

Village of Wrightstown Planning Commission Minutes

The regular monthly meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **July 10, 2017** and was called to order at 6:30 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Ryan Macario, Terry Schaeuble, Keith Wendlandt

Absent: Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Village Clerk/Treasurer Michelle Seidl, Planning Consultant Elizabeth Runge, Wrightstown Spirit Reporter Ed Byrne and a representative from CP Feeds

MINUTES –

Motion was made by G Kaster with a second made by P Kiel to approve the Planning Commission meeting minutes from June 12, 2017 as presented. **Motion carried.**

Order of agenda amended to accommodate phone availability of John Cameron, Municipal Advisor, from Ehlers

CONSIDERATION OF RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF WRIGHTSTOWN, WI

Municipal Advisor, John Cameron, from Ehlers reviewed the amendment to the TID No. 3 project plan. TID No. 3 is a mixed use district that was created in February 2015. No previous amendments have been requested and up to four (4) are allowed. New project expenditures are estimated to be \$5,500,000 with the primary purpose being a \$2,000,000 expansion of the railway corridor running parallel to Hwy U and \$3,500,000 for development incentives. The incentive amount is calculated by taking 20% of the estimated equalized value of the land subject to development in the amendment area and is to be paid out as the increment becomes available through a “PAYGO” agreement.

There is also a 2018 \$1,000,000 incentive pending for a CP Feeds building project with a \$12,000,000 value.

Total potential development of district is \$17,500,000 of value just from the amended area which breaks down to \$200,000 per acre of industrial or light industrial development built over a 10 year period of time.

District must close no later than February of 2035 but expectation is for closure in 2031.

Map provided showing original TID boundaries and addition of new parcels located in Brown County. Because the highest value of land lies in Brown County, Brown County and Northeast Wisconsin Technical College will hold seats on the Joint Review Board. Prior to the TID amending, the higher land value was in Outagamie County and may switch that way again as properties develop.

Equalized value of amended area being added to the district plus value increment of all existing TID districts cannot equal more than 12% of total taxable property in the Village. Amendment is in compliance with this test.

February 3, 2030 is the last day that capital expenditures are allowed to be made through the district. Over the life of district, \$8,200,000 of tax exempt expenses or 6,800,000 of taxable expenses can be supported.

Motion made by K Wendlandt with a second made by G Kaster to approve the Resolution 07102017 Designating the Proposed Amended Boundaries and the Project Plan Amendment for Tax Increment District No. 3. **Motion carried.**

Annual reporting is new State requirement. \$1.7 million base value. Increment earned in 2015, to be received in 2018. \$532,000. Current negative balance is to be recovered as valuation begins to occur and debt payments drop off. Projected closure is scheduled for 2030, absent of the above proposed amendment.

SECOND REVIEW OF CSM FOR JOHN VERHASSELT (REVOCABLE TRUST), 531 HICKORY STREET, PARCELS VW-380 AND VW-380-1, VILLAGE OF WRIGHTSTOWN (updated CSM classified as a retracement and combination)

E Runge explained that after the Planning Commission's approval of the original CSM, the Brown County Survey Department indicated that CSM needs to be a retracement and combination CSM so record of title and conveyance of ownership can be put in order for the Verhasselt family. The Village Planning Commission now needs to approve based on the changes. Additional data has been added including notations regarding environmentally sensitive areas because property is on the Fox River.

Administrative changes need to be done by the surveyor and must be received before the Village Clerk/Treasurer signs the CSM:

- Steep slopes must be drawn to scale
- Erosion control and lot drainage must be noted
- Treasurer's certificate must be included
- Clerk's name must be corrected to Michelle Seidl
- Surveyor's name must be changed from Thomas Woods to Keith Walenski

Motion made by B Fandy with a second made by R Marcario to approve the Retracement and Combination CSM for Trustee John Verhasselt (Revocable Trust), 531 Hickory Street, Parcels VW-380 and VW-380-1, in the Village of Wrightstown per staff recommendations as follows:

- Under Surveyor's Certificate (top of Sheet 2), Thomas Wood's name is replaced with Keith Walenski;
- Village of Wrightstown Clerk's name needs to be changed to Michelle Seidl (sheets 2 and 3);
- Meets all local, county and state regulations. **Motion carried.**

EXTRATERRITORIAL CSM FOR AARON ROBERTSON, 6788 CTH D, PARCEL W-53-2, TOWN OF WRIGHTSTOWN

E Runge noted that this property is located adjacent to CTH D, south of the Village and Red Clover Lane. One 2 acre lot is being carved out from W-53-2 which is 13.73 acres. Parcel currently being farmed and will continue to be but there will be an egress and ingress easement created, along the

drainage way, so farm equipment can come in and out. New lot (LOT 1) future use will be residential which complies with the Village's comprehensive plan. Town of Wrightstown zoning map indicates that lot is currently zoned agricultural/residential.

- Approval contingent upon review by Brown County
- Access to CTH D will require a Brown County permit if developed
- Town of Wrightstown comprehensive plan indicates that no development shall occur on unplatted lands until onsite or public sewer is available with adequate permits

Motion made by R Marcario with a second by K Wendlandt to approve the Extraterritorial CSM for Aaron Robertson, 6788 Cty H, Parcel W-53-2, Town of Wrightstown, per staff recommendations as follows:

- The CSM meets all local, county and state reviewing regulations.
- All notes on CSM apply to future land owners. **Motion carried.**

CP FEEDS PLAN APPROVAL

Village Planner, E Runge, prepared a summary of the revised building plans and structural updates submitted to the State of Wisconsin since CP Feeds has already presented a site plan that was approved by the Village Planning Commission. Changes are to the load out slip (*tunnels & stair access dated July 6th, truck load out building and new plan sheets regarding foundation and slab details*), warehouse bulk storage and liquid storage building (warehouse packet) (*structural changes regarding pit slab and warehouse building wall details*), mill slip and grinding mcc buildings. More phases of project will be coming through once State approval has been received.

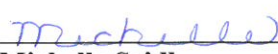
Morgan Construction has been chosen to build the office structure and commodities shed. Review dates are as follows: July 13th for the office and July 20th for the shed. Approval contingent upon review by State of Wisconsin

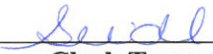
Motion made by G Kaster with a second made by P Kiel to approve the CP Feeds project plan per staff comments as follows:

- The building plans have been revised and/or supplemented as noted per state building code requirements. State comments and approvals should be provided to the Village once completed.
- All building permit(s), other necessary permitting, required by the Village, will be issued by the Village's building inspector, or other related staff, in compliance with building code(s) and other regulations. **Motion carried.**

ADJOURN –

Motion was made by B Fandrey with a second made by P Kiel to adjourn the meeting. **Motion carried.** (Adjourned at 7:30 pm)


Michelle Seidl


Clerk Treasurer