

**MARCH 16, 2021 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:02 p.m.

Present: Christopher Lund, Jim Burdick (remote), Anne Radtke (remote), Jim Kapellen, Julie Hagemann, Ron Webb, and Paul Davis (remote).

Others Present: City Administrator Ramona Flanigan, Jackie Mich with Vandewalle and Associates, and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, March 12th at the Post Office, Edgerton Library, and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding amendment number 3 to the boundary and project plan for City of Edgerton Tax Incremental Financing District (TID) #6.

City Consultant Jackie Mich with Vandewalle and Associates briefly provided an overview of what a tax incremental district is. These districts are the main vehicle used by Wisconsin communities to invest in areas of their community to stimulate growth and economic development. A base value is established when the boundaries of a TID is created. As new increment value is created, the taxes that would normally be paid to the taxing jurisdictions (school, county, technical college, and city) are paid to the TID to be used as the financing instrument. There are strict rules on what these funds can be used for during the TID's life.

A project plan and territory boundary are required for all TIDs. These identify the type of TID, the projected costs/expenditures and the "but for" of the district. The "but for" clause used for TID establishes the need for the TID in order to make growth and economic development happen. (i.e., The expansion would not have occurred "but for" the additional financing provided by a TID incentive.)

As for Amendment #3 in TID #6, Jackie Mich stated there are two parcels the City wishes to add to this downtown rehabilitation/conservation District.

The first parcel is the old school building on Swift St where IKI Manufacturing houses their administrative offices. IKI is planning to move these offices to their west side location and vacate this building. By including this parcel in the TID, Jackie Mich stated, it allows for reuse or infill development.

The second parcel is on North Main St and was the site of Chase Bank. The building has been vacant for some time and has potential for redevelopment or infill also.

The TID #6 project cost plan will also be amended. The 3<sup>rd</sup> amendment allows for funding of the acquisition of land, either within the TID or within ½ mile of its boundary, to create additional public parking for the downtown.

The total authorized expenditures of the TID will not change. The additional projects will still fall within the original expenditure estimates.

Jackie Mich stated that with any amendment or addition to a TID, the City must comply with the 12% test. This means the parcels within all the TIDs must not exceed 12% of the City's equalized value. Edgerton passes the test for both this amendment and the creation of TID #9 with 10.15% value.

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

**RESOLUTION TO CONSIDER AMENDMENT #3 TO TID #6:** A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 06-21: Approving the project plan amendment #3 to amend the boundary and project plan for City of Edgerton Tax Increment Financing District #6 passed on a 7/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding the project plan and boundary for the proposed creation of Tax Incremental Financing District #9.

Jackie Mich stated the proposal is to creating a new district, TID #9, that will be a mixed use TID containing a combination of industrial, commercial, or residential uses. It will have a 15-year expenditure period and 20-year maximum life. Only 35% of the area can be used for residential use.

The TID is on the west side of the City and slightly overlaps TID #8. The need to create a new TID is being driven by a need to assist IKI Manufacturing with expansion of their facility. The boundary incorporates their parcels along with extending along the railroad corridor.

Development assumptions include the three phases of IKI's development, Fulton St infill development with a mix of multi-family and commercial, the "Phoenix" parcel for industrial development and the care center for multi-family development.

Once the development assumptions are made, they are incorporated into a timeline for development. This assists with estimating when additional increment may occur and how much increment may be generated.

The City's financial advisors produced a projected tax revenue financial value that is used to help understand what project costs and expenditures the TID can cash flow. Jackie Mich cautioned that these are all estimates and typically do not happen as designed. IF all projections were completed, the TID does cash flow and also meets the 12% test.

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

**CONSIDER RESOLUTION FOR THE CREATION OF TID #9:** A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 07-21: Adopting City of Edgerton Tax Incremental Financing District No. 9 Boundary and Plan passed on a 7/0 roll call vote.

**MINUTES:** A Paul Davis/Julie Hagemann motion to approve the minutes from the February 22, 2021 Plan Commission meeting passed on a 7/0 roll call vote.

**PRELIMINARY PLAT FOR ONE TREE SUBDIVISION:** City Administrator Ramona Flanigan stated this plat is located at the end of Dean St. The petitioner proposes to divide the parcels to create 46 lots, one of which is for the duplex condominium site to be discussed at a future meeting.

Lots 1 – 45 are zoned R-2. Originally the petitioners were requesting 8 duplex lots, all on street corners. Due to modifications of the road network, these duplex lots are now in different locations and there are 9 duplex lots being requested. This modification also will require another public hearing regarding the location of the duplex lots in conjunction with the consideration of the planned development.

Wileman Drive is planned as a collector street with a wider ROW and street width of 42'. All other streets are planned to be 32' wide.

Staff is recommending sidewalks be 5' wide which is DOT convention where Edgerton's sidewalks are typically 4' wide. Curbs are also recommended to be reconstructed on Cherry and Hubert Streets, east of Dean St, to match the width of streets in this subdivision.

The stormwater pond is considered temporary since the City's Master Plan proposes stormwater be handled in a regional basin near Ladd Lane. The development agreement will address the ultimate removal of the temporary pond.

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. This will allow for snow plows and emergency vehicles to turn around.

The City is evaluating the need to install a larger (12") water main in Wileman Dr.

Jim Kapellen asked why there is a large sweep (curve) on Wileman Dr. Ron Combs, representing the developer, stated the curve is designed to discourage the road from becoming a pass through. The plan is to create something that deters or slows traffic.

Anne Radtke asked if the Wileman Dr on this plat will connect with Wileman Dr by the golf course. City Administrator Ramona Flanigan stated the City's Master Plan has Wileman as a collector street that would connect in some future development. She has spoken to the 911 Center about temporarily having two un-connected streets with the same name. They are fine with that on a temporary basis knowing that it is planned to connect in the future.

Anne Radtke asked if Wileman Dr needs a "T" at the end for a turn around. City Administrator Romana Flanigan stated she had mis-spoke. Hubert St will not require a "T" because it is only one lot long. Both Cherry St and Wileman Dr need to the turn arounds.

Anne Radtke asked why, other than Wileman Dr, are the street narrower in design. Flanigan stated 20 years ago it was the standard to build wider roads. It has now been determined that narrow roads are more

advantages because they slow traffic, are easier to maintain and reduce stormwater runoff. In addition, it allows for wider terrace and the addition of terrace trees.

Chris Lund asked who owns the property the “T” turn arounds will be on. Flanigan stated they will be within the right-of-way. It makes them smaller but doesn’t affect the property owner’s land.

Julie Hagemann asked if there is any parkland in this development. Flanigan stated the developer will be required to pay parkland fees. This money will then be used to purchase a park area in a future development.

Chris Lund/Jim Kapellen moved to approve the preliminary plat to create 46 lots for One Tree Subdivision located east of Dean St 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 St be reconstructed to match with of the new streets.
5. The developer pays the parkland impact fee.
6. The developer pays a platting fee of \$460.
7. A note appears on the final plat requiring driveway access on lots 40 and 41 be as far from the intersection as possible.

The motion passed on a 7/0 roll call vote.

Being no other business before the Commission, a Jim Kapellen/Ron Webb motion to adjourn passed on a 7/0 roll call vote.

Ramona Flanigan/ch  
City Administrator

Approved March 31, 2021