

## **PLAN COMMISSION**

May 12<sup>th</sup>, 2010

The Plan Commission convened and was called to order by Chairperson-William Ross.

Present at roll call were: Mayor William Ross, Vice Chairperson Nate Klassy, Alderperson Keith Ingwell, William Bethke, Paul Sniff and John Frantz. Also present were City Attorney Rex Ewald, Director of Public Works Kelly Finkenbinder, Ryan Wilson from Fehr-Graham & Associates, Bob Duxstad from Duxstad & Bestul, and other Dept. Heads and Citizens. Member Ronald Spielman arrived later in the meeting.

### Purpose of Meeting:

1. Elect Vice Chairperson and Secretary (as required for annual reorganization)
2. Review Project Plan Amendment for TID 6
3. Hold Public Hearing on Project Plan Amendment for TID 6
4. Adopt a Resolution Approving Project Plan Amendment for TID 6
5. Any final discussion regarding Zuber's Sausage Kitchen in Monroe (North) Business & Industry Park
6. Recommend to Council to approve Certified Survey Map for lot for Zuber's Sausage Kitchen in Monroe (North) Business & Industry Park
7. Discuss and possibly take action regarding proposed Rail Spike ATV Park in Monroe Township

There were no corrections to the following minutes: May 13, 2009, February 10, 2010 and April 14<sup>th</sup>, 2010.

### **1. Elect Vice Chairperson and Secretary (as required for annual reorganization)**

The Plan Commission needs to elect a Vice Chairperson and Secretary (as required for annual reorganization). Motion made by Keith Ingwell and seconded by Bill Bethke to elect Nate Klassy as Vice Chairperson of the Plan Commission. Motion carried. Motion made by Keith Ingwell and seconded by Bill Bethke to elect Stephanie Bachim as Secretary of the Plan Commission. Motion carried.

### **2. Review Project Plan Amendment for TID 6**

Ryan Wilson from Fehr-Graham handed out an amendment booklet at this time. Mr. Wilson stated that the amendment for TID 6 is a very simple one. It is simply to extend for 5 additional years the ability of TID 6 to allocate excess funds generated through the TID process to TID 4 to cover costs that were not being covered by the early years of that TID's allocations. Mr. Wilson stated that TID 4 is in the North Industrial Park and TID 6 is the Pick - N - Save project. Mr. Wilson stated that on the back of the document is the Attachment to A 1,2,3 and 4 and there are some spreadsheets for TID 4 and TID 6, projecting what the likely generated monies would be and also a performer that shows pay off of the debts. Mayor Ross asked if they have been updated to reflect the actual contributions that Mr. Wilson talked about. Mr. Wilson stated that they have not been updated, they will show that before that goes in. The original amendment that allowed these monies to flow from TID 6 to TID 4, which took place 4 years ago, authorized that to happen on a yearly basis. It did not happen for one reason or another in the accounting, but has now been up to date in the last couple months to show those monies have been assigned to TID 4, which have not been reflected in these spreadsheets. He believes it's about \$80,000.00 that has been transferred already to pay off some of those debts on TID 4. The projection as shown for TID 4 are that it will now have all debt, including the monies that were advanced by the City repaid during the life of the TID. Attorney Rex Ewald stated that there was actually an allocation that had not been made previously from TID 6 over to TID 4

and the projection sheets prepared by Ehlers will show zeros for years prior to 2008 and there will actually be an allocation made or has been already that is not reflected already that improves the projection for TID 4 to be sort of a catch up allocation. The plan projected bringing TID 4 solvent within this 5 year period or within the life through 2019. That projection will actually be better than it's shown on the statements now, but they will wait for the final exact numbers. There was a substantial City General Fund contribution to TID 4 because it was short of funds. Those funds are being recovered back to the City, in the amount of \$1.5 million dollars. It was stated that it is not being recovered completely from the TID 6 monies, it's being recovered to a large degree because of improved performance from TID 4. TID 6 will actually quit paying in 2016. This is the 4<sup>th</sup> year of the allocation, that's when the renewal has to be done, for a total of 10 years.

### **3. Hold Public Hearing on Project Plan Amendment for TID 6**

Mayor Bill Ross declared the Plan Commission informal and a public hearing was held. There were no comments from the public, and the Plan Commission was then declared formal again.

### **4. Adopt a Resolution Approving Project Plan Amendment for TID 6**

Motion made by Nate Klassy and seconded by John Frantz to approve the Resolution Approving Project Plan Amendment for TID 6 (see attached). On roll call vote, the motion carried unanimously.

### **5. Any final discussion regarding Zuber's Sausage Kitchen in Monroe (North) Business & Industrial Park**

Attorney Rex Ewald handed out an up to date development agreement. When Attorney Ewald originally drafted the development agreement, he provided that the business to be operated would be a meat processing facility with no on-site slaughter or butchering. Then the question came back as, what is actually being done, there is no slaughtering, but there are deer or animal carcasses brought in, and what Mr. Zuber does with that carcass could be regarded as butchering by some. Attorney Ewald changed the definition to read as, facility consisting of meat processing and butchering with no on site slaughtering. Mr. Ewald said it's not his decision, it is up to the Plan Commission to decide if that terminology, or language is ok. He said Mr. Zuber is acceptable with the change of language. The original language that they were concerned about was the introduction of waste to the Waste Water Treatment Plant, and the way this is going to be used, this would not be an issue. Mr. Duxstad stated that Mr. Zuber will be doing three things, brings in meat and processes that into sausage, during deer season, people bring in already killed deer that have already been gutted, then ground that meat into sausage and cut that up, and occasionally Mr. Zuber would get a beef or hog that has been brought in by a farmer that has been killed on a farm and they cut that up, so that's kind of like a butchering. It would be a no kill facility, there would be no excessive blood or waste. Mayor Ross asked what happened to the carcass or bones. It was stated that everything would get sold, or Mr. Zuber would have a use for everything, so there shouldn't be anything left over. Mr. Zuber isn't changing anything from what he is doing at his current location.

### **6. Recommend to Council to approve Certified Survey Map for lot for Zuber's Sausage Kitchen in Monroe (North) Business & Industry Park**

Mr. Finkenbinder passed out a copy of the Certified Survey Map, done by Todd Hasse. The map shows the corner of North 29<sup>th</sup> Avenue and 3<sup>rd</sup> Street North, which would be 200 feet wide East to West and 250 long North to South. The sewer and water is available off of 29<sup>th</sup> avenue, which is all underground. Mr. Finkenbinder spoke to the architect about the drive-way, and said that he has it as far to the East as

possible to meet the requirements.

Motion made by Nate Klassy and seconded by Keith Ingwell to recommend to Council to approve Certified Survey Map for lot for Zuber's Sausage Kitchen in Monroe (North) Business & Industry Park. On roll call vote, the motion carried unanimously.

**7. Discuss and possibly take action regarding proposed Rail Spike ATV Park in Monroe Township.**

Attorney Rex Ewald handed out an aerial photo that shows the proposed facility site, which is a mile and a half distance from the City limits. He also stated the City received notice, but as he could tell, the only official role the City would have in a decision making process is under the Sub Division code, which he does not think this would be. He did say the City would be an interested party, it's within our planning territory. Attorney Ewald stated that the Police Department has a shooting range right next to the proposed trail. The City does have an interest as a City, in that respect, but the City has no official decision making role. Attorney Ewald discussed that they could take action as a Plan Commission, taking a position with respect to it, but that would be an advisory position in the decision making process. Mayor Ross stated that the action would mean they would be putting forth an opinion from the Planning Commission. Attorney Ewald said yes, if they took action, that's the legal extent which that action would have any effect. Unless it is a sub division, we can not block it. There would have to be a division in the lots and parcels and Attorney Ewald thinks it is one large enterprise. Carol Stamm, Monroe City Clerk, received a letter from Jeff Whitehouse on this matter through the City Clerk's office. Dan Barthoff stated that he lives within one-half mile of the ATV park. Mr. Barthoff and his neighbors, some of which were present at the meeting, feel that it does not fit with Monroe Townships point of view. He stated right now, that this parcel is zoned as agricultural, and to put in an ATV Park they had to get a Conditional Use permit issued by the Green County Board of Adjustments. Mr. Barthoff also said that before the Town of Monroe can put that on their agenda, the Town of Monroe has to certify that it is inconsistent or consistent with the town plans and/or zoning ordinance. The town does not have any zoning ordinances. Right now it is at the Town of Monroe Plan Commission level and looking at their town plan to see if it is consistent or not consistent, and from there it has to go to the Town Board. The City of Monroe Plan Commission received information from Mr. Barthoff and his neighbors on what they sent to the Town of Monroe Board expressing their concerns on the issues related to the park. Attorney Ewald brought the comprehensive plan for the City. It was discussed on it being a residential development area. Attorney Ewald thinks the site itself, although there may be a little piece of it that shows residential, doesn't show any planned use, although there is plenty of residential in the neighborhood of the development and across the highway. Attorney Ewald said it isn't planned for recreational or business development. They just assumed in the plan it would continue to be agricultural. Mr. Nate Klassy said he looks at it as highly erodable land, and once you start making all these trails through the land, every time it rains, you are going to end up with a lot of mud. He also said it's the beginning of a trout stream area, it's the head waters of the Bushnell Creek. He thinks the area itself is too close to the bicycle trail and can see having problems with that. He also stated he could see a lot of dust and noise coming from the trails and that would go into the residential area across the highway. He doesn't think it's the right spot. Mr. Bethke's concern is that if someone from Monroe knows that the City of Monroe does not have any jurisdiction on this, and this gets developed, the next step is going to be asked to allow the ATV's to travel through town to get to the West side and he would definitely be against that. He doesn't know what the DNR's stand on that would be, but thinks it could create a problem within the city. Mr. John Frantz thinks we should discourage the idea. Mayor Ross recommends, even though the City does not have any jurisdiction, to oppose this location for the ATV park in Monroe Township. A discussion took place, regarding the location of the proposed ATV park, which is partially within the City's planning area. The members

indicated they are opposed to the establishment of the ATV park, both from an environmental and aesthetic standpoint.

Motion made by Nate Klassy and seconded by John Frantz that the City of Monroe Plan Commission opposes the development of the proposed ATV Park in the Town of Monroe.

The motion carried by unanimous roll call vote. The Plan Commission Secretary was directed to send a copy of the minutes to the Monroe Town Board Members.

Motion made by Nate Klassy and seconded by John Frantz to adjourn. Motion carried.

Stephanie Bachim - Secretary

**RESOLUTIONS ADOPTING ALLOCATION AMENDMENT NO. 2  
TO THE PROJECT PLAN OF TAX INCREMENTAL DISTRICT NO. 6**

**Whereas**, the Plan Commission has caused to be prepared Allocation Amendment No. 2 to the Project Plan of Tax Incremental District No. 6, a true and correct copy of which is attached hereto ["Amendment 2"], and

**Whereas**, the Plan Commission has reviewed Amendment 2 and determined that it is feasible and conforms to the requirements of Sections 66.1105(4)(h)1 and 66.1105(6)(e) of the Wisconsin Statutes, and

**Whereas**, as required by Sections 66.1105(4)(h)1. of the Wisconsin Statutes, on May 12, 2010 the Plan Commission conducted a public hearing on Amendment 2, at which interested parties were afforded a reasonable opportunity to express their views on Amendment 2, and

**Whereas**, such public hearing was preceded by a Class 2 notice that contained a statement of the purpose and cost of Amendment 2 and advised that a copy of Amendment 2 will be provided on request [the "Notice"], and

**Whereas**, before publication, a copy of the Notice was sent by 1<sup>st</sup> class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within Tax Incremental District No. 6 and Tax Incremental District No. 4 and to the school board of the School District of Monroe, which is the only school district which includes property located within Tax Incremental District No. 6 or Tax Incremental District No. 4; *now, therefore, be it*

**Resolved**, by the Plan Commission as follows:

1. The Project Plan for Tax Incremental District No. 6, as amended by Amendment 2, is feasible and is in conformity with the Master Plan of the City of Monroe.
2. Amendment 2 is hereby adopted.

Dated this 12<sup>th</sup> day of May, 2010.

APPROVED:

William M. Ross, Jr.  
Plan Commission Chairperson