



CITY OF STOUGHTON
From the Office of the City Finance Director

October 13, 2014

Mayor Donna Olson
City of Stoughton
381 E. Main Street
Stoughton, Wisconsin 53589

Charles Hicklin, Controller
Dane County
215 S. Hamilton St
Madison, Wisconsin 53703

Aaron Burkes, Assistant VP EWD
Madison Area Technical College
1701 Wright St
Madison, Wisconsin 53704

Supt. Tim Onsager
Stoughton Area School District
320 North Street
Stoughton, Wisconsin 53589

Subject: Meeting of the Joint Review Board for the Creation of Tax Incremental District No. 7

Dear Joint Review Board Members:

The first meeting of the Joint Review Board for the proposed creation of Tax Incremental District No. 7, City of Stoughton, Wisconsin, will be held at **9:00 AM on Thursday, October 23, 2014, in the Hall of Fame Conference Room, 381 E. Main Street, Stoughton City Hall.** The agenda for this meeting is enclosed. Also enclosed is the Public Hearing Notice for the October 27 1st Public Hearing before the City of Stoughton Plan Commission.

If you have any questions, please contact me at 608.873.6691 or via email at lsullivan@ci.stoughton.wi.us or Mikaela Huot, Vice President/Consultant, Springsted Incorporated at 651.223.3036 or via email at mhuot@springsted.com.

Sincerely,

Laurie Sullivan
Finance and Economic Development Director

Enclosures

NOTICE OF JOINT REVIEW BOARD MEETING

**PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 7, CITY OF
STOUGHTON, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE
PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT**

NOTICE IS HEREBY GIVEN that the Joint Review Board for the City of Stoughton's proposed creation of Tax Incremental District Number 7 will meet at **9:00 a.m. on Thursday, October 23, 2014**, at Stoughton City Hall, 381 E. Main Street, Stoughton, Wisconsin, to conduct a meeting regarding the creation of Tax Incremental District Number 7, City of Stoughton, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such district.

The City anticipates that the proposed project plan's project cost may include cash grants made by the city to owners, lessees, or developers of land that is located within the tax incremental district.

During the meeting, all interested parties will be provided with an opportunity to express their views on the proposed project plan for such tax incremental district. Persons desiring information on the proposed tax incremental district and/or the proposed project plan may contact the Director of Finance and Economic Development at 608.873.6691. A copy of the proposed project plan and map of the proposed project area is available for review in City offices in the Finance and Economic Development Department at City Hall, 381 E. Main Street and will be provided upon request.

Dated this 16th day of October 2014.

STATE OF WISCONSIN
DANE COUNTY

) SS.

Carolyn Schultz, being duly sworn, deposeth and says that she is an associate, of the *Stoughton Courier Hub*, a weekly newspaper published in the city of Stoughton, in said county, and that a notice, a copy of which is hereunto annexed, was published in said paper, once each week, for 1 successive weeks, first publication being on the 16TH day of OCTOBER A.D. 20 14, the second publication being on the _____ day of _____ A.D. 20 _____, and the last publication being on the _____ day of _____ A.D. 20 _____.

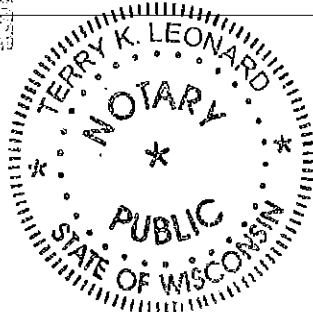
Carolyn Schultz

Subscribed and sworn before me this 17th day of October A.D. 20 14.

My commission expires 10/19/14.

Jerry K Leonard
Notary Public, Dane Co. Wis.

NOTICE OF JOINT REVIEW BOARD MEETING PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 7, CITY OF STOUGHTON, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT. NOTICE IS HEREBY GIVEN that the Joint Review Board for the City of Stoughton's proposed creation of Tax Incremental District Number 7 will meet at 9:00 a.m. on Thursday, October 23, 2014, at Stoughton City Hall, 381 E. Main Street, Stoughton, Wisconsin, to conduct a meeting regarding the creation of Tax Incremental District Number 7, City of Stoughton, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such district. The City anticipates that the proposed project plan's project cost may include cash grants made by the city to owners, lessees, or developers of land that is located within the tax incremental district. During the meeting, all interested parties will be provided with an opportunity to express their views on the proposed project plan for such tax incremental district. Persons desiring information on the proposed tax incremental district and/or the proposed project plan may contact the Director of Finance and Economic Development at 608.873.6694. A copy of the proposed project plan and map of the proposed project area is available for review in City offices in the Finance and Economic Development Department at City Hall, 381 E. Main Street and will be provided upon request. Dated this 16th day of October 2014. Published: October 16, 2014. WNA:LP



59 lines, 1st insertion @ .6573 _____ \$ 38.28
_____ lines, _____ subsequent insertions @ .5192 _____ \$ _____

Affidavit _____ 1.00 \$1.00
TOTAL _____ \$ 39.28

**MEETING NOTICE AND AGENDA
JOINT REVIEW BOARD**

**PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NO. 7
CITY OF STOUGHTON**

STOUGHTON CITY HALL
381 E. MAIN STREET
STOUGHTON, WISCONSIN 53589

THURSDAY, OCTOBER 23, 2014
9:00 AM

1. Call to Order of Joint Review Board for Creation of Tax Incremental District No. 7.
 2. Selection of Public Board Member for Joint Review Board.
 3. Election of Chair for Joint Review Board.
 4. Review of Responsibilities/Notification of Plan Commission Public Hearing for Creation of Tax Incremental District No. 7.
 5. Review of Proposed Project Plan for Tax Incremental District No. 7.
 6. Future Meeting Dates & Times.
 7. Adjourn.
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MEETING MINUTES
JOINT REVIEW BOARD- Organizational Meeting

PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NO. 7
CITY OF STOUGHTON

STOUGHTON CITY HALL
381 E. MAIN STREET
STOUGHTON, WISCONSIN 53589

THURSDAY, OCTOBER 23, 2014
9:00 AM

Call to order: The Meeting of the Joint Review Board for Creation of Tax Incremental District No. 7. was called to Order by Finance Director Sullivan at 9:10 a.m.

Present: Mayor Donna Olson, Dane County Controller Charles Hicklin, Asst. VP Economic and Workforce Development for MATC Aaron Burkes, Chamber Director Erica Dial, City Finance Director Laurie Sullivan

Absent: Dr. Tim Onsager, Stoughton School District.

Selection of Public Board Member for Joint Review Board: Motion by Mayor Olson to accept Chamber Director Erica Dial as the citizen member of the Joint Review Board, second by Hicklin. Motion carried unanimously.

Election of Chair: Finance Director Sullivan asked for nominations for Joint Review Board Chair. Motion by Dial to nominate Mayor Olson for Chair, second by Hicklin. There were no other nominations. Motion carried unanimously.

Review of Responsibilities/Notification of Plan Commission Public Hearing for Creation of Tax Incremental District No. 7: Finance Director Sullivan reviewed the public hearing notice and schedule with the board.

Review of Proposed Project Plan for Tax Incremental District No. 7: Finance Director Sullivan reviewed the Project Plan for TID #7 with the Board. Discussion followed.

Future Meeting Dates & Times: The Board tentatively scheduled the next Joint Review Board meeting for Thursday, November 20th at 8:30 a.m.

Adjourn: The meeting was adjourned at 9:55 a.m.

Respectfully submitted by
Laurie Sullivan
Director of Finance and Economic Dev.

STATE OF WISCONSIN

DANE COUNTY

) SS.

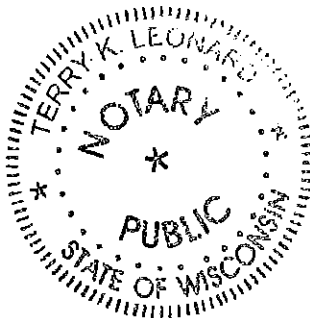
Carolyn Schultz, being duly sworn, deposeth and says that she is an associate, of the Stoughton Courier Hub, a weekly newspaper published in the city of Stoughton, in said county, and that a notice, a copy of which is hereunto annexed, was published in said paper, once each week, for 2 successive weeks, first publication being on the 9th day of OCTOBER A.D. 20 14, the second publication being on the 16th day of OCTOBER A.D. 20 14, and the last publication being on the _____ day of _____ A.D. 20 _____.

Carolyn Schultz

Subscribed and sworn before me this 16th day of October A.D. 20 14.

My commission expires 10/19/14.

Terry K Leonard
Notary Public, Dane Co. Wis.



230 lines, 1st insertion @ .6573 \$ 151.18
230 lines, 1 subsequent insertions @ .5192 \$ 119.42

Affidavit 1.00 \$1.00

TOTAL \$ 271.60

NOTICE OF PUBLIC HEARING
PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 7, CITY OF STOUGHTON, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT

NOTICE IS HEREBY GIVEN that the City of Stoughton Plan Commission will meet at approximately 7:00 p.m. on Monday, October 27, at Stoughton City Hall, 381 E. Main Street, Stoughton, Wisconsin, to conduct a hearing regarding the proposed creation of Tax Incremental District Number 7, City of Stoughton, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such District.

The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of Stoughton, Dane County, Wisconsin, with the following parcel identification numbers and legal descriptions:
2810510-014-8601-2
2810510-014-8681-2
2810510-014-8602-2
2810510-014-8571-2
2810510-014-8376-2
2810510-014-8811-2
2810510-014-8921-2
2810510-014-8621-2
2810510-014-8845-2

Part of Lot 2, Certified Survey Map No. 3430 as recorded in Volume 13, pages 268-270, as Document No. 1658279, all of Lots 1, 2, and 3, Certified Survey Map No. 3435 as recorded in Volume 13, pages 279-281, as Document No. 1658680, all of Lot 1, Certified Survey Map No. 8632 as recorded in Volume 55, pages 194-197, as Document No. 3199102, and all of the Northwest Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 1, Township 6 North, Range 10 East, Town of Rutland, and part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 5 North, Range 11 East, Town of Dunkirk, Dane County, Wisconsin. Described as follows:

Beginning at a point on the South line the Southwest Quarter of Section 6, aforesaid, being North 87 degrees 24 minutes 18 seconds East of the Southwest Corner of said Southwest Quarter a distance of 667.62 feet; said point also being on the Corporate boundary of the City of Stoughton, thence South 87 degrees 24 minutes 18 seconds West along the South line of said Southwest Quarter, 662.61 feet to a point that is 5.00 feet East of the West line of the Southwest Quarter of Section 6, aforesaid; thence North 00 degrees 17 minutes 13 seconds West parallel with the West line of the Southwest Quarter of Section 6, aforesaid, 164.63 feet; thence North 87 degrees 07 minutes 28 seconds West parallel with the North right-of-way line of State Trunk Highway 138, a distance of 298.68 feet; thence South 00 degrees 16 minutes 13 seconds East, 5.01 feet to the North right-of-way line of State Trunk Highway 138; thence North 87 degrees 07 minutes 28 seconds West along said right-of-way line, 21.50 feet; thence South 00 degrees 12 minutes 45 seconds East, along said right-of-way line, 8.67 feet; thence North 89 degrees 53 minutes 46 seconds West along said right-of-way line, 178.13 feet; thence South 00 degrees 00 minutes 00 seconds East, 162.51 feet to the South line of the Southeast Quarter of Section 1, aforesaid; thence North 87 degrees 05 minutes 45 seconds West along said section line, 1941.76 feet to the Southern extension of the East line of Certified Survey Map No. 7803, as recorded in Volume 41, pages 76-77 as Document No. 2670794; thence North 00 degrees 05 minutes 30 seconds West along the East line of said Lot 1, a distance 604.64 feet to the Northeast corner of said Lot 1; thence North 87 degrees 50 minutes 42 seconds West along the North line of said Lot 1, a distance of 203.18 feet to the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 33 seconds West along said West line, 2039.87 feet to the Northwest corner of said Southeast Quarter; thence South 86 degrees 41 minutes 54 seconds East

NOTICE OF PUBLIC HEARING

**PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 7, CITY OF
STOUGHTON, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE
PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT**

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The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of Stoughton, Dane County, Wisconsin, with the following parcel identification numbers and legal description:

<p>281/0510-014-8501-2 281/0510-014-8061-2 281/0510-014-9002-2 281/0510-014-9571-2 281/0510-014-8376-2 281/0510-014-9811-2 281/0510-014-9921-2 281/0510-014-9821-2 281/0510-014-9845-2</p>	<p>Part of Lot 2, Certified Survey Map No. 3430 as recorded in Volume 13, pages 268-270, as Document No. 1658279, all of Lots 1, 2, and 3, Certified Survey Map No. 3435 as recorded in Volume 13, pages 279-281, as Document No. 1658680, all of Lot 1, Certified Survey Map No. 9632 as recorded in Volume 55, pages 194-197, as Document No. 3199102, and all of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 1, Township 5 North, Range 10 East, Town of Rutland, and part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 5 North, Range 11 East, Town of Dunkirk, Dane County, Wisconsin, Described as follows:</p> <p>Beginning at a point on the South line the Southwest Quarter of Section 6, aforesaid, being North 87 degrees 24 minutes 18 seconds East of the Southwest Corner of said Southwest Quarter a distance of 667.62 feet, said point also being on the Corporate boundary of the City of Stoughton; thence South 87 degrees 24 minutes 18 seconds West along the South line of said Southwest Quarter, 662.61 feet to a point that is 5.00 feet East of the West line of the Southwest Quarter of Section 6, aforesaid; thence North 00 degrees 17 minutes 13 seconds West parallel with the West line of the Southwest Quarter of Section 6, aforesaid, 184.63 feet; thence North 87 degrees 07 minutes 28 seconds West parallel with the North right-of-way line of State Trunk Highway '138' a distance of 298.58 feet; thence South 00 degrees 16 minutes 13 seconds East, 5.01 feet to the North right-of-way line of State Trunk Highway '138'; thence North 87 degrees 07 minutes 28 seconds West along said right-of-way line, 21.50 feet; thence South 00 degrees 12 minutes 45 seconds East along said right-of-way line, 8.67 feet; thence North 89 degrees 53 minutes 46 seconds West along said right-of-way line, 178.13 feet; thence South 00 degrees 00 minutes 00 seconds East, 162.51 feet to the South line of the Southeast Quarter of Section 1, aforesaid; thence North 87 degrees 05 minutes 45 seconds West along said section line, 1941.76 feet to the Southerly extension of the East line of Certified Survey Map No. 7803, as recorded in Volume 41, pages 76-77 as Document No. 2670794; thence North 00 degrees 05 minutes 30 seconds West along the East line of said Lot 1 a distance 604.54 feet to the Northeast corner of said Lot 1; thence North 87 degrees 50 minutes 42 seconds West along the North line of said Lot 1, a distance of 203.18 feet to the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 33 seconds West along said West line, 2039.87 feet to the Northwest corner of</p>
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	<p>said Southeast Quarter; thence South 86 degrees 41 minutes 54 seconds East along the North line of said Southeast Quarter, 1986.12 feet to the West line of Lot 1, Certified Survey Map No. 8144 as recorded in Volume 43, pages 285-290, as Document No. 2745975; thence South 00 degrees 09 minutes 16 seconds West, 146.55 feet; thence South 00 degrees 05 minutes 13 seconds East, 279.26 feet to the Southwest corner of Lot 2, Certified Survey Map No. 8144; thence South 00 degrees 06 minutes 55 seconds East along the West line of Certified Survey Map No. 9632 as recorded in Volume 55, pages 194-197 as Document No. 3199102 a distance of 888.03 feet; thence South 87 degrees 57 minutes 29 seconds East, 1.15 feet; thence South 00 degrees 20 minutes 15 seconds West, 198.79 feet to the Southwest corner of Lot 2 of said Certified Survey Map No. 9632; thence North 89 degrees 42 minutes 22 seconds East along the South line of said Lot 2 a distance of 519.85 feet to the Westerly right-of-way line of U.S.H. '51'; thence North 01 degrees 42 minutes 26 seconds East along said Westerly right-of-way line, 171.19 feet; thence South 88 degrees 07 minutes 03 seconds East, 123.54 feet to the East line of the Southeast Quarter of said Section 1 and the Westerly corporate boundary of the City of Stoughton; thence South 00 degrees 17 minutes 13 seconds East along the East line of said Southeast Quarter and said Westerly corporate boundary, 42.54 feet; thence North 88 degrees 23 minutes 40 seconds East, 41.11 feet to the Easterly right-of-way line of U.S.H. '51'; thence South 03 degrees 23 minutes 52 seconds East along said easterly right-of-way line, 122.33 feet to a point of curve; thence Southeasterly 1,089.67 feet along an arc of a curve to the left, having a radius of 976.74 feet, the chord bearing South 30 degrees 13 minutes 16 seconds East, 1,034.04 feet; thence South 63 degrees 11 minutes 08 seconds East, 113.67 feet; thence South 00 degrees 58 minutes 35 seconds East, 179.65 feet to the Point of Beginning.</p> <p>Parcel contains 6,107,862 square feet or 140.217 acres</p>
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In addition to the parcels listed above, the boundaries of the proposed District shall include projects that extend within ½ mile of the boundary.

The City anticipates that the proposed project plan's project cost may include cash grants made by the city to owners, lessees, or developers of land that is located within the tax incremental district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed creation of the tax incremental district and the proposed boundaries thereof, and on the proposed project plan for such district. Persons desiring information on the proposed tax incremental district and/or the proposed project plan may contact the Director of Finance and Economic Development at 608-873-6691. A copy of the proposed project plan and a map of the proposed project area are available for review in City offices in the Finance and Economic Development Department at City Hall, 381 E. Main Street and will be provided upon request.

BY ORDER OF THE COMMON COUNCIL

Donna Olson
Mayor

Lana Kropf,
City Clerk

Planning Commission Meeting Minutes

Monday, October 13, 2014 - 6:00 p.m.

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor, Donna Olson; Chair; Ron Christianson, Vice-Chair; Eric Hohol; Greg Jenson; Todd Krema; and Matt Hanna

Absent and Excused: Scott Truehl

Staff: Planning Director, Rodney Scheel; Finance Director, Laurie Sullivan; City Attorney, Matt Dregne; and Zoning Administrator, Michael Stacey

Press: Mark Ignatowski

Guests: Dennis Steinkraus; Paul Lawrence; Jordan Tilleson; Stan Mabie; Tim Swadley; Troy Mleziva; and Deborah Tomczyk.

1. Call to order

Mayor Olson called the meeting to order at 6:00 pm.

2. Consider approval of the Planning Commission meeting minutes of September 8, 2014.

Motion by **Hohol** to approve the minutes as presented, 2nd by **Hanna**. Motion carried 6 – 0.

3. Council Representative Report.

Christianson reported R-100-14 was approved related to an ETJ request from a Town of Pleasant Spring resident.

4. Meeting Summary & Status of Developments.

Scheel gave an overview of the meeting summary and status of developments. There were no questions.

5. Review Project Plan for TIF #7 – Kettle Park West – Commercial Center.

Finance Director, Laurie Sullivan explained the project plan. There were no questions.

Motion by **Hohol** to set a special Planning Commission meeting date of October 27, 2014 for the public hearing to create TID #7, 2nd by **Christianson**. Motion carried 6 – 0.

Motion by **Hohol** to review agenda item 8 next, 2nd by **Jenson**. Motion carried 6 – 0.

6. Jordan Tilleson and Nicole Hines request to discuss allowing Commercial Animal Boarding within the Planned Industrial District.

Scheel introduced the request.

Jordan Tilleson explained the intent of the request to have a dog daycare in the Business Park.

Motion by **Hanna** to have staff set a public hearing for the November meeting to amend the zoning code to allow commercial animal boarding as a conditional use in the planned industrial district, 2nd by **Jenson**. Motion carried 6 – 0.

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a Special meeting of the **Planning Commission** on **Monday, October 27, 2014 at 6:00 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

NOTE: ADDITIONAL MATERIALS ARE PROVIDED AT THE PLANNING DEPARTMENT WEB PAGE UNDER KETTLE PARK WEST DEVELOPMENT INFORMATION (bottom left of page): <http://www.ci.stoughton.wi.us/planning>

AGENDA

1. Call to order
 2. Project Plan for TIF #7 – Kettle Park West Commercial Center. (R-133-14)
 - Public hearing
 - Recommendation to Council
 3. Request by Forward Development Group for General Development Plan (GDP) Amendment approval. (O-29-14)
 - Public Hearing
 - Ordinance Amending and restating the Planned Development (PD) zoning ordinance for the property at the northwest corner of US Highway 51 and State Highway 138. (Kettle Park West Commercial Center) - Recommendation to Council
 4. Request by Forward Development Group for approval of 3 Certified Survey Maps for the Kettle Park West Development. (R-124-14)
 - Resolution Approving Certified Survey Maps (CSM's) for Kettle Park West Commercial Center (KPWCC) at the corner of State Highway 138 and US Highway 51, Stoughton, Wisconsin. - Recommendation to Council
 5. Request by Forward Development Group for Specific Implementation Plan (SIP) approval – Kwik Trip. (O-28-14)
 - Public Hearing
 - Ordinance Approving a Specific Implementation Plan (SIP) on the North Side of STH 138 and West of USH 51 (Kwik Trip) - Recommendation to Council
 6. Request by Forward Development Group for Specific Implementation Plan (SIP) approval – Walmart Supercenter. (O-30-14)
 - Public Hearing
 - Ordinance Approving a Specific Implementation Plan (SIP) on the North Side of STH 138 and West of USH 51 (Walmart) - Recommendation to Council
 7. Future agenda items
 8. Adjournment
- 10/23/14mps

COMMISSIONERS:

Mayor Donna Olson, Chair
Ron Christianson, Vice-Chair
Matt Hanna

Todd Krema
Greg Jenson

Eric Hohol
Scott Truehl

CC: PACKETS:

Rodney Scheel
Todd Krema

Michael Stacey (3)
Mayor Donna Olson

Matt Hanna
Scott Truehl

SPECIAL MEETING MINUTES OF THE PLANNING COMMISSION

Monday, October 27, 2014 - 6:00 p.m.

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Olson, Chair; Ron Christianson, Vice-Chair; Eric Hohol; Greg Jenson; Todd Krcma; Matt Hanna and Scott Truehl

Absent and Excused:

Staff: Planning Director, Rodney Scheel; Zoning Administrator, Michael Stacey; Finance Director Laurie Sullivan; Attorney Matt Dregne

Press: Mark Ignatowski

Guests: Dennis Steinkraus; Jim Bricker; Peter Burno; Colette Oxley; Dolores Hull; Michael Engelberger; Mary Fons; Gale Stone; Dennis Kittleson; Kathleen Johnson; Roger Springman; Sara Downie; Gregory Lee; Buzz Davis; Christa Westerberg; Mary Condon; Deb Piper; Sid Boersma; Beth Melnor; Deb Tomczyk; Yoni Zvi; Tony Mleziva; Jason Frame; Gabe Mason; Ryan Solum

1. **Call to order.** Mayor Olson called the meeting to order at 6:04 pm. The commissioners agreed to move agenda item #2 (Project Plan for TIF #7) to later in the agenda to since the Public Hearing Notice for this meeting indicated a hearing time of 7:00 pm.
2. **Project Plan for TIF #7 – Kettle Park West Commercial Center. (R-133-14) (This item was taken up by the Planning Commission at approximately 7:20 pm)**
Laurie Sullivan introduced Michaela Huot of Springsteen Inc. who gave an overview of the project plan.

Hohol questioned Ms. Huot about the risk of the TID for the City. Ms. Huot explained different scenarios related to the risks of TIF.

Mayor Olson opened the public hearing.

The following people spoke in opposition:

Dennis Kittleson
Michael Engelberger
Kathleen Johnson
Buzz Davis
Christa Westerberg
Gregory Lee
Roger Springman
Sara Downie
Sid Boersma
Deb Piper
Mary Condon

The following people registered opposed:

Mary Fons

The following people spoke in favor:
Dennis Steinkraus

Summary of hearing:

- There have been too many changes to the TIF document.
- This approval should be postponed until the economic impact study has been approved.
- More time is needed to review the materials.
- Petition to cancel public hearing entered into record.
- Should have been more notice.
- Several not in favor of TIF for retail development.
- Development could not happen without TIF funding for infrastructure.
- The development is surrounded by highways which will require funding for upgrades.

Mayor Olson closed the public hearing.

Hohol stated the Common Council should take the lead in approving the Tax Incremental District and Economic Impact Analysis.

Motion by Hohol to Table this agenda item until Monday, November 3, 2014, 2nd by Truehl.
Motion carried 6 – 1 (Christianson voted no)

**3. Request by Forward Development Group for General Development Plan (GDP)
Amendment approval. (O-29-14)**

A presentation was given by Jim Bricker of Forward Development Group.

Mayor Olson opened the public hearing.

The following people spoke in opposition:

Michael Engelberger
Buzz Davis
Dennis Kittleson
Gregory Lee
Roger Springman
Sara Downie
Dolores Hall
Beth Melnor

The following people registered opposed:

Mary Fons

Summary of hearing:

- Petition to cancel public hearing entered into record.
- Should have been more notice.
- Too many ordinance changes to accommodate this development.

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a Special meeting of the Planning Commission on Monday, November 3, 2014 at 6:00 pm at the Stoughton Area EMS Training Room, 516 S. Fourth Street, Stoughton WI.

NOTE: SPECIFIC AGENDA NOTICE AND PACKET MATERIALS ARE AVAILABLE AT www.stoughtoncitydocs.com. ADDITIONAL MATERIALS ARE PROVIDED ON THE PLANNING DEPARTMENT WEB PAGE UNDER KETTLE PARK WEST DEVELOPMENT INFORMATION AND WALMART SUPERCENTER (bottom left of page): <http://www.ci.stoughton.wi.us/planning>

NOTE: MEETING LOCATION CHANGE

AGENDA

1. Call to order
 2. Consider approval of the Planning Commission minutes of October 13, 2014 and October 27, 2014.
 3. Public Comments.
 4. R-133-14: Boundary and Project Plan for TIF #7 – Kettle Park West Commercial Center.
 5. O-29-14: Request by Forward Development Group for General Development Plan (GDP) Amendment approval.
 - Ordinance Amending and Restating the Planned Development (PD) zoning ordinance for the property at the northwest corner of US Highway 51 and State Highway 138. (Kettle Park West Commercial Center) - Recommendation to Council
 6. R-124-14: Request by Forward Development Group for approval of 3 Certified Survey Maps for the Kettle Park West Development.
 - Resolution Approving Certified Survey Maps (CSM's) for Kettle Park West Commercial Center (KPWCC) at the corner of State Highway 138 and US Highway 51, Stoughton, Wisconsin. - Recommendation to Council
 7. O-30-14: Request by Walmart Representatives for Specific Implementation Plan (SIP) approval – Walmart Supercenter.
 - Ordinance Approving a Specific Implementation Plan (SIP) on the North Side of STH 138 and West of USH 51 (Walmart) - Recommendation to Council
 8. Future agenda items
 9. Adjournment
- 10/29/14mps

COMMISSIONERS:

Mayor Donna Olson, Chair
Ron Christianson, Vice-Chair
Matt Hanna

Todd Krema
Greg Jenson

Eric Hohol
Scott Truehl

CC: PACKETS:

Rodney Scheel
Todd Krema

Michael Stacey (3)
Mayor Donna Olson

Matt Hanna
Scott Truehl

E-MAIL NOTICES:

All Department Heads

Council members

Steve Kittelson

SPECIAL MEETING MINUTES OF THE PLANNING COMMISSION

Monday, November 3, 2014 - 6:00 p.m.

Stoughton Area EMS Training Room, 516 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Olson, Chair; Ron Christianson, Vice-Chair; Eric Hohol; Greg Jenson; Todd Krcma; Matt Hanna and Scott Truehl

Absent and Excused:

Staff: Planning Director, Rodney Scheel; Zoning Administrator, Michael Stacey; Finance Director Laurie Sullivan; Attorney Matt Dregne

Press: Mark Ignatowski

Guests: Dennis Steinkraus; Jim Bricker; Peter & Laura Burno; Michael Engelberger; Gale Stone; Buzz Davis; Sid Boersma; Debbie Tomczyk; Yoni Zvi; Ryan Solum; Dan O'Callaghan; Stan Mabie; Steven Tryon; Randy Olson; Tricia Suess; John Hallinan; Michaela Huot

1. **Call to order.** Mayor Olson called the meeting to order at 6:03 pm.
2. **Consider approval of the Planning Commission minutes of October 13, 2014 and October 27, 2014.**
Motion by **Christianson** to approve the minutes as presented, 2nd by **Hohol**. Motion carried 7 – 0.
3. **Public Comments.**
Motion by **Hohol** to allow comments to be up to 3 minutes long, 2nd by **Truehl**. Motion carried 7 – 0.

The following people spoke during the public comment period:

Michael Engelberger – opposes TIF and deviations from the zoning code.
John Hallinan – opposes TIF.
Buzz Davis – opposed to the development.
Steven Tryon – made comments regarding the economic impact study.

The following people registered:

Gale Stone - opposes Supercenter

4. **R-133-14: Boundary and Project Plan for TIF #7 – Kettle Park West Commercial Center.**
Finance Director, Laurie Sullivan introduced the TIF project plan. Michaela Huot of Springsteen Inc. gave a presentation of the project plan and explained how TIF works.

A lengthy discussion ensued regarding the TIF process.

Hanna stated he has been getting numerous questions from citizens about the TIF costing City taxpayers. Ms. Huot explained that the TIF is funded by the increased taxes from the development, not taxpayers.

City Attorney Matt Dregne explained specifics of the project plan.

Motion by Hohol to approve R-133-14 for the Boundary and Project Plan for TID #7 as presented, 2nd by Christianson. Motion carried 7 – 0.

5. O-29-14: Request by Forward Development Group for General Development Plan (GDP) Amendment approval.

Scheel gave an introduction of the amended and restated GDP. Jim Bricker of JSD Professional Services gave a presentation.

Dan O'Callaghan, Attorney for Forward Development Group explained their intentions for Outlot 3. Mr. O'Callaghan stated the developer would like to maintain control of Outlot 3 through the first phase of the development.

After much discussion about the ownership and maintenance of Outlot 3, the Commissioner's all agree that Outlot 3 needs to be integrated with Lot 2. This will take care of any questions related to who will maintain and take ownership of the property in the future.

Motion by Hohol to recommend the Common Council approve O-29-14 regarding amending and restating the General Development Plan, contingent on integrating Outlot 3 with Lot 2, 2nd by Truehl.

Mayor Olson closed the meeting for a 5 minute recess to allow the applicants to discuss the motion on the floor.

Mayor Olson reopened the meeting.

Mr. O'Callaghan stated they will integrate Outlot 3 with Lot 2 if that is the desire of the Commission.

It was agreed that the landscaping plan for Outlot 3, now part of Lot 2 will be addressed as part of the Walmart SIP.

Motion carried 7 – 0.

6. R-124-14: Request by Forward Development Group for approval of 3 Certified Survey Maps for the Kettle Park West Development.

Dennis Steinkraus of Forward Development Group gave an overview the request for approval of 3 CSM's.

Motion by Hohol to recommend Council approve R-124-14 regarding 3 Certified Survey Maps for the Kettle Park West Development contingent on integrating Outlot 3 with Lot 2 within the specific CSM, 2nd by Truehl. Motion carried 7 – 0.

7. O-30-14: Request by Walmart Representatives for Specific Implementation Plan (SIP) approval – Walmart Supercenter.

RESOLUTION-133-14

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 7, CITY OF
STOUGHTON, WISCONSIN**

WHEREAS, the City of Stoughton (the "City") has determined that the use of Tax Incremental Financing is necessary to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the City in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Plan Commission of the City of Stoughton has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the County Executive of Dane County, the Superintendent of the Stoughton Area School District, the Madison Area Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 27, 2014 held a public hearing concerning the project plan and boundaries and proposed creation of Tax Incremental District No. 7, provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, the Plan Commission of the City of Stoughton makes the following findings:

1. A minimum of 50% of the area occupied by real property within Tax Incremental District No. 7 is suitable for mixed use development.
2. The improvement of Tax Incremental District No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.

3. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.
4. The equalized value of taxable property of Tax Incremental District No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

WHEREAS, after said public hearing, the Plan Commission adopted, and subsequently recommended approval to the City Council a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED: by the Plan Commission of the City of Stoughton, Dane County, Wisconsin that:

1. It recommends to the City Council that Tax Incremental District No. 7 be created with boundaries as designated and contained within the proposed Project Plan as Exhibit A.
2. It approves the Project Plan for the District and recommends its approval to the City Council.
3. Creation of the District promotes orderly development in the City.
4. The City Clerk is hereby directed to provide the City Council President and City Council with certified copies of this Resolution, upon its adoption by the Plan Commission.

BE IT FURTHER RESOLVED: that the Plan Commission does recommend the Project Plan be adopted by the City Council for the City of Stoughton, Dane County, Wisconsin.

Dated this 27th day of October 2014.

OFFERED BY:

Eric Hohol

Board Member

APPROVED BY:

Donna Olson

Board Chairperson

SECONDED BY:

Ron Christanson

Board Member

ATTESTED:

[Signature]

City Clerk

**RESOLUTION
R-136-2014**

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 7, CITY OF
STOUGHTON, WISCONSIN**

WHEREAS, the City of Stoughton (the "City") has determined that the use of Tax Incremental Financing is necessary to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the City in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Plan Commission of the City of Stoughton has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to Dane County, the Superintendent of the Stoughton Area School District, the Madison Area Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 27, 2014 held a public hearing concerning the project plan and boundaries and proposed creation of Tax Incremental District No. 7, provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission of the City of Stoughton adopted, and subsequently recommended approval to the City Council a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED: by the Common Council of the City of Stoughton, Dane County, Wisconsin that:

1. The boundaries of "Tax Incremental District No. 7, City of Stoughton" are hereby established as specified in Exhibit A of this resolution.
2. The District is created effective as of January 1, 2015.
3. The Common Council finds and declares that:
 - a. Not less than 50% of the area occupied by real property within Tax Incremental District No. 7 is suitable for mixed use development and has been zoned for mixed use.
 - b. The improvement of Tax Incremental District No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.
 - c. The project costs relate directly to promoting development, consistent with the purpose for which the district is created.
 - d. The equalized value of taxable property of Tax Incremental District No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.
 - e. Creation of the District promotes orderly development in the City.
4. The Project Plan for "Tax Incremental District No. 7, City of Stoughton (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED: that the City Clerk is hereby authorized and directed to apply to the Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2015 pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED: that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Dated this 11th day of November 2014.

OFFERED BY:

Ald. Christanson

Council Member

APPROVED BY:

Donna Olson

Mayor

SECONDED BY:

Ald. Hohol

Council Member

ATTESTED:

[Signature]

City Clerk