

**September 18, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 5:30 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

Also present: City Administrator Ramona Flanigan and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, September 13, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING FOR KWIK TRIP FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN ADDITION AT 505 N MAIN ST: The Plan Commission held a public hearing to hear comments regarding a request by Kwik Trip Inc for approval of a conditional use permit to allow the construction of an addition for the parcel located at 505 N Main St.

Flanigan stated the petitioner wishes to build a 230 sf addition to the east side of the structure to be used for refrigerated storage. This requires a conditional use permit because this land use is a conditional use according to our ordinances. The building is in a floodplain and the petitioner has stated they can comply with the floodplain requirements.

Hearing no comments, Mayor Chris Lund closed the public hearing.

CONDITIONAL USE PERMIT FOR KWIK TRIP AT 505 N MAIN ST: A Jim Kapellen/Ron Webb motion to approve a conditional use permit Kwik Trip Inc to allow the construction of an addition for the parcel located at 505 N Main St passed on a 6/0/1 roll call vote. Paul Davis abstained.

PUBLIC HEARING FOR FOURSIGHT DEVELOPMENT GROUP TO REZONE 1.4 ACRES LOCATED WEST OF DIANE DRIVE FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL DISTRICT TWO: The Plan Commission held a public hearing to hear comments regarding a request by Foursight Development Group to rezone 1.4 acres located west of Diane Drive from A-1 Agriculture to R-2 Residential District Two.

Flanigan stated, the parcel is currently zoned A-1 Agriculture. The petitioner is proposing to re-zone 1.4 acres of the 69-acre parcel to R-2 Residential. They will then divide the parcel into two residential parcels for the construction of two single family homes.

Glenda Pietsch, 47 Mildred Ave stated that the woods are in her backyard and the development would disrupt the wildlife that live in those woods. She does not wish to see that area dug up and their habitat taken away.

Jacob Koepke, 1001 Diane Dr stated he understood the public utilities were already at volume capacity. He also agrees that the wildlife being disrupted is a concern. He does not want any unnecessary upgrades to the utility infrastructure to be passed on to the rate payors. He is not in favor of this development.

Corrina Frank, 925 Diane Dr, stated there is a lot of children in the neighborhood and she is not in favor of this development. She feels this development will cause major construction to occur in the neighborhood and she is against that.

Jessica Pierson, 209 Kara St stated she is against adding more traffic on the road. She is also against the wildlife habitat being taken away.

Pete Lien, 201 Kara St stated he is in agreement with the concerns of the other residents. He has questions regarding the infrastructure needed and how that will impact current residents.

John Anderson, 208 Kara St is not in favor of this development.

David Ott, 204 Kara St, he is concerned about the impact to the assessment of the current properties. He is also against the development.

Hearing no further comments, Mayor Chris Lund closed the public hearing.

Flanigan addressed the issue of the utility and stated, there is no ability to extend sewer south from the end of Kara Street because the sanitary sewer is too shallow, therefore this subdivision has not been extended in that direction. There is sufficient depth to extend the sewer and water service for these two lots. There is not a capacity issue for sewer or water.

REQUEST BY FOURSIGHT DEVELOPMENT GROUP TO REZONE 1.4 ACRES LOCATED WEST OF DIANE DR FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL DISTRICT TWO:

Nick Edwardson, Developer for Foursight Development, stated they would like to develop the two lots at the end of Diane Dr. They are proposing to build two single family homes. There would be no access from Diane Dr to the part of the development being proposed off of Newville St.

Jim Kapellen/Ron Webb moved to approve the rezone of 1.4 acres located west of Diane Dr from A-1 Agriculture to R-2 Residential District Two with the condition the Developer is granted approval of a final Certified Survey Map and that the actual boundary of the rezoned area coincide with the final CSM boundary. The motion passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Julie Hagemann motion to approve the September 18, 2024 Plan Commission meeting minutes passed, all voted in favor.

PRELIMINARY CERTIFIED SURVEY MAP TO CREATE TWO RESIDENTIAL LOTS FROM THE PARCEL WEST OF DIANE DR FOR FOURSIGHT DEVELOPMENT GROUP: A Jim Burdick/Julie Hagemann motion to approve a preliminary certified survey map to create two lots west of Diane Dive for Foursight Development Group passed on a 7/0 roll call vote.

EASMENT RELEASE IN PARKING LOT AREA OF 116 SWIFT ST: A Jim Burdick/Jim Kapellen motion to approve the easement release in the parking lot area of 116 Swift St passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator