

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

PLANNING COMMISSION
Wednesday, May 25, 2022 at 6:00 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. 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 20, 2022.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to a request by IKI Manufacturing for approval of a conditional use permit to allow the construction of fencing along IKI Drive and Stoughton Road and for a Group Development to allow the construction of a manufacturing building 107 Maple Court (parcels 6-26-915.9, 6-26-915.8, 6-26-915B and 6-26-915.2).
 - B. Close the public hearing.
4. Consider request by IKI Manufacturing for approval of a conditional use permit to allow the construction of fencing along IKI Drive and Stoughton Road and for a Group Development to allow the construction of a manufacturing building 107 Maple Court (parcels 6-26-915.9, 6-26-915.8, 6-26-915B and 6-26-915.2).
5. PUBLIC HEARING:
 - A. The Plan Commission will continue a public hearing to hear comments regarding a request by Ilir Banushi for the approval of a Planned Development/Precise Implementation Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 0512-344-8198-2).
 - B. Close the public hearing.
6. Consider request by Ilir Banushi for the approval of a Planned Development/Precise Implementation Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 0512-344-8198-2).
7. Consider approval of May 16, 2022 Plan Commission meeting minutes.
8. Consider Concept Phase of a Planned Development for 2 Burdick Street.
9. Consider Subdivision ordinance amendments.

10. Set next meeting date and future agenda items.

11. 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 25, 2022

GENERAL DESCRIPTION

Description of Request: Approval of a site plan and a conditional use permit (group development) to allow the construction of fence along IKI Drive and Stoughton Road and for a Group Development to allow the construction of a manufacturing building.

Location: 107 Maple Court (parcels 6-26-915.9, 6-26-915.8, 6-26-915B and 6-26-915.2)

Applicant: IKI Manufacturing

Current Zoning/Land Use: M-1 and M-2 / manufacturing and office

STAFF REVIEW COMMENTS

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

1. The subject parcel is located at 107 Maple Court. All parcels are zoned M-2 except for the parcel on the corner of Stoughton Road and IKI Drive is zoned M-1. The petitioner proposes to construct a 3,200 sf manufacturing building. The property has more than one structure on the site thus requiring a conditional use permit as a Group Development.
2. The proposed 3,200 sf, metal sided building is located within the IKI complex east of Maple Court. The plan includes the following:
 - A new driveway;
 - A new concrete spill pad; and
 - A stormwater basin south of the proposed structure (wet bottom).
3. The storm water management pond will drain to the southeast to a ditch along the railroad tracks.
4. The Zoning Ordinance limits the height of fences in front yards to 4' tall unless the Plan Commission issues a conditional use permit and the proposed fence meets the following conditions (at a minimum):
 - a. The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas;
 - b. The fence shall be screened on its external side with adequate plants so as to maintain an attractive appearance to said side.

c. The fence shall be set back from the property line beyond the requirement of Subsection (3)(b), above, such distance as appropriate to contain adequate landscaping per (3)(c)4.b., above, and so as to maintain an attractive relationship to fence's external side.

The previously approved site plan included a 6' tall, black decorative fence (similar to the existing fence along part of the Stoughton Road frontage) along IKI. That plan had the existing parking lot serving the office building on the corner of Stoughton Road and IKI being "outside" the fence. The proposed layout indicates the fence will continue along IKI Drive putting the parking lot on the "inside". The fence will be approximately 2' from the lot line. In order for this section of fence to remain out of the right of way, it will have to be installed in the existing parking lot pavement or some pavement must be removed.

The plan indicates a fence will be installed along the entire Stoughton Road frontage. This fence will be a 6' tall, black decorative fence 5 feet from the property line along Stoughton Road. The petitioner has not submitted a landscape plan for the Stoughton Road frontage.

5. Since the meeting, a structure along Stoughton Road was demolished and the gravel area paved. The plan previously approved by the Plan Commission anticipated this pavement. The approval noted the pavement would have to be 10 feet from the Stoughton Road right of way line as required by the ordinance. The pavement is approximately 5' from the property line but will be cut back to conform with the 10' setback. The petitioner plans to pave the area where the building was removed. The pavement must be at least 10' from the property line

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow the construction of a manufacturing building and a fence for IKI Manufacturing at 107 Maple Court with the following conditions and findings:

Conditions

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner provides a landscape plan to provide a landscape screen along the parking lot on Stoughton Road.
3. The pavement is modified so that it is no closer than 10' from the property line along Stoughton Road.
4. The Plan Commission grants approval for a 6' tall fence in a front yard(s) as part of this plan approval.
5. The petitioner obtains a fence permit.

Findings

1. The proposed conditional use with the above conditions 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.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: May 25, 2022

GENERAL DESCRIPTION

Description of Request: Approval of a Precise Implementation Plan for a Planned Development to allow the construction of a 42-unit apartment building.

Location: South of Lake Drive and west of Dairyland Drive (parcel 051234481982)

Applicant: Ilir Banushi

Current Zoning/Land Use: B 4 Suburban Commercial / vacant

STAFF DISCUSSION

The plan commission will hold public hearing for the final stage of the Planned Development process, the Precise Implementation Plan.

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)
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 Planned Development to allow the construction of a 42-unit apartment building, Edgerton Apartments. This is the first building of several the developer hopes to construct. The zoning ordinance allows for apartment buildings up to 17 units as a conditional use. Structures having more than 17 units require a Planned Development. The alternative to a planned development in this case would be several separate apartment buildings. The building will have one and two bedroom apartments with

underground parking. It will be marketed, not restricted, to a 55 and over population. This will have implications for recreation improvements.

2. Access to the structure will be from a short extension of Dairyland Drive which intersects with Lake Drive Road. Surface parking is located to the north side of the building so the building is adjacent to the pond.

In addition to the proposed 39 stalls of underground parking, the site plan provides a 23-stall surfacing parking lot for a total of 62 stalls. Twenty three more stalls could be constructed in the parking lot but the developer does not plan to construct those stalls initially. For a conventional development, not a planned development, the ordinance requires 2 stalls per dwelling unit or 84 stalls. There is no on-street parking in this area at this time. One accessible stall will be provided in the underground lot which may reduce the number of stalls by one.

The driveway and parking lot are curbed. The sidewalk along the parking lot appears to be raised above the parking lot. The ramp from the parking lot to the main sidewalk at the main entrance will not require the main walk to be depressed for accessibility.

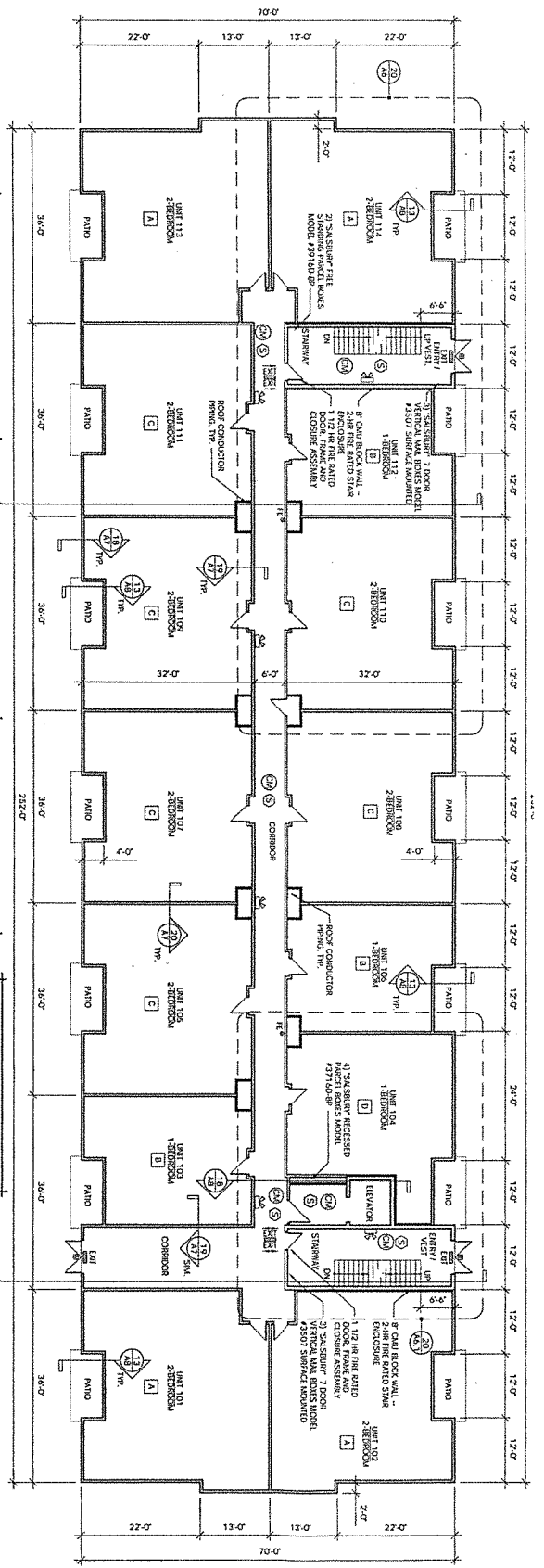
3. The petitioner proposes a flat roof structure. There are several different building materials and colors proposed for the structure. The building height is 34.5'.
4. The two entrances on the parking lot side of the structure have an awning to identify them on this large façade. More detail could be provided at the entrances. Access through the building to the pond, walking trail, and pavilion on the south side has been provided. Benches have been provided at the entrances. The pavilion straddles a proposed lot line between the development and the stormwater pond parcel.
5. The bank of mail boxes will be in the hallway at the east entrance. A bank of 32 parcel mailboxes is provided in the hallway to the elevator.
6. The first floor patios facing the parking lot are close to the sidewalk. Plantings or solid panels to provide some privacy and the block headlights should be provided. The plans do not address this issue.
7. The final engineering plans were submitted too late to be included in this review. If the City Engineering has completed the plan review in time for the meeting, a report will be provided at the meeting. The engineering drawings show the configuration of the stormwater pond that will serve this development as well the other acreage the petitioner owns. Since the pond serves the petitioner's development only, the pond will not be dedicated to the city. The plans also provide preliminary information for Banushi Court which will not be constructed with this project.
8. Dumpsters, AC condensers, and gas meters will be located in the basement.

9. This development is part of a 13.4 acre parcel. If the petitioner plans to separate this parcel from the larger parcel, a certified survey map must be approved.
10. There is no parkland being proposed with this development thus the developer must pay parkland fees upon the issuance of a building permit. Since the development will not be exclusively occupied by residents over 55, a variety of park improvements should be provided in the development.
11. The Planned Development process allows a 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 around the development and an outdoor gathering area are provided in exchange for greater density.
12. The Planned Development process requires a listing of the regulations with which the proposed Planned Development does not comply. The following features do not comply with the ordinance: number of units in one building, parking, landscape points, and possibly curbing. Without a lot size, setbacks, lot coverage and landscape surface ratios cannot be calculated.
13. Street lighting is provided along the driveway, the parking lot, and the walking path.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the Precise Implementation Plan for Edgerton Apartments subject to the following conditions:

1. The sidewalk along Dairyland Drive has a terrace (not immediately adjacent to the curb).
2. The developer pays parkland fees at the time of the building permit.
3. The petitioner complies with the conditions of the City Engineer. **If the final engineering plans impact the site plan in any way, the plans must be returned to the Plan Commission for reconsideration.**
4. If required by the Plan Commission, screen panels or a decorative fence is provided between the patios and the parking lot.
5. All easements that are needed to convey stormwater from the parcels north of the development to the pond are recorded on the subject parcel prior to the start of construction.

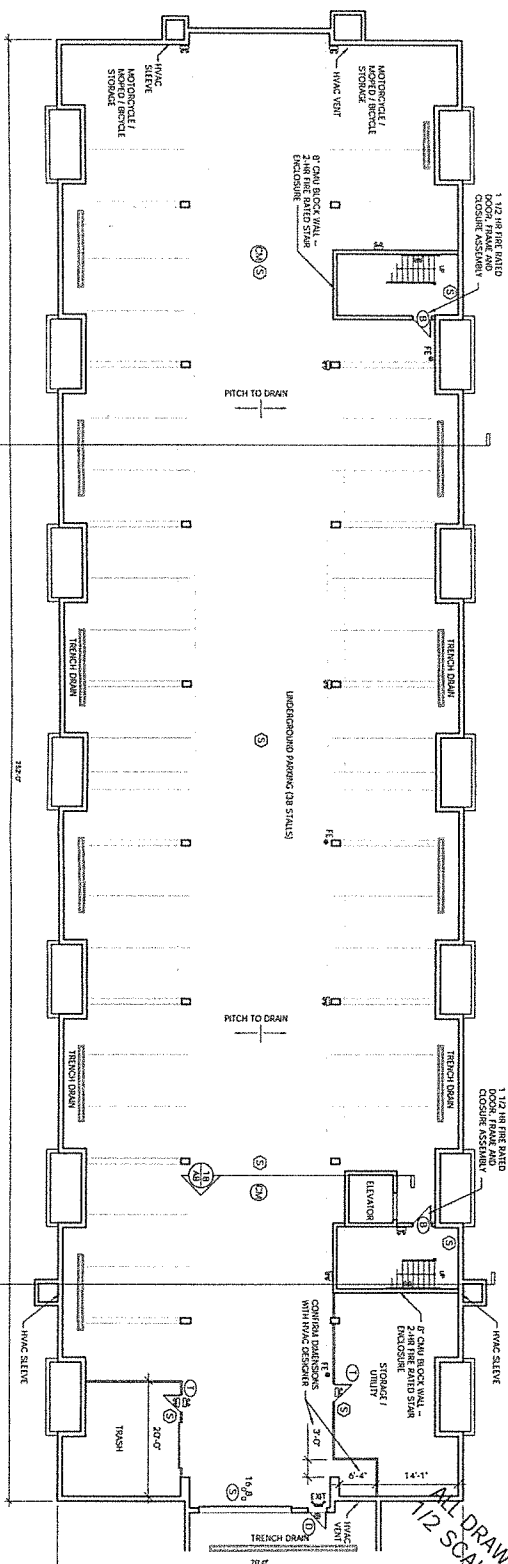


PROTECT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES PER 2015 IBC 714.4

SEE SHEET A4 & A6 FOR BEAM / HEADER & BEARING WALL LOCATIONS

UNIT LAYOUT STYLES - SEE ENLARGED FLOOR PLANS SHEETS A-6.0 AND A-6.1

FIRST FLOOR PLAN
2021 THEODORUS ADMINISTRATION ARCHITECTS, INC.
DATE: JANUARY 15, 2021



PROTECT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES PER 2015 IBC 714.4

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"
2021 THEODORUS ADMINISTRATION ARCHITECTS, INC.
DATE: JANUARY 15, 2021

<p>Design Alliance Architects, Inc.</p> <p>1003 Madison Avenue Fort Atkinson, WI</p> <p>(920) 563-3404</p>	<p>EDGERTON APARTMENTS Dairyland Drive Edgerton, WI</p>				
	<p>DRAWING NAMES BASEMENT FLOOR PLAN FIRST FLOOR PLAN</p>				
	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
	NO.	DESCRIPTION			
<p>PROJECT DATA DATE: 4/25/2022 DRAWN BY: CL CHECKED BY: P.W.</p>					

SHEET NO. **A-1**

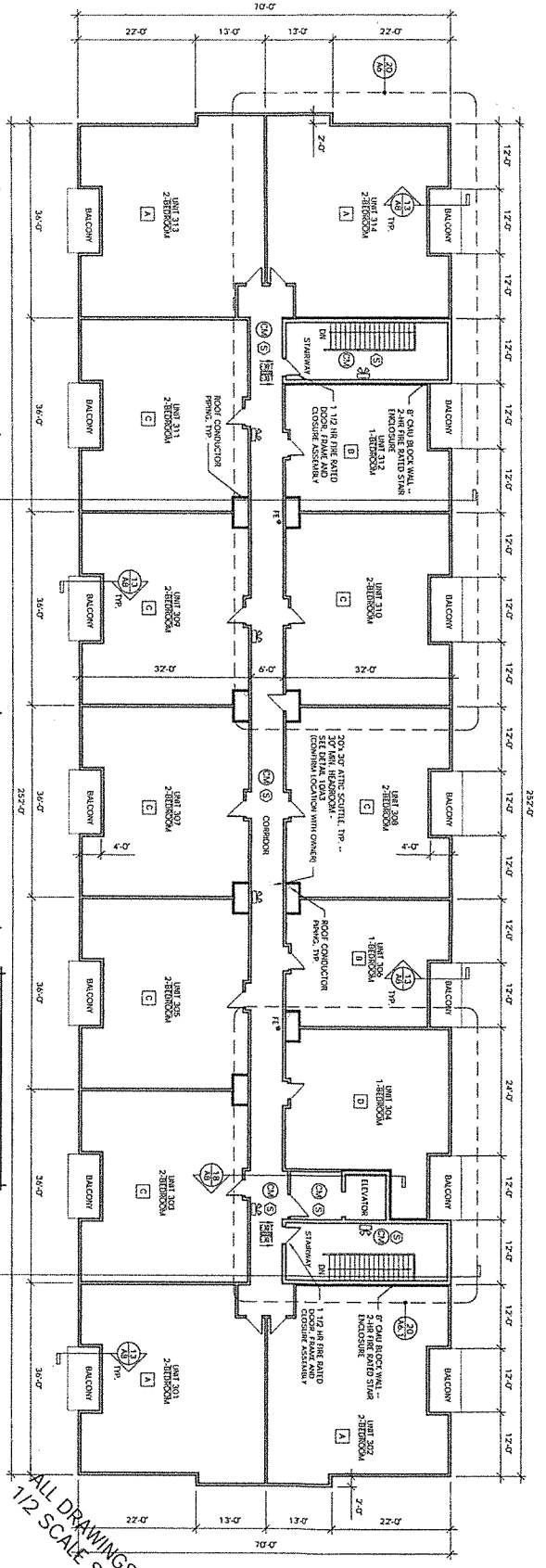
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PROTECT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES PER 2015 IBC 714.4

SEE SHEET A6.3 A6.4 FOR BEAM / HEADER & BEARING WALL LOCATIONS

UNIT LAYOUT STYLES - SEE ENLARGED FLOOR PLANS SHEETS A-6.0 AND A-6.1

THIRD FLOOR PLAN
2021 REDUCED APARTMENT SCHEDULES DWG
DATE: JANUARY 18, 2021



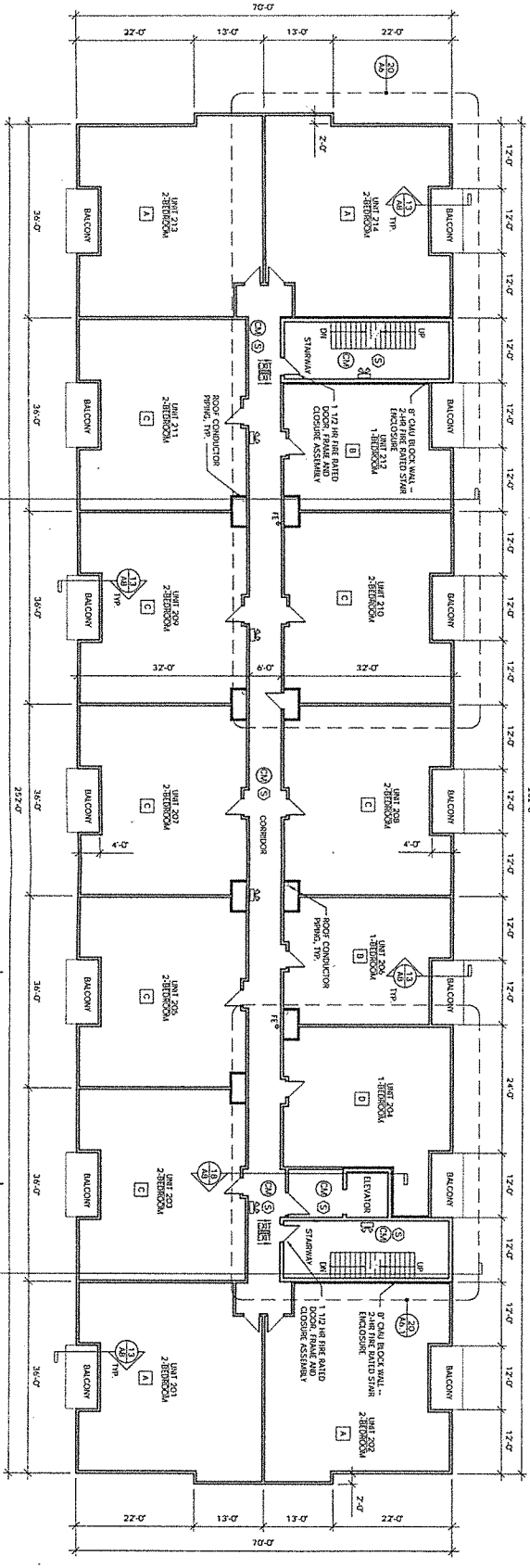
ALL DRAWINGS ARE 1/2" SCALE SHOWN

PROTECT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES PER 2015 IBC 714.4

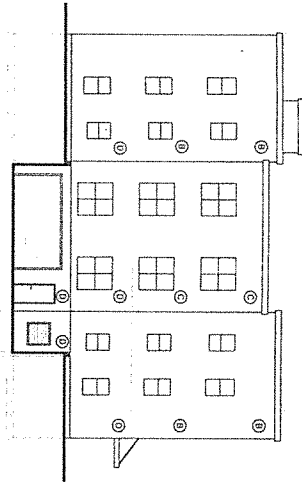
SEE SHEET A6.3 A6.4 FOR BEAM / HEADER & BEARING WALL LOCATIONS

UNIT LAYOUT STYLES - SEE ENLARGED FLOOR PLANS SHEETS A-6.0 AND A-6.1

SECOND FLOOR PLAN
2021 REDUCED APARTMENT SCHEDULES DWG
DATE: JANUARY 18, 2021



		EDGERTON APARTMENTS Dairyland Drive Edgerton, WI	
1003 Madison Avenue Fort Atkinson, WI		(920) 563-3404	
PROJECT DATA DATE: 4/25/2022 DRAWN BY: C. CHECKED BY: P.W. SHEET NO.			
REVISIONS			
DRAWING NAMES SECOND FLOOR PLAN THIRD FLOOR PLAN			
A-2			



EAST ELEVATION
 SCALE: 3/32" = 1'-0"
 2021 EDGERTON APARTMENTS ARCHITECTS, INC.
 DATE: JANUARY 18, 2021

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

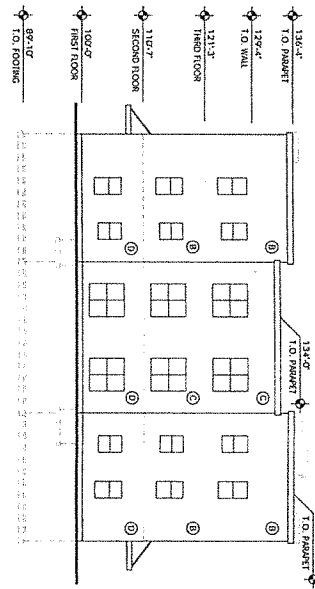
WINDOW NOTES:

- 1. VANT. FRAME, DOUBLE-PANE, LOW-E, U-VALUE .36 OR BETTER

DOOR NOTES:

- 1. ALL DOORS TO RECEIVE ABA COMPLIANT TYPED DOOR HANDLES
- 2. SLIDING DOORS TO HAVE U-VALUE OF .10 OR BETTER
- 3. SAFETY GLASS IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS
- 4. OVERHEAD DOORS TO HAVE U-VALUE OF .11 OR BETTER

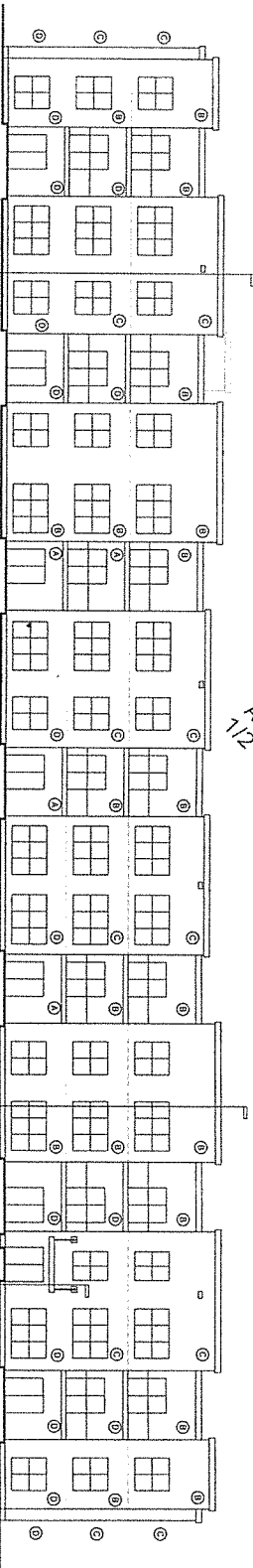
ALL DRAWINGS ARE 1/2 SCALE SHOWN



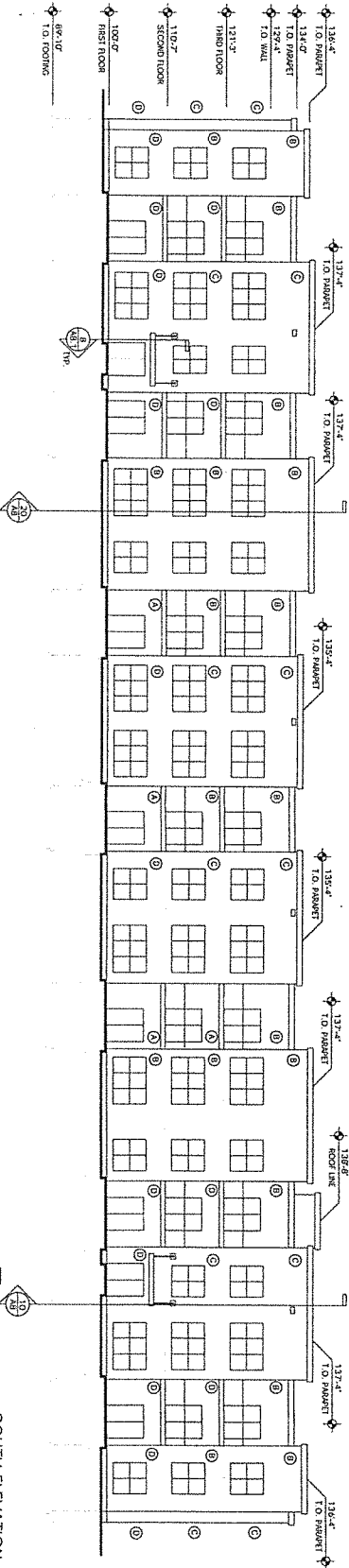
WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 2021 EDGERTON APARTMENTS ARCHITECTS, INC.
 DATE: JANUARY 18, 2021

SIDING SCHEDULE

SIDING	TYPE / COLOR
A	UP SHIRT SIDING -- CLEAR COLOR
B	MICHIGAN TURFBLOCK -- PEWTER COLOR
C	MICHIGAN TURFBLOCK -- STEEL COLOR
D	CULTURED STONE -- ALPINE EGGSTONE BLACK MOUNTAIN



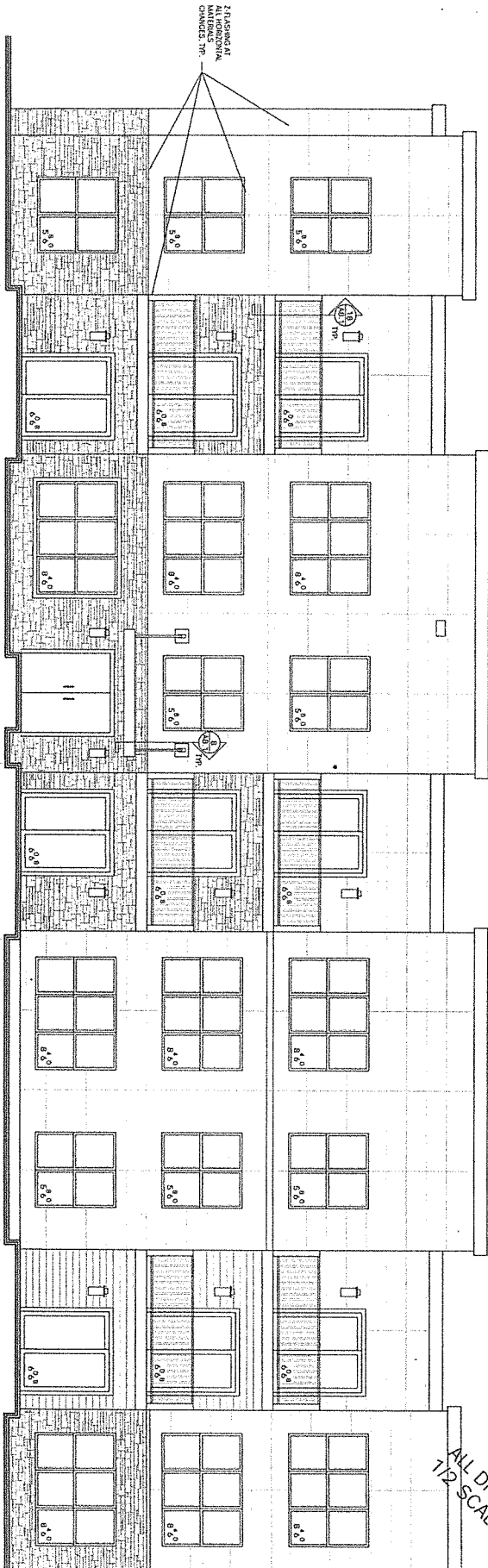
NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 2021 EDGERTON APARTMENTS ARCHITECTS, INC.
 DATE: JANUARY 18, 2021



SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"
 2021 EDGERTON APARTMENTS ARCHITECTS, INC.
 DATE: JANUARY 18, 2021

	<p>EDGERTON APARTMENTS Dairyland Drive Edgerton, WI</p>	<p>1003 Madison Avenue Fort Atkinson, WI</p> <p>(920) 563-3404</p>				
<p>DRAWING NAMES</p> <p>ELEVATIONS</p>						
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DESCRIPTION		
NO.	DESCRIPTION					
<p>PROJECT DATA</p> <p>DATE: 4/26/2022 DRAWN BY: CL CHECKED BY: PW SHEET NO.</p>						
<p>A-4</p>						

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE AS SOON AS POSSIBLE OF ANY DISCREPANCIES PRIOR TO START.



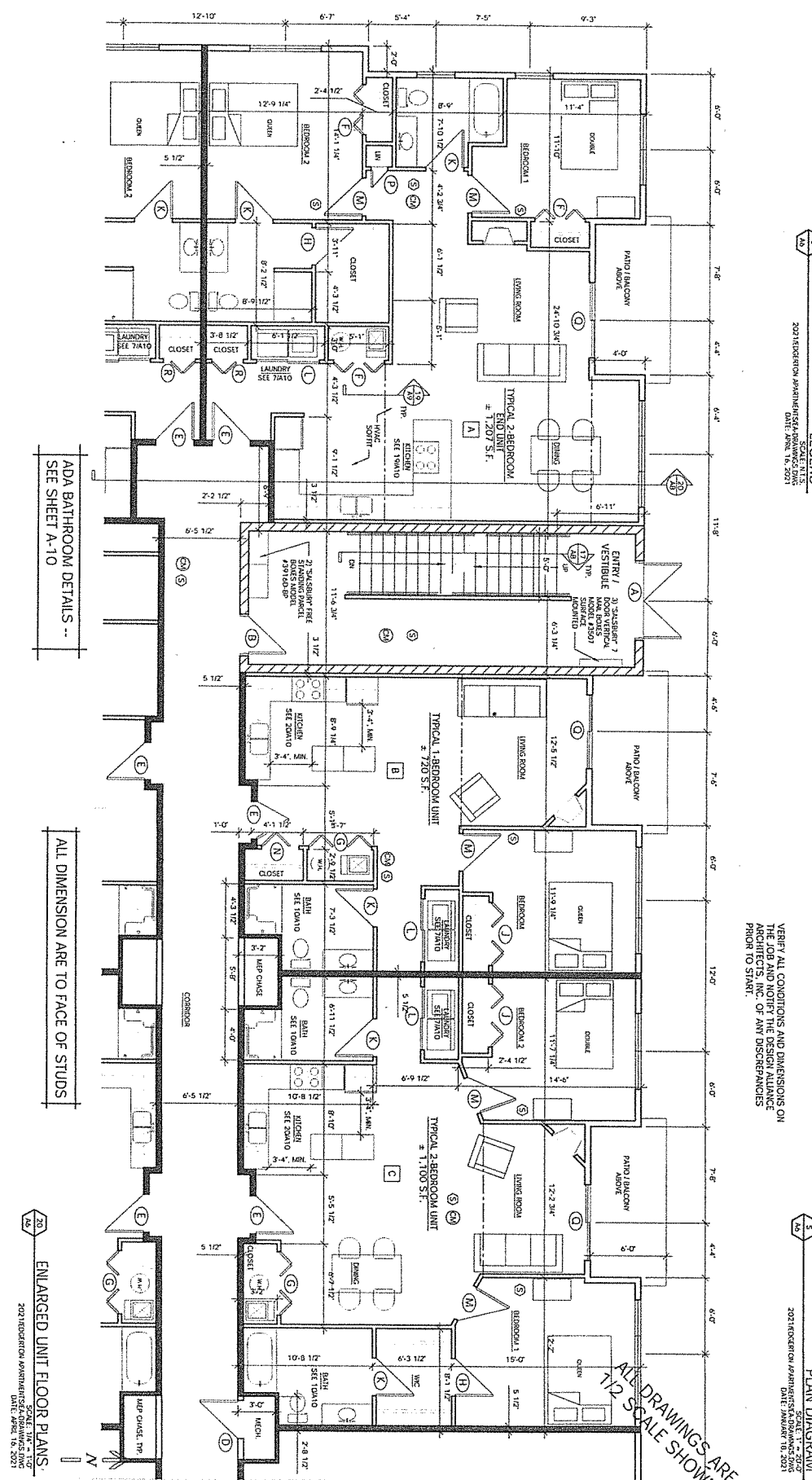
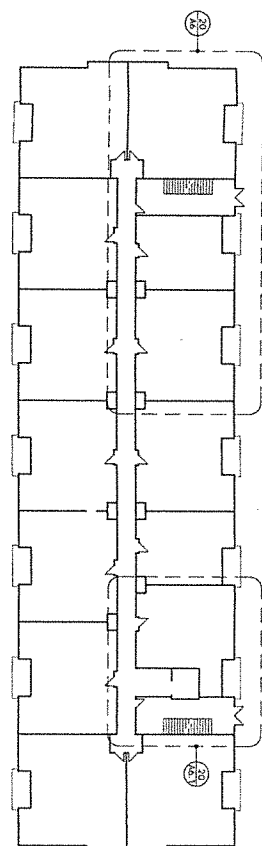
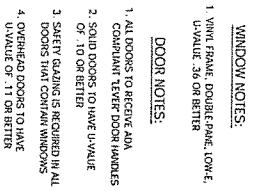
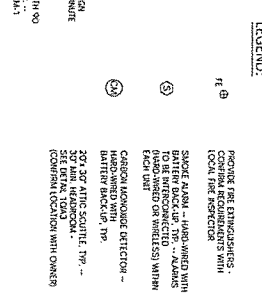
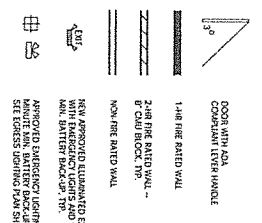
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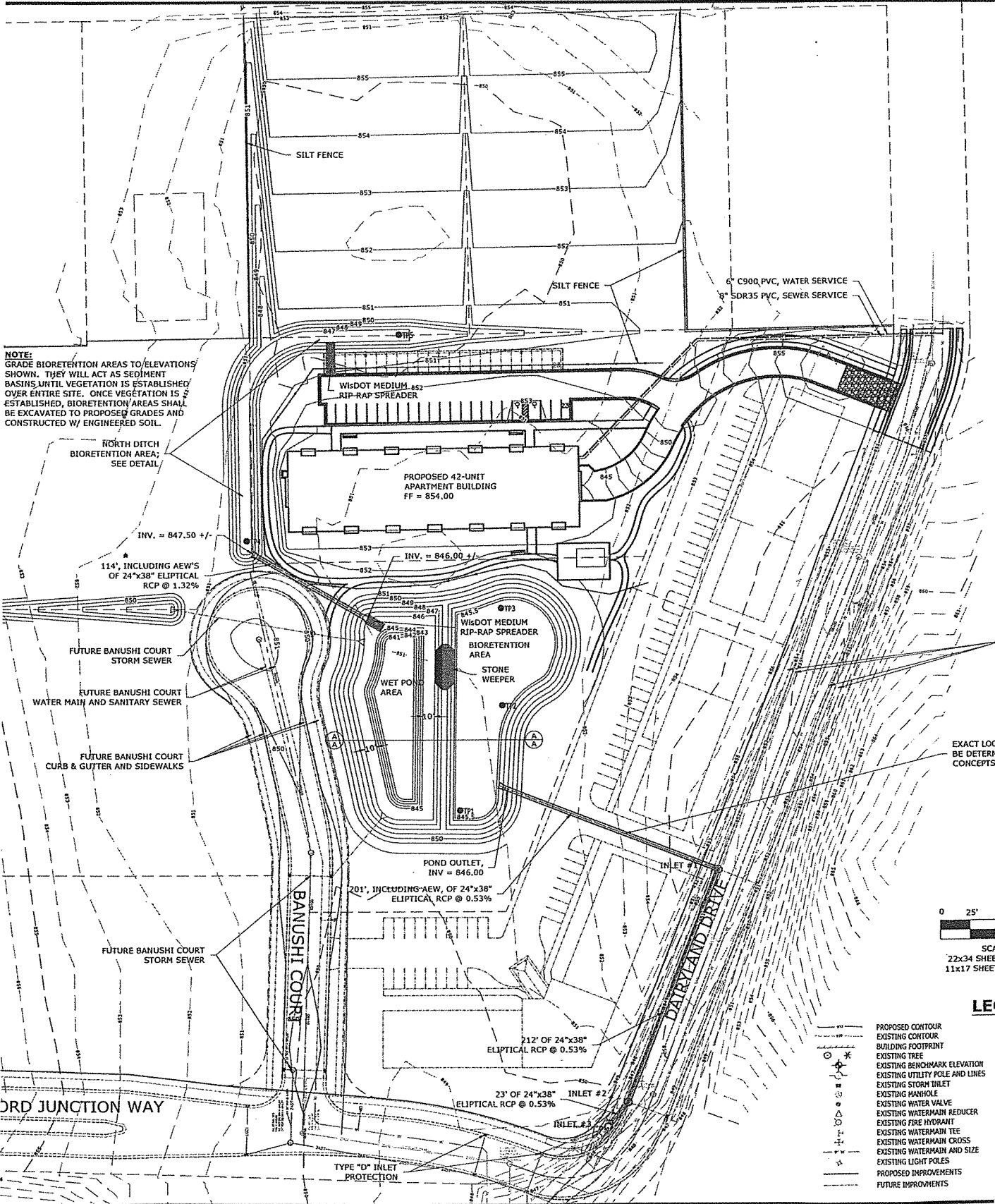
ENLARGED ELEVATION

SCALE: 1/2" = 1'-0"
 2021 EDGERTON APARTMENTS DRAWINGS.DWG
 DATE: JANUARY 19, 2021

A-5	PROJECT DATA	DATE: 4/25/2022	Design Alliance Architects, Inc. 1003 Madison Avenue Fort Atkinson, WI (920) 363-3404
	DRAWN BY: CL	CHECKED BY: P.W.	
	DRAWING NAMES	EDGERTON APARTMENTS Dairyland Drive Edgerton, WI	
	ELEVATIONS		
	REVISIONS		
	SHEET NO.		



1003 Madison Avenue Fort Atkinson, WI (920) 563-3404	
EDGERTON APARTMENTS Dairyland Drive Edgerton, WI	
DRAWING NAMES UNIT FLOOR PLANS (ENLARGED) PLAN DIAGRAM LEGEND DOOR/WINDOW NOTES	REVISIONS
PROJECT DATA DATE: 4/28/2022 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.	
A-6	



NOTE: GRADE BIORETENTION AREAS TO ELEVATIONS SHOWN. THEY WILL ACT AS SEDIMENT BASINS, UNTIL VEGETATION IS ESTABLISHED OVER ENTIRE SITE. ONCE VEGETATION IS ESTABLISHED, BIORETENTION AREAS SHALL BE EXCAVATED TO PROPOSED GRADES AND CONSTRUCTED W/ ENGINEERED SOIL.

NORTH DITCH BIORETENTION AREA; SEE DETAIL

INV. = 847.50 +/-
114', INCLUDING AEW'S OF 24"x38" ELLIPTICAL RCP @ 1.32%

FUTURE BANUSHI COURT STORM SEWER

FUTURE BANUSHI COURT WATER MAIN AND SANITARY SEWER

FUTURE BANUSHI COURT CURB & GUTTER AND SIDEWALKS

FUTURE BANUSHI COURT STORM SEWER

ORD JUNCTION WAY

201', INCLUDING AEW, OF 24"x38" ELLIPTICAL RCP @ 0.53%

212' OF 24"x38" ELLIPTICAL RCP @ 0.53%

23' OF 24"x38" ELLIPTICAL RCP @ 0.53%

TYPE "D" INLET PROTECTION

WisDOT MEDIUM RIP-RAP SPREADER

PROPOSED 42-UNIT APARTMENT BUILDING FF = 854.00

WisDOT MEDIUM RIP-RAP SPREADER BIORETENTION AREA

WET POND AREA

STONE WEEPER

POND OUTLET, INV. = 846.00

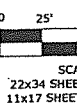
INLET #1

INLET #2

INLET #3

6" C900 PVC, WATER SERVICE
8" SDR35 PVC, SEWER SERVICE

EXACT LOC BE DETERM CONCEPTS



LE

- PROPOSED CONTOUR
- EXISTING CONTOUR
- BUILDING FOOTPRINT
- EXISTING TREE
- EXISTING BENCHMARK ELEVATION
- EXISTING UTILITY POLE AND LINES
- EXISTING STORM INLET
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER MAIN REDUCER
- EXISTING FIRE HYDRANT
- EXISTING WATERMAIN TEE
- EXISTING WATERMAIN CROSS
- EXISTING WATERMAIN AND SIZE
- EXISTING LIGHT POLES
- PROPOSED IMPROVEMENTS
- FUTURE IMPROVEMENTS

**MAY 16, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:15 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Jim Kapellen, and Ron Webb.

Excused: Theran Springstead and Julie Hagemann

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, May 13, 2022 at the Post Office, Edgerton Library, City website and City Hall.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the April 6, 2022 Plan Commission minutes passed, all voted in favor.

A Ron Webb/Paul Davis motion to approve the April 25, 2022 Plan Commission minutes passed, all voted in favor.

SITE PLAN APPROVAL FOR 1905 MARSHVIEW CT: A Jim Kapellen/Ron Webb motion to approve the site plan, with staff conditions, for 1905 Marshview Ct for Weber to allow the construction of a storage building passed on a 5/0 roll call vote.

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

Ramona Flanigan/wl
City Administrator

