

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

Monday, March 15, 2021 at 7:00 p.m.

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. Pledge of Allegiance.
3. Confirmation of appropriate meeting notice posted on Friday, March 12, 2021.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
 - A. The public will be allowed to speak on agenda items during the meeting.
6. Minutes:
 - A. Consider approval of minutes from March 1, 2021 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider licenses applications.
 3. Consider approval of public event packet from Edgerton FFA Alumni for Pork Chop Dinner drive thru at Central Park.
 4. Consider bids for street crack sealing and chip sealing.
 5. Consider sanitary sewer repairs prior to Cherry St resurfacing project.
 - B. Plan Commission:
 1. Consider approving the second reading and adopting City of Edgerton Ordinance 21-04: Amend Section 22.210 "Official Zoning Map" of the Code of Zoning Ordinances to amend Lot 45 W Meadows First Addition from R-4 to R-4 Planned Development.
 - C. Utility Commission:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meetings.
 - D. Public Safety:
 1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meetings.
8. Mayor, alderperson and staff reports.

9. 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 downtown land purchase.

AND

Discuss and consider TIF 9 business incentive.

10. 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 1, 2021 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

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

Present: Sarah Braun, Casey Langan, Candy Davis, Tim Shaw, Anne Radtke, and Jim Burdick. All attended remotely

Others Present: City Administrator Ramona Flanigan, Clerk Treasurer Cindy Hegglund, Police Chief Robert Kowalski, Library Director Kirsten Almo, Fire Chief Randy Pickering, City Attorney Bill Morgan and Sam Martino from the Edgerton Reporter.

Hegglund confirmed the meeting agendas were properly posted on Friday, February 26, 2021 at the Post Office, City Hall, and the Edgerton Library.

ACCEPT THE AGENDA: A Candy Davis/Sarah Braun motion to approve the agenda as printed passed on a 6/0 roll call vote.

MINUTES: Casey Langan suggested changing the minutes under the Plan Commission section from “encourages building owners to take ownership and have flexibility in their building uses” to “provides the owner the flexibility in their building use”. He also stated the date was incorrect in the Filling Employee Vacancies section. The year should be changed from 2013 to 2003. Langan suggested that State Revenue funds should be changed to State Shared Revenue. The minutes will be amended to reflect these changes.

Jim Burdick stated the Utility Commission report was omitted. The minutes will be amended to reflect this addition.

An Anne Radtke/Tim Shaw motion to approve the minutes from the February 15, 2021 Common Council meeting as amended passed on a 6/0 roll call vote.

COMMITTEES:

Finance Committee: A Candy Davis/Sarah Braun motion to approve the bills and payroll list in the amount of \$143,826.07 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve an Operator’s License for Katie Crisp passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve the release of donated museum funds to the tobacco museum organization in the amount of \$1,540 with the condition that the organization use the funds in accordance with the provisions of the original donation passed on a 4/0/2 roll call vote. Sarah Braun and Casey Langan abstained.

A Candy Davis/Tim Shaw motion to declare the city hall DVD recorder and Digital Video recorder as surplus passed on a 6/0 roll call vote.

Plan Commission: Jim Burdick/Candy Davis moved to approve the first reading of City of Edgerton Ordinance 21-04: Amend Section 22.210 “Official Zoning Map” of the Code of Zoning Ordinances, amend Lot 45 W Meadows First Addition from R-4 to R-4 Planned Development.

Anne Radtke stated that as elected officials she feels that it is up to the Council to guide the city as to how areas should be developed. She feels that having a development with private streets is not in the best interest of the city. Each citizen is entitled to live on safe and secure streets with the same standards. Each resident pays the same taxes and they should all have the same services. She does not feel the developer should be able to set the standards.

Ramona Flanigan stated there are costs and benefits to the city as well as the developer to having private streets. The Plan Commission debated these costs and benefits and recommended to allow the development of a private street.

Anne Radtke/Sarah Braun moved to amend the motion to remove the private street and make it a public street. The motion failed on a 1/5 roll call vote. Sarah Braun, Casey Langan, Candy Davis, Tim Shaw and Jim Burdick voted against the motion.

The original motion to approve the first reading of City of Edgerton Ordinance 21-04: Amend Section 22.210 “Official Zoning Map” of the Code of Zoning Ordinances to amend Lot 45 W Meadows First Addition from R-4 to R-4 Planned Development passed on a 5/1 roll call vote. Anne Radtke voted against the motion.

RESOLUTION 01-21: A Candy Davis/Casey Langan motion to adopt City of Edgerton Resolution 01-21: Tax Incremental District #5 Termination Resolution passed on a 6/0 roll call vote.

Being no other business before the Council, an Anne Radtke/Casey Langan motion to adjourn passed on a 6/0 roll call vote.

Cindy Hegglund/wl
City Clerk-Treasurer

Adopted March 15, 2021

**CITY OF EDGERTON
ORDINANCE No. 21-04**

**AN ORDINANCE TO AMEND SECTION 22.210 “OFFICIAL ZONING MAP” OF
THE EDGERTON CODE OF ZONING ORDINANCES, CITY OF EDGERTON
ROCK AND DANE COUNTIES, WISCONSIN**

Alderperson Jim Burdick 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 22.210 “Official Zoning Map” shall be amended for Lot 45 West Meadows First Addition, parcel 6-26-860.45 from R-4 to R-4 Planned Development/General Development Plan overlay to create 9 residential duplex condo units 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.”

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

Seconded by Alderperson: Candy Davis

Roll Call: Ayes Noes

1st Reading: March 1, 2021

2nd Reading: March 15, 2021

Adoption:

Published:

Dated:

Christopher W. Lund, Mayor

Ramona Flanigan, City Administrator

STATE OF WISCONSIN)

)SS.

COUNTY OF ROCK)

I, Ramona Flanigan, City Administrator, 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 March 2021.

Ramona Flanigan, City Administrator



 123 S. 21st Street, St. Louis, MO 63104 Phone: (314) 425-1234	PREPARED BY DATE: 01/21/21
	CHECKED BY DATE: 02/10/21
	DESIGNED BY DATE: 01/21/21
	PROJECT NO. 120-507

CONCEPTUAL SITE UTILITY, GRADING, DRAINAGE PLAN SHEET R OF 3



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Subject: RE: [FWD: RE: [FWD: RE: West Meadows]]

From: Jason Russ <RussJ@edgertonfire.com>

Date: Mon, Feb 22, 2021 4:54 pm

To: "rflanigan@cityofedgerton.com" <rflanigan@cityofedgerton.com>

Administrator Flanigan,

We have reviewed the plans for the Vulcan Subdivision. At this time the only clarifications that we would have would be the following;

1. The hammerhead turn around area and extending 30 feet out of the hammerhead turn around area to be marked as no parking.
2. Snow removal must extend past the hard surface of the paved turn around. This is to keep the size of the turn around area open and free of any obstructions.
3. Make sure all hydrant and utility boxes to remain as drawn, if there are changes needing to be made to please seek fire departments input relating to tail/bumper swing of the vehicles.

On a side recommendation if the zoning and planning would consider having the parking along the road leading up to the turn around area be some type of an alternating parking, such as, parking on odd and even days as to which side of the street has parking that day. We feel this is not only beneficial to us but also all departments of the community and residents as well. I know Chief Pickering is out of town today but I am willing to attend the meeting tonight if you would like me to. Just let me know the time.

Thanks

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Subject: Lot 45 West Meadows Engineering Review
From: Joe Pingel <joe.pingel@cedarcorp.com>
Date: Thu, Feb 18, 2021 3:27 pm
To: "rflanigan@cityofedgerton.com" <rflanigan@cityofedgerton.com>
Cc: Bill Betzig <bill.betzig@cedarcorp.com>

Combs & Associates submitted a conceptual plan for lot 45 West Meadows 1st Addition near the intersection of Meadows Lane and STH 59 in the City of Edgerton. The plans were reviewed and we offer the following comments:

1. A storm water management plan will be required for the site however the text can state that the storm water volume control as well as water quality standards for the site will be handled at the regional pond near the intersection of Dallman Road and W Fulton Street.
2. The storm sewer between the regional pond and the proposed development site could be a restriction. Therefore, the developer will be required to reduce the peak flow from the post construction site to the existing conditions for the 10 year storm event. Please provide calculations and detailed plans to demonstrate compliance. Please note these calculations can be part of the SWMP.
3. Please provide erosion control calculations (WDNR Soil Loss & Sediment Discharge Calculation Tool).

Joseph Pingel, P.E.

Municipal Engineer

Cedar Corporation

2820 Walton Commons West #142 | Madison | WI | 53718

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joe.pingel@cedarcorp.com

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