

MINUTES OF THE JOINT MEETING OF THE BUSINESS PARK NORTH COMMITTEE

Wednesday, September 9, 2009 – 4:00 P.M.

Hall of Fame Room, City Hall

381 East Main Street, Stoughton, WI.

Present:

Business Park North Committee: Director of Planning & Development Rodney Scheel, Chair; Finance Director Laurie Sullivan, Vice-Chair; Keith Comstock; Tim Carter, Randy McLaury, Dave Phillips, and Mayor Jim Griffin.

Absent and Excused: Eric Olstad

Absent:

Guests: Chuck and Jeff Davis, Dave Griffith, Mike Tachick

Staff:

1. **Call to Order:** Scheel called the meeting to order at 4:00 p.m.
2. **Elect a Chairperson.**

Scheel opened the floor for nominations. Carter nominated Scheel. Scheel requested other nominations 3 times with no others being offered. Motion by Carter, seconded by Phillips to close the nominations and cast a unanimous ballot for Scheel. Motion carried unanimously.
3. **Elect a Vice Chairperson.**

Scheel opened the floor for nominations. Carter nominated Phillips. Scheel requested other nominations 3 times with no others being offered. Motion by Carter, seconded by Sullivan to close the nominations and cast a unanimous ballot for Phillips. Motion carried unanimously.
4. **Approval of January 12, 2009 and July 13, 2009 Business Park North Committee Meeting Minutes**

Motion by **Sullivan**, seconded by **Carter** to approve as presented on hard copy. The electronic copy did not include who made and seconded motions. Motion carried unanimously.
5. **Offer to Purchase - Lot 29 - Thomas Haag.**

Mr. Griffith, Mr. Jeff Davis and Mr. Chuck Davis presented information about the project on behalf of the purchaser, Mr. Haag. The committee was not presented an actual offer to purchase, but with the proposed project information. There was discussion about the use as a facility for the sale and resale of collector cars and parts. Scheel was concerned that this project was not a good fit for the Business Park. The Committee discussed valuation of the improvements, the proposed use, the employment, other facilities in the Business Park and the inventory of lots remaining. Comstock indicated he felt this building is a good fit for the Business Park even if this use is changed in the future but suggested the applicant consider positioning the building in a location to better accommodate an addition if necessary in the future. All site plan and building plan review requirements will be reviewed by the committee and the Planning Commission following favorable action by the City Council on the Offer to Purchase. Motion by **Carter**, seconded by **Comstock** to recommend to the Finance

Committee to approve a sale of Lot 29 for this project subject to the appropriate Offer to Purchase and review by the City Attorney. Motion carried 6 -1 with Scheel voting no.

6. Offer to Purchase - Lot 13 - Dairyland Electrical Industries, Inc.

Mr. Tachick of DEI presented his request to purchase Lot 13 that is adjacent to their facility on Lot 12. Mr. Tachick had originally hoped to purchase lots 13 and 14 last Fall instead of Lot 12 however the City was processing another offer on those two lots that ultimately fell through after DEI proceeded with their project on Lot 12. Mr. Tachick indicated that it may be possible that their northern Wisconsin facility will relocate to this location in the future. If the relocation did occur, Mr. Tachick indicated the size of this parcel would accommodate their needs and potentially relocate 7 positions from northern Wisconsin to Stoughton. Sullivan indicated that the current improvements on Lot 12 will meet the minimum valuation requirements for both Lot 12 and 13 when combined into one parcel. Motion by **Carter**, seconded by **Phillips** to recommend to the Finance Committee to approve a sale of Lot 13 subject to the price being adjusted to reflect the conservation easement along the rear 75 feet of the lot and Lot 12 and Lot 13 being combined into a single parcel by the Certified Survey process. Motion carried unanimously.

7. Adjournment: Motion by **Carter** to adjourn at 5:54 pm. 2nd by **Phillips**. Motion carried unanimously.

Respectfully submitted,
Rodney Scheel