

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

**Monday, April 15, 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](http://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, April 12, 2024.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
6. Minutes:
  - A. Consider approval of minutes from March 25, 2024 Jt. Council/Plan meeting.
  - B. Consider approval of minutes from April 1, 2024 Council meeting.
7. Committee Reports:
  - A. Finance Committee:
    1. Consider change order for Quigley St.
    2. Consider approval of bills and payroll vouchers.
    3. Consider Project Design & Construction Estimating Agreement for Veteran's Park Shelter.
    4. Consider tent rental for festivals.
    5. Consider Event Packet for Edgerton Lion's Club July 3<sup>rd</sup> Fireworks.
    6. Consider Temporary Class "B" Beer license for Edgerton Lions Club July 3<sup>rd</sup> Fireworks.
    7. Consider Event Packet for Edgerton Lions Club Derby for Diabetes.
    8. Consider contract with Arch Solar for Solar Installation.
    9. Consider City of Edgerton Resolution 06-24: Resolution Declaring Official Intent to Reimburse Expenditures for the SCADA Upgrade Project.
  - B. Library Board:
    1. Report on discussion and action taken at previous meeting.

C. RDA

1. Report on discussion and action taken at previous meeting.
2. Consider a Small Economic Development grant for 11 N Canal St for a furnace.
3. Consider a façade grant for 104 W Fulton St to replace awnings.
4. Consider a façade grant for 116 W Fulton St to replace an awning.

D. Public Works

1. Report on discussion and action taken at previous meeting.
2. Consider

8. Mayor, alderperson and staff reports.

9. Closed Session Pursuant to Wis. Stat. 19.85(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.

10. Return to open session and consider taking action on items discussed in closed session.

11. 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 25, 2024 JOINT PLAN COMMISSION  
& COMMON COUNCIL MEETING MINUTES  
CITY OF EDGERTON**

Plan Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Theran Springstead

Mayor Christopher Lund called the Common Council to order at 6:00 p.m.

Present: Shawn Prebil, Casey Langan, Candy Davis, Tim Shaw, Paul Davis and Jim Burick.

Also present: City Administrator Ramona Flanigan, and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 22, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

**PUBLIC HEARING:** The Plan Commission/Common Council held a public hearing to gather public input on the request by JGP Land Development to amend the City of Edgerton Comprehensive plan for a portion of the unplatted area south of Orchard Heights Subdivision from Multi-Family and Single Family residential to Duplex residential. (parcel 6-26-1410).

Kyle Carrier, Realtor at Best Realty stated he is representing JGP Land Development. The Developer is requesting to amend the Comprehensive Plan from 8.75 acres of multi-family and 5.95 acres of duplexes to 19.09 acres of duplexes. In past meetings one of the biggest concerns was density issues. This change would reduce the density. This would change the number of units from 220 units to 208 units.

A resident asked about the entrance to this new part of the subdivision. Flanigan stated the city has decided to require public street entrance across from Lois Ln off of Hwy 51. The Orchard St entrance will also remain the same. Conversations are ongoing with the DOT regarding the status of the driveways along Hwy 51.

Hearing no further comments, the Mayor closed the public hearing.

Jim Kapellen would like to see the duplexes spread out in the subdivision instead of all clumped together in one area. Carrier stated the developer may be agreeable to that option however it may affect the value of the single family properties.

Julie Hagemann suggested putting the duplexes on the corner lots and mixing them in with the single family properties.

Jim Burdick stated the current Comprehensive Plan states the ratio of single family to multifamily properties is 70/30. He would like to see this subdivision stay as close to that ratio as possible.

**RESOLUTION 09-24** (Plan Commission): A Jim Burdick/Paul Davis motion to approve the adoption of City of Edgerton Resolution 09-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision with a 67% single family and 33% two-family split for the total subdivision passed on a 6/0 roll call vote.

**ORDINANCE 24-07** (Council): A Candy Davis/Tim Shaw motion to introduce and approve the first reading of City of Edgerton Ordinance 24-07: Adopt an amendment to the 2015 City of Edgerton Comprehensive Plan for the area known as the unplatted area south of the Orchard Heights Subdivision with a 67% single family and 33% two-family split for the total subdivision passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission/Common Council held a public hearing to gather public input on the request by Marlboro Partners LLC to amend the City of Edgerton Comprehensive Plan for 917 W Fulton St (parcel 6-26-978) from Single Family Residential to Multi-Family Residential; and the northern 200 feet (appx.) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2) from Single Family Residential to Duplex Residential (approximately 1.8 acres) and Multi-Family Residential (approximately 1.3 acres.)

Evelyn Hungerford, 211 Whitney's Way stated some of the concerns of the residents of the Whitney's Way condominiums are; the size of the multifamily buildings; the close proximity to single family homes; the effect on the wetlands and how that will affect the drainage; the amount of extra traffic and noise level with the proposed units; and the narrow entrance to Whitneys Way causing traffic issues.

Flanigan stated the development does not affect the wetland.

Ron Kittleson, 223 Whitney's Way inquired who owned the property and who would be selling/renting out the units. It was explained that Diane Everson currently owned the property and planned to sell it to a developer. Mr. Kittleson's concern is with the retention pond being close to the road. He felt it would be a danger to children. At this time the details of the retention pond would be part of a site plan approval. It is uncertain if the retention pond will be a wet pond.

Many residents of the Westwood Condos expressed concern about their private road being converted to public. They felt the road could not withstand the large truck traffic during construction and also the additional traffic this development would bring. They are concerned with the water table and feel the removal of the trees will affect the amount of water diverted to their condos. They are also concerned with extra noise this development will bring to their area.

Josephine Baltzell recommended putting a single-family home on the parcel facing W Fulton St and eliminating the pond. She is against the other part of the development.

Todd Nelson, Developer addressed some of the concerns from the residents. Mr. Nelson stated the 4-unit that faces W Fulton St will be a 2-story building with under building parking. No garages will face W Fulton St. The duplexes and the 4-unit would be part of a condo plat so they would be homeowners. He also indicated the housing units that are not condominiums would be market rate rental units. Because of the location of the wetland, a street with development of both sides is not possible so a single-family development is not economically feasible.

Hearing no further comments, the Mayor closed the public hearing.

**RESOLUTION 10-24** (Plan Commission): A Jim Burdick/Julie Hagemann motion to deny the adoption of City of Edgerton Resolution 10-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for 917 W Fulton St (parcel 6-26-978) from Single Family Residential to Multi-Family Residential; and the northern 200 feet (approx.) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2) from Single Family Residential to Duplex Residential (approximately 1.8 acres) and Multi-Family Residential (approximately 1.3 acres) passed on a 6/0 roll call vote.

**ORDINANCE 24-08:** A Shawn Prebil/Jim Burdick motion to deny City of Edgerton Ordinance 24-08: Recommending the amendment to the City of Edgerton Comprehensive Plan for 917 W Fulton St (parcel 6-26-978) from Single Family Residential to Multi-Family Residential; and the northern 200 feet (approx.) of the unplatted area south of Hwy 59 and east of Winston Drive (parcel 6-26-978.2) from Single Family Residential to Duplex Residential (approximately 1.8 acres) and Multi-Family Residential (approximately 1.3 acres) passed on a 6/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission/Common Council held a public hearing to gather input on the request by the City of Edgerton to amend the City of Edgerton Comprehensive plan for 407 N main St from Institutional to Multi-Family Residential (parcel 6-26-358).

Flanigan stated the property was originally being marketed for institutional residential purposes. The challenges of various environmental restrictions and market changes make an institutional residential development very unlikely. This property is more apt to be supported by a multi-family land use.

Hearing no further comments, the Mayor closed the public hearing.

**RESOLUTION 11-24** (Plan Commission): A Jim Burdick/Jim Kapellen motion to approve City of Edgerton Resolution 11-24: Recommending the amendment to the City of Edgerton Comprehensive Plan for 407 N Main St from Institutional to Multi-Family Residential passed on a 6/0 roll call vote.

**ORDINANCE 24-09** (Council): A Candy Davis/Shawn Prebil motion to introduce and approve the first reading of City of Edgerton Ordinance 24-09: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for 407 N Main St from Institutional to Multi-Family Residential (parcel 6-26-358) passed on a 6/0 roll call vote.

**ADJOURN COMMON COUNCIL:** A Candy Davis/Casey Langan motion to adjourn the Common Council passed on a 6/0 roll call vote.

Plan Commission gave unanimous consent to remove item #14 from the agenda.

**MINUTES:** A Ron Webb/Julie Hagemann motion to approve the March 7, 2024 Plan Commission minutes passed on a 6/0 roll call vote.

Plan Commission gave unanimous consent to remove item #16 from the agenda.

**CONCEPT PLAN FOR 330 STOUGHTON RD:** The non profit company that operates the Care Center is proposing to develop an apartment building for residents over 55 and possibly individuals with disabilities on the land it owns that is currently a parking lot across the street from the Care Center at 311 Stoughton Rd. The development would be a 28-unit residential structure. It would be a mix of one and two bedroom apartments. Half of the units would meet affordable income standard.

The Plan Commission indicated its general support of the development

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

Ramona Flanigan/wjl  
City Administrator

**APRIL 1, 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, 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, Fire Chief Randy Pickering, and a few citizens.

Loveland confirmed the meeting agendas were properly posted on Friday, March 29, 2024 at the City Hall, Library, Post Office and the City website.

**ACCEPT THE AGENDA:** A Candy Davis/Paul Davis motion to approve the agenda passed all voted in favor.

**MINUTES:** A Shawn Prebil/Casey Langan motion to approve the March 18, 2024 Council meeting minutes passed all voted in favor.

**COMMITTEES:**

**Finance Committee:** A Tim Shaw/Candy Davis motion to approve the bills and payroll in the amount of \$219,543.95 passed on a 6/0 roll call vote.

A Tim Shaw/Candy Davis motion to approve a Temporary Class “B” Beer/Wine License for the Edgerton Hospital Foundation for June 28, 2024 passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve a Cigarette, Tobacco & Vaping License for Hemp 1848 passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to start the revocation process for the “Class B” Liquor License for the Decoy Bar & Grill passed on a 6/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the bid from BKS for the Albion St Reconstruction Project passed on a 6/0 roll call vote.

**Public Works:** A Jim Burdick/Casey Langan motion to approve the sidewalk repair contract with Universal Concrete Grinding in the amount of \$13.75/linear foot passed on a 6/0 roll call vote.

A Jim Burdick/Casey Langan motion to approve the contract for code enforcement services with Municipal Code Enforcement passed on a 6/0 roll call vote.

**ORDINANCE 24-04:** A Casey Langan/Tim Shaw motion to approve the second reading and adopt City of Edgerton Ordinance 24-04: Amend Chapter 167 Alcohol Beverages, Section 167-4 Licenses and Fees in the Code of Ordinances, to eliminate the restriction of Class “B” combination liquor license in the downtown passed on a 5/1 roll call vote. Jim Burdick voted against the motion

**ORDINANCE 24-05:** A Jim Burdick/Casey Langan motion to approve the second reading and adopt City of Edgerton Ordinance 24-05: Amend Chapter 450-33E “Husbandry” of Chapter 450 “Zoning Ordinances”, City of Edgerton Rock and Dane Counties Wisconsin passed on a 6/0 roll call vote.

**ORDINANCE 24-06:** A Casey Langan/Shawn Prebil motion to approve the second reading and adopt City of Edgerton Ordinance 24-06 Amend Section 450-20 “Official Zoning Map of the Edgerton Code of Ordinances for 111 Interstate Blvd, City of Edgerton Rock and Dane Counties, Wisconsin passed on a 6/0 roll call vote.

**ORDINANCE 24-07:** A Jim Burdick/Shawn Prebil motion to approve the second reading and adopt City of Edgerton Ordinance 24-07: Amend 2015 City of Edgerton Comprehensive Plan for the Area Known as a Portion of the Unplatted Area South of Orchard Heights Subdivision of the City of Edgerton, WI passed on a 6/0 roll call vote.

**ORDINANCE 24-09:** A Candy Davis/Casey Langan motion to approve the second reading and adopt City of Edgerton Ordinance 24-09: Amend the 2015 City of Edgerton Comprehensive Plan for 407 N Main St of the City of Edgerton, WI passed on a 6/0 roll call vote.

**ARBOR DAY PROCLAMATION:** A Casey Langan/Jim Burdick motion to adopt the Arbor Day Proclamation passed, all voted in favor.

**CLOSED SESSION:** Casey Langan/Candy Davis 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.

A Candy Davis/Shawn Prebil motion to go into open session passed on a 6/0 roll call vote.

**MARSHVIEW CT SALE:** A Tim Shaw/Candy Davis motion to approve the purchase agreement from BKS for the Marshview property passed on a 6/0 roll call vote.

Being no other business before the Council, a Candy Davis/Shawn Prebil motion to adjourn passed on a 6/0 roll call vote.

Wendy Loveland  
City Clerk  
Adopted April 15, 2024



# Memo

**To:** Common Council  
**From:** Staff  
**Date:** 4/12/2024  
**Re:** April 15, 2024 Meeting

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**Intent to Reimburse for SCADA system:** The attached resolution allows the City to reimburse itself for costs incurred to replace the SCADA (water supply communications system) through a future borrowing from the Safe Drinking Water program.

**Veterans Shelter construction drawings and bidding proposal:** Attached is an agreement for \$10,800 with Silha and Sons Inc /Dan Vickerman for the creation of construction drawings and for services to obtain bids for the proposed shelter at Veteran's Park. The Parks Committee approved the attached concept plan for the shelter.

The objective of this phase of the project is to obtain bid costs for a project that includes various forms of donations. This bidding process is not typical and will require much coordination with the contractors and the volunteers who are seeking the donations. Dan Vickerman, who is an experienced building construction manager having run his own company for years as well as having served as the superintendent of a shelter construction project in Milton, is offering to complete this phase of the project at a reduced price to support the Veterans efforts to create this structure. Funding for this could come from the 2024 contingency fund.

Upon the completion of this phase, the city will have an understanding of the cost of the project so a final decision can be made as to how to fund the construction of the project.

**11 Canal St:** The owner of 11 Canal Street (Kari Reilly) is seeking a grant to replace the furnace. The low bid for the work is \$3,903.50. The maximum grant amount would be \$1,561.40. Please note that, if the grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. The limited ED fund has a balance of \$71,848.

**104 W Fulton St:** The owner of 104 W Fulton Street (C&M Printing) is seeking a grant to replace to the 4 awnings on the Fulton St side of the building. The awnings will be identical in shape and color as the existing awnings. The first-floor awning will have two signs on the valance in white letters similar to the existing awning. The low bid is \$2,884.37. The maximum grant amount would be \$1,153.75. Please note that, if the grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. This work will require approval from the Historic Commission.

**116 W Fulton St:** The owner of 116 W Fulton Street (2 Brothers) is seeking a grant to replace to the awning on the Fulton St side of the building. The proposed awning will be identical in shape as the existing awning but will likely be a different color. The awning will have a sign with a logo in white letters on the face of the awning similar to the existing awning. The low bid is \$3,091.15. The maximum grant amount would be \$1,236.46. Please note that, if the

grant were approved, the funding source for this project would be from the limited ED Fund from which each property can only receive one grant per year. This work will require approval from the Historic Commission.

**Tent rental:** As a temporary replacement for the shelter that was removed to allow for the upgrades to the dance floor at Racetrack Park, the Council should decide if it wishes to rent a tent for the two festivals that use the shelter or purchase one. Both options cost approximately \$2,000. Funding for this rental could come from 2024 contingency.

**Quigley Change order:** The change order for Quigley, which will be available on Monday, is an increase in the contract for wage rate compliance as required by the Safe Drinking Water Program.

**Arch Solar:** The contract for Arch Solar will be available on Monday for consideration.

**Compost/Brush Grinding:** The City contracts the grinding of brush/compost on a biannual basis. Staff contacted several vendors and received two quotes for the grinding. Urban Forest Services LLC provided the lowest responsible quote as shown below:

CONTRACTOR	MOBILIZATION	HOURLY RATE	ESTIMATED TOTAL
URBAN FOREST SERVICES LLC	\$400	\$600	\$7,600
BUCKLINS	\$1,500	\$575	\$8,400.

Staff recommends awarding the brush/compost grinding contract to Urban Forest Services LLC at the quoted hourly rate and mobilization fee.





