

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

**PLANNING COMMISSION**  
Monday, December 16, 2019 at 6:15 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, December 13, 2019.
3. Consider approval of November 4, 2019 Plan Commission meeting minutes.
4. Consider approval of a site plan for IKI Manufacturing at the Maple Court complex.
5. Consider water easement reduction at 910 Rock River Road.
6. Consider preliminary and final 2 lot CSM near west side industrial park.
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."

**NOVEMBER 4, 2019 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:50 p.m.

Present: Christopher Lund, Jim Burdick, Anne Radtke, Jim Kapellen, Paul Davis, Ron Webb, and Julie Hagemann.

Others Present: City Administrator Ramona Flanigan and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, November 1st at the Post Office, Edgerton Library, and City Hall.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the September 23, 2019 Plan Commission meeting minutes passed, all voted in favor.

**EXTRATERRITORIAL LAND DIVISION:** A Ron Webb/Jim Burdick motion to approve an extraterritorial land division for Roscoe Development Co. LLC, Town of Fulton, Section 12 to create 8 lots on E Mallwood Drive passed, all voted in favor.

A Jim Kapellen/Anne Radtke motion to approve an extraterritorial land division for Sundby, Town of Fulton, Section 16 to combine 2 lots on N Blackhawk Drive passed, all voted in favor.

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

Ramona Flanigan/ch  
City Administrator

Approved December 16, 2019

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** December 16, 2019

## GENERAL DESCRIPTION

**Description of Request:** Petition for approval of a site plan to allow an addition to a warehouse and the construction of an accessory building

**Location:** 105 Maple Court

**Applicant:** IKI Manufacturing

**Current Zoning/Land Use:** M-2 General Industrial District/industrial

**Lot Size:** 26 acres (several parcels)

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 parcels are located on the southeast corner of IKI Drive and Stoughton Road. The subject parcels are zoned M-2 General Industrial District. The petitioner proposes to construct a 3,840 sf **addition** to a storage building and a 4,320 sf cold storage **accessory building**.
2. The proposed **accessory building** to be used for cold storage is steel sided and open on the southwest side to allow ease in moving materials into the covered space. The goal is to provide cover for materials (pallets) that are otherwise stored outside.
3. The proposed **addition** to the will consist of approximately 1/3 cold storage and 2/3 heated storage space. The structure has three service doors and two overhead doors on the northeast side of the structure. The addition is steel sided.
4. The **addition** requires the installation of a paved driveway. The **accessory building** requires the installation of a concrete apron. No other site modifications are planned.
5. Stormwater from the site generally drains to the south east along the railroad tracks through the tilled field, which is owned by the applicant, before entering the City's stormwater collection system off the end of Rollin Street. While the two proposed structures do not necessitate the installation of stormwater control measures because of their small size, the installation of other impervious surfaces over the last 15 years collectively require stormwater measures be implemented . The stormwater collection facility is best placed in the southeast corner of the complex. (See map) This pond cannot be constructed at this time. The attached letter indicates the owners' commitment to make stormwater control improvements before June 30<sup>th</sup> of 2020. This is acceptable to the City Engineer and will allow

the petitioner to complete these upgrades to facilitate the expansion of the business at this time .

6. A landscape plan is required.
7. All exterior lighting fixtures must be cut off fixtures.

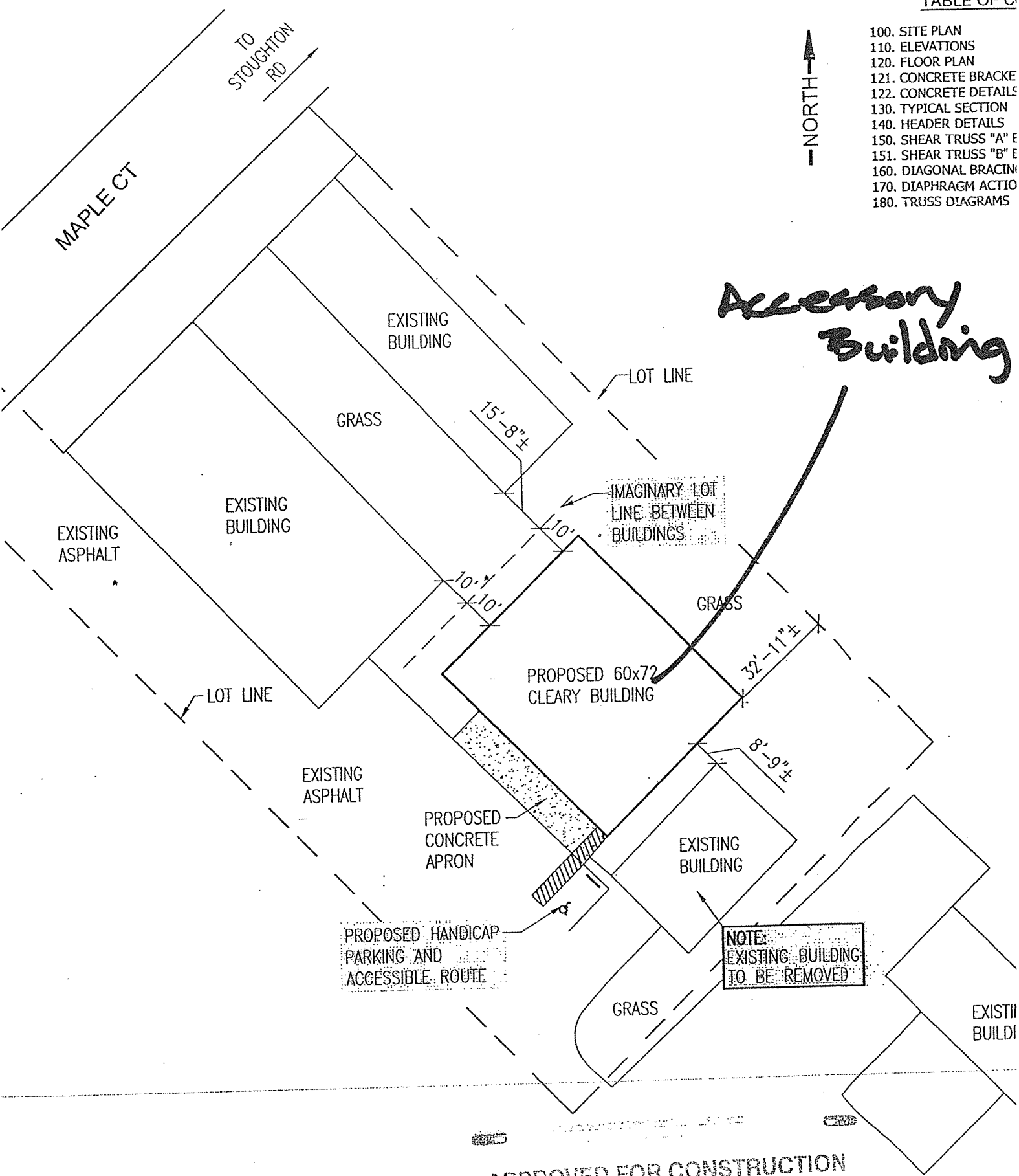
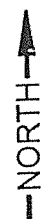
#### STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan for an addition and the construction of an accessory building to 105 Maple Court with the following conditions:

1. The petitioner complies with the following conditions of the City Engineer:
  - Plans for the stormwater control improvements are submitted by May 1, 2020 and the improvements are installed and approved by June 30, 2020.
  - The petitioner notifies the City when construction of the stormwater improvements start and when construction is completed to allow inspection of the completed work to insure the work completed is according to the plan.
2. The petitioner submits a landscape plan.
3. All exterior lighting fixtures are cut off fixtures.

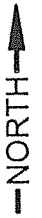
TABLE OF C

- 100. SITE PLAN
- 110. ELEVATIONS
- 120. FLOOR PLAN
- 121. CONCRETE BRACKE
- 122. CONCRETE DETAILS
- 130. TYPICAL SECTION
- 140. HEADER DETAILS
- 150. SHEAR TRUSS "A" E
- 151. SHEAR TRUSS "B" E
- 160. DIAGONAL BRACIN
- 170. DIAPHRAGM ACTIO
- 180. TRUSS DIAGRAMS



APPROVED FOR CONSTRUCTION  
 DATE \_\_\_\_\_ BY \_\_\_\_\_

limited materials or context



EXISTING BUILDINGS

MAPLE COURT

PROPOSED CONCRETE DRIVE

EXISTING BUILDING  
TYPE VB  
40x100

5'x5' ACCESSIBLE LANDING AREAS (SEE LANDING AND THRESHOLD DETAILS SHEET 150 (BY CLEARY SUB))

LOT LINE

3-HOUR FIREWALL

85'x5'x6" CONCRETE APRON (BY CLEARY SUB)

HANDICAP PARKING

51'-10"±

**Addition**

39'-8"±

PROPOSED 40x96 CLEARY BUILDING

LOT LINE

the ground foot.  
in grade (±).  
material is free

stalled as

DOOR



MANUFACTURING CO., Inc.

116 N. SWIFT STREET • EDGERTON, WISCONSIN 53534  
PHONE: 608/884-3411 FAX: 608/884-4712

SPECIALIZED CONTR ACT  
AEROSOL PACKAGING

RE: Retention Basin Needed for IKI Expansion

To Whom It May Concern:

To accommodate some immediate growing pains at IKI we need to build two steel buildings on IKI's Edgerton campus with a completion date of February 1<sup>st</sup>, 2020. To accommodate impervious surface added between 2005-present and the new steel building we understand that we need to add additional retention basins to grounds.

IKI will commit to having the retention basin completed by June 30<sup>th</sup>, 2020 if we are allowed to begin the construction of these buildings as soon as possible. IKI has already been in communication with Quam Engineering and understands the size and location of the needed basin. Quam will begin the process of getting soil samples to complete the engineering needed prior to construction of the basins.

Thank you,

A handwritten signature in black ink, appearing to read 'AWalker', written in a cursive style.

Andy Walker

IKI Manufacturing - CEO





**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** December 16, 2019

**GENERAL DESCRIPTION**

**Description of Request:** Request to vacate a portion of a water main easement

**Location:** East of 910 Rock River Road

**Applicant:** City of Edgerton

**STAFF DISCUSSION**

The City currently has a water main easement over the area shown on the attached map. The owner of 910 Rock River Road has requested the easement be reduced from 80' to 66' wide. A 66' wide easement is adequate for the maintenance and access to the water main. The Utility Director does not object to the easement reduction. The owner is requesting the easement reduction to ensure the existing barn is not in the easement and to provide some setback between a future road within the easement and the existing house.



**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** December 16, 2019

**GENERAL DESCRIPTION**

**Description of Request:** Approval of a Preliminary and Final two lot Certified Survey to allow the creation of two lots

**Location:** West of Westside Industrial Park

**Applicant:** TJN Enterprises, LLC/City of Edgerton

**Current Zoning/Land Use:** M-2/agriculture

**Parcel Sizes:** 6.9 acres and 4 acres

**STAFF REVIEW COMMENTS**

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

1. The proposed land division will divide the existing parcel into two parcels. The owner intends to sell lot #2 to the City. The City plans to prepare the parcel for business development. The CSM dedicates a street right of way to allow access and the future division of lot #2.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the proposed Preliminary and Final two lot Certified Survey for the parcel west of the Westside Industrial Park under the following conditions.

1. The final CSM includes all easements.

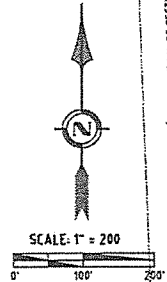
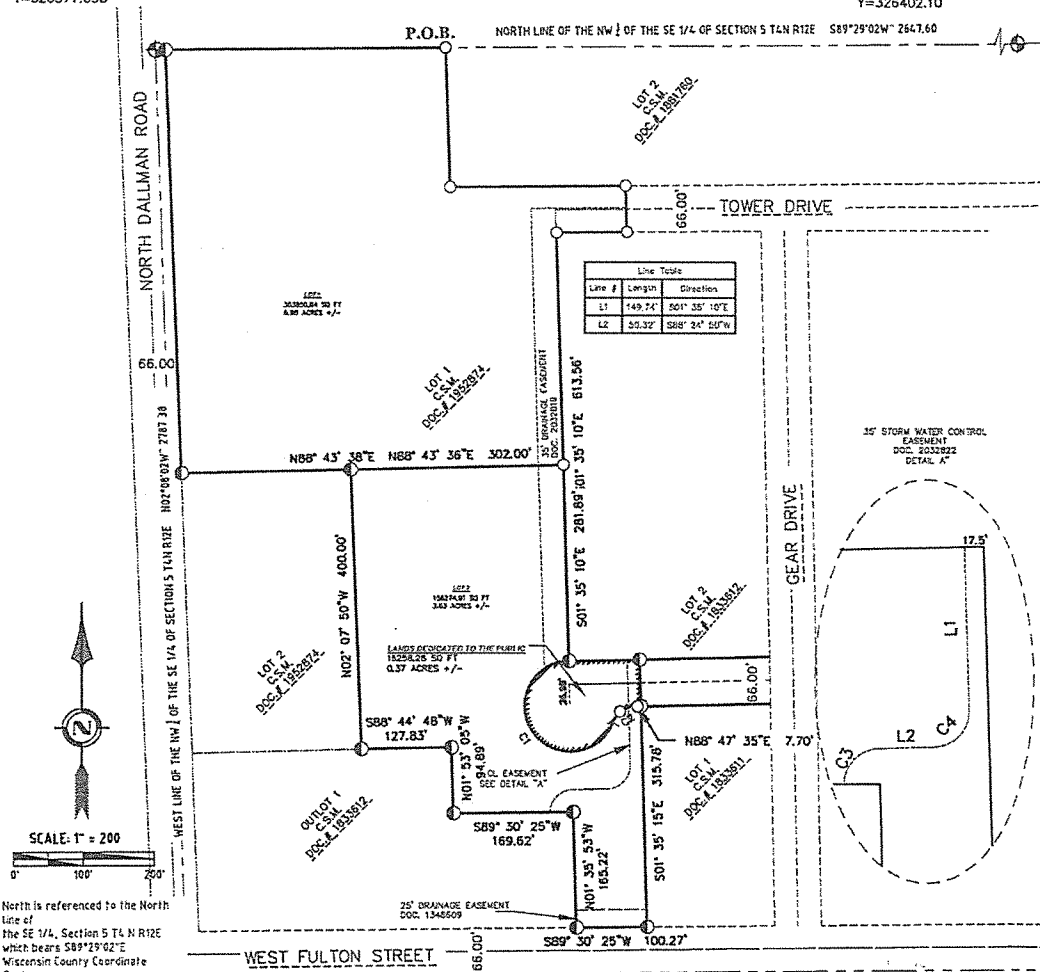
I:\Clients-Kansas\EA\4894 Edgerton City of\039 West Side Industrial Street Extension\100 Coa\039\Survey\CAD\GeomDrive Com.dwg 12/13/19 11:04:32 AM

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

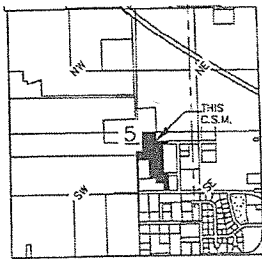
A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP AS RECORDED  
AS DOCUMENT 1952874, OF SECTION 5, TOWNSHIP 4 NORTH,  
RANGE 12, EAST, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN

CENTER OF SECTION 5  
TOWNSHIP 4 NORTH,  
RANGE 12 EAST  
FOUND 3" REBAR STAKE  
X=471994.533  
Y=326377.693

EAST 1/2 SECTION 5  
TOWNSHIP 4 NORTH,  
RANGE 12 EAST  
FOUND ALUMINUM CAP  
X=474543.00  
Y=326402.10



North is referenced to the North  
line of  
the SE 1/4, Section 5 T4N R12E  
which bears S89°29'02"E  
Wisconsin County Coordinate  
System  
(Rock County)



Curve #	Length	Radius	Central Angle	Chord Length	Chord Bearing
C1	276.41'	E4.00'	247° 27' 18"	108.45'	S35° 08' 45"E
C2	42.52'	35.00'	67° 39' 59"	40.09'	N54° 57' 36"E
C3	50.40'	32.50'	88° 51' 14"	45.50'	S43° 57' 09"W
C4	51.05'	32.50'	90° 00' 00"	45.96'	N43° 24' 48"E

### LEGEND

- Road Dedication
- Government Corner (As Noted)
- Found 3/4" Rebar Stake
- Set 3/4" x 18" Rebar Weighing 1.502 Pounds/Lineal Foot
- Recorded As



Mitchell J. Reimer  
Cedar Corporation  
W61 N497 Washington Ave  
Cedarburg, Wisconsin 53012  
SHEET 1 OF 3 SHEETS

OWNER/PREPARED FOR:  
TJN ENTERPRISES LLC  
11 Catlin Street  
Edgerton, WI 53534