

**MARCH 8, 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, Theran Springstead, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Paul Davis

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

Flanigan confirmed the meeting agendas were properly posted on Friday, March 3, 2023 at the Post Office, Edgerton Library, the City’s website and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to consider a request by Andrew Arnett/2 Burdick St LLC for approval of a zoning change from HMU Historic Mixed Use to B-2 Central Business District Commercial for the property located at 2 Burdick St (parcel 6-26-66 & 6-26-67).

Flanigan stated the parcels at 2 Burdick St are currently zoned HMU. The petitioner would like to have them rezoned to B-2 to better align them with the majority of the properties in the downtown. The structure is currently built according to the B-2 standards not the HMU standards. Staff is recommending the zoning change.

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

**CONSIDER REQUEST BY ANDREW ARNETT/2 BURDICK ST LLC FOR APPROVAL OF ZONING CHANGE FROM HISTORIC MIXED USE TO B-2 CENTRAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 2 BURDICK ST:** A Jim Burdick/Ron Webb motion to approve the zoning change for 2 Burdick St (6-26-66 and 6-26-67) from HMU Historic Mixed Use to B-2 Central Business District Commercial passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to consider a request by the City of Edgerton to amend Section 22.304(5)(z) Husbandry of the Zoning Ordinance to allow ducks in residential zoning districts.

Jim Burdick suggested amending section 2g of the ordinance to say “Neither chickens nor ducks shall be allowed to be kept within a residential dwelling or garage.

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

**CONSIDER REQUEST BY THE CITY OF EDGERTON TO AMEND SECTION 22.304(5)(z) HUSBANDRY OF THE ZONING ORDINANCE TO ALLOW DUCKS IN RESIDENTIAL ZONING DISTRICTS:** A Jim Kapellen/Jim Burdick motion to approve text amendment to allow ducks in residential zoning districts with amendment to section 2g passed on a 6/0 roll call vote.

**MINUTES:** A Ron Webb/Theran Springstead motion to approve the February 20, 2023 Plan Commission minutes passed, all voted in favor.

A Jim Kapellen/Jim Burdick motion to approve the February 20, 2023 Joint Plan Commission/City Council meeting minutes passed on a 6/0 roll call vote.

**CONSIDER FINAL 3 LOT CERTIFIED SURVEY FOR IKI MANUFACTURING ON THE CORNER OF IKI DRI AND STOUGHTON RD:** Jim Kapellen/Jim Burdick moved to approve a final 3 lot certified survey for IKI Manufacturing on the corner of IKI Dr and Stoughton Rd with the following conditions:

1. The final CSM indicates all easements for public utilities currently located on the site.

The motion passed on a 6/0 roll call vote

**CONSIDER A PRELIMINARY AND FINAL 2 LOT CERTIFIED SURVEY FOR 1201-1205 WINSTON DR (6-26-164A.05):** Jim Kapellen/Jim Burdick moved to approve a preliminary and final 2 lot certified survey for 1201-1205 Winston Dr (6-26-164A.05) with the following conditions:

1. The final certified survey indicate all easements.
2. The petitioner provides evidence that a maintenance agreement was recorded for the property.
3. The building is constructed in accordance with the building code for zero lot line developments.
4. The petitioner has paid the \$10 platting fee for the one additional lot.

The motion passed on a 6/0 roll call vote.

**CLOSED SESSION:** A Christopher Lund/Jim Kapellen motion to postpone the closed session for extraterritorial land division for Backyard Properties passed on a 6/0 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