

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

Monday, May 20, 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, May 17, 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 May 6, 2024 Council meeting.
 - B. Consider approval of minutes from May 13, 2024 Special Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider Temporary Class "B" Beer/Wine license for Brown Paws Rescue for the Edgerton Night Market.
 3. Consider bids for hauling soil.
 4. Consider transfer of 2023 General Fund surplus to the Capital Projects Fund.
 5. Consider City of Edgerton Resolution 15-24: Fee Schedule to add fees for sign permits.
 - B. Library Board:
 1. Report on discussion and action taken at previous meeting.
 - C. Utility Commission:
 1. Report on discussion and action taken at previous meeting.
 - D. ZBA:
 1. Report on discussion and action taken at previous meeting.
 - E. Personnel Committee:
 1. Report on discussion and action take at previous meeting.
 2. Consider City of Edgerton Resolution 01-24A: 2024 Salary Resolution
8. Consider "Class B" Combination Liquor/Beer license for Kollektive Specialty Rentals LLC, dba Atria Hall, agent Karla Storlid.

9. Consider introducing and approving first reading of City of Edgerton Ordinance 24-10: Ordinance Annexing Lands from the Town of Fulton to the City of Edgerton.
10. Consider introducing and approving first reading of City of Edgerton Ordinance 24-11: Amend Section 450-20 "Official Zoning Map" of the Edgerton Code of Zoning Ordinances, City of Edgerton, Rock and Dane Co.
11. TIF Presentation.
12. Mayor, alderperson and staff reports.
13. 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.
And
Closed Session pursuant to Wis. Stat. 19.85(1)(g) "Conferring with Legal Counsel for the Governmental Body who is rendering oral or written advice concerning strategy to be adopted by the Body with respect to litigation in which it is or is likely to become involved". Discuss and consider Orchard development.
14. Return to open session and consider taking action on items discussed in closed session.
15. 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.

**MAY 6, 2024 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

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

Present: Shawn Prebil, Michelle Crisanti, Candy Davis, Tim Shaw, and Jim Burdick.

Excused: Paul Davis

Others Present: City Administrator Ramona Flanigan, Municipal Services Director Howard Moser, Police Chief Bob Kowalski, Fire Chief Randy Pickering, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, May 3, 2024 at the City Hall, Library, Post Office and the City website.

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

MINUTES: A Tim Shaw/Jim Burdick motion to approve the April 15, 2024 Council meeting minutes passed all voted in favor.

A Candy Davis/Jim Burdick motion to approve the April 16, 2024 Council Re-Organization 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 \$424,102.28 passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to postpone approval of the liquor license for Atria Hall to a future meeting passed on a 5/0 roll call vote.

A Candy Davis/Shawn Prebil motion to approve the Event Packet for the Fishing Derby on May 19th with the organization paying for the extra port-a-potty passed on a 5/0 roll call vote.

A Tim Shaw/Candy Davis motion to approve the event packet for Ilir's Celebration of Life Block Party on June 22 as approved by Finance, and waive all fees passed on a 5/0 roll call vote.

A Tim Shaw/Candy Davis motion to approve a Temporary Class "B" Beer/Wine License for Chilimania for the Ilir Celebration of Life Block Party passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the bid from Urban Forest Service for the compost/brush grinding not to exceed \$7,600 passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the quote from Al Beyer in the amount of \$10,589 for a heat pump at the police department passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the amendment to the Cedar Corporation contract for construction services for the Albion St Street & Improvement Project passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the amendment to the Cedar Corporation contract for construction services for the Lead Lateral Replacement Project passed on a 5/0 roll call vote.

Plan Commission: A Jim Burdick/Shawn Prebil motion to approve an extraterritorial land division for a one lot CSM to combine lots for Bittner on N Bigalow Lane Section 11 Town of Fulton passed, all voted in favor.

A Jim Burdick/Shawn Prebil motion to approve an extraterritorial land division for a one lot CSM to combine lots for Kendellen on N Edgewood Shores Rd Section 14, Town of Fulton passed, all voted in favor.

Redevelopment Authority: A Michelle Crisanti/Candy Davis motion to approve a façade grant for 16 W Fulton St for roof repairs in the amount of \$2,280 passed on a 5/0 roll call vote.

A Michelle Crisanti/Shawn Prebil motion to approve a façade grant for 204 W Fulton St for tuckpointing in the amount of \$3,746 passed on a 5/0 roll call vote.

DECLARATION FOR CASEY LANGAN: A Candy Davis/Jim Burdick motion to read and approve City of Declaration Honoring Alderperson Casey Langan passed on a 5/0 roll call vote.

Being no other business before the Council, a Candy Davis/Shawn Prebil motion to adjourn passed, all voted in favor.

Wendy Loveland
City Clerk
Adopted May 20, 2024

**MAY 13, 2024 SPECIAL COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 3:30 p.m.

Present: Shawn Prebil, Michelle Crisanti, Candy Davis, Tim Shaw, and Jim Burdick.

Excused: Paul Davis

Others Present: City Administrator Ramona Flanigan, City Clerk Wendy Loveland, Police Chief Bob Kowalski and Karla Storlid.

Loveland confirmed the meeting agendas were properly posted on Friday, May 10, 2024 at the City Hall, Library, Post Office and the City website.

“CLASS B” COMBINATION LIQUOR LICENSE FOR ATRIA HALL: Karla Storlid, owner of Atria Hall, reported that she would like to license the upper and lower levels of her event venue. The upper floor will also be rented out as a VRBO. Council had some concerns regarding access to the liquor during the hours the building is closed if the upstairs is rented. Karla stated that she will not have a large inventory at any time. She only plans to order liquor on an as needed for each event. If there is any liquor not consumed, it will be secured in a locked closet.

The State Statutes prohibit alcohol that is purchased outside of the licensed establishment from being carried in. This would restrict the renters of the VRBO from bringing in alcohol that was purchased off premise. Karla stated this would not work for the plan she had for the upper floor. Currently she uses both levels during an event.

The Council felt a decision should be postponed until more details can be worked out in respect to the premise description for the liquor license.

A Candy Davis/Jim Burdick motion to approve postponing the approval of the liquor license until the May 20, 2024 Council meeting passed on a 5/0 roll call vote.

COMMITTEE APPOINTMENTS: A Shawn Prebil/Candy Davis motion to approve the Mayor’s recommendation to appoint Fred Maves to the Historic Preservation Commission passed on a 5/0 roll call vote.

A Candy Davis/Jim Burdick motion to approve the Mayor’s recommendation to move Tim Shaw to the Parks Committee and move Michelle Crisanti to the Library Board passed on a 5/0 roll call vote.

A Jim Burdick/Candy Davis motion to approve the Mayor’s recommendation to remove Jim Burdick from the Board of Review and replace him with Shawn Prebil passed on a 5/0 roll call vote.

Being no other business before the Council, a Candy Davis/Shawn Prebil motion to adjourn passed, all voted in favor.

Wendy Loveland
City Clerk
Adopted May 20, 2024

Memo

To: Common Council
From: Staff
Date: 5/17/2024
Re: May 20, 2024 Meeting

Soil purchase and hauling: The City has the opportunity to acquire approximately 500 yards of clay fill and 300 yards of topsoil from the property at 38 County HWY N. The clay material will be used as fill for the Shoe Factory site. The topsoil material will be used for city operations or at the Shoe Factory. There is no charge for the clay material and a \$5/yard cost for the topsoil.

The material needs to be removed from the property by May 31, 2024. Staff contacted several vendors and received three quotes for the loading and hauling of the clay to 407 N. Main Street (Shoe Factory) and the topsoil to 315 West High Street (City garage). Churchill Trucking provided the lowest responsible bid cost at \$625 per hour (4 trucks and 1 loader). The estimated total cost to haul the material ranges from \$7,500 to \$10,000. The cost to haul the clay would be paid for with TIF 11 funds and the estimated cost of the topsoil, \$1,500, and hauling of the topsoil would be paid for with the regular operating funds, or TIF if any of the topsoil is used at the Shoe Factory.

2023 General Fund surplus: The Council passed a policy in 2014 to consider the transfer of General Fund surplus generated each year to the Capital Projects Fund to be used for either capital equipment purchases or capital projects.

The \$162,169 that is recommended to be transferred this year is the surplus created in 2023 as per the audited financial statements, less any newly designated funds, plus projects that were completed in 2023 that used previously designated funds.

At this time, the Council should take action if you wish to transfer funds to the Capital Projects Fund. The actual use of these funds will be discussed at budget time. If the Council elects to make the transfer, the projected balance in the capital surplus fund as of today would be \$443,622.

Salary Resolution for Aquatic's Director: Please recall the Aquatic's Director requested a reduction in hours to $\frac{3}{4}$ time at the same time the City hired an Assistant Director in 2023. In practice, the Director has not been able to reduce hours as anticipated due to limited time the Assistant is available because of school coaching obligations. The Director estimates that she will be working 90% of full time and has requested an increase in salary. This change to 90% would increase the Aquatic Director salary by \$2,866.40. Initially, the additional costs of the Assistant Director were to be paid for using the reduction in the Director's salary. Some funds will now be available from the reduced hours of the Assistant Director.

Commercial Broker: The City received an offer from a commercial real estate broker to market the land in the Business Park. Does the City wish to solicit proposals for broker services to understand if having a broker will increase the development rate in the Business Park?

**CITY OF EDGERTON
RESOLUTION No. 15-24**

**FEES SCHEDULE RESOLUTION
COMMON COUNCIL OF THE CITY OF EDGERTON**

WHEREAS, the City of Edgerton assesses various fees for services, and

WHEREAS, it is necessary that the Common Council establish a fee schedule to insure the fair assessment of fees; and

WHEREAS, it is necessary that the Common Council amends the established fee schedule as they see fit, and

NOW, THEREFORE BE IT RESOLVED that the attached fee schedule is approved as amended.

Passed on this 20th day of May 2024

Motion by:

Seconded by:

Roll Call Yeas: Noes:

Dated: May 20, 2024

Christopher W Lund, Mayor

Wendy Loveland, City Clerk

Land Use Permits

Certificate of Occupancy	\$25
Text Amendment	\$160
Conditional Use Permit	\$165
Temporary uses	\$20
Variance Application	\$160
Zoning map amendment	\$160
Zoning Interpretation or Appeal of Zoning Interpretation	\$160
Site Plan	\$110
Filing or recording fee with clerk	\$10 plus actual recording fee
Uses permitted by right with special requirements	\$20
Wind Energy Conservation System Inspection Fee	\$10 Annual
Farm Stand Rental on City Property	\$200 per month
Stormwater Management Appeal	\$150
<u>Sign Permit</u>	<u>\$45.00</u>
<u>Temporary Sign Permit</u>	<u>\$20.00</u>

RESOLUTION No. 01-24A
2024 SALARY RESOLUTION
COMMON COUNCIL OF THE CITY OF EDGERTON

WHEREAS, the City of Edgerton employs both union and non-union personnel, and

WHEREAS, it is necessary that the Common Council establish compensation for all non-union personnel, and

WHEREAS, it is necessary that the Common Council amends the established compensation for all non-union personnel as they see fit, and

WHEREAS, the Finance Committee of the Common Council has reviewed the matter of salaries of non-union personnel as spelled out in State Statute 65.04(8)(a) and has submitted a proposed salary schedule which schedule is attached, and

NOW, THEREFORE BE IT RESOLVED that the attached amended salary range schedule for 2024 is approved as the salary schedule for non-union personnel for the fiscal year 2024

Motion by:

Second by:

Roll Call: Ayes: Nocs:

Dated and signed this 20th day of May 2024.

Christopher W. Lund, Mayor

Attest:

Wendy Loveland, City Clerk

AMENDED 2024 NON-UNION SALARY AND WAGE RANGE SCHEDULE

<u>SALARIED EMPLOYEES</u>	<u>2023 Salary</u>	<u>2024 Salary</u>	<u>Remarks</u>
Chief of Police	77,198 - 104,217	80,875 - 108,759	
Deputy Police Chief	-	75,000 - 95,000	
Lieutenant of Police	70,775 - 74,898	70,000 - 90,000	
Library Director	60,996 - 82,345	64,154 - 86,186	
Municipal Services Director w/Utility	77,198 - 104,217	80,875 - 108,759	
Treasurer	60,996 - 82,345	64,154 - 86,186	
Clerk	55,692 - 72,400	58,681 - 75,923	
Administrator	90,168 - 121,727	94,260 - 126,828	
Recreation/Aquatic Director	13,927.40	17,560.80	Per Season

<u>ELECTED OFFICIALS</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>Remarks</u>
Mayor	2,520.00	2,520.00	
(per year-increment for newly elected)			
Aldersperson	2,220.00	2,220.00	
Municipal Judge	5,411.00	5,411.00	
Board of Review (per day)	40.00	40.00	

<u>HOURLY EMPLOYEES</u>			<u>Remarks</u>
City Hall Admin Assistant wage	21.60 - 26.78	22.87 - 28.22	
City Hall LTE Admin Assitant	-	10.00	
Police Dept. Admin Assistant wage	21.60 - 26.78	22.87 - 28.22	
Police Dept. P/T Admin Asst	21.60 - 26.78	22.87 - 28.22	
Public Works Lead Operator	25.29 - 31.72	28.85 - 33.74	
Public Works Operator wage	23.76 - 29.46	25.10 - 30.98	
Utility Operator wages	23.76 - 29.46	25.10 - 30.98	
Utility Lead Operator wage	25.29 - 31.72	28.85 - 33.74	
Library Admin Assistants wage	19.64 - 24.35	20.84 - 25.71	

<u>CERTIFICATION / MERIT PAY</u>			
Administrator - 4 Merit Steps	0.70 / per step	0.70 / per step	Certification/Merit pay is in addition to hourly wage
Chief of Police and Muni. Services Dir.- 4 Merit Steps	0.60 / per step	0.60 / per step	
Library Director and City Treasurer - 4 Merit Steps	0.50 / per step	0.50 / per step	
City Clerk - 4 Merit Steps	0.40 / per step	0.40 / per step	Operator includes Public Works Operators, Working Foreman, Utility lead Operators, and Utility Operators.
Operator - 2 Certification Steps	0.70 / per step	0.70 / per step	
Admin and Library Asst - 3 Certification Steps	0.40 / per step	0.40 / per step	

Crossing Guard	15.00	15.00	\$.25 after 3 years \$.25 after 6 years
Pollworkers	7.25	10.00	
Chief Election Inspector	-	12.00	
DPW/Parks Part-time Summer	12.00	12.00	\$.25 per year of service
DPW/Cemetery Groundskeeper	15.00	15.00	\$.25 per year of service
Project Inspector	25.00	25.00	
Assistant Aquatic & Recreation Director	20.00	20.00	\$.25 per year of service
Lifeguards - Starting	10.50	10.50	Seasonal returns with favorable evaluations:
With WSI	11.50	11.50	\$.25/hr per year for DPW/ Parks, Lifeguards, Cashiers, Concession, and Maintenance.
Supervisors	11.50	11.50	
Cashiers	8.50	8.50	
Concession	8.50	8.50	
Maintenance	8.50	8.50	

-Cap on Lifeguard hourly wage is \$13.00/hr

- Lifeguards teaching private lessons receive \$4.00 per lesson in addition to wage

Wage increases are granted at the earlier of 2,080 hours worked or every 2 years.

* Last step increase as needed to equal maximum wage of position

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Description of Request: Petition for Direct Annexation by Unanimous Consent of 2.3 acres

Location: 11108 Sherman Road (southeast corner of Sherman Road and Hwy 59)

Applicant: DFD Properties

Current Zoning/Land Use: RRL Rural Residential Large (Town of Fulton) / agriculture

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 Comprehensive Master Plan includes this parcel in a planned mixed use classification.
2. The territory is currently used for agriculture and open space. The territory is currently zoned RRL Rural Residential Large in the Town of Fulton.
3. Adjacent land uses consist of the following: rural residential to the east and south; hospital to the west; and county highway shop to the north.
4. Annexation by unanimous consent is a specific, less complex type of Direct Annexation. To be eligible to use annexation by unanimous consent a petition must be signed by all owners of property and all electors residing in the territory to be annexed. The annexation petition states that there are no people residing in the territory. The petitioner owns all of the land in the territory to be annexed except for the Sherman Road right-of-way. An annexation petition can include right-of-way and still be considered a unanimous petition.
5. As required by State Statute 66.021(12), the petitioner must file a copy of a map and legal description with the Department of Administration for an opinion on the annexation as it relates to the public interest. The Department has found the annexation to be in the public's interest.
6. The petitioner has requested the property be permanently zoned B-4 Suburban Commercial.

STAFF RECOMMENDATION

Based on these factors and the findings stated below, staff recommends the Plan Commission recommend the City Council approve the requested annexation of the territory described in the Petition for Direct Annexation by Unanimous Consent by DFD Properties. Staff further recommends that the motion to approve the requested annexation include the findings below.

1. The Comprehensive Master Plan supports the development of the area for a use important to the community.
2. The proposed area for annexation is directly adjacent to the City of Edgerton along the parcel's western edge. This area is a logical annexation because of the clinic's need for City services.
3. The annexation territory is proposed to be served by City sanitary sewer and water.
4. The proposed area for annexation is well connected to the remainder of the City via existing highways. The proposed development of the subject property will provide (via dedication at the time of platting) the necessary rights-of-way for the development of recommended roadway alignments.
5. The proposed development of the annexation territory will directly address the continued need for health care services in the community. The proposed annexation and development of this property would directly respond to the City's expressed planning objective to provide for well-planned development with full urban services and the Citizens desire to continue to remain a full-service community.
6. The owner/developer of the property has indicated a strong desire to work with the City in meeting the need for a well planned development - under the strong aesthetic and land use controls of the City's Zoning Ordinance. Additional improvements will be made in terms of roadway planning, environmental corridor planning, site plan review and storm water management planning, including plan components not recognized in Town Plans.

ORDINANCE NO. 24-10

**AN ORDINANCE ANNEXING LANDS
FROM THE TOWN OF FULTON TO THE
CITY OF EDGERTON**

The Common Council of the City of Edgerton do ordain as follows:

WHEREAS, proper petition having been presented seeking direct annexation by unanimous approval by DFD Properties ("Owner"), pursuant to Wis. Stats. § 66.0217(2), of the property described on Exhibit "A" attached hereto to the City of Edgerton, Wisconsin; and

WHEREAS, there are no resident electors within said property; and

WHEREAS, the proposed area for annexation is located within an area recommended in the City's Comprehensive Master Plan (Adopted December 21, 2015) for development with full urban services; and

WHEREAS, the proposed area for annexation is proposed to be served by public sanitary sewer and public water, both of which are available to the subject property; and

WHEREAS, the proposed area for annexation is well-connected to the remainder of the City via both existing roads. The proposed development of the subject property will provide the necessary rights-of-way for the development of recommended roadway alignments; and

WHEREAS, the proposed development of the area for annexation will directly address the continued need for diverse development in the City, particularly new development. The land use proposed by the annexation is fully consistent with the adopted Comprehensive Master Plan. Therefore, the proposed annexation and development of this property would directly respond to the City's expressed planning objective to provide for well-planned development with full urban services; and

WHEREAS, the City has indicated a strong desire to meet the need for a well-planned development, under strong aesthetic and land use controls of the City's Zoning Ordinance; and

WHEREAS, the State of Wisconsin Department of Administration has favorably reviewed and found the proposed annexation is in the public interest

WHEREAS, a scale map of the land proposed for annexation is depicted on the attached Exhibit "B"; and

WHEREAS, the current population of the annexed property is zero; and

NOW, THEREFORE, the above-described property is hereby annexed from the Town of Fulton, to the City of Edgerton. Said property will be located in the Edgerton School District, Ward 6, Aldermanic District 3 of the City of Edgerton, County Supervisor District 37, Assembly District 43 and Senate District 15.

The territory annexed to the City of Edgerton will be designated by separate ordinance zoning the property (B-4) Suburban Commercial District.

This Ordinance shall take effect upon publication as provided by law and upon the City's agreement to pay the Town of Fulton the amounts required to be paid by Wis. Stats. § 66.0217(14)(a)1, estimated by City staff to be approximately \$3.50 for the five years of revenue sharing required by said statute, and a further agreement by the Owner to reimburse the City any shortfall in property taxes if the local tax revenue collected by the City from the annexed property is less than the local taxes collected by the Town for the last year the property was located in the Town for up to five years after the effective date of the annexation. (See Edgerton Code Sec. 450-28.

1st Reading: May 20, 2024

2nd Reading: June 3, 2024

Adoption: June 3, 2024

Published: June 5, 2024

Dated: June 3, 2024

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 3rd day of June 2024.

Wendy Loveland, City Clerk

Exhibit A

ANNEXATION DESCRIPTION

Lot 1 and the 10.25 foot strip of land dedicated for road way purposes being part of Certified Survey Map recorded April 4, 1989 in Volume 13, Pages 498-500 of Certified Survey Maps, as Document No. 1089124, located in the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 4 North, Range 12 East, Town of Fulton, Rock County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 2; thence North $00^{\circ}-16'-41''$ East along the East line of said Southeast 1/4, a distance of 1,239.35 feet to the Easterly extension of the North line of said Lot 1; thence South $89^{\circ}-36'-15''$ West along said Easterly extension, a distance of 2,353.23 feet to the Northeast corner of said Lot 1, said point being the point of beginning; thence continuing South $89^{\circ}-36'-15''$ West along said North line and its Westerly extension, a distance of 252.62 feet to the West line of said 10.25 foot strip of land; thence South $00^{\circ}-44'-10''$ East along said West line, a distance of 427.98 feet to the Westerly extension of the South line of said Lot 1; thence North $89^{\circ}-50'-40''$ East along said Westerly extension and said South line, a distance of 244.71 feet to the East line of said Lot 1; thence North $00^{\circ}-19'-15''$ East along said East line, a distance of 429.03 feet to the point of beginning and containing

Exhibit B

ANNEXATION EXHIBIT

NE COR. - SE 1/4
SEC. 2-4-12

TOWN OF FULTON
CITY OF EDGERTON

S.T.H. "59"

CORPORATE LIMIT LINE

S89°36'15"W 252.62'

P.O.B.

S89°36'15"W 2,353.23'

LANDS TO BE
ANNEXED TO THE
CITY OF EDGERTON

N. SHERMAN ROAD

S00°44'10"E 427.98'

S00°44'10"E 428.02'

LOT 1
CSM VOL. 13,
PG. 498-500

TAX PARCEL NO. 012
0050901

LOT 2
CSM VOL. 13,
PG. 498-500

TAX PARCEL NO. 012
0050902

N00°19'15"E 429.03'

N00°16'41"E 1,239.35'

E. LINE - SE 1/4 - SEC. 2-4-12
N00°16'41"E 2,618.19' (OVERALL)

10.25'

10.25'

N89°50'40"E 244.71'

LOT 1
CSM VOL. 20, PG. 74

TAX PARCEL NO. 012
005081

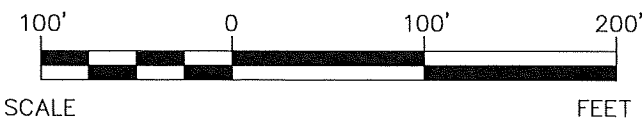
UNPLATTED LANDS

P.O.C.

SE COR. - SE 1/4
SEC. 2-4-12



1" = 100'





EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

Always a Better Plan **JOB NO. 220091100**

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: April 16, 2024

GENERAL DESCRIPTION

Description of Request: Approval of a rezone from RRL Rural Residential Large to B-4 Suburban Commercial

Location: 11108 Sherman Road (Southeast Corner of Hwy 59 and Sherman Road)

Applicant: DFD Properties LLC

Current Zoning/Land Use: RRL Rural Residential Large / agriculture

Parcel Size: 2.4 acres

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 petitioner requests approval to rezone the parcel to B-4 Suburban Commercial in accordance with the attached map. The petitioner has petitioned for annexation of the parcel. The petitioner proposes to develop the parcel as a dental clinic. A clinic is a permitted use in the B-4 District. The B-4 District is characterized as a high quality modern commercial district with landscaping and floor area requirements. B-4 zoning is typically mapped along arterial streets in new commercial areas.
2. Adjacent land uses consist of the following: rural residential to the east and south; hospital to west; and county highway shop to the north.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the rezone from RRL Rural Residential Large to B-4 Suburban Commercial in accordance with the attached map for the parcel located along the southeast corner of Sherman Road and Hwy 59 for DFD Properties subject to the following conditions:

1. The City approve the proposed annexation of the property.

CITY OF EDGERTON
ORDINANCE No. 24-11
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

Aldersperson _____ 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:

1. SECTION 450-20 “Official Zoning Map” shall be amended for 11108 Sherman Road, from RRL Rural Residential Large District to B-4 Suburban Commercial District.

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

Seconded by Aldersperson: _____
Roll Call: Ayes Noes Abstain

1st Reading: May 20, 2024
2nd Reading: June 3, 2024
Adoption: June 3, 2024
Published: June 5, 2024
Dated: June 3, 2024

Christopher W. Lund, Mayor

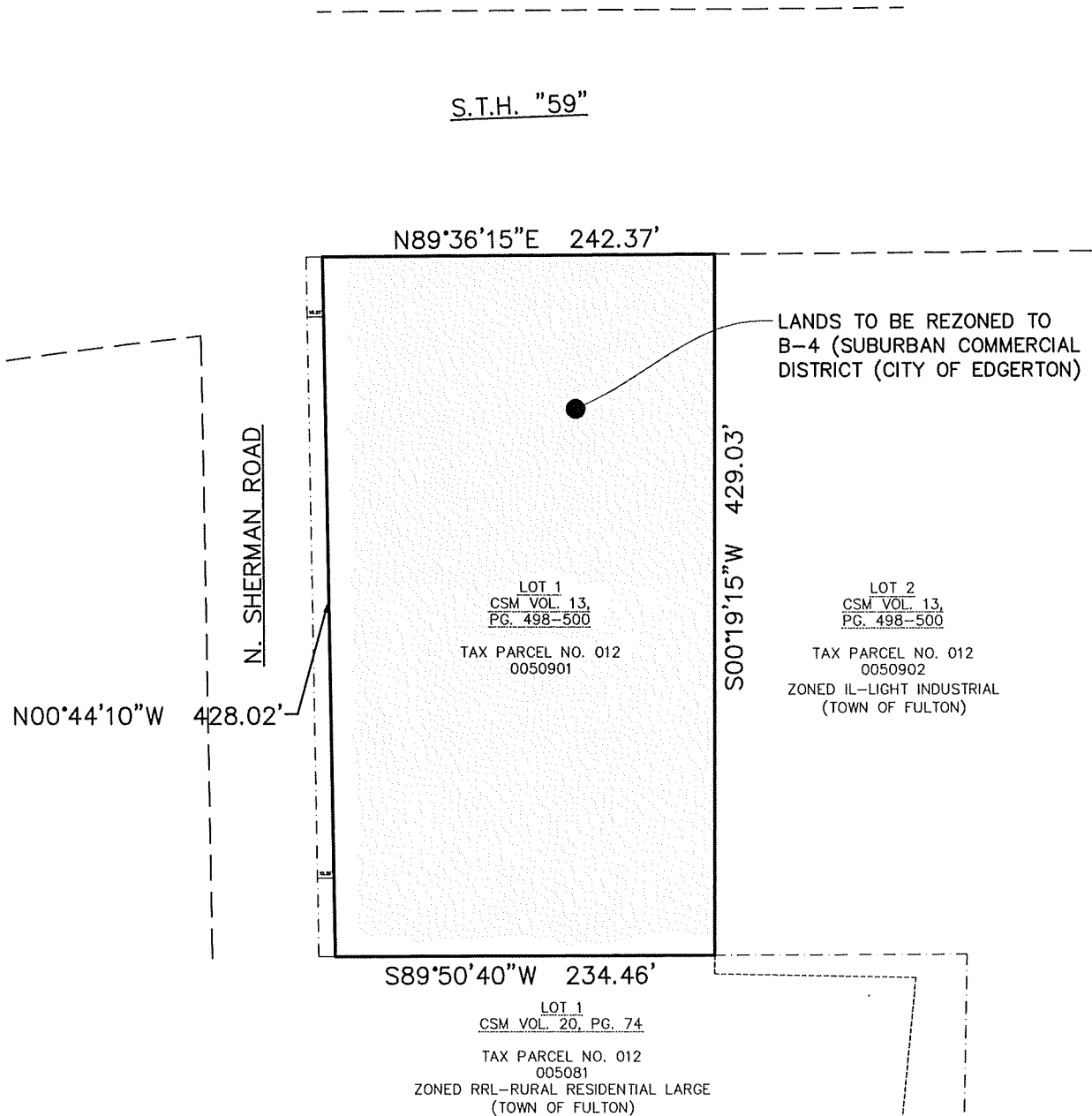
Wendy Loveland, City Clerk

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 3rd day of June 2024.

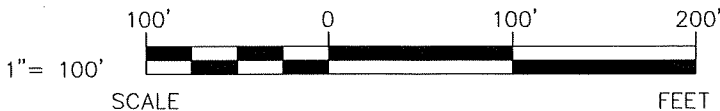
Wendy Loveland, City Clerk

REZONE EXHIBIT



LANDS TO BE REZONED TO
B-4 (SUBURBAN COMMERCIAL
DISTRICT (CITY OF EDGERTON)

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED APRIL 4, 1989
IN VOLUME 13, PAGES 498-500 OF CERTIFIED SURVEY MAPS,
AS DOCUMENT NO. 1089124, LOCATED IN THE SW 1/4 OF THE
SE 1/4 OF SECTION 2, T.4N., R.12E. OF THE 4TH P.M., TOWN
OF FULTON, ROCK COUNTY, WISCONSIN.





EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

Always a Better Plan **JOB NO. 220091100**