

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

PLANNING COMMISSION

Wednesday, September 29, 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, September 24, 2021.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold 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.
 - B. Close the public hearing.
4. Consider 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.
5. PUBLIC HEARING:
 - A. The Plan Commission will hold 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).
 - B. Close the public hearing.
6. Consider 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)
7. PUBLIC HEARING:
 - A. The Plan Commission will continue 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).
 - B. Close the public hearing.
8. Consider 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).
9. Consider approval of September 1, 2021 Plan Commission meeting minutes.
10. Consider a Planned Development Concept Plan for 2 Burdick Street.
11. Set next meeting date and future agenda items.
12. Adjourn.

cc: Commission Members
City Engineer

All Council Members
Newspapers

Department Heads

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: September 29, 2021

GENERAL DESCRIPTION

Description of Request: Petition for approval of a conditional use permit to allow the modification of an identification sign

Location: 312 N Main Street, Central Park

Applicant: Edgerton's Veterans Memorial Committee / City of Edgerton

Current Zoning/Land Use: R-2 / park

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 parcel is zoned R-2. The petitioner wishes to add a sign to the existing identification, monument sign. The ordinance allows institutional uses in a residential district to apply for a conditional use permit for signage that does not meet the residential signage requirements.
2. The proposed sign is a 16 sf aluminum sign to be installed below the existing 20 sf Central Park sign. The proposed total signage exceeds the 24sf sign maximum thus a conditional use is required.

STAFF RECOMMENDATION

Staff recommends the conditional use be granted to allow the modification of an identification, monument sign for identifying Veterans Memorial Park with the following 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.

To the Edgerton City Planning (Zoning) Commission Board.

The Issue: Currently, the newly finished Veteran's Memorial is somewhat obscure from general view to the average passerby on Hwy 51. If you are not aware that one exists but are looking for a Veteran's Memorial as you pass through the city, there is no signage to help direct you to it.

The Proposal: Our proposal adds signage to show that Edgerton indeed has a Veteran's Memorial Park located in the Central Park Area. The Edgerton Veteran's Memorial Committee is seeking approval (Conditional Use Permit) from the City Planning (Zoning) Commission to have a sign made and installed directly underneath the current Central Park sign facing Hwy 51. (See attached photo of current Central Park sign, with the proposed Veterans Memorial Park Sign superimposed in place.) The finished sign will have the American Legion and the VFW emblems at either end of the wording. This sign would be a permanent addition to the City's current Central Park sign. The sign would help passerby identify and locate the Edgerton Veteran's Memorial Park.

The material and dimensions of the sign are indicated on the 2nd attachment (see the Quote from the Sign Guy).

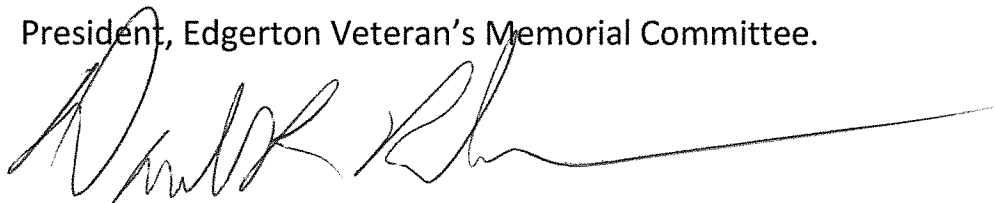
If approved, we plan to have the sign finished and installed no later than November 11th, 2021 which is Veteran's Day.

We (the Veteran's Memorial Committee) wish to thank the board for considering our proposed addition.

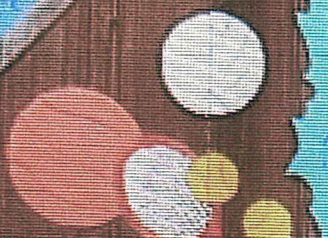
Respectfully,

Dan Rosenbaum

President, Edgerton Veteran's Memorial Committee.

A handwritten signature in black ink, appearing to read 'Dan Rosenbaum', with a long horizontal flourish extending to the right.

Central Park



AQUATIC & RECREATION CENTER

VETERAN'S
MEMORIAL PARK





Estimate 42367

I WANT TO BE YOUR SIGN GUY

PRESENTED TO: JIM COTTRELL

8 FT. BY 2 FT. SIGN
CONSTRUCTED ON 4 MILL ALUMINUM SIGN BOARD
AND INSTALLED UNDER EXISTING
SIGNAGE AT CENTRAL PARK AQUATIC CENTER.
SIGN FACE WILL BE PRINTED AND LAMINATED.

THIS PRICE INCLUDES CONSTRUCTION, PRINTING,
AND INSTALLATION OF NEW SIGN.

1/2 down	\$175.00
TOTAL	\$ 350.00
TAX	
Total Due:	\$ 350.00

MAKE CHECKS PAYABLE TO:
TIM ROSS

This Estimate is Valid until 8/10/2021

920.723.8681



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 29, 2021

GENERAL DESCRIPTION

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

Location: 472 W High Street (6-26-1198.2)

Applicant: Yeske Construction

Current Zoning/Land Use: M-2 General Industrial/ Outdoor stage use/contractor yard

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 472 W High Street. The parcel is zoned M-2 General Industrial. The petitioner proposes to construct a storage building west of the existing building. Developments having more than one principal structure require a conditional use permit as a group development as does having more than one driveway.
2. The petitioner wishes to construct a 60' x 100' storage building west of their current main building.
3. The exterior of the structure will be steel "pole barn" style siding. It will have overhead doors facing W High Street. Two driveways with pavement connecting the two driveways are proposed to access W High St. The parking area in front of the building has to have at least a 10 feet setback. The petitioner does not plan to install any curb or extend the asphalt. The proposed driveways access the 10' wide Marsh Trail pedestrian path which is inadequate to serve both vehicles and pedestrians. Staff recommends the pavement in High Street be extended through the last driveway. The petitioner plans to relocate the existing gravel driveway that is currently west of the existing building by moving it east. It is needed to allow semi trucks to access the rear of the existing building.
4. Stormwater from the building and paving will drain to a bio retention basin on the north side of the building. The floor elevation of the structure should be increased to at least the same elevation as the existing building to prevent flooding.

5. The project requires 134 landscape points. A condition of the sale of the land was that the owner install a landscape screen along the west side between the bike path and the building.
6. On-wall dawn to dusk lighting is proposed.
7. If a dumpster is installed, it should be screened from the street

STAFF RECOMMENDATION

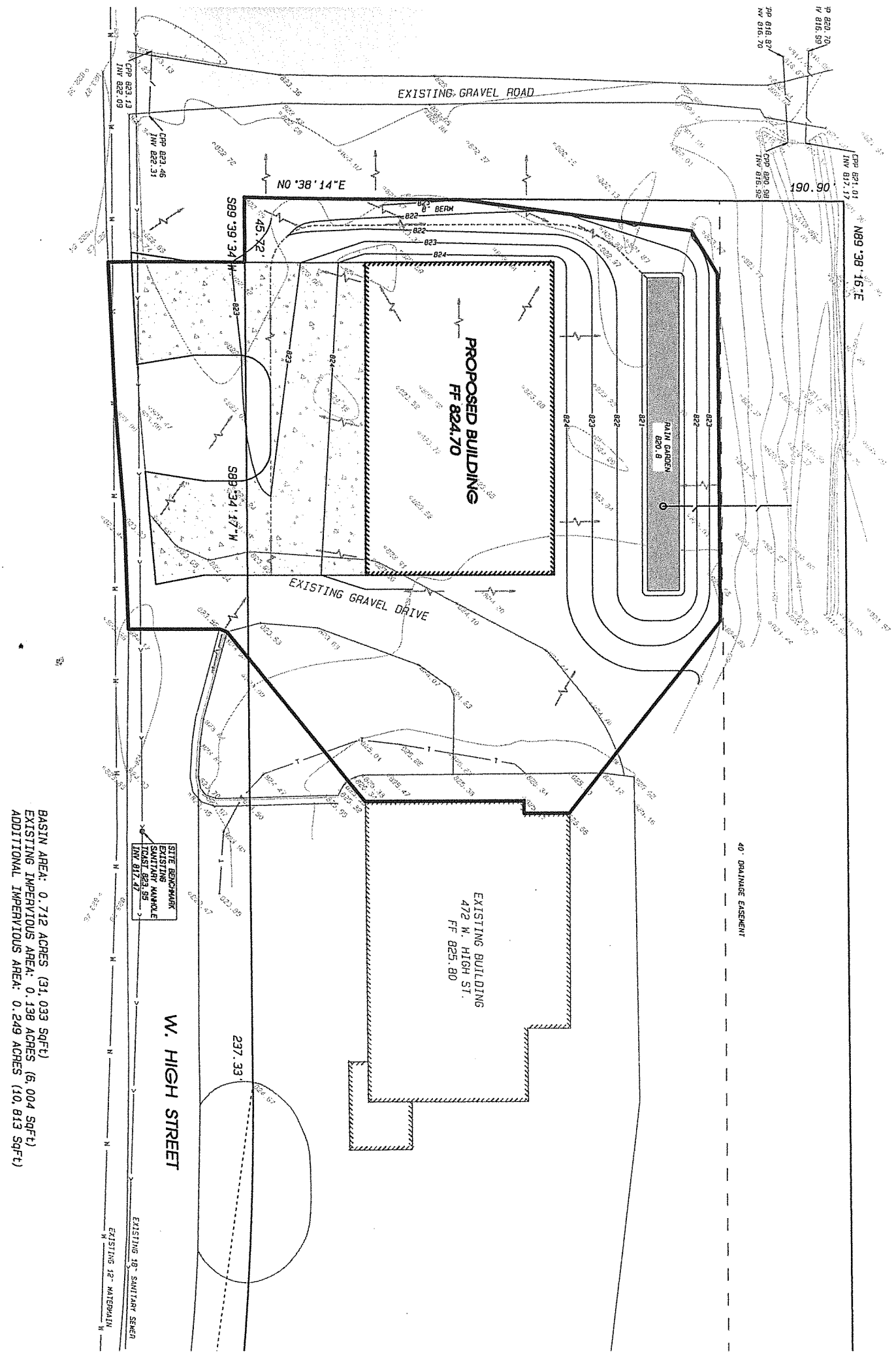
Staff recommends the Plan Commission grant site plan approval and a conditional use permit to allow the construction of a storage building and two driveways at 427 W High Street with the following conditions and findings:

Conditions

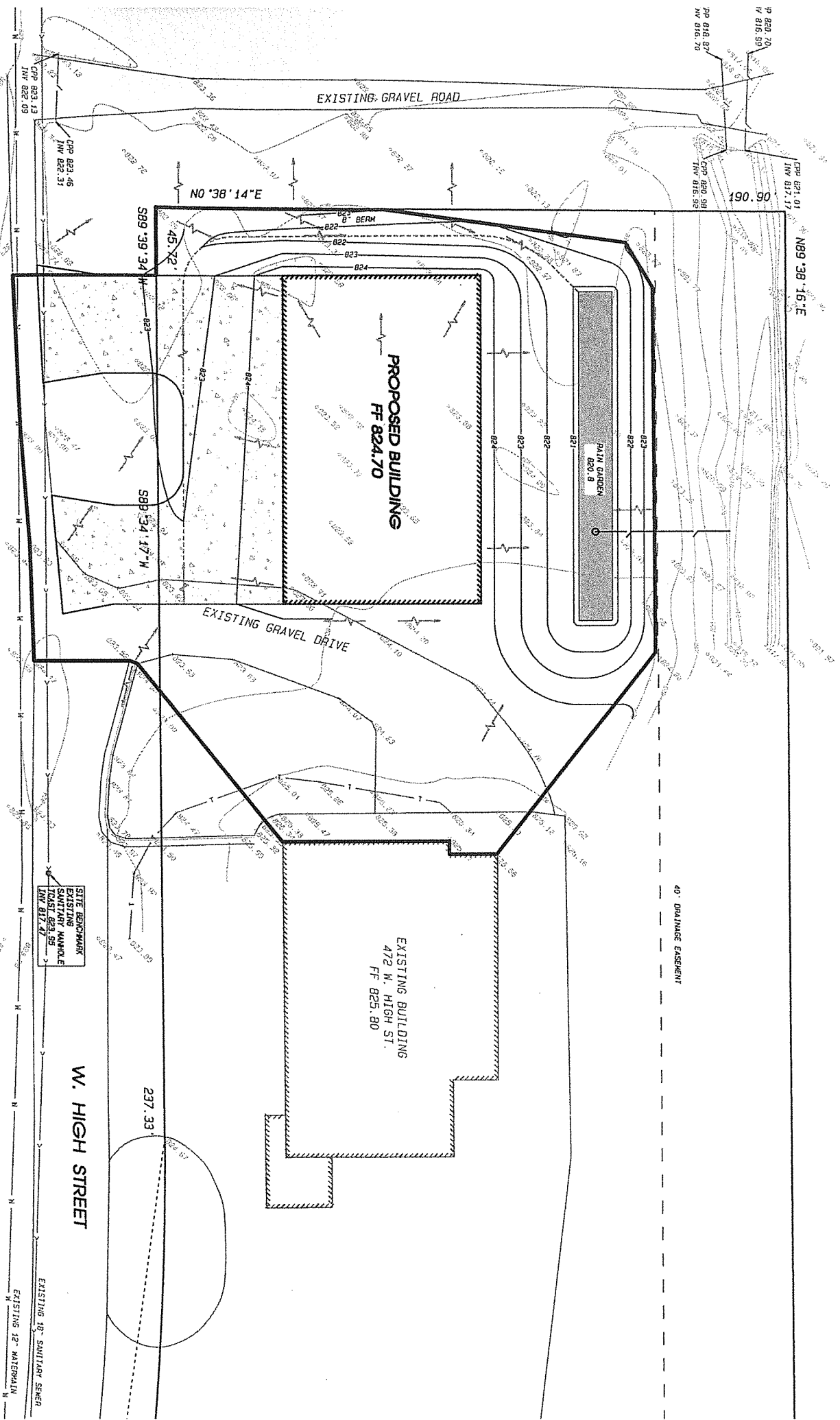
1. The petitioner provides a landscape plan that complies with the Commission's and the ordinance requirements. The landscaping should be concentrated on the west side of the building and should serve to screen the building from the path.
2. All exterior lighting be cut off fixtures.
3. The parking area 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.



BASIN AREA: 0.712 ACRES (31,033 SQFT)
 EXISTING IMPERVIOUS AREA: 0.138 ACRES (6,004 SQFT)
 ADDITIONAL IMPERVIOUS AREA: 0.249 ACRES (10,813 SQFT)



EXISTING 18" SANITARY SEWER
 EXISTING 12" WATERMAIN

Option # 1



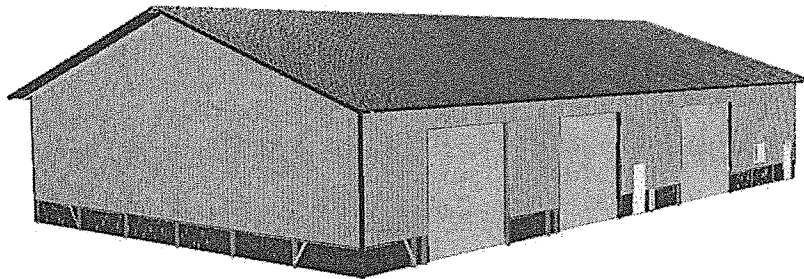
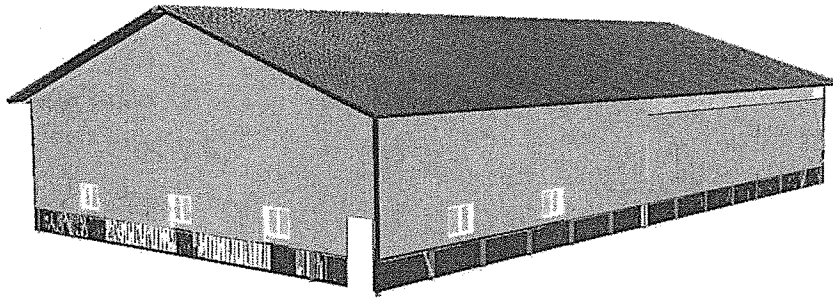
TRAVIS LEESER
Cell Phone: (608) 379-0132
Phone Number: (608) 845-9700
Email: TLeeser@clearybuilding.com

2/17/2021
YESKE, LUCAS/MARK
Doc ID: 5129820210217080012

Cleary Buildings Project Estimate

Client Proposal - Erected

Project Name: YESKE, LUCAS/MARK
Site Address: UNKNOWN EDGERTON, WISCONSIN 53534
Email: tleeser@clearybuilding.com
Cell Phone: (608) 286-9638



TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: September 29, 2021

GENERAL DESCRIPTION

Description of Request: Approval of a General Development Plan for a Planned Development to allow the construction of a 42-unit apartment building.

Location: South of Lake Drive and west of Dairyland Drive (parcel 051234481982)

Applicant: Ilir Banushi

Current Zoning/Land Use: B 4 Suburban Commercial / vacant

STAFF DISCUSSION

The plan commission tabled the public hearing for the General Development Plan to allow civil engineering plans to be submitted as this information may impact the site layout.

Planned Unit Development Process

The Planned Unit Development process has the following four steps.

1. Pre-application Conference - Informal discussion about type of land uses (no maps)
2. Concept Plan - Review of concept drawings and discussion of land uses, intensity, open space, and relationship to nearby features. The City is not obligated or bound by discussions at this stage.
3. **General Development Plan (GDP) - Review a more precise proposal of the land development. Zoning is granted at this stage. This is done through a public hearing process. No development can occur at this stage.**
4. Precise Implementation Plan - Review of exact plans for all aspects of the development. Approval of the PIP allows the development to be constructed in strict conformance with the approved PIP. This requires a public hearing.

STAFF REVIEW COMMENTS

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

1. The petitioner requests approval of a Planned Development to allow the construction of a 42-unit apartment building, Edgerton Apartments. This is the first building of several the developer hopes to construct. Other future buildings are southeast of the subject building. The zoning ordinance allows for apartment buildings up to 17 units. Structures having more than 17 units require a Planned Development. The alternative to a planned development in this case would be several separate apartment buildings. The building will have one and

two bedroom apartments with underground parking. It will be marketed, not restricted, to the 55 and over population. This will have implications for recreation improvements.

2. Access to the structure will be from an extension of Dairyland Drive which intersects with Lake Drive Road. The parking lot has been relocated to the north side of the building so the building is now adjacent to the pond.

In addition to the proposed 39 stalls of underground parking, the site plan provides a 23-stall surfacing parking lot for a total of 62 stalls. Twenty three more stalls could be constructed in the parking lot but it appears the developer does not plan to construct the stalls initially. For a conventional development, not a planned development, the ordinance requires 2 stalls per dwelling unit or 84 stalls. There is no on-street parking in this area at this time.

The driveway and parking lot should be curbed. The sidewalk along the driveway should be separate from the curb with a terrace and the sidewalk along the parking lot should be raised above the parking lot, it should be wider, and it should have accessible ramps. The driveway to the future development east of the proposed building would have to be reconfigured as it is too wide to comply with the ordinance and creates an unsafe traffic configuration. If that is unacceptable to the petitioner, the driveway for the proposed structure should be reconfigured now.

3. The building is 46' tall. The ordinance permits buildings up to 35' tall and requires taller buildings obtain a conditional use permit. This height, coupled with the great length of the structure, 252 feet, and the gable roofline results in a massive appearance of the building. In comparison, the three-story portion of Fulton Square condominiums is 210 feet long. The height of the three-story portion of Fulton Square is approximately 41' with a flat roof having a varying top line and cornice details. The building elevation and materials of Fulton Square vary which breaks up the appearance of the large structure and gives the impression of different buildings. The roofline and building materials of the proposed building should serve to minimize the mass of the building.

The petitioner has provided elevations of the structure with more detail. The roofline has not been modified. The elevations include two different colored siding and some masonry. The building façade has recesses for the balconies which serve to break up the very large façade. These recesses do not reflect through the roof so the top roofline so the building roof is one large rectangle.

4. The two entrances are now on the parking lot side of the structure and now have an awning to identify them on this large façade. More detail should be provided at the entrances. Since the pond, walking trail, and pavilion are on the south side of the street, a public doorway should be provided on the south elevation to allow residents to access the open space directly.
5. The Precise Implementation Plan must include grading and stormwater control plans, lighting information, the location of building utilities (AC condensers, gas meters,

dumpsters, mail boxes). The grading and detailed stormwater control plans, which have not been submitted, may have significant impact on the design. The preliminary civil engineering drawings show the configuration of the stormwater pond that will serve this development as well the other acreage the petitioner owns. The plans also provide preliminary information for Banushi Court which will not be constructed with this project. The City Engineer has requested additional information about how the pond will serve the entire parcel as well as how the pond will drain to the offsite stormwater system. There are no civil drawings showing floor elevations or grading for the proposed structure. It is difficult to evaluate how the structure will relate to the pond or Banushi Court and Dairyland Drive.

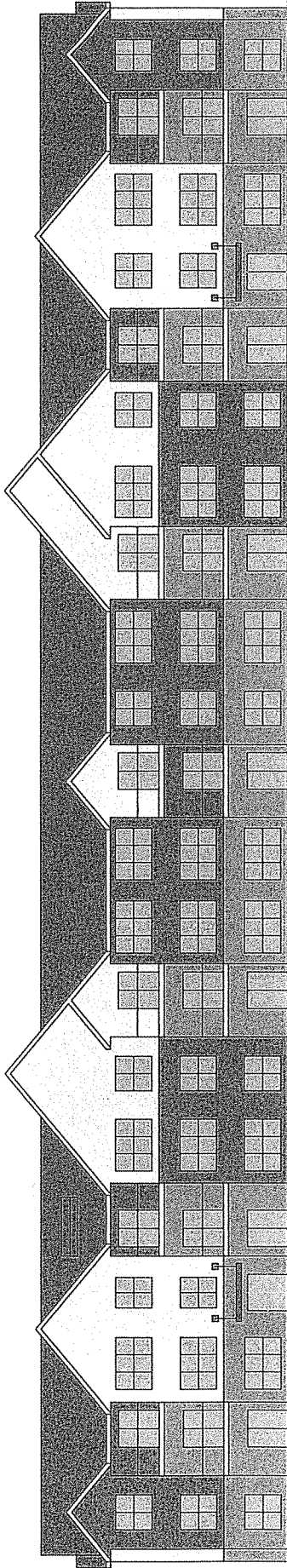
6. This development is part of a 13.4 acre parcel. If the petitioner plans to separate this parcel from the larger parcel, a certified survey map must be approved. A 1.9 acre parcel would be required if this were a conventional development.
7. There is no parkland being proposed with this development thus the developer must pay parkland fees upon the issuance of a building permit. Since the development will not be exclusively occupied by over 55-year olds, a variety of park improvements should be provided in the development.
8. The Planned Development process allows developer to “vary” ordinance requirements in exchange for a “higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments”. A walking path around the development, an outdoor or indoor gathering area are examples of improvements being proposed in exchange for greater density. Upgraded exterior building materials and building details are also improvements that could be required in return for greater density.
9. The Planned development process requires a listing of the regulations with which the proposed planned development does not comply. The following features do not comply with the ordinance: number of units in one building, parking, height and possibly curbing.
10. The site plan does not specify street lighting.

STAFF RECOMMENDATION

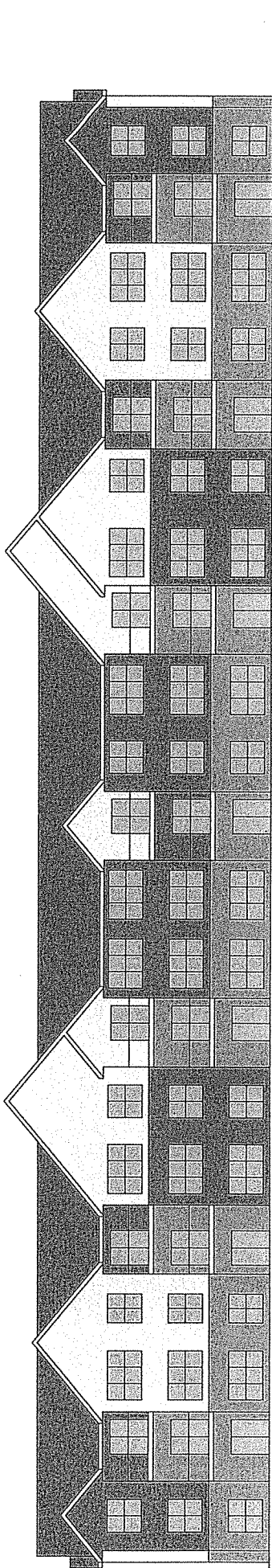
Staff recommends the Plan Commission table the public hearing for the GDP Planned Development for Edgerton Apartments until preliminary engineering plans incorporating the proposed development have been submitted. If the Commission elects to approve the plans staff recommends the approval be subject to the following conditions:

1. Staff determines that the engineering drawings do not modify the design to the extent that requires a rehearing the GDP phase.
2. The PIP plans include the location and screening of building utilities (AC condensers, gas meters, dumpsters, mail boxes).
3. A lighting plan is provided.
4. Modifications are made to reduce the appearance of the mass of the structure.
5. Age appropriate site amenities and/or indoor gathering spaces are provide.

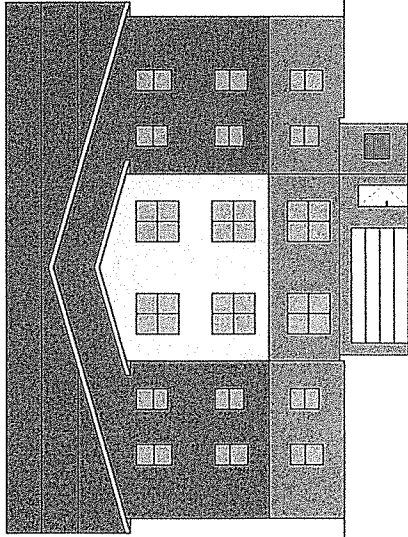
6. The developer pays parkland fees at the time of the building permit.
7. The petitioners comply with the conditions of the City engineer.
8. Modifications are made to the entrance drive and sidewalks as described in #2 above.
9. Access is provided through the building to the south side of the building.



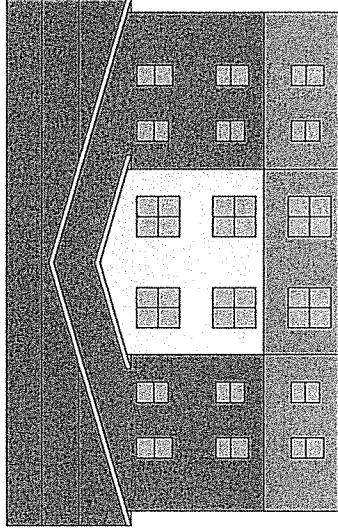
EDGERTON APARTMENTS
NORTH ELEVATION



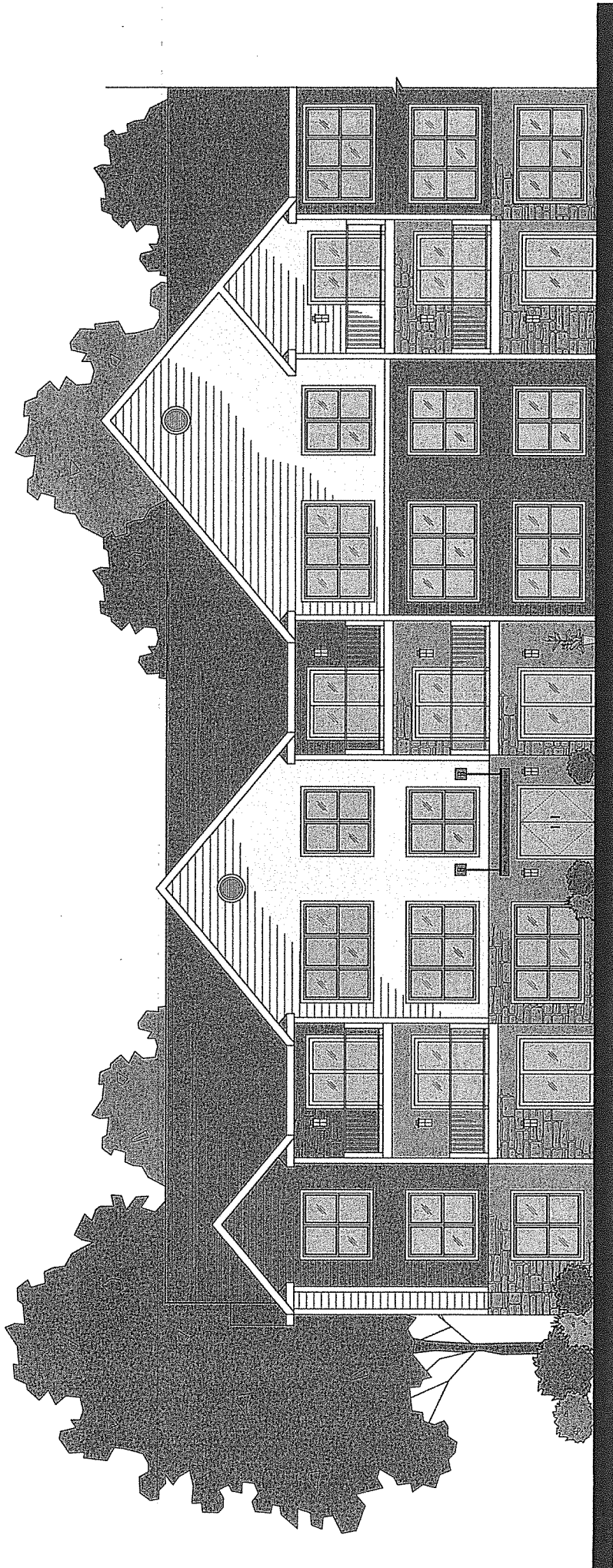
EDGERTON APARTMENTS
SOUTH ELEVATION



EDGERTON APARTMENTS
EAST ELEVATION

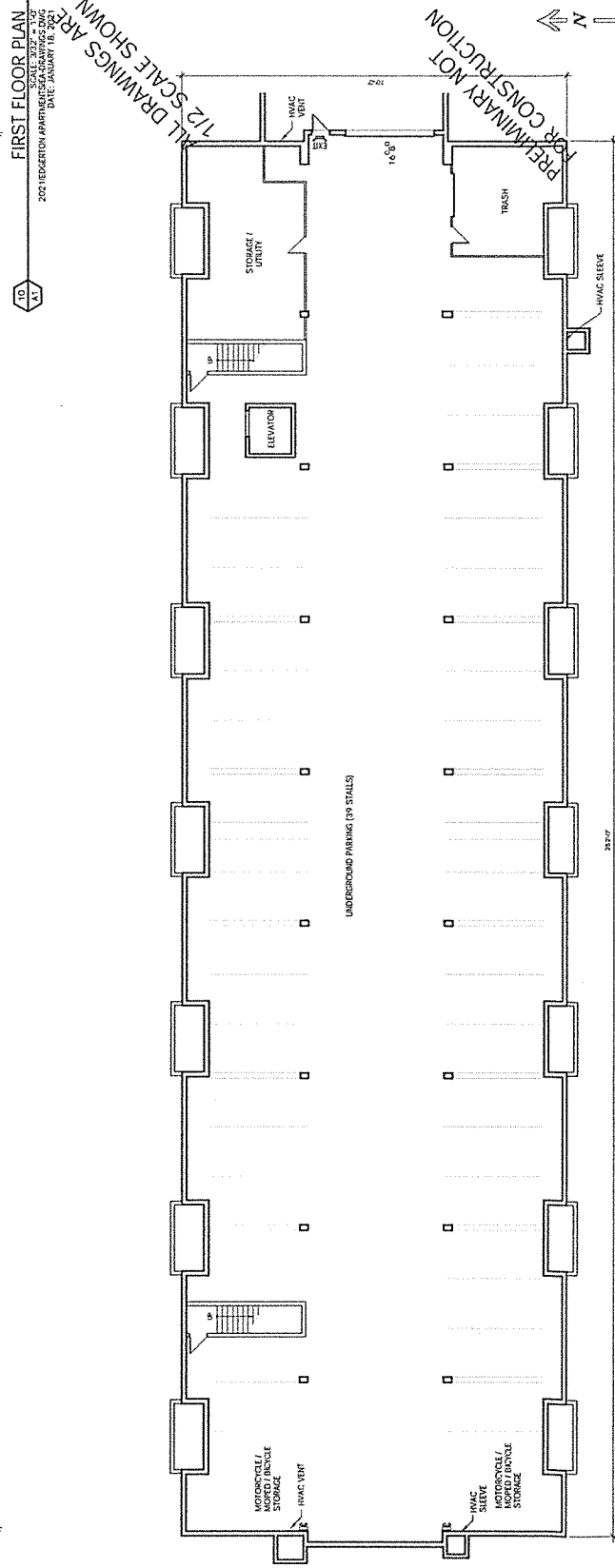
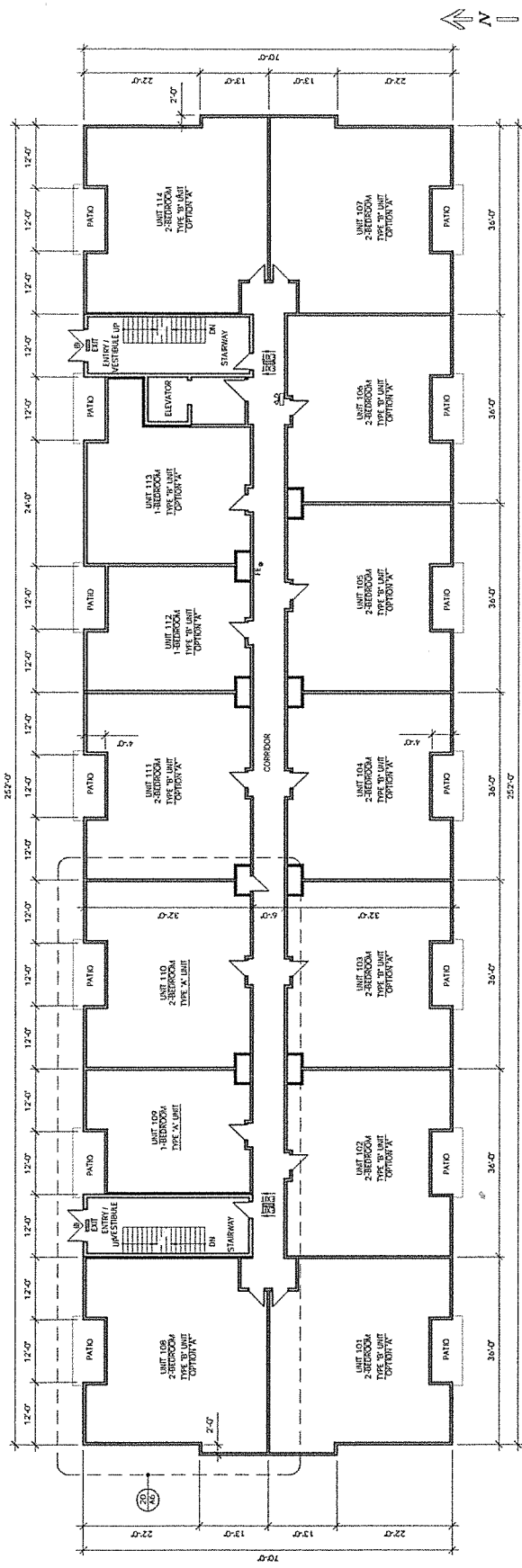


EDGERTON APARTMENTS
WEST ELEVATION



EDGERTON APARTMENTS
ENLARGED NORTH ELEVATION DETAIL

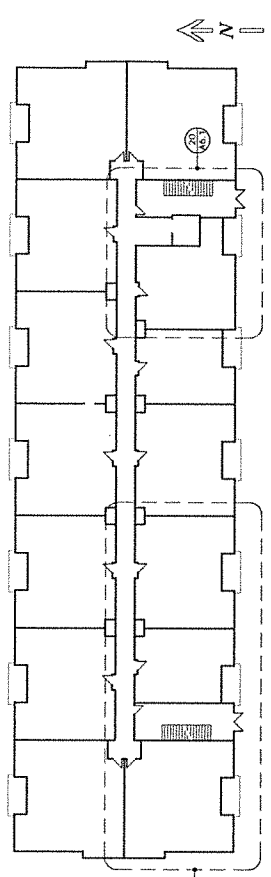
DRAWING NAMES	BASMENT FLOOR PLAN
DRAWING NO.	FIRST FLOOR PLAN
PROJECT DATA	
DATE:	9/8/2021
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	A-1



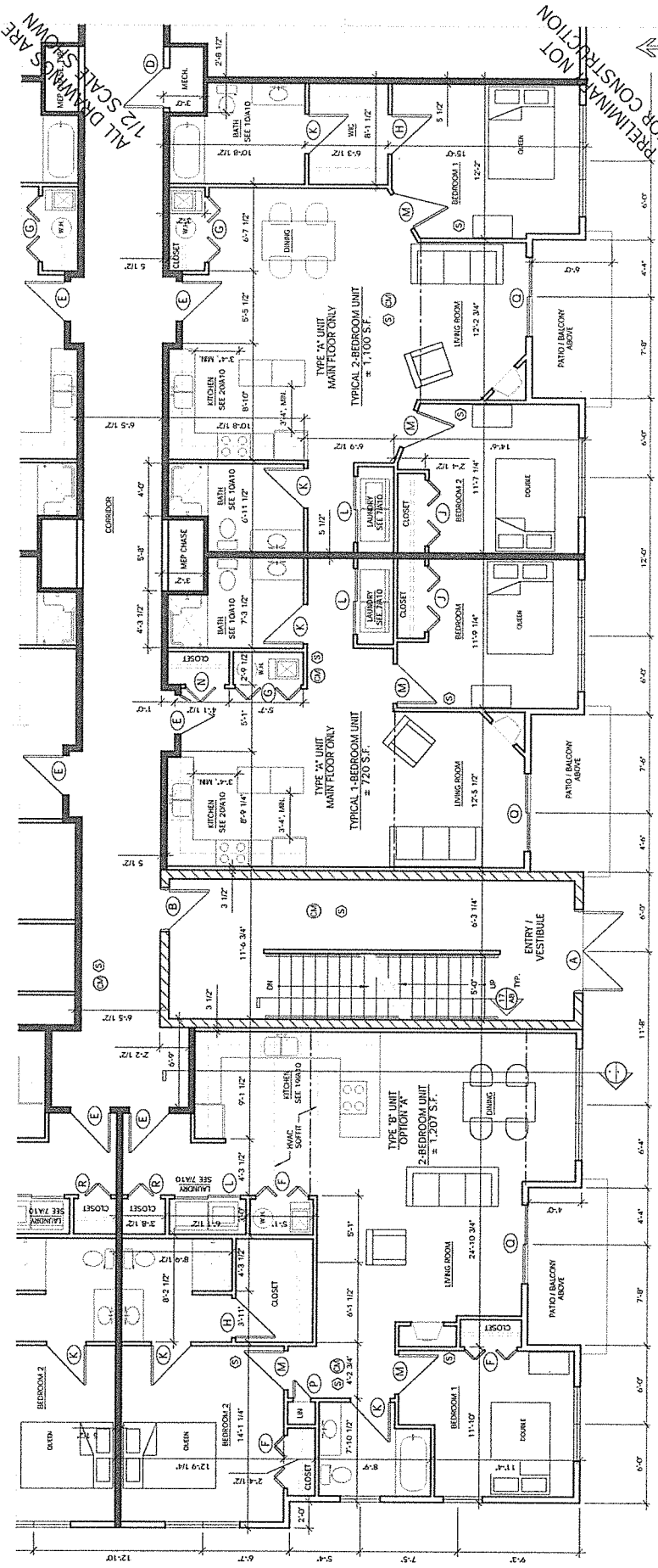
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

DRAWING NAMES
UNIT FLOOR PLANS (ENLARGED) PLAN DIAGRAM
REVISIONS
PROJECT DATA
DATE: 08/09/21
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.
A-6



VERIFY ALL CONDITIONS AND DIMENSIONS ON
 THIS PLAN WITH THE DESIGN ALLIANCE
 ARCHITECTS, INC. OF ANY DISCREPANCIES
 PRIOR TO START.



ALL DIMENSION ARE TO FACE OF STUDS

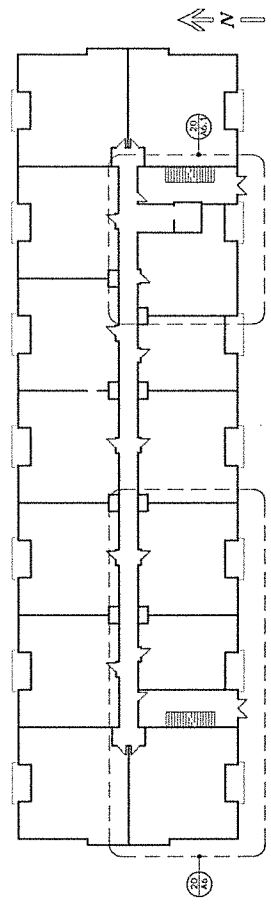
EDGERTON APARTMENTS
 Dairyland Drive
 Edgerton, WI

DRAWING NAMES
UNIT FLOOR PLAN (ENLARGED)
PLAN DIAGRAM

REVISIONS

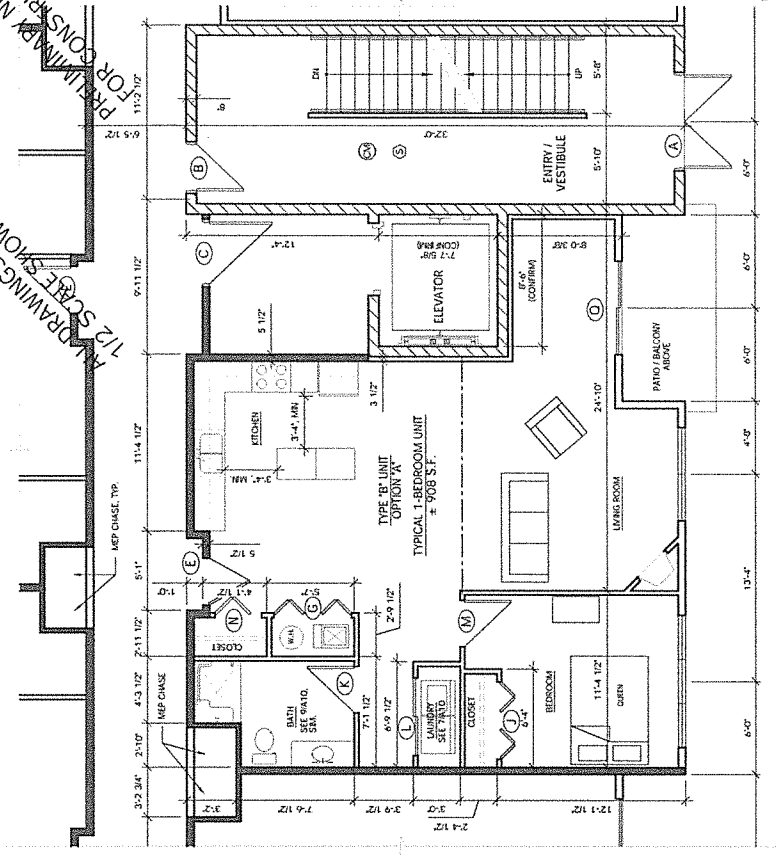
PROJECT DATA
DATE: 9/8/2021
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.

A-6.1



2021 EDGERTON APARTMENTS
 SCALE: 1/8" = 1'-0"
 DATE: JANUARY 18, 2021

DRAWINGS ARE 1/2 SCALE SHOWN
 DRAWINGS NOT FOR CONSTRUCTION



2021 EDGERTON APARTMENTS
 SCALE: 1/4" = 1'-0"
 DATE: JANUARY 18, 2021

ALL DIMENSION ARE TO FACE OF STUDS

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO START.

**SEPTEMBER 1, 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 (remote), Paul Davis, Theran Springstead, Jim Kapellen, and Julie Hagemann.

Excused: Ron Webb.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, August 27th 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 T&D Plaza LLC/Don Deegan for approval of a conditional use permit for a Group Development to allow the construction of a storage building at 1025 N Main St (parcel 6-26-955.2A).

The Zoning Board of Appeals has granted the petitioner a variance to allow the structure to be built 11' from the north (Ladd Lane) property line.

City Administrator Ramona Flanigan stated the petitioner wishes to construct a storage building at 1025 N Main St which is larger than the maximum size of an accessory structure in the B-3 commercial zoning district. The building will be an 80' x 12' open storage shed between the building and Ladd Lane. The area is currently fenced in and used for outside storage. The building will enclose much of the outside storage along Ladd Lane.

The location of the proposed building is already paved to the sidewalk precluding the ability to plant any landscape screening along the building. Since the entire yard is paved, stormwater from the area currently runs across the sidewalk to Ladd Lane. The petitioner does not plan to put gutters on the structure.

The landscape plan requires an additional 58 landscape points. In addition to the planters required by the Board of Appeals, the Commission could require low growing street trees be planted along Ladd Lane.

Petitioner Don Deegan stated they have remodeled the inside of the building and wish to use the additional space for rental equipment and expanding their lawn and garden business. The building will be a three-sided steel structure with prairie wheat color and dark gray trim.

Hearing no comments, the Mayor closed the public hearing.

T&D PLAZA LLC/DON DEEGAN REQUEST FOR CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A STORAGE BUILDING: Theran Springstead asked if the fencing will be removed. Don Deegan stated fencing will extend from each end of the new structure to enclose the area. There will be a gate on the west side of the enclosure

but will not be open to vehicle or pedestrian traffic.

Jim Kapellen/Julie Hagemann moved to grant site plan approval and a conditional use permit to allow the construction of a storage building at 1025 N Main 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.
2. If gutters were installed, the runoff would have to be directed to an underground system.

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 roll call vote.

MINUTES: A Paul Davis/Julie Hagemann motion to approve the minutes from the August 10, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION: A Jim Kapellen/Julie Hagemann motion to approve an extraterritorial land division to combine 2 lots on N Riverview Drive in Section 11 of the Town of Fulton for Spindler passed on a 6/0 roll call vote.

Being no other business before the Commission, a Chris Lund/Jim Burdick motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Approved September 29, 2021