

CITY OF WAUPUN  
PLAN COMMISSION  
MINUTES OF THE JANUARY 17, 2018  
(Approved 2/21/18)

1. Call to Order:  
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:  
Members Present: Julie Nickel, Fred Lueck, Jerry Medema, Nancy Vanderkin, Elton TerBeest, Derek Drews and Jeff Daane  
Staff Present: Kathy Schlieve
3. Chairman Nickel called for the approval of the November 29, 2017 meeting minutes. Motion by Vanderkin, seconded by Medema to approve the minutes of the November 29, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Public Hearing – Proposed Creation of Tax Incremental District #8.

Greg Thompson of Ehlers, Inc. noted that the Public Hearing is to provide the community of Waupun a reasonable opportunity to comment on the proposed creation of the project plan for proposed TIF District #8. The district would be a mixed use district and include residential, commercial, and industrial areas as shown on the map designated in Exhibit "A". The new banquet facility at the Country Club would be included in the district as well as the Tanager Subdivision and the Cardinal Court area and also include the west end shopping center. He discussed the project plan which includes, but not limited to , a statement listing the kind, number and location of the proposed public works and improvements within the district, an economic feasibility study, a list of estimated project costs, methods of financing and monetary obligations, a map showing existing uses and conditions of real property, a map of proposed improvements, proposed changes in zoning ordinances, master plan maps, building codes and city ordinance, non-project costs, plans for the relocation of any persons displaced, plan for an orderly development of the City and an opinion of the City Attorney advising the plan is in compliance with WI State Statute 66.1105(4)(f).

Stormwater components and quality and phosphorus run off were also discussed. The City presently does not have any development agreements with adjoining towns according to Kathy Schlieve. TerBeest questioned the Cardinal Court issue. Kathy noted the City needs to come into compliance in this area. The DNR has 50/50 grants. Project cost is about 9 million. Kathy Hendricks, developer of a subdivision in this area had concerns that any new homes on the adjacent residential lands not interfere with adjacent property values and values of the homes in her development. Kathy Schlieve said the new TIF District is intended to improve the integrity of the neighborhood. New homes on any adjacent lots would not be less than \$180,000 in value. Kathy Hendricks seemed to be in agreement with the proposal.

Lueck had a concern with the new TIF District in light of a law suit filed by WILL against the City of Eau Claire's proposed new TIF District. At this time the State Supreme Court has decided to hear the case on TIF Districts, therefore Tax Incremental Financing is under constitutional scrutiny as the Eau Clair TIF District raises questions about the appropriateness of giving tax money directly to developers. In addition, there is no settled doctrine to resolve the dispute over whether the requirement that cities and joint review boards make certain findings creates a big hurdle or merely a procedural one. Lueck suggests that if the Committee decides to recommend the approval of a project plan for the Tax Incremental District #8 for the City of Waupun that it be on the condition that the City Attorney finds the plan is complete and in accordance with WI Statutes Section 66.1105 (4)(f) before the district is created. No further facts were presented for or against this proposal so Chairman

Nickel declared the hearing closed and called for a motion to send a recommendation to the City Council.

Motion by Daane, seconded by Vanderkin to recommend to the Common Council that Tax Incremental District #8 be created with the boundaries as designated in Exhibit "A" with this resolution, that the Plan Commission approves and adopts the project plan for the district, attached as Exhibit B and recommends its approval to the Common Council as the creation of the district will promote an orderly development in the City. The Committee also requires as a condition that the City Attorney finds the plan to be complete and in accordance with WI State Statutes Section 66.1105(4)(f) prior to the plans adoption.

Vote: Daane, Drews, TerBeest, Vanderkin, Medema, Lueck, and Nickel – "AYE". Motion carried, unanimously 7/0.

## 5. Comprehensive Plan Update

Kathy Thunes or ECWRPC chaired this portion of the meeting. We continued discussion of Chapter 4 "Utilities and Community Facilities" we started last November. We need shovel ready projects. There is presently a lack of economic incentives. We need more cultural understanding and appreciation and more racial diversity and work with the School District to establish a diversity committee. We also need to support the continued operation of the local private cemetery as well as supporting the local school district.

We then moved onto Element 6 "Economic Development." Kathy noted that one of the objectives should include investigating funding sources that can be used to enhance economic development in the City. We should also consider working with others to expand broadband internet services in the down town area of the City. We also need to provide diversity training within the City government as well as develop and implement an equal opportunity employment policy,. We also discussed existing land use highlights of the City of Waupun, which included existing land use in 2015, residential intensity, land use trends, housing, commercial and industrial building permits from 2007-2017 as well as redevelopment opportunities and annexations and zoning issues.

We then proceeded to Element 7 "Intergovernmental Cooperation." The goal is to establish and/or maintain working relationships with neighboring towns, Dodge and Fond du Lac Counties, Federal and State agencies and the local school district and others. Daane agreed. We have township issues in the City especially sanitary, road issues, property issues, etc. The age of State facilities is also an issue and we should sustain active communication with the Waupun Corrections facility, the Dodge County facility, and the Burk Correctional institutions. The Historical Society is another issue which we will discuss at a later date.

We then moved onto Element 8 "Land Use." Again, we discussed goals, objective and land use policies. Residential intensity was also discussed along with existing land uses in 2015. We also briefly discussed and reviewed maps #8-1 and 8-2, the City's Comprehensive Plan Land Use 2015 and Comprehensive Plan Zoning Map. Kathy Thunes indicated that at our next meeting we would get into a discussion of future land use for the City.

## 6. Motion by Vanderkin, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 6:07 p.m.

Fred Lueck, Secretary