

**JULY 20, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Paul Davis, Jim Kapellen, and Julie Hagemann.

Excused: Jim Burdick, Theran Springstead and Ron Webb

Also present: City Administrator Ramona Flanigan and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, July 15, 2022 at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by Edgerton Community Outreach/City of Edgerton for approval of a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six apartments (parcel 6-26-753)

Flanigan stated the parcel is located at 210-212 W Fulton St. The petitioner would like to establish six commercial apartments on the two upper floors and two commercial spaces on the first floor. This requires a conditional use permit as a Group Development.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY EDGERTON OUTREACH FOR A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A GROUP DEVELOPMENT: Jim Kapellen/Paul Davis moved to approve the conditional use permit for Edgerton Outreach/City of Edgerton to allow the establishment of a Group Development having two commercial spaces and six apartments with the following conditions and findings:

Conditions:

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner modifies the landscape plan to provide a landscape screen on the north side of the parking lot that does not block the vision triangle.
3. The petitioner provides, and the Plan Commission approves, the site lighting. All site lighting units utilize cut off fixtures and the lights comply with the zoning ordinance regulations.
4. The petitioner obtains an easement to allow access to the northern lot and the petitioner obtains title to the land for the parking lot.
5. The petitioner obtains signage and fence permits (if needed).
6. Remove the eastern most parking stall of the northern most parking lot.
7. Provide area for mailboxes and package delivery for the residential units.

Findings:

1. The proposed conditional use with the above condition is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.

2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 4/0 roll call vote.

MINUTES: A Jim Kapellen/Julie Hagemann motion to approve the June 22, 2022 Plan Commission minutes passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR WILEMAN ON EDGERTON ROAD IN SECTION 27 IN THE TOWN OF ALBION: A Jim Kapellen/Chris Lund motion to approve an extraterritorial land division for Wileman on Edgerton Road in section 27 in the Town of Albion passed on a 4/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR MCGUIRE ON N EDGEWOOD SHORES DRIVE AND N HIGHLAND ROAD IN SECTION 14 IN THE TOWN OF FULTON: A Jim Kapellen/Paul Davis motion to approve an extraterritorial land division for McGuire on N Edgewood Shores Drive and N Highland Road in Section 14 in the Town of Fulton passed on a 4/0 roll call vote.

CLOSED SESSION: Chris Lund/Jim Kapellen moved to go into Closed Session Pursuant to Wis. Stat. 19.85(1)(g) “Conferring with Legal Counsel for the Governmental Body who is rendering oral or written advice concerning strategy to be adopted by the Body with respect to litigation in which it is or is likely to become involved” Discuss and Consider extraterritorial land division in the Town of Fulton. The motion passed on a 4/0 roll call vote.

Chris Lund/Julie Hagemann moved to go into open session and adjourn. The motion passed on a 4/0 roll call vote.

Ramona Flanigan/wl
City Administrator