

**CITY OF SPARTA**  
**COMMON COUNCIL AGENDA**  
**January 11, 2023**

**CITY HALL**

**6:00 P.M.**

**CALL MEETING TO ORDER  
ROLL CALL  
PLEDGE BY ALDERMAN JOSH LYDON**

**APPROVAL OF AGENDA**

**CONSENT AGENDA: Minutes of the regular meeting on December 14, 2022 and monthly bills for December.**

**Service Award to Lt. Corey Johnson for 10 Years of Service to the City of Sparta**

**RESOLUTIONS**

**Resolution Accepting Quote to Purchase UV Disinfection Equipment for Waste Water Treatment Facility**

**Resolution Authorizing Mayor and City Clerk to Execute Deed (Michelle Lietzau)**

**Resolution Authorizing Mayor and City Clerk to Execute Deed (Calmes Commercial Properties, LLC)**

**Resolution Authorizing Mayor and City Clerk to Execute Deed (Cindy Kreibich – Red Dog, LLC)**

**Resolution Approving the Second Amendment to the Project Plan and Territorial Amendment to the Boundary of Tax Incremental District No. 9 (TID No. 9)**

**OTHER BUSINESS**

**Council Aldermanic Appointment to Planning Commission**

**CITY ADMINISTRATOR REPORT**

**ITEMS FOR FUTURE CONSIDERATION**

**ADJOURN**

**CITY OF SPARTA  
COMMON COUNCIL MINUTES  
December 14, 2022**

**PRESENT:** Kevin Brueggeman, Jim Church, Gordon Dace, Matthew Hoffland, Bruce Humphrey, Ed Lukasek, Josh Lydon, Mayor Riley

**ABSENT:** 4<sup>th</sup> District Alderman - Vacant

**ALSO PRESENT:** Todd Fahning, Mark Sund, Mark Van Wormer, Dan Hellman, Chief Nottestad, Booker Ferguson, Troy Harris, Todd Wells, Dave Kuderer, Officer Adam Malin and family, Members of the Sparta Police Department, Kyle Evans of Monroe County Herald

Mayor Riley called the meeting to order at 6:02 p.m.

Roll Call was done by the City Clerk.

The Pledge of Allegiance was led by Ed Lukasek

**A motion was made by Josh Lydon and seconded by Matthew Hoffland to approve this agenda. Motion carried 7-0.**

**A motion was made by Josh Lydon and seconded by Kevin Brueggeman to approve the consent agenda consisting of the minutes of the last regular meeting of November 16, 2022 and monthly bills for November. Motion carried 7-0.**

Mayor Riley presented a Service Award to Mark Sund for 30 years of service to the City of Sparta.

The City Clerk swore in Officer Adam Malin as a new police officer. Adam's nieces, Scarlett and Braelyn had the honor of pinning on his badge.

**ORDINANCES**

**ORDINANCE NO. 1011  
ORDINANCE PERTAINING TO ADDING PARKING RESTRICTIONS  
ON HOESCHLER DRIVE**

Kevin Brueggeman read the Ordinance the first and second time. Josh Lydon moved to read the Ordinance third time by title only, rules be suspended and placed before the Council for immediate action, seconded by Mathew Hoffland. Motion carried 7-0. Mayor Riley read the Ordinance third time by title only and the Ordinance was approved on a roll call vote 7-0.

**Upon proper payment of fees, the following new bartender operator licenses were approved on a motion made by Jim Church and seconded by Kevin Brueggeman. Motion carried 7-0.**

There were two individuals who had submitted a letter of interest for the vacant 4<sup>th</sup> Aldermanic District position. This position will be filled until the April 2023 election. Mayor Riley introduced Troy Harris and Todd Wells individually and each had an opportunity to speak on their own behalf and answer questions from council members.

**A motion was made by Kevin Brueggeman and seconded by Matthew Hoffland to appoint Troy Harris as the 4<sup>th</sup> District Alderman. Motion carried 7-0.**

The City Clerk swore in Troy Harris as the 4<sup>th</sup> District Alderman.

Todd went over the City Administrator Report. He added that the Library will submit a request for bids on Friday, December 16<sup>th</sup>. The Council will potentially vote on it at the February meeting. The bridge project at the golf course will move forward. Todd was not definite on the timeline.

Mark Sund stated that tax bills will be placed in the mail either Thursday or Friday.

There were no items for future consideration.

**A motion was made by Josh Lydon and seconded by Matthew Hoffland to adjourn at 6:30 p.m. Motion carried 8-0.**

Respectfully submitted,

Jennifer Lydon  
City Clerk

**RESOLUTION ACCEPTING QUOTE TO PURCHASE UV DISINFECTION EQUIPMENT FOR WASTE WATER TREATMENT FACILITY**

WHEREAS, the Public Works Board sought quotes to replace the existing UV disinfection equipment at the Waste Water Treatment Facility for the City of Sparta,

WHEREAS, such quotes have been received by the Board and the Board has recommended the acceptance of the quote from Trojan Technologies in the amount of \$171,308 for a Trojan 3000 Plus model to replace the current disinfection equipment.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the quote from Trojan Technologies in the amount of \$171,308 for the Trojan 3000 Plus model is hereby accepted, and any and all other quotes are hereby rejected.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to execute on behalf of the City all documents and perform any other acts necessary or desirable to conclude the transaction and the proposal which is hereby accepted.

Dated this 11<sup>th</sup> day of January, 2023.

OFFERED BY:

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Alderman Kevin Brueggeman

APPROVED BY:

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Kevin Riley, Mayor

**RESOLUTION AUTHORIZING MAYOR AND  
CITY CLERK TO EXECUTE DEED  
(Michelle Lietzau)**

WHEREAS, the Finance Committee has recommended that certain City owned property consisting of 3.064 acres located at 2600 Commercial Drive in the City of Sparta be transferred to Michelle Lietzau or an entity designated by Michelle Lietzau for the sum of \$18,384.00 and

WHEREAS, the Finance Committee has recommended that the City retain a right of first refusal for the original purchase price if buyer does not develop the property,

NOW THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the Mayor and City Clerk are hereby authorized to execute and deliver to Michelle Lietzau or an entity designated by Michelle Lietzau a Warranty Deed in transferring the property consisting of 3.064 acres and located at 2600 Commercial Drive in the City of Sparta.

Dated this 11<sup>th</sup> day of January, 2023.

OFFERED BY:

\_\_\_\_\_  
Alderman Josh Lydon

APPROVED BY:

\_\_\_\_\_  
Kevin Riley, Mayor

**RESOLUTION AUTHORIZING MAYOR AND  
CITY CLERK TO EXECUTE DEED  
(Calmes Commercial Properties, LLC)**

WHEREAS, the Finance Committee has recommended that certain City owned property located at 255 Sherry Lynn Lane in the City of Sparta be transferred to Calmes Commercial Properties, LLC for the sum of \$48,960.00 and

WHEREAS, the Finance Committee has recommended that the City retain a right of first refusal for the original purchase price if buyer does not develop the property,

NOW THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the Mayor and City Clerk are hereby authorized to execute and deliver to Calmes Commercial Properties, LLC a Warranty Deed in the form of Exhibit A hereto, which is annexed and incorporated by reference.

Dated this 11<sup>th</sup> day of January, 2023.

OFFERED BY:

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Alderman Josh Lydon

APPROVED BY:

\_\_\_\_\_  
Kevin Riley, Mayor



**RESOLUTION AUTHORIZING MAYOR AND  
CITY CLERK TO EXECUTE DEED  
(Cindy Kreibich – Red Dog, LLC)**

WHEREAS, the Finance Committee has recommended that certain City owned property located at 3005 Riley Road in the City of Sparta be transferred to Red Dog, LLC for the sum of \$15,780.00 and

WHEREAS, the Finance Committee has recommended that the City retain a right of first refusal for the original purchase price if buyer does not develop the property,

NOW THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, that the Mayor and City Clerk are hereby authorized to execute and deliver to Red Dog, LLC a Warranty Deed in the form of Exhibit A hereto, which is annexed and incorporated by reference.

Dated this 11<sup>th</sup> day of January, 2023.

OFFERED BY:

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Alderman Josh Lydon

APPROVED BY:

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Kevin Riley, Mayor





# **RESOLUTION APPROVING THE SECOND AMENDMENT TO THE PROJECT PLAN AND TERRITORIAL AMENDMENT TO THE BOUNDARY OF TAX INCREMENTAL DISTRICT NO. 9 (TID NO. 9)**

CITY OF SPARTA CITY COUNCIL  
CITY OF SPARTA, MONROE COUNTY, WISCONSIN

WHEREAS, the City of Sparta (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. 9 (the "District") was created in 2018 by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- A statement listing the kind, number and location of all proposed public works or capital improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105;
- A detailed list of estimated project costs;
- 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;
- A map showing existing uses and conditions of real property in the District;
- A map showing proposed improvements and uses in the District;
- Proposed changes of zoning ordinances, master plan, map and City ordinances;
- A list of estimated non-project costs;
- A statement of how the municipality will comply with state law for relocation of any persons to be displaced;
- A statement indicating how the District promotes the orderly development of the City;
- 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.

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Monroe County, the Sparta Area School District, and the Western Wisconsin Technical College, 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 City of Sparta Planning Commission, on January 4, 2023 held a public hearing concerning the amended project plan and boundary for TID No. 9, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Planning Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the City

Council that it create such District and approve the Project Plan and district Boundary; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sparta that:

1. The amended boundaries of the District shall be named "Second Amendment to Tax Incremental District No. 9, City of Sparta", are hereby established as specified in Exhibit A of this Resolution.
2. The District amendment is effective as of January 11, 2023.
3. The City Council finds and declares that:
  - At least 50 percent of the real property within TID No. 9 is suitable for mixed-use development pursuant to Wisconsin Statutes Section 66.1105(2)(cm).
  - The District will remain a mixed-use district.
  - Activities and improvements are and will promote commercial, industrial and mixed-use development.
  - The percentage of real property by area, within TID No. 9 devoted to retail business is under 35 percent of the area within the TID.
  - Less than 35 percent of the District is land proposed for newly platted residential development.
  - Newly platted residential development will have a density is at least three units per acre, pursuant to Wisconsin Statutes Section 66.1105(2)(f)3.
  - Activities and improvements are likely to encourage private investment.
  - Activities and improvements are likely to significantly enhance the value of property in TID No. 9 and in the City overall.
  - The equalized value of taxable property plus in the TID No. 9 amendment, plus all existing tax increment districts does not exceed 12% of the total equalized value of taxable property within the City.
  - No parcels within the amended TID have been annexed within the past three years.
  - The project costs are limited to expenditures related directly to promoting mixed-use development including commercial, industrial and residential development, and public improvements that benefit or encourage private investment.
  - The effective date for the second amendment to TID No. 9, for purposes of establishing base value is January 1, 2023.
4. The Project Plan for "Second Amendment to Tax Incremental District No. 9, City of Sparta" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the Comprehensive Plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for the "Equalized Value Determination for a Territory Amendment", as of January 1, 2023, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Dated this 11<sup>th</sup> day of January 2023.

APPROVED BY:

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Kevin Riley, Mayor  
City of Sparta

ATTEST:

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Jennifer Lydon, City Clerk  
City of Sparta

# EXHIBIT A

## District Boundary for Tax Incremental District No. 9, City of Sparta

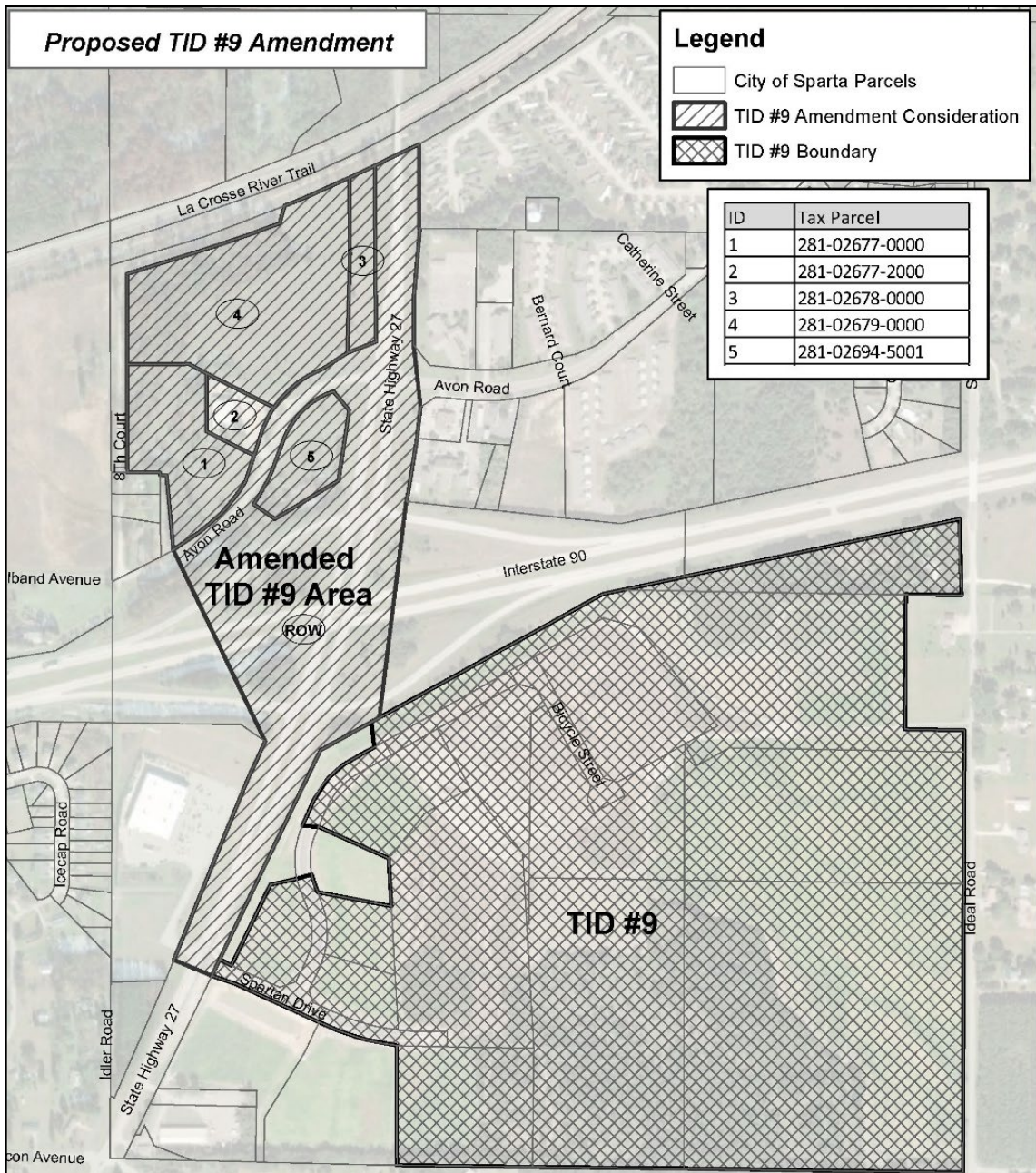


EXHIBIT B

Project Plan for Tax Incremental District No. 9, City of Sparta

## City Administration Report January 2023

### **City Projects & Information**

- We have been awarded the grant by the DNR for the bridge replacement at the golf course. Planning for the structure has begun.
- Phase 3 for South Pointe in planning stages.

### **Budget**

2023 budget mill rate \$5.19.

### **Financial**

- Financial report attached for December.

### **Economic Development**

- Martin Warehousing completed
- Apartments off Hwy 16 and Julie starting forth building
- Multi-tenant building off HWY 71 finishing
- Starbucks finishing
- McPherson Guitar addition completed
- Max Building Solutions started

Economic Development activity continues to be active. We should have a new closing and announcement in early February for South Pointe.