

**JUNE 13, 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, Julie Hagemann, and Ron Webb.

Excused: Candy Davis, Paul Davis, and Jim Kapellen.

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

Flanigan confirmed the meeting agendas were properly posted on Friday, June 8th 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 Edgerton Gear/David Hataj for approval of a conditional use permit to allow an addition to a detached garage making the garage larger than 900 square feet for the parcel located at 20 Gear Drive.

Flanigan stated the petitioner proposes to construct an addition to a detached garage. The addition is 722 sq ft making the total garage area with the addition 1,672sq ft. The ordinance allows accessory buildings to be up to the same size as the first floor area of the principal structure with a conditional use permit. The floor area of the principal structure is 56,600 sq. ft.

The proposed addition will be the same height as the existing garage. Overhead doors are planned for the south elevation of the addition and driveway from the doors to the parking lot south of the building.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 20 GEAR DRIVE:

Mark Wellnitz/Ron Webb moved to grant a conditional use permit for David Hataj/Edgerton Gear for the property located at 20 Gear Drive to allow an addition to a garage with the condition that all driveways are paved and the following findings of fact:

1. The proposed conditional use in the proposed location is in harmony with the purposes, goals, and objectives of the Master Plan and 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 if the owner complies with the conditions. 22.206(4) (c) 3.
3. The proposed conditional use does maintain 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 impose an undue burden on services.

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

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Brooke Trick for approval of a conditional use permit to allow the construction of a

second driveway onto Chaucer Street for the parcel located at 307 Chaucer Street.

Flanigan stated the Plan Commission can allow a second driveway through a conditional use permit if it is deemed necessary and feasible and will not cause undue impairment of safety, convenience, and utility to the street.

The petitioner currently accesses the garage on her parcel using a driveway that is located on the adjacent parcel. The owner of the adjacent parcel plans to remove the driveway used by the petitioner when Chaucer Street is reconstructed thus eliminating access to the petitioner's rear garage unless a second driveway is constructed.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 307 CHAUCER STREET: Ron Webb/Mark Wellnitz moved to approve the conditional use permit for Brooke Trick for the property located at 307 Chaucer Street to allow a second driveway with the following conditions and findings of fact:

Conditions:

1. The new driveway section must be paved within a year.
2. The driveway meets all setbacks.

Findings of fact:

1. The proposed conditional use in the proposed location is in harmony with the purposes, goals, and objectives of the Master Plan and 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 if the owner complies with the conditions. 22.206(4) (c) 3.
3. The proposed conditional use does maintain 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 impose an undue burden on services.

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

MINUTES: A Mark Wellnitz/Ron Webb motion to approve the May 30, 2018 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION ON LAKE DRIVE ROAD: A Mark Wellnitz/Chris Lund motion to approve an extraterritorial land division for Wisconsin Power and Light, Lake Drive Road, Section 35, Town of Albion passed on a 4/0 roll call vote.

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

Ramona Flanigan/ch
City Administrator

Approved July 25, 2018