

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

**PLANNING COMMISSION**

Thursday, April 6, 2023 at 6:45 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](http://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, March 31, 2023.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to consider a request by the City of Edgerton to amend Section 22.304(7)(b) Outdoor Storage and Wholesaling and 22.304(8)(a) Off Site Parking Lot of the Zoning Ordinance to modify off site parking regulations.
  - B. Close the public hearing.
4. Consider a request by the City of Edgerton to amend Section 22.304(7)(b) Outdoor Storage and Wholesaling and 22.304(8)(a) Off Site Parking Lot of the Zoning Ordinance to modify off-site parking regulations.
5. Consider approval of March 8, 2023 Plan Commission meeting minutes.
6. Consider site plan approval for 106 S Main Edgerton Community Outreach for a parking lot.
7. Set next meeting date and future agenda items.
8. Adjourn.

cc: Commission Members                      All Council Members                      Department Heads  
City Engineer                                      Newspapers

**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."

# Memo

**To:** Plan Commission  
**From:** Staff  
**Date:** 3/29/2023  
**Re:** April 6, 2023 Meeting

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**Proposed text amendment.** New text is underlined and deleted text is struck through.

The proposed ordinance amendment would clarify that off-site parking of vehicles is not included in the outdoor storage and would change the off-site parking land use from special use to a conditional use.

## **22.304(7) (b) Outdoor Storage or Wholesaling.**

Description: Outdoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses operating on the site. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use. Examples of this land use include contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, off-site parking of vehicles, or other materials typically associated with a junkyard or salvage yard. (See Subsection (7)(d), below.)

## **22.304(8) Transportation Land Uses.**

### **(a) Off-Site Parking Lot.**

Description: Off-site parking lots are any areas used for the temporary parking of vehicles which are fully registered, licensed and operative.

1. Permitted Use Regulations: Not Applicable

2. Permitted by Right with Additional Special Requirements: Not applicable {~~B-2, B-3, HMU, M-2, M-3~~}

~~a. Access to an off-site parking lot shall only be permitted to a collector or arterial street.~~

~~b. Access and vehicular circulation shall be designed so as to discourage cut-through traffic.~~

~~c. Shall comply with Subsection 22.207, standards and procedures applicable to all uses permitted by right with special requirements.~~

3. Conditional Use Regulations: {B-2, B-3, HMU, M-2, M-3} Not applicable.

a. Access to an off-site parking lot shall be from a collector or arterial street whenever possible.

b. Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

c. Shall comply with Subsection 22.207, standards and procedures applicable to all conditional uses permitted by right with special requirements.

4. Parking Regulations: No requirement.

**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