

**DECEMBER 2, 2020 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:02 p.m.

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

Others Present: City Administrator Ramona Flanigan, Administrative Assistant Wendy Loveland and a group of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Wednesday, November 25, 2020 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 Vulcan Builders LLC/Northwoods Development for a zoning change from A-1 Agriculture District to R-2 Residential District Two and R-4 Residential District Four with a Planned Development/General Development Plan overlay for the property located east of Cherry and East Hubert St. Parcels #6-26-955 and #6-26-956.6.

City Administrator Flanigan stated the petitioner requests to rezone two parcels located east of Dean St. for development of single-family homes; duplexes; and four-unit townhomes. The attached subdivision plat is a conceptual plan to provide a better understand of the proposed rezone.

This rezone complies with the Comprehensive Plan that indicates this area (Northeast Planned Neighborhood) be developed as a Planned Neighborhood.

The petitioner is requesting the R-4, four-unit town home portion of the development be approved as a Planned Development. The Zoning Ordinance indicates “Planned Developments are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally is required for other developments.

The following aspects of the project do not comply with the underlying R-4 zoning district and will be varied by the PD process: Setback for two buildings and lot area for four structures.

The proposed Planned Development plans for a private street and private stormwater control facility. The primary difference between the proposed planned development and a conventional subdivision is the private street. A distinct advantage of the private road is the units can be placed closer to the street corridor leaving a more generous open space/stormwater area on the southern boundary. The petitioner indicates that the number of units being proposed are needed in order for the units to be in a price range that matches the Edgerton market.

Ron Combs with Combs and Associates and consultants on this project addressed the Commission. He and his client have worked with the City to design a plan that allows for a connector street in future developments and connects to water and sewer from Cherry St. Stormwater will be handled within the subdivision on the north side with a temporary pond.

Dave LaVelle, 141 Cherry St, stated he feels that if development does occur in the City, the developer be required to purchase their materials from local businesses in Edgerton.

Dorothy Gunderson, 347 Wileman Dr, asked if the connector street is an extension of Wileman Dr? Flanigan stated it is planned that way if and when future development happens.

Dorothy Gunderson asked if the duplexes will be two story and if there will be additional duplexes in the next phase of development. Paula Carrier with Best Realty and representative for the developer stated the duplexes are being proposed as ranch style units. At this time, the developer has only negotiated these two parcels of land for development. There are no other parcels being considered.

Dorothy Gunderson stated she and others that are ready to move on to the next stage of life feel Edgerton is in need of more duplexes and not four-unit two-story townhouses.

Deb Hartzell, 201 Cherry St, asked if Cherry St. will be the only access into this subdivision. Flanigan stated both Cherry and E Hubert Streets will be extended into the development. Deb Hartzell stated it will bring a lot more traffic on Cherry St.

Veronica Ellingworth, 204 E Hubert St, stated her concern is the change from R-1 to R-2 which doubles the density and will take away the character of the neighborhood. She also is concerned about the effect it may have on her property value. Her suggestion is to begin the new development with R-1 and transition to R-2 further out.

Flanigan clarified that the smaller proposed lots on the plan have a 70' to 95' road frontage which meets the R-1 standards. In addition, most of the standards in the R-1 zoning are also in the R-2 zoning. The major differences between the two zoning districts are that R-2 allows smaller lot sizes and allows for duplexes with a conditional use permit. The R-1 zoning does not allow for duplexes.

Tom Wagner, 201 Cherry St, asked the Commission to consider building an alternate access road to this subdivision south and east of the project coming off Highway 59. He doesn't want the additional 100 plus people coming up and down his street.

Flanigan stated the Comprehensive Master Plan does provide for a road that does just that thing but the road will not be installed until all that neighborhood area is developed.

Tim Juno, 608 Dean St, stated he does not like any of the development; the builder; no parks planned; and does not see any benefit for the City. He asked who will pay for all the streets, water, sewer and sidewalks. Flanigan stated the developer pays for all of these things.

Paula Carrier stated change is not easy and not 100% accepted by everyone. She has been in the Edgerton real estate business for 35 years. Back in the 1980's and 1990's the City had over 200 lots for sale, right now there are less than 20. The surrounding communities are boosting their growth and taking advantage of the good market. Edgerton has nowhere to grow.

She has worked with Vulcan before and they use local sub-contractors and they employ a lot of people. New development helps the local tax base and this development is part of the City's plan. Growth is good for the community and duplexes are needed in this community.

The Mayor read an email from Larry and Jan Schleusner, 144 Cherry St, which stated they are opposed to any rental properties in the area and concerned about the quality of homes being built.

Someone again asked about park or green space. Flanigan stated a large park is planned for this area off Ladd Lane.

Theran Springstead, 645 Park Ave, stated he is excited to see development being proposed in Edgerton. He looked a long time to find property to build his house on. He does have concern about this subdivision being a "cookie cutter" design with lower quality buildings. He believes there is a market in Edgerton for higher quality, bigger size homes and higher end development.

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

CONSIDER ZONING CHANGE FOR PARCELS EAST OF CHERRY AND EAST HUBERT STREETS: Jim Kapellen asked who would maintain the proposed private street. Flanigan stated the developer or condo association would maintain it.

Julie Hagemann asked when are Cherry and East Hubert Streets planned to be resurfaced? They are not in good condition. Flanigan stated the 2021 budget includes the resurfacing of Cherry St.

Julie Hagemann stated the two-story townhomes appear to be geared toward younger people and she is concerned about parking with one car garages and a narrower street. Her other concern is having a mix of entry level homes along with mid-level homes.

Anne Radtke agreed that land closest to the golf course should be used for higher end homes instead of townhomes. In addition, she feels townhome owners should have the same benefits as other property owners with the same size road as public roads with the City maintenance.

The Mayor stated many of the issues discussed at this meeting will be conditions and plans that will be at future meetings. Jim Burdick added that there are a number of approval processes that the Commission will consider for this subdivision. He believes there will be changes to this original plan. Many of the concerns expressed tonight will be addressed.

Dorothy Gunderson stated if the R-4 zoning is approved, it is along Wileman Dr which leads to her subdivision. She feels there are a number of people that are unaware of this subdivision and the proximity of the R-4 zoning.

Julie Hagemann stated if the R-2 and R-4 zoning changes are approved, can the Commission request less density or upper quality units. Flanigan stated if the Commission is opposed to the townhouse concept, now is the time to let the developer know. The number and style of townhomes can be discussed with the developer.

Anne Radtke asked if the developer would consider all R-2 zoning for this development. Paula Carrier stated this plan follows the City's Master Plan in type of development. The plan moves from single family to multi-family. To dictate number of units and strict requirements stifles new development. She feels there is a need or desire for multi-unit properties for owners who also wish to live on a golf course but cannot afford a large home. The developer wishes to have the R-4 development along the golf course.

Julie Hagemann asked if each piece of the Northeast Planned Neighborhood would include single family, duplex units and townhomes? Flanigan stated it depends on the location. Some parcels may be all commercial where others may be mixed with multifamily and single family.

One of the neighbors asked why more of the residents in the area were not notified of this meeting and how can they be informed of future meetings. Flanigan stated the ordinance requires notification to owners within 250' of the development.

Jim Burdick stated this is the district he represents and he has been talking to a number of residents. The main concern has been traffic but most people also understand the need for growth.

Chris Lund/Jim Burdick moved to approve the rezone from A-1 Agriculture to R-2 and R-4 with a Planned Development/General Development Plan overlay in accordance with the attached map for the parcels east of Dean Street for Vulcan Builders LLC/Northwoods Development subject to the following conditions:

- In accordance with the ordinance provisions of the Planned Development, the existing zoning of A-1 shall control development of the R-4 PUD area until the Precise Implementation Plan (PIP – the last step of the Planned Development Process) is approved, and if the PIP is not approved within 5 years, zoning will revert to A-1.

The motion passed on a 6/1 roll call vote. Anne Radtke voted against the motion.

Before the vote, Anne Radtke moved to change the R-4 zoning to R-2. City Administrator Flanigan stated this motion is not a friendly amendment. If the first motion fails, Radtke can then make another motion.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Vulcan Builders LLC/Northwoods Development for a conditional use to allow the establishment of eight residential duplexes for the property located east of Cherry and East Hubert St. Parcels #6-26-955 and #6-26-956.6.

City Administrator Flanigan stated most of the information carries over from the first public hearing. The eight duplexes are currently proposed on corner lots. Staff recommends each garage of a duplex building access a different street on at least half of the duplexes built. The Planned

Neighborhood has an appropriate mix of future housing units with approximately 10 percent of the units being two family units.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER CONDITIONAL USE PERMIT FOR EIGHT DUPLEXES IN THE R-2 DISTRICT: Jim Kapellen/Ron Webb moved to approve a conditional use permit to allow the construction of up to eight duplexes on corner lots for the parcels east of Dean Street for Vulcan Builders LLC/Northwoods Development subject to the following conditions:

1. The petitioner submits and the City approve a plat to develop the property generally in conformance with the attached “concept” plat.
2. The garages of each duplex building access a different street on at least half of the duplexes.
3. The parcels are rezoned to R-2.

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

MINUTES: A Jim Kapellen/Ron Webb motion to approve the minutes from the October 29, 2020 Plan Commission meeting passed on a 7/0 roll call vote.

CONSIDER SETBACK EXCEPTION FOR 512 BLAINE STREET: Flanigan stated Section 2.302(5) allows the Plan Commission to permit the construction of a structure that does not comply with the front yard setback if the proposed structure’s setback is equal to or greater than the average setback of structures within 250’ of the subject structure. The required setback is 25’. The average setback of the structures with 250’ of 512 Blaine St. is approximately 17.5’. The owner of 512 Blaine St. wishes to construct a porch addition that has a 22.2’ setback.

A Jim Kapellen/Anne Radtke motion to grant the setback exception for 512 Blaine St. to allow an addition that has a front yard setback of a least 20’ passed on a 7/0 roll call vote.

Jim Burdick department the meeting at 7:10 p.m.

ZONING ORDINANCE TEXT AMENDMENTS:

Commercial Apartments: City Administrator Flanigan stated at the last meeting the Commission asked staff to evaluate the size allowance for a first-floor apartment along with parking requirements. The new draft requires at least the front 500 sf of the ground floor be used for commercial and applicants include a proposal of a window display providing interest to pedestrian traffic in times when the commercial space is not occupied. In addition, the applicants include a description of where parking will be provided for each residential unit including the use of parking spaces provided by nonresidential land uses on the site.

A Jim Kapellen/Ron Webb motion to set a public hearing for a zoning ordinance text amendment to allow first floor apartments in the B-2 District passed on a 6/0 roll call vote.

Bee keeping: City Administrator Flanigan stated changes to the draft ordinance were to require a setback of hives from all property boundaries, hives are allowed in all districts, and a license is required.

A Chris Lund/Jim Kapellen motion to set a public hearing for a zoning ordinance text amendment to allow bee keeping in the City passed on a 6/0 roll call vote.

Potbelly Pigs: City Administrator Flanigan stated the changes from the last meeting are to allow two mini pigs per single-family dwelling up to a weight of 150 pounds. In addition, the property must have a suitable outdoor space, have a fence at a minimum of 32” in height with adequate grounding and mini pigs can only be leashed when being walked and attended by the owner.

Anne Radtke stated she has received a call from a resident opposed to allowing pigs in town. Jim Kapellen stated he also received a few calls objecting to allowing pigs.

A Jim Kapellen/Ron Webb motion to set a public hearing for a zoning ordinance text amendment to allow mini pig in single family dwellings passed on a 5/1 roll call vote. Anne Radtke voted against the motion.

DISCUSS POSSIBLE TIF DISTRICT AMENDMENTS: The City is beginning discussions on the creation of a new TIF in the area of IKI and 1220 West Fulton Street. IKI has an opportunity to significantly expand its business, employment, and tax base. With TIF assistance it may allow for this project to reach its full potential thus ultimately creating more economic benefit.

The property at 1220 West Fulton St is currently in a TIF District but the expenditure period has expired thus funds cannot be used for future economic development. Including this property would provide an opportunity to create a greater economic benefit for the City.

The boundary of TIF 6 is being considered to be amended. The amendment would include the IKI office building at 116 Swift St and the former Chase Bank building at 111 N Main St.

IKI may relocate its office functions to its plant making 116 Swift St available for redevelopment.

While the City is not aware of any immediate plans for the redevelopment of 111 N Main St, it is a large, desirable site whose redevelopment could be spurred with TIF resources.

EXTRATERRITORIAL LAND DIVISION FOR DALLMAN RD: A Ron Webb/Jim Kapellen motion to recommend to Council approving an extraterritorial 1 lot CSM for Donstad, N Dallman Rd, Section 5, Town of Fulton passed on a 6/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approved December 21, 2020