

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

PLANNING COMMISSION
Monday, August 17, 2020 at 6:40 P.M.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, August 14, 2020.
3. Consider approval of minutes from the July 30, 2020 Plan Commission meeting.
4. Consider approval of the minutes from the August 10, 2020 Joint Council and Plan Commission meeting.
5. Consider extraterritorial land division for Bill Morrison, Town of Fulton, Section 8 to create three lots out of two lots on STH 59.
6. Consider extraterritorial land division for Shumaker, Town of Fulton, Section 16 to combine 2 lots on N Blackhawk Drive.
7. Set next meeting date and future agenda items.
8. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

Notice: Some members of the Commission may attend by telephone conference for this meeting.

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 30, 2020 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:30 p.m.

Present: Christopher Lund, Jim Burdick, Anne Radtke (remote connection), Jim Kapellen, Julie Hagemann and Paul Davis who arrived at 6:32 p.m.

Absent: Ron Webb

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, July 24th 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 the Edgerton School District for approval of a conditional use permit to allow the installation of an identification, monument sign for the district office; a message center, monument sign for the elementary school; and a wall sign at the high school pool for the parcels located at 100 and 200 Elm High Dr.

City Administrator Ramona Flanigan stated the Commission recently amended the ordinance to allow institutional land uses the ability to request signage through a conditional use permit that is more flexible than the residential signage requirements.

The electronic message center (EMC) signs at the district office and pool will replace the existing signs. The elementary school sign is new and will be located near the existing circular seating area at the entrance.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER CONDITIONAL USE PERMIT FOR SCHOOL SIGNAGE: Jim Kapellen/Julie Hagemann moved to grant the conditional use permit to allow the installation of an identification, monument sign for the district office; a message center, monument sign for the elementary school; and a wall sign at the high school pool for the parcels located at 100 and 200 Elm High Dr. with the following findings and conditions:

Conditions: The message center signs comply with the sign ordinance including the following:

- The sign does not change its appearance more than once every sixty (60) or more seconds;
- The sign contains no chasing lights;
- The sign message does not advertise an off-premises business;
- The electronic message center (EMC) shall not be illuminated between 10:00 pm and 5:00 am;
- The EMC utilizes an auto dimming feature to adjust the brightness of the display based on ambient outside light;

- The EMC is equipped with a manual and scheduled brightness control so that the brightness of the sign does not negatively impact adjoining property; and
- The sign does not have incandescent bulbs or rotating louvers.

Finding of fact:

- 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.
- 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.
- 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.
- The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole. Section 22.206(4)(d),
- The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Terri Nottestad for approval of a conditional use permit to allow the establishment of an outdoor entertainment area at 520 N Main St. (parcel 6-26-305.2)

City Administrator Ramona Flanigan stated due to COVID-19 and social distancing requirements, the petition before the Plan Commission should be considered as a temporary use. Under normal circumstances the petition would not come before the Commission because it does not meet many of the requirements.

The following is a list of the conditions required by the ordinance for beer gardens and the bold comments apply to this proposal:

Conditional Use Regulations: {B-1, B-2, B-3, B-4, and HMU for establishments that serve alcohol}

- a. No permit shall be issued for an outdoor premises/beer garden if any part of the outdoor service area is within one hundred (100) feet of a residentially zoned property. **(actual distance 140')**
- b. Outdoor premises/beer gardens cannot be located in a right-of-way.
- c. No permit shall be issued for an outdoor premises/beer garden if the area is greater than 50% of the gross floor area of the principal use structure. **(less than 50%)**
- d. The outdoor premises/beer garden shall be attached to the principal use structure and access to the outdoor premises/beer garden shall only be allowed through the main building entrance and exit, exclusive of emergency exits not generally used for entrance and exit, and through a fenced and controlled entrance and exit. The Plan Commission shall define a controlled entrance or exit for each conditional use permit based on the site conditions. All outdoor premises/beer garden areas

shall comply with building and fire codes including exiting regulations. **(The proposed garden is attached to the building. Access to the beer garden is not directly from the building. Instead, patrons accessing the beer garden exit the building and go down a ramp before reaching the beer garden. The petitioner does not wish to include the building exit in the beer garden since this door serves as the accessible entrance to the building and patrons using this door would have to go through the beer garden first.)**

- e. Every outdoor premises/beer garden shall be completely surrounded by a well-maintained wall, fence or barrier at least four (4) feet in height. It is the nature of fencing as well as other measures and barriers to provide control over the operation of the outdoor premises/beer garden by prohibiting or significantly restricting the ease in which alcoholic beverages may be passed from within the outdoor premises/beer garden to anyone outside the outdoor premises/beer garden. Fencing requirements may be waived at the discretion of the Common Council upon recommendation of the Plan Commission. **(The proposed snow fence does not meet the intent of the ordinance. If allowed, it should only be considered because it is temporary and only under these unusual circumstances.)**
- f. The flooring of the outdoor premises/beer garden shall be constructed with a hard surface, such as decking material, concrete or paver brick. **(Asphalt)**
- g. It shall be the responsibility of the operator to daily clean up adjoining property of all debris that originates from the outdoor premises/beer garden.
- h. The outdoor premises/beer garden shall only be used for the purpose of serving food and beverages and no part of said area shall be used for recreational activities, including, but not limited to, volleyball or horseshoes.
- i. Noise from any source that is emitted from the outdoor area shall not exceed limitations provided in the City of Edgerton Code of General Ordinances. Amplified sound or live music is not permitted after 9:00 p.m. in the B-1, B-3, and B-4 Zoning Districts and not after 10:00 p.m. in the B-2 and HMU Districts. This section shall not be construed to limit the authority of the Police Department to respond to nuisance noise complaints and to take appropriate action in response thereto during any hours. For additional noise regulations for all land uses see Section 22.409 and for alcohol licensed establishments see Section 19.17(9)(e). **(The petitioner does not wish to have live music in the beer garden.)**
- j. Three (3) or more noise complaints filed and verified by the Edgerton Police Department against the owner of an outdoor premises/beer garden during any 12-month period shall constitute sufficient grounds to revoke the outdoor premises/beer garden permit granted under this section, subject to a public hearing conducted in accordance with this chapter.
- k. All outdoor premises/beer gardens shall be sufficiently lighted to ensure the safety of patrons at all times when any patrons shall be therein, and at all times when the outdoor premises/beer garden is open to the public. Lighting of the area must be shielded and not be of intensity or brilliance to create glare which is distracting to adjoining property owners or can become a hazard or danger to vehicular traffic. **(The petitioner does not plan to add any lighting for the beer garden. There**

is an existing yard light over the building exit and the petitioner feels the light will be adequate to serve the temporary beer garden. If the petitioner petitions to make the beer garden permanent in the future, lighting would have to be improved.)

1. In no event shall the outdoor premises/beer garden reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 22.404. If the number of provided parking stalls on the property is already less than the requirement, such outdoor premises/beer garden area shall not further reduce the number of parking stalls already present. **(The beer garden area in currently has picnic tables and appears to not be used for parking although it is part of the parking lot.)**

In addition, the petitioner must amend the liquor license for the establishment to allow the serving of alcohol in the beer garden.

Terri Nottestad, owner of Last Nite Bar & Grill, stated the area being considered is not large enough for a band and is currently being used as an outdoor smoking area. There are two tables in the area now and no additional tables are being proposed.

Jim Burdick asked if music will be piped out to the area. Nottestad stated it is not being considered.

Nottestad stated she is unsure how the fence will be put up. She envisions the snow fence will be secured to posts that will be bolted to the pavement. She hopes to replace a portion of the concrete and construct a permanent fence next year.

Jim Burdick and Chris Lund suggested a November 30th deadline for the temporary conditional use permit. Nottestad stated she currently has to tell her patrons not to take alcohol outside to the area now. She would like enough time to see how the temporary area is working and determine if she wishes to proceed with a permanent area instead of allowing alcohol for a short time and then removing it.

Joe Schweighardt, 204 Shannon St, stated he is concerned with loud music and noise. He was informed that there will be not music allowed outdoors.

After some discussion on dates and administrative approvals, the group agreed with a March 1st temporary use date with a possible 3-month administrative extension to allow for construction if the beer garden it going to be permanent.

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

CONSIDER CONDITIONAL USE PERMIT FOR 520 N MAIN ST, LAST NITE BAR & GRILL: Jim Kapellen/Jim Burdick moved to approve a conditional use permit to allow the establishment of a temporary outdoor entertainment area at 520 N Main Street in accordance with the approved plans with the following conditions and finding of fact:
Conditions:

1. Any lighting changes do not create a nuisance to the neighboring properties.
2. The petitioner amends the liquor licenses to allow the serving of alcohol in the beer garden.
3. The permit expires and all outside improvements for the beer garden are removed by March 1, 2021 unless a possible 3 month administratively approved extension is granted.
4. No outside music or entertainment is allowed in the beer garden including piped music or speakers.
5. The City Council approves the proposed fence.
6. The petitioner complies with all the conditions listed in #3 above other than those waived by the Plan Commission or Council.
7. The fence must be secured

Finding 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.

The motion passed on a 6/0 roll call vote.

MINUTES: A Jim Burdick/Anne Radtke motion to approve the June 24, 2020 Plan Commission meeting minutes passed on a 6/0 roll call vote.

Being no other business before the Commission, a Jim Kapellen/Julie Hagemann motion to adjourn passed on a 6/0 roll call vote.

Ramona Flanigan/ch
City Administrator

Approved August 17, 2020

**AUGUST 10, 2020 JOINT COMMON COUNCIL AND PLAN COMMISSION
MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 6:30 p.m.

Plan Commission members present: Christopher Lund, Jim Burdick, Anne Radtke (remotely), Paul Davis, Jim Kapellen, Julie Hagemann, and Ron Webb.

Council members present: Casey Langan, Candy Davis, Robert Reynolds, Anne Radtke (remotely) and Jim Burdick.

Council member Sarah Braun was excused.

Others Present: City Administrator Ramona Flanigan, City Clerk/Treasurer Cindy Hegglund, City Attorney Bill Morgan, and a group of citizens.

Hegglund confirmed the meeting agendas were properly posted on Friday, August 7, 2020 at the Post Office, City Hall, Edgerton Library door and City's website.

PUBLIC HEARING: Mayor Lund announced the request by Hillside Properties Edgerton LLC to amend the City of Edgerton Comprehensive Plan for the unplatted area along Hwy 59 and area southwest of Leslie Drive in the unplatted area of Windfield Subdivision has been withdrawn.

PUBLIC HEARING: The Plan Commission and City Council held a public hearing to gather input on the request by Don Cosgrove/Blake George to amend the City of Edgerton Comprehensive Plan for the unplatted area of Orchard Heights Subdivision from Single Family to Planned Neighborhood.

City Administrator Flanigan presented the following background related to the Orchard Heights Subdivision and the Comprehensive Plan:

“The Comprehensive Plan was adopted in 2015. At that time, the Orchard Subdivision was underway with some lots developed; a conceptual lot layout for the entire neighborhood had been reviewed; and the entire neighborhood had been rezoned to R-2 Residential District Two. Because the zoning was already in place for the entire subdivision, the 2015 Comprehensive Plan recommended the neighborhood be developed as single family residential, except for a 7-acre parcel near the street entrance across from Lois Lane which is planned for an Institutional land use (labeled lot 205 in the attached map). Had the undeveloped portion of the neighborhood not already been zoned R-2 when the Comprehensive Plan was adopted, this area would most likely have been designated a Planned Neighborhood land use. The Planned Neighborhood land use is used extensively in the Comprehensive Plan for the other future development areas in the City.”

The following is an excerpt from the Comprehensive Plan describing the Planned Neighborhood land use.

Planned Neighborhood

The Planned Neighborhood land use category encourages a mix of residential development. *Single Family Residential* development is planned to make up the majority of the residential units (approximately 70 percent of residential), integrated with well-designed, limited components of *Two Family Residential* (approximately 10 percent of residential), *Multi-Family Residential* (approximately 20 percent of residential), *Institutional*, *Park*, *Neighborhood Office*, and *Neighborhood Business* land uses. Such plans encourage the use of complementary vehicle and pedestrian transportation networks, urban design strategies including the preservation and enhancement of vistas, neighborhood gathering places, and visual focal points.

The ideal end result for these new areas is new neighborhoods that capture much of the charm and unique character of the best historic neighborhoods in the community, and the added benefit of more completely coordinated land use, open space, and transportation patterns. Areas planned in this manner will be more marketable to a greater diversity of ages, incomes and lifestyles, and will typically appreciate in value faster than single-use neighborhoods which employ “cookie cutter” street patterns, lot sizes, and structures over very large areas that become indistinguishable from each other. The combination of a fine-grained land use pattern with careful aesthetic planning is one of the critical factors in creating the lasting charm of a historic City like Edgerton.

The *Planned Neighborhood* area is intended to provide a highly-planned mix of residential dwelling units and density types; neighborhood-oriented shopping opportunities, such as convenience store or small specialty grocery stores, beauty shops, bakeries, or pharmacies; a range of employment opportunities (usually located on the edges of the neighborhood), including small offices and businesses such as those mentioned above; live-work arrangements, such as apartments or lofts over studio or other commercial space; and educational facilities, such as elementary schools and day care. These neighborhoods should be connected to other neighborhoods by a network of streets that discourage high travel speeds, but still allow access to emergency and maintenance vehicles.

Land use goals, objectives, and policies

Goal: Promote a future land use pattern containing a logical and sustainable mix of uses and building types.

Objectives:

- a) Ensure that adequate development areas are reserved for a variety of land uses.
- b) Balance individual property rights with the needs and vision of the community.
- c) Consider the mix of uses on a property carefully when reviewing zoning and land use decisions. The property’s contribution to the overall balance of uses within the City should also be considered.

Zoning

If the plan amendment were approved, the land owner would then seek to rezone portions of the property. The rezoning process would be the subject of a future public hearing. A draft of the proposed rezoning map is included in this packet **for information only**. The zoning map will not be considered or discussed at the August 10, 2020 meeting.

The draft zoning map presented by the petitioner proposes single family development throughout the unplatted area except for the following:

- Two family lots around the area previously planned for institutional (lot 205)
- Mixed use for the area generally previously planned for institutional near the

- highway
- Larger single family lots referred to as Estate Lots along the eastern edge of the neighborhood.

Flanigan stated the zoning is not being considered this evening. In order to allow for development other than single family, the first step is to amend the Comprehensive Plan as is being considered this evening. If the Plan is amended, the following steps are required: a development plan is presented; a rezoning request is made; and a public hearing is scheduled before any determination by both the Plan Commission and City Council.

Mayor Lund stated the City received a number of written statements regarding the Orchard Heights public hearing. Members of the Plan Commission read each statement for the record. In total, there were 24 statements opposing the amendment, one supporting the amendment and one that was undecided. (Copies of the statements are attached.)

Cassie Riley, 510 Shearer Dr, read her written statement opposing the amendment for the record.

Amber Grenfell, 230 Orchard St, stated her and her partner Zachariah Reynolds are opposed to the amendment for many of the same reasons as others stated. She feels the traffic coming off Highway 51 will increase in numbers and speed where many small children live and play.

Blake George, representing developer Don Cosgrove, stated there is no intent to destroy or change the aesthetics of this neighborhood. There is no economic proof that apartments decrease the value of property or that they over burden schools.

The multi-family units being proposed are planned to be built at market rates with high end amenities. There is no plan for retail development in this area. The 7 acres are being considered for a senior housing complex with twin homes or duplexes around it.

There are two new streets to Highway 51 planned and required so it would not trap people in a neighborhood. These would also service the multi-family areas so less traffic would travel through the single-family area. This area is not abutting any of the existing single-family homes that now exist.

The developer has also planned for estate lots that have larger lot sizes and geared for higher end homes. Mr. George noted that these types of lots would not be included or sellable if large apartment units were planned next to them.

Mr. George stated he understands that the uncertainty of what may develop in the neighborhood is definitely scary. He commends those that are in attendance for gathering the facts and information of what is planned.

Julie Hagemann asked what is the likelihood of a senior housing development happening. Mr. George stated he has spoken to two developers both of which are interested in developing in Edgerton.

Julie Hagemann asked about parking issues with duplexes. She sees street parking as a safety issue with small children. Mr. George gave a couple of examples of alternatives for additional parking. Ramona Flanigan again noted the proposed development is not platted and everything in the unplatted area can change.

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

CONSIDER THE AMENDMENT TO THE CITY OF EDGERTON COMPREHENSIVE PLAN FOR THE AREA KNOWN AS THE UNPLATTED AREA OF THE ORCHARD HEIGHTS NEIGHBORHOOD: Anne Radtke/Jim Kapellen moved to deny City of Edgerton Resolution 12-20.

Anne Radtke asked if the development requires a lift station. The City Administrator stated it does not.

Robert Reynolds stated he represents District 2 that contains the majority of the apartment buildings within the City. He noted he also lives in an apartment and does not feel it is fair that he may have to go back to his constituents to tell them that rent will increase again because the City has turned down the potential of building additional apartments. The lower income residents have to live somewhere and it may be these people's children someday.

Reynolds sees the potential plan well thought out and the duplexes being built in an area that transitions well for the area.

Jim Burdick, representing District 3 where this subdivision is located, stated he wishes more of the neighborhood residents were present to hear Blake George's presentation and proposal. Looking at this and knowing this is only step one of the process makes this not so threatening. He understands the concerns but believes they can be addressed in creating a well-balanced neighborhood.

Amber Grenfell stated she feels Mr. Cosgrove has given the neighborhood a "bait and switch". Many families have other commitments and with the pandemic have chosen not to attend this evening. There are other properties where apartment buildings can be built on but their neighborhood was sold as single-family housing and that is what she wants it to remain.

Eric McDaniels, 536 Falk Dr, stated there is a lot of mistrust in the intent of this amendment. This area has been advertised and sold as single-family lots. City Administrator Flanigan again noted that this is not a rezoning and no one here is trying to mislead. In order to consider anything but single family the first step is to amend the Comprehensive Plan. Without amending the Comprehensive Plan, nothing else can be considered. It does not mean anything else will be approved but does allow developers to work with the neighborhood residents to consider alternatives.

For clarity, the City Administrator stated existing neighborhood covenants go with a platted subdivision. They do not extend to other existing unplatted areas.

Julie Hagemann stated as a Plan Commission member, she feels by approving the amendment the Commission is saying it approves of multi-family and commercial development. Again, the City Administrator stated there will be future decisions with platting and zoning to approve or deny the developers plans. The Plan Commission has control of the development future.

The 7 acres that are not single family are zoned institution. That allows buildings like churches and schools. In order to have a senior development the Comprehensive Plan would need to be amended.

Jim Kapellen stated his concern is the big advertising sign that stated 237 single-family lots. When they were not selling, Mr. Cosgrove came back to the Plan Commission and asked to change two lots for duplexes. He was turned down because the neighbors objected to anything other than single-family homes.

He continued, there are well managed duplexes and not well managed duplexes and there is no guarantee what these may be. Again, this creates uncertainty.

Jim Kapellen stated if the amendment to the Comprehensive Plan is denied tonight, it does not allow the developer to do anything but single-family lots.

Mr. George stated he regrets presenting the current plan. It was something that would work in that area but not necessarily what they wish to do. If he comes back, he may leave it as a blank parcel.

The motion by Anne Radtke/Jim Kapellen to deny City of Edgerton Resolution 12-20: Recommending the amendment to the City of Edgerton Comprehensive Plan for the area known as the unplatted area of the Orchard Heights Neighborhood passed on a 4/3 roll call vote. Voting against the motion were Ron Webb, Chris Lund and Paul Davis.

After the vote, Jim Kapellen recommended Mr. George meet with the neighborhood and come up with an acceptable plan. If that happens, he would then vote for the amendment.

PUBLIC HEARING: The Plan Commission and City Council held a public hearing to gather public input on the request by the City of Edgerton to amend the City of Edgerton Comprehensive Plan for 407 N Main Street from Planned Business to Institutional.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER AMENDMENT TO THE CITY OF EDGERTON COMPREHENSIVE PLAN FOR 407 N MAIN STREET FROM PLANNED BUSINESS TO INSTITUTIONAL: A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 13-20: Recommending the amendment to the City of Edgerton Comprehensive Plan for 407 N Main Street passed on a 7/0 roll call vote.

A Candy Davis/Anne Radtke motion to introduce and approve the first reading of City of Edgerton Ordinance 20-07: Adopt an amendment to the 2015 City of Edgerton Comprehensive Plan for 407 N Main Street passed on a 5/0 roll call vote.

Being no other business before the Plan Commission, a Chris Lund/Ron Webb motion to adjourn passed on a 7/0 roll call vote.

Being no other business before the Council, a Candy Davis/Robert Reynolds motion to adjourn passed on a 5/0 roll call vote.

Cindy Hegglund
City Clerk-Treasurer

Adopted: August 17, 2020

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: August 17, 2020

GENERAL DESCRIPTION

Address: 5323 STH 59, Rock County, Fulton Township Sec. 8

Applicant: Bill Morrison

Parcel Size: 1.5, 5.6 and 32.3 acres

Description of Request: Approval of a 3 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:

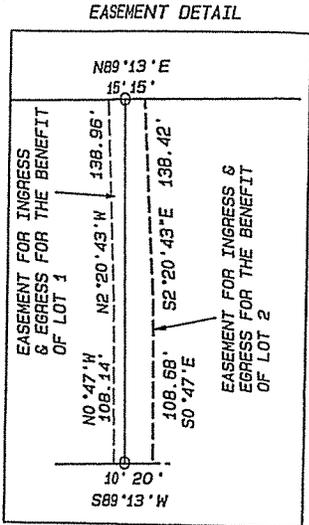
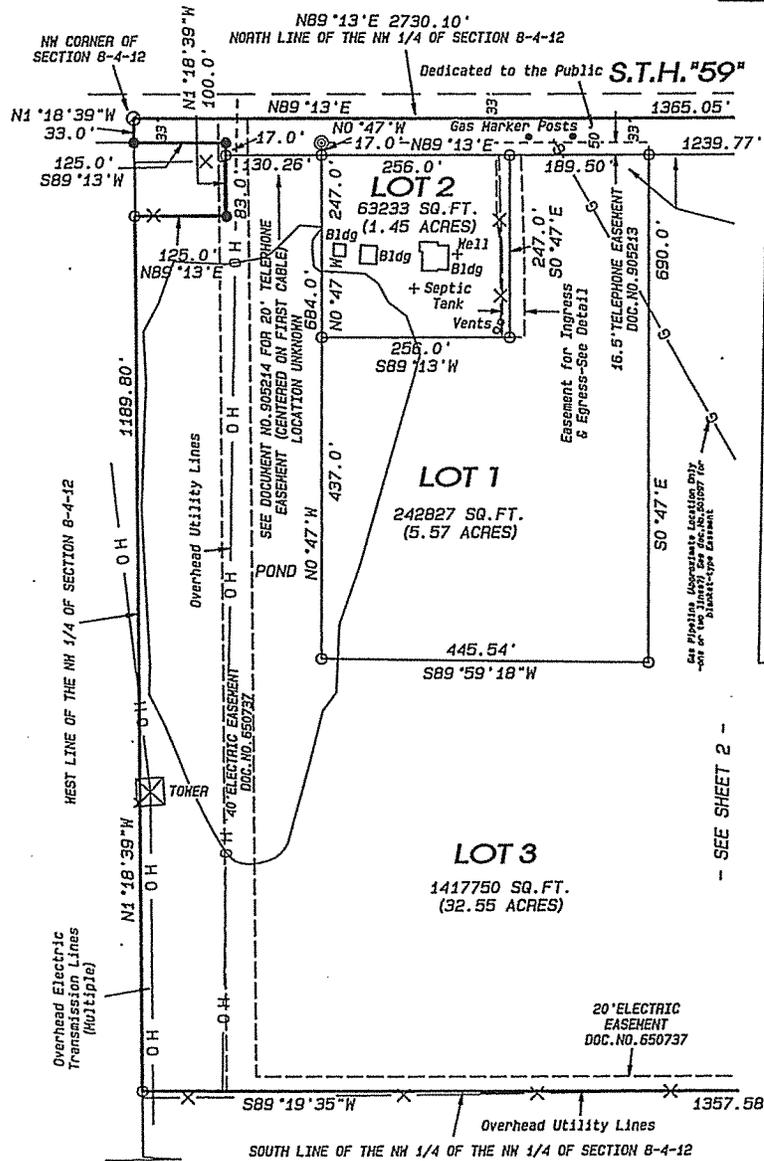
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve a 3 lot CSM for Bill Morrison on STH 59, Rock County, Fulton Township Sec. 8.

CERTIFIED SURVEY MAP

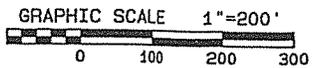
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



-- SEE SHEET 2 --

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- △ FOUND PK NAIL
- FOUND HARDHEAD STONE
- ⊖ FOUND POLYSTYRENE MONUMENT (broken)
- X— FENCE



Combs & ASSOCIATES

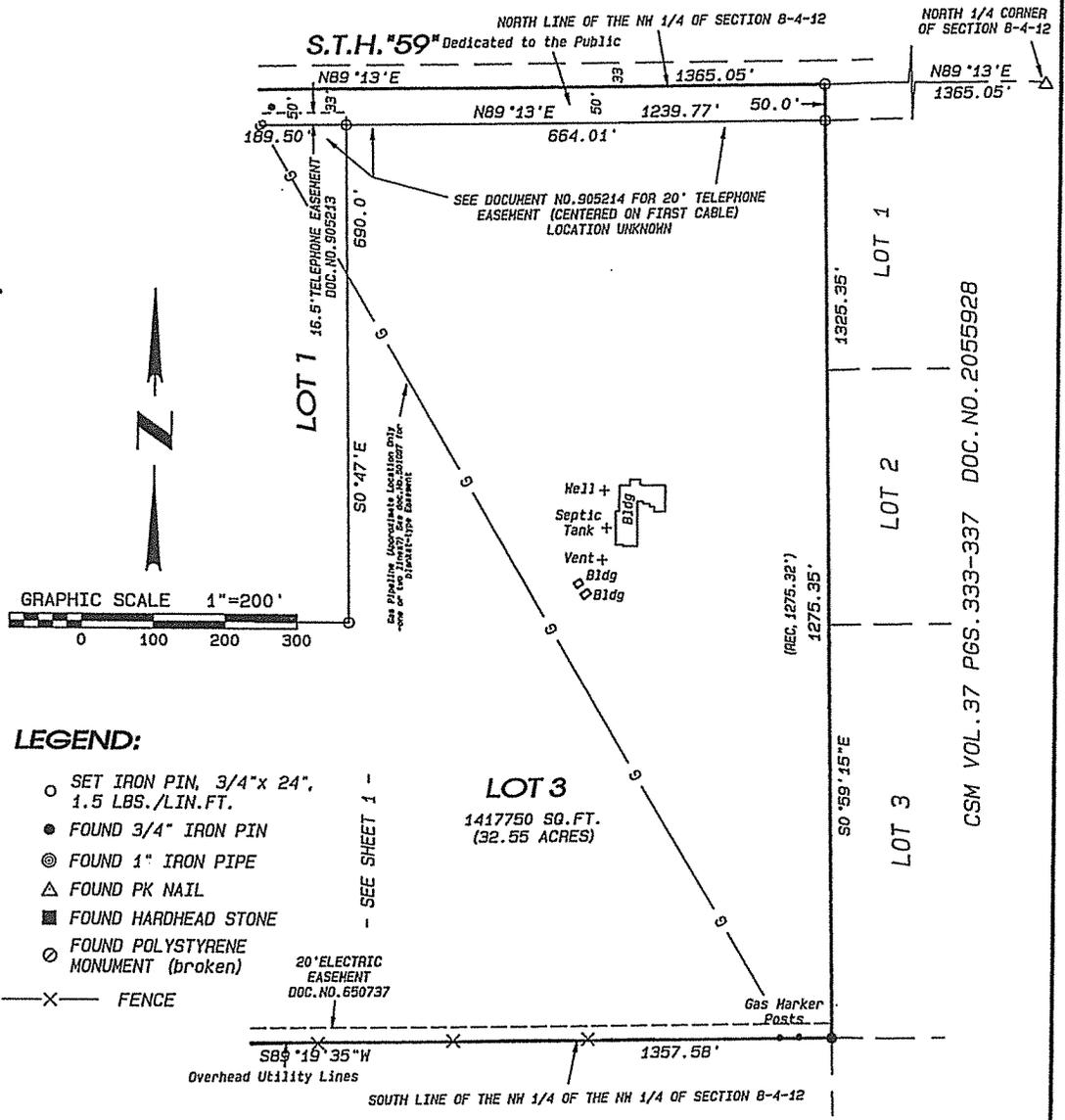
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- △ FOUND PK NAIL
- FOUND HARDHEAD STONE
- ⊙ FOUND POLYSTYRENE MONUMENT (broken)
- X— FENCE

NOTE: FIELDWORK COMPLETED AUGUST 10, 2020.

NOTE: ASSUMED N89°13'E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 8-4-12.

NOTE: SEE DOC.NO.524209 FOR A BLANKET-TYPE ELECTRIC EASEMENT.

NOTE: SEE DOC.NO.529492 FOR WELL EASEMENT (LOCATION UNKNOWN.)

NOTE: SEE DOC.NO.524203 FOR BLANKET-TYPE ELECTRIC EASEMENT TITLE COMPANY STATES THAT THERE IS A SCRIVENOR'S ERROR AND IT SHOULD READ SECTION 8.

NOTE: SINCE LOTS 2 AND 3 CONTAINS EXISTING BUILDINGS WHICH UTILIZE EXISTING PRIVATE SEWAGE SYSTEMS, NO SOIL EVALUATIONS ON THE LOTS WERE REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOTS MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEMS.

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

CSM VOL. 37 PGS. 333-337 DOC. NO. 2055928

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: August 17, 2020

GENERAL DESCRIPTION

Address: N Blackhawk Dr., Section 16, Town of Fulton.

Applicant: Shumaker

Parcel Size: 0.7 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing 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.
2. The proposed land division combines two lots and does not create any additional lots.

STAFF RECOMMENDATION

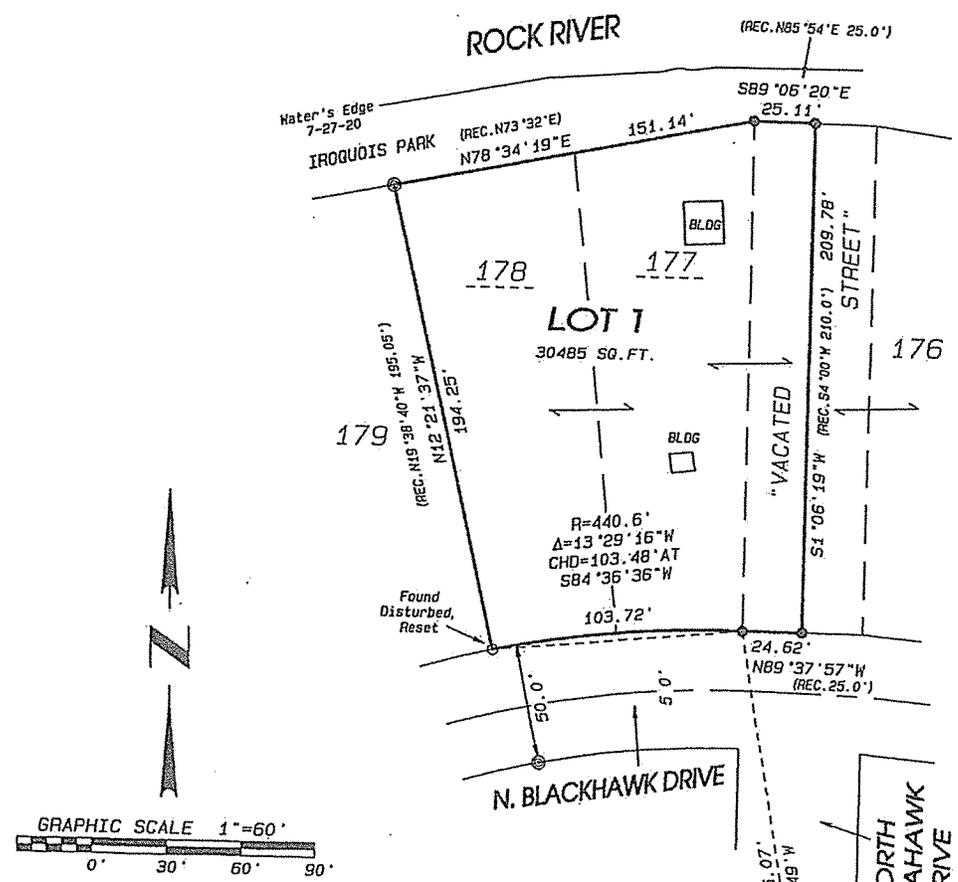
Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

CERTIFIED SURVEY MAP

LOTS 177 & 178 OF ARROWHEAD SHORES ESTATES AND THE WEST 1/2 OF THE VACATED STREET ADJACENT TO SAID LOT 177 AND LYING IN THE NE 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 16, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

THIS LAND DIVISION IS IN COMPLIANCE WITH THE ROCK COUNTY LAND DIVISION ORDINANCE.

x _____



- LEGEND:**
- FOUND 3/4" IRON PIN
 - SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
 - ⊙ FOUND IRON PIPE 1-1/2" DIA. UNLESS OTHERWISE SHOWN
 - ⊙ FOUND DISK IN MONUMENT BOX

NOTES:

FIELDWORK COMPLETED AUGUST 10, 2020.

ASSUMED N89°59'45"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 16-4-12.

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