
City of Edgerton Annex

Community Profile

The City of Edgerton is located in both Rock and Dane County. It is located in the southeast quadrant of Dane County along the I90 corridor. Land use is dominated by agriculture, the City of Edgerton Business Park, residential subdivisions, and dispersed one-and two-family homes. According to the United States Census Bureau, the City of Edgerton has a total area of 3.7 square miles. None of the area is covered by water except for Saunders Creek.

As of the 2010 Census, there are 5,461 people, 1,400 families, 2,227 households, and 2,410 housing units. The population density is 1,472.8 people per square mile. The housing unit density is 652.6 units per square mile. The City is split between two counties, and the City of Edgerton website (<http://www.cityofedgerton.com/>) reports that in 2015 5,383 people live in Rock County and 111 live in Dane County. Table 1 shows the population age profile for the entire City.

Table 1 Population Age Profile

Subject	Number	Percent
Total population	5,461	100.0
Under 5 years	421	7.7
5 to 9 years	395	7.2
10 to 14 years	390	7.1
15 to 19 years	332	6.1
20 to 24 years	267	4.9
25 to 29 years	439	8.0
30 to 34 years	440	8.1
35 to 39 years	375	6.9
40 to 44 years	352	6.4
45 to 49 years	389	7.1
50 to 54 years	387	7.1
55 to 59 years	334	6.1
60 to 64 years	248	4.5
65 to 69 years	177	3.2
70 to 74 years	138	2.5
75 to 79 years	131	2.4
80 to 84 years	103	1.9
85 years and over	143	2.6

Data Source: 2010 U.S. Census

According to the 2014 American Community Survey, the median income for a household in the portion of the City of Edgerton that is in Dane County is \$27,875 and the median income for a family is \$70,327 (whole city). The per capita income for the City of Edgerton is \$31,054. 89.6% of the population has at least a high school degree, while 20.8% of the population holds at least a bachelor's level degree.

Hazard Identification and Risk Assessment

A hazard identification and vulnerability analysis was completed for the City of Edgerton using the same methodology in the base plan. The information to support the hazard identification and risk assessment for this Annex was collected through a Data Collection Guide, which was distributed to each participating municipality to complete.

The first step in a hazard analysis is to identify which hazards the community is vulnerable to. Table 1 outlines the hazard identification for the City of Edgerton based on the Data Collection Guide. The Data Collection Guide listed all of the hazards that could impact anywhere in Dane County. The purpose of this worksheet was to identify and rank the hazards and vulnerabilities specific to the jurisdiction. The City of Edgerton's planning team members were asked to complete the matrix by ranking each category on a scale of 0 to 5 based on the experience and perspective of each planning team member. A ranking of 0 indicated "no concern" while a ranking of 5 indicated "highest concern". This matrix appears as Table 2. This matrix reflects the significance of the hazards relative to one another.

This matrix reflects that the City of Edgerton is most vulnerable to flood, tornado, windstorm, and winter storm. The vulnerability established here is a qualitative assumption based on the impacts, geographic extent, probability of future occurrence, and magnitude/severity. On the county level, these vulnerabilities were calculated with quantitative data as well.

Table 2 Vulnerability Assessment Matrix for the City of Edgerton

Hazard	Hazard Attributes			Impact Attributes						Total			
	Area of Impact	Past History, Probability of Future Occurrence	Short Term Time Factors	Primary Impact (Short Term - Life and Property)			Secondary Impact (Long Term – Community Impacts)						
(1-5)				(1-5)	(1-5)	Impact on General Structures	Impact on Critical Facilities	Impact on At-Risk Populations	Social Impact	Economic Impact	Severity Of Other Associated Secondary Hazards	(0-5)	(0-5)
Dam Failure	1	1	1	0	0	0	0	0	0	0	3		
Extreme Cold	3	3	1	1	1	1	0	0	0	0	10		
Extreme Heat	3	3	1	0	0	0	0	0	0	0	7		
Drought	3	3	2	0	0	0	2	2	1	1	13		
Expansive soils	1	1	1	0	0	0	0	0	0	0	3		
Flood	2	3	3	3	3	1	3	3	3	3	24		
Fog	2	3	2	0	0	0	0	0	0	0	7		
Hail Storm	1	3	3	1	1	1	0	1	0	0	11		
Landslide	1	1	1	0	0	0	0	0	0	0	3		
Lightning	2	3	3	2	3	2	1	1	2	2	19		
Tornado	3	3	3	3	3	1	2	3	4	4	25		
Wildfire	1	2	3	1	1	1	1	1	1	1	12		
Windstorm	3	3	3	3	2	2	2	2	3	3	23		
Winter Storm	4	4	2	1	2	2	1	1	3	3	20		

Source: City of Edgerton Data Collection Guide

Previous Hazard Events

Through the Data Collection Guide, the City of Edgerton noted specific historic hazard events to include in the community profile. These events have been incorporated into the appropriate hazard chapters in the base plan. These events had a particular impact on the community beyond the impacts and events recorded in the Dane County Hazard Mitigation Plan. This is not a comprehensive summary of past incidents, as the hazard profiles collected in the County mitigation plan include other events that may have historically impacted the jurisdiction. The events noted by this jurisdiction in the Data Collection Guide include:

Flood: June 2008

The only flooding noted by the City of Edgerton was on the NE corner of Hwy 51 and Thronson Drive. Flooding occurs at this location during any significant rain event. Minimal crop damage has occurred. Some FEMA money has been received for labor and pumping equipment. The City of Edgerton planning members feel such an event is very likely to occur again.

Asset Inventory

Assets include the people, property, and critical facilities within the City of Edgerton that are exposed to hazards in general. Inventories of property, essential infrastructure, and natural, cultural or historic resources help provide a comprehensive picture of the community and provide a method of assessing exposure to hazards by establishing the improved and total values, capacities and populations for these assets. It also forms the basis for estimating potential losses, where possible.

Population

Table 3 Vulnerable Population Summary

Disability Status from the 2014 American Community Survey	Number	Percent of Group with Disability
Population Under 5 years old with a Disability	0	0
Population 5-17 years old with a Disability	0	0
Population 18-64 with a Disability	27	40.3
Population Over 65 years old with a Disability	0	0
Total Population with Disability	27	30.3

2014 American Community Survey

Table 3 Vulnerable Population Summary (Continued)

Other Vulnerable Populations	Estimate	Percentage
Families Below Poverty Level	0	0
Individuals Below Poverty Level	27	30.3
Of those poverty: Individuals Under 18	0	0
Of those poverty: Individuals Over 65	0	0
Total Population Over 5 who Speak English less than "very well"	0	0
2014 ACS Total Population Estimate	89	100%

Data Source: 2010 US Census, 2014 ACS

General Property

Table 4 Property Exposure Summary

Property Type	Total Parcel Count	Improved Parcel Count	Improved Values (\$)	Content (\$)	Total Value (\$)
Totals	68	46	19,325,100	9,662,550	28,987,650
Agriculture	5	1	397,900	198,950	596,850
Commercial	6	4	1,335,300	667,650	2,002,950
Utilities	2	0	0	0	0
Industrial	1	1	137,100	68,550	205,650
Institutional/ Governmental	0	0	0	0	0
Other	25	11	13,329,900	6,664,950	19,994,850
Residential	29	29	4,124,900	2,062,450	6,187,350

Data Source: Dane County Land Information Office

Critical Facilities

The City of Edgerton has identified the following critical facilities within Dane County as important to protect from disaster impacts. These are collected in Table 5.

Table 5 Critical Facility Summary/Essential Infrastructures

Name of Asset	Type*	Replacement value
US Hwy 51	EI	Unknown
Stormwater detention basin	EI	\$300,000
ATC Electric Transmission lines	EI	Unknown
Mud Lake	NA	Unknown

Data Source: City of Edgerton

Vulnerability to Specific Hazards

This section details vulnerability to specific hazards, where quantifiable, and where it differs from that of the overall County. The previous inventory tables quantify what is exposed to the various hazards within City of Edgerton. Table 6 cross-references the hazards with the various tables where exposure or vulnerability specifics are found. The intent of Table 6 is to quantify, where possible, future impacts of each hazard on the jurisdiction. In many cases it is difficult to estimate potential losses, so the overall exposure of populations, structures, and critical facilities is referenced.

Table 6 Hazard Vulnerability Specifics

Hazard	Populations	Structures	Critical Facilities	Future Damage Potential
Dam Failure	Unknown	Unknown	Unknown	Specifics unknown; See hazard profile in County Plan
Drought	Minimal	None	Minimal	Specifics unknown; See hazard profile in County Plan
Flooding	See section below	See section below	See section below	See section below
Fog	Minimal	None	None	Specifics unknown; See hazard profile in County Plan
Hailstorm	Minimal	See Property Exposure table 4	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Landslide/ Sinkholes/ Erosion	Unlikely	Unlikely	Unlikely	Specifics unknown; See hazard profile in County Plan
Lightning	See Table 3 Population	See Table 4 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Severe Cold	See Table 3 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Severe Heat	See Table 3 Population	None	Minimal	Specifics unknown; See hazard profile in County Plan
Severe Winter Storm	See Table 3 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Tornado	See Table 3 Population	See section below	See Critical Facility Inventory Table(s)	See section below
Wildfire	Minimal	Minimal	Minimal	Specifics unknown; See hazard profile in County Plan
Windstorm	See Table 3 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan

Flood

Structures and Properties in the Floodplain

Only a small area of the City has a mapped flood hazard area (see map in Figure 1). Refer to the flood profile in the mitigation plan for a description of the methodology used to identify potentially flood-prone properties. According to the flood insurance claims data, flooding is a problem in the City.

Table 7. Primary Structures in the Floodplain

Total Floodway Structures	Floodway Residential Structures	Total Structures in 100 year Floodplain	Residential Structures in 100 year Floodplain	Total Structures in 500 year Floodplain	Residential Structures in 500 year Floodplain
0	0	0	0	0	0

Table 8. Properties with Primary Structures in the Floodplain

Total Floodway Properties	Floodway Improved Values	Floodway Residential Properties	Total Properties in 100 year Floodplain	Total Improved Value of Properties in 100 year Floodplain	Residential Properties in 100 year Floodplain	Total Properties in 500 year Floodplain	Total Improved Value of Properties in 500 year Floodplain	Residential Properties in 500 year Floodplain
0	\$0	0	0	\$0	0	0	\$0	0

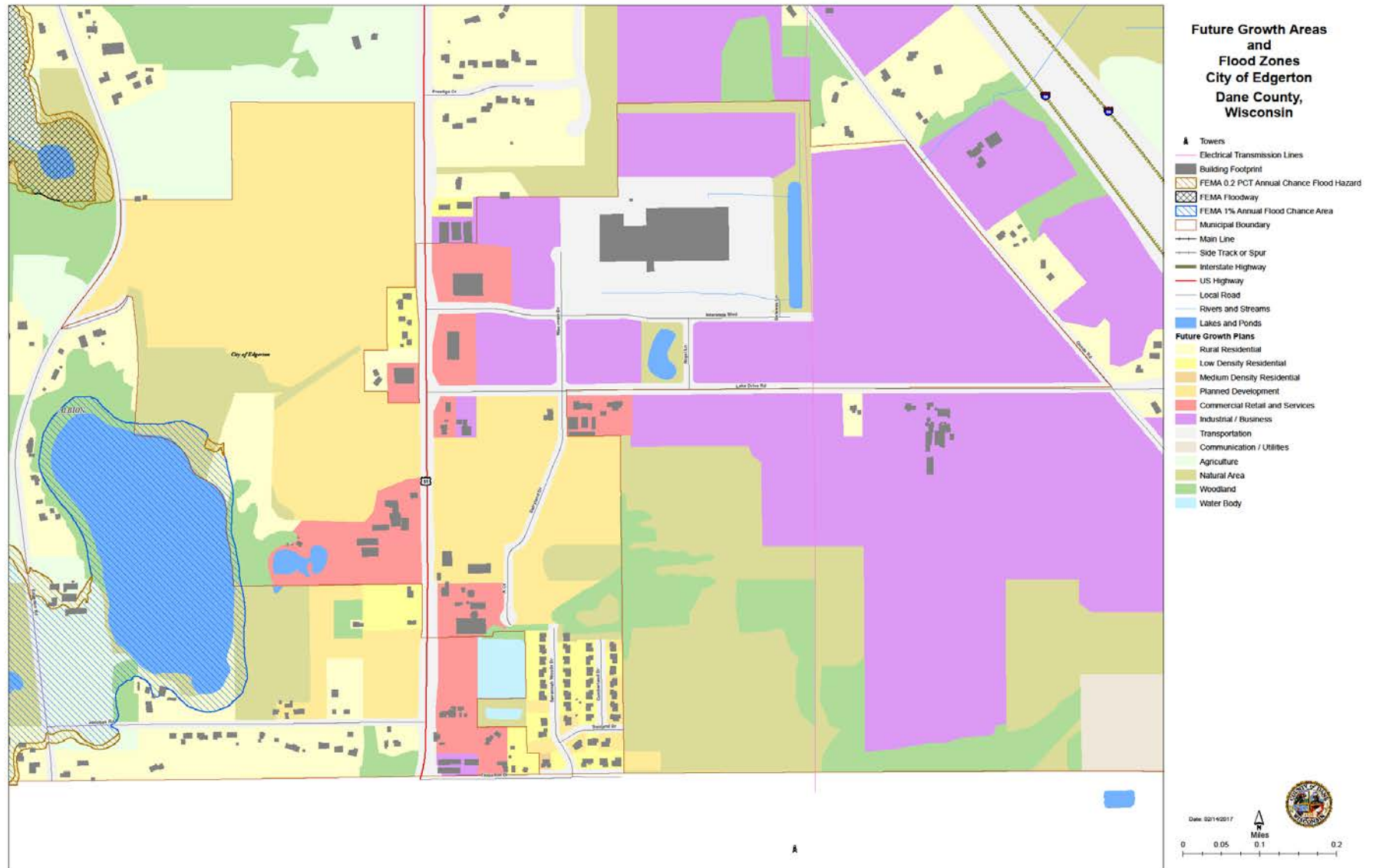
Based on the average household size in Dane County and the count of residential parcels in the floodplain, there are no individuals potentially at risk to either the 100 year or the 500 year flood events within the jurisdiction.

Repetitive Loss Properties and Flood Insurance Policies

There is one repetitive loss property within the City of Edgerton, which was mitigated.

According to FEMA Policy and Claim Statistics for Flood Insurance, the community has 23 flood insurance policies, with a total coverage amount of \$4,339,100. There have been 10 claims and \$78,262 in losses paid in flood insurance claims since 1978.

Figure 1 Flood Hazards and Future Land Use Map



Tornado

While it is difficult to estimate specific losses to a tornado due to the random nature of the event, a methodology was developed that was applied to each jurisdiction during the 2015 update. The table below estimates the percent area of the jurisdiction that could be impacted based on the average sized tornado (F2) in Dane County. High value exposure is based on 100% loss, medium 50% loss, and low is 25% loss to the property potentially impacted. The loss ratio, which is the ratio of the damaged building value to total exposed building value, is a measure of the impact to the jurisdiction as a whole. Communities with loss ratios 10% or more may have difficulty recovering from a disaster. Refer to the tornado hazard profile in the main mitigation plan for more details on this methodology.

Note: The figures reflected here only apply to the portions of the City of Edgerton that are located within Dane County.

Table 9 Tornado Loss Estimate

% Area of Impact	Improved Parcel Count	Affected Structure Estimate	Total Exposed Value	Estimated Loss \$ - High Damage Range	Estimated Loss \$ - Moderate Damage Range	Estimated Loss \$ - Low Damage Range	Loss Ratio for Moderate Damage Range
100.00%	46	46	\$28,987,650	\$28,987,650	\$14,493,825	\$7,246,912.50	50.0%

Data Source: Analysis Based on Dane County Land Information Office's data

Growth and Development Trends

Planned land use is shown in Figure 1, in relation to the flood hazard. Table 10 illustrates how the City of Edgerton has grown in terms of population and number of housing units between 2010 and 2015. Table 11 shows population projections through 2025. The numbers reflecting population projection in Table 10 are just for the expected population growth for the portion of the population that lives in Dane County.

Table 10 City of Edgerton Change in Population and Housing Units, 2010-2014/15

2010 Population	2015 Population	Percent Change (%) 2010-2015	2010 # of Housing Units	2014 # of Housing Units	Percent Change (%) 2010-2014
97	120	21.74	33	57	43.2%

Data Source: US Census Bureau

Table 11 City of Edgerton Population Projections, 2015-2035

Population Change	5 year Growth %	2015	2020	2025	2030	2035
Increase by same percentage each year	4.35%	120	146	178	216	264

Data Source: Demographic Services Center, Wisconsin Department of Administration

Problems or Additional Vulnerability issues

Several hundred acres of land upstream of flood prone areas are planned for development

Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment summarizes regulatory mitigation capabilities, administrative and technical mitigation capabilities, and fiscal mitigation capabilities for the City of Edgerton.

Mitigation Capabilities Summary

Table 12 lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities, or by themselves contribute to reducing hazard losses. The table also indicates which of these tools are currently utilized in the City of Edgerton.

Table 12. City of Edgerton Regulatory Mitigation Capabilities

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General or Comprehensive plan	Yes	www.cityofedgerton.com
Zoning ordinance	Yes	www.cityofedgerton.com
Subdivision ordinance	Yes	www.cityofedgerton.com
Growth management ordinance	No	www.cityofedgerton.com
Floodplain ordinance	Yes	www.cityofedgerton.com
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	www.cityofedgerton.com
Building code	Yes	www.cityofedgerton.com
Fire department ISO rating	Yes	
Erosion or sediment control program	Yes	www.cityofedgerton.com
Stormwater management program	Yes	www.cityofedgerton.com
Site plan review requirements	Yes	www.cityofedgerton.com
Capital improvements plan	Yes	www.cityofedgerton.com
Economic development plan	No	
Local emergency operations plan	Yes	www.cityofedgerton.com
Other special plans	No	
Flood insurance study or other engineering study for streams	Yes	www.cityofedgerton.com
Elevation certificates (for floodplain development)	No	

Data Source: City of Edgerton Data Collection Guide

Table 13 identifies the personnel responsible for mitigation and loss prevention activities as well as related data and systems in the City of Edgerton.

Table 13 Responsible Personnel and Departments for the City of Edgerton

Personnel Resources	Yes/No	Department/Position	Comments
Planner/engineer with knowledge of land development/land management practices	Yes	City Administrator/Planner	
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Consulting Engineer	
Planner/engineer/scientist with an understanding of natural hazards	Yes	Consulting Engineer	
Personnel skilled in GIS	No		Consulting Engineer/ Dane and Rock Counties
Full time building official	No		Consultant/ state inspector
Floodplain manager	No		
Emergency manager	Yes	Police Department	
Grant writer	Yes	City Administrator/Consulting Engineer	
Other personnel	Yes	Public Works Director	
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)	Yes	Floodplain, steep slopes; wetland; flood plain, land uses, municipal facilities	
Warning Systems/Services (Reverse 9-11, cable override, outdoor warning signals)	Yes	Outdoor warning system	

Data Source: City of Edgerton Data Collection Guide

Table 14 identifies financial tools or resources that the City of Edgerton could potentially use to help fund mitigation activities.

Table 14. Financial Resources for the City of Edgerton

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants	Yes	
Capital improvements project funding	Yes	
Authority to levy taxes for specific purposes	Yes	
Fees for water, stormwater, sewer, gas, or electric services	Yes	

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Impact fees for new development	Yes	
Incur debt through general obligation bonds	Yes	
Incur debt through special tax bonds	Yes	
Incur debt through private activities	No	
Withhold spending in hazard prone areas	Yes	
Other		Special assessments

Data Source: City of Edgerton Data Collection Guide

Additional Capabilities

In the 2015 Data Collection Guide, the City of Edgerton identified the following additional capabilities: The City of Edgerton sends out a quarterly newsletter to residents that includes public safety information.

National Flood Insurance Program Participation

The City of Edgerton participates in the National Flood Insurance Program. Refer to information provided in Table 15 below.

Table 15. Floodplain Regulatory Program Status as of 1/2017

Cities	Floodplain Ordinance	Comments	Dane County FIRM Panels	NFIP Participation	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date
Edgerton	Yes		See Rock County maps	Yes	12/17/73	4/15/82	9/16/15	4/15/82

Data Source: FEMA Community Status Book Report

Public Involvement Activities

The City of Edgerton community participated in the County public outreach process. This was a series of public workshops held around the County in which an overview of natural hazard mitigation was given and the County plan was discussed. Residents were then given the opportunity to give their input on mitigation actions that could be taken, and filled out informational surveys that assessed the level of risk the perceived within their own community. More information on these meetings can be found in the County base plan.

Mitigation Actions

Objective #1: Continue to provide wetland education that highlights wetlands dynamic role in different areas of hazard mitigation.

Steps:

- 1) Develop informational signage about the value of wetlands
- 2) Post signage in High Street Marsh
- 3) Publish article in City newsletter.

Lead Implementing Agency: Public Works Committee

Supporting Agencies:

- Edgerton school system
- County Extension

Possible Funding and Technical Assistance:

- County Extensions
- DNR

Timeline: Ongoing

Priority: Moderate

Estimated Costs: \$100

Objective #2: Continue to implement sound floodplain management practices through continued compliance with the National Flood Insurance Program, to include floodplain ordinance enforcement and periodic review, promoting the benefits of flood insurance, and continued staff training and development in floodplain management.

Steps:

- 1) Evaluate through the existing staff, County planning staff, and additional DNR staff if necessary, the regulatory deficiencies and enforcement shortcomings in flood-related ordinances and programs (see related County objective);
- 2) Periodically update ordinances as necessary;
- 3) Ensure that stop work orders and other means of compliance are being used as authorized by each ordinance;
- 4) Suggest changes to improve enforcement of and compliance with regulations and programs;
- 5) Encourage floodplain management staff to become Certified Floodplain Managers (CFM) or maintain their CFM status;
- 6) Participate in Flood Insurance Rate Map updates by adopting new maps or amendments to maps;

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- 7) Utilize recently completed Digital Flood Insurance Rate maps in conjunction with GIS to improve floodplain management, such as improved risk assessment and tracking of floodplain permits;
 - 8) Promote and disperse information on the benefits of flood insurance, with assistance from partners such as the County, WDNR, or ASFPM; and
 - 9) Evaluate the potential costs and benefits of becoming a participant in the Community Rating System.

Lead Implementing Agency: City of Edgerton City Administration.

Supporting Agencies:

- Dane County Planning and Development
- Lakes and Watershed Commission
- Land Conservation Department
- Association of State Floodplain Managers
- Wisconsin Department of Natural Resources

Possible Funding and Technical Assistance:

- Staff Time

Timeline: Ongoing.

Priority: High.

Estimated Costs: Low; can be accomplished with existing staff and within existing department budget.