do hereby certify that I have surveyed, divided and mapped LOTS 6, 7 AND PART OF LOT 8, BLOCK 5, INDIAN HEIGHTS AND THE VACATED WALK LYING ADJACENT TO SAID LOTS AND LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the South 1/4 Corner of said Section; thence N30°16'30"E 2358.46 feet to the SW Corner of Lot 6, also being at the place of beginning for the land to be herein described; thence N16°49'20"W along the East Line of Menominee Drive, 99.78 feet to the South Line of Indian Trail as established by document no. 1145684; thence N73°06'47"E along said South Line, 13.76 feet; thence N34°49'03"E continuing along said South Line, 85.12 feet; thence N73°12'40"E continuing along said South Line, 44.43 feet to the NE Corner of said Lot 8; thence S16°40'26"E 152.67 feet to the SE Corner of said Lot 6; thence S73°12'46"W 124.54 feet to the place of beginning. Containing 16552 Sq. Ft. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of Theresa Griffin and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 12th day of July, 2018, Janesville, Wisconsin.



**RECORDING DATA**

No. \_\_\_\_\_ received for record this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and recorded in Volume \_\_\_\_\_,

Pages \_\_\_\_\_ of Certified Survey Maps of Dane

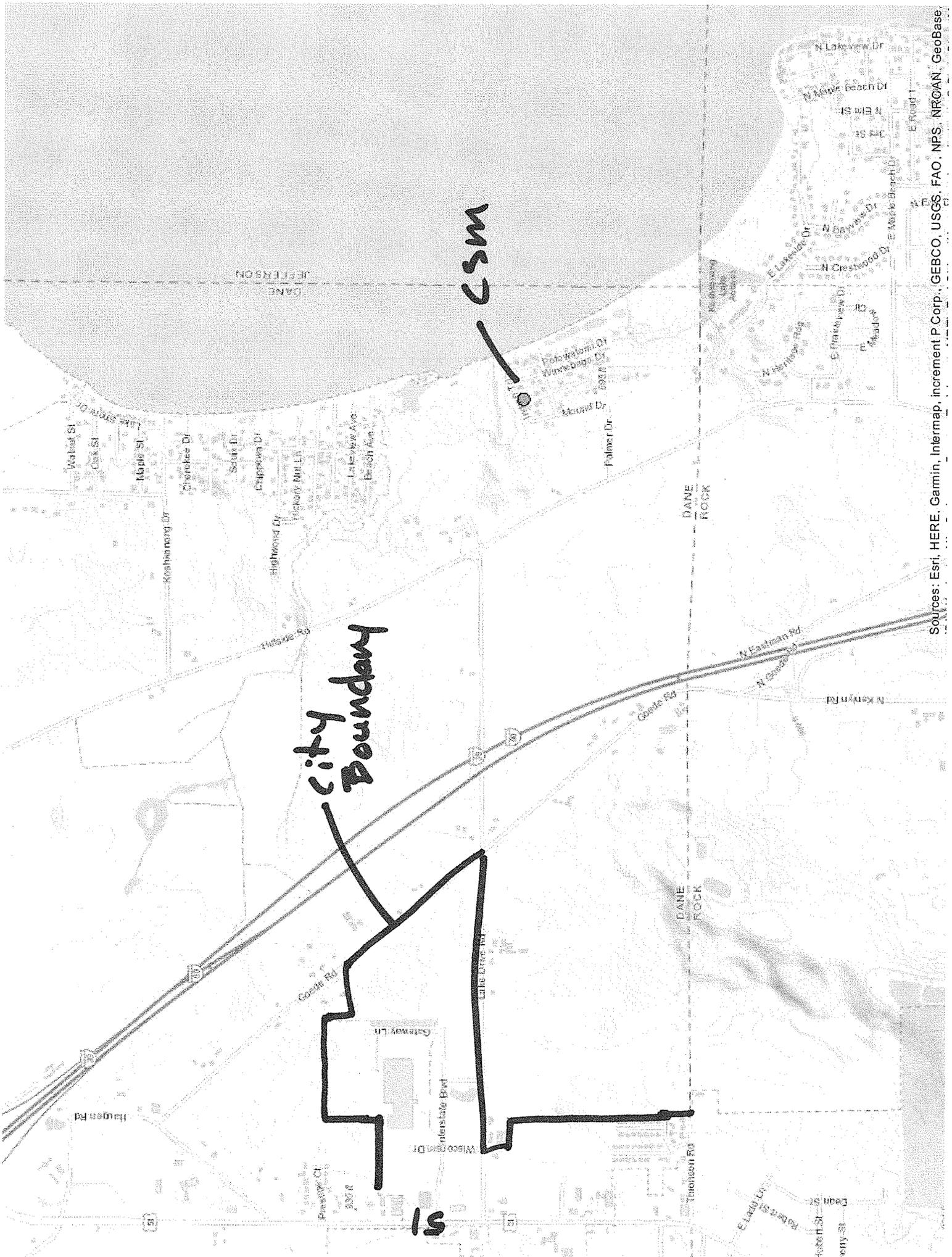
County, Wisconsin.

Register of Deeds \_\_\_\_\_

SHEET THREE OF THREE SHEETS

Project No. 118-122 For: GRIFFIN

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI



City Boundary

CSM