

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

PLANNING COMMISSION

Wednesday, October 20, 2021 at 6:00 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. 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, October 15, 2021.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding a request by IKI Manufacturing for approval of a conditional use permit for a Group Development to allow the construction of a manufacturing building at 107 Maple Court (parcel 6-26-915.9 and 6-26-915.1).
 - B. Close the public hearing.
4. Consider request by IKI Manufacturing for approval of a conditional use permit for a Group Development to allow the construction of a manufacturing building at 107 Maple Court (parcel 6-26-915.9 and 6-26-915.1).
5. Consider approval of September 29, 2021 Plan Commission meeting minutes.
6. Consider site plan approval for 2 Brothers/Illir Banushi at 116 W Fulton Street to allow the installation of a cooler structure.
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."

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 20, 2021

GENERAL DESCRIPTION

Description of Request: Approval of a site plan and a conditional use permit (group development) to allow the construction of a manufacturing building.

Location: 107 Maple Court

Applicant: IKI Manufacturing

Current Zoning/Land Use: M-1 and M-2 / manufacturing and office

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject parcel is located at 107 Maple Court. The northern parcel is zoned M-1 Light Industrial and the southern parcel is zoned M-2 General Industrial. The petitioner proposes to construct a manufacturing/office facility that will cross a lot line which is allowed because the petitioner has filed a deed restriction prohibiting the sale of the lots as separate lots. The plan includes more than one structure on the site thus requiring a conditional use permit as a Group Development.
2. The proposed 76,500 sf building is located within the IKI complex adjacent to IKI Drive. The building will be used for materials inventory and has 15,730 sf of office (on two floors). The plan includes the following:
 - a new driveway on IKI Drive;
 - 71,046 sf of new pavement, much of the new pavement will be in areas that are currently gravel;
 - A depressed loading dock with 3 doors on the east façade;
 - 1 overhead door on the east façade and one on the north side;
 - One stormwater basin (dry bottom) between IKI Drive and the proposed structure and a second basin north of the proposed structure (wet bottom).
 - 40 additional onsite parking spaces (20 required).
3. The building will be sided with gray insulated metal panel siding. A portion of the west (IKI Road side) and the south side of the structure will have a dark green accent stripe.
4. The proposal includes a modification to the current flow of materials through the plant. The proposed building will handle receiving. Finished product will leave the plant via Stoughton

Road. Currently all shipping and receiving is handled on Stoughton Road. This change should decrease the impacts of plant operations on the residential properties on Stoughton Road by: trucks delivering or shipping queuing on IKI Drive as opposed to Stoughton Road; and reducing the number of trucks using Rollin Street and Stoughton Road inadvertently (GPS directions) since deliveries will be directed to the IKI entrance.

5. The storm water management ponds will drain to the wetland north of Stoughton Road.
6. A 6' tall, black decorative fence (similar to the fence along part of the Stoughton Road frontage) is provided along the entire IKI frontage.
7. The landscape plan complies with the ordinance point requirements. The plantings are concentrated around the pond. A landscape screen of the parking lot along Stoughton Road would reduce light pollution from the plant and improve the aesthetics for the residential neighbors.
8. The only proposed lighting is on-building on the back or east side of the structure.
9. The plan indicates a potential location of the dumpster near the main entrance on IKI Drive.
10. The sidewalk proposed on the south side of the building should touch the curb so people using the stalls can access the sidewalk.
11. The plan indicates the existing gravel parking lot along Stoughton Road will be paved. This will reduce dust and noise as a smooth surface will reduce noise from trucks moving materials. The pavement must have a 10' setback along Stoughton Road. Ideally the pavement would be setback so as to be in line with the structures on Stoughton Road leaving a "front yard" matching the green front yards along much of this street.

STAFF RECOMMENDATION

Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow the construction of a manufacturing building for IKI Manufacturing at 107 Maple Court with the following conditions and findings:

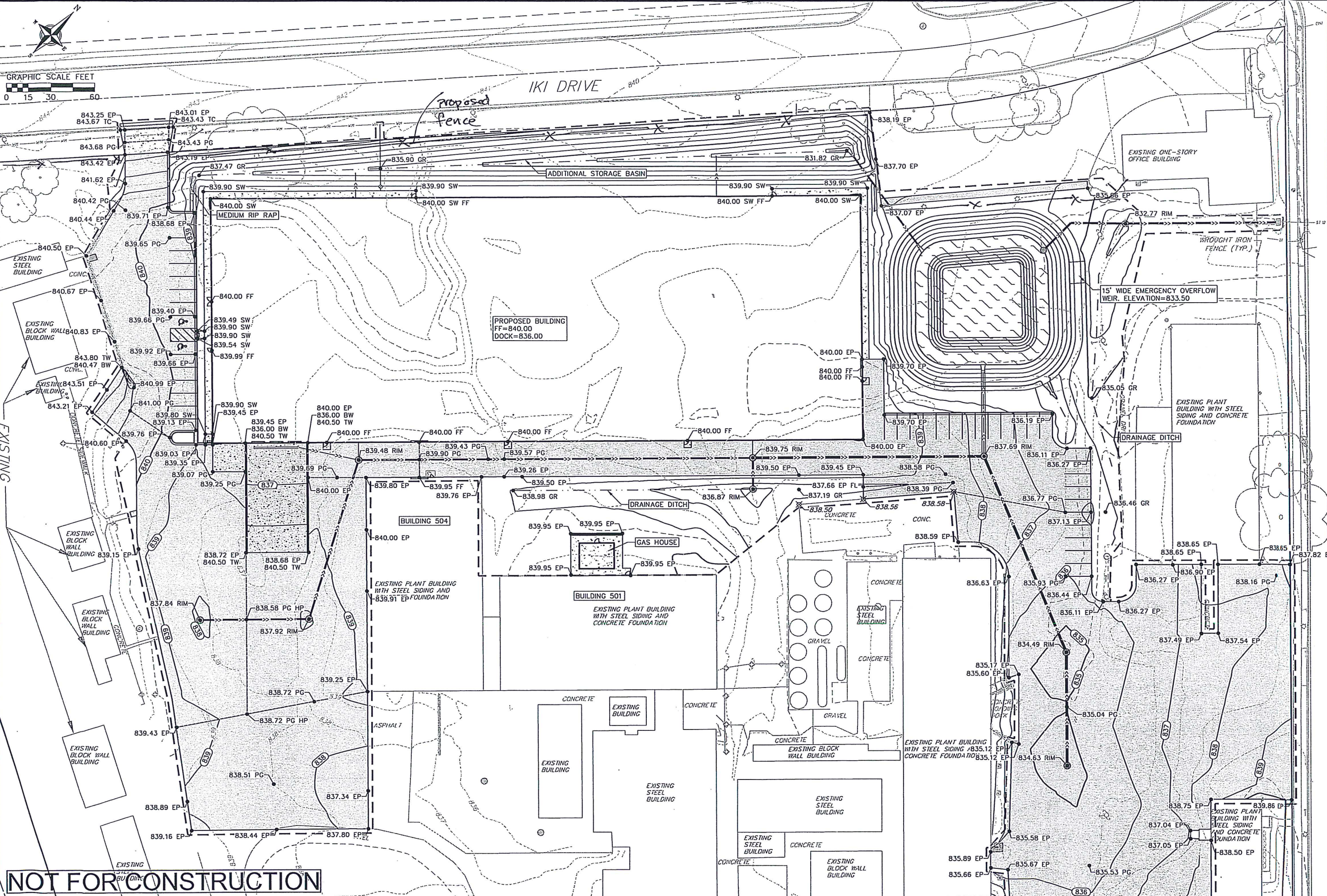
Conditions

1. The City Engineer approves the plans including stormwater and erosion control.
2. The petitioner modifies the landscape plan to provide a landscape screen along the parking lot on Stoughton Road.
3. If a dumpster is installed that is visible from either street, the dumpster is screened.
4. The sidewalk connects to the curb on the south side of the building.
5. All site lighting units utilize cut off fixtures and the lights comply with the zoning ordinance regulations.
6. The pavement within the parking area along Stoughton Road be setback to the fronts of the adjacent buildings.
7. The Plan Commission grants approval for a 6' tall fence in a front yard(s) as part of this plan approval.
8. The petitioner notifies all delivery and shipping firms to access the site using the IKI

- driveway and to queue on IKI Drive not Stoughton Road.
9. The petitioner obtains signage and fence permits.

Findings

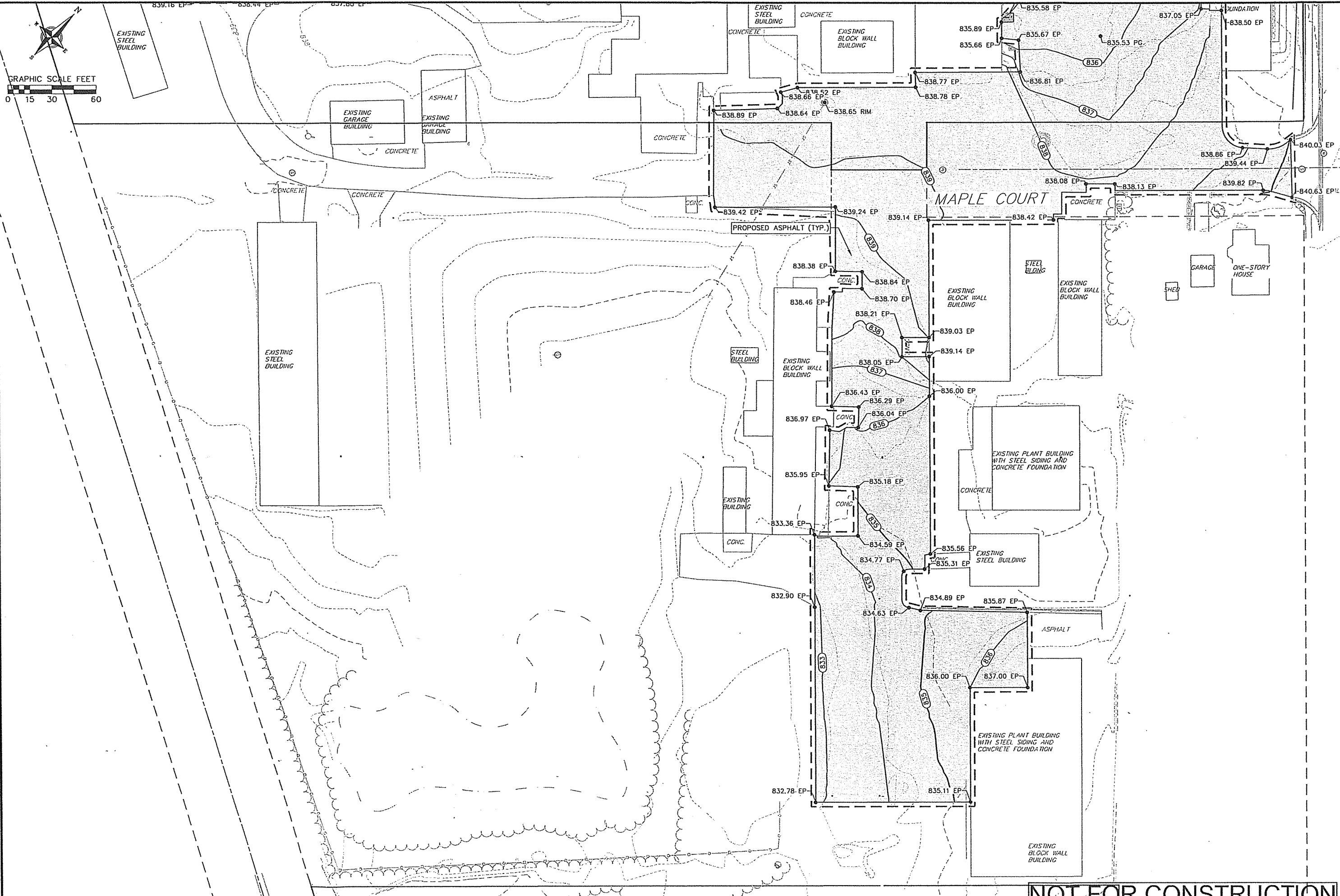
1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206.(4)(c) 2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206.(4)(c) 3.
3. The proposed conditional use maintains 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 create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.



NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

DATE: 2021-9-3
 DRAFTER: [blank]
 CLAN: [blank]
 CHECKED: TSCH
 PROJECT NO.: 190150
C401



GRADING PLAN 2
 IKI MANUFACTURING WAREHOUSE
 CITY OF EDGERTON
 ROCK COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

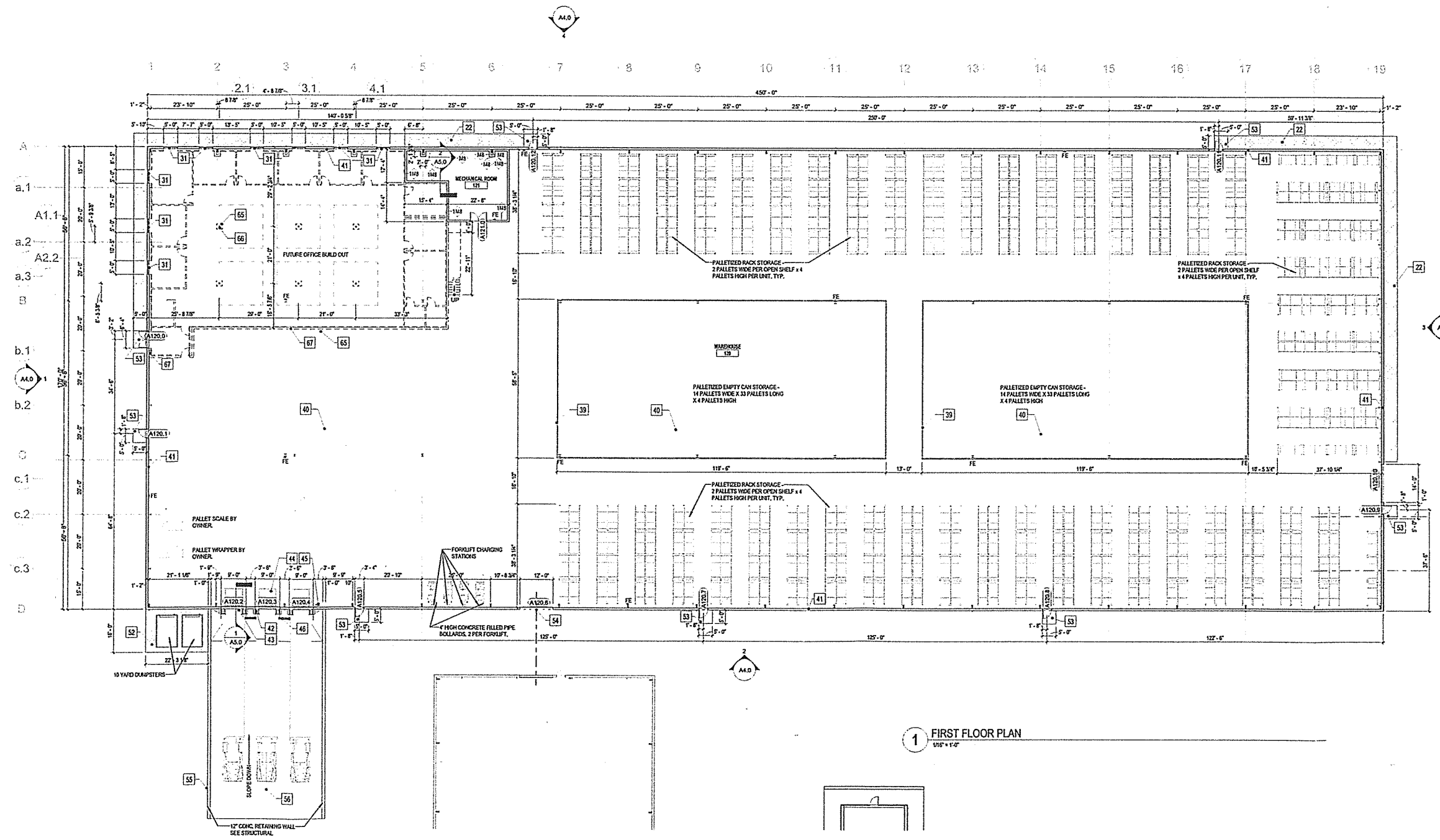
DATE: 2021-9-3
 DRAFTER: CLAN
 CHECKED: TSCH
 PROJECT NO.: 190150

NOT FOR CONSTRUCTION

C402

#	DESCRIPTION
21	5" REINFORCED CAST-IN-PLACE CONCRETE SIDEWALK ON 18" COMPACTED GRANULAR FILL PROVIDING 18" PER FOOT AWAY FROM STRUCTURES.
31	NEW 2" x 4" THERMALLY INSULATED GLASS WINDOWS WITH AN ANKERED THERMAL BREAK ALUMINUM FRAMES, MOUNT BOTTOM OF WINDOWS AT 4'-2" AFF. EACH LEVEL, COLOR AS SELECTED BY OWNER.
32	6" YELLOW FRANTED STAIRS AROUND PALLET STORAGE BULKHEAD.
41	5" CAST-IN-PLACE REINFORCED CONCRETE SLAB, VAPOR RETARDER, 18" 5" COMPACTED GRANULAR FILL, SEAL ALL CONCRETE, REFER ALSO TO STRUCTURAL FOR ADDITIONAL INFORMATION.
42	PRE-ENGINEERED INSULATED METAL BUILDING ON 12" HIGH REINFORCED CONCRETE CURB, REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
43	OVERHEAD DOOR AIR CURTAINS AS SELECTED BY THE OWNER.
44	DOOR BUSHES AND TRUCK LOCKS PER OWNER REQUIREMENTS.
45	PROVIDE DOOR LEVELER AND ALL ASSOCIATED ELECTRICAL AND HYDRAULICS AT EACH LOADING DOOR, COORDINATE LEVELER PITS WITH SELECTED PRODUCT SHOP DRAWINGS.
46	PROVIDE SWING OUT DOOR LIGHTS AT EACH LOADING DOOR.
47	TRENCH DRAIN PROVIDED BY SITE CIVIL CONTRACTOR.
52	6" REINFORCED CAST-IN-PLACE CONCRETE DUMPSTER PAD, VERIFY EXACT SIZE REQUIRED WITH DUMPSTERS TO BE USED.
53	CAST IN-PLACE REINFORCED CONCRETE STOP ON CONCRETE FOOTINGS AND FOUNDATIONS, REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING REQUIREMENTS AND SIZES.
54	THE OVERHEAD DOORS BETWEEN THESE TWO BUILDINGS ARE TO ALIGN, FIELD VERIFY THE EXACT PLACEMENT IN THE FIELD.
55	REFER TO THE CIVIL DRAWINGS FOR ALL SITE DEVELOPMENT AND GRADING BEYOND THE OUTER EDGE OF THE BUILDING FOOTPRINT, REFER TO THE STRUCTURAL DRAWINGS FOR THE RETAINING WALL REQUIREMENTS.
56	FOOTINGS AND FOUNDATIONS, TO FROST LEVEL, FOR FUTURE OFFICE BUILD OUT AND MEZZANINE, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
65	INTERIOR COLLARS (S) INDICATED AT FUTURE OFFICE BUILD OUT ARE SHOWN FOR REFERENCE ONLY AND WILL BE INSTALLED DURING FUTURE BUILD OUT PHASE.
67	FUTURE OFFICE BUILDING WALLS AND/OR OTHER PERIMETER OF FUTURE MEZZANINE ENCLASURE (OF MECHANICAL ROOM) BUILD OUT ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE INSTALLED DURING FUTURE BUILD OUT PHASE.

- GENERAL CONSTRUCTION NOTES**
- SEE SHEET A2.2 FOR THE LIFE SAFETY PLAN.
 - ALL FLOOR ELEVATIONS ARE BASED OFF OF FIRST FLOOR ELEVATION OF 100'-0". ARCHITECTURAL ELEVATION 100'-0" CORRESPONDS TO CIVIL ELEVATION OF FFE = 847.00.
 - ALL DIMENSIONS ON PLAN ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE.
 - WALLS ARE TO BE PARALLEL & PERPENDICULAR TO ADJACENT WALLS UNLESS OTHERWISE NOTED, ALIGN WALLS WHERE APPARENT.
 - WALL TYPES ARE LOCATED ON SHEET A0.1.
 - PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-IN, EQUIPMENT OR ACCESSORIES, COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
 - ALL FLOORS ARE TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.



Zimmerman
 ARCHITECTURAL STUDIOS, INC.
 2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudio.com
 TELEPHONE (414) 476-9500
 FACSIMILE (414) 476-8822

Consultant

Project

IFC MANUFACTURING, CO.
World Class Award Filing

New Warehouse

Location:
107 MAPLE CT.
EDGEMONT, WI 53534

True North
Plan North

PERMIT DOCUMENTS

Sheet

FIRST FLOOR PLAN - NEW WAREHOUSE

Scale:
As Indicated


Revisions:

No.	Date	Description

Date:
SEPTEMBER 1, 2021

ZAS Project No: 210062.00 Owner Project No: 21012.25000

Sheet No:

Consultant: _____
 Project: **I.E.-1 MANUFACTURING, CO.**
 I.E.-1 MANUFACTURING, CO.
 World Class Award Filing
 New Warehouse

Location:
 107 MAPLE CT.
 EDGERTON, WI 53534

PERMIT DOCUMENTS
 Sheet: _____
 EXTERIOR ELEVATIONS

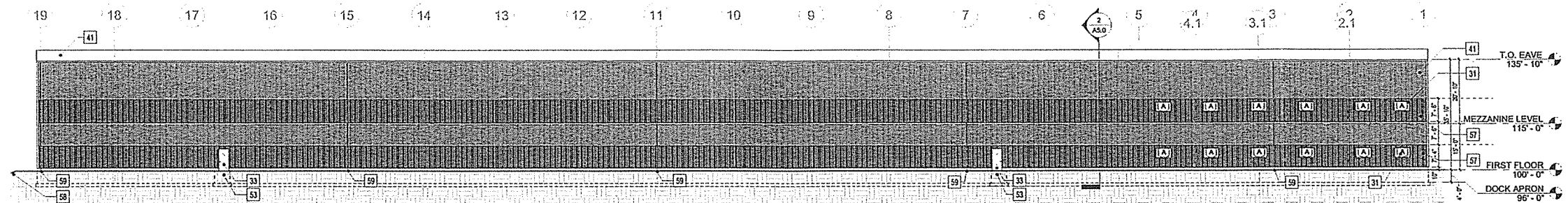
Scale:
 1/16" = 1'-0"

Revisions:

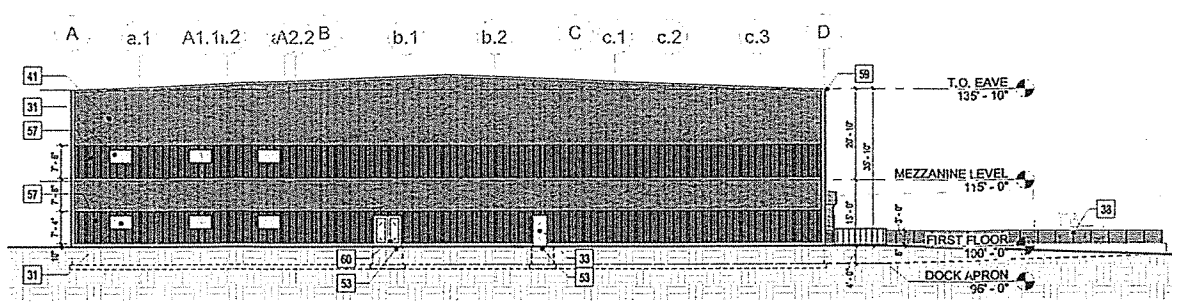
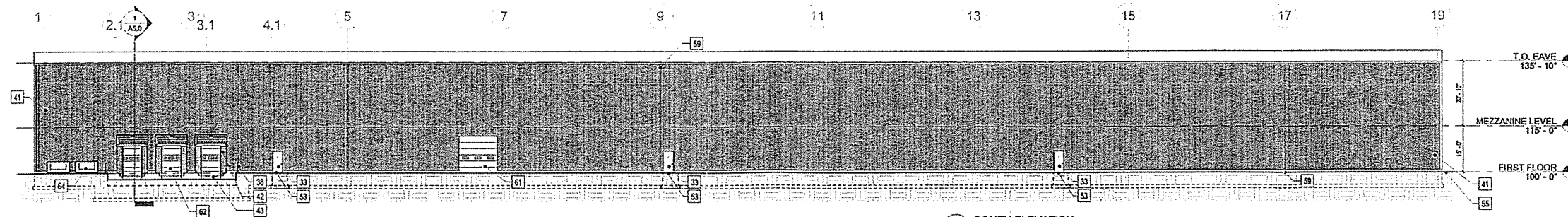
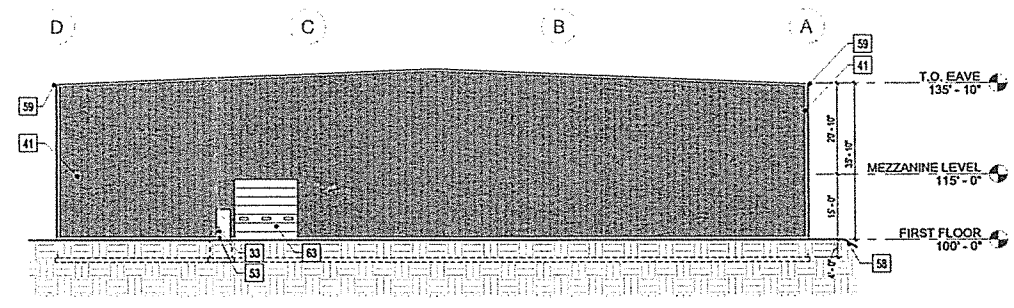
No.	Date	Description

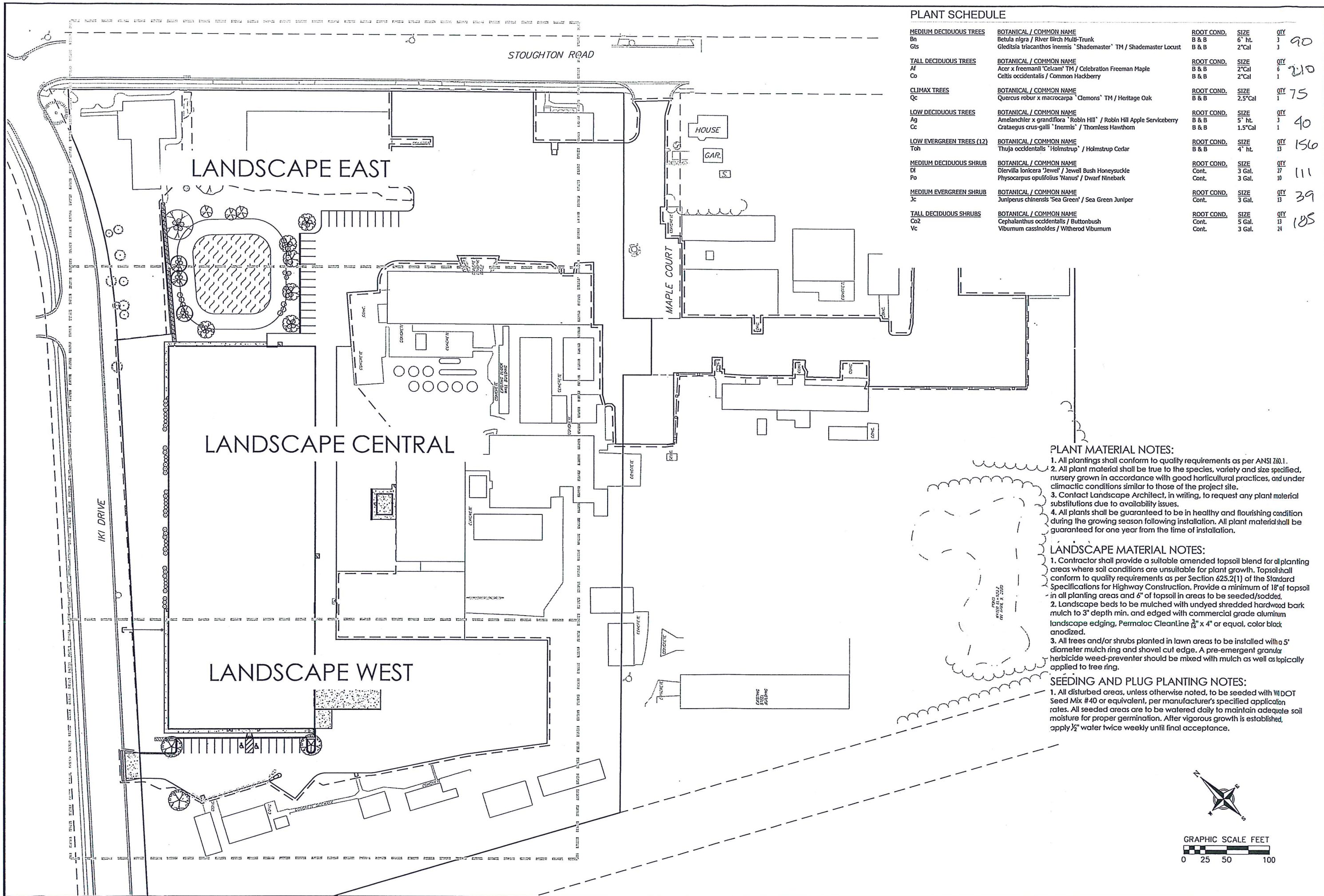
Date:
 SEPTEMBER 1, 2021

ZAS Project No: 21062.00 Owner Project No: 21012.25000
 Sheet No: _____



#	DESCRIPTION
31	NEW 2'-0" x 8'-0", 1" INSULATED GLASS WINDOWS IN CLEAR ANODIZED THERMAL-BREAK ALUMINUM FRAMES. MOUNT BOTTOM OF WINDOWS AT 4'-0" A.F.F. EACH LEVEL. COLOR AS SELECTED BY OWNER.
33	NEW 2'-0" x 7'-0" INSULATED FLUSH HOLLOW METAL DOOR WITH 2" INSULATED HOLLOW METAL FRAME. PROVIDE ADA HARDWARE AS REQUIRED BY OWNER.
38	1/2" HIGH METAL GUARDRAIL SYSTEM WITH SUPPORT POSTS 48" O.C. PAINT COLOR AS SELECTED BY OWNER.
41	PRE-ENGINEERED INSULATED METAL BUILDING ON 4" x 12" HIGH REINFORCED CONCRETE CLRA. REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
42	OVERHEAD DOOR AIR CURTAINS AS SELECTED BY THE OWNER.
43	DOCK SLAMPS AND TRUCK LOCKS PER OWNER REQUIREMENTS.
49	CAST-IN-PLACE REINFORCED CONCRETE STOOP ON CONCRETE FOOTINGS AND FOUNDATIONS. REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING REQUIREMENTS AND SIZING.
53	REFER TO THE CIVIL DRAWINGS FOR ALL SITE DEVELOPMENT AND GRADING BEYOND THE OUTER EDGE OF THE BUILDING FOOTPRINT. REFER TO THE STRUCTURAL DRAWINGS FOR THE RESTRIKED WALL REQUIREMENTS.
57	FIELD PAINTED GREEN INSULATED SIDING. FINAL COLOR AS SELECTED BY THE OWNER. PROVIDE SAMPLES ON ACTUAL METAL PRIOR TO PAINTING.
58	REFER TO SITE CIVIL FOR ALL GRADES AND SITE DEVELOPMENT INFORMATION.
59	GUTTERS AND DOWNSPOUTS BY METAL BUILDING PROVIDER. VERIFY EXACT LOCATIONS. REFER ALSO TO SITE CIVIL DRAWINGS FOR COLLECTORS AT GRADE TO STORM SYSTEM WHERE REQUIRED. DO NOT PROMOTE EXTENSIONS AND SPLASH BLOCKS AT ANY HARD SURFACE.
60	CLEAR ANODIZED THERMAL-BREAK ALUMINUM FRAMED ENTRANCE DOORS WITH INSULATED GLASS.
61	12' x 12', INSULATED, HIGH SPEED OH DOOR SYSTEM WITH VISION GLASS. VERIFY EXACT LOCATION IN THE FIELD. THIS DOOR TO ALIGN WITH NEW OH DOOR ON BUILDING 502.
62	8' x 10' INSULATED HIGH SPEED OH DOOR SYSTEM WITH VISION GLASS.
63	10' x 10' INSULATED HIGH SPEED OH DOOR SYSTEM WITH VISION GLASS.
64	10' OD. DUMPSTERS BY OWNER.





PLANT SCHEDULE

ROOT COND.	SIZE	QTY
MEDIUM DECIDUOUS TREES	BOTANICAL / COMMON NAME	
Bn	Betula nigra / River Birch Multi-Trunk	3
Gts	Gleditsia triacanthos Inermis "Shademaster" TM / Shademaster Locust	3
TALL DECIDUOUS TREES	BOTANICAL / COMMON NAME	
Af	Acer x freemanii "Celzam" TM / Celebration Freeman Maple	6
Co	Celtis occidentalis / Common Hackberry	1
CLIMAX TREES	BOTANICAL / COMMON NAME	
Qc	Quercus robur x macrocarpa "Clemons" TM / Heritage Oak	1
LOW DECIDUOUS TREES	BOTANICAL / COMMON NAME	
Ag	Amelanchier x grandiflora "Robin Hill" / Robin Hill Apple Serviceberry	3
Cc	Crataegus crus-galli "Inermis" / Thornless Hawthorn	1
LOW EVERGREEN TREES (12)	BOTANICAL / COMMON NAME	
Toh	Thuja occidentalis "Holmstrup" / Holmstrup Cedar	13
MEDIUM DECIDUOUS SHRUB	BOTANICAL / COMMON NAME	
Dl	Diervilla lonicera "Jewel" / Jewell Bush Honeysuckle	27
Po	Physocarpus opulifolius "Nanus" / Dwarf Ninebark	10
MEDIUM EVERGREEN SHRUB	BOTANICAL / COMMON NAME	
Jc	Juniperus chinensis "Sea Green" / Sea Green Juniper	13
TALL DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	
Co2	Cephalanthus occidentalis / Buttonbush	13
Vc	Viburnum cassinoides / Witherod Viburnum	24

PLANT MATERIAL NOTES:

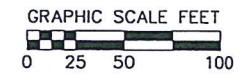
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
4. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.

LANDSCAPE MATERIAL NOTES:

1. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 18" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
2. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 3/8" x 4" or equal, color black anodized.
3. All trees and/or shrubs planted in lawn areas to be installed with a 5' diameter mulch ring and shovel cut edge. A pre-emergent granular herbicide weed-preventer should be mixed with mulch as well as topically applied to tree ring.

SEEDING AND PLUG PLANTING NOTES:

1. All disturbed areas, unless otherwise noted, to be seeded with WDOT Seed Mix #40 or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.



OVERALL LANDSCAPE PLAN
 IKI MANUFACTURING WAREHOUSE
 CITY OF EDGERTON
 ROCK COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE
2021-9-3
 DRAFTER
SVN
 CHECKED
J.LL
 PROJECT NO.
190150

L100

**SEPTEMBER 29, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Jim Burdick, Theran Springstead, Jim Kapellen, Julie Hagemann and Ron Webb and Paul Davis (arrived at 6:02).

Also present: City Administrator Ramona Flanigan and a group of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, September 4th at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Edgerton's Veterans Memorial Committee / City of Edgerton for approval of a conditional use permit to allow a modification of an identification sign for the parcel located at 312 N Main Street, Central Park. The petitioner proposes to add a sign to the existing identification sign.

City Administrator Ramona Flanigan stated the Veterans Memorial Committee/City of Edgerton would like to add to the existing sign in Central Park. The sign will identify the new Veterans Memorial Park. A conditional use permit is required because of the size of the sign requested. The sign is larger than the ordinance allows.

Dan Rosenbaum, 34 Lilac Ln, President of the Veterans Memorial Committee stated they would like to have the sign to make the public aware of the memorial and to draw people into the park.

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

EDGERTON'S VETERANS MEMORIAL COMMITTEE/CITY OF EDGERTON REQUEST FOR CONDITIONAL USE PERMIT FOR MODIFICATION OF AN IDENTIFICATION SIGN AT 312 N MAIN ST:

Jim Burdick/Ron Webb moved to grant a conditional use permit for Edgerton Veterans Committee/City of Edgerton to modify an identification sign at Central Park

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

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Yeske Construction for approval of a conditional use permit for a Group Development to allow the construction of a storage building and to allow more than one driveway at 472 W High Street (6-26-1108.2).

Mayor Lund recused himself from the discussion due to a conflict. City Administrator Ramona Flanigan stated the petitioner wishes to construct a storage building at 472 W High St. The parcel is zoned M-2 General Industrial.

Parcels with more than one principal structure require a conditional use permit as a group development as does having more than one driveway. The proposed structure would be 60' X 100' located west of the existing building. The exterior would be "pole barn" style siding. The overhead doors would face W High St. Two driveways with pavement connecting the two are proposed to access W High St. The plan does not currently show the installation of curb and asphalt to extend High St, however in further conversations with the petitioner, the intent is to install that.

The existing driveway on the west side of the existing building will be relocated to the east side to allow semi- trucks to access the rear of the existing building.

Stormwater from the building and pavement will drain to a bio retention bason on the north side of the building. The proposed building should be at the same elevation as the existing structure to prevent flooding.

The landscape plan requires 134 landscape points. A condition of the sale was the owner install a landscape screen along the west side between the bike path and the building. Dawn to dusk lighting is being proposed. If a dumpster is installed it must be screened from the street.

Hearing no further comments, Jim Kapellen closed the public hearing.

YESKE CONSTRUCTION REQUEST FOR A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A STORAGE BUILDING AND TO ALLOW MORE THAN ONE DRIVEWAY AT 472 W HIGH ST:

Julie Hageman asked if the road would be a public road that the city maintains or would it be private. Flanigan stated the right of way is already dedicated, but it is not improved The city already plows the paved portion. The city would also plow the portion that will become paved.

Ron Webb/Paul Davis moved to approve a conditional use permit to allow construction of a storage building and more than one driveway at 472 W High St with the following conditions and findings:

Conditions

1. The petitioner provides a landscape plan that complies with the Commission's and the ordinance requirements. The landscaping should be concentrated on the west side of the building and should serve to screen the building from the path.
2. All exterior lighting be cut off fixtures.
3. The parking area has at least a 10' setback.
4. The curb and asphalt are extended through the western driveway.
5. The stormwater maintenance agreement is recorded.
6. The floor elevation be at least as high as the existing building.

Findings

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or 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. 22.206.(4)(c) 3.
3. The proposed conditional use maintains 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 create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 6/0/1 roll call vote. Mayor Lund abstained.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Ilir Banushi for the approval of a Planned Development/General Development Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).

Administrator Ramona Flanigan stated the Plan Commission opened the public hearing at a prior meeting. At that time there was no civil engineering drawings. Some preliminary drawings were submitted. These drawings were off site engineering which show the retention basin that will serve this development as well as other developments. We did not receive any civil engineering plans for the actual structure regarding the grading and floor elevations. They have flipped the parking to the northside of the building. They have also reduced the number of parking stalls.

Staff is recommending adding a first-floor lobby/mailroom. The building does not currently include any public space.

There are currently a lot of unknowns that could cause some significant modifications to the site. Staff has requested civil engineering drawings for the actual structure but has not received them yet.

Theran Springtead stated he would like to see more effort to break up the roof line. He would like to see some color renderings and also a 3D rendering to judge the relation to the pond and the rest of the site. He agrees there should be some common areas.

Flanigan presented the elevation drawings that were submitted. These drawings showed the colors and façade that is being proposed. The southside elevation does not include any connection to the outside from this side of the building. The northside elevation was modified to include awnings to identify the outside entrances. Staff is suggesting the entrance be enhanced. The lobby of the building could include a community space for deliveries and mail delivery. If this space were to go all the way through, residents and visitors would be able to see the pond on the other side and have access to it rather than walking all the way around the building.

Jim Kapellen/Jim Burdick moved to table the General Development Plan approval for the Edgerton Apartments to allow for complete engineering plans to be submitted. The motion passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the minutes from the September 1, 2021 Plan Commission meeting passed on a 7/0 roll call vote.

PLANNED DEVELOPMENT CONCEPT PLAN FOR 2 BURDICK STREET: Andrew Arnett owner of 2 burdick Street, participating remotely, stated he would like to renovate the old ambulance garage at 2 Burdick St into 3 ADA accessible residential units on the upper floor and one in the ambulance garage. The other main floor units would be left as commercial units.

Mr. Arnett is seeking a Planned Development Plan approval to allow a residential unit on the main floor of a commercial structure. This is normally not allowed.

Arnett stated there was adequate parking that could be made available if required. The parking would be addressed in the public hearing process.

The Commission stated they have no significant objections to the residential unit on the first floor. Mr. Arnett can continue with the approval process.

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

Ramona Flanigan/wl
City Administrator

Approved October 20, 2021

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: October 20, 2021

GENERAL DESCRIPTION

Description of Request: Petition for approval of a site plan to allow the construction of an accessory structure

Location: 116 W Fulton Street (2 Brothers)

Applicant: Ilir Banushi

Current Zoning/Land Use: B-2 Central Business/mixed use

Lot Size: 0.1 acres

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The petitioner proposes to construct a 364 sf accessory building that will serve as a walk in cooler. The cooler will be behind and not attached to the existing structures. This structure will be similar to the existing cooler structure located on the north (Thronson Road) side of the Piggly Wiggly.
2. The structure will be made of insulated metal panels, it will have a flat roof, and will be built on a slab. The Historic Commission will have to approve the project and will also approve the color.
3. Dumpsters that are currently in this area will remain. This area is used sometimes for parking but is not officially designated as parking.
4. The proposed structure meets the setback requirements

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan for 116 W Fulton Street to allow the construction of an accessory structure in the B-2 Central Business District with the following conditions:

1. The optics of all lighting are “cut-offs” that restrict light from spilling from the site.

