

**JULY 31, 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, Paul Davis, Jim Kapellen, Julie Hagemann, and Ron Webb.

Excused: Theran Springstead

Also present: City Administrator Ramona Flanigan and citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, July 26, 2024 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 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.

Flanigan stated the parcel is zoned R-2 and the Zoning Ordinance requires a conditional use permit to allow the construction of a second driveway for a single-family residence. The petitioner currently has a driveway on Garfield St and wishes to add more garage space, but cannot add to the existing attached garage due to an easement. The requested second driveway would serve a new detached garage.

The petitioner, Mary Jo Hessian, was present and spoke in favor of the second driveway request.

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

**CONSIDER REQUEST BY 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:** Staff recommends the Plan Commission approve the conditional use permit for Mary Jo Hessian for the property located at 203 Garfield Street. If the Commission grants the conditional use to allow a second driveway, it should do so with the following condition: the new driveway must be paved within a year.

A Jim Kapellen/Paul Davis motion to approve a conditional use permit for Mary Jo Hessian to allow the construction of a second driveway with staff recommendation passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding 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).

Flanigan stated the parcel located at 116 Swift Street is zoned Office and the petitioner purposes to establish thirteen owner occupied apartment units within the existing structure. The proposed reorganization of the rear parking lot would result in an increase of parking stalls from the existing 73 to 81 stalls. Flanigan also mentioned the proposed removal of the circular drive in the front of the building and stated the existing access doors will continue to be used as common entries. The Developer does not plan to install any site lighting and dumpsters are proposed to be shared with Tri County. The site plan indicates a recreation improvement will be installed in the green area.

Chris Gosch from Populance Architecture presented a slide show of the proposed 116 Swift Street building/site plans.

Robert Fick, 19 Albion Street, stated there is a concern regarding insufficient parking and sound.

Tyler Vaughn, 211 W Rollin Street, stated there is a privacy concern regarding the increased number of residents, especially if the condos will be rented out after purchase. Mr. Gosch confirmed the condominiums cannot be leased after purchase.

Cara Fick, 19 Albion Street, also expressed concern regarding the privacy issue.

Pete Richard, 207 W Rollin Street, asked if their driveway would still be accessible with the proposed parking lot and Mr. Gosch confirmed the driveway access would be maintained.

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

**CONSIDER 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):** Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow establishment of thirteen condominium units for Populance/IKI at 116 Swift Street with the following 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.

A Jim Burdick/Julie Hagemann motion to approve a conditional use permit for Populance Architecture and Development/IKI Manufacturing to allow construction of thirteen condominium units at 116 Swift Street with staff conditions passed on a 6/0 roll call vote.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the June 4, 2024 Plan Commission meeting minutes passed, all voted in favor.

A Ron Webb/Julie Hagemann motion to approve the July 15, 2024 Plan Commission meeting minutes passed, all voted in favor.

**CONSIDER SITE PLAN APPROVAL FOR AVONDALE ROOFING TO ALLOW THE EXPANSION OF A PARKING LOT/STORAGE AREA AT 111 INTERSTATE BLVD:** Flanigan stated the property in question, located in the Edgerton Business Park, is zoned M-2 General Industrial. The petitioner is looking to expand the pavement to allow for 16,500 sf outdoor storage, the current structure is 15,000 sf. The proposal includes the installation of solid fencing around the outdoor storage area and security fencing around the paved area east of the building. The plan meets the landscape ordinance requirements.

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.

A Jim Kapellen/Ron Webb motion to approve the site plan for Avondale Roofing to allow the expansion of a parking lot for outdoor storage at 111 Interstate Blvd with staff and Business Park Review Board conditions passed on a 6/0 roll call vote.

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

Ramona Flanigan/mjd  
City Administrator