

**CITY OF EDGERTON
EDGERTON CITY HALL
12 ALBION STREET
EDGERTON, WI**

PLANNING COMMISSION
Wednesday, July 31, 2024 at 6:00 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday July 26, 2024.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request Mary Jo Hessian for approval of a conditional use permit to allow the construction of a second driveway onto Walker Way for the parcel located at 203 Garfield Street.
 - B. Close the public hearing.
4. Consider a request Mary Jo Hessian for approval of a conditional use permit to allow the construction of a second driveway onto Walker Way for the parcel located at 203 Garfield Street.
5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to consider a request by Populance Architecture and Development /IKI Manufacturing for approval of a conditional use permit to allow the establishment of thirteen condominium units (apartment land use) in the existing structure located at 116 Swift Street. (parcel 6-26-777.1).
 - B. Close the public hearing.
6. Consider a request by Populance Architecture and Development /IKI Manufacturing for approval of a conditional use permit to allow the establishment of thirteen condominium units (apartment land use) in the existing structure located at 116 Swift Street. (parcel 6-26-777.1).
7. Approve Plan Commission meeting minutes:
 - a. June 4, 2024
 - b. July 15, 2024
8. Consider site plan approval for Avondale Roofing to allow the expansion of a parking lot/storage area at 111 Interstate Blvd.
9. Set next meeting date and future agenda items.
10. Adjourn.

cc: Commission Members
City Engineer

All Council Members
Newspapers

Department Heads

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: July 31, 2024

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use to allow the construction of a second driveway

Address: 203 Garfield St (6-26-896.2)

Applicant: Mary Jo Hessian

Current Zoning/Land Use: R-2 / residential

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject parcel is located at 203 Garfield Street. The parcel is zoned R-2. The petitioner proposes to construct a second driveway. The Zoning Ordinance requires a conditional use permit to allow the construction of a second driveway serving a single-family residence. The Plan Commission can allow the driveway “if it is deemed necessary and feasible and will not cause undue impairment of safety, convenience and utility to the street”.
2. The petitioner currently has a driveway on Garfield St. The petitioner wishes to add more garage space but cannot add to the existing attached garage, which would eliminate the need for a second driveway, due to an easement. The lot is a corner lot. The petitioner is requesting the second driveway to serve a new detached garage. The proposed garage will face Walker Way. The petitioner obtained a variance to allow the garage to be built closer to the front lot line than allowed by the ordinance due to the easement. The proposed driveway is as far from the intersection as allowed by the lot size.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the conditional use permit for Mary Jo Hessian for the property located at 203 Garfield Street.

This recommendation is based on the following findings of fact:

1. The proposed conditional use in the proposed location is in harmony with the purposes, goals, and objectives of the Master Plan and the Zoning Ordinance. 450-16 D (3)(b).
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 if the owner complies with the conditions. 450-16 D (3)(c).

3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 450-16 D (3)(d).
4. The proposed conditional use will not impose an undue burden on services.
5. The driveway is necessary and feasible and will not cause undue impairment of safety, convenience and utility to the street.

If the Commission grants the conditional use to allow a second driveway, it should do so with the following conditions:

1. The new driveway must be paved within a year.

Written Justification of the Requested Conditional Use Permit

From Mary Jo Hessian

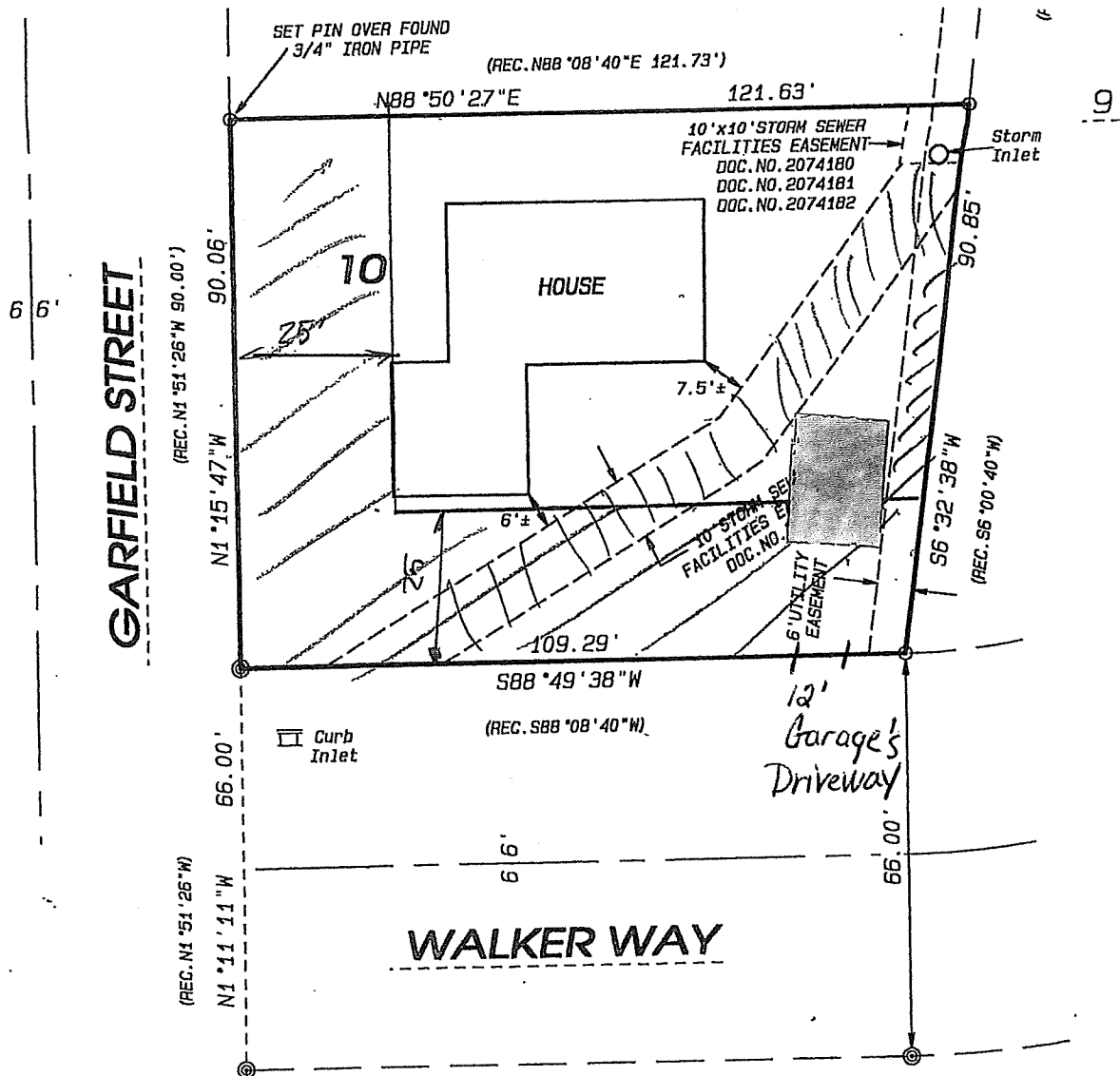
203 Garfield Street

My property sits on the corner of Garfield Street and Walker Way. My current driveway is located on Garfield Street and I am requesting a second driveway on Walker Way.

In order to solve a water problem, not created by me, I gave the city permission to put a storm sewer through my property. The storm sewer runs from the corner of Garfield Street and Walker Way to the northeast corner of my property, prohibiting me from adding on to my existing garage due to the 10 foot easement and making it necessary to have a second driveway in order to access a detached garage.

This 16' x 20' garage will face Walker Way. I am requesting a 12 foot driveway in order to access this garage. The driveway will be far enough away from the corner that it will not have an adverse impact on the neighborhood. I have marked the approximate location on the map.

Mary Jo Hessian



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: July 31, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a site plan and a conditional use permit to allow the establishment of 13 owner occupied commercial apartments

Location: 116 Swift St Street (parcel 6-26-777.1)

Applicant: IKI/Populance

Current Zoning/Land Use: O-1 Office / office

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject parcel is located at 116 Swift Street. The parcel is zoned O-1 Office District. The petitioner proposes to establish thirteen owner occupied apartment units within the existing structure.
2. Proposed modifications to exterior of the structure are detailed on sheets A4.01 and A4.02. Primarily the changes restore the building back to its original appearance.
3. Proposed modifications to the interior of the structure to accommodate the housing units are shown in A1.00, A1.01 and A1.02. In general, the plans impact the original structure as minimally as possible by retaining or restoring the larger open areas as common space.
4. Proposed site modifications include:
 - Parking: Reorganization of the rear parking lot to add more parking, green space and landscaping. There were a total of 73 parking stalls before the parking lot reorganization and 81 stalls after the proposed reorganization. 26 stalls on the subject property are proposed to be reserved for residents of the development which complies with the ordinance requirements. All other spaces are available for public parking.
 - Front driveway: removal of the circular drive in the front of the building and replacement of the sidewalks to the front doors.
 - Access doors: The existing access doors on the east, west and southeast will used as common entries.
5. The green area will be depressed to allow for stormwater infiltration. The portion of the parking lot between the green area and the library will drain to the green space and will

not be curbed. The east edge of the parking lot will be curbed with stormwater draining to the driveway leading to Swift Street, as it does currently.

6. There are various easements in the shared parking area. Staff hopes to have a summary of any easement modifications that require Plan Commission approval available for the meeting. Two private property owners on Rollin St have used the subject site for access to their garages. If no easements exist that grant those private property owners the right of access, the Developer will be responsible for any future agreement.
7. The notes from the neighborhood meeting taken by the developer are attached.
8. The Developer does not plan to install any site lighting.
9. Dumpsters are proposed to be shared with Tri County and the dumpsters will be screened.
10. The site plan indicates a pickleball court or other recreation improvement will be installed in the green area.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow establishment of an apartment development having 13 units for Polulance/IKI at 116 Swift Street with the following conditions and findings:

Conditions

1. The City Engineer approves the pavement and erosion control plans.
2. All required easement modifications are approved.
3. The petitioner obtains signage permits (if needed).
4. An alternative location for screened dumpster is provided if an agreement with Tri County cannot be reached.

Findings

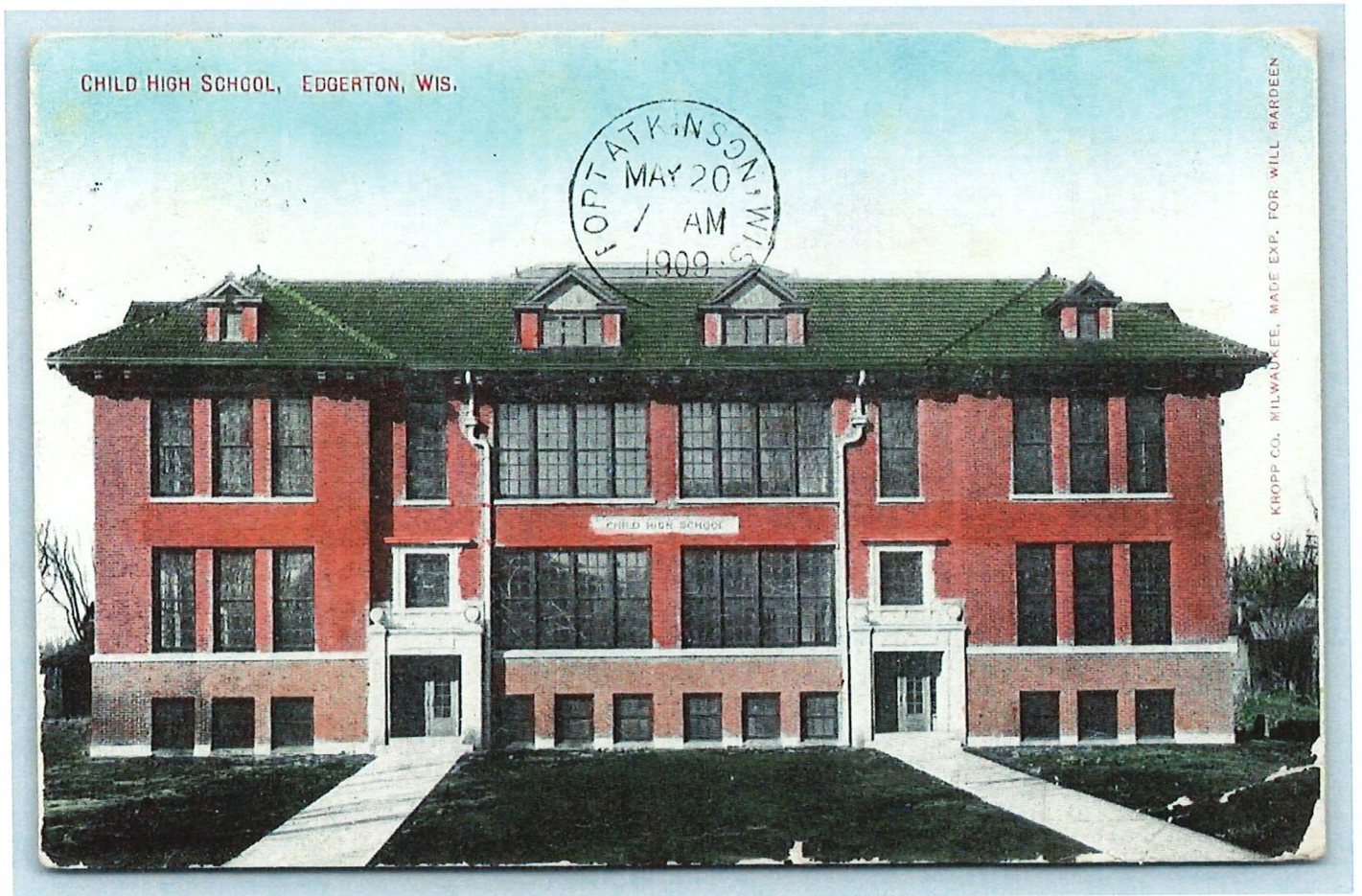
1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206.(4)(c) 2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact 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.

P O P U L A N C E

THE FLORENTINE

116 SWIFT STREET
EDGERTON, WI

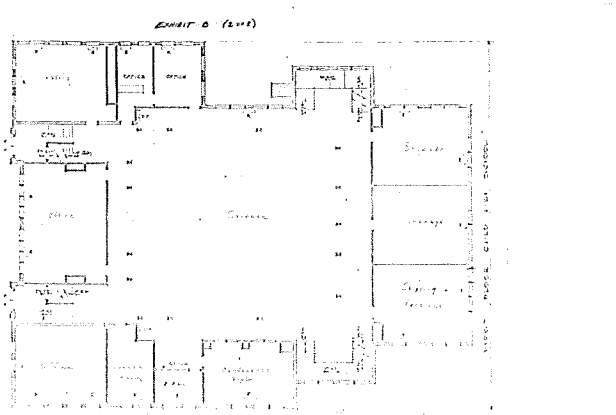
CONDITIONAL USE SUBMITTAL



ARCHITECTURE AND DEVELOPMENT

1 SHERMAN MADISON, WI 53703 608.333.1926

EXISTING BUILDING ANALYSIS



METHODOLOGY AND RESOURCES:

- 1: Review Current Zoning, Preservation Plan Documentation, and Parcel history
- 2: Assess for Historic relevancy, context, uniqueness, and associations
- 3: Review Goals and potential rezoning designations

Resources:

City of Edgerton General Ordinances
 City of Edgerton Downtown Master Plan
 City of Edgerton Historic Preservation Plan
 City of Edgerton Historic Plan

CURRENT ZONING AND PRESERVATION PLANS

Current Zoning - O1

§ 450-95 Office District (O-1).

A. Description and purpose.

(1) This district is intended to permit high quality office and institutional land uses at an intensity compatible with the character of older portions of the City predominantly developed with large homes which are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to certain nonresidential land uses. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In certain instances multifamily housing uses may be allowed. In order to ensure a minimum of disruption to adjacent residential development, no nonresidential development within this district shall take direct access to a local residential street or a residential collector street.

(2) Rationale. This district is used to provide for the permanent protection of an area which preserves the original estate residential appearance, yet permits office and institutional land uses, and which ensures that the estate character is maintained as long as the Office District (O-1) designation is retained regardless of how much development occurs

(3) Land uses permitted as conditional use:

(b) Conventional residential development [per § 450-33A(2)] within that area..

City Preservation Plan

Proposed Landmark: **Yes**

Commercial Preservation Review Area: **Yes**

Historic District: **Yes**

Summary:

Site is located in a city Historic District and has been identified as a proposed Landmark.



EXISTING BUILDING AND CONTEXT REVIEW

ORIGINAL Child High School

Year Built: 1907

Historic Use: **Institutional/Education**

Current Use: **Office/Storage**

Architectural Style: **Local Vernacular**

Wall Material: **Masonry**

On National Register: **NO**

On State Register: **NO**

Designated Local Landmark: **YES**

In Historic District: **YES**



LAND USE SUMMARIES:

Existing Building: (1) Structure with front and side yards and paved access aisles with Automobile Parking
 Previously completed (1907) Previous use as a public school.
 Current Use: Offices/Storage
City of Edgerton Comprehensive Plan:
 Identified as a neighborhood office use
Medium Density Residential allowable as a Conditional Use

Site is located in a newly created TID#10

SURROUNDING USES AND ZONING DESIGNATIONS:

- Owner Occupied ; R3
- Residential Community Buildings; B2
- Multi Family Residential; R4
- Library; R3
- Post Office; O1
- Local Businesses; B2



OVERALL OBJECTIVES:

- 1: Adaptive Reuse of Existing Building from Office/Storage to Owner Occupied Residential use
- 2: Provide common areas for potential community use and Resident amenities
- 3: Maintain interior character defining features
- 4: Repair exterior elements consistent with National Park Service Guidelines for Historic Structures
- 5: Parking and access interventions that maintain and enhance the streetscape
- 6: Remediate building of all hazardous materials
- 7: Identify, document, and display items stored or contained in the structure that have Community or regional historic significance

SITE OBJECTIVES:

- 1: Remove existing circle drive and restore front yard to previous historic use
- 2: Reconfigure parking within existing easement requirements and provide green space and traffic calming measures within the existing parking areas.
- 3: Provide an accessible entrance to the building
- 4: Provide additional landscaping and green space
- 5: Existing grading to remain with the possibility of small isolated areas redone to facilitate storm water flow
- 6: Existing water and sanitary laterals to be abandoned and replaced

P O P U L A N C E

EXTERIOR EXISTING BUILDING OBJECTIVES:

- 1: See Sheets A4.01, A4.02 for exterior Scope of work.
- 2: NO expansion or alteration of existing building footprint or materials will be allowed per the Condominium Declaration.

INTERIOR EXISTING BUILDING OBJECTIVES:

1: Renovate existing structure to provide 12 to 13 owner occupied residential units. Lower level spaces for office and archive use will be made available to selected parties.

NOTE: Due to the nature of historic renovations, there must be a level of flexibility as the existing structure is renovated to account for any unknown conditions

the Florentine		UNIT MIX		
	2 levels	Beds	Bath	SF
Ground Floor				
102	Y			
103	Y			
104	Y			
Office				1045
Archives				1092
Resident Storage				1769
1st Floor				
101		2	2	1338
102	Y	1	2	1292
103	Y	1	2	1207
104	Y	1	2	1299
105		2	2	1436
106	Y	2	2	1773
107		1	2	1330
Common Area				2755
Second Floor				
201		2	2	1338
202		1	2	761
203		1	2	755
204		1	2	787
106	Y			
205		1	2	1431
Common Area				3557
TOTALS				
12	4	16	24	
Units	2 levels			

P O P U L A N C E MUNICIPAL ENTITLEMENT PROCESS:

Total Site: Approximately 46,173 s.f. /1.060 Acres (per tax parcel record)

Current Zoning: O-1

Proposed Density: 12-13 Residential Units

Max. Density: 17 units/Acre

Total Required Parking:

§ 450-33A(2)(g)[4] :Minimum number of off-street parking spaces required on the lot (includes garage, drives and all designated parking surfaces): two per dwelling unit.

Dedicated Spaces Provided: **26**

Conditional use application request

Conventional residential development per § 450-33A(2) and complying with § 450-16,
Review by City of Edgerton Plan Commission

Additional Reviews:

Certified Survey Map: City of Edgerton

Condominium Plat: City of Edgerton/Rock County

Certificate of Appropriateness: Edgerton Historic Preservation Commission

Project Notes:

-State and Federal Historic Tax Credits will not be requested.

-State, County, or local subsidies will not be requested.

-PAYGO TIF loan complying with TID #10 project plan will be requested with the City of Edgerton

NEIGHBORHOOD MEETING:

An informational neighborhood meeting was held on **05.29.24** to present and discuss the proposed land use with the immediate neighbors and gather comments and feedback.

The primary comments are as follows:

ITEM: Viewsheds/privacy- Some nearby residents were concerned about visibility into their rear yards from the second floor of the building.

RESPONSE: We have not been able to identify a specific issue regarding views, but would propose additional landscaping at the area noted on Sheet C4.01

ITEM: Snow removal- operations - current and proposed

RESPONSE: Per the conditions of the easements in place, the City of Edgerton is responsible for snow removal at the dedicated parking areas. The Developer wishes to continue to discussions with the City of Edgerton, and adjacent properties to find and maintain a cooperative solution.

ITEM: Parking and future uses

RESPONSE: Unit owner parking will be a distributed to the Unit Owners as a Limited Common Element. All proposed parking and uses are compliant with existing zoning and recorded easements

ITEM: Trash pickup

RESPONSE: It is proposed to locate trash and recycling pickup near the existing location where the Community Center has a dumpster located. The intent is to provide an accessible path for waste trucks away from single family uses

ITEM: Can Condominium Unit Owners rent out their units on a short term basis?

RESPONSE: There will be a prohibition against renting the units in the Condominium Rules and Regulations. The goal is for long term residents to stay and enhance the existing neighborhood.

ITEM: Common spaces- Plan for future uses

RESPONSE: We are intending to keep some of the character defining spaces on the 1st and 2nd floors open for events and scheduled public uses, including the stage and potential exhibit space.

The second floor space is virtually untouched and will be straightforward to define.

The First floor space has been altered significantly and will defined through the demo and remediation processes.

Additionally, space on the lowest level will be dedicated for storage and processing of locally significant historic items, photographs, and items.

P O P U L A N C E

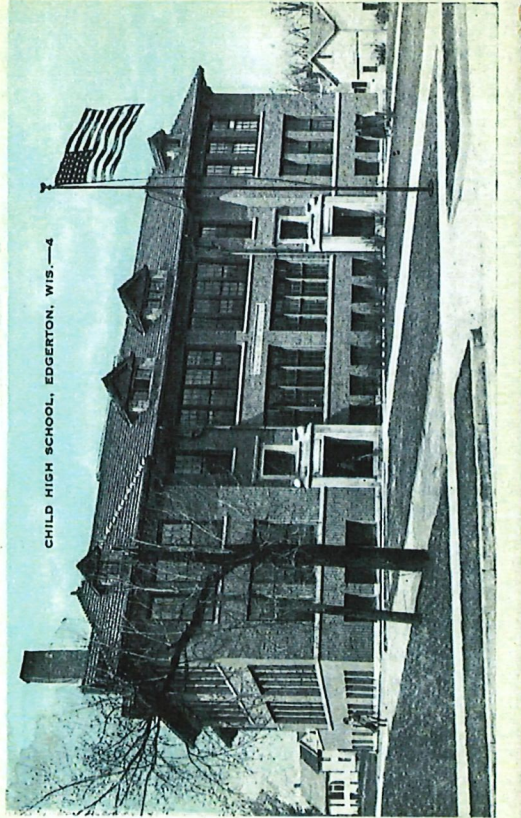
We believe the proposed uses and work as outlined in the Conditional Use application is consistent with the stated Municipal objectives and goals,

We appreciate the opportunity to contribute to this project and restore a fantastic and meaningful structure for continued use with a path for continued care and maintenance.

Respectfully,

Christopher Gosch

CHILD HIGH SCHOOL, EDGERTON, WIS.—4



the FLORENTINE

116 SWIFT ST
EDGERTON, WI

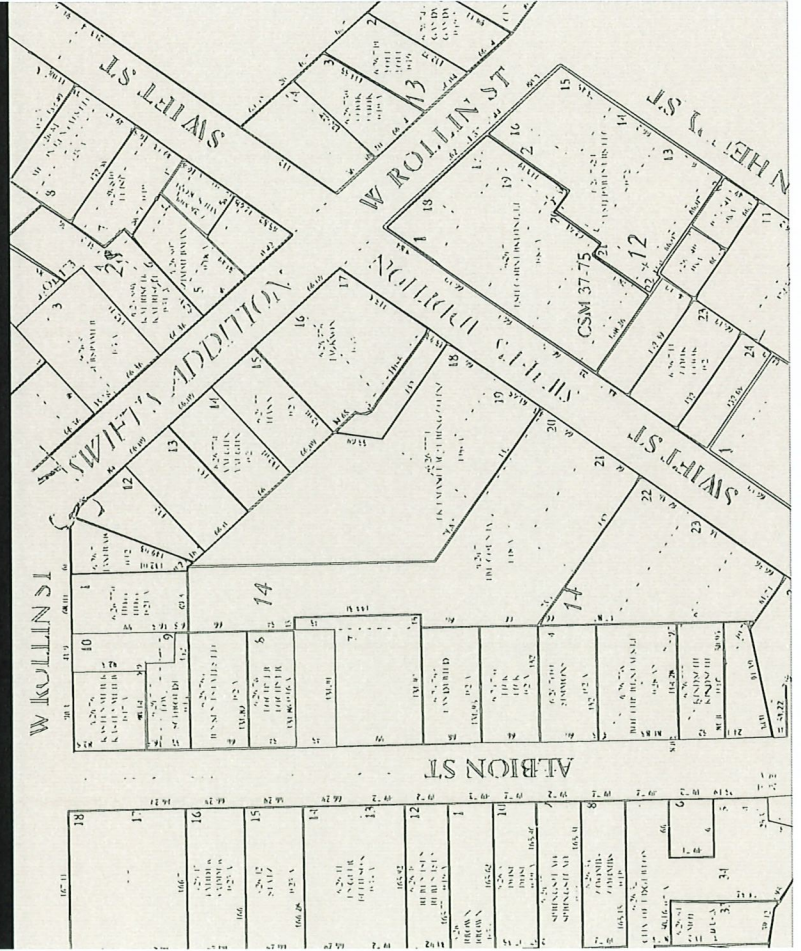
CURRENT OWNER:
IKI MANUFACTURING
116 SWIFT STREET, EDGERTON, WI

- C0.00: EASEMENTS AND PARKING
- C1.00: EXISTING SITE PLAN
- C1.01: PROPOSED SITE PLAN
- C4.01: LANDSCAPING PLAN
- C4.02: LANDSCAPING NOTES
- A1.00: LOWER LEVEL PLAN
- A1.01: GROUND LEVEL PLAN
- A1.02: SECOND LEVEL PLAN
- A4.01: EXISTING ELEVATIONS AND WORK NOTES
- A4.02: EXISTING ELEVATIONS AND WORK NOTES

PROJECT TEAM

Christopher Gosch, Project Architect, Populance, llc
 Carl Fink, Structural Engineer, Fink Horejsh
 Chris Valcheff, Environmental Engineer, True North Consultants
 Paul Spetz, Surveyor, CSM, Condo Docs, Isthmus Surveying
 Nathan Wautier, Land Use Attorney, Reinhart
 Bob Stigsell, Environmental Remediation, Advanced Health and Safety
 Katie Udell, Site/Civil Engineer and Architectural Consultant, Angus/Young
 Harry Rosa, Historic Plaster Renovation, MV Plastering
 Anastasiya Craig, Interior Design Consultant, Pink House Designs
 Rachel Bauer, Operations Manager
 Real Estate Broker to be determined
 General Contractor to be determined

CONDITIONAL USE SUBMITTAL

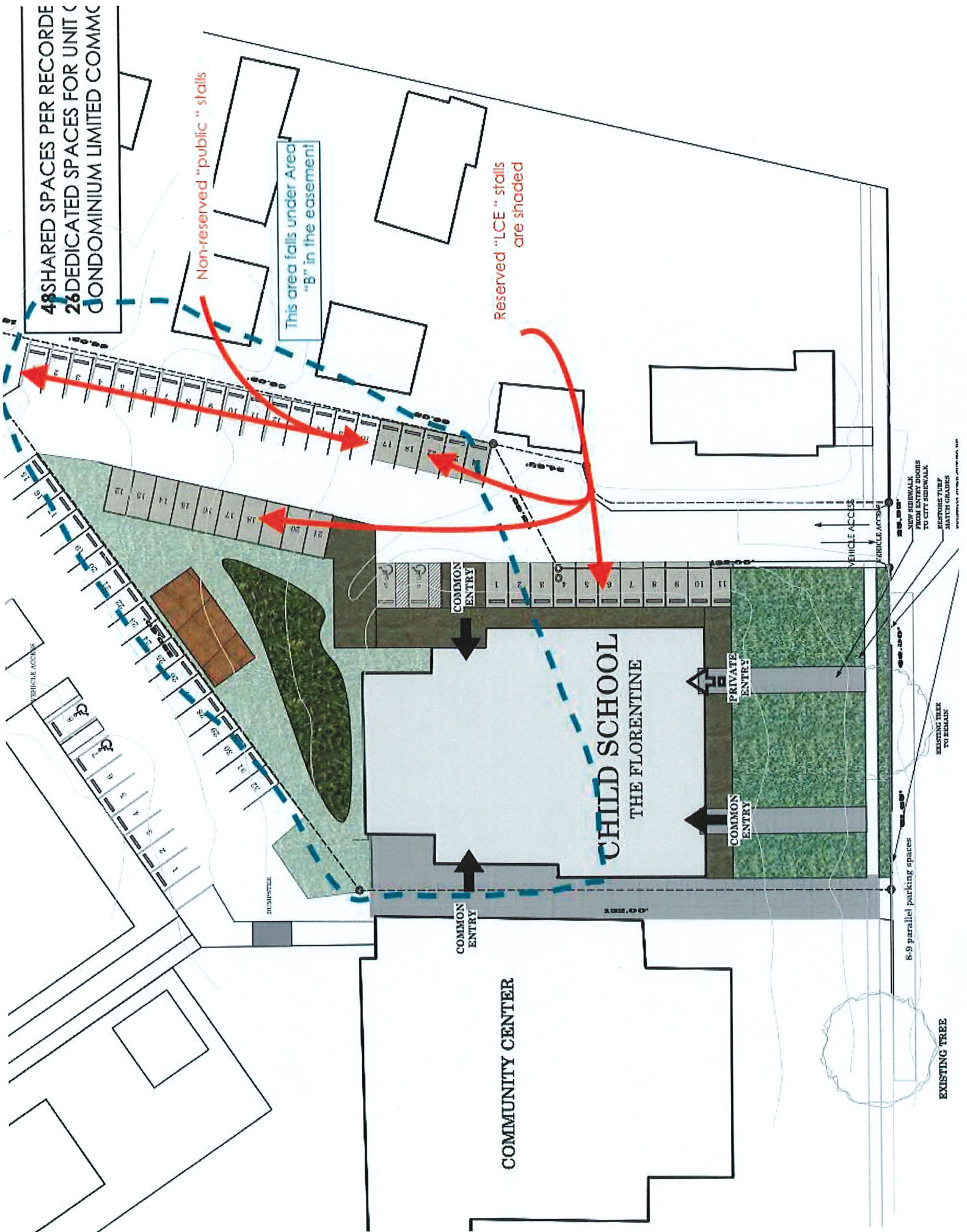


48 SHARED SPACES PER RECORDED
26 DEDICATED SPACES FOR UNIT C
CONDOMINIUM LIMITED COMMONS

Non-reserved "public" stalls

This area falls under Area
"B" in the easement

Reserved "LCE" stalls
are shaded



NEW SIDEWALK FROM ENTRY DOORS TO CITY SIDEWALK
RESTROOM TUBS
SAFETY GRABBERS

8-9 parallel parking spaces

EXISTING TREE

EXISTING TREES TO REMAIN

VEHICLE ACCESS

VEHICLE ACCESS

COMMON ENTRY

COMMON ENTRY

PRIVATE ENTRY

COMMON ENTRY

CHILD SCHOOL
THE FLORENTINE

COMMUNITY CENTER

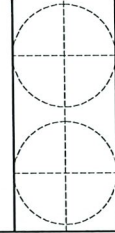
100.00'

the Florentine

GENERAL NOTES

DRAWING NOTES

CODE NOTES



PERIMETRIC SURVEILLATION

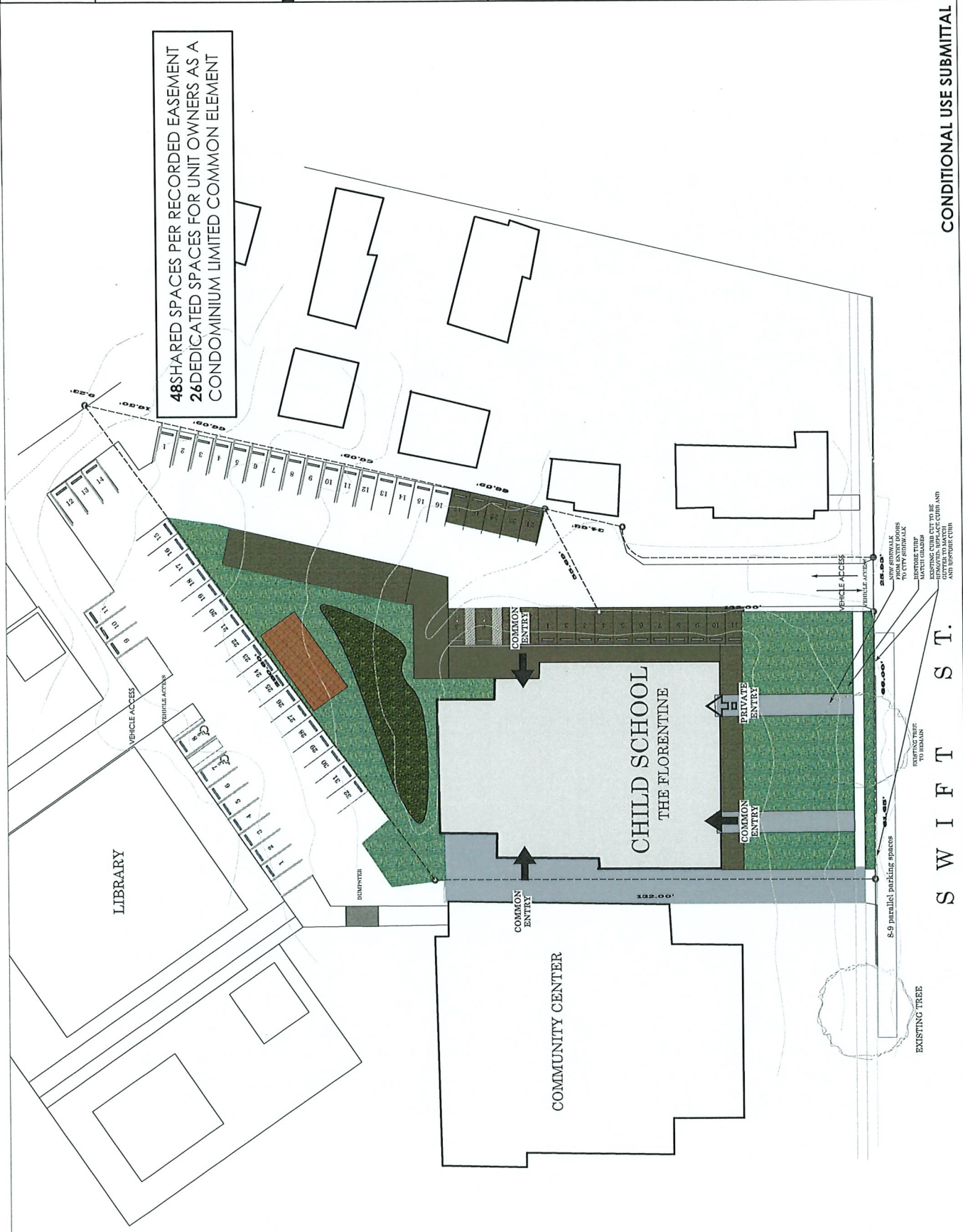
PROPOSED SITE PLAN

Project Name: the Florentine
Project ID: 14980

Scale: 0/0/0/0/0/0
Date: 0/0/0/0/0/0

CONDITIONAL USE SUBMITTAL

48 SHARED SPACES PER RECORDED EASEMENT
26 DEDICATED SPACES FOR UNIT OWNERS AS A
CONDOMINIUM LIMITED COMMON ELEMENT



EXISTING CURB CUT TO BE
REMOVED FROM THE CURB AND
CUTTERS TO MATCH
AND REPAIR CURB

EXISTING CURB CUT TO BE
REMOVED FROM THE CURB AND
CUTTERS TO MATCH
AND REPAIR CURB

8-9 parallel parking spaces

EXISTING TREE

S W I F T S T.

GENERAL NOTES

DRAWING NOTES

CODE NOTES



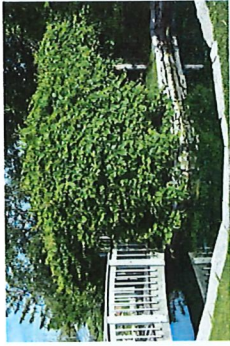
(C) Calamagrostis X Acutiflora - Feather Reed Grass



(G) Star Magnolia Magnolia Stellata



(H) Witch-hazel Hamamelidaceae



(B) VITIS RIPARIA- RIVERBANK GRAPE



(F) Spreading Dogbane apocynum Androsæmifolium (non-invasive And Flowering)



(A) JAPANESE MAPLE



(E) Symplytum Grandiflorum (non-invasive)

GROUNDCOVER MIX



JAPANESE FOREST GRASS



SEDUM



HEICHERA



DIGITALIS



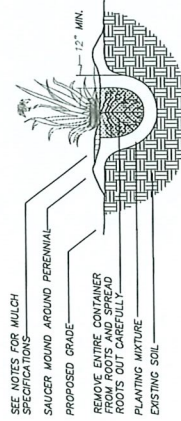
GINGER



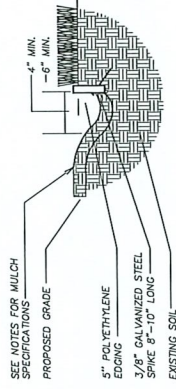
NASTURTIVM



DAYLILIES



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL



LANDSCAPE EDGING DETAIL



DELANDSCAPE
LANDSCAPE ARCHITECTURE

LANDSCAPING NOTES

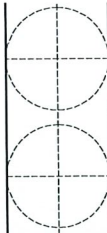
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Project Manager	Date
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Rev	01/20/21

C4.02

GENERAL NOTES

DRAWING NOTES

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ARCHITECTURE
INTERIOR DESIGN

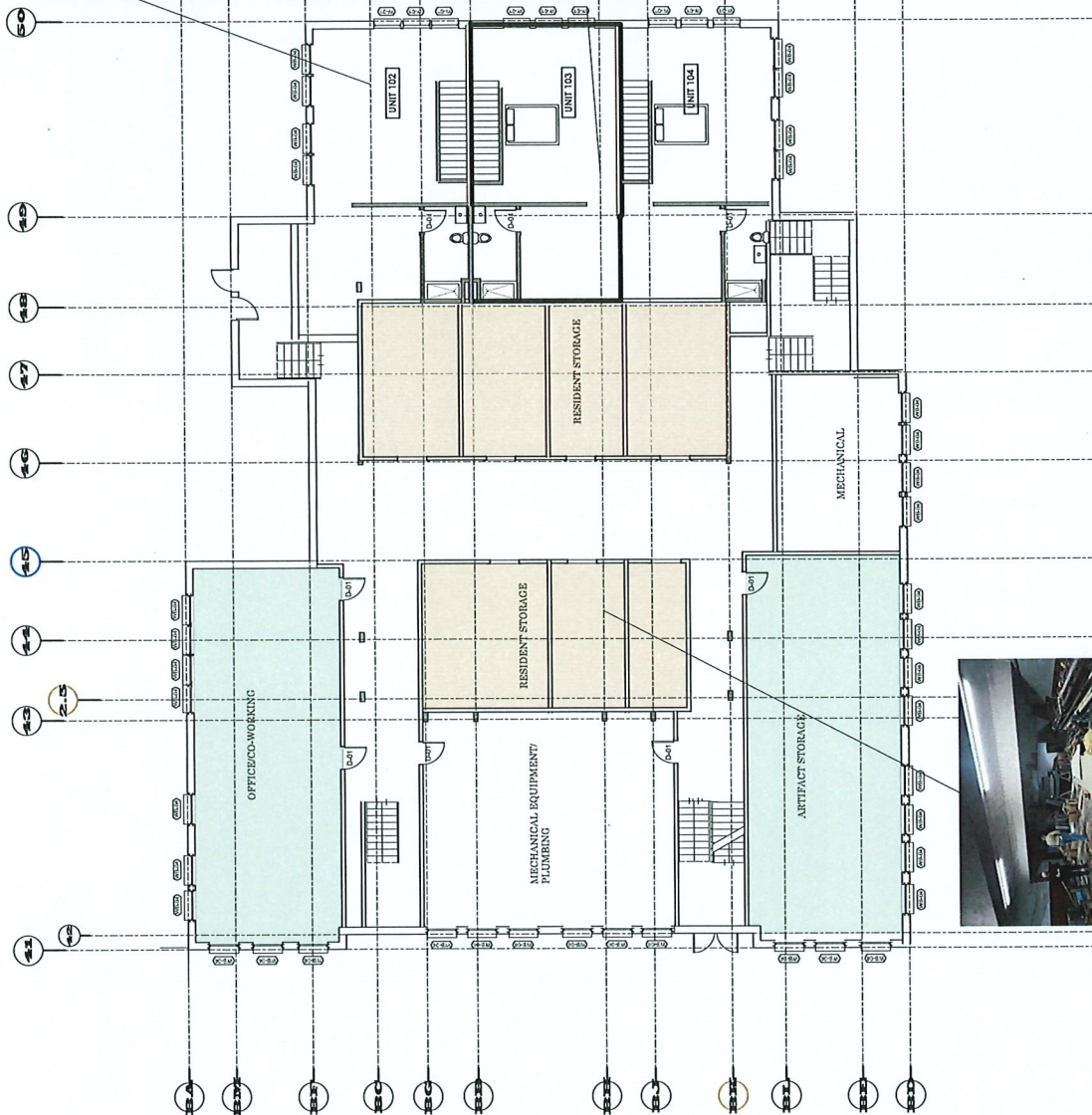
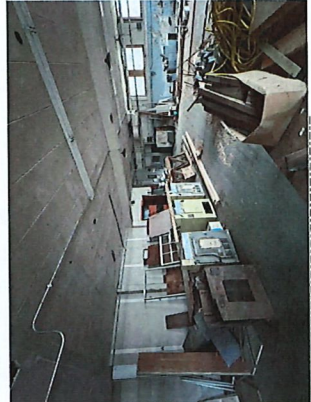
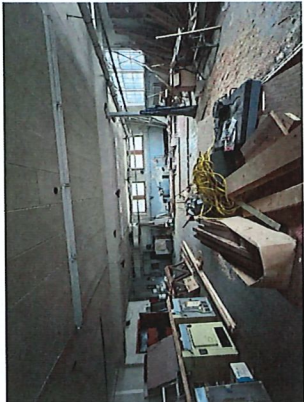
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Project Manager
Project: Padiglione

15th

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15th

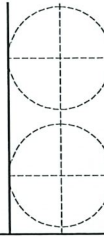
A1.00



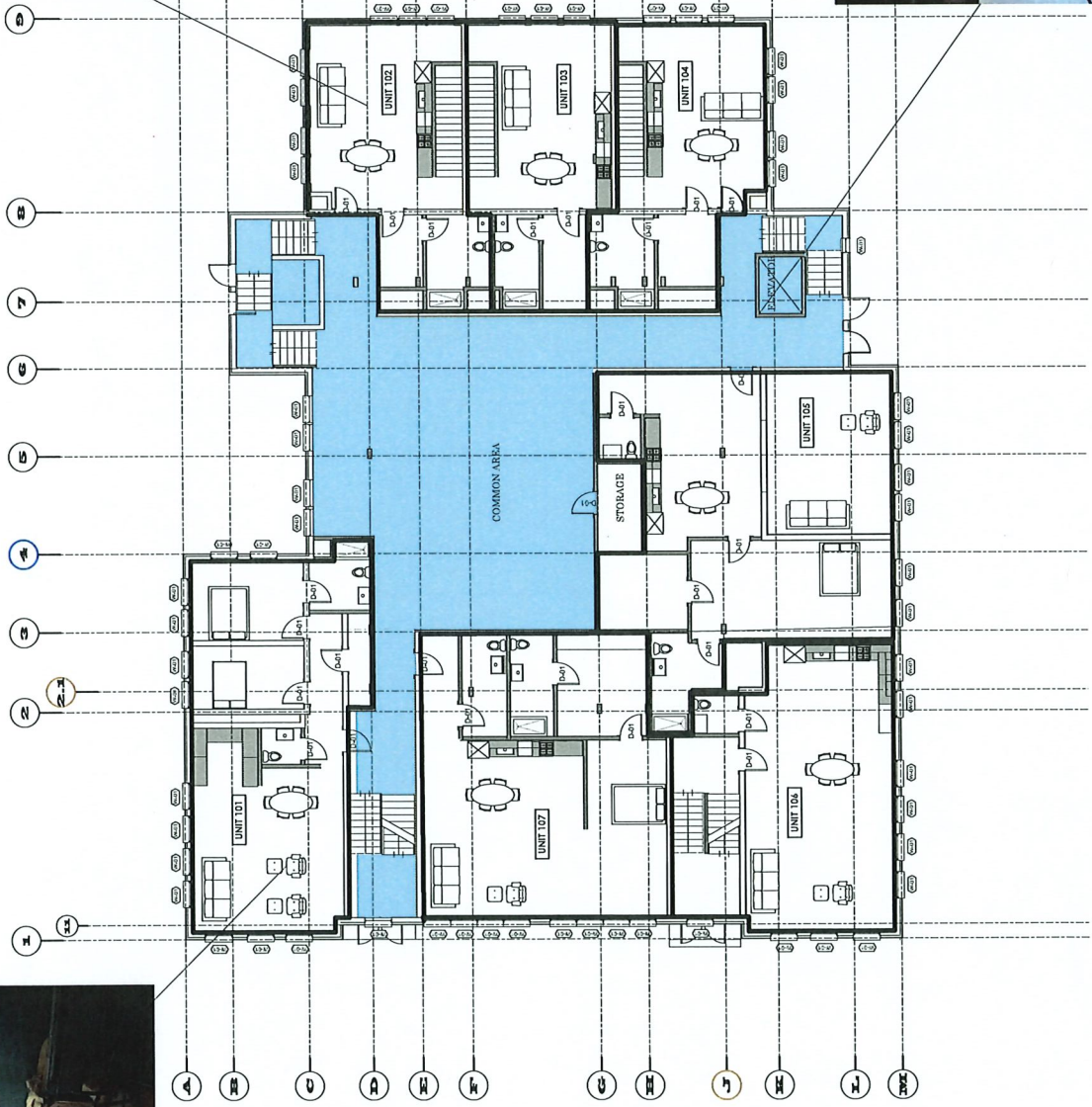
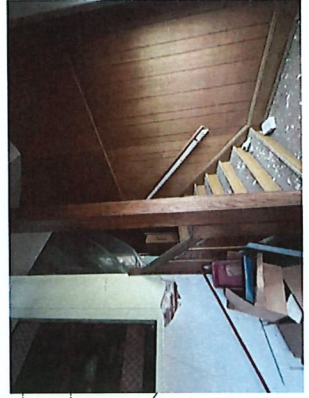
GENERAL NOTES

DRAWING NOTES

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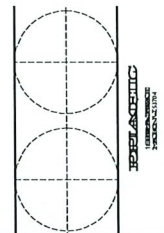
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Project No.	15-06
Project Name	11 West Florentine 11 West Florentine 11 West Florentine
Project Manager	
Project ID	
Issue #	
Date	08/11/2024
A.L.O.I	



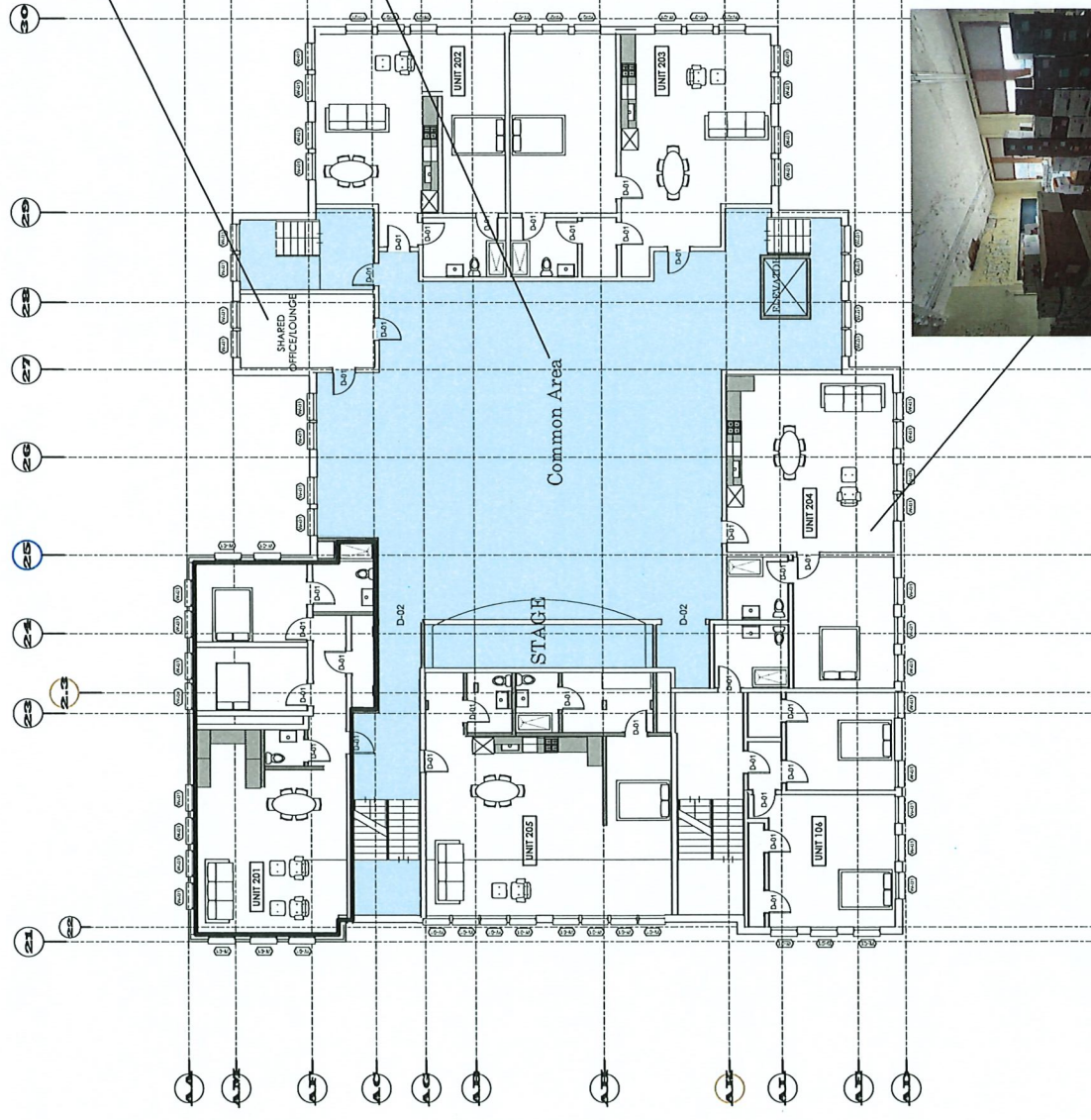
GENERAL NOTES

DRAWING NOTES

CODE NOTES



IDEALABETIC MANUFACTURING	
Second Floor Plan	
Project Name	Project ID
Project Manager	1596
Date	
Version	
Rev	4/22/2014





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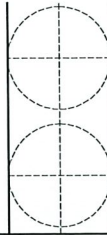
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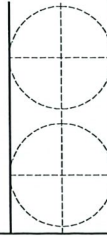


6

EXTERIOR SCOPE OF WORK

- 1: REPOINT MASONRY AS NEEDED (ALL ELEVATIONS)
- 2: REPLACE UPPER LITE ALL WINDOWS (1ST/2ND FLOORS) WITH FULL VISION GLASS (TYP. ALL WINDOWS)
- 3: REPLACE ALL BASEMENT WINDOWS WITH SIMILAR STYLE
- 4: CLEAN AND REPAIR STONE TRIM AND ACCENT PIECES PER NATIONAL PARK SERVICE RECOMMENDATIONS
- 5: REMOVE EXISTING CHIMNEY
- 6: REVIEW/REPAIR/REPLACE/PAINT CORBELS AND EAVE SHELVES
- 7: NEW ACCESSIBLE ENTRANCE
- 8: REMOVE ENTRY OVERHANG AND REPAIR MASONRY AT ATTACHMENT LOCATIONS
- 9: REPAIR STONE SILLS TO MATCH EXISTING





REBEL ARCHITECT ARCHITECTS	
Project Name	THE FLORENTINO
Project Manager	Project ID
Date	1-18-16
Sheet No.	1-18-16
Scale	
Author	
Checker	
Plot	7/20/16
A-1-02	

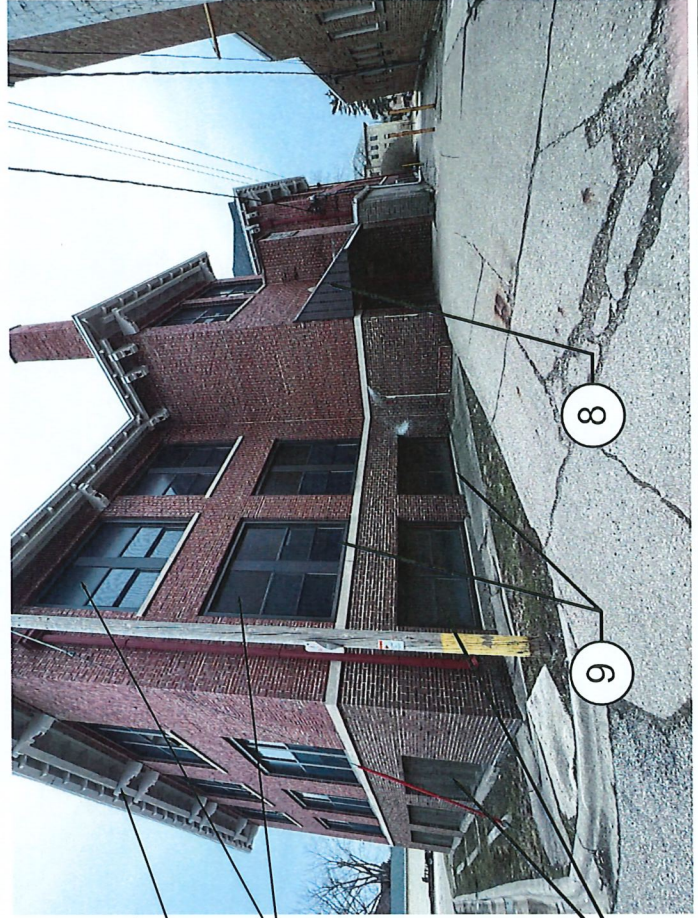


6

1

4

9



6

2

3

8

9

EXTERIOR SCOPE OF WORK

- 1: REPOINT MASONRY AS NEEDED (ALL ELEVATIONS)
- 2: REPLACE UPPER LITE ALL WINDOWS (1ST/2ND FLOORS) WITH FULL VISION GLASS (TYP. ALL WINDOWS)
- 3: REPLACE ALL BASEMENT WINDOWS WITH SIMILAR STYLE CLEAN AND REPAIR STONE TRIM AND ACCENT PIECES PER NATIONAL PARK SERVICE RECOMMENDATIONS
- 5: REMOVE EXISTING CHIMNEY
- 6: REVIEW/REPAIR/REPLACE/PAINT CORBELS AND EAVE SHELVES
- 7: NEW ACCESSIBLE ENTRANCE
- 8: REMOVE ENTRY OVERHANG AND REPAIR MASONRY AT ATTACHMENT LOCATIONS
- 9: REPAIR STONE SILLS TO MATCH EXISTING

**JUNE 4, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

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

Excused: Paul Davis

Also present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Friday, May 31, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the April 16, 2024 Plan Commission meeting minutes passed, all voted in favor.

CONCEPT PLAN FOR PHASE 2 OF THE ONE TREE SUBDIVISION EAST OF LADD LN: The developers of the One Tree Subdivision submitted an amended plan for the subdivision east of Ladd Ln. The changes made include the lots that back up to existing lots on Dean St have been changed from 4-unit buildings to duplexes; the 4-unit buildings are moved closer to the street; and a walking path was added on the west edge of the development north of Ladd Ln.

Staff presented a sketch (City Concept) for the Developer to consider. The Developer felt the units that back up to the park would be more appealing to the occupant with the fronts facing the road not facing each other.

The developer presented a plan for 12 duplexes; 5 single family homes; 8 4-unit buildings; 1 five-unit building; and 1 six-unit building. This plan did not fit into the housing mix ratio of 70/20/10 that is recommended in the Comprehensive Plan.

Kapellen stated with driveways of the 4-units along the park would take up most of the street parking leaving little room for street parking on Ladd Ln for residents using the proposed park. The developers stated they felt a park that size should have a parking lot and not rely on street parking only.

Jim Kapellen stated he would like to see the lots on Hubert St be developed as single family, the first lot along the park be developed as a duplex, and the other 4-units be moved west to provide more park frontage.

The developer agreed to work with the committee to incorporate some of the concerns and make changes to the plan.

CONCEPT PLAN FOR A DEVELOPMENT EAST OF YORK RD AND NORTH OF PARK AVE FOR WILCOX: The developer presented two concept plans to develop a 5-acre parcel east of York Rd and north of Park Ave. The plan showed the construction of approximately 14-15 single family

condominium homes. The access to this development would be a possible via a private drive coming off of the end of Park Ave.

Flanigan stated there are many extreme slopes and a lot of woodlands. The City has protections in the ordinance regarding woodlands and removal of tree cover.

This is a development that will have several buildings on one lot. This type of development is unconventional therefore there are options to the approval processes.

The Committee discussed the entrance to the development. The developer currently proposed to create a private drive off of Park Ave to gain access to the development.

The Committee supports the single-family home condominium development. They also felt a planned development was the more appropriate approval process.

The developer is not opposed to installing curbing on the proposed road for stormwater control. The developer would also consider sidewalks, however with the slopes, there may be an issue with installing sidewalks.

Jim Kapellen stated, he would like to see some of the architecture plans for the homes. The developer stated they are looking at designs that are accessible to all different ages. They stated they would share the plans with the committee once they have decided on them.

CONCEPT PLAN FOR A DEVELOPMENT OF THE NORTHERN 200 FEET OF THE UNPLATTED AREA SOUTH OF HWY 59 AND EAST OF WINSTON DR: Todd Nelson stated they are still looking to change the comprehensive plan and zoning for a 4-unit along Hwy 59 but would most likely build a 3-unit. He stated they would not be interested in putting a public or private street off of Winston Dr. They felt it would be too costly. At this time the developer is proposing developing a couple of duplexes or a couple 3-units off a cul-de-dac at the end of Winston Dr. They would then submit an application to get a fill permit to fill in some wetland. They are also proposing to get access off the private drive on Whitney Way. They are considering doing a CSM combining the two lots and constructing an 8-unit. If that is not approved, they would consider a couple of 3-units.

The proposed plan would require a Comprehensive Plan amendment and a rezone of the parcels.

EXTRATERRITORIAL LAND DIVISION FOR HERMANSON: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division to create two lots for Hermanson on Cnty Hwy N in Section 32 of the Town of Albion passed on a 6/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION FOR KEINBAUM: A Jim Burdick/Ron Webb motion to approve the extraterritorial land division to create one lot for Keinbaum on Lake Drive Road in Section 35 of the Town of Albion passed on a 5/0/1 roll call vote. Chris Lund abstained.

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

Ramona Flanigan/wjl
City Administrator

**JULY 15, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

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

Also present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Friday, July 12, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

EXTRATERRITORIAL LAND DIVISION FOR FEGGESTAD: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division to combine lots for Feggestad on W Lois Land in Section 12 of the Town of Fulton passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: July 31, 2024

GENERAL DESCRIPTION

Description of Request: Petition for approval of a site plan to allow the paving of an outdoor storage area

Location: 111 Interstate Blvd

Applicant: JSE Properties/Avondale Roofing

Current Zoning/Land Use: M-2/light industrial

Lot Size: 3-acre parcel

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject property, located in the Edgerton Business Park, is zoned M-2 General Industrial. Please recall the Plan Commission recently recommended approval to rezone the property to M-2 from M-1 to allow for the outside storage. The petitioner operates Avondale Roofing and proposes to use the property for that business. The petitioner requests site approval to allow the expansion of the pavement to allow for outdoor storage.
2. The petitioner proposes to have 16,500 sf of outdoor storage. The current structure is 15,000 sf.
3. The petitioner proposes to install additional pavement and to raise the grade to allow for the outdoor storage south of the building. (See map). The petitioner also proposes to install solid fencing around the outdoor storage and a security fence around the paved area east of the building.
4. The Business Park is subject to restrictive covenants which create a Review Board that consists of the Mayor, the Administrator, and an architect to approve all site changes. The Review Board has given conditional approval of the proposed site changes. The conditions of approval are described in the attached document.
5. The outdoor storage is paved but is not curbed.
6. The petitioner does not plan to add site lighting.
7. The petitioner does not plan to relocate the screened dumpsters at the edge of pavement southwest of the building.

8. The bioretention basin located in the southeast corner of the site will be expanded to accommodate the additional pavement.
9. The plan meets the landscape ordinance requirements.

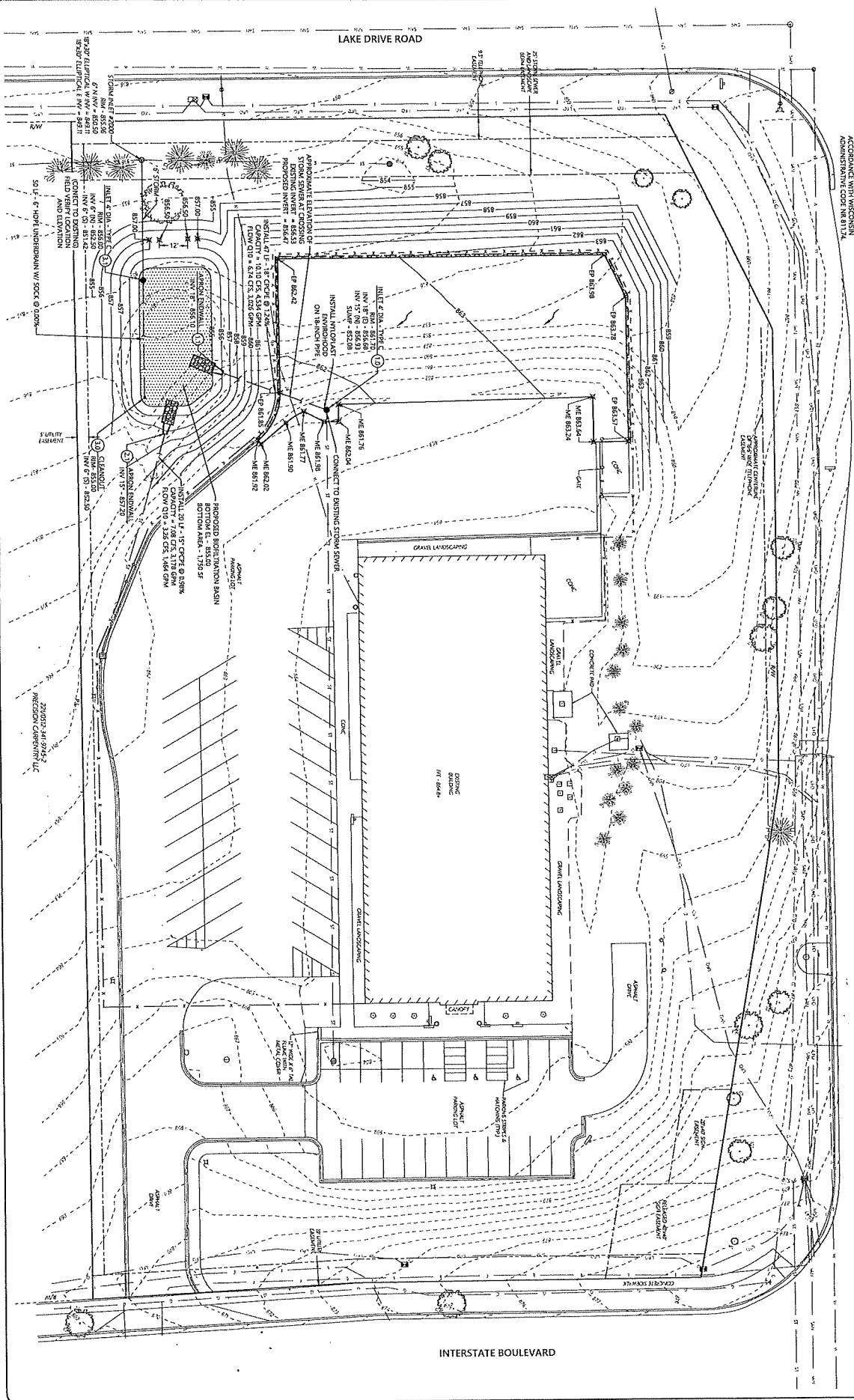
STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan for 111 Interstate Blvd for the paving of an outdoor storage area with the following conditions:

1. If site lighting is added in the future, the lights should have cut-off optics and meet the ordinance requirements.
2. The City Engineer approve the stormwater control plans.
3. All outdoor storage that is adjacent to residential areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be designed to screen all stored materials from view from residential areas at an elevation of five feet above the grade of the residential properties providing a bufferyard with a minimum opacity of 0.60 (see 450-76)
4. The storage of items shall not be permitted in permanently protected green space areas (see §450-74)
5. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
6. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §450-37. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
7. Outdoor storage areas shall be paved with a hard, all-weather surface such as asphalt,.
8. Materials being stored shall not interfere in any manner with either on- or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
9. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
10. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.

- LEGEND**
- EP EDGE OF PAVEMENT
 - ME MATCH EXISTING
- NOTES**
1. RETENTION/INTEGRATION BASINS SHALL RECEIVE CONDUCTION MITIGATION IN ACCORDANCE WITH WISCONSIN PERMITS. PERMITS FOR CONSTRUCTION OF INTEGRATION PRIOR TO THE PLACEMENT OF EROSION MAT AND SEEDING/PALMING.
 2. MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN SEVERE PERMITS ACCORDING WITH WISCONSIN ADMINISTRATIVE CODE NR 817.14.

US# 51



<p>C4.04</p> <p>SHEET NO.</p> <p>DESIGNED BY: KC</p> <p>DRAWN BY: LC</p> <p>CHECKED BY: AF</p> <p>APPROVED BY: AF</p> <p>PROJECT NO. 3569</p>	<p>AVONDALE ROOFING PARKING LOT EXPANSION</p> <p>111 INTERSTATE BOULEVARD CITY OF EDGERTON DANE COUNTY, WISCONSIN</p> <p>35069 - C4.04 - GRADING & DRAINAGE PLAN/DWG</p>	<p>GRADING & DRAINAGE PLAN</p> <p>ISSUANCE: 7-4-2024</p> <p>2853 Starbuck Drive Beloit, WI 53511 (609) 743-5350</p> <p>19 N. High Street Janesville, WI 53548 (609) 743-5350</p> <p>1040 N. Wisconsin St. Eshwara, WI 53121 (262) 879-2250</p>	<p>Batterman engineers surveyors planners www.batterman.com</p>
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NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING

