

**November 21, 2023 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, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, November 17, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

Jackie Mich from Vandewalle & Associates presented the draft TIF Plans for TIF 10 & 11. Mich explained to the Commission how a TIF works and explained the benefits of TIF districts. Both of the proposed TIF Districts are "blight" type of TIFs.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No. 10 (TID#10).

Jackie Mich presented the boundaries and financial information for TID #10. The one motivation for the creation of TID #10 at this time is the redevelopment of the IKI Building on Swift St.

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

**CONSIDER RESOLUTION 27-23:** A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 27-23: Adopting City of Edgerton Tax Incremental Financing District No. 10 Project Plan passed on a 7/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No. 11 (TID#11).

Jackie Mich presented the boundaries and financial information for TID #11. The main reason for creating TID #11 is for the redevelopment of the Shoe Factory on N Main St.

Mark Lessner, owner of 512 N Main St, inquired about his property being in a floodplain. He stated he was informed there was a limit to the amount of redevelopment he could do to his property because it was in a floodplain. He is asking how the Shoe Factory can be redeveloped if it is also in a flood plain. He stated he would like to see a plan on reducing the floodplain.

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

**CONSIDER RESOLUTION 28-23:** A Jim Burdick/Theran Springstead motion to adopt City of Edgerton Resolution 27-23: Adopting City of Edgerton Tax Incremental Financing District No. 11 Project Plan passed on a 7/0 roll call vote.

**MINUTES:** A Ron Webb/Julie Hagemann motion to approve the August 8, 2023 Plan Commission meeting minutes passed, all voted in favor.

**ACCESS TO HWY 51 FOR ORCHARD SUBDIVISION EXTENTION:** The developer of the extension of the Orchard Subdivision is seeking approval from the DOT to install a street connecting to Hwy 51 at the Lois Ln intersection. The DOT stated they will not allow another street to access Hwy 51 unless the three private driveways on the east side of the highway are removed. After conversation with some of the owners of these driveways, the developer believes that it is not likely they will agree to relocate their driveways.

The city staff asked the DOT about the option of removing Orchard Street in order to allow a street to be constructed at the Lois Ln intersection. The DOT did not commit to that option but instructed staff to submit a formal request.

The Commission discussed options on how to proceed with the developer's request. One of the options was to close Orchard St in exchange for a new street at Lois Ln; recommending the city take whatever steps necessary to obtain DOT approval for two street access roads; or get a determination from the DOT about allowing future plans with one public street access at Orchard St.

A Jim Kapellen/Paul Davis motion to contact the DOT to determine if Orchard St could be closed in order to open Lois Ln/Matha St passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl  
City Administrator