

Village of Campbellsport –Regular Plan Commission Meeting – April 4, 2011

Meeting of the Village Plan Commission was held in the Village Community Center, 163 E. Main St. Campbellsport, WI 53010

Item#1 – Plan Commission meeting was called to order by Chairperson Pat Twohig at 6:00 P.M.

Item#2 – Meeting notice was given to the Campbellsport News, National Exchange, Library, Post Office and posted at the Village Hall in compliance with the open meeting law.

Item#3 – Roll Call: Jim Gigowski(arrived 6:07), Mark Gruber, Matt Mrochinski, Jeff Twohig, Duane Fenrick, Pat Twohig

Others in attendance: at per attached list

Campbellsport News: Andrea Hansen Abler

Item#4 – **Motion** by Matt Mrochinski, seconded by Duane Fenrick to approve the written minutes of the October 26, 2010 planning commission meeting as presented with noted corrections. Ayes–5, Noes–0

Item#5 – No Drainage plans were presented.

Item#6 – Request of Lisa Hansen to open a group home for handicap adult individuals at 302 N. Fond du Lac Ave. Up to four(4) residents with higher quality skills would reside in home. Lisa Hansen said she would be renting the house and supervising the residents. She lives down the block to the East. Lisa stated the home would be run similarly to the Helping Hands home in FDL and like other homes in Fond du Lac & Washington counties.

Jeff Twohig questioned Clerk, Diane Lemke why this issue was brought to the Plan Commission. Clerk Diane Lemke informed the Plan Commission that a group home is a permitted use in Multi- family zoning where 302 N. FDL is located. According to the building inspector it is appropriate to have the request brought before the Plan Commission & Village Board to inform them of a change in usage at the property.

Motion by Jeff Twohig, seconded by Mark Gruber to recommend to the Village Board acceptance of the request of Lisa Hansen to open a group home for handicap adult persons at 302 N. FDL Ave. in the Village of Campbellsport Ayes-6, Noes-0

Item#7 – Chairperson Twohig announced that the next item is the Public Hearing on the proposed Tax Increment District #1 Plan in the Village of Campbellsport. The area of creation is located in the quadrant of land owned by NJM Development south of Campbellsport Drive with access off of Hwy W. Public notice was given and published in the Campbellsport News on March 17 and March 24, 2011.

Chairperson Twohig introduced Warren Utecht of Martenson Eisele who is the consultant and did presentation. Warren explained this is first tax incremental district for the Village of Campbellsport. In the 60's some individuals did have the foresight and purchased land for industrial development which is currently filled.

Idea of TIF is to capture increment from the School district, Vocational School, State & County portions of the tax statement to pay off expense of development for up to 20 years. Base tax rate on land & building will continue to be distributed. TIF concept for municipalities is to promote & facilitate development: installation of rehabilitation of public infrastructure, acquisition of land. TIF's are an economic financing tool for municipalities to expand the tax base.

The future is a long term goal(over 20years) not short term periods(like 3-5 years).

Mike Hallmann –financial analyst who deals with TIF’s and helps communities and advises if project is advisable and determines if there is enough increment to pay for the expenses/debt to implement the project.

Joint Review Committee met on March 28, 2011 and reviewed the project and questioned the mixed use, but moved to recommend the TIF move forward in the Village of Campbellsport.

The floor was then open to the public for comments:

Ken Schwartz – concerned about county building and who pays for wetland.

Chris Schanen – Believes it is a fantastic opportunity for growth and businesses to move in and help reduce the taxes in the community. We currently have industrial area full and there is need for expansion and growth. Business is changing nowadays.

Chuck Lichtensteiger – questioned how the land is zoned and thought land was developed for residential. Chuck said he is for the TIF, but is concerned that condo areas will have to look at back of industrial lots and he will lose monies because of placement of TIF.

Mike Knuppel – asked how land is going to be developed and lift station to be built. Pat Twohig said no lift station will be needed and will be gravity fed. Development will help utility bills to stay stable and not go up. Is this the right time to be doing a TIF.

Chairperson Twohig said impact fees were implemented a number of years ago and the proposed residential units would probably produce more funding than industrial. Fees are based on meter size.

Hallmann – debt can be restructured to support the project and limit the debt being put on taxpayers. The five years would be only \$38,000 and other years at \$105,000.

Utecht - Village increased 24 mil in seven years and TIF is projected to add \$10 mil in twenty years.

Rommel –How will the TIF help the rest of Campbellsport - Utecht responded that TIF will create jobs and will add to tax base once completed and if successful TIF can be terminated early.

Yahr – concerned that duplexes and condos built will not add to tax base now and does think it is a good time to develop. He feels a developer should buy the land and not the village.

Martiny – concerned of debt payment and does not believe TIF will work

Utecht – Look long range and do not use tunnel vision. Good schools, trail system, good park system.

Do not under estimate yourselves. Businesses are changing

Schanen – We must and need a place for businesses to move into. We cannot be short sighted and the way out is to get development going.

Owen Rock - FCEDC –Campbellsport is way ahead of the game and will have land available for businesses looking to build and advance. Inquiries have been numerous and encouraging. Businesses are looking to come to Campbellsport and need land to purchase. Kewaskum TIF is \$47,000 acre and land in Campbellsport is only \$15-20,000 an acre. Businesses look for good schools and community, not just price of land.

Wisneske – runs a manufacturing firm and is need of other manufacturing firms to support his business.

Currently the manufacturing line is going strong and continuing to grow. Support the TIF and community

Uelmen- Has invested all his money in Campbellsport and wants to see success and the TIF to move forward. This is an opportunity for the village to get feet wet and grow. People should try to make it work.

Utecht – Campbellsport wrote a Comprehensive Plan a few years ago and goals and objectives was to strive to attract businesses.

Item #8 - Clerk read Exhibit D Resolution #1 – A Plan Commission Resolution approving a Project Plan for Tax Incremental District No. 1, Village of Campbellsport, Wisconsin

Motion by Matt Mrochinski, seconded by Jim Gigowski to move forward and adopt Resolution #1 to approve a project plan for tax incremental District No. 1, Village of Campbellsport and provide the authority and establish procedures. Ayes-4 Noes-2(J.Twohig, Fenrick)

Item #9 - A special village board meeting will meet on April 18, 2011 at 6PM to act on Resolution as recommended by the Plan Commission and reviewed by the Joint Review Committee.

Item#10 – **Motion** by Duane Fenrick, seconded by Matt Mrochinski to adjourn meeting at 8:07P.M.

Motion carried without a negative vote outcome

Respectfully submitted -Diane Lemke, Clerk/Treasurer CMC, WCPC

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