

**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