

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

**PLANNING COMMISSION**

Monday, February 20, 2023 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](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, February 17, 2023.
3. PUBLIC HEARING:
  - A. The Plan Commission will hold a public hearing to consider a request by Jenson Family Generations Trust/Julie Jenson for approval of zoning change from B-1 Local Business to R-2 Residential Two District for the property 510 N Main Street from. (parcel 6-26-267).
  - B. Close the public hearing.
4. Consider a request by Jenson Family Generations Trust/Julie Jenson to amend the City of Edgerton Zoning Map for 510 N Main Street from B-1 Local Business to R-2 Residential Two District. (parcel 6-26-267).
5. Consider approval of February 8, 2023 Plan Commission meeting minutes.
6. Set next meeting date and future agenda items.
7. 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."

**FEBRUARY 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, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hageman and Ron Webb.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, February 3, 2023 at the Post Office, Edgerton Library, the City website and City Hall.

**MINUTES:** A Jim Kapellen/Julie Hagemann motion to approve the January 3, 2023 Plan Commission minutes passed on a 7/0 roll call vote.

**PRELIMINARY CONFERENCE REGARDING THE DEVELOPMENT OF LAND SOUTH OF ORCHARD HEIGHT SUBDIVISION:** Flanigan stated the purpose of this meeting is to allow the petitioner to receive input from the Commission. The petitioner is asking to change the Comprehensive Plan as follows: increase the acreage of multi-family from 7 acres to 8.75 acres, and to change the acreage of the area for duplexes from 0 acres to 5.95 acres.

Kyle Carrier, Representative for the Developer, addressed the Commission to give them some data on costs of development. He also addressed some of the comments that were brought up in the last public hearing about the project regarding traffic, demand for multi-family development, tax base development, and access to parkland.

Julie Hagemann had concerns about parking with the multi units and duplexes. Mr. Carrier stated the duplexes would all have 2 car garages with ample off street parking for the occupants. The multi-units would also have off street parking.

**CONSIDER EXTRATERRITORIAL LAND DIVISION ON FORREST AVE FOR CUSICK IN THE TOWN OF ALBION:** A Ron Webb/Jim Kapellen motion to approve an extraterritorial land division on Forrest Ave for Cusick in the Town of Albion passed on a 7/0 roll call vote.

**CONSIDER EXTRATERRITORIAL LAND DIVISION AND PLAT OF VACATION ON E WATTS SPRING ROAD FOR NATTER IN THE TOWN OF FULTON:** A Jim Burdick/Paul Davis motion to approve an extraterritorial land division and right of way vacation plat for Natter on E Watts Spring Park Rd in the Town of Fulton passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl  
City Administrator

**TO:** Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** February 20, 2023

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a zoning change from B-1 Local Business District to R-2 Residential District Two.

**Location:** 510 N Main Street (6-26-267)

**Applicant:** Jenson Family Generations Trust/Julie Jenson

**Current Zoning/Land Use:** B-1 / vacant previously an 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:

**Rezone**

1. The owner of the subject property proposes to rezone the property from B-1 Local Business District to R-2 Residential District Two. The existing parcel was originally constructed as a residential structure but was converted to an office. The lot configuration (size and layout) is more conducive to a residential land use than it is to a commercial land use. The subject parcel is adjacent to residential development.
2. Zoning and land uses of adjacent parcels consist of the following: B-1 (laundromat and highway and restaurant) to the north and east; R-2 (residence and park) to the south and west.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the rezoning of 510 N Main Street from B-1 Local Business District to R-2 Residential District Two. This recommendation is based on the finding that the potential public benefits of the proposed rezoning outweigh any and all potential adverse impacts of the proposed rezoning.