

City of Monroe  
Plan Commission Minutes  
February 2, 2016

A. CALL TO ORDER & ROLL CALL

Mayor/Chairperson Ross called the meeting to order. Present at roll call were Mayor Ross, Nate Klassy, Ron Spielman, William Bethke, Chuck Schuringa, Alder Charles Koch, and City Atty Ewald, Asst. Admin./Community Development Director Martin Shanks, Greg Johnson from Ehlers, several citizens and Bridget Cooke of the Monroe Times. Keith Ingwell was absent.

B. CORRECTION OF MINUTES

none

C. BUSINESS

1. HOLD PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT OF BOUNDARIES AND PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 7

A public hearing was held at which no one from the public spoke.

2. CONSIDERATION OF "RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 7, CITY OF MONROE, WISCONSIN"

Greg Johnson from Ehlers explained what a TIF district is. The main projects completed to date are the infrastructure and street-scaping around the square. The plan is being amended to allow development incentives either up front or provided over time as a pay as you go basis. The city is not obligated to do so, though. It just gives the option if appropriate for a particular project. The amendment will also allow for parking improvements for existing structures and lots or for new construction of parking facilities. Johnson then handed out a change to the proposed plan. The third purpose is to add additional properties into the boundaries of the TIF district. Johnson then went over revenue projections and cash flow and gave a brief summary regarding the rest of the TID amendment process. Questions and discussion ensued.

Motion made by Chuck Koch and seconded by Ron Spielman to adopt the resolution.  
Motion carried.

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

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

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on September 28, 2005 as a rehabilitation - conservation district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will amend the district boundaries to add territory in order to further facilitate development and redevelopment within areas adjacent to the District; and

WHEREAS, such amendment will also grant the City the authority to provide development incentives; and

WHEREAS, such amendment will also add language to state that the City may also tear down and rebuild the existing parking ramp; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Green County, the Monroe School District, and the Blackhawk Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 2, 2016 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Monroe that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 7 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 2nd day of February, 2016

William M. Ross, Jr.  
Plan Commisison Chair

Carol J. Stamm  
Plan Commission Secretary

D. BUSINESS BY MEMBERS  
none

E. ADJOURNMENT  
Motion made by Chuck Schuringa and seconded by Chuck Koch to adjourn. Motion carried.

Carol J. Stamm, CMC/WCMC  
Plan Commission Secretary  
City Clerk/Dir. Of Gen. Govt.