PLAN COMMISSION

June 9, 2010

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

Present at roll call were: Mayor William Ross, Vice Chairperson Nate Klassy, Ronald Spielman, Alderperson Keith Ingwell, William Bethke and Paul Sniff. Also present were City Attorney Rex Ewald, Ryan Wilson from Fehr-Graham & Associates, Bob Duxstad from Duxstad & Bestul, Director of Public Works Kelly Finkenbinder and Tere Dunlap from the Monroe Times. Member John Frantz was absent at roll call.

Purpose of Meeting:

1. Review (revised) Project Plan Amendment for TID 6
2. Hold Public Hearing on Project Plan Amendment for TID 6
3. Discuss and approve conditional use permit for meat processing and butchering facility in Monroe (North) Business & Industry Park

Motion made by Paul Sniff and seconded by Keith Ingwell to approve the minutes from July 8, 2009 and May 12, 2010. Motion carried.

1. Review (revised) Project Plan Amendment for TID 6

City Attorney Ewald provided an explanation of the proposed revised Project Plan Amendment for TID 6. He discussed a provision which could generate a considerable amount of interest on advances that have been made over the years from the general fund. The Joint Review Board met today regarding the proposed amendment, and future meetings of the Joint Review Board and the City Council are scheduled for further review and action. Mr. Wilson stated that it will not be final until the last approval is signed and dated and submitted to the State for verification.

2. Hold a 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. Motion made by Keith Ingwell and seconded by Nate Klassy to approve the following Resolution Adopting Allocation Amendment No. 2 to Project Plan of Tax Incremental District No. 6. Motion carried.

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, excluding Attachments B1 through E3, 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 June 9, 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 1st 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 having the power to levy taxes on property 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.

3. Attachments B1 through E3 relate to procedural and administrative details of the Project Plan amendment process and shall be attached to and become a part of Amendment 2 when completed.

Dated this 9th day of June, 2010.
APPROVED:
William M. Ross, Jr., Plan Commission Chairperson

3. Discuss and approve conditional use permit for meat processing and butchering facility in Monroe (North) Business & Industry Park

Attorney Ewald discussed the Conditional Use Permit. He stated that you can grant a conditional use permit for a food processing facility and the wording was stated as "for manufacturing, processing and packing the food products and the components of food products and by products." Attorney Ewald discussed the various differences between butchering and slaughtering at this time. He came up with a suggestion on the wording for the conditional use to read as "butchering of seasonal wild game animals, but not including the slaughter or evisceration of such animals." And "processing of meat from animals slaughtered, skinned or dehaired and eviscerated offsite and delivered to the site in bulk form." In the future we may not be dealing with Mr. Zuber, we may be dealing with someone else, so they want to have clear definition on the Conditional Use Permit.

Motion made by Nate Klassy and seconded by Bill Bethke to approve the Conditional Use Permit for the meat processing and butchering facility in Monroe (North) Business & Industry Park using the wording "butchering of seasonal wild game animals, but not including the slaughter or evisceration of such animals and processing of meat from animals slaughtered, skinned or dehaired and eviscerated offsite and delivered to the site in bulk form." Motion carried.

Motion made by Paul Sniff and seconded by Keith Ingwell to adjourn. Motion carried.

Stephanie Bachim - Secretary