

**CITY OF SPARTA**  
**SPECIAL PLANNING COMMISSION AGENDA**  
**September 5, 2017**

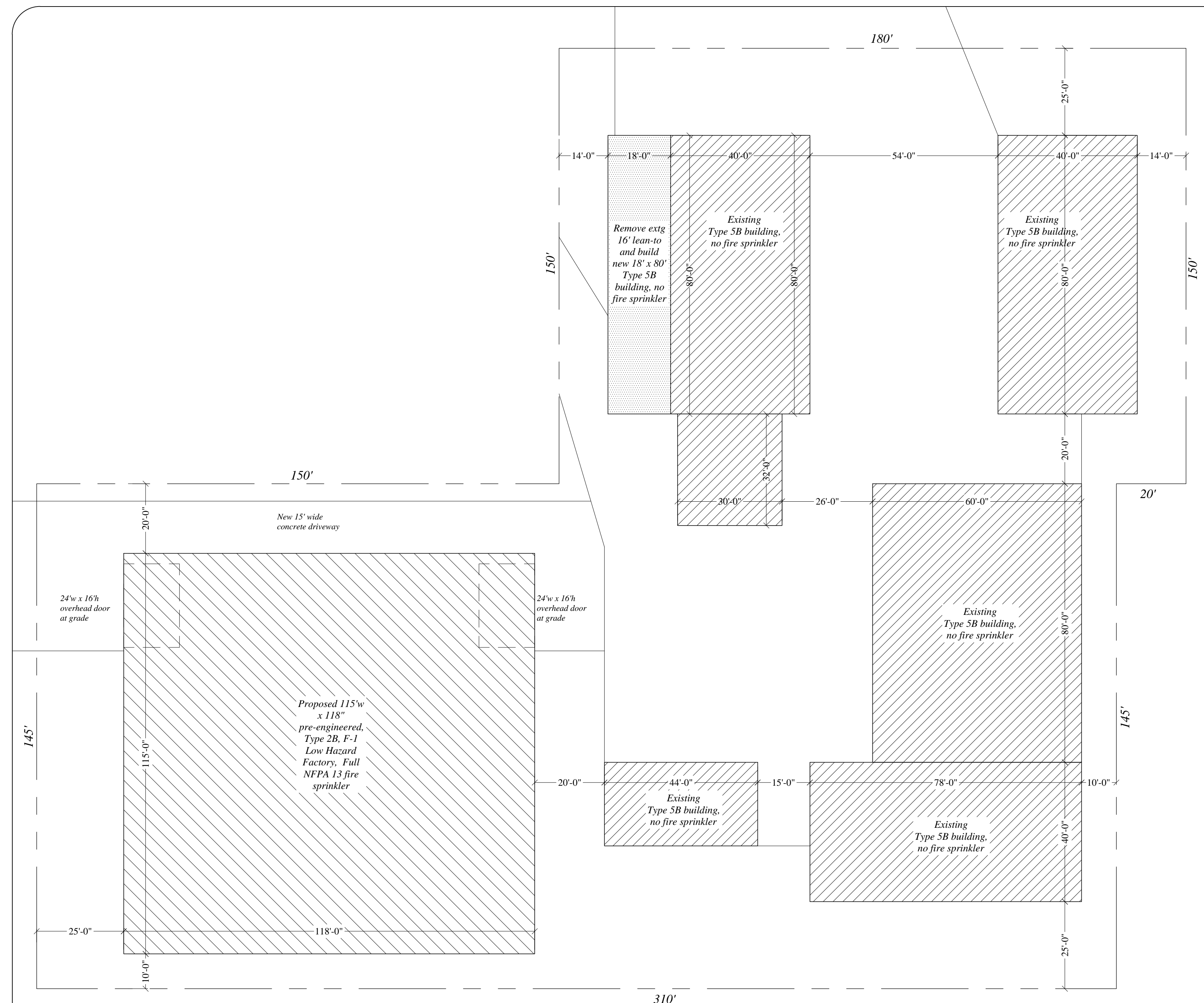
**CITY HALL**

**6:00 P.M.**

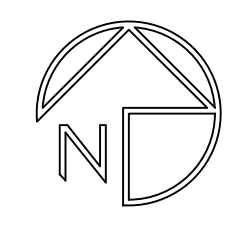
- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Consideration of Site Plan for Sparta Tool & Die on Stannard Drive**
- 4. Public Hearing to Consider a Proposal to Create Tax Incremental Finance District (TID) No. 9 for "Mixed Use" to include the area South of I-90, East of WI Hwy 27, North of Idyllview Ave. and East of Ideal Rd. The Purpose of TID No. 9 is to Facilitate the Creation of a New Business Park.**
- 5. Consideration of a Proposal to Create Tax Incremental Finance District (TID) No. 9 for "Mixed Use" to include the area South of I-90, East of WI Hwy 27, North of Idyllview Ave. and East of Ideal Rd. The Purpose of TID No. 9 is to Facilitate the Creation of a New Business Park.**
- 6. Items for Future Consideration**
- 7. Adjourn**

A possible quorum of the Common Council may be in attendance at this meeting,  
but no action will be taken by the Council.

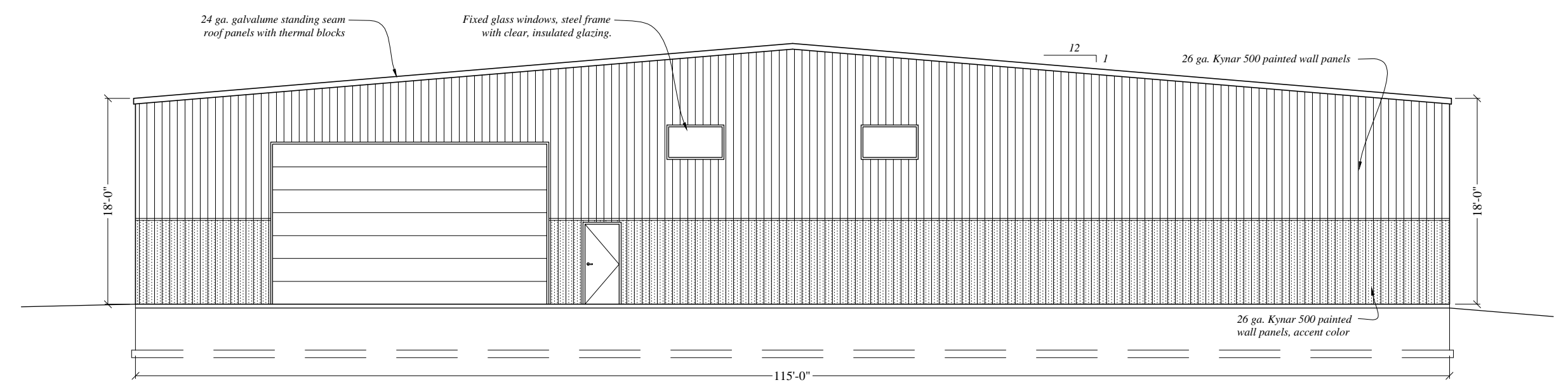
Posted: 9-1-17



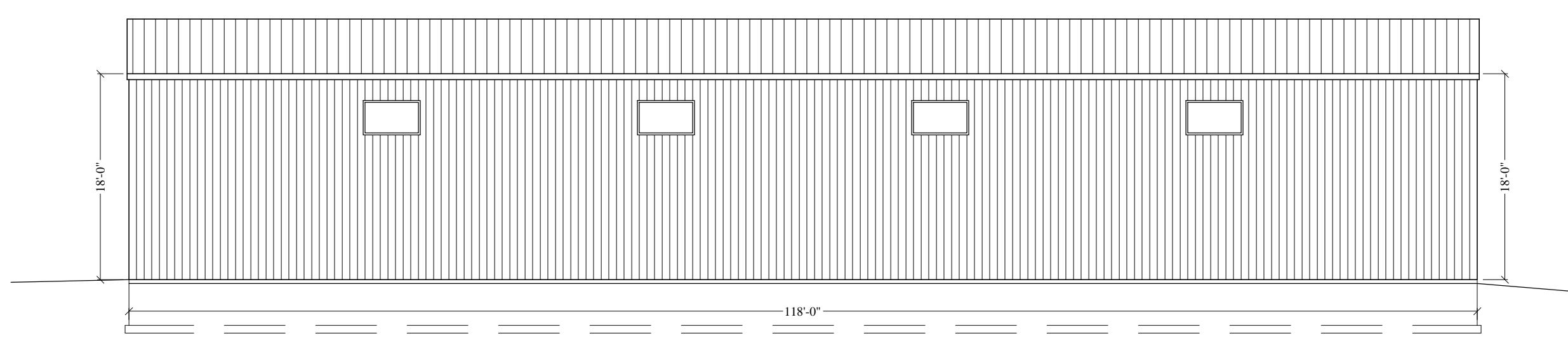
Site Layout  
Scale: 1" = 20'-0"



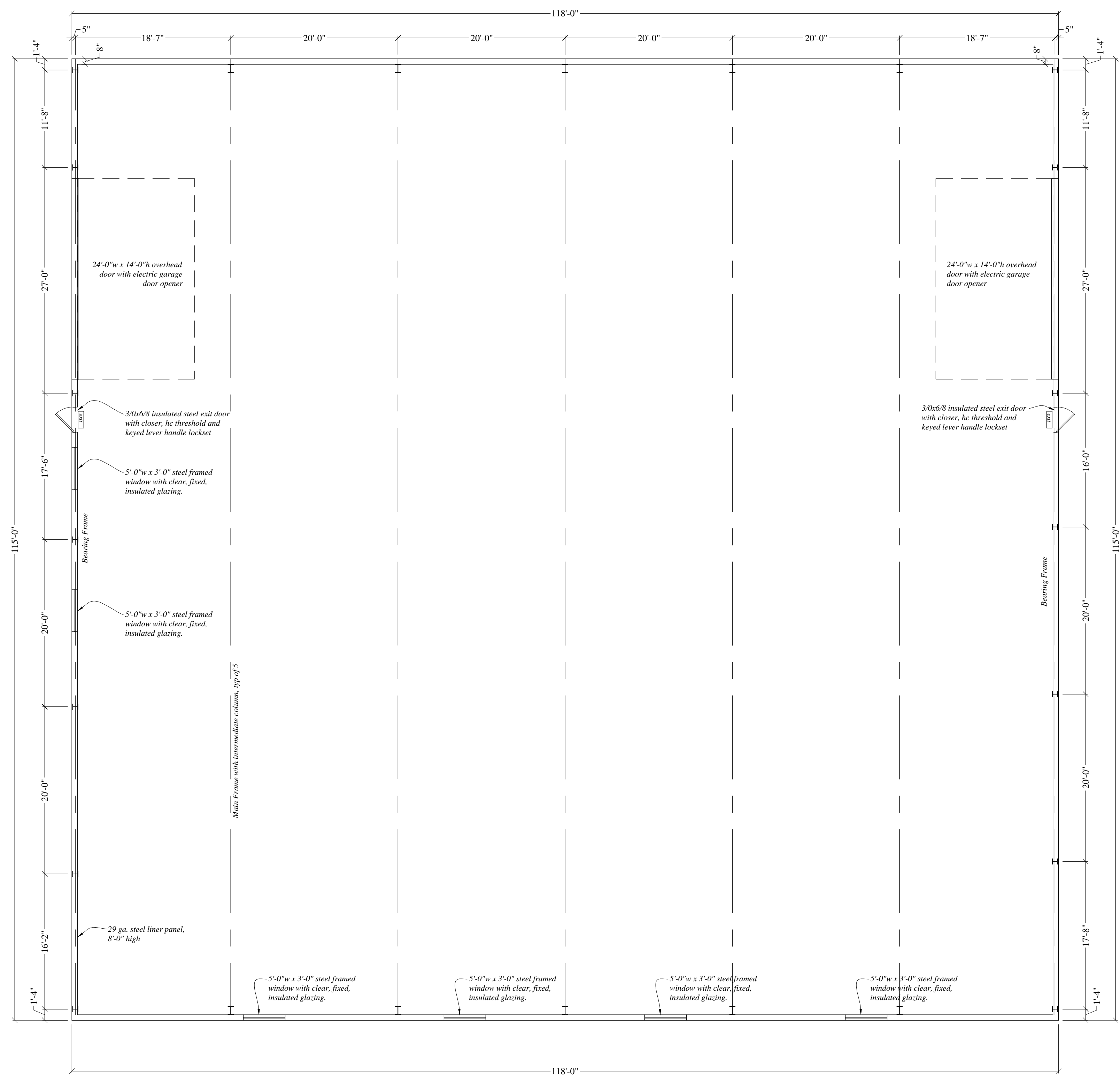
<b>General Contractor:</b> <b>DP Schroeder Construction, LLC</b> 1115 Depot Street Sparta, WI 54656 Phone: 608/269-3005 Fax: 608/269-6759 Email: donschroeder@charter.net	
<b>Cornerstone Architects, LLC</b> "Designing the Future" P.O. Box 288, 201 West Veterans Street Tomah, Wisconsin, 54660 Voice: 608-374-3500 Email: bradkorben@gmail.com	
<b>Project:</b> <b>Sparta Tool &amp; Manufacturing, Inc.</b> <b>Proposed Factory Expansion, 2017</b> 825 Stannard Road, Sparta, WI 54656	
Sheet Description: <i>Site Plan</i>	Scale: As Noted File:
By:	Date:
Last Revision:	Revision Date:
Sheet No.	<b>A1</b>



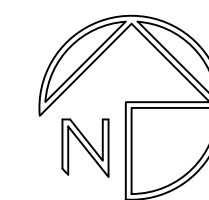
*West Elevation*  
Scale: 3/32" = 1'-0"



*South Elevation*  
Scale: 3/32" = 1'-0"



*Building Floor Plan*  
Scale: 1/8" = 1'-0"



General Contractor:  
**DP Schroeder Construction, LLC**  
1115 Depot Street  
Sparta, WI 54656  
Phone: 608/269-3005 Fax: 608/269-6759  
Email: [donschroeder@charter.net](mailto:donschroeder@charter.net)

**Cornerstone Architects, LLC**  
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Voice: 608-374-3500 Email: [bradkortbein@gmail.com](mailto:bradkortbein@gmail.com)

**Sparta Tool & Manufacturing, Inc.**  
**Proposed Factory Expansion, 2017**  
825 Stannard Road, Sparta, WI 54656

Project: **Sparta Tool & Manufacturing, Inc. Proposed Factory Expansion, 2017**

Sheet Description		Scale:		File:	
By:	nk	As Noted			
Date:					
Least Revision:		Revision Date:			

Sheet No. **A2**

**NOTICE OF PUBLIC HEARING  
CREATION OF  
TAX INCREMENTAL FINANCE DISTRICT #9  
City of Sparta  
201 W. Oak Street  
Sparta, WI 54656  
September 5, 2017  
6:00 P.M.**

Public notice is hereby given that the Planning Commission of the City of Sparta will hold a public hearing on September 5, 2017 beginning at 6:00 p.m. at City Hall, 201 W. Oak Street, Sparta, Wisconsin. The purpose of the public hearing is to consider a proposal to create Tax Incremental Finance District (TID) No. 9 for the City of Sparta. TID No. 9 is being proposed as a "Mixed Use" TIF District and generally includes the area south of I-90, east of WIS 27, north of Idyllview Ave. and east of Ideal Rd within the City of Sparta. The purpose of TID No. 9 is to facilitate the creation of a new business park. Developer incentives, including cash grants or loan interest loans, are included as an eligible expenditure within the TID #9 Project Plan to facilitate economic development within the TIF District. Copies of the Project Plan will be available upon request prior to the public hearing from the City Clerk. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed creation of TIF District No. 9.

Julie Hanson  
City Clerk

Publish:  
Monday August 21<sup>st</sup>, 2017  
Monday August 28<sup>th</sup>, 2017

**RESOLUTION NO. \_\_\_\_\_**

**PLANNING COMMISSION  
RESOLUTION APPROVING CREATION OF  
TAX INCREMENTAL FINANCE DISTRICT NO. 9  
CITY OF SPARTA, WISCONSIN**

WHEREAS, the City of Sparta desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 9; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Sparta, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 9 (herein "Project Plan" and "District") on September 5<sup>th</sup>, 2017; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Sparta School District, Western Technical College, and Monroe County; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects;
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

1. The name of the District shall be "Tax Increment Finance District #9, City of Sparta", a Mixed-Use type district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include annexed territory that was not within the boundaries of the City within the last three years; and
3. The boundaries of the District will overlap a portion of existing Tax Increment Finance District #6, City of Sparta; and
4. The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the creation date shall be January 1, 2017; and
5. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
6. Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
7. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
  - Density of the residential housing is at least three (3) units per acre, or
  - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
  - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
8. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
9. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
10. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
11. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
12. The Project Plan for the District is feasible; and
13. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and

14. The development described in the Project Plan would not occur without the creation of TID #9.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Sparta, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 9, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for adoption by the City Council for the City of Sparta, Monroe County, Wisconsin.

Dated this 5<sup>th</sup> day of September, 2017.

OFFERED BY:

APPROVED BY:

\_\_\_\_\_  
Commission Member

\_\_\_\_\_  
Ronald Button, Planning Commission Chair

SECONDED BY:

ATTESTED:

\_\_\_\_\_  
Commission Member

\_\_\_\_\_  
Julie Hanson, City Clerk

Voted Yes:

Voted No: