

CITY OF EDGERTON  
CITY HALL COUNCIL CHAMBERS  
12 ALBION STREET

SPECIAL JOINT COMMON COUNCIL  
AND PLAN COMMISSION MEETING

Tuesday, August 10, 2020 at 6:00 p.m.

**REMOTE PARTICIPATION:** To participate or 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](http://www.cityofedgerton.com)

1. Call to order; Roll call
2. Confirmation of appropriate meeting notice posted on Friday, August 6, 2021.
3. PUBLIC HEARING:
  - A. Hear comments to gather public input on the request by Ilir Banushi to amend the City of Edgerton Comprehensive Plan for a portion of the unplatted area north of Brailsford Junction Way and west of Dairyland Drive by changing the land use designation from Community Commercial (Planned Business in the 2015 Plan) to Mixed Residential (Multifamily in the 2015 Plan).
  - B. Close the public hearing.
4. Plan Commission consider adoption of City of Edgerton Resolution 17-21: Recommending the amendment to the City of Edgerton Comprehensive Plan for a portion of the unplatted area north of Brailsford Junction Way and west of Dairyland Drive.
5. Council consider introducing and approving the first reading of City of Edgerton Ordinance 15-08: Amend the Comprehensive Plan for property located north of Brailsford Junction Way and west of Dairyland Drive.
6. Adjourn.

**Notice: Some members of the Council may attend by telephone conference for this meeting.**

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: (608) 884-3341.

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** August 10, 2021

**REQUEST**

Proposal to amendment to Comprehensive Plan for a portion of the unplatted area north of Brailsford Junction Way and west of Dairyland Drive by changing the land use designation from Community Commercial (Planned Business in the 2015 Plan) to Mixed Residential (Multifamily in the 2015 Plan) (request by Ilir Banushi). See attached map.

**STAFF DISCUSSION**

The Comprehensive Plan was adopted in 2015. The land use map in the Comprehensive Plan for the subject area is based on the 2007 North Gateway Neighborhood Development Plan. The City under took the creation of a Neighborhood Plan in the area because of the great diversity of land uses occurring in a small area. Land use transition from commercial to higher density residential, and then to single family residential will occur within hundreds of feet in some areas so it is important to carefully plan these transitions to ensure land use conflicts are not created at the boundaries of these differing land uses.

According the Comprehensive Plan, amendments to the Plan may be appropriate in instances when the Plan becomes irrelevant or contradictory to emerging policy or trends. The proposed amendment shifts the boundary between residential land uses and commercial land uses west, thus reducing the amount of planned commercial area and increasing the amount of residential area in the neighborhood. At the time of creation of the Neighborhood Plan, the demand for “brick-and-mortar” commercial space was greater than it is today. For this reason, staff recommends the City approve the proposed amendment.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed amendment to the Comprehensive Plan to change the land use designation from Community Commercial (Planned Business in the 2015 Plan) to Mixed Residential (Multifamily in the 2015 Plan) for the unplatted area north of Brailsford Junction Way and west of Dairyland Drive in accordance with the attached map.

Ramona Flanigan  
15, 2021  
City Administrator  
City of Edgerton, Wisconsin

June

Re:

Parcel at NE corner of Banushi Court cul-de-sac / NW corner of ownership parcel on Dairyland Drive (shown on the attached set of drawings dated 6/9/2021 – sheet SP-2).

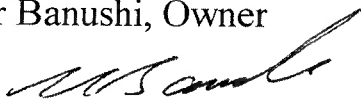
Ms. Flanigan,

We (my partners and I) would like to request a change in the North Gateway Neighborhood Development Plan (Vandewalle & Associates – Feb. 4, 2016). The proposed change is from “Community Commercial” to “Mixed Residential.” The parcel is directly adjacent to land that is presently identified in the Comp Plan as Mixed Residential.

We hope to develop a 42-unit apartment building on the lot. We think this is an ideal spot for this type of development. The Comp Plan is designed in such a way as to “buffer” one type of use from another. This spot, near Highway 51 with commercial use to the west and (proposed) less dense mixed residential to the east is proper for this proposed 3-story apartment building. This proposed building will not conflict with our ability to successfully market and develop the adjacent Community Commercial space. Our intent for the adjacent Mixed Residential space is to develop various sorts / levels of senior housing / care. This proposed building will be a compliment to the future senior living development.

Sincerely,

Ilir Banushi, Owner



Lake Drive

Lake Drive RD

Dairyland Dr

Dairyland Drive

Proposed Mixed  
Mixed / Multi-Family  
Residential

US 51

DEWISSETT JUNCTION WAY

**PLAN COMMISSION RESOLUTION 17-21**

**RECOMMENDING THE COMMON COUNCIL AMEND  
THE CITY OF EDGERTON COMPREHENSIVE PLAN  
FOR THE CITY OF EDGERTON, WISCONSIN**

**WHEREAS**, section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to adopt or amend a comprehensive plan, and section 6.1001(2) identifies the required elements of a comprehensive plan; and

**WHEREAS**, the City of Edgerton Plan Commission has the authority to recommend that the City Council adopt or amend a "comprehensive plan" under section 66.1001(4) (b); and

**WHEREAS**, the City has prepared an amendment to the City of Edgerton Comprehensive Plan, containing all required maps and other descriptive materials, to the comprehensive plan for the City under section 66.1001, Wisconsin Statutes, and;

**WHEREAS**, the Plan Commission recommends this amendment due to less demand for "brick-and-mortar" commercial space and a greater need for residential neighborhoods.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Edgerton hereby recommends that the City Council adopt an ordinance to constitute official City approval of an amendment to the City of Edgerton Comprehensive Plan for the unplatted area north of Brailsford Junction Way and west of Dairyland Drive in accordance with the attached map; and

**BE IT FURTHER RESOLVED** that the above unplatted area land use be changed from Community Commercial (Planned Business in the 2015 Plan) to Mixed Residential (Multifamily in the 2015 Plan) under section 66.1001(4), Wisconsin Statutes, incorporating any changes recommended as part of the Commission's motion.

Adopted this 10th day of August, 2021.

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Christopher W. Lund, Mayor

ATTEST:

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Ramona Flanigan, City Administrator

**ORDINANCE NO. 15-08**  
**AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN**  
**OF THE CITY OF EDGERTON, WISCONSIN**

The City Council of the City of Edgerton, Wisconsin, does ordain as follows:

**SECTION 1.** Pursuant to sections 62.23(2) and (3) and 66.1001 of Wisconsin Statutes, the City of Edgerton is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

**SECTION 2.** The City Council of the City of Edgerton has adopted and followed written procedures designed to foster public participation in every stage of the preparation of its comprehensive plan amendment as required by section 66.1001(4)(a) of Wisconsin Statutes.

**SECTION 3.** The City of Edgerton has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes and provided other opportunities for public involvement per its adopted public participation strategy and procedures.

**SECTION 4.** The proposed amendment to the Comprehensive Plan is to change the land use designation from Community Commercial (Planned Business in the 2015 Plan) to Mixed Residential (Multifamily in the 2015 Plan) for the unplatted area north of Brailsford Junction Way and west of Dairyland Drive in accordance with the attached map.

**SECTION 5.** The Plan Commission of the City of Edgerton, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of the amendment to the "City of Edgerton Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

**SECTION 6.** The City Council of the City of Edgerton, Wisconsin, does, by enactment of this ordinance, formally adopt the amendment to the document entitled, "City of Edgerton Comprehensive Plan," pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

**SECTION 7.** This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and publication/posting as required by law.

Adopted this 16th day of August, 2021.

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Christopher W Lund, Mayor

ATTEST:

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Cindy Hegglund, City Clerk and Treasurer

Published/Posted on: