

**APRIL 2, 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 Hageman, and Ron Webb.

Also present: City Administrator Ramona Flanigan, Municipal Services Director Zach Nelson, and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 28, 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 Ben Lodahl for a conditional use permit to allow the construction of a single-family home on a nonconforming lot that does not meet the lot frontage requirements for the parcel located south of 207 Lord St.

Flanigan stated the property is currently zoned A-1. This zoning district requires 100' of street frontage. This lot only has 16.5' of street frontage. This narrow strip connected to Lord St is the only street access for this parcel. The petitioner will also need to obtain a variance for the driveway because it will not be able to meet the pavement setback requirements.

Mayor Lund read a letter from Jason Wilkinson into the record. Mr. Wilkinson is the owner of 113 Lord St. He stated he is against the development of this parcel. He feels there is not proper road frontage to allow for a home to be built.

Erik Olsen, representative for the Hannah Nydahl Institute the owner of an adjacent property, stated there was no notification for any of the development other than the notice sent out for the public hearing. He felt this did not give the surrounding property owners sufficient notification. He stated he is requesting a decision be postponed until a later date. Olsen is contesting the rights of access for the area designated for a driveway to the property. Ben Lodahl, owner of the property, stated a title search was performed and came back clean.

Mr. Lodahl described to the committee where the house would be built. The plan does follow all setbacks for that zoning.

Rita Fox, 605 S Main St, stated she is disappointed that the woods behind her house will be developed.

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

CONDITIONAL USE PERMIT FOR LODAHL: A Jim Burdick/Theran Springstead motion to approve a conditional use permit for Ben Lodahl to allow construction of a single-family home on a non-conforming lot that does not meet the lot frontage requirements for the parcel south of 207 Lord St passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend Section 450-33 E (25). Outdoor premise/beer garden to extend the hours of outdoor amplified noise or music in the B-2 Central Business District.

Flanigan stated the current ordinance prohibits amplified sound or live music after 10:00pm in the B-2 (downtown) district. The amendment would extend those hours to 11:00 pm on Saturday evenings for the months of May – September.

Urim Banushi, Owner of 2 Brothers Bar & Grill, stated that surrounding municipalities allow amplified sound until 11:00pm. These establishments are attracting patrons from the local establishments because of the extended hours. He would like to see the hours extended to keep patrons in our municipality.

Many citizens spoke in favor of the ordinance change.

Hearing no further comments Mayor Lund closed the public hearing.

AMEND SECTION 450-33E (25) OUTDOOR PREMISE/BEER GARDEN OUTDOOR AMPLIFIED NOISE HOURS: A Jim Kapellen/Jim Burdick motion to approve the amendment to Section 450-33 E(25) Outdoor premise/beer garden to extend the hours of outdoor amplified noise or music in the B-2 Central District as proposed passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Backyard Properties for the approval of a zoning change from M-1 Light Industrial District to Planned Development /General Development Plan to allow the establishment of 34 multifamily residential units in six structures at the vacant parcel located at 407 N Main St.

Flanigan stated the current zoning for this property is M-1 Light Industrial. The petitioner is asking for the zoning to be changed to Planned Development/General Development Plan. This is the first public hearing step in the developing process. As the process continues, an additional public hearing will be held.

The petitioner is proposing to construct six buildings to create 34 multifamily residential units.

Jill Hocking, 217 York Rd stated she does not understand why a residential facility would be considered in a commercial area. She is concerned about the limited access for this many units. She also felt it would be a big loss to have the woods destroyed. She is against any residential development on this parcel.

Theran Steindl, 329 York Rd, is concerned with the floodplain issue. North Main floods during a significant rain. He is concerned with a potential stormwater issue. He feels there is too many units for that parcel. He inquired if these units will be rentals or be for sale, or offered as low-income housing.

Mark Robinson, Attorney for Backyard Properties, stated parcels, such as the one being proposed, have been constructed in surrounding communities and they have been well received. The development was designed to efficiently use the area available and make the construction as cost effective as possible.

He stated the units will be rental units and will be market rate housing.

Mayor Lund read an email into the official record from John Nelson, Owner of Nelson Young Lumber. Mr. Nelson stated he is in favor of the development and feels it would be a great asset to the community.

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

ZONING CHANGE FROM M-1 LIGHT INDUSTRIAL DISTRICT TO PLANNED DEVELOPMENT/GENERAL DEVELOPMENT PLAN FOR A 34 UNIT DEVELOPMENT AT 407 N MAIN ST: Paul Davis expressed concern with the possible increase in traffic on York Rd from this development may produce. He felt the number of units should be reduced.

Julie Hagemann felt the number of units should be reduced. She is concerned with the number of children in the area.

Ron Webb/Jim Kapellen moved to approve the zoning change for Backyard Properties from M-1 Light Industrial District to Planned Development/General Development Plan to allow the establishment of 34 multi-family residential units in six structures at 407 N Main St with the proposed conditions. The motion was withdrawn.

Jim Kapellen/Ron Webb moved to approve the zoning change for Backyard Properties from M-1 Light Industrial District to Planned Development/General Development Plan to allow the establishment of 30 multi-family residential units in six structures at 407 N Main St with following conditions:

1. The Plan Commission give direction regarding the building exterior materials to be included in the final plans. Conditions of approval could include:
 - The buildings facing N Main St and the building facing Kwik Trip are the design that has one interior garage space.
 - The front elevations have the siding color and materials are organized by unit, not horizontally
 - There is no vinyl siding on the east, south or north sides of the building facing N Main;
 - Siding and color changes do not occur at building corners
2. Provide a landscape plan that meets or exceeds the ordinance requirements and also satisfies the objectives listed in 15 above.
3. Provide information about site lighting.
4. A walking path is constructed and an easement is granted.
5. Easements are a granted for the sewer and water mains.
6. An outdoor gathering place or playground is provided.
7. The Commission either requires curbing or agrees with the proposed plan of limited curbing due to grading restrictions.
8. The developer pays parkland fees with each building permit.
9. The petitioners comply with the conditions of the City engineer.
10. The site is cleared by the DNR and FEMA for all permits needed to construct the project.

The motion passed on a 5/2 ~~5~~-roll call vote. Paul Davis and Julie Hagemann voted against the

motion.

PUBLIC HEARING: The Plan Commission held a public hearing to hear a request by the City of Edgerton to repeal and recreate Chapter 405 Floodplain Regulations.

Hearing no comments, Mayor Lund closed the public hearing.

REQUEST TO REPEAL AND RECREATE SECTION 405 FLOODPLAIN REGULATIONS: A Jim Kapellen/Ron Webb motion to approve a request by the City of Edgerton to repeal and recreate Section 405 “Floodplain Regulations” passed on a 7/0 roll call vote.

MINUTES: A Ron Webb/Jim Burdick motion to approve the March 17, 2025 Plan Commission minutes passed, all voted in favor.

SITE PLAN APPROVAL FOR PRECISION CARPENTRY AT 171 INTERSTATE BLVD: The petitioner currently operates a building wall panel fabrication business and wishes to construct a 30,000 sq ft building for the operation of that business.

Jim Kapellen/Julie Hagemann moved to approve the site plan for Precision Carpentry at 171 Interstate Blvd to allow the construction of a 30,000 sf manufacturing facility with the following conditions:

1. The petitioner submits a compliant lighting plan. 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.
3. The petitioner obtains approval of the landscape plan.
4. The Plan Commission and the Review Board approve the building materials and colors.
5. The dumpster enclosure is modified so this is a solid material, not chain link.

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

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

Ramona Flanigan/wjl
City Administrator