

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

Monday, April, 7, 2025 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 4, 2025
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
6. Minutes:
 - A. Consider approval of minutes of March 17, 2025 Council meeting.
7. Committee Reports:
 - A. Finance Committee:
 1. Consider approval of bills and payroll vouchers.
 2. Consider Cigarette, Tobacco, and Electronic Vaping Device Retail License for Sacred Leaf Social Club LLC at 115 N Henry St.
 3. Consider Event Packet for Concerts in the Park season.
 4. Consider Event Packet for Edgerton Farmer's Market season.
 5. Consider Event Packet for Edgerton Night Market season.
 6. Consider Temporary Class "B" Beer License for Edgerton Chamber of Commerce for the Edgerton Night Market season.
 7. Consider purchase of police squad.
 - B. Plan Commission:
 1. Report on discussion and action taken at previous meeting.
 2. Consider introduction and first reading of City of Edgerton Ordinance 25-07: Amend Section 450-33 E(25) "Accessory Land Uses" to extend the hours for outdoor amplified noise or music in the B-2 Central Business District, City of Edgerton Rock and Dane Counties.
 3. Consider introduction and first reading of City of Edgerton Ordinance 25-08: Amend Section 450-20 "Official Zoning Map" of the Edgerton Code of Zoning

Ordinances, City of Edgerton Rock and Dane Counties for the parcel located at 407 N Main St.

4. Consider introduction and first reading of City of Edgerton Ordinance 25-09: Repeal and Recreate Chapter 405 "Floodplain Regulations" City of Edgerton Rock and Dane Counties.

C. Parks & Recreation Committee:

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

D. Tree Board:

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

E. Fire District

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

8. Consider City of Edgerton Arbor Day Proclamation.

9. Consider Declaration Honoring Alderperson Paul Davis.

10. Consider repurchase of Marshview Ct parcel.

11. Mayor, alderperson and staff reports.

12. 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 sale of parcel in business park and Development Agreement for 407 N Main St.

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 irrigation repair for Edgerton Hospital.

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

14. 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 17, 2025 COMMON COUNCIL MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lünd 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, City Clerk Wendy Loveland, Municipal Services Director Zach Nelson, Police Chief Bob Kowalski, City Attorney Bill Morgan and a few citizens.

Loveland confirmed the meeting agendas were properly posted on Friday, March 14, 2025 at the City Hall, Library, Post Office and the City's website.

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

MINUTES: A Shawn Prebil/Michelle Crisanti motion to approve the March 3, 2025 Council meeting minutes passed, all voted in favor.

COMMITTEES:

Finance Committee: A Tim Shaw/Candy Davis motion to approve the bills and payroll in the amount of \$738,511.56 passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the bid from Payne & Dolan for the Rock River Dr Mill and Overlay Project in the amount of \$54,000 passed on a 5/0 roll call vote.

A Tim Shaw/Candy Davis motion to approve the quote from Burn's Full Service for a parks mower in the amount of \$12,325.95 passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve cyber insurance coverage from the League of WI Municipalities with \$1,000,000 coverage, \$5,000 deductible, and a premium of \$2,134 passed on a 5/0 roll call vote.

A Tim Shaw/Candy Davis motion to approve the increased cost of the radio purchase for the Police Department in the amount to \$16,461 passed on a 5/0 roll call vote.

A Tim Shaw/Shawn Prebil motion to approve the funding to complete the Veteran's Park Pavilion plans in the amount of \$3,000 using Park Developer fees passed on a 5/0 roll call vote.

Plan Commission: A Jim Burdick/Shawn Prebil motion to approve an extraterritorial 2 lot CSM on N Kenlyn Rd for Schultz/Boyles/Kwik Trip passed on a 5/0 roll call vote.

ORDINANCE 25-03: A Jim Burdick/Candy Davis motion to approve the second reading and adopt City of Edgerton Ordinance 25-03: Amend Section 450-20 "Official Zoning map" of the Edgerton Code of Zoning Ordinances, City of Edgerton Rock and Dane Counties, Wisconsin for the 9.9 Acres Located South of Newville St passed on a 6/0 roll call vote.

ORDINANCE 25-04: A Jim Burdick/Shawn Prebil motion to approve the second reading and adopt City of Edgerton Ordinance 25-04: Amend Section 450-20 "Official Zoning Map" of the Edgerton Code of Zoning Ordinances, City of Edgerton Rock and Dane Counties, Wisconsin for the Vacant Parcel Located on River Rd East of 805 E Fulton St passed on a 6/0 roll call vote.

ORDINANCE 25-05: A Jim Burdick/Tim Shaw motion to approve the second reading and adopt City of Edgerton Ordinance 25-05: Amend Chapter 450 "Zoning Ordinances", Section 450-35 M "Paving of Access" City of Edgerton Rock and Dane Counties, Wisconsin passed on a 5/0 roll call vote.

ORDINANCE 25-06: A Jim Burdick/Candy Davis motion to approve the second reading and adopt City of Edgerton Ordinance 25-06: Repeal and Recreate Chapter 375 "Vehicles and Traffic", Section 375-10 B(3) "Abandoned or Disabled Motor Vehicles" in the Code of Ordinances, City of Edgerton Rock and Dane Countis, Wisconsin passed on a 5/0 roll call vote.

RESOLUTION 07-25: A Candy Davis/Shawn Prebil motion to adopt City of Edgerton Resolution 07-25: Adopting the Public Participation Plan for the Update of the Comprehensive Plan City of Edgerton, Wisconsin passed on a 5/0 roll call vote.

CLOSED SESSION: Candy Davis/Shawn Prebil 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 sale of parcel in business park. The motion passed on a 5/0 roll call vote

Being no other business before the Council, a Tim Shaw/Candy Davis motion to adjourn passed on a 5/0 roll call vote.

Wendy Loveland
City Clerk
Adopted April 7, 2025

Memo

To: Common Council
From: Staff
Date: 4/4/2025
Re: April 7, 2025 Meeting

Marshview Court Parcel: Please recall the City sold a two acre parcel at 1912 Marshview Court to BKS Excavation. BKS has decided to not build on the parcel. The City has the right to repurchase the lot at the original sale price of \$21,000. The Council should decide if it wishes to repurchase the land and, if so, how the parcel should be marketed.

There are two parties who have expressed interest in the parcel. In the past we have requested proposals from interested parties so that we could consider the use, the amount of investment, the number of jobs and the project timing, in addition to the price. How does the Council wish to advertise the parcel for sale?

- Take proposals from the two known parties
- Put an ad in the paper
- List the property online on a for sale by owner site
- List the property with a realtor

Ordinance 25-08 Rezoning of the Shoe Factory Site: The Plan Commission held the rezoning public hearing regarding land use approvals for the Shoe Factory project. The public hearing notice for the hearing indicated the proposal was for the creation of 34 multi-family residential units. The Plan Commission's recommendation was for 30 units believing that 34 units is too many. In accordance with the hearing notice, the ordinance in your packet indicates the development is for 34 units. The Council would have to amend the ordinance if it wishes to change the number of units from 34 and will have to amend the Development Agreement (See closed session information).

Floodplain Ordinance: The Federal Emergency Management Agency (FEMA) recently updated the Flood Insurance Rate Maps (FIRMs) for a portion of Dane County and the Flood Insurance Study (FIS) for the entire county. Several communities in Dane County, including Edgerton, also have updated flood storage maps to add to their ordinance.

FEMA requires the City amend its ordinance to adopt these new maps. In addition, the DNR has provided a model ordinance that makes numerous changes to our current Floodplain Ordinance. The State Standard Model Ordinance meets the minimum requirements of the NFIP and Chapter NR116, Wisconsin Administrative Code. To remain eligible for FEMA programs, the City has to adopt an ordinance that meets these required standards.

The proposed Ordinance is 39 pages of technical regulation. A copy of a marked-up version that highlights many of the changes from the current ordinance is available for review at City Hall. An emailed copy of the proposed ordinance will be sent with your packet. If you wish to have a hard copy, please contact City Hall.

Amplified sound ordinance: The Zoning Ordinance section below prohibits amplified sound or live music after 10:00 pm in the B-2 (downtown) zoning district. The proposed ordinance amendment would allow live and amplified music until 11:00 pm on Saturday evenings for the months of May-September in the B-2 District.

**CITY OF EDGERTON
ORDINANCE No. 25-07**

**AN ORDINANCE TO AMEND CHAPTER 450 “ZONING ORDINANCES”, SECTION
450-33 E (25) “ACCESSORY LAND USES” CITY OF EDGERTON ROCK AND DANE
COUNTIES, WISCONSIN**

Alderperson 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 450, Section 450-33 E (25) shall read as follows:

450-33 E (25) “Accessory Land Uses”. Noise from any source that is emitted from the outdoor area shall not exceed limitations provided in the City of Edgerton Code. Amplified sound or live music is not permitted after 9:00 p.m. in the B-1, B-3, and B-4 Zoning Districts and not after 10:00 p.m. in the B-2 and HMU Districts, except for Saturday evenings from may 1st to September 30th when amplified sound or live music is permitted until 11:00 p.m. in the B-2 District. This section shall not be construed to limit the authority of the Police Department to respond to nuisance noise complaints and to take appropriate action in response thereto during any hours. For additional noise regulations for all land uses see § **450-42** and for alcohol licensed establishments see § **167-8E**.

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

Seconded by Alderperson:

Roll Call: Ayes: Noes:

Public Hearing Date: April 2, 2025

1st Reading: April 7, 2025

2nd Reading:

Adopted:

Published:

Dated:

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 day of April, 2025.

Wendy Loveland, City Clerk

**CITY OF EDGERTON
ORDINANCE No. 25-08**

**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 FOR
THE PARCEL LOCATED AT 407 N MAIN ST**

Alderperson introduced the following Ordinance and moved its adoption:

WHEREAS, a petition for a zoning change has been filed by Backyard Properties of Rock County, LLC on February 7, 2025 ("Petition"); and

WHEREAS, the Plan Commission has held a public hearing on the Petition, and having reviewed the proposed zoning changes found that the proposed Planned Unit Development District conforms to the standards for of a Planned Unit Development District, and recommends that 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 the approval of a zoning change from M-1 Light Industrial District to Planned Development/General Development Plan to allow the establishment of 34 multifamily units in six structures at the vacant parcel located at 407 N Main St. (Tax ID: 221 061005; Parcel Number: 6-26-358, Recorded as Document No. 2239406)
2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map once the ordinance takes effect.
3. This ordinance shall take effect the later of: 1) publication; or 2) the date that the zoning administrator certifies fulfillment by the petitioner of the PD process pursuant to §450-24, Edgerton Municipal Code.
4. This Ordinance does not constitute approval of any building construction within the property. Building shall not be permitted until approval of the Precise Implementation Plan for the property and issuance of valid building permits.

4. The rezoning to PUD shall revert to the previous zoning described above if the Precise Implementation Plan all portions of the approved PD/GDP is not fully developed within five years from the date of approval of the PC/GDP. Extensions may be granted for cause by the Common Council.
5. Unless specified otherwise in the Precise Implementation Plan, all requirements of the City of Edgerton Municipal Code are in effect and shall apply to this planned unit development.

Seconded by Alderperson:

Roll Call: Ayes: Noes:

Public Hearing: April 2, 2025

1st Reading: April 7, 2025

2nd Reading:

Christopher W. Lund, Mayor

Adoption:

Published:

Dated:

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 day of April, 2025.

Wendy Loveland, City Clerk

CITY OF EDGERTON
ORDINANCE No. 25-09

**AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 405 “FLOODPLAIN REGULATIONS”
IN THE CODE OF 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:

The recreation of Chapter 405 “Floodplain Regulations” is attached as Exhibit A and can be viewed at City Hall,
12 Albion St, Edgerton, Wisconsin.

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

Seconded by Aldersperson:

Roll Call: Ayes: Noes:

Christopher W. Lund, Mayor

Public Hearing: April 2, 2025

1st Reading: April 7, 2025

2nd Reading:

Adopted:

Published:

Dated:

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 day of April, 2025.

Wendy Loveland, City Clerk

CITY OF EDGERTON PROCLAMATION

RECOGNIZE THE LAST FRIDAY IN APRIL AS ARBOR DAY

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, BE IT RESOLVED that the City of Edgerton does hereby proclaim the last Friday in April as Arbor Day, and urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, the City of Edgerton urges all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Christopher W. Lund, Mayor

ATTEST

Wendy Loveland, City Clerk

Dated April 01, 2025

CITY OF EDGERTON DECLARATION

Recognizing and Honoring Alderperson Paul Davis for his Public Service to the City of Edgerton

WHEREAS, Alder Paul Davis has served the City of Edgerton with dedication and commitment as the District 3 Alder from April 2021 to April 2025; and

WHEREAS, during his tenure, Alder Davis participated in and contributed to the work of the City of Edgerton through his service on the Utility Commission, Plan Commission, Public Safety Committee, and Economic Development Corporation; and

WHEREAS, Alder Davis played a crucial role in the development and approval of new subdivisions, fostering responsible growth within the City of Edgerton; and

WHEREAS, he supported the establishment of the School Resource Officer position, enhancing the safety and well-being of Edgerton's students; and

WHEREAS, Alder Davis demonstrated unwavering support for significant community projects, including the Child High School redevelopment and 210 W Fulton Street. Alder Davis played an important role in redevelopment of the Shoe Factory site, contributing to the revitalization of Edgerton; and

WHEREAS, he advocated for and facilitated essential infrastructure improvements, including the reconstruction and improvement of Albion Street, Quigley Street, and Henry Street, ensuring safe and efficient transportation for Edgerton residents; and

WHEREAS, Alder Davis was an activist of the lead lateral replacement project, prioritizing the health and safety of Edgerton's water supply; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Edgerton, Wisconsin, hereby expresses its sincere gratitude appreciation to Alder Paul Davis for his service, leadership, and commitment to the betterment of our community.

Attest

Christopher Lund, Mayor

Wendy Loveland, City Clerk

