

CITY OF FOND DU LAC
MEETING AGENDA – JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 18

March 13, 2014 - 4:00 PM

Meeting Rooms D&E
City-County Government Center
160 South Macy Street
Fond du Lac, WI

1. Roll Call
2. Approve Minutes of February 12, 2014 meeting
3. Review Plan Commission minutes from February 17, 2014
4. Review and approve City Council resolution from March 12, 2014 for TID 18.
5. Approve Joint Review Board resolution for TID 18.
6. Adjourn

**JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO 18 MINUTES**

February 12, 2014
4:00P.M.

Meeting Room A
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

ATTENDANCE

ROLL CALL: Present - Bonnie Baerwald
Wendy Brockert
Erin Gerred
Joe Moore
Randy Mittelstaedt

Absent - None

Administrative Staff - Wayne Rollin, Director of Comm Dev
Dyann Benson, Redevelopment Planner

Wayne Rollin declared a quorum present.

SELECTION OF CITIZEN MEMBER

Motion made by Gerred to select **Randy Mittelstaedt** as the **Citizen Member** of the TID No. 18 Joint Review Board.

Seconded by Moore.

ROLL CALL VOTE: Aye - Baerwald, Brockert, Gerred,
Mittelstaedt, Moore

Nay - None

Carried.

ELECTION OF CHAIRPERSON

Motion made by Mittelstaedt to appoint **Bonnie Baerwald** as **Chairperson** of the TID No. 18 Joint Review Board.

Seconded by Brockert.

ROLL CALL VOTE: Aye - Baerwald, Brockert, Gerred,
Mittelstaedt, Moore

Nay - None

Carried.

PLAN COMMISSION MINUTES

February 17, 2014
5:30 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present - Dave Erickson
Lee Ann Lorrigan
Jordan Skiff
Paul Smedberg
Marilyn Zangl
Stan Ramaker
Hertha Longo

Absent - Brent Schumacher (excused)
David Washkoviak (excused)

Administrative Staff - Joellyn Dahlin, Principal Planner
Wayne Rollin, Dir of Comm Devel

Chairman Smedberg declared a quorum present.

APPROVAL OF MINUTES

December 9, 2013

Motion made by Commissioner Skiff to approve the
December 9, 2013 minutes of the Plan Commission as
presented.

Seconded by Commissioner Lorrigan.

ROLL CALL VOTE: Aye - Erickson, Longo, Lorrigan,
Ramaker, Skiff, Smedberg,
Zangl

Nay - None

Carried.

PUBLIC HEARING

**PUBLIC HEARING REGARDING THE PROPOSED CREATION OF TAX
INCREMENTAL DISTRICT NUMBER EIGHTEEN BOUNDARIES AND THE PROPOSED
PROJECT PLAN FOR THE DISTRICT**

PLAN COMMISSION MINUTES

February 17, 2014

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Effect: Designate the boundaries of Tax Incremental District Number Eighteen as set forth in the Project Plan; adopt the Project Plan for Tax Incremental District Number Eighteen; recommend to the City Council that Tax Incremental District Number Eighteen be created.

Location: Holiday Inn

Initiator: Community Development Director

Chairman Smedberg declared the Public Hearing open.

Appeared in Support and to Ask/Answer Questions:

Wayne Rollin, Director of Community Development
Craig Molitor, Fond du Lac Visitors Bureau

With no further appearances being made Chairman Smedberg declared the Public Hearing closed.

Motion made by Commissioner Erickson to recommend to the City Council to designate the boundaries of Tax Incremental District Number Eighteen as set forth in the Project Plan; adopt the Project Plan for Tax Incremental District Number Eighteen; recommend to the City Council that Tax Incremental District Number Eighteen be created.

Seconded by Commissioner Skiff.

ROLL CALL VOTE: Aye - Erickson, Longo, Lorrigan,
Skiff, Smedberg, Zangl

Nay - None

Abstain - Ramaker

Carried.

PETITIONS AND COMMUNICATIONS

SPECIAL USE PERMIT

Effect: Construct hotel (Hampton Inn) on vacant land zoned for business use.

Location: 77 North Pioneer Road

Initiator: Surendra Burman o/b/o A2N2 LLC

Appeared in Support and to Ask/Answer Questions:

Eric Otte, J. E. Arthur & Associates
Surendra Burman, PO Box 186, Lomira, WI

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Appeared as Interest May Appear:

Tyler Wehner, 879 Forest Ave., Fond du Lac

Debbie Baier, 80 Pioneer Ct., Fond du Lac

Herbert & Dolores Barthuly, 86 Pioneer Ct., Fond du Lac

John Zorn, 89 N Pioneer Rd., Fond du Lac

Motion made by Commissioner Erickson to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. A detailed site plan prepared by a licensed professional shall be reviewed and approved by the Site Plan Committee. The site plan shall effectively address site drainage, stormwater management, vehicular access and circulation, on-site parking, fire protection, utilities, and landscaping of required setback and parking areas.
2. The principal building entry to the hotel, including accommodation for vehicular access for guest registration, shall be situated on the west side of the building.
3. Outdoor trash and recycling receptacles shall be confined to an enclosed area sited on the north or south ends of the property/building. No trash enclosure may be sited on the east side of the hotel, along the east property line or within the required front yard area. The trash enclosure shall be constructed of a solid wall not less than 6' in height, with materials and colors to match the building.
4. Driveway location and configuration is subject to review and approval by the Fond du Lac County Highway Engineer.
5. Building height shall comply with requirements of the Fond du Lac County Airport Zoning Code. The maximum permissible elevation is 825 feet above mean sea level.

RESOLUTION NO. 8457

**A RESOLUTION APPROVING THE PROJECT PLAN FOR
AND CREATING TAX INCREMENTAL DISTRICT NUMBER EIGHTEEN,
CITY OF FOND DU LAC**

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and procedure for creating tax incremental districts; and

WHEREAS, the City of Fond du Lac has complied with those procedures in a timely manner by:

- a. Holding properly noticed public hearings regarding the creation of proposed Tax Incremental District Number Eighteen (the "District") and the proposed project plan therefor (the "Project Plan");
- b. Giving required notices to the Chief Executive Officer or Administrator of all local government entities having the power to levy taxes on property located within the District; and
- c. Convening a Joint Review Board.

WHEREAS, the Plan Commission has adopted the Project Plan for the District and has favorably recommended to this City Council that the District be created; and

WHEREAS, the public hearing on the Project Plan has been held at least 14 days prior to this date; and

WHEREAS, this City Council hereby makes the following findings regarding the District, to wit:

- a. No less than 50% by area of the real property within the District is in need of rehabilitation or conservation work;
- b. Improvement of such area is likely to enhance significantly the value of substantially all the real property in the District;
- c. The project costs relate directly to rehabilitation and conservation work and promoting development within the District;
- d. The equalized value of taxable property of the District plus all existing districts within the City does not exceed 12% of the total equalized value of taxable property within the City; and
- e. The rehabilitation or conservation work described in the Project Plan for Tax Incremental District Number Eighteen would not occur without the creation of the district.

WHEREAS, the City will assess the property within the District as one or more whole units of property for general property tax purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of Fond du Lac that:

1. Tax Increment District Number Eighteen is a rehabilitation or conservation TID within the meaning found in Section 66.1105, Wisconsin Statutes. The creation of a tax incremental district in the area in question for the purpose of promoting redevelopment is deemed to be in the public interest and a proper public purpose;
2. The Project Plan for the District is feasible, in conformity with the Comprehensive Plan of the City, and is hereby approved;
3. The District is hereby created and named "Tax Incremental District Number Eighteen, City of Fond du Lac";
4. The boundaries of the District as set forth in the Project Plan are accepted and adopted; and
5. January 1, 2014 is established as the date of creation of the District.

ADOPTED:

Samuel Meyer, President
Fond du Lac City Council

Attest:

City Attorney:

Reviewed DSM

Margaret Hefter, Deputy City Clerk

JOINT REVIEW BOARD RESOLUTION

**A Resolution Approving the Project Plan and Creation Resolution for
Tax Incremental District Number Eighteen,
City of Fond du Lac**

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and procedure for creating tax incremental districts; and

WHEREAS, the City of Fond du Lac has complied with those procedures in a timely manner by:

- a. Holding properly noticed public hearings regarding the creation of proposed Tax Incremental District Number Eighteen (the "District") and the proposed project plan therefor (the "Project Plan");
- b. Giving required notices to the appropriate officials of all local government entities having the power to levy taxes on property located within the District; and
- c. Convening a Joint Review Board.

WHEREAS, the Plan Commission has adopted the Project Plan for the District as has the City Council; and

WHEREAS, this Joint Review Board hereby makes the following findings regarding the District:

- a. No less than 50% by area of the real property within the District is in need of rehabilitation or conservation work;
- b. Improvement of such area is likely to enhance significantly the value of substantially all the other real property in the District;
- c. The project costs relate directly to rehabilitation and conservation work and promoting development within the District;
- d. The equalized value of taxable property of the District plus all existing districts within the City does not exceed 12% of the total equalized value of taxable property within the City; and
- e. The rehabilitation and conservation work described in the Project Plan for Tax Incremental District Number Eighteen would not occur without the creation of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE Joint Review Board for Tax Incremental District Number Eighteen of the City of Fond du Lac that:

1. Tax Incremental District Number Eighteen is a rehabilitation or conservation TID within the meaning found in Section 66.1105, Wisconsin Statutes. The creation of a tax incremental district in the area in question for

the purpose of rehabilitation or conservation is deemed to be in the public interest and a proper public purpose; and

2. The Project Plan for the District is feasible, in conformity with the Comprehensive Plan of the City, and is hereby approved; and
3. The rehabilitation and conservation work described in the Project Plan for Tax Incremental District Number Eighteen would not occur without the creation of the District; and
4. The City Council Resolution dated March 12, 2014 Approving and Creating Tax Incremental District Number Eighteen is hereby approved.

ADOPTED: March 13, 2014