

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

PLANNING COMMISSION
Tuesday, March 16, 2021 at 6:00 P.M.

NOTE: PER EMERGENCY ORDER #1 FACE COVERINGS ARE REQUIRED

REMOTE PARTICIPATION: To participate or 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

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, March 12, 2021.
3. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding proposed Amendment No.3 to the Boundary and Project Plan for City of Edgerton Tax Increment Financing District No. 6 (TID #6).
 - B. Close the public hearing.
4. Consider Resolution 6-21 approving the Project Plan Amendment No. 3 to amend the Boundary and Project Plan for City of Edgerton Tax Increment Financing District No. 6 (TID #6).
5. PUBLIC HEARING:
 - A. The Plan Commission will hold a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No. 9 (TID #9).
 - B. Close the public hearing.
6. Consider Resolution 7-21 adopting City of Edgerton Tax Incremental Financing District No. 9 (TID #9) Project Plan.
7. Consider approval of February 22, 2021 Plan Commission meeting minutes.
8. Consider Preliminary Plat approval for One Tree Subdivision to create 46 lots in the area east of Dean Street. (6-26-956.6 and 6-26-955)
9. Set next meeting date and future agenda items.
10. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: March 16, 2021

REQUEST: TIF planning

STAFF DISCUSSION

In December on last year, the Plan Commission discussed the creation of a new TIF and a boundary modification of the downtown TIF. The public hearings for these actions will be on Tuesday's agenda.

The proposed new TIF #9 is in the area of IKI and 1220 W Fulton Street (former Dana / CAT plant). IKI has an opportunity to significantly expand its business, employment, and a tax base. TIF assistance may allow for this project to reach its full potential thus ultimately creating more economic benefit than would be realized without TIF assistance. Additionally, 1220 W Fulton Street has significant potential for economic development given the amount of available property. Much of the available property lacks services that, if constructed, could result in tax base that otherwise would not be possible without the TIF. Please note that the 1220 W Fulton Street property is currently in a TIF district but that district's expenditure period has expired meaning TIF resources cannot be used to further the economic development of the property. Including the 1220 W Fulton property in the new TIF would provide an opportunity to create a greater economic benefit for the City.

The proposed boundary modification of the downtown TIF #6 would include two properties: the IKI office building at 116 Swift Street and the former Chase Bank building at 111 N Main St. IKI may consolidate its operations to the site of their plant operations on IKI Drive thus making their current office building located at 116 Swift Street (former high school) available for redevelopment.

While the City is not aware of any immediate plans for the redevelopment of 111 N Main Street, it is a large, desirable site whose redevelopment could be spurred with TIF resources. This TIF amendment is a boundary amendment only as all other aspects of the TIF plan are adequate.

**CITY OF EDGERTON PLAN COMMISSION
RESOLUTION NO. 06-21**

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 3
TO TAX INCREMENT FINANCE DISTRICT NO. 6**

PLAN COMMISSION OF THE CITY OF EDGERTON, WISCONSIN

WHEREAS, pursuant to Wis. Stat. § 66.1105(f), the City of Edgerton Plan Commission has prepared an Amendment to the Project Plan of Tax Increment Finance District No. 6 (TID #6) to add properties to the District and to add language to allow the City to use increment to fund development of a public parking lot within a one-half mile radius of the TID boundary; and

WHEREAS, on March 16, 2021, the City of Edgerton Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 6 Project Plan Amendment No. 3; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within the district, including the County of Rock, Blackhawk Technical College, and the Edgerton School District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Edgerton the Tax Increment Finance District No. 6 Project Plan Amendment No. 3 in the form attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Edgerton as follows:

1. Amendment No. 3 to Tax Increment District No. 6 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such Amended Project Plan for Tax Increment District No. 6 remains feasible after the addition of properties to the District and addition of the parking lot project.
3. The Amended Project Plan for TID No. 6 is in conformity with the Comprehensive Plan of the City of Edgerton, as well as other policies and laws of the City of Edgerton.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Edgerton Common Council approve Tax Increment Finance District No. 6 Project Plan Amendment No. 3, City of Edgerton, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Edgerton on the 16th day of March, 2021.

PLAN COMMISSION

By: _____
Christopher Lund, Mayor
Plan Commission Chairman

ATTEST:

By: _____
Cindy Heggland
City Clerk-Treasurer

**CITY OF EDGERTON PLAN COMMISSION
RESOLUTION NO. 07-21**

**RESOLUTION ADOPTING
TAX INCREMENTAL FINANCE DISTRICT NO. 9 PROJECT PLAN,
PLAN COMMISSION OF THE CITY OF EDGERTON, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Edgerton Plan Commission has prepared the Project Plan of Tax Incremental District No. 9 (TID #9) including: 31 parcels; costs for infrastructure and land acquisition projects and related expenditures within the TID #9 Boundary and within one-half mile of the district boundary; costs for promotion, development and administrative programs; and providing assistance to owners, lessees, and developers of land within the district boundary; and

WHEREAS, on March 16, 2021, the City of Edgerton Plan Commission met and held a public hearing for the TID #9 Project Plan and Boundary; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within TID #9, including the County of Rock, Blackhawk Technical College, and the Edgerton School District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed TID #9 Project Plan and Boundary; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Edgerton the TID #9 Project Plan and Boundary in the forms attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Wis. Stats. §66.1105(4)(f), the Plan Commission of the City of Edgerton adopts the TID #9 Project Plan and Boundary and submits it to the Common Council.

1. The Plan Commission hereby finds and determines that Tax Increment District No. 9 Project Plan is feasible and in conformity with the master plan of the City of Edgerton.
2. The Plan Commission hereby approves, accepts, and adopts Tax Increment Finance District No. 9 Project Plan in the form attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that the Plan Commission recommends that the Common Council approve the Project Plan and Boundary of TID #9, City of Edgerton, Wisconsin pursuant to Wis. Stats. § 66.1105(4)(gm).

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Edgerton on the 16th day of March, 2021.

PLAN COMMISSION

By: _____
Christopher Lund, Mayor
Plan Commission Chairman

ATTEST:

By: _____
Cindy Hegglund
City Clerk-Treasurer

**FEBRUARY 22, 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, Anne Radtke (remote), Jim Kapellen, and Julie Hagemann. Paul Davis joined the meeting remotely at 6:10 p.m.

Absent: Ron Webb.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, February 19th at the Post Office, Edgerton Library, and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Northwoods Development for the approval of a Planned Development/General Development Plan to allow the construction of nine duplexes southwest of the corner of West Meadows Drive and Hwy 59 (parcel 6-26-860.45).

City Administrator Ramona Flanigan stated this is the first public hearing for consideration of the General Development Plan (GDP) which, if approved, grants zoning. No development can occur until after a second public hearing is held and the Commission approves a Precise Implementation Plan.

The proposed development complies with the City's Comprehensive Plan which recommends this parcel be developed as duplexes or townhouses at a maximum density of up to 8 units per acre. The developer is proposing 9 duplexes with 3.9 units per acre.

The plan indicates construction of a "dead end" 30' wide private street with curbing, except for around the hammer head. Access for three of the units will be from W Meadows Dr with the remaining units accessing the proposed private street.

Each unit has a two-car garage that is located in the front of the units. The floor plan indicates one of the garages faces the street while the other garage has a side access thus the garage and front door does not face the street.

The water, sewer and storm sewer mains will be dedicated to the City; the streets and stormwater bioretention basins will not be dedicated. Easements will be required for the infrastructure that will be dedicated. The two bioretention ponds will address water volume restrictions in the existing storm sewer that flows to the storage area at the corner of Dallman Road and W Fulton St.

Additional recommendations include: payment of parkland fees; payment for the regional stormwater pond; installation of landscape screening along the highway; and installation of public sidewalk along W Meadows Dr.

Flanigan explained Planned Developments allow for developers to vary ordinance requirement in exchange for a “higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for developments”.

The Planned Development process requires a listing of the regulations with which the proposed planned development does not comply. In this case the alternative is a conventional subdivision that requires each duplex be on its own parcel. With a conventional subdivision, the units would be closer to the rear lot line, and most likely only 8 duplexes would be allowed.

The Mayor opened the floor for public comments.

Ron Combs, Combs Associates, is representing the developer on this project. Mr. Combs stated the units are planned to be owner occupied with a condo association.

The units are designed so not all garages will be facing the road. Units will be 1,350sq ft with full basements. Construction will begin this summer if the development is approved.

Roy Phelps, 115 Coralberry Court, asked if there will be any blasting? He heard there is bedrock in that location. Ron Combs stated they are not planning for blasting.

Roger Engel, 41 Spruce St, stated he represents his condo association and their members have some questions. He asked if rentals will be allowed in the condos. Ron Combs stated it is not intended to be rental property but they will not prevent it. The units will sell for \$225,000 - \$300,000.

Roger Engel stated there is concern about the quality and the density of the units. The existing condo association has a larger amount of green space between units and they are concerned with it being so close to their association.

He asked about the private street. City Administrator Ramona Flanigan stated as a private street, the City will not maintain the street nor plow it.

John Fahlgren, 212 W Meadows Dr, noted that he has a concern with the increase in traffic from these 18 units that will have only one access on to W Meadows Dr.

Roy Phelps asked for more re-assurance that there will not be any blasting with the development. His home is close to the site and he is concerned about damage. In addition, he asked where the walking path will be located. City Administrator Ramona Flanigan stated the path location has not be determined.

She added at this time there are no street lights proposed. More of these details will be discussed at the next public hearing. Ron Combs stated the plan is for lighting to be located on the duplexes.

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

CONSIDER PD/GDP FOR NORTHWOODS DEVELOPMENT: Jim Kapellen asked with a condo association, who owns the land. Roger Engel stated the association is the owner of the common land.

Jim Kapellen asked about the bioretention pond, will they be holding water? City Administrator Ramona Flanigan stated these will be basins similar to a rain garden; it will fill and drain but stay wet enough to support wetland plantings.

Julie Hagemann asked how close will the units be to the bioretention ponds, existing pine trees and existing condos. Ron Combs stated the ponds will only be 1 or 2 feet deep and the exact location will be shown at the next phase of the design plan. Patios will also be added to each unit with green space all around the building complex.

Julie Hagemann asked about additional parking for visitors. She does not like street parking and suggested a parking area be added. Ron Combs stated they will take that into consideration. City Administrator Ramona Flanigan stated parking on the hammer head will need close evaluation to determine if there will be sufficient room for parking while still allowing the turn-around of emergency vehicles.

Anne Radtke stated in her opinion, she would like to avoid private roads within the City. She would like roads to all have the same esthetics and the condo owners have the same roadway maintenance rights as other property owners in the City. It was noted that two other condo developments in the city already have private roads.

Jim Kapellen stated the buyers of these condos will be provided the information about the private drives before they purchase so they understand their rights. It will also be laid out in the condo association documents.

City Administrator Ramona Flanigan added that the developer has chosen to make this a private road so they can develop with smaller setback requirements and keep the units further from the highway than what would otherwise be required. Jim Kapellen added there are advantages and disadvantages to these types of developments.

Jim Kapellen asked for clarification to the density of this area. Ron Combs interpreted the staff report to indicated the Comprehensive Plan allows for a larger density than what this development is proposing.

Julie Hagemann asked if the City can require the condo document to dictate units must be owner occupied. Developer Jen Petry stated they are concerned that in the event the economy goes bad, they want the owners to have the ability to rent units. The condo documents will have rental unit agreements. It is not the intent for these units to be sold as rental investment properties.

Mayor Chris Lund asked if the City has the authority to require the condo association documents to restrict renting of the units. City Administrator Ramona Flanigan would have to look into it further if the Plan Commission wants to require it.

A brief discussion on the possible negative impact there can be on allowing rental units. The neighboring land owners expressed a strong objection to having it allowed. Jen Petry stated renters will be required to abide by the same rules as the owners of the units. Jim Kapellen added that the owner's association will also be responsible for policing their rules.

Jim Kapellen/Jim Burdick moved to approve the GDP for a Planned Development for lot 45 of W Meadows First Addition with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is included in one condominium association.
4. The developer provides a document to be recorded for all utility easements as well as a document to discontinue the water main easement (if there is a recorded easement).
5. Provide a landscape plan that meets or exceeds the ordinance requirement that includes highway screening and wetland plantings in the bioretention basins.
6. Provide information about site lighting and for lighting at the intersection.
7. A public sidewalk is installed on W Meadows Drive.
8. A walking path is installed around the development.
9. The stormwater bioretention basins are “dry basins” and a maintenance agreement is included in the condo documents requiring the maintenance (prohibiting the filling in) of the basins.
10. The developer pays the regional stormwater basin fee.
11. The developer pays parkland fees with each building permit.
12. The petitioners comply with the conditions of the City Engineer and Edgerton Fire District.
13. The petitioner provides more detail for the bioretention basin.
14. The plan address “community parking.”

The motion passed on a 5/1 roll call vote. Anne Radtke voted against the motion.

An Anne Radtke moved to amend the previous motion to require a public street instead of a private street failed due to lack of a second.

MINUTES: A Jim Kapellen/Chris Lund motion to approve the minutes from the January 25, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

Being no other business before the Commission, a Chris Lund/Jim Burdick motion to adjourn passed on a 6/0 roll call vote.

Ramona Flanigan/ch
City Administrator

Approved March 16, 2021

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: March 16, 2021

GENERAL DESCRIPTION

Description of Request: Petition for approval of a preliminary plat to create 46-lots for One Tree Subdivision (Parcel #6-26-955 and 6-26-956.6)

Location: East of Dean Street

Applicant: Northwoods Development LLC

Current Zoning/Land Use: R-2 and R-4 PD (lot 46)/ agriculture

Lot Size: approximately 22 acres

STAFF REVIEW COMMENTS

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

1. The petitioner proposes to divide the lot to create 46 lots. Lots 1-45 are zoned R-2. The developers plan to seek approval of a duplex condominium development in lot#46. During the rezoning public hearing, the applicants were granted approval of 8 duplex lots, all on corners lots in the plat. Due to a modification of the road network, these duplex lots are now in different locations and there are 9 duplex lots. Because of the modifications to the original plan, the Plan Commission will hold another hearing regarding the location of the duplex lots in conjunction with the consideration of the planned development. Adjacent land uses consist of the following: residential west, golf course to south; and agriculture to the north and east.
2. The proposed lots comply with the lot area and width requirements.
3. Wileman Drive is planned as a collector street with a wider ROW and a wider street at 42'. All other streets are planned to be 32' wide which is the same width as the streets in Orchard Subdivision.
4. Street names of Cherry, Hubert and Wileman should be "extended" into this subdivision.
5. Staff has recommended sidewalks be 5' wide which is DOT convention (not a requirement). Edgerton's typical sidewalk is 4' wide.

6. A note should appear on the final plat requiring driveway access on lots 40 and 41 be as far from the intersection as possible.
7. Staff recommends the curbs be reconstructed on Cherry and Hubert Streets east of Dean Street to match the width of streets in this subdivision.
8. The stormwater pond is considered temporary since the City's Master Plan proposes stormwater be handled in a regional pond near Ladd Lane. The development agreement that is part of the final plat process will have provisions about the ultimate removal of the temporary pond once a regional pond is constructed. The pond size and outflow conveyance will be addressed with the final plat when the stormwater calculations are complete.
9. The construction plans will provide temporary "T" turn arounds at the east end of Hubert and Cherry Streets due to the length of the dead-end streets.
10. The City is evaluating the need to install larger (12") water main in Wileman Drive.

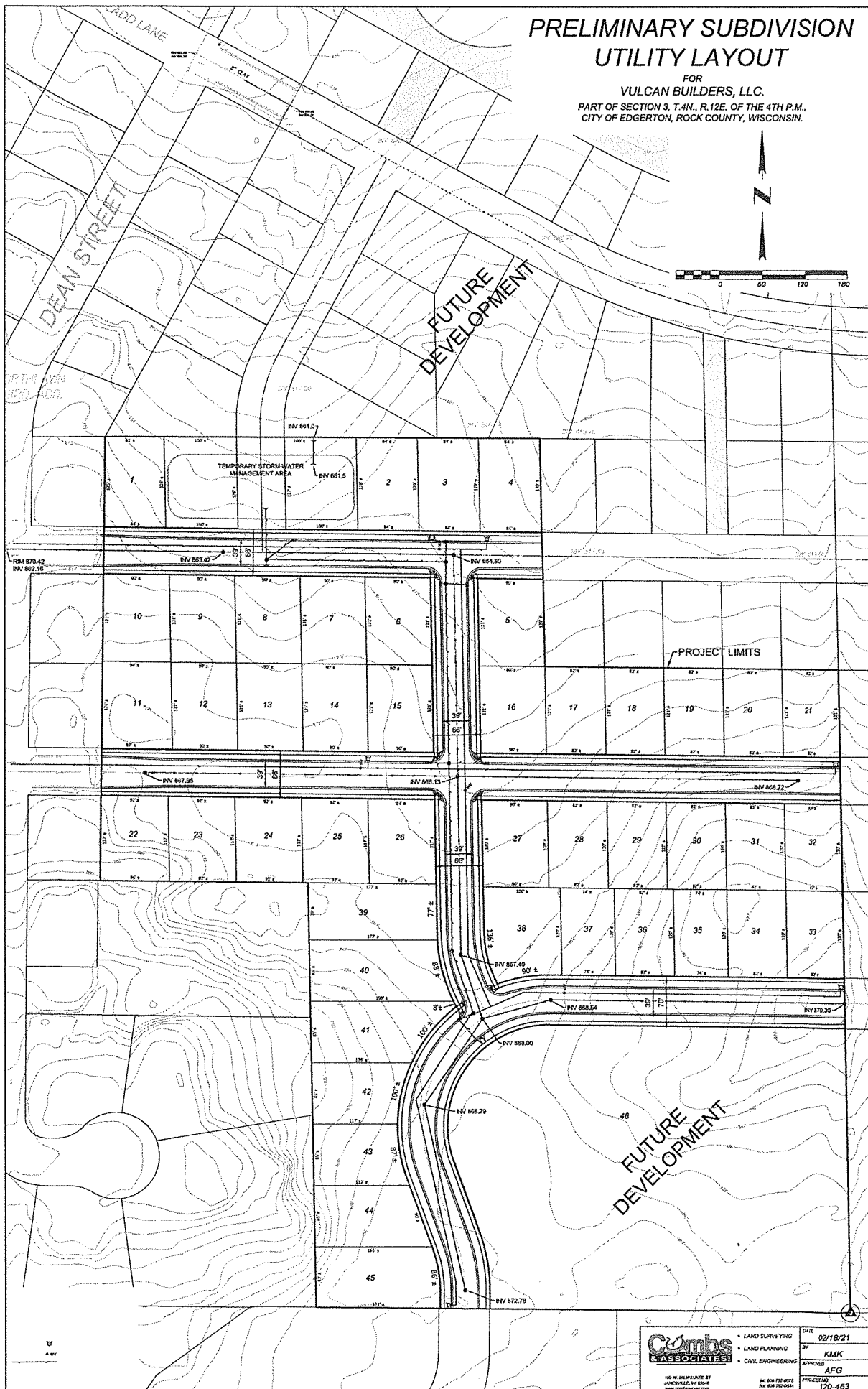
STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend approval of the proposed preliminary plat to create 46 lots for One Tree Subdivision located East of Dean Street subject to the following conditions.

1. The City Engineer approves utility extension, storm water control, and erosion control plans.
2. The final plat indicates all easements.
3. The petitioner enters into a development agreement with the City before signing the final plat.
4. The street stubs of Cherry and Hubert Streets east of Dean Street be reconstructed to match width of the new streets.
5. The developer pays the parkland impact.
6. The developer pays a platting fee \$460 dollars.
7. A note appears on the final plat requiring driveway access on lots 40 and 41 be as far from the intersection as possible.

PRELIMINARY SUBDIVISION UTILITY LAYOUT

FOR
VULCAN BUILDERS, LLC.
PART OF SECTION 3, T.4N., R.12E. OF THE 4TH P.M.,
CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.



	• LAND SURVEYING	DATE: 02/18/21
	• LAND PLANNING	BY: KMK
	• CIVIL ENGINEERING	APPROVED: AFG
100 W. 4th STREET, SUITE 201 JANESVILLE, WI 53404 PHONE: 608.752.8274 FAX: 608.752.8284 WWW.CUMBSANDASSOCIATES.COM	120-463	