

**SEPTEMBER 29, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:00 p.m.

Present: Christopher Lund, Jim Burdick, Theran Springstead, Jim Kapellen, Julie Hagemann and Ron Webb and Paul Davis (arrived at 6:02).

Also present: City Administrator Ramona Flanigan and a group of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, September 4th at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Edgerton's Veterans Memorial Committee / City of Edgerton for approval of a conditional use permit to allow a modification of an identification sign for the parcel located at 312 N Main Street, Central Park. The petitioner proposes to add a sign to the existing identification sign.

City Administrator Ramona Flanigan stated the Veterans Memorial Committee/City of Edgerton would like to add to the existing sign in Central Park. The sign will identify the new Veterans Memorial Park. A conditional use permit is required because of the size of the sign requested. The sign is larger than the ordinance allows.

Dan Rosenbaum, 34 Lilac Ln, President of the Veterans Memorial Committee stated they would like to have the sign to make the public aware of the memorial and to draw people into the park.

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

EDGERTON'S VETERANS MEMORIAL COMMITTEE/CITY OF EDGERTON REQUEST FOR CONDITIONAL USE PERMIT FOR MODIFICATION OF AN IDENTIFICATION SIGN AT 312 N MAIN ST:

Jim Burdick/Ron Webb moved to grant a conditional use permit for Edgerton Veterans Committee/City of Edgerton to modify an identification sign at Central Park

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

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Yeske Construction for approval of a conditional use permit for a Group Development to allow the construction of a storage building and to allow more than one driveway at 472 W High Street (6-26-1108.2).

Mayor Lund recused himself from the discussion due to a conflict.

City Administrator Ramona Flanigan stated the petitioner wishes to construct a storage building at 472 W High St. The parcel is zoned M-2 General Industrial.

Parcels with more than one principal structure require a conditional use permit as a group development as does having more than one driveway. The proposed structure would be 60' X 100' located west of the existing building. The exterior would be "pole barn" style siding. The overhead doors would face W High St. Two driveways with pavement connecting the two are proposed to access W High St. The plan does not currently show the installation of curb and asphalt to extend High St, however in further conversations with the petitioner, the intent is to install that.

The existing driveway on the west side of the existing building will be relocated to the east side to allow semi- trucks to access the rear of the existing building.

Stormwater from the building and pavement will drain to a bio retention bason on the north side of the building. The proposed building should be at the same elevation as the existing structure to prevent flooding.

The landscape plan requires 134 landscape points. A condition of the sale was the owner install a landscape screen along the west side between the bike path and the building. Dawn to dusk lighting is being proposed. If a dumpster is installed it must be screened from the street.

Hearing no further comments, Jim Kapellen closed the public hearing.

YESKE CONSTRUCTION REQUEST FOR A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A STORAGE BUILDING AND TO ALLOW MORE THAN ONE DRIVEWAY AT 472 W HIGH ST:

Julie Hageman asked if the road would be a public road that the city maintains or would it be private. Flanigan stated the right of way is already dedicated, but it is not improved The city already plows the paved portion. The city would also plow the portion that will become paved.

Ron Webb/Paul Davis moved to approve a conditional use permit to allow construction of a storage building and more than one driveway at 472 W High St with the following conditions and findings:

Conditions

1. The petitioner provides a landscape plan that complies with the Commission's and the ordinance requirements. The landscaping should be concentrated on the west side of the building and should serve to screen the building from the path.
2. All exterior lighting be cut off fixtures.
3. The parking area has at least a 10' setback.
4. The curb and asphalt are extended through the western driveway.
5. The stormwater maintenance agreement is recorded.
6. The floor elevation be at least as high as the existing building.

Findings

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 6/0/1 roll call vote. Mayor Lund abstained.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Ilir Banushi for the approval of a Planned Development/General Development Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).

Administrator Ramona Flanigan stated the Plan Commission opened the public hearing at a prior meeting. At that time there was no civil engineering drawings. Some preliminary drawings were submitted. These drawings were off site engineering which show the retention basin that will serve this development as well as other developments. We did not receive any civil engineering plans for the actual structure regarding the grading and floor elevations. They have flipped the parking to the northside of the building. They have also reduced the number of parking stalls.

Staff is recommending adding a first-floor lobby/mailroom. The building does not currently include any public space.

There are currently a lot of unknowns that could cause some significant modifications to the site. Staff has requested civil engineering drawings for the actual structure but has not received them yet.

Theran Springtead stated he would like to see more effort to break up the roof line. He would like to see some color renderings and also a 3D rendering to judge the relation to the pond and the rest of the site. He agrees there should be some common areas.

Flanigan presented the elevation drawings that were submitted. These drawings showed the colors and façade that is being proposed. The southside elevation does not include any connection to the outside from this side of the building. The northside elevation was modified to include awnings to identify the outside entrances. Staff is suggesting the entrance be enhanced. The lobby of the building could include a community space for deliveries and mail delivery. If this space were to go all the way through, residents and visitors would be able to see the pond on the other side and have access to it rather than walking all the way around the building.

Jim Kapellen/Jim Burdick moved to table the General Development Plan approval for the Edgerton Apartments to allow for complete engineering plans to be submitted. The motion passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the minutes from the September 1, 2021 Plan Commission meeting passed on a 7/0 roll call vote.

PLANNED DEVELOPMENT CONCEPT PLAN FOR 2 BURDICK STREET: Andrew Arnett owner of 2 burdick Street, participating remotely, stated he would like to renovate the old ambulance garage at 2 Burdick St into 3 ADA accessible residential units on the upper floor and one in the ambulance garage. The other main floor units would be left as commercial units.

Mr. Arnett is seeking a Planned Development Plan approval to allow a residential unit on the main floor of a commercial structure. This is normally not allowed.

Arnett stated there was adequate parking that could be made available if required. The parking would be addressed in the public hearing process.

The Commission stated they have no significant objections to the residential unit on the first floor. Mr. Arnett can continue with the approval process.

Being no other business before the Commission, a Ron Webb/Theran Springfield motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl
City Administrator

Approved October 20, 2021