

**CITY OF EDGERTON  
EDGERTON CITY HALL  
12 ALBION STREET  
EDGERTON, WI**

**PLANNING COMMISSION**

Monday, May 12, 2025 at 6:30 P.M.

**NOTICE:** The meeting noticed above will also be live streamed on a Zoom platform: To 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). Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, May 9, 2025.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by David Natter for the approval of a zoning change from Planned Development/General Development Plan to R-3 Residential District Three for the vacant parcel east of 805 E Fulton Street (parcel #6-26-1193).
  - B. Close the public hearing.
4. Consider request by Backyard Properties by David Natter for the approval of a zoning change from Planned Development/General Development Plan to R-3 Residential District Three for the vacant parcel east of 805 E Fulton Street (parcel #6-26-1193).
5. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to hear comments regarding a request by Backyard Properties for the approval of a Planned Development/Precise Implementation Plan to allow the establishment of 34 multifamily residential units at the vacant parcel located 407 N Main Street (parcel #6-26-358).
  - B. Close the public hearing.
6. Consider request by Backyard Properties for the approval of a Planned Development/Precise Implementation Plan to allow the establishment of 34 multifamily residential units at the vacant parcel located 407 N Main Street (parcel #6-26-358).
7. Approve April 2, 2025 Plan Commission meeting minutes:
8. Set next meeting date and future agenda items.
9. Adjourn.

cc: Commission Members  
City Engineer

All Council Members  
Newspapers

Department Heads

**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: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission.”

**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** May 12, 2025

**GENERAL DESCRIPTION**

**Description of Request:** Rezone from Planned Development General Development Plan to R-3 Residential District Three

**Location:** On River Road east of 805 E Fulton Street. (6-26-1193)

**Applicant:** David Natter

**Current Zoning/Land Use:** Planned Development GDP/undeveloped

**STAFF DISCUSSION**

Please recall, the Plan Commission recently recommended the subject property be rezoned to Planned Development GDP. The owner is now seeking to rezone the property back to R-3, the zoning classification the property had prior to its redevelopment.

**STAFF REVIEW COMMENTS**

Staff reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner requests to rezone the property to R-3. R-3 zoning allows for one and two family dwellings as a permitted use and three and four family dwellings with a conditional use. The petitioner has not presented development plans at this time and is not required to present plans.
2. The parcel is 3.7 acres and contains some areas of slopes in excess of 20% and woodlands.
3. If the Plan Commission does not approve the requested rezoning, the owner would have to present a Precise Implementation Plan in conformance with the approved GDP in order to develop the parcel.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission approve the request to rezone the property located on River Road east of 805 E Fulton Street to R-3 Residential District Three. (6-26-1193).





April 20, 2025

Chairman  
City of Edgerton  
Planning Commission

Chairman Lund,

Olé's Acres LLC, is requesting a Zoning Change, an Amendment, to the official Zoning Map of Edgerton. Specifically, parcel # 6-26-1193, located at 805 E. Fulton St.

The "presumed" Buyer of our property has not had contact with us, and has not followed thru on the purchase of the property.

We are requesting a re-zone back to Residential 3, from our current Zoning of Planned Development/General Development Plan.

Thank you for your consideration.

Dave Natter - member  
Olé's Acres LLC



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** May 12, 2025

**GENERAL DESCRIPTION**

**Description of Request:** Planned Development Precise Implementation Plan

**Location:** 407 N Main Street (former shoe factory)

**Applicant:** Backyard Properties of Rock County LLC

**Current Zoning/Land Use:** General Development Plan/vacant

**STAFF DISCUSSION**

Please recall the Plan Commission recommended approval of the rezoning to GDP at the last meeting with several conditions including the number of units be reduced to 30 from 34. The City Council, after learning that the reduction in units caused the TIF projection to fail, approved the rezoning with 34 units.

**Planned Unit Development Process**

The Planned Unit Development process has the following four steps:

1. Pre-application Conference – Informal discussion about type of land uses (no maps required). At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Master Plan.
2. Concept Plan – Review of concept drawings and discussion of land uses, intensity, open space, and relationship to nearby features. The City is not obligated or bound by discussions at this stage.
3. General Development Plan (GDP)- Review a more precise proposal of the land development. Zoning is granted at this stage. This is done through a public hearing process. No development can occur at this stage.
4. **Precise Implementation Plan – Review of exact plans for all aspects of the development. Approval of the PIP allows the development to be constructed in strict conformance with the approved PIP. This requires a public hearing.**

**STAFF REVIEW COMMENTS**

Staff reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner requests approval of a Precise Implementation Plan of Planned Development to allow the construction of 34 multifamily residential units in 6 buildings on a 6.6-acre parcel. The fronts of two buildings will face N Main Street. These buildings are set back 70 feet from the Main Street right of way providing a generous front lawn. Please note that the elevation of the site will be raised by approximately five feet in order to remove the site from the floodplain.
2. All units have three-bedrooms. All units will have either one or two indoor garage parking stalls. Garages will face the interior of the development. The front elevations of the buildings with two interior parking stalls have no front doors facing the front and are much less appealing than those buildings that have one interior parking stall.
3. There is one driveway from N Main St serving the property and an emergency use only driveway to York Road on the (back) east side of the site. The York Road driveway is required by floodplain regulations. The developer will provide a swing gate with a lock box for first responders to ensure the driveway is used for emergency parking only.
4. The site has a manufacturing history and is contaminated. The contaminants (mainly PFAS) are not of a nature that they will volatilize and cause harm to occupants; the primary concern is for ground water contamination. The DNR will require the site be capped and this development will serve as the cap. Applications for capping the site have been submitted to the DNR.
5. The rear part of the site has wetlands. The development proposes to impact less than 10,000 sf of wetland. Wetland permits have been issued by the DNR and Army Corps. The entire site is in the floodplain. Permits have been issued by the DNR and FEMA.
6. The site plan shows limited areas for stormwater control. Due to contamination, the DNR does not want stormwater to infiltrate into the ground. Stormwater from the development will travel to the low area in the rear of the site which drains south to Saunder's Creek. The final grading plan will ensure that no stormwater from the site drains to the adjoining properties.
7. The developer must pay parkland fees upon the issuance of a building permit.
8. The buildings facing N Main and the one facing Kwik Trip will be the one car garage design. The building facades and colors have been modified since the GDP. The front elevations of the buildings facing N Main Street have been upgraded to LP Smart siding. Final drawings to the siding colors and textures will be presented at the meeting. The siding materials on all other elevations will be vinyl siding. Please note that a condition of the GDP was that three sides of buildings facing N Main by non-vinyl siding.
9. The plan provides sidewalks from the units so that pedestrians can get to N Main Street. The Comprehensive Outdoor Recreation Plan (CORP) recommends a trail be established through this property. This trail is part of a proposed trail system that could provide a pedestrian path from the schools to E Fulton Street. The plan does not provide for a trail as the developer does not believe there is space, primarily due to wetland limitations. Staff believes it is possible to develop a trail but it may require expensive improvements such as retaining walls. If there is a public trail, an easement will be required to allow public access.



10. The Planned Development process allows the developer to “vary” ordinance requirements in exchange for a “higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments”. A walking path and architectural upgrades are examples of improvements that could be made in exchange for exceptions to the ordinance standards. The plan includes upgraded siding materials on the front elevations of the front two buildings, additional landscaping, and a covered patio with grills. The covered patio is a 16’x18’ pad and has two separate concrete pads for permanent grills.
11. The site plan shows the location of 4 dumpster pads. The dumpsters will be screened with a solid enclosure.
12. The plans provide curbing on the entrance drive only. Typically, the Plan Commission requires parking lots be curbed. The developer’s engineer indicates that adding curbing would raise the elevation of the site even more than it currently is, which is a concern.
13. Each unit with two indoor parking stalls has two stalls outside and each unit with one interior parking stall has one outside parking stall. Fourteen guest parking stalls can be provided on the site between garages of the one car garage units.
14. The sewer and water “mains” located on the site should be dedicated with easements.
15. The lighting plan provides for 7 pole/parking lot lights and wall lights at each unit entrance.
16. The landscape plan attains the goals established in the GDP approval.

### **STAFF RECOMMENDATION**

Staff recommends the Plan Commission postpone a decision on the Planned Development Precise Implementation plan for lot 407 N Main Street until the following items are resolved:

1. The Plan Commission approve building exterior materials to be included in the final plans.
2. Easements are granted for the sewer and water mains.
3. The developer pays parkland fees with each building permit.
4. The petitioners comply with the conditions of the City engineer.
5. The site is cleared by the DNR for all permits needed to construct the project.
6. A sidewalk is provided to the patio.
7. The plans are amended to indicate that the buildings facing N Main St and the building facing Kwik Trip are the one car garage designs.

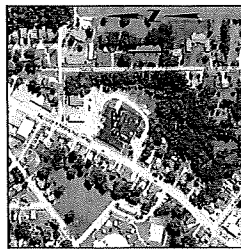
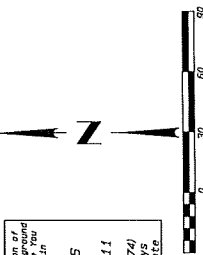
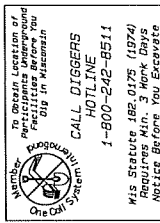


1. DIMENSION PLAN  
2. GENERAL NOTES & DETAILS

1. DIMENSION PLAN
2. GENERAL NOTES & DETAILS
3. DETAILS
4. UTILITY PLAN
5. BUILDING A GRADING/DRAINAGE PLAN
6. BUILDING B GRADING/DRAINAGE PLAN
7. EMERGENCY ACCESS ROUTE SUBBUILDING C GRADING/ DRAINAGE PLAN
8. BUILDING D GRADING/DRAINAGE & SWM PLAN
9. BUILDING E GRADING/DRAINAGE & ENTRANCE PLAN
10. BUILDING F GRADING/DRAINAGE & ENTRANCE PLAN
11. EROSION CONTROL PLAN & NOTES
12. EROSION CONTROL DETAILS
13. LANDSCAPE PLAN
14. ANTICIPATED AREA TO BE REMOVED FROM FLOODPLAIN
15. ANTICIPATED AREA OF WETLAND DISTURBANCE
- 16.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	CARBON LINE	10	CEMENT LINE
2	SANITARY SERVICE	11	SEWER
3	SANITARY MAIN	12	WATER MAIN
4	WATER SERVICE	13	WATER MAIN
5	STORM DRAIN	14	STORM DRAIN
6	PROPERTY LINE	15	PROPERTY LINE
7	FENCE LINE	16	FENCE LINE
8	CONCRETE LINE	17	CONCRETE LINE
9	PAVING LINE	18	PAVING LINE
10	ADDITIONAL UTILITY	19	ADDITIONAL UTILITY
20	TELEPHONE LINE	21	TELEPHONE LINE
22	BASE LINE	23	BASE LINE
24	ELECTRIC LINE	25	ELECTRIC LINE
26	FEEDING LINE	27	FEEDING LINE
28	PROPOSED POLYMER DUCT	29	PROPOSED POLYMER DUCT



LOCATION SKETCH

# UTILITY, GRADING, & DRAINAGE PLAN FOR

## EDGERTON RESIDENCES

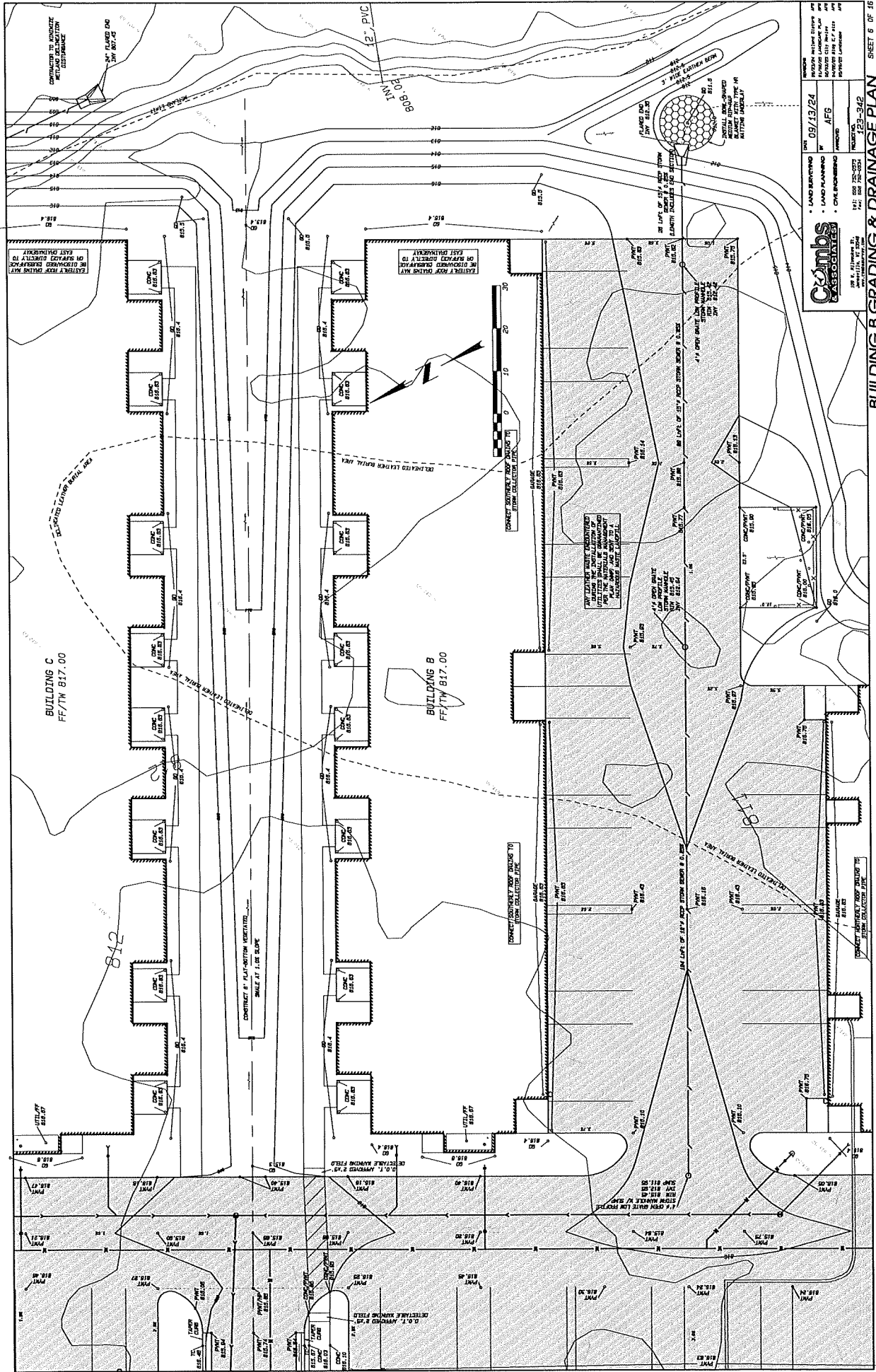
407 N. MAIN STREET  
PART OF THE SW 1/4 OF SECTION 3, TOWNSHIP 4N, RANGE 12E,  
CITY OF EDGEMONT, ROCK COUNTY, WISCONSIN

**Developer:**  
**FS BUILDERS OF JAMESVILLE LLC**

PER FIRM 351506054L, BASE FLOOD ELEVATION (BFE) OF SITE IS 813.3 (NAVD83).  
FLOOD PROTECTION ELEVATION (FPE) OF SITE WOULD BE 815.3 (NAVD83).

[illegible]



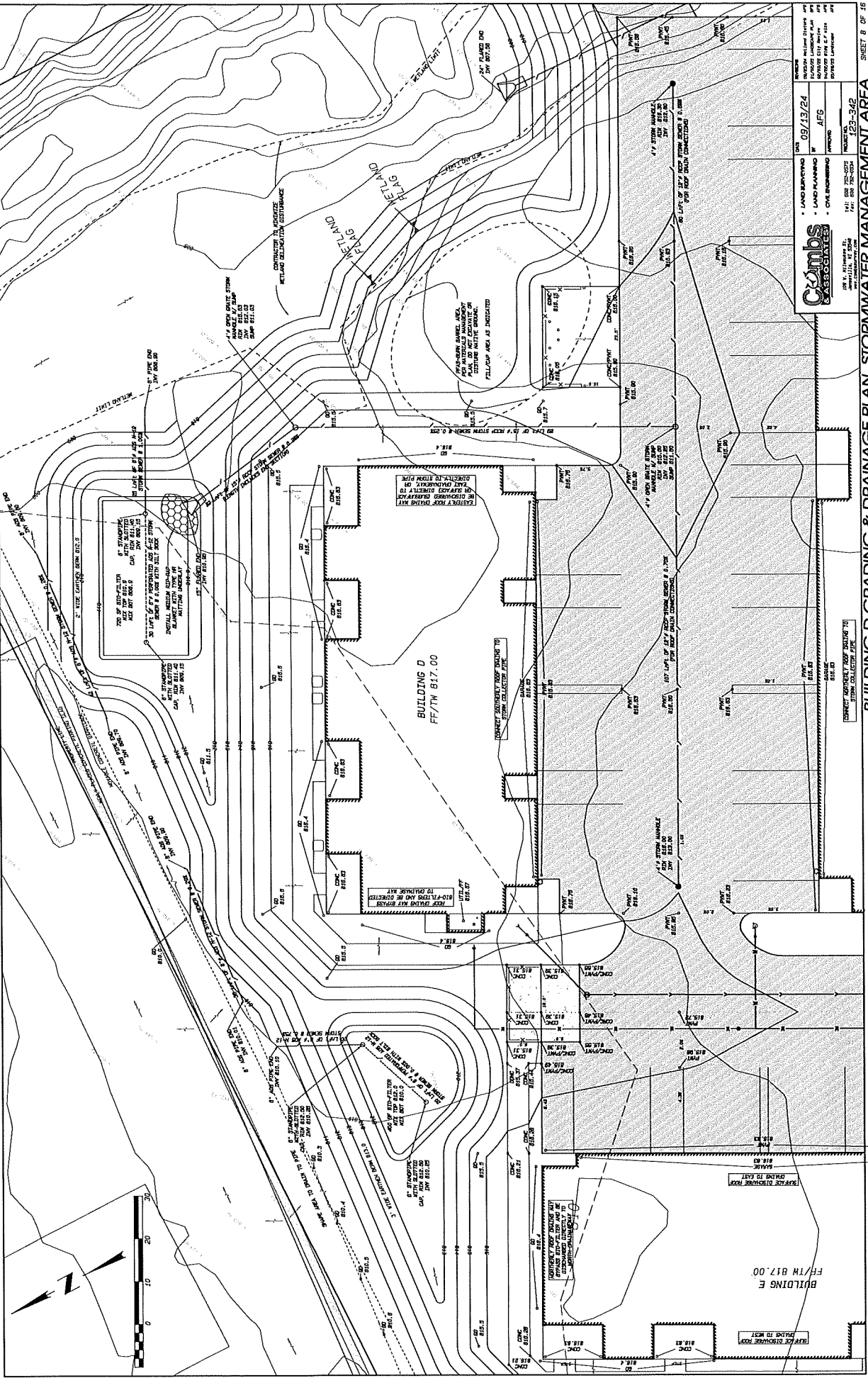


**combs**  
ASSOCIATES

DATE: 09/13/24  
 PROJECT: AFG  
 SHEET: 153-342  
 SHEET 6 OF 16



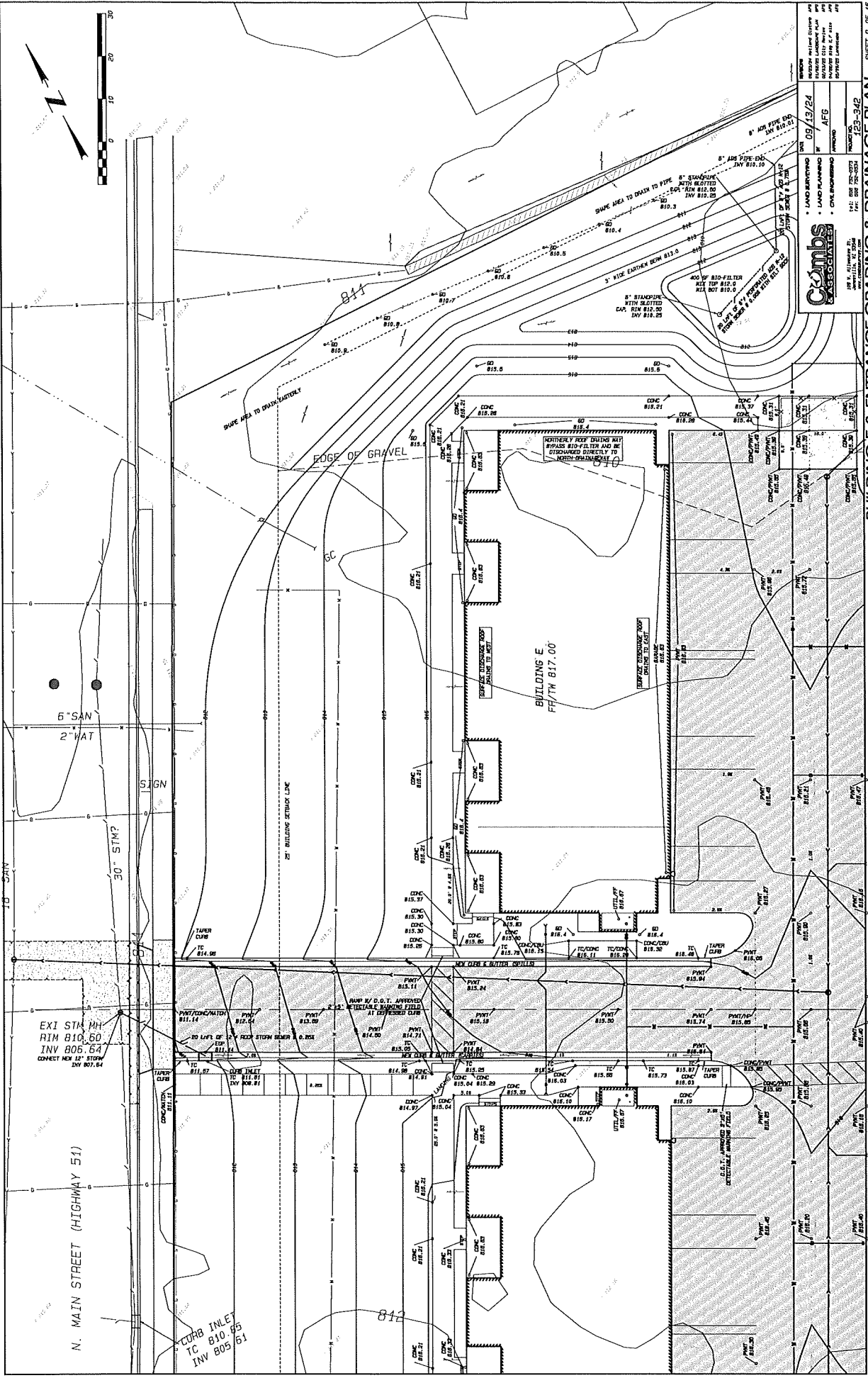




**combs & associates**  
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**PROJECT:** BUILDING D GRADING & DRAINAGE PLAN, STORMWATER MANAGEMENT AREA  
**DATE:** 09/15/24  
**BY:** AFG  
**CHECKED BY:** [Signature]  
**SCALE:** 1" = 30'

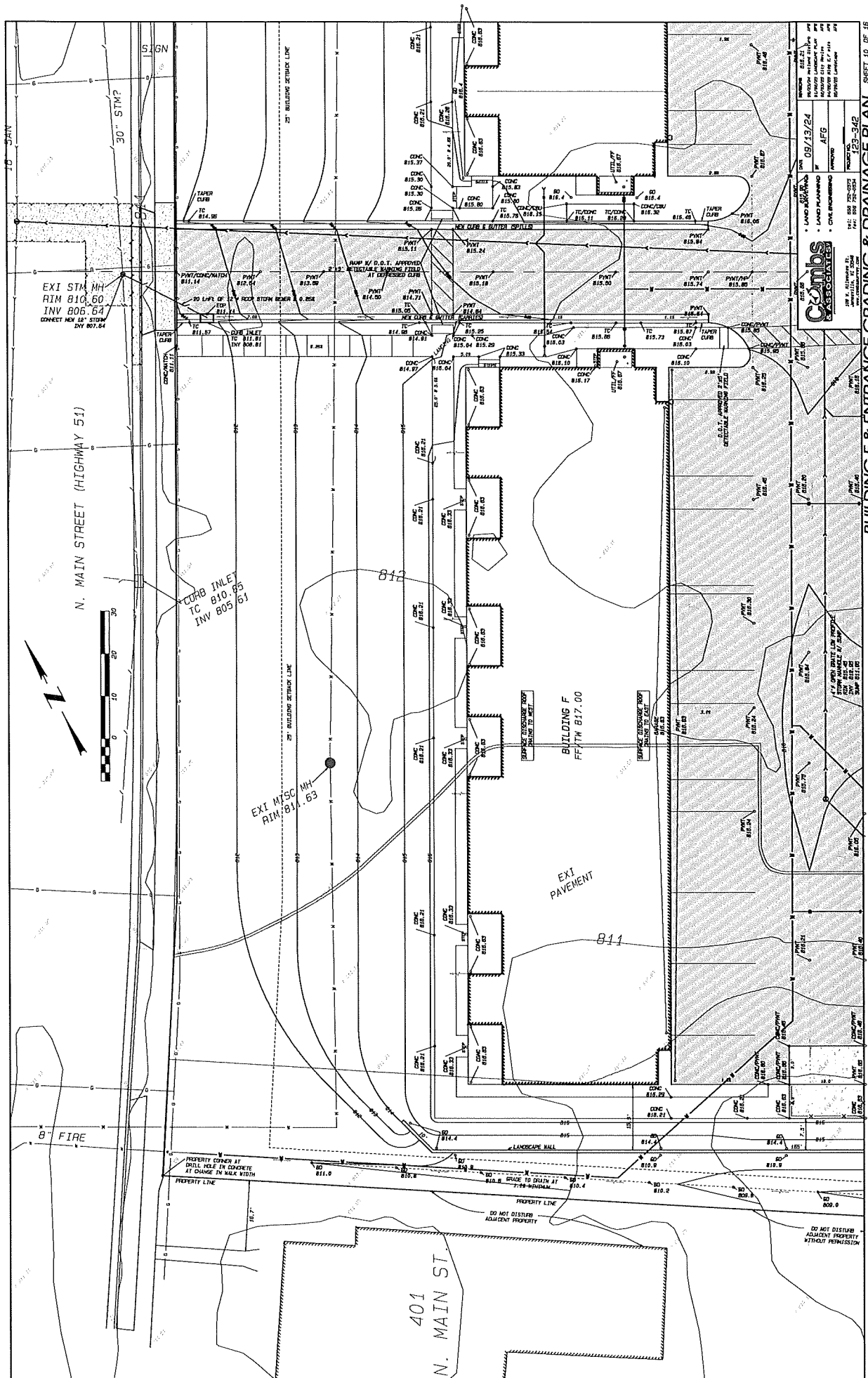
**BUILDING D GRADING & DRAINAGE PLAN, STORMWATER MANAGEMENT AREA**

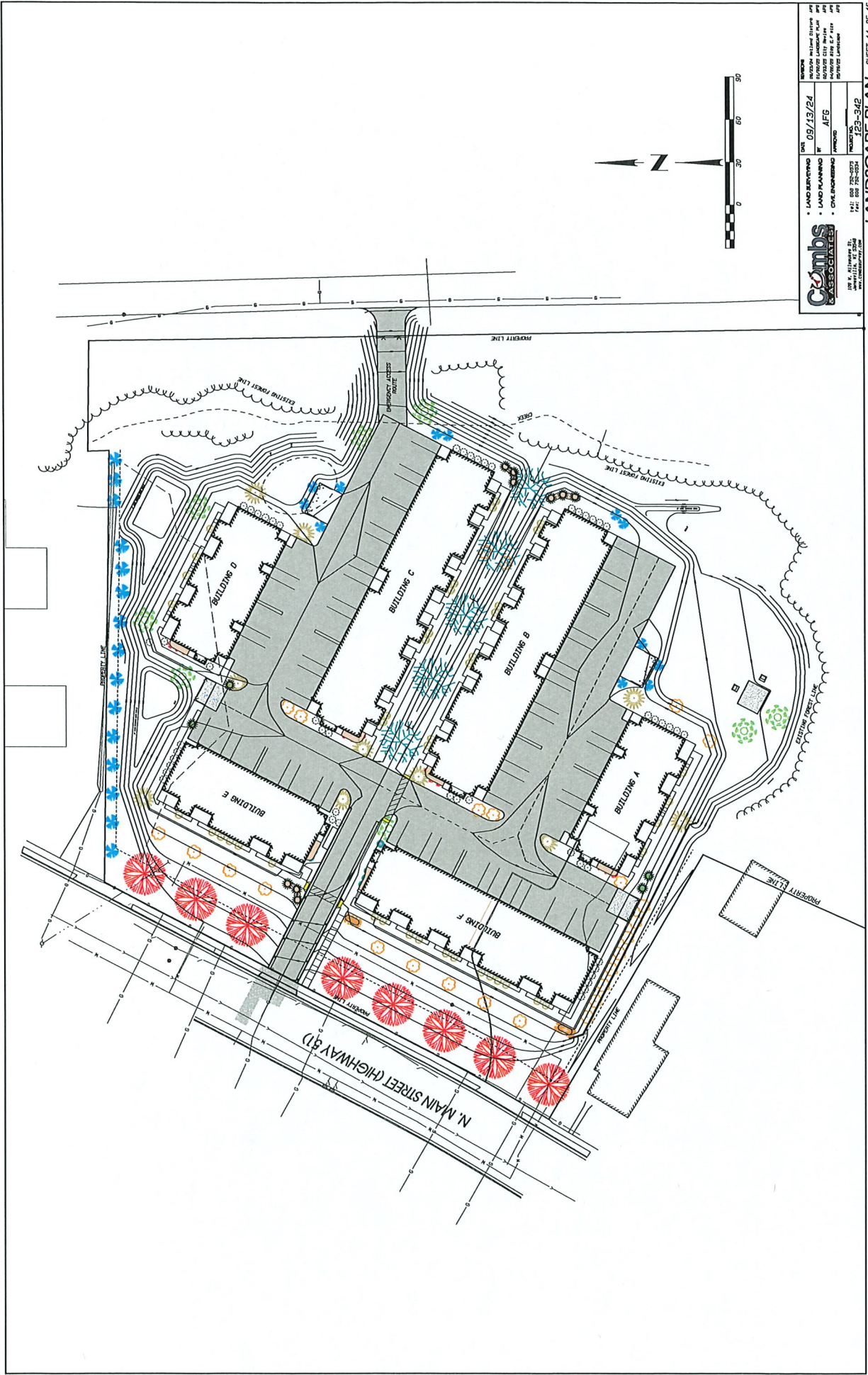


**Cambs**  
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FAX: 612.338.7576  
WWW.CAMBS-CONSULTANTS.COM

DATE: 09/19/24  
BY: AFG  
PROJECT: 123-342

REVISIONS:  
1. LAND SURVEYING  
2. LAND PLANNING  
3. CIVIL ENGINEERING  
4. CIVIL ENGINEERING  
5. CIVIL ENGINEERING





**COMBS ASSOCIATES**  
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 ALBANY, NY 12206  
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DATE	09/13/24
BY	LAND PLANNING
FOR	AFG
PROJECT NO.	123-342
PROJECT NAME	LANDSCAPE PLAN

REVISIONS:  
 01/20/24 INITIAL DESIGN  
 02/20/24 PRELIMINARY  
 03/20/24 SITE PLAN  
 04/20/24 LAYOUT  
 05/20/24 LAYOUT  
 06/20/24 LAYOUT



**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