

**MAY 30, 2018 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

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

Present: Christopher Lund, Mark Wellnitz, Candy Davis, James Kapellen, Julie Hagemann, Paul Davis, and Ron Webb.

Others Present: City Administrator Ramona Flanigan and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, May 25th at the Post Office, Edgerton Library, and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Lars Lein for a zoning change from R-1 (Town of Albion) to R-3 Residential District Three (City of Edgerton) for the property at 562 Thronson Drive.

Flanigan stated the parcel is currently located in the Town of Albion. The Council will be considering a request to annex the parcel into the City and to zone the parcel R-3. Adjacent parcels are zoned R-3, R-1 and A-1.

The City's Comprehensive Master Plan recommends the parcel be developed for residential purposes. Flanigan noted this is a single, existing lot being annexed not a subdivision.

Gina Cook, 566 Thronson Drive, stated she lives next to this property and is concerned with the type of development that goes on the property. Cook is concerned with stormwater and feels the existing detention pond is inadequate.

Flanigan stated the City Engineer will review the stormwater runoff at development time. Flanigan believes the existing detention pond does not serve this area on Thronson Drive.

Julie Satterlee, 208 Thronson Drive, asked what type of development is allowed in R-3 zoning. She also stated concerns regarding stormwater.

Flanigan stated R-3 allows for a single family or duplex unit with a building permit. It could allow up to 4 units with a conditional use permit which would have to be approved by this Commission.

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

**CONSIDER REQUEST TO REZONE PROPERTY AT 562 THRONSON DRIVE:** Mark Wellnitz/Candy Davis moved to approve the rezone of 562 Thronson Drive to R-3 with staff recommendations.

Julie Hagemann asked how the stormwater issues will be addressed. Flanigan stated upon

application for development, the City would address the floor elevation of the building and where the stormwater runoff is directed. This is not typical of a residential unit but in this case the City's building inspector would require the City Engineer determine these factors.

Paul Davis asked what other approval steps are required with this parcel. Flanigan stated first the Wisconsin Department of Administration provides their review of the annexation. Once that is received, the Council will consider an ordinance for the annexation. In the meantime, if the rezone is approved by the Plan Commission, this will then go to Council for approval. One of the conditions in Mark Wellnitz's motion for the rezone is the rezone will be contingent upon the parcel being annexed.

Once all these steps are approved, building plans can be submitted and reviewed.

Gina Cook stated the stormwater runoff has only gotten worse since the corner lots have been developed. From past experience she knows the area is prone to flooding and more development will only add to it.

Chris Lund asked if changing the requested zoning to R-2 would require a conditional use permit if the developer wishes to build a duplex. Flanigan stated that is correct and a 4 unit would not be allowed.

Candy Davis asked if there is more impervious surface with a duplex. Flanigan stated some single-family homes have a larger footprint and impervious surface than duplexes, it all depends on the building plans. The Commission continued to discuss the advantages and disadvantage of R-3 zoning compared with R-2 zoning.

Victor Satterlee, 208 Thronson Drive, asked if there are requirements for electric, water and sewer connection. Flanigan stated the City requires water and sewer hook up but the City does not control the electric.

Flanigan stated the lot size is physically large enough to accommodate a 3 unit building. With the R-3 zoning it would have to be approved by the Commission.

Matt Schuette, the lot purchaser, stated he and his partner are looking at building a single-family home on the lot. He has no problem changing the zoning to R-2.

Mark Wellnitz/Candy Davis moved to amend their previous motion for R-3 zoning. The new motion is to recommending to Council approval of the rezone for the lot located at 562 Thronson Drive from R-1 (Albion) to R-2 Residential District Two (City) subject to the condition the parcel is annexed with the following findings:

1. The overall purpose of the Zoning Ordinance is to implement the City of Edgerton Master Plan to the extent possible under zoning. The proposed zoning is in conformance with the Master Plan and therefore serves to implement the Master Plan.
2. This parcel has never been permanently zoned by the City Official Zoning Map and must be designated upon its annexation to be in conformance with the Master Plan.

3. The proposed zoning maintains the desired consistency of land uses as related to the environs of the subject property.

The motion passed on a 7/0 roll call vote.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the March 28, 2018 Plan Commission meeting minutes passed, all voted in favor.

**CONSIDER PLAT OF SURVEY FOR 708 AND 710 W ROLLIN ST AND 202 N THIRD ST:** Flanigan stated the petitioners and City are trying to relocate the lot lines so buildings do not cross the lot lines. At one time, there was one owner of all these parcels. After a foreclosure, the properties were sold separately without lot line adjustments.

A Jim Kapellen/Paul Davis motion to recommend to Council, approval of the proposed plat of survey for the parcels located at 708 and 710 W Rollin Street and 202 N Third Street subject to the deeds for each new parcel are recorded and the deeds include a provision prohibiting the sale of parcels A or B as separate parcels passed on a 7/0 roll call vote.

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

Ramona Flanigan/ch  
City Administrator

Approve June 13, 2018