

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

Monday, April 18, 2022 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, April 15, 2022.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
6. Minutes:
 - A. Consider approval of minutes from April 4, 2022 Council meeting.
 - B. Consider approval of minutes from April 11, 2022 Special Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider Supersized Façade Grants for 11 W Canal St.
 3. Consider Supersized ED Grants for 20 W Fulton St.
 4. Consider Supersized Façade and ED Grants for 16 Swift.
 5. Consider Supersized Façade and ED Grants for 14 W Fulton St.
 6. Consider Supersized Façade and ED Grants for 21 Henry St.
 7. Consider Supersized Façade and ED Grants for 15 and 25 N Main St.
 8. Consider Supersized Façade Grant for 210 W Fulton St.
 9. Consider Supersized Façade and ED Grants for 110 Henry St.
 10. Consider policy regarding disposal of surplus items.
 11. Consider minimum bid for Exmark mower and a welder.
 12. Consider purchase of cemetery lawn mower.
 13. Consider addendum to Cedar Corporation contract for Henry St project.
 14. Consider awarding Henry St project bid.
 15. Consider adoption of amended event packet.

B. Library Board:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

C. Utility Commission:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

D. Plan Commission:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.
2. Consider initiating the process to vacate Maple Ct.
3. Consider introducing and approving the first reading of City of Edgerton Ordinance 22-03: Amend Section 22.210 "Official Zoning Map" of the code of Zoning Ordinances to amend the zoning for the property located at 505 Stoughton Rd.
4. Consider introducing and approving the first reading of the City of Edgerton Ordinance 22-04: Amend Sections of Chapter 22 "Zoning Ordinances" to Regulate Electric Vehicle charging Stations.
5. Consider a 2-lot extraterritorial CSM in Section 8 of the town of Fulton on the SW corner of Dallman Rd and Hwy 59 for Feggstad.
6. Consider a 1-lot extraterritorial CSM in Section 15 of the Town of Fulton on E Dalby Rd for Schuette.
7. Consider a 5-lot extraterritorial Plat of Olson's Bliven Rd Addition in Section 21 of the Town of Albion on the Bliven Rd for Olson.

E. Redevelopment Authority:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

F. Personnel Committee:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

G. Fire District:

1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meeting.

8. 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 property purchase.

9. Mayor, alderperson and staff reports.

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.

**APRIL 4, 2022 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, Paul Davis, and Jim Burdick.

Others Present: City Administrator Ramona Flanigan, City Clerk Wendy Loveland, Police Chief Robert Kowalski, Fire Chief Randy Pickering, City Attorney Bill Morgan (remote), and a few citizens.

Loveland confirmed the meeting agendas were properly posted on Friday, April 1, 2022 at the Post Office, Edgerton Library, City website, and City Hall.

ACCEPT THE AGENDA: A Sarah Braun/Casey Langan motion to accept the agenda as printed passed, all voted in favor.

MINUTES: A Sarah Braun/Casey Langan motion to approve the minutes from the March 21, 2022 Common Council meeting passed, all voted in favor.

COMMITTEES:

Finance Committee: A Candy Davis/Tim Shaw motion to approve the bills and payroll in the amount of \$94,899.29 passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve a Cigarette and Tobacco Retail License to Day's Family Foods, dba Piggly Wiggly, 1211 N Main St, Agent Nathan Perry passed on a 6/0 roll call vote.

A Candy Davis/Tim Shaw motion to approve an event packet for Sleep in Heavenly Peace bed build on April 23rd passed on a 6/0 roll call vote.

A Candy Davis/Sarah Braun motion to approve the purchase of a new utility truck from Ewald Automotive Group in the amount of \$25,621 passed on a 6/0 roll call vote.

ARBOR DAY PROCLAMATION: A Jim Burdick/Candy Davis motion to approve the City of Edgerton Proclamation proclaiming the last Friday of April as Arbor Day passed on a 6/0 roll call vote.

CLOSED SESSION: Candy Davis/Paul Davis moved to go into 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 TIF incentive for 210 W Fulton St. The motion passed on a 6/0 roll call vote.

OPEN SESSION: Sarah Braun/Paul Davis moved to return to open session. All voted in favor of the motion.

TIF INCENTIVE FOR 210 W FULTON: A Jim Burdick/Candy Davis motion to approve additional funding of \$200,000 for the 210 W Fulton St project using \$50,000 from the proceeds of the sale of the Veteran's Memorial Building passed on a 6/0 roll call vote.

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

Wendy Loveland
City Clerk

Adopted April 18, 2022

**APRIL 11, 2022 SPECIAL COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 5:45 p.m.

Present: Casey Langan, Candy Davis, Tim Shaw, Paul Davis and Sarah Braun (arrived at 5:46)

Excused: Jim Burdick

Others Present: City Administrator Ramona Flanigan

Flanigan confirmed the meeting agendas were properly posted on Friday, April 8, 2022 at the Post Office, Edgerton Library, City website, and City Hall.

LADD LN AND THRONSON RD CSM: A Candy Davis/Casey Langan motion to approve the preliminary and final 2 lot CSM on Ladd Ln and Thronson Rd for Keinbaum passed on a 5/0 roll call vote.

Being no other business before the Council, a Casey Langan/Paul Davis motion to adjourn passed on a 5/0 roll call vote.

Wendy Loveland
City Clerk

Adopted April 18, 2022

Memo

To: Common Council
From: Staff
Date: 4/15/2022
Re: April 18, 2022 Meeting

Cemetery Mower: The 2022 Fassett Cemetery Capital Equipment budget includes \$6,500 for a new lawn mower. Staff advertised for bids and the lowest responsible bid that met the specifications was from Burns Full Service, LLC., in the amount of \$13,912.69. Burns currently has the mower in stock. Staff will auction an Exmark Lazer mower to offset the cost of the new mower.

Policy for disposal of surplus items: Most items the city sells after being declared surplus are sold at a municipal auction. The auction procedures require a response to auction results within 24 hours of the close of the auction. This requirement makes it difficult to bring the auction results to the Council for consideration. Staff suggests the Council adopt the following policy regarding surplus items sold on auction: as part of the declaration of an item as surplus, the Council will establish the minimum sale price. As long as the bid is above the minimum price and administration accepts the high bid, staff would be permitted to approve the sale of the item.

Establish Minimum Bid for Exmark mower and welder: Please recall the Council previously declared an Exmark mower and a welder surplus. Staff is requesting the Council establish the minimum bid of \$4,500 for the mower and \$1,500 for the welder.

Facade and ED Grants: Primarily due to limited TIF funding, the RDA recommended approval of some of the facade and ED grant applications that were submitted in the last round of these programs. The attached schedule includes a list, with total costs, of all the applications that were filed; the maximum grant amount for each application; and the amount of funding the RDA recommended for each application.

Henry Street Project Award: The engineer's review of the Henry Street bids is included in your packet. Initial projections indicated that TIF 6 would fund a significant portion of this project. Current estimates indicate that a smaller portion or possibly none of the project can be TIF funded due to other priority expenditures being made with TIF funds. The portion of the project that is not funded by the TIF will be funded by the utilities and the recent General Obligation borrowing.

Event Packet Policy Amendments: Included in your packet is a draft, amended event packet. The following items were added to the packet:

- Request for information regarding the time of alcohol sales
- Start and end times of the event
- Event packets can be submitted after January 1 of the year of the event instead of 1 year before the event
- Request for information regarding the admissions

- Request for information regarding the location of dumpsters
- Prohibition of animals at events unless they are approved as part of the packet
- Notification that the organizers are responsible for dumpster rental
- Requirement that alcohol sales cease 30 minutes before the end of the event
- Requirement that amplified music stop at midnight
- Allows an organizer to rent all of Racetrack Park with the following conditions: If the organizer asks the city to install fencing, the organizer has to pay for the city's time to install it; and the organizer cannot charge admission or deny access to regular park users

Alternatives to allowing the rental of all of Racetrack Park are not allowing entire park rentals at all or only allowing the Fourth of July and Tobacco Heritage Days to rent the entire park.

Vacate Maple Court: Given the expansion of IKI and their interest in improved security fencing, IKI has requested the city vacate the Maple Court right of way in its entirety from Stoughton Road south to its terminus north of the railroad tracks. (See map) IKI owns all of the many lots that front on Maple Court.

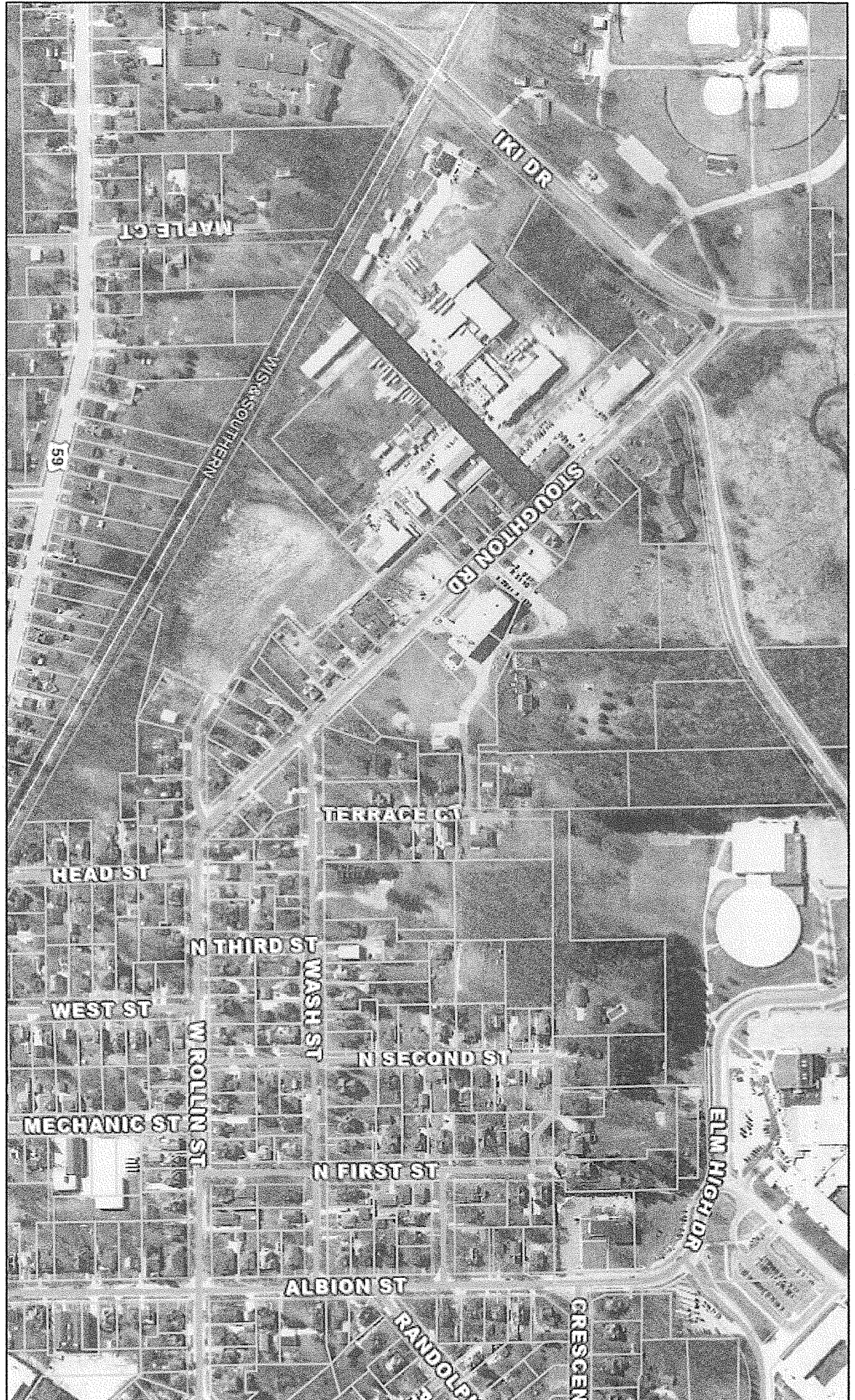
The Plan Commission recommended approval of the vacation subject to the following conditions:

- Easements are recorded for all public utilities that are located in the current Maple Court right of way;
- An access easement is recorded for the house on the SE corner of Stoughton Road and Maple Court which has a driveway that accesses Maple Court. IKI owns the house; and
- Emergency access is granted to owners of all public utilities that are or may be located behind any fence that is installed across the current Maple Court right of way.

The street vacation process includes many steps. If the council wishes to proceed, a Resolution will be prepared for a future meeting that will establish a public hearing date.

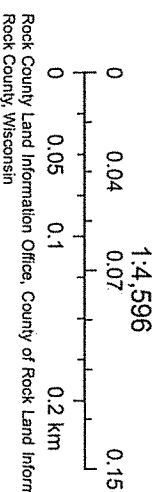
Electric Vehicle Charging Ordinance: The EV ordinance included in your packet provides the following regulations:

- Definitions of charging stations (parking stall) and charging facilities (a building for charging similar to a gas station)
- Allows Level 1 and 2 charging stations in all districts as a special use with specific conditions
- Allows Level 3 charging stations as conditional use in the nonresidential districts
- Allows charging facilities in the same locations gas stations are allowed
- Requires new multi-family developments with 10 or more units install electric vehicle charging stations in 10% of the required parking stalls, and new parking lots having 20 or more cars install EV charging stations.



3/17/2022, 8:40:55 AM

- Parcels_NoSym - Parcels
- Adjacent_Counties_4K
- CitiesVillagesTowns_4K
- RoadCenterlines_4K
- Highway
- Local
- CitiesVillages_4K
- Waterlines_4K
- Waterbodies_4K
- Railroad_4K



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 7th day of March, 2022.

Ramona Flanigan, City Administrator

**CITY OF EDGERTON
ORDINANCE No. 22-04**

**AN ORDINANCE TO AMEND SECTIONS OF CHAPTER 22 “ZONING
ORDINANCES” TO REGULATE ELECTRIC VEHICLE CHARGING STATIONS, IN
THE CODE OF 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 22 sections 22.102, 22.304(5)(cc), 22.304(5)(f) and 22.404 shall be amended as follows:

22.102 Definitions.

Electric Vehicle: any vehicle that is licensed and registered for operation on public and private highways, roads, and streets, and that operates either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for motive purpose. Electric Vehicle includes: (1) a battery electric vehicle; and (2) a plug-in hybrid electric vehicle.

Electric Vehicle Charging Facility: A structure where electricity is provided directly to the public on the premises for purposes of charging electric vehicles at one or more electric vehicle charging stations. An Electric Vehicle Charging Facility may also retail minor accessories but may not provide other types of vehicle fuel, such as gasoline.

Electric Vehicle Charging Station: A parking space, or parking spaces, that is, or are, equipped with and served by electric vehicle supply equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

22.304 (5) Accessory Land Uses.

(cc) Electric Vehicle Charging Stations

Description: Electric Vehicle Charging Stations are parking spaces that are equipped with and served by electric vehicle supply equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

1. Permitted by Right: Not Applicable
2. Permitted by Right with Additional Special Requirements: {A1 districts} Level 1 and 2
 - a. Electric vehicles may be parked in any space designated for parking, subject to the restrictions that apply to any other vehicle.
 - b. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

- c. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.
 - d. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
 - e. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.
 - f. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.
 - g. Shall comply with Section 22.207 standards and procedures applicable to all uses permitted by right with special requirements.
3. Conditional Use Regulations: {B-1, B-2, B-3, B-4, M-1, M-2, M-3, O-1, HMU} Level 3
- a. Electric vehicles may be parked in any space designated for parking, subject to the restrictions that apply to any other vehicle.
 - b. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.
 - c. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.
 - d. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
 - e. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.
 - f. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.
 - g. Shall comply with Subsection 22.206, standards and procedures applicable to all conditional uses.

(4) Commercial Land Uses.

(f) In-Vehicle Sales or Service.

Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance uses – see Subsection 22.304(4)(p)). Such land uses often have traffic volumes that exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include vehicular fuel stations, electric vehicle charging facility, and all forms of car washes. This land use does not include drive-in, drive-up or drive-through land uses, which are considered a separate land use category (see Subsection 22.304(4)(r)). If performed in conjunction with a principal land use (for example an

ATM machine), in-vehicle sales and service land uses shall be considered an accessory use (see Subsection 22.304(5)(i)).

1. Permitted by Right: Not Applicable
2. Permitted by Right with Additional Special Requirements: Not Applicable
3. Conditional Use Regulations: {B-1, B-3, B-4, HMU}

22.404 OFF-STREET PARKING AND TRAFFIC CIRCULATION STANDARDS.

(6) Off-Street Parking and Traffic Circulation Design Standards.

(k) Electric Vehicle Charging Stations:

Multiple-Family Residential Land Uses: all new surface parking areas serving multi-family developments with at least 10 residential units shall provide electrical vehicle charging stations for a minimum of 10% of required parking spaces.

Parking lots: Any surface or structured parking built after the adoption of the Ordinance, containing twenty (20) or more parking spaces, must have a minimum of one (1) electric vehicle charging station installed for every twenty (20) parking spaces, or fraction thereof. Off-street parking spaces with electric vehicle charging stations shall count towards the minimum requirement of parking spaces.

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

Seconded by Alderperson:

Roll Call: Ayes Noes

Christopher Lund, Mayor

Public Hearing:
1st Reading:
2nd Reading:
Adopted:
Published:
Dated:

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 15th day of February, 2021.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 6, 2022

GENERAL DESCRIPTION

Address: 5237 Hwy 59 (SW corner of Dallman Rd, and Hwy 59) Fulton Township Sec. 8

Applicant: Feggestad

Parcel Size: 4.4 and 6.2 acres

Description of Request: Approval of a 2 lot CSM

STAFF REVIEW COMMENTS

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

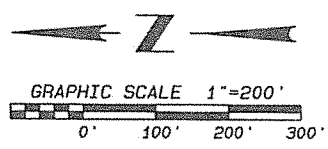
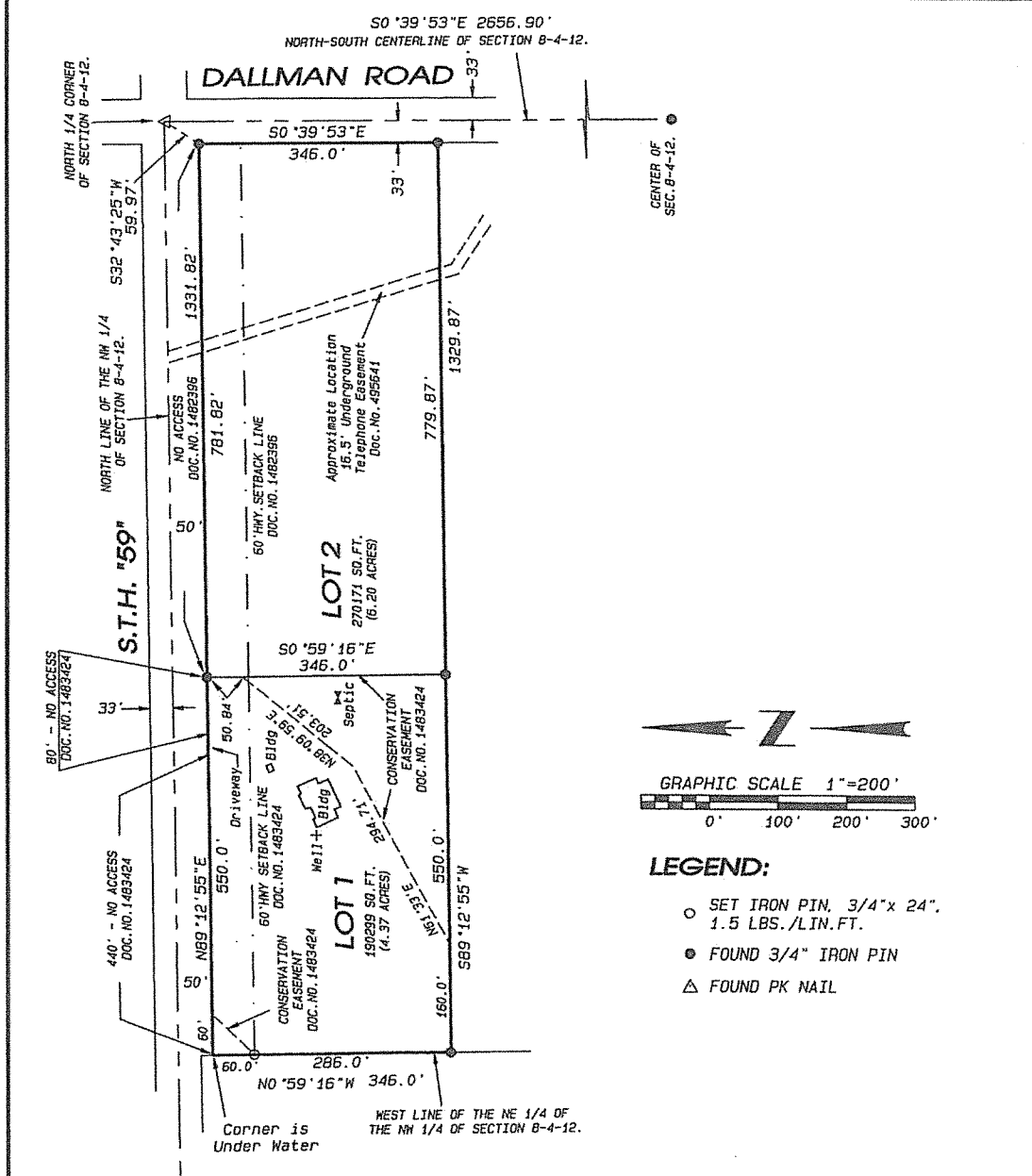
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve a 2 lot CSM for Feggestad on 5237 Hwy 59 (SW corner of Dallman Rd, and Hwy 59) Town of Fulton, Rock County, Sec. 8.

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGES 333 THRU 337 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 2055928 AND BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
 - FOUND 3/4" IRON PIN
 - △ FOUND PK NAIL

NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED S0°39'53"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 8-4-12.

NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

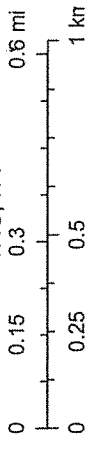
ARCGIS VVED Map



3/28/2022, 9:50:53 AM

-  Adjacent_Countries_18K
-  CitiesVillagesTowns_18K
-  RoadCenterlines_18K
-  County
-  Highway
-  Local
-  CitiesVillages_18K
-  Waterlines_18K
-  Waterbodies_18K
-  Railroad_18K

1:19,477



Rock County Land Information Office

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 6, 2022

GENERAL DESCRIPTION

Address: E Dalby Road, Fulton Township Sec. 15

Applicant: Schuette

Parcel Size: 2 acres

Description of Request: Approval of a 1 lot CSM

STAFF REVIEW COMMENTS

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

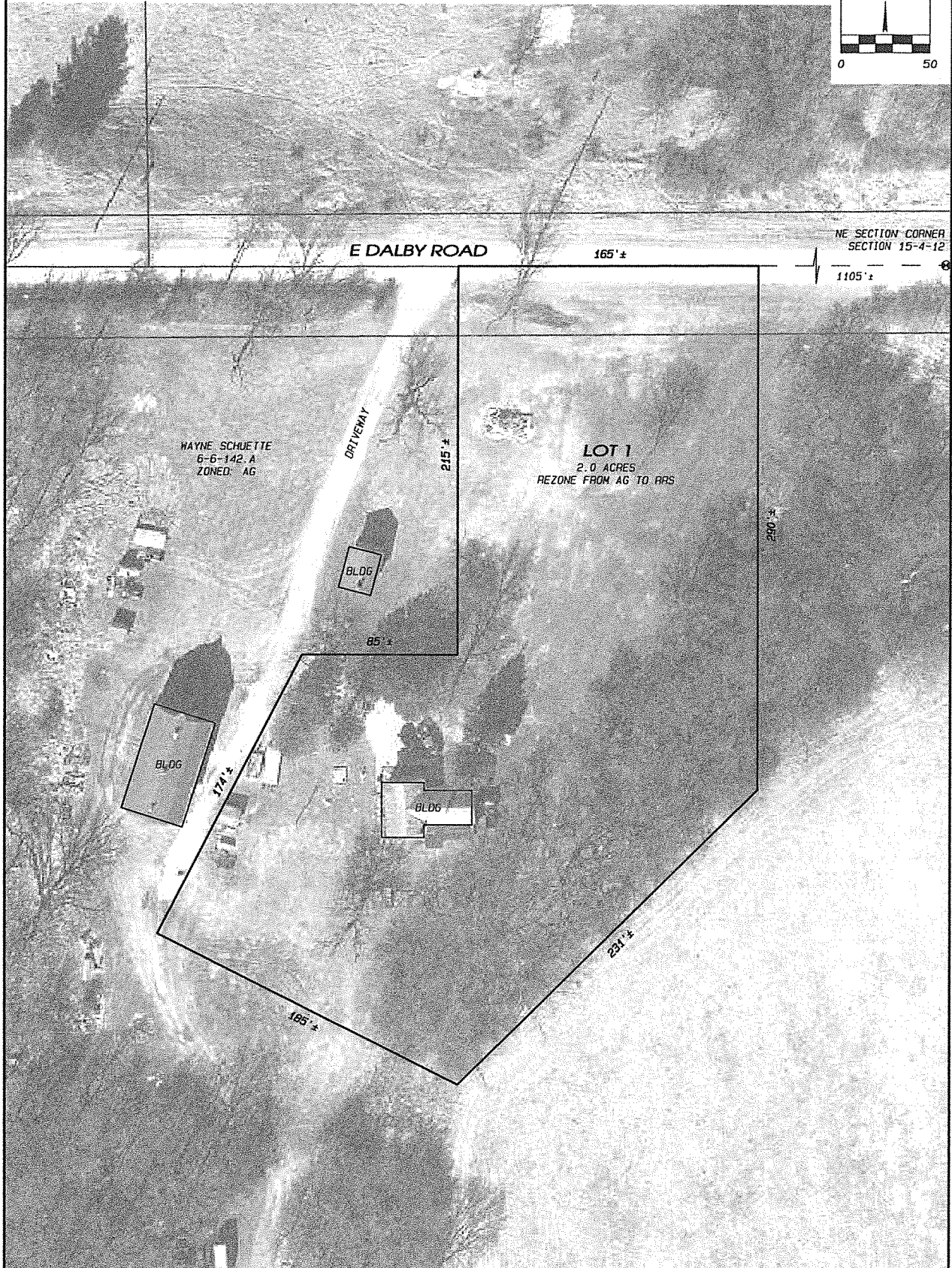
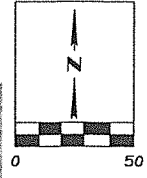
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is unlikely to impede efficient City expansion.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve a 1 lot CSM for Schuette on E Dalby Road, Town of Fulton, Rock County, Sec. 15.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 15, T.4N., R.12E. OF THE 4TH P.M.
TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 122-028 For: SCHUETTE, WAYNE FEBRUARY 10, 2022



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Jonesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
fax: 608 752-0534

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 6, 2022

GENERAL DESCRIPTION

Address: Bliven Road, Section 21, Town of Albion, Dane County

Applicant: Olson

Parcel Size: approx. 0.5 acre lots

Description of Request: Create 5 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 creates five lots that are not in the City's future growth area.

STAFF RECOMMENDATION

Staff recommends the City Council approve the proposed land division.



Bivera Road

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase,