

**JANUARY 16, 2025 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, Erik Samuelson from Foursight Development Group and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, January 10, 2025 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend Section 442-29 A(2) Review and Approval of Extraterritorial Land Divisions to allow administrative approval of extraterritorial land divisions that combine lots.

Flanigan stated that this amendment would give the approval authority to the Zoning Administrator rather than the Plan Commission. These types of land divisions are typically not controversial. This change would improve the efficiency for the applicants.

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

AMENDMENT TO SECTION 442-29 A(2): A Jim Burdick/Paul Davis motion to approve the amendment to Section 442-29 A(2) Review and Approval of Extraterritorial Land Divisions to allow administrative approval passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Foursight Development Group to rezone 0.54 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 requesting a rezone of this parcel to R-2 Residential two. The two lots to the north have already been approved to be rezoned.

Corrina Frank, 925 Diane Dr spoke in opposition to this request. She is concerned about the property value of her house rising because of the new construction. She is also concerned about the wooded area being eliminated. She raised a concern about any intention to extend the road at a later date after this development is completed.

Jacob Koepke, 1001 Diane Dr agrees with the opposition of other residents in the neighborhood. He is concerned with what this will do to property values.

Eric Samuelson, Partner in Foursight Development, stated there is no intention of extending the

road any further. The cul-de-sac would eliminate that option. The type of homes that are being proposed are single family residential and are approximately 1500-1800 sf.

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

REZONE FOR 0.54 ACRES LOCATED WEST OF DIANE DR FROM A-1 AGRICULTURE TO R-2 RESIDENTIAL DISTRICT TWO: Paul Davis/Ron Webb moved to approve the request by Foursight Development Group to rezone 0.54 acres located west of Diane Dr from A-1 Agriculture to R-2 Residential District two with the following conditions:

- The petitioner is granted approval of a final Certified Survey Map and that the boundary of the rezoned area coincides with the final CSM boundary.

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

MINUTES: A Jim Kapellen/Ron Webb motion to approve the December 9, 2024 Plan Commission minutes passed, all voted in favor.

PRELIMINARY CSM TO CREATE ONE RESIDENTIAL LOT FROM THE PARCEL WEST OF DIANE DR FOR FOURSIGHT DEVELOPMENT. Jim Burdick/Paul Davis moved to approve a preliminary CSM to create one residential lot from the parcel west of Diane Dr for Foursight Development with the following conditions:

- The final CSM indicates all easements
- The parcel is rezoned prior to establishing a single-family structure.
- The petitioner pays the \$10 platting fee for the new lot.
- The owner pays the parkland and park improvement impact fees in the amount of \$890.91 at the time a building permit is issued.
- The petitioner complies with the stormwater requirements.
- The city approves the street construction plans and the final CSM dedicating the street right of way.

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

FINAL CSM TO CREATE TWO RESIDENTIAL LOTS FROM THE PARCEL WEST OF DIANE DR FOR FOURSIGHT DEVELOPMENT GROUP: Jim Kapellen/Paul Davis moved to approve the final CSM to create two residential lots from the parcel west of Diane Dr for Foursight Development Group with the following conditions:

- The final CSM indicates all easements.
- The petitioner pays the \$20 platting fee.
- The petitioner enters into a development agreement with the City before signing the final plat.
- The Plan Commission finds that the provision listed in item 4, addressing the sidewalk requirement, exist [thus no sidewalk will be required]. In any event, the sidewalks through the driveway aprons should be built per the plan.
- The developer pays the park impact fees when building permits are issued.
- Street trees, as approved by the Municipal Services Director, are installed prior to occupancy permits being issued.

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

SITE PLAN APPROVAL FOR CONSTRUCTION OF A 30,000 SF MANUFACTURING BUILDING FOR PRECISION CARPENTRY ON INTERSTATE BLVD AND WISCONSIN DR: The request being made is unusual because it is not a full plan. The building owner would like to get started on the build so this is a footing and foundation plan only. The full plans will be submitted for a future meeting.

A Jim Kapellen/Ron Webb motion to approve a site plan for the construction of a 30,000 sf light manufacturing building for Precision Carpentry for the 6 acre lot on the southwest corner of Interstate Blvd and Wisconsin Dr passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator