

**APRIL 29, 2019 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

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

Excused: Jim Burdick

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Utility Director Randy Oren, and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, April 26th at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Ron Webb/Paul Davis motion to approve the March 25, 2019 Plan Commission meeting minutes passed, all voted in favor.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Erik and Dawn Samuelsen for a conditional use permit to allow an addition to a detached garage 19'5" tall for the parcel located at 212 Bentley Place.

City Administrator Ramona Flanigan stated the petitioner wishes to preserve the historic look of the existing garage which is 23'7" tall and have an addition in the rear of the garage that will blend in. The maximum height allowed with a conditional use is 20'. The petitioner is requesting the addition be 19'5".

Erik Samuelsen, 212 Bentley Place, explained his request to the Commission which mirrored the City Administrator's statement.

Ryan Beckwith, 210 Bentley Place, stated he is a neighbor to the Samuelsens and has no issues with the addition.

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

CONSIDER REQUEST FOR A CONDITIONAL USE AT 212 BENTLEY PLACE: Jim Kapellen/Ron Webb moved to approve the conditional use permit for Erik and Dawn Samuelsen for the property located at 212 Bentley Place to allow a garage 19'5" tall with the following conditions and findings of fact:

Conditions:

1. The garage cannot be used for business, office, dwelling or any other use that is prohibited by City regulations.
2. Storm water from the addition is not directed to the property southwest of the addition.

Findings 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.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by WP&L for a conditional use permit to allow the installation of a fence outside of the ordinance provisions at 203 South Ave.

City Administrator Ramona Flanigan reported WP&L wishes to construct an 8' tall chain link fence with 1 foot of barbed wire on top for security at its substation. This is taller than allowed by ordinance. The fence meets all the setback requirements. A retaining wall will be installed between the fence and sidewalk because the substation elevation is much lower than the future sidewalk and street. This will make the fence not appear as tall at that end.

The landscape plan proposes the installation of juniper bushes between the retaining wall and future sidewalk. The petitioner should select a more upright variety of planting unless they are moved closer to the retaining wall.

Jerry Lund with Alliant Energy showed drawings of the proposed project.

Daniel Forman, 115 South Ave., stated he is a neighbor to the WP&L property. He asked if there will be a berm wall next to his property. Jerry Lund stated there will not be one. Instead there is a retention area near it.

Daniel Forman asked if sidewalks are going to be required in his neighborhood. Currently there are none. City Administrator Ramona Flanigan stated there is no plan to install sidewalks but the City wants to insure there is room for sidewalks if they are required in the future.

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

CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 203 SOUTH AVE:
Jim Kapellen/Paul Davis moved to approve a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for WP&L for the property located at 203 South Ave. with the following conditions and findings of fact:

Conditions:

1. The petitioner should select a more upright variety of an evergreen or plant the shrubs as close as possible to the wall to avoid maintenance issues once the sidewalk is installed.

Findings 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.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Edgerton School District/Superintendent Dennis Pauli for a conditional use permit and a site plan to allow an addition to an Indoor Institutional land use for the High School at 200 Elm High Drive and the Elementary School at 100 Elm High Drive.

City Administrator Flanigan reported the School District proposes to construct an addition to the south entrance of the High School near the EPAC entrance and additions to the east and north sides of the Community Elementary. The plan includes extensive modifications to traffic patterns to provide more parking and to separate buses from automobile traffic. These modifications require a conditional use permit. (See staff report and petitioner's application for detailed descriptions.)

Jim Lundberg, Point of Beginning Engineers, addresses Commissioners Julie Hagemann's and Anne Radtke's questions regarding traffic flow in front of the schools. Lundberg stated there is a drop off lane and pass through lane all going one way serving the Elementary School.

Hailey Schwab, Bray Architects, stated there are no plans for modifications to the south side of the High School and Middle School areas. Commissioner Anne Radtke asked them to consider modifying the sidewalks in that area so students are not cutting across the grass areas.

Tim Roenneburg, 519 W Fulton St, asked how much green space is being removed. Lundberg stated there is about 40,000 sq. ft of new impervious area so that would equal the amount being removed. They will be adding landscaping with the plan.

Julie Hagemann request a striped crosswalk be added for people going to the EPAC.

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

CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL AT 200 AND 100 ELM HIGH DR: Jim Kapellen asked that the City add signage on Ridgeway that "y" turns and "u" turns are not allowed. He sees people currently

doing this and creating traffic issues.

City Administrator Flanigan stated the pedestrian traffic from the new parking lot does not have a sidewalk directing them where to cross traffic to the schools. If sidewalks are not present to suggest where pedestrian's cross, they will cross everywhere.

Jim Kapellen/Anne Radtke moved to grant site plan approval and a conditional use permit to allow an addition to an Indoor Institutional use for Community Elementary and the High School located at 100 and 200 Elm High Drive with the following conditions and findings of fact:

Conditions:

1. The City Engineer approves the plans including stormwater and erosion control. If the resubmitted plans require a change in pavement areas to accommodate stormwater control measures, the Plan Commission grants staff the ability to determine if the changes require Plan Commission review.
2. The Public Works Director approves the petitioner's repair of all public street curb.
3. The petition provides a landscape plan that complies with the ordinance requirements.
4. The petitioner provides an easement for the relocated water main.

Findings 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.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Brian Danielson for a conditional use permit to allow the establishment of a personal storage facility (self-storage units) at 505B W Fulton St.

City Administrator Flanigan reported Brian Danielson is requesting to raze the existing structure and rebuild a steel-sided, 10-unit personal storage warehouse having the same footprint as the existing building.

This is part of a 5-building condominium association with several of the units owned by different entities. The petitioner may sell some of the storage warehouse units as condos in the future (up to 5 separate units.)

Access to the site is via a driveway in an easement along the west side of the property. The easement appears to be 15 feet wide and allows access to several land locked properties located

south and west of the subject property.

The site has a looping gravel driveway which the petitioner proposes to pave in front of all the proposed overhead doors and provide parking on the north side that will comply with parking requirements. The pavement on the south side must be narrowed so that it is not closer than 5' from the lot line or the petitioner would have to obtain a variance.

The new structure will have gutters directing storm water to the north and south sides of the structure and then ultimately to the southeast corner of the site. The driveway on the south side of the building should be shaped to ensure water does not leave the site along the south lot line. The City engineer has approved the stormwater control plans.

The plan provides lighting with recessed fixtures in the building soffits so they will not shine upon the neighboring properties.

Tim Roenneburg, 519 W Fulton St, stated the original conditional use permit required no storm water was to drain to the south or the west. This has not been the case and he believes the new property owners are not being made aware of this condition.

Roenneburg stated the driveway needs to be designed to address the storm water. He also asked who is responsible for maintaining the gutters on the structure if this is a condo. Flanigan stated this should be addressed in the condo documents. The City should be made aware that this is added in the documents.

Roenneburg stated when the original conditional use was approved, screening was required between his property and the condos. This was done with arborvitaes. The lighting requirements were not being followed so they shine all night toward his property.

Roenneburg wanted to be assured security cameras on the property are not aimed toward his property. Brian Danielson stated he can aim the cameras to not record activity on Roenneburg's property.

Roenneburg stated the building does not sit 25 feet back from the property line. A pickup truck or vehicle with a trailer cannot pull into the southern unit's doorway without driving across his property. He noted there is currently a chain link fence preventing vehicles from driving on this property. Brian Danielson stated the new building will be about 1-2 feet narrower than the existing building but that would still be a tight turn.

Flanigan suggested either this unit be eliminated and the adjoining unit be made larger or a provision to added that a vehicle cannot be pulled into that unit.

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

CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 505B W FULTON ST: Jim Kapellen/Ron Webb moved to approve a conditional use permit for Brian Danielson to

allow the establishment of a Personal Storage Facility at 505B W Fulton Street with the following conditions:

1. Water and sewer service cannot be installed to any of the units until plans are approved by the City.
2. Units that will be sold as separate units must meet building codes.
3. The pavement on the east side of the building is 20' wide which is about half of the distance to the next building. Pavement on the south side is reduced so that it is no closer than 5' from the lot line.
4. No grading is done to the site that will shed water to the southwest. Downspouts and surface drainage is directed to the southeast corner of the site.
5. No cameras/security cameras are installed/recording the property at 519 W Fulton St.
6. Arborvitae or other evergreen is installed along the lot line bordering 519 W Fulton St.
7. Lighting be installed follow all regulations.

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

EXTRATERRITORIAL LAND DIVISION FOR FOX LLC: A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Fox LLC, N. Goede Rd, Section 1, Town of Fulton (2019 016) passed, all voted in favor.

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

Ramona Flanigan/ch
City Administrator

Approved August 5, 2019