

**CITY OF EDGERTON
REGULAR COMMON COUNCIL MEETING
EDGERTON CITY HALL
12 ALBION STREET**

Monday, March 18, 2024 at 7:00 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. Pledge of Allegiance.
3. Confirmation of appropriate meeting notice posted on Friday, March 15, 2024.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
6. Minutes:
 - A. Consider approval of minutes of March 4, 2024 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider RT Fox payment for RTP grading
 2. Consider approval of bills and payroll vouchers.
 3. Consider Special Event Packet for Edgerton Night Market.
 4. Consider proposals for Solar and EV charging installations.
 5. Consider 2024 Lead Service Lateral replacement bids.
 6. Consider purchase of mower for DPW.
 7. Consider introducing and approving first reading of City of Edgerton Ordinance 24-04: Amend Chapter 167 Alcohol Beverages, Section 167-4 Licenses and Fees in the Code of Ordinances.
 - B. Library Board:
 1. Report on discussion and action taken at previous meeting.
 - C. Plan Commission:
 1. Report on discussion and action taken at previous meeting.
 2. Consider introducing and approving the first reading of City of Edgerton Ordinance 24-05: Amend Chapter 450-33E "Husbandry" of Chapter 450 "Zoning Ordinances", City of Edgerton Rock and Dane Counties Wisconsin.
 3. Consider introducing and approving the first reading of City of Edgerton Ordinance 24-06: Amend Section 450-20 "Official Zoning Map" of the Edgerton Code of Ordinances, City of Edgerton Rock and Dane Counties, Wisconsin.
 4. Consider extraterritorial CSM to create two lots from three lots in N Staff Road in Section 18 of the Town of Fulton for Witt.

5. Consider extraterritorial CSM to expand a lot at 9500 N County Rd F from 2 acres to 10 acres in Section 16 of the Town of Fulton for Farrington.
- D. Utility Commission:
 1. Report on discussion and action taken at previous meeting.
- E. Historic Preservation Commission
 1. Report on discussion and action taken at previous meeting.
8. Consider second reading and adoption of City of Edgerton Ordinance 24-03: Amend Chapter 208 Direct Sellers, Section 208-7 Prohibited Practices in the Code of Ordinances, City of Edgerton.
9. Consider second reading and adoption of City of Edgerton Ordinance 24-02: Amend Chapter 167 Alcohol Beverages, Section 167-10(D) General Provisions in the Code of Ordinances, City of Edgerton.
10. Consider Mayor's appointment to Joint Review Board.
11. Mayor, alderperson and staff reports.
12. Closed Session Pursuant to Wis. Stat 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session." Discuss and consider land sale.
13. Return to open session and consider taking action on items discussed in closed session.
14. Adjourn.

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: (608) 884-3341.

**MARCH 4, 2024 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 7:00 p.m.

Present: Shawn Prebil, Casey Langan, Candy Davis (remote), Tim Shaw, Paul Davis and Jim Burdick.

Others Present: City Administrator Ramona Flanigan, City Clerk Wendy Loveland, Municipal Services Director Howard Moser, Police Chief Bob Kowalski, City Attorney Bill Morgan, and a few citizens.

Loveland confirmed the meeting agendas were properly posted on Friday, March 1, 2024 at the City Hall, Library, Post Office and the City website.

ACCEPT THE AGENDA: Tim Shaw requested the agenda be amended to move item #8 to after item #5. A Candy Davis/Casey Langan motion to approve the agenda as amended passed on a 6/0 roll call vote.

PERSONAL APPEARANCES: Dr. Dennis Pauli and Tad Wehner from the Edgerton School District appeared to give some information on the upcoming school referendum.

EDGERTON REVERSE PITCH TASK FORCE: Ray Oswald appeared to explain that the Edgerton Reverse Pitch Task Force's goal is to assist in the development of local businesses. Their plan is to implement two different programs this year. They are requesting a committee be appointed to bring attention to the effort.

Casey Langan inquired about the open meeting laws if the city is the one to appoint these members. Would they be held to the same requirements as a city committee, such as posting meetings and requirements for open records requests? It was not the intention of this committee to be a public body and be held to the same requirements of other city committees. They appeared in front of the Council to seek the support of the city so they could move forward with their efforts. The Council made the decision to not appoint the members of this committee but to declare their support for the efforts.

A Jim Burdick/Tim Shaw motion to support the Edgerton Reverse Pitch Task Force passed on a 6/0 roll call vote.

MINUTES: A Paul Davis/Shawn Prebil motion to approve the February 19, 2024 Council meeting minutes passed on a 6/0 roll call vote.

COMMITTEES:

Finance Committee: A Tim Shaw/Shawn Prebil motion to approve the bills and payroll in the amount of \$172,785.14 passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve an Event Packet for the Concerts in the Park passed on a 6/0 roll call vote.

Tim Shaw/Shawn Prebil moved to introduce and approve the first reading of City of Edgerton Ordinance 24-02: Alcohol Beverages, Section 167-10(D) General Provisions in the Code of Ordinances, City of Edgerton.

Casey Langan felt a 90 day wait to start revocation proceedings is too long. He suggested the Ordinance should be amended to reduce the time period to 45 days.

A Casey Langan/Paul Davis motion to amend the first reading to change the 90-day requirement to 45 days passed on a 6/0 roll call vote.

Tim Shaw/Shawn Prebil motion to introduce and approve the first reading of City of Edgerton Ordinance 24-02: Alcohol Beverages, Section 167-10(D) General Provisions in the Code of Ordinances, City of Edgerton as amended passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to adopt City of Edgerton Resolution 08-24: Amend Fee Schedule for Solicitors passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the upgrade of all the phones for the squad cars passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the bid from Rooster Roofing for the Library Roof Replacement project in the amount of \$44,300 using Capital Surplus funds passed on a 6/0 roll call vote.

Public Safety Committee: A Tim Shaw/Casey Langan motion to introduce and approve the first reading of City of Edgerton Ordinance 24-03: Amend Chapter 208 Direct Sellers, Section 208-7 Prohibited Practices in the Code of Ordinances, City of Edgerton passed on a 6/0 roll call vote.

CLOSED SESSION: Casey Langan/Shawn Prebil moved to go into closed session pursuant to Wis. Stat. 1985(1)(c) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.” Discuss and consider land sale. The motion passed on a 6/0 roll call vote.

Being no other business before the Council, a Casey Langan/Shawn Prebil motion to adjourn from closed session passed on a 6/0 roll call vote.

Wendy Lovcland
City Clerk
Adopted March 18, 2024

Memo

To: Common Council
From: Staff
Date: 3/15/2024
Re: March 18, 2024 Meeting

Purchase of cemetery mower and surplus of 2015 mower: The City received two bids for the purchase of a new 60" mid mount deck mower for the cemetery with the lowest responsible bid submitted by St. Lawrence Equipment. Staff requests authorization to purchase a new Exmark from St. Lawrence for \$11,245.00.

RT Fox payment for grading at Racetrack Park: Please recall RT Fox completed grading work at Racetrack for the completion of the large athletic field south of the conservation club and the regrading of the tractor pull area. RT Fox submitted a bill for \$19,620 for the equipment and labor. Funds for this work could come from Developer's fees (\$39,732 balance) or Capital Surplus (balance \$361,452.49).

Lead Lateral Bids: The City received five bids for the lead lateral replacement project. Miller Pipeline LLC (same company now with a different name that completed the work in previous two private lateral projects) was low bid at \$697,329.15 for the replacement of the remaining public and private leads laterals. Staff recommends the Council award the bid for 2024 Lead Lateral Replacement Project to Miller Pipeline LLC.

Consider solar proposals: The finance committee will have a special meeting before the Council meeting to review the six proposals the city received for solar installations at the following facilities: Police Station, library, DPW garage, and the water building. Proposals also include an EV charging station in the police station and updated inverters at city hall. If the Committee has adequate information, it will make a recommendation about the award of the project at the Council meeting.

Downtown liquor license restrictions: Several years ago, the Council enacted an ordinance that limits the number of "Class B" (bar) liquor licenses that can be issued in the downtown historic district to five. The ordinance allows for additional Class B licenses if the establishment(s) seeking to exceed the five-license limit meet the definition of the mixed-use retailer. The ordinance generally defines a mixed-use retailer as one where not more than 50% of gross revenue comes fermented malt beverages and intoxicating liquor.

In 2021, a sixth license was issued in error in the downtown without placing the mixed-use restrictions on the license. When that license was surrendered and then reissued to the owner of 110 Henry Street, it was again mistakenly issued without the mixed-use requirements.

The Council should determine how to address this circumstance. While it would likely be legal to require the holder of the "sixth" license to comply with the mixed-use restriction upon the annual

reissuance of the license in July, it is not recommended. In your packet are two alternative ordinances: one increases the number of licenses allowed in the historic district to six and the other removes the limitations on the number of licenses in the downtown from the ordinance entirely.

Joint Review Board(JRB) appointment: Before the annual reorganizational meeting of the City Council in April, the Joint Review Board will meet to discuss the new TIF #12 - Sherman Road TIF. Alderperson Casey Langan has served as the city representative on the JRB. The Mayor will seek to nominate someone from the Common Council to serve on the JRB for the next year.

Ordinance 24-05 Corrections to husbandry ordinance: Ordinance #21-03 passed in 2021 modified the Zoning Ordinance to allow apiaries (bee keeping) in all zoning districts with specified conditions. Ordinance 23-04 modified the Husbandry section further by adding regulations for ducks. Ordinance 13-23 was the recodification ordinance that readopted all city ordinances. Through these various ordinance changes, the final ordinance adopted as part the recodification had several errors. The attached ordinance corrects the errors and does not change the polices adopted with the previous amendments.

**CITY OF EDGERTON
ORDINANCE No. 24-05**

**AN ORDINANCE TO AMEND CHAPTER 450-33 E “HUSBANDRY” OF CHAPTER 450
“ZONING ORDINANCES”, CITY OF EDGERTON ROCK AND DANE COUNTIES,
WISCONSIN**

Aldersperson introduced the following Ordinance and moved its adoption:

THE COMMON COUNCIL OF THE CITY OF EDGERTON, ROCK AND DANE COUNTIES,
WISCONSIN, DO ORDAIN AS FOLLOWS:

Chapter 450, Section 450-33 E shall read as follows:

450-33 E (26) Husbandry. Description: husbandry land uses include all operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one animal unit (as defined in § 450-10) per acre where the husbandry activities are not the principal use of the property. Apiaries (beekeeping) are considered husbandry land uses. [Amended 2-15-2021 by Ord. No. 21-03]

(a) General regulations not including apiaries, ducks and chickens

[1] Permitted by Right: Not Applicable.

[2] Permitted by Right with Additional Special Requirements: Not Applicable.

[3] Conditional Use Regulations: {A-1}

[a] Any building housing animals shall be located a minimum of three hundred (300) feet from any residentially zoned property, and one hundred (100) feet from all other lot lines.

[b] All outdoor animal containments (pastures, pens, and similar areas) shall be located a minimum of ten (10) feet from any residentially zoned property.

[c] Shall comply with Subsection 22.206, standards and procedures applicable to all conditional uses.

[4] Parking Regulations: One (1) space per employee on the largest work shift.

(b) Regulations for apiaries only.

[1] Permitted by right: N/A.

[2] Permitted by right with additional special requirements: all districts.

[a] No bees shall be intentionally kept and maintained other than honeybees.

[b] No hive shall exceed 20 cubic feet in volume.

[c] No more than six hives may be kept on a zoning lot.

[d] No hive shall be located closer than 10 feet from any property line or right-of-way or 25

feet from a principal building on an abutting lot in different ownership.

- [e] An ever-present supply of water shall be provided for all hives.
 - [f] A flyway barrier at least six feet in height shall shield any part of a property line of a zoning lot in different ownership that is within 25 feet of a hive. The flyway barrier must effectively direct bees to fly up and over the barrier when flying in the direction of the barrier. The flyway barrier shall consist of a wall, fence, dense vegetation or combination thereof, and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded. The barrier shall further comply with any applicable fence regulations contained in this chapter.
 - [g] Every owner of a hive shall obtain a license for such hive prior to establishing a hive and annually thereafter. There will be a fee as set by the City Council in the current Fee Schedule for said license, on file in City Hall. Hive licenses are required to be renewed by March 31 every year. License renewal payments received after the March 31 deadline will be subject to a late fee as set by City Council in addition to any applicable license fees.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
 - [h] Shall comply with § 450-17 standards and procedures applicable to all special uses.
- [3] Conditional use regulations: N/A.
- [4] Parking regulations: one space per employee on the largest work shift.

(c) Regulations for chicken and duck keeping only

- [1] Permitted by Right: Not Applicable.
- [2] Permitted by Right with Additional Special Requirements: {For chicken and duck keeping only: R-1, R-2, R-3 and R-4}
 - [a] No more than a combined total of six (6) chickens or ducks on a lot containing a single-family dwelling only; keeping of ducks and chickens is not allowed on residential lots containing two (2) or more dwelling units.
 - [b] Keeping of roosters is prohibited.
 - [c] Ducks must be flightless.
 - [d] Slaughter of chickens or ducks is prohibited on site.
 - [e] The chickens and ducks shall be provided with a structurally sound covered enclosure and an attached fenced enclosure. Chickens and ducks must be kept in the covered enclosure or an attached fence enclosure at all times. The enclosures must be maintained in good repair and kept free from rodents and other vermin. The fence of the enclosure shall be of sufficient opacity or webbing to contain a chicken or duck.
 - [f] The covered and the fenced enclosures shall be located in a rear yard only. The covered enclosure shall be a minimum of twenty-five (25) feet from any residential structure on any adjacent lot.

[g] The total area of the covered and fenced enclosure shall not exceed seventy-five (75) square feet except when the rear yard of the property is fenced in which case the rear yard can serve as the fenced enclosure. If the fenced enclosure also serves as a rear yard fence, the rear yard fence shall be 100% opaque. The total area of the covered enclosure shall be a minimum of four (4) square feet per chicken or duck. The total area of the fenced enclosure must be a minimum of six (6) square feet per chicken or duck. The covered enclosure is not considered an accessory structure as defined in Subsection 22.304(5)(d).

[h] Neither chickens nor ducks shall be allowed to be kept within a residential dwelling or garage.

[i] Any electrical work requires an electrical permit through the building inspection department.

[j] Prior to the establishment of the use and prior to work commencing on the enclosure, a permit must be issued, an inspection must be completed, and the improvements must be found to be satisfactory.

[k] Shall comply with Subsection 22.207, standards and procedures applicable to all special uses.

[3] Conditional Use Regulations: Not Applicable.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Alderperson: Jim Burdick

Roll Call: Ayes: Noes:

Christopher Lund, Mayor

Public Hearing Date: March 7, 2024

1st Reading: March 18, 2024

2nd Reading:

Adopted:

Published:

Dated:

Wendy Loveland, City Clerk

STATE OF WISCONSIN)

)ss.

COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the day of April, 2024.

Wendy Loveland, City Clerk

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a zoning change from M-1 Light Industrial to M-2 General Industrial.

Location: 111 Interstate Blvd (formerly the DOT office building in the Business Park)

Applicant: JSE Properties

Current Zoning/Land Use: M-1 / Office and manufacturing facility

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 property, located in the Edgerton Business Park, is zoned M-1 Light Industrial. The petitioner has an accepted offer on the building. The petitioner operates Avondale Roofing and proposes to use the property for that business. The petitioner requests to rezone the subject parcel to M-2 General Industrial District to allow an outdoor storage land use. Outdoor Storage land use is a Special Use in the M-1 District. The Special Use conditions dictated in the ordinance are listed below.
2. Please recall the City recently modified the M-1 regulations to allow for the area of outdoor storage no more up 25% of the floor area of the structure in that district. The petitioner proposes to have 16,500 sf of outdoor storage. The current structure is 15,000 sf.
3. The petitioner proposes to install additional pavement and to raise the grade to allow for the outdoor storage south of the building. (See map) The site filling and pavement proposed will require site plan approval from the Plan Commission in the future. The petitioner also proposes to install solid fencing around the outdoor storage and a security fence around the paved area east of the building.
4. The Business Park is subject to restrictive covenants which create a Review Board to approve all site changes that consists of the Mayor, the Administrator, and an architect. The Review Board has given conditional approval of the proposed site changes. The conditions of approval are described in the attached document.
5. The most significant differences between M-1 and M-2 are: commercial outdoor display,

vehicular repair and maintenance, outdoor commercial entertainment, outdoor maintenance service, outdoor storage, personal storage facilities, and heavy industrial land uses are allowed (many as either conditional or special uses) in the M-2 District but are not allowed in the M-1 District.

6. Zoning and land uses of adjacent parcels consist of the following: M-1 to the east and north; B-4 Suburban Commercial to the south; and Town of Albion zoning jurisdiction for parcels to the west.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the rezoning of 111 Interstate Blvd in the Edgerton Business Park from M-1 Light Industrial to M-2 General Industrial. 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.

Outdoor Storage Ordinance regulations

[1] All outdoor storage that is adjacent to residential areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be designed to screen all stored materials from view from residential areas at an elevation of five feet above the grade of the residential properties providing a bufferyard with a minimum opacity of 0.60 (see § **450-76**).

[2] The storage of items shall not be permitted in permanently protected green space areas (see § **450-74**).

[3] The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.

[4] In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § **450-37**. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.

[5] Outdoor storage areas shall be paved with a hard, all-weather surface such as asphalt, concrete or stabilized limestone except in the HMU District where outside areas in the HMU District cannot be surfaced with stabilized limestone, gravel or other similar material.

[6] Materials being stored shall not interfere in any manner with either on- or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.

[7] Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.

[8] All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.

[9] See § **450-39F** for recreational equipment standards.

[10] Shall comply with § **450-17** standards and procedures applicable to all uses permitted by right with special requirements.

Edgerton Business Park Review Board – Feb 26, 2024

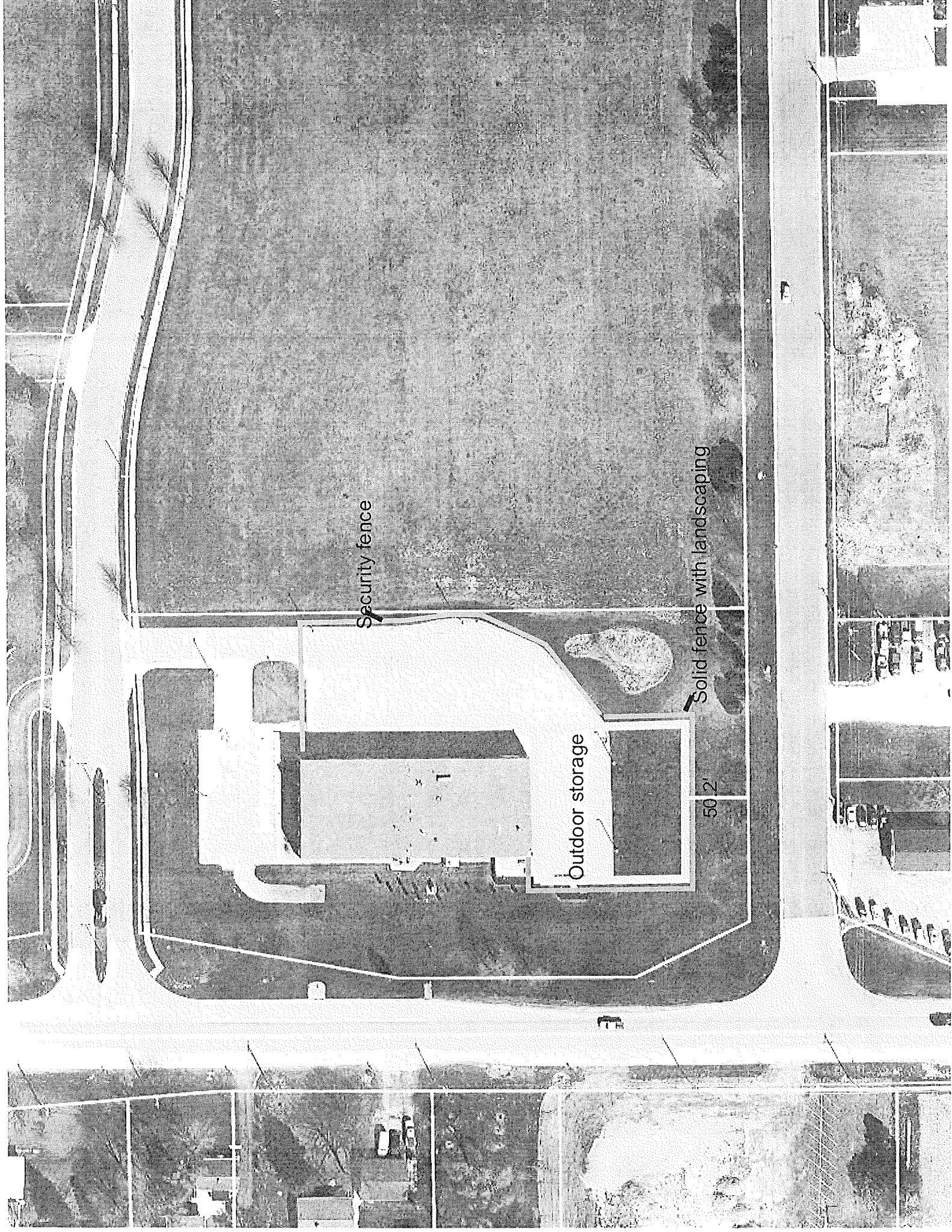
Conditions of Approval for site changes to 111 Interstate Blvd for JSE Properties LLC/Avondale Roofing.

Proposed Site Modifications:

1. Use an area of approximately 16,500 sq feet for outside storage of inventory per the attached plan.
2. Fill and pave the southern portion of the proposed outside storage area that is currently not paved.
3. Fence the area of outside storage and the paved area east and south of the building.
4. Install signage.

The Edgerton Business Parks Review Board Approves of the proposed changes to the site at 111 Interstate Blvd under the following conditions.

1. The installation of a solid 6' fence (not chain link with slats) around the outside storage along Hwy 51, Lake Drive, and on east side of storage up to the current edge of pavement as indicated on the attached sketch.
2. The installation of a "security" fence in the location shown on the sketch that is made of material similar to the fence shown in the attached photo.
3. The installation of 90 landscape points per 100 linear feet on the outside of the solid fence that faces Hwy 51 and Lake Drive Road.
4. No materials can be stored outside on an unpaved surface and no materials can be stored in the area south of the building until the outside storage expansion area is filled, paved, and fenced. All fencing must be installed within six months of property purchase.
5. No materials taller than 10 feet can be stored within 20 feet of the solid fence.
6. JSE Properties obtains site plan approval from the city prior to the expansion of the paved area.
7. JSE Properties considers the installation of a monument sign as opposed to wall signage.

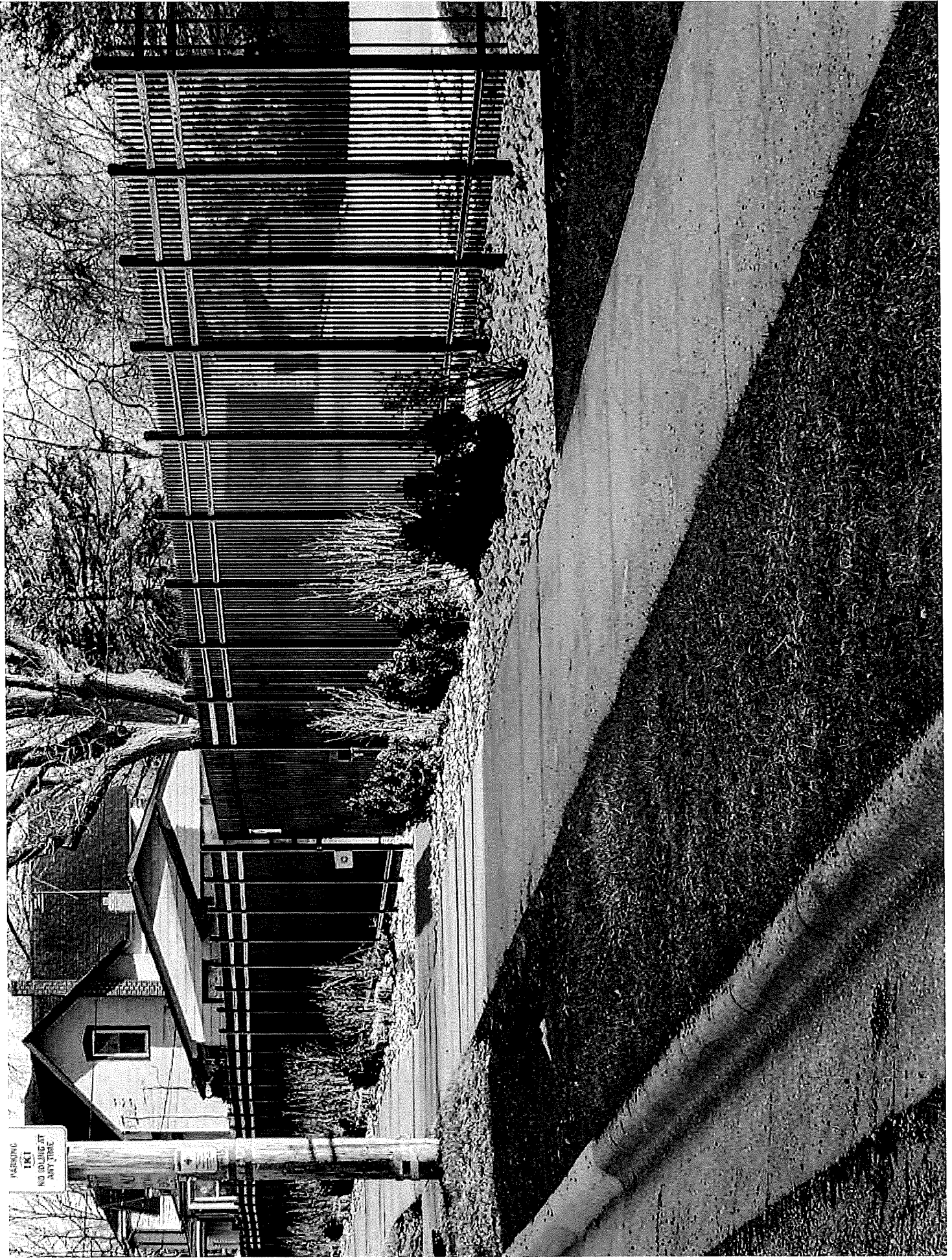


Security fence

Solid fence with landscaping

Outdoor storage

50.2'



**CITY OF EDGERTON
ORDINANCE No. 24-06**

**AN ORDINANCE TO AMEND SECTION 450-20 “OFFICIAL ZONING MAP”
OF THE EDGERTON CODE OF ZONING ORDINANCES, CITY OF
EDGERTON ROCK AND DANE COUNTIES, WISCONSIN FOR
111 INTERSTATE BLVD**

Alderperson introduced the following Ordinance and moved its adoption:

WHEREAS the Plan Commission has held a public hearing, reviewed the zoning changes and recommends the Common Council approve the changes, and

WHEREAS the Common Council has reviewed the recommendation and concluded that the zoning change supports the following finding of fact:

The potential public benefits of the proposed rezoning outweigh any and all potential adverse impacts of the proposed rezoning.

WHEREAS the Common Council has the final authority to approve all zoning changes,

NOW THEREFORE BE IT RESOLVED, the Common Council of the City of Edgerton, Rock and Dane Counties, Wisconsin, do ordain as follows:

SECTION 450-20 “Official Zoning Map” shall be amended for the approval of a zoning change from M-1 Light Industrial District to M-2 General Industrial District for the property located at 111 Interstate Blvd to allow the establishment of outside storage (parcel 051234197102)

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Alderperson:

Roll Call: Ayes: Noes:

Public Hearing: March 7, 2024

1st Reading: March 18, 2024

2nd Reading:

Adoption:

Published:

Dated:

Christopher W. Lund, Mayor

Wendy Loveland, City Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the day of , 2024.

Wendy Loveland, City Clerk

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Address: N Staff Rd, Section 18, Town of Fulton.

Applicant: Witt

Parcel Size: 28 and 14 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

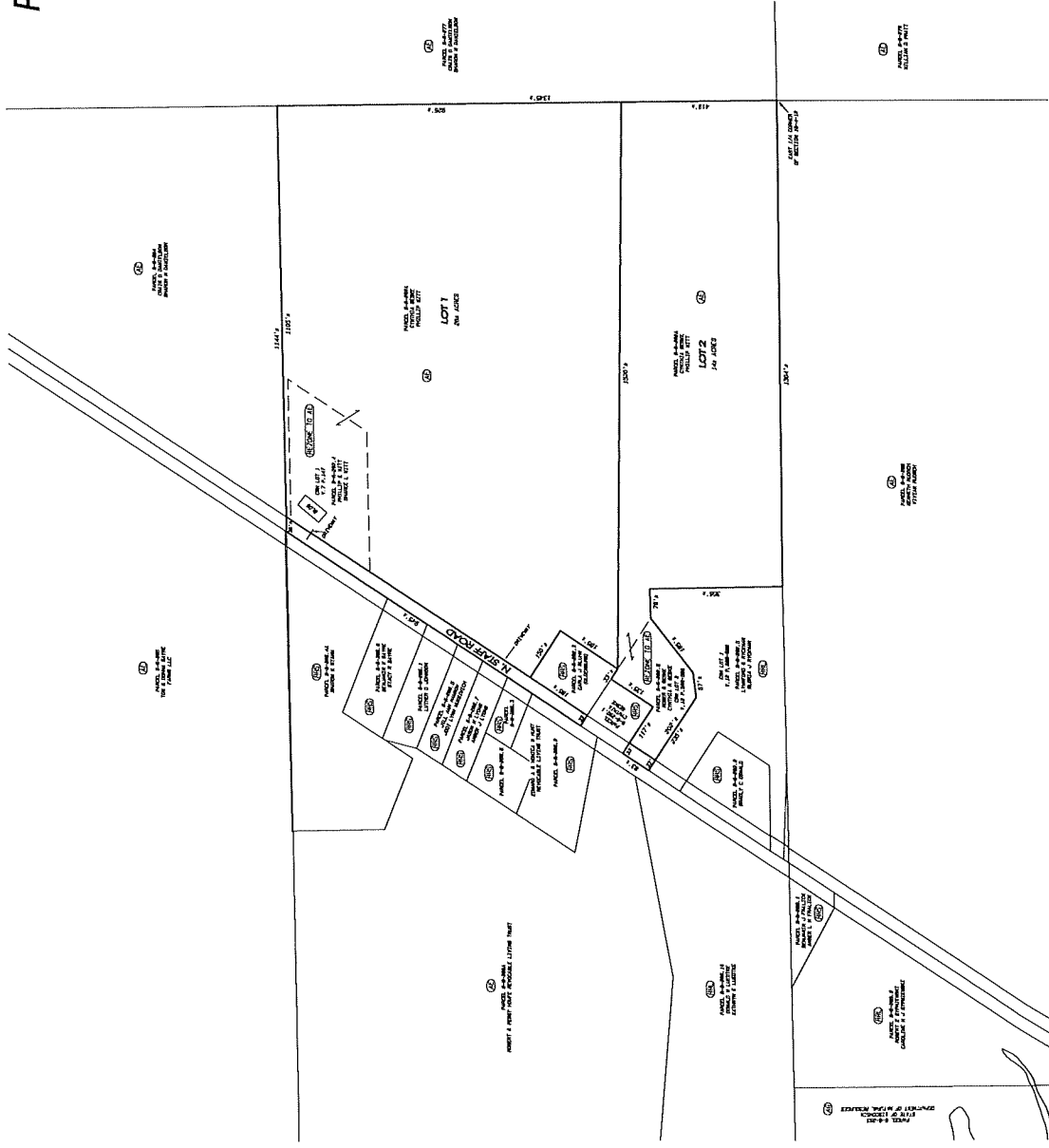
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines three lots into two lots and does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PRELIMINARY CERTIFIED SURVEY MAP & REZONING MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 7, PAGE 147 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, IN THE COUNTY OF ROCK COUNTY, WISCONSIN, IS THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, T.4N., R.12E., OF THE 4TH P.M., TOWN OF TULON, ROCK COUNTY, WISCONSIN.



NOTES:
1. THIS MAP IS PREPARED BY ME, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 17.01(1) OF THE WISCONSI STATUTES.
2. THE BASES OF BEARINGS AS SHOWN ARE THE BASIS OF BEARINGS AS ASSIGNED.

DATE	01/10/24
PROJECT NO.	911
PROJECT NAME	120-224
PROJECT ADDRESS	120-224
PROJECT PHONE	920-725-0372
PROJECT FAX	920-725-0354
PROJECT MAILING ADDRESS	MTT

Combs
ASSOCIATES
INC.
120 E. FORT ST.
MILWAUKEE, WI 53202
TEL: 920-725-0372
FAX: 920-725-0354

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 7, 2024

GENERAL DESCRIPTION

Address: N Cnty Rd F, Section 16, Town of Fulton.

Applicant: Farrington

Parcel Size: 10 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

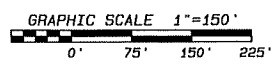
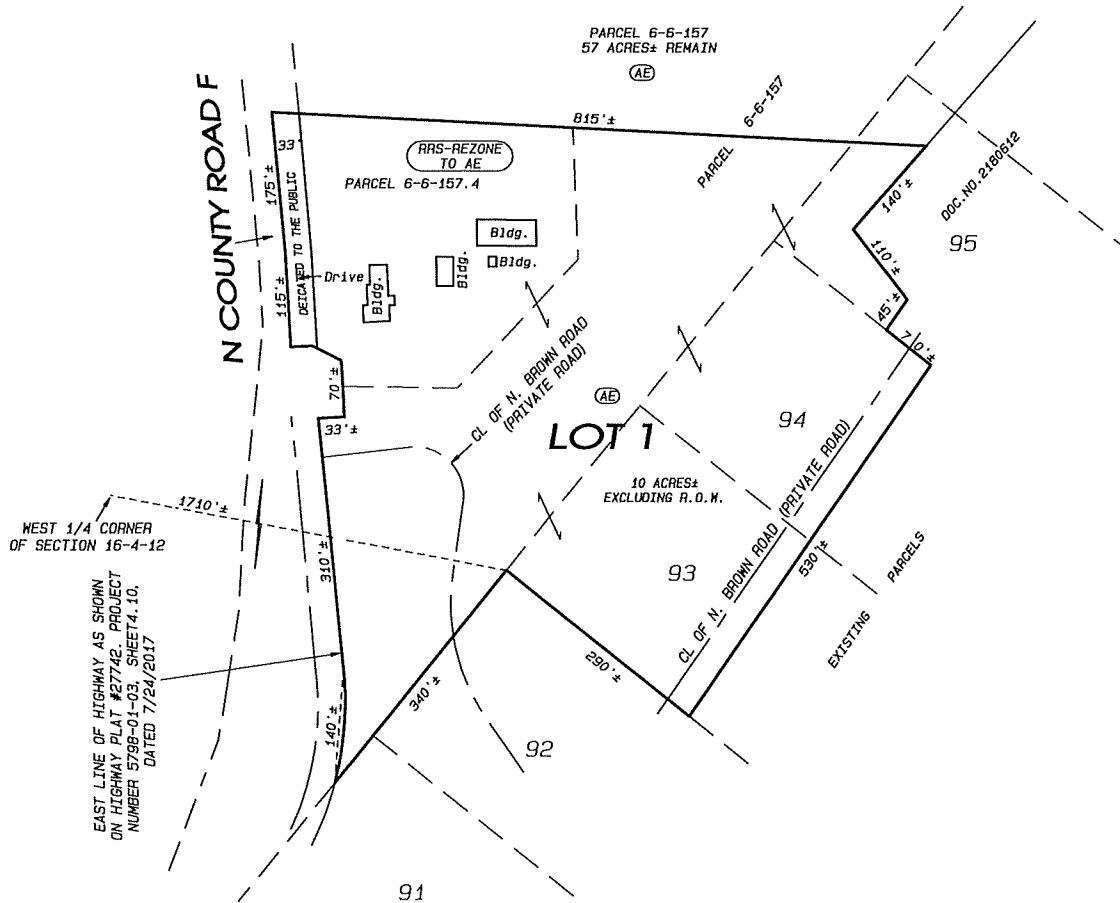
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines lots and does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN AND BEING PART OF LOTS 93, 94, 95, 106 AND 108, STATE SCHOOL KRAFT SUBDIVISION (UNRECORDED).



NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 NOTE: THE BASIS OF BEARINGS IS ASSUMED.

DATE: 1/22/2024

Project No. 121 - 290 For: FARRINGTON

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St. Janesville, WI 53548
 www.combsurvey.com tel: 608 752-0575 fax: 608 752-0534

**CITY OF EDGERTON
ORDINANCE No. 24-03**

**AN ORDINANCE TO AMEND CHAPTER 208 DIRECT SELLERS, SECTION 208-7
PROHIBITED PRACTICES IN THE CODE OF ORDINANCES, CITY OF EDGERTON ROCK
AND DANE COUNTIES, WISCONSIN**

Aldersperson introduced the following Ordinance and moved its adoption:

THE COMMON COUNCIL OF THE CITY OF EDGERTON, ROCK AND DANE COUNTIES,
WISCONSIN, DO ORDAIN AS FOLLOWS:

Chapter 208 Direct Sellers, Section 208-7 shall read as follows:

208-7 Prohibited Practices.

- A. A direct seller/solicitor shall be prohibited from the following: calling at any dwelling or other place between the hours of 7:00 pm ~~9:00 p.m.~~ and 9:00 a.m. except by appointment; calling at any dwelling or other place where a sign is displayed bearing the words "no peddlers," "no solicitors" or words of similar meaning; calling at the rear door of any dwelling place; or remaining on any premises after being asked to leave by the owner, occupant or other person having authority over such premises.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson:

Roll Call: Ayes: Noes:

Christopher W. Lund, Mayor

1st Reading: March 4, 2024

2nd Reading: March 18, 2024

Adopted: March 18, 2024

Published: March 20, 2024

Dated: March 18, 2024

Wendy Loveland, City Clerk

STATE OF WISCONSIN)

)ss.

COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 18th day of March 2024.

Wendy Loveland, City Clerk

CITY OF EDGERTON
ORDINANCE No. 24-02

AN ORDINANCE TO AMEND CHAPTER 167 ALCOHOL BEVERAGES, SECTION 167-10(D)
GENERAL PROVISIONS IN THE CODE OF ORDINANCES, CITY OF EDGERTON ROCK
AND DANE COUNTIES, WISCONSIN

Aldersperson introduced the following Ordinance and moved its adoption:

THE COMMON COUNCIL OF THE CITY OF EDGERTON, ROCK AND DANE COUNTIES,
WISCONSIN, DO ORDAIN AS FOLLOWS:

Chapter 167 Alcohol Beverages, Section 167-10(D) shall read as follows:

167-10 General restrictions.

- D. Required period open for business. Any license duly issued which is not used for 45 consecutive days or a license duly granted and not issued within 45 days shall be subject to review and possible revocation by the common council per §125.12 Wis. Stats. In case of revocation under this division, no refund of the license fee is to be made.

This Ordinance shall be in full force and effect after its passage and publication.

Seconded by Aldersperson:

Roll Call: Ayes: Noes:

Christopher W. Lund, Mayor

1st Reading: March 4, 2024
2nd Reading: March 18, 2024
Adopted: March 18, 2024
Published: March 20, 2024
Dated: March 18, 2024

Wendy Loveland, City Clerk

STATE OF WISCONSIN)
)ss.
COUNTY OF ROCK)

I, Wendy Loveland, City Clerk, City of Edgerton, Rock and Dane Counties, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the ordinance adopted by the Common Council of the City of Edgerton at its regular meeting the 18th day of March, 2024.

Wendy Loveland, City Clerk