

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

PLANNING COMMISSION
Wednesday, March 28, 2018 at 6:00 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, March 23, 2018.
3. Approval of March 5, 2018 Plan Commission meeting minutes.
4. Consider site plan approval for Oren's Auto Body at 101 Swift Street.
5. Set next meeting date and future agenda items.
6. 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."

**MARCH 5, 2018 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Harlin Kittleson, James Kapellen, and Julie Hagemann. Ron Webb arrived at 6:32.

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

Flanigan confirmed the meeting agendas were properly posted on Friday, March 2nd at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Kapellen/Davis motion to approve the January 2, 2018 Plan Commission meeting minutes passed, all voted in favor.

ALBION ROAD EXTRATERRITORIAL: A Davis/Wellnitz motion to approve an extraterritorial CSM to adjust a lot line between two lots for Reppen on Albion Rd, Section 27, Town of Albion, #10104 passed on a 6/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approve March 28, 2018

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: March 28, 2018

GENERAL DESCRIPTION

Description of Request: Petition for site plan approval to allow for an addition

Location: 101 Swift Street

Applicant: Oren's Auto Body

Current Zoning/Land Use: B-2/ Car wash and body shop

Lot Size: Approximately 20,600 sf – 4 lots

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. Section 22.303 (1)(c) of the zoning ordinance prohibits the expansion of a non-conforming use unless the Plan Commission finds the change to have a more desirable effect in terms of implementing the purpose of this Chapter. Please recall the Plan Commission made this finding at an earlier meeting
2. The proposed 4,400 sf addition is two stories with a 1,762 sq ft mezzanine in the front of the building. The addition is south of the existing body shop and requires the razing of the structure at 21 Swift Street. A two way driveway is proposed south of the addition serving the body shop and the car wash. There are no additional overhead doors on Swift Street. The proposed overhead doors on the side and rear of the building will reduce the amount of activity on Swift Street thus improving pedestrian movement on that side of Swift Street.
3. The proposed addition is masonry on the first floor with large window openings and a service door in compliance with the downtown design guidelines. The second floor for the front 1/3 of the building is an EIFS material (stucco like material). The second floor on the rear of the structure is steel panels. The proposal also extends the parapet wall over the existing body shop with an EIFS material and crown molding.
4. The current curb in front of the existing building is one large ramp. Except for the curb cuts needed for the car wash exit, the existing overhead door, and the new driveway, the curb cut should be replaced with a full curb along the property frontage. This will add at least one on street parking stall and keep cars from parking over the sidewalk.

5. The dumpsters will be located east of the garage that is north of the car wash. It will be screened on the north with a screen fence and on the east and west by existing structures.
6. The petitioners have a lease with the property owner to the east for parking. The lease terms are year to year but are specific to the business and the owners of the business. If either of these change, the lease is void. While the B-2 district has no parking requirements for some uses, those uses that are conditional uses require the land use either meet the parking standards or the Plan Commission waive the parking requirement. Because this use is a nonconforming use, the parking regulations are unclear. Although, if the use were allowed, it would certainly require a conditional use permit. The use would therefore require a parking waiver.
7. The service doors will have lights over them. A wall light to illuminate the site will be provided on the east elevation of the building. All fixtures will be cut off.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan to allow an addition to 101 Swift Street subject to the following conditions:

1. Petitioners obtain written permission to infill pavement on property south and east of petitioners' property.
2. The petitioners comply with the conditions of the City Engineer.
3. The Swift Street curb cut should be replaced with a full curb along the property frontage where there are no overhead doors or driveways.
4. The building elevations regarding material openings and roof line comply with the plans.
5. The petitioners record the existing parking lease agreement with the register of deeds so any future, potential property owner is aware of the parking agreement with the adjoining property owner.
6. The Plan Commission grants a parking waiver **and** requires the land owners come back to the Plan Commission if the lease with the adjoining property owner is discontinued.
7. The dumpsters are screened on the north with a screen fence.



MEMO

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landscape architecture | planning | economic development

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DATE: March 23, 2018
TO: Farris, Hansen & Associates, Inc
FROM: Joseph Pingel, PE & Bill Betzig, PE
REGARDING: Proposed Development – Plans & Storm Water and Erosion Control Requirements

PROJECT # Oren's Auto Body 101 N Swift Street

Farris, Hansen & Associates on behalf of Oren's Auto Body resubmitted a Site Grading, Drainage, & Erosion Control plan with a revision date of March 20, 2018 for a redevelopment of parcels 6-26-747 located on Swift Street between Futon Street and Rollins Street in the City of Edgerton. The storm water & erosion control plan is approved. Please notify the City prior to any construction work occurring around the existing 5'x5' box culvert.

To: Ramona Flanigan / City of Edgerton

From: Dan Vickerman / Construction Options

Re: Project Narrative for Oren's Auto Body / Swift Street

3/20/18

Planning continues for the expansion at Oren's auto body and I offer the following information for the Edgerton Plan Commission to consider.

#1. General project schedule

April and May will be taken up with the planning and bidding process. Final plans for the building , hvac and plumbing work will be completed and submitted to Widsps for review and approval. Approved plans will be forwarded to the City of Edgerton for local permits.

Site development will begin in June. The East , West and Southern border of the lot will be fenced. Oren's employees and carwash customers will be directed to enter from the leased Roethe parking lot to the East. Construction traffic will enter the property via the Southern curb cut on Swift ST. The existing vacant building will be razed and foundation work will immediately follow. The lot will remain fenced until the project is enclosed.

July and August will be taken up with general construction. Structural steel , precast concrete , metal panel and masonry exterior walls. New

electric and gas services will be installed by Alliant near the end of this period.

The building will be enclosed in September and the parking lot concrete paving will be done. Once paved the construction fence will be removed and normal traffic pattern can resume. Interior work will proceed in October with the goal of November completion.

#2 Storm water management / Erosion Control

The project is a straight forward replacement of existing impervious building and paved parking lot with new building and paved lot. There is currently not any pervious surfaces on the property nor will there be in the finished condition.

Last fall much of the existing asphalt along the South side of the property was removed as a part of storm sewer repair done by the City of Edgerton. This gravel area will act as a track pad to keep the street and storm sewer clean. All clay and soil excavated as a part of the foundation construction will be immediately trucked away. No soil overburden will be stored on site. Fabric sediment collectors will be in place in the catch basins until the lot is paved.

#3 Box Culvert and Utilities.

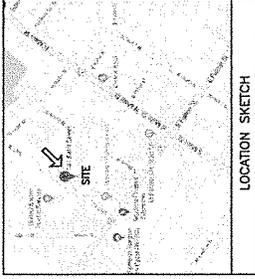
The box culvert along the West property line (sidewalk) will be protected during construction. There will be no changes to the concrete sidewalks or curbs along the Swift St. property line. Once the exact location of the box culvert structure in relation to the West face of the new building is established we will work with Edgerton Public works and the City Engineer to develop a concrete forming method that will isolate the 2 structures.

Sewer and water service to the new building will be established using the existing mains to the building to be raised. The contractors will work with Edgerton Public works to discontinue and abandon the other sewer and water laterals that are said to exist on the parcel.

The gas and electrical service to the building to be razed, as well as the existing gas service near the South West corner of the current Oren's Auto Body building , will be abandoned by Alliant Energy. New underground electrical service (primary in conduit) will be extended from the existing utility pole to the new transformer pad at the South East corner of the new building. Alliant will also install a new underground gas service to the Center of the East wall of the facility connecting with infrastructure that is in Place at the South East Corner of the Oren property.

PROPOSED ADDITION FOR OREN'S AUTO BODY

LOTS 6 AND 22 AND PART OF LOT 24 OF BLOCK 12 OF SWIFT'S ADDITION
LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4
SECTION 16, TOWNSHIP 36N, RANGE 10E,
COUNTY OF EDGEMONT, ROCK COUNTY, WISCONSIN.

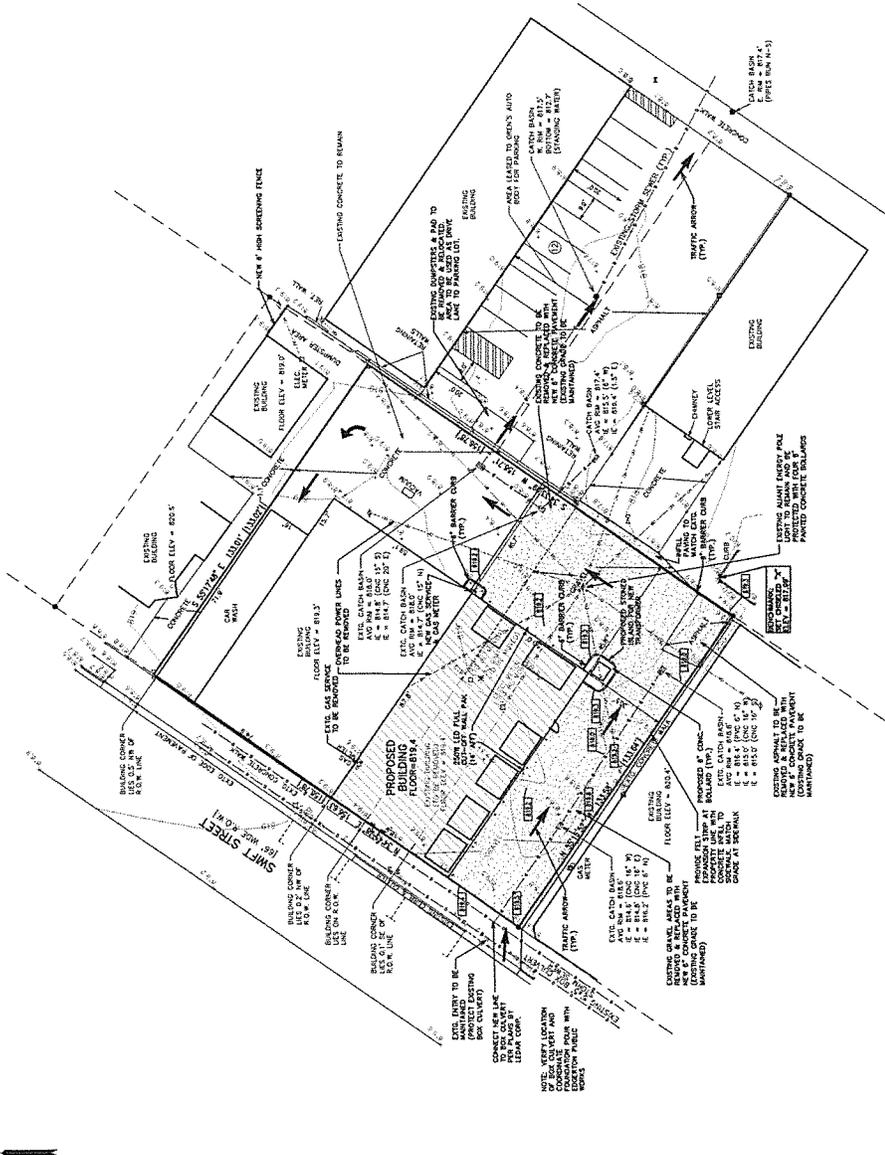


LOCATION SKETCH

NOTE: ALL EXISTING CATCH BASINS SHALL HAVE FABRIC SEWAGE COLLECTORS
SHALL BE MAINTAINED UNTIL NEW CONCRETE MANHOLE IS IN PLACE.
ALL PROPOSED 8" ROLLERS TO BE 4" SET IN CONCRETE BASE AND
PAINTED FLOURESBENT YELLOW.

- ### GENERAL NOTES
- 1) EXISTING SEWER & WATER SERVICE TO BUILDING THAT IS TO BE DEMOLISHED SHALL BE USED FOR BUILDING ADDITION SERVICES.
 - 2) CONTRACTORS TO PREPARE TRACKING SOIL ON GRADE NEAR CONSTRUCTION SITE. ALL STREETS SHALL BE SWEEP AND CLEARED OF ALL DIRT AND DEBRIS AT MID-DAY AND END OF DAY.
 - 3) ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND FOLLOWING RAINFALL OF 1/2" OR GREATER.
 - 4) NO PROPOSED CHANGES TO CITY SIDEWALK WITHIN TERRACE AREA SIDEWALK SHALL BE SAW-CUT FOR EXCAVATION OF NEW FOOTINGS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGED SIDEWALKS AND SHALL BE RESPONSIBLE FOR ALL NECESSARY STREETS TO PROTECT COLLECT.

SHEET 1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
SHEET 2	DEMOLITION & REMOVALS
SHEET 3	EXTERIOR ELEVATIONS
SHEET 4	FIRST FLOOR PLAN & MEZZANINE FLOOR PLAN
INDEX OF SHEETS	



LEGEND

- = FOUND IRON REBAR SHANK
- = FOUND DISHED A / GILL HOLE
- = EXISTING WALL LOCATED
- = GUTTER BASH LOCATED
- ◇ = UTILITY POLE LOCATED
- ⊕ = UTILITY POLE LOCATED
- ⊖ = WALL MARK LOCATED
- ⊗ = FOUND POLE LOCATED
- ⊙ = FOUND POLE LOCATED
- ⊚ = EXISTING STORM START
- ⊛ = OVERHEAD WIRE LOCATED
- ⊜ = RECEIVED AS
- ⊝ = PROPOSED FINISHED PAVEMENT DANCE

WORK CHECKED BY -
DAN VICKERMAN
660 WISCONSIN STREET
MILWAUKEE, WI 53233

