

**DECEMBER 16, 2019 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:15 p.m.

Present: Christopher Lund, Jim Burdick, Anne Radtke, Jim Kapellen, Paul Davis, Ron Webb, and Julie Hagemann.

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 13th at the Post Office, Edgerton Library, and City Hall.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the November 4, 2019 Plan Commission meeting minutes passed, all voted in favor.

**SITE PLAN FOR IKI MANUFACTURING:** Flanigan stated IKI Manufacturing wishes to construct an addition to an existing warehouse building and construct a new accessory building at their Maple Court site.

Although these two proposed structures do not necessitate the installation of stormwater control measures because of their small size, the installation of other impervious surfaces over the last 15 years collectively require stormwater measures be implemented. The stormwater collection facility is best placed in the southeast corner of the complex. This pond cannot be constructed at this time. The owner's have submitted a letter to the City committing to make stormwater control improvements before June 30<sup>th</sup>, 2020. This is acceptable to the City Engineer and will allow the petitioner to complete these upgrades to facilitate the expansion of the business at this time.

Jim Kapellen/Ron Webb moved to approve the site plan for an addition and the construction of an accessory building to 105 Maple Court with the following conditions:

1. The petitioner complies with the following conditions of the City Engineer:
  - Plans for the stormwater control improvements are submitted by May 1, 2020 and the improvements are installed and approved by June 30, 2020.
  - The petitioner notifies the City when construction of the stormwater improvements starts and when construction is completed to allow inspection of the completed work to ensure the work completed is according to the plan.
2. The petitioner submits a landscape plan.
3. All exterior lighting fixtures are cut off fixtures.

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

**WATER EASEMENT AT 910 ROCK RIVER ROAD:** Flanigan reported the City has a water main easement extending from Rock River Road, across the property at 910 Rock River Road to Highway 59. The owner of 910 Rock River Road has requested the easement be reduced from 80' to 66' wide. The reduction would ensure the existing barn is not in the easement and provides some setback between the existing house and a potential future road.

The Utility Director does not object to the easement reduction and a 66' wide easement is adequate for the access and maintenance of the main.

A Jim Kapellen/Ron Webb motion to approve a water easement reduction at 910 Rock River Road from 80' to 66' and allow the City Attorney work through the process of recording this reduction passed on a 7/0 roll call vote.

**CSM NEAR WEST SIDE INDUSTRIAL PARK:** Flanigan reported TJN Enterprises, LLC and the City of Edgerton have applied for a preliminary and final two lot Certified Survey to allow the owner to sell lot #2 to the City of Edgerton. The CSM dedicates a street right of way to allow access and the future division of lot #2.

A Ron Webb/Paul Davis motion to approve a preliminary and final two lot Certified Survey for the parcel west of the Westside Industrial Park with the condition that the final CSM includes all easements passed on a 7/0 roll call vote.

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

Ramona Flanigan/ch  
City Administrator

Approved January 20, 2020