

**MAY 25, 2022 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, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, May 20, 2022 at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by IKI Manufacturing for approval of a conditional use permit to allow the construction of fencing along IKI Drive and Stoughton Rd and for a Group Development to allow the construction of a manufacturing building located at 107 Maple Ct (parcels 6-26-915.9, 6-26-915.8, 6-26-915B and 6-26-915.2).

Flanigan stated this request requires a conditional use because there is more than one principal structure on the site. The zoning ordinance also limits the height of fences in the front yard to 4' tall. The previously approved site plan included a 6' tall fence along Stoughton Rd.

Buck Sweeney representing IKI Manufacturing, stated the house that is on the property at 412 Stoughton Rd is owned by IKI. IKI has been working with representatives for the current resident to make sure there is access to the property.

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

CONSIDER REQUEST BY IKI MANUFACTURING FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF FENCING ALONG IKI DRIVE AND STOUGHTON ROAD AND FOR A GROUP DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A MANUFACTURING BUILDING AT 107 MAPLE CT. Jim Burdick/Ron Webb moved to approve the conditional use permit for IKI for fence and building with the following conditions:

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner provided a landscape plan that includes a landscape screen along the parking lot on Stoughton Road.
3. The pavement is modified so that it is no closer than 10' from the property line along Stoughton Rd.
4. The Plan Commission grants approval for a 6' tall fence in a front yard(s) as part of this plan approval.
5. The petitioner obtains a fence permit.
6. The occupant of the house on the corner of Stoughton Rd and Maple Court is given access when the gate is closed.

7. The northern 25' of the fence in the side yard at 412 Stoughton Rd is a decorative fence, not a chain link fence.

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

PUBLIC HEARING: The Plan Commission continued the public hearing to hear comments regarding a request by Ilir Banushi for the approval of a Planned Development/Precise Implementation Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 0512-344-8198-2).

Flanigan stated this is the last step in the approval process. The Commission asked in a previous hearing if the underground parking would include a handicap accessible parking stall. It will include 1 stall. It has not been determined if this will reduce the number of parking stalls. The ramp to the main entrance from the parking lot will not require a modification to the main walk. The mail boxes will be placed in the main hallway and a bank of parcel boxes will be provided near the elevator for parcel delivery. The Commission voiced concern regarding parking in front of the first floor units in regards to headlights shining into units. The developer did present a new planting plan for plants to be placed along the sidewalk to address this issue.

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

CONSIDER REQUEST BY ILIR BANUSHI FOR THE APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN TO ALLOW THE CONSTRUCTION OF A 42-UNIT APARTMENT BUILDING LOCATED SOUTH OF LAKE DRIVE AND WEST OF DAIRYLAND DRIVE: Jim Burdick/Jim Kapellen moved to approve the Planned Development/Precise Implementation Plan for Ilir Banushi with the following conditions:

1. The sidewalk along Dairyland Drive has a terrace (not immediately adjacent to the curb).
2. The developer pays parkland fees at the time of the building permit.
3. The petitioner complies with the conditions of the city Engineer. If the final engineering plans impact the site plan in any way, the plans must be returned to the Plan Commission for reconsideration.
4. Landscaping is provided between the patios and the parking lot as presented.
5. All easements that are needed to convey stormwater from the parcels north of the development to the pond are recorded on the subject parcel prior to the start of construction.

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

MINUTES: A Jim Kapellen/Ron Webb motion to approve the May 16, 2022 Plan Commission minutes passed, all voted in favor.

CONSIDER SUBDIVISION ORDINANCE AMENDMENTS: The Commission stated they would like to move forward with a public hearing for the subdivision ordinance amendments.

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

Ramona Flanigan/wl
City Administrator