

**OCTOBER 20, 2021 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission member Jim Kapellen called the meeting to order at 6:00 p.m.

Present: Jim Burdick, Theran Springstead, Jim Kapellen, Julie Hagemann, Ron Webb and Paul Davis.

Excused: Mayor Christopher Lund

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, October 15th 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 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. Parcels 6-26-915.9 and 6-26-915.1.

City Administrator Ramona Flanigan stated 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. (See attached staff report for additional information.)

Flanigan noted there is one change to the plan provided in the packet. It is regarding a drainage easement that is under the building but no longer needed. The Commission should recommend to release this easement.

Michelle Race, 411 Stoughton Rd, addressed the Commission with a number of complaints her family has as neighbors to the facility. She stated the conditions have gotten worse since she last addressed the City. She listed the following concerns: noise from forklifts, workers and trucks; the amount of dust from the parking lot; and garbage that ends up in neighboring yards.

Race requested the facility build berms along Stoughton Road and no longer access the facility from Stoughton Road.

IKI Manufacturing representative Andy Walker stated the proposed project will move 75%-80% of the traffic from Stoughton Road to IKI Drive. It will also produce 20 additional jobs.

Although the plans indicate the parking lot near Stoughton Road will be paved, it will not to be paved in this phase of construction.

Buck Sweeney, environmental counsel for IKI Manufacturing, stated the new can filling process has fewer air quality issues. The fill that is being stockpiled on the east side of IKI's property has been tested for contamination and it is not contaminated.

IKI is willing to meet with the neighbors to review their plans and hear their concerns.

Barb Reed, 805 W Rollin St, asked what is happening with the piles of dirt that are on the site. IKI representatives explained there are three piles: one gravel and asphalt that will be used as base in the new building; one pile is clay that will be removed; and the third is topsoil that will be used on site.

Given the concerns over dust, the Commission requested a meeting in one year to revisit the paving issue.

LaVonne Hellenbrand, 308 Stoughton Road, asked how the land behind her property will be used. Andy Walker indicated they plan to build a building there within the next 10 years.

Robert Chapados asked about the vent pipes visible in the eastern part of IKI's property. Buck Sweeney explained this area does not have contamination; those vent pipes are over a sewer main; and that they are provided as a precaution to protect neighboring properties from contamination from the vents traveling through sewer trench.

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

**CONSIDER IKI MANUFACTURING'S REQUEST FOR CONDITIONAL USE PERMIT:** City Administrator Ramona Flanigan stated a number of conditions listed in the staff report have been addressed by IKI Manufacturing. Number 2 that addresses the landscape plan has been satisfied and number 6 regarding paving no longer applies because there isn't a plan to pave at this time.

Jim Burdick/Ron Webb moved to 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. If a dumpster is installed that is visible from either street, the dumpster is screened.
3. The sidewalk connects to the curb on the south side of the building.
4. All site lighting units utilize cut off fixtures and the lights comply with the zoning ordinance regulations.
5. The Plan Commission grants approval for a 6' tall fence in a front yard(s) as part of this plan approval.
6. 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.
7. The petitioner obtains signage and fence permits.
8. The Plan Commission approves the vacation of stormwater easement.
9. The Plan Commission meets with the petitioner to review the parking lot and the possibility of it being paved in 12 months.

**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 Jim Burdick/Paul Davis motion to approve the minutes from the September 29, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

**SITE PLAN APPROVAL FOR 116 W FULTON ST:** City Administrator Ramona Flanigan stated the petitioner proposes to construct a 364 sf accessory building that will serve as a walk-in cooler behind, but not attached, to the existing structure. The new structure will be similar to the existing cooler structure located on the north side of the Piggly Wiggly.

The structure will be made of insulated metal panels, 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. The structure meets the setback requirements.

The existing dumpsters will remain and the area for informal parking will be reduced.

A Jim Burdick/Paul Davis motion to approve the site plan for 116 W Fulton St to allow the construction of an accessory structure in the B-2 Central Business District with the condition that the optics of all lighting be “cut-off” so as to restrict light from spilling from the site 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/ch  
City Administrator

Approved December 6, 2021