

CITY OF SPARTA
SPECIAL COMMON COUNCIL AGENDA
September 27, 2023

CITY HALL

5:30 P.M.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE BY ALDERMAN DAVID KUDERER

APPROVAL OF AGENDA

CONSENT AGENDA: Minutes of the regular meeting on September 13, 2023

RESOLUTIONS

**Resolution Approving the Project Plan and Establishing Boundaries for the Creation of
Tax Incremental District #10 (TID #10)**

ITEMS FOR FUTURE CONSIDERATION

ADJOURN

Posted: 09/20/2023

CITY OF SPARTA
COMMON COUNCIL MINUTES
September 13, 2023

PRESENT: Jim Church, Kevin Brueggeman, Troy Harris, Bruce Humphrey, Matthew Hoffland, Josh Lydon, David Kuderer, Mayor Riley

ABSENT: Robert Arnold

ALSO PRESENT: Todd Fahning, Mark Sund, Dan Hellman, Michelle Tryggestad, Emilee Nottestad, Booker Ferguson, Brad Gilbertson, Brittany Ludovice and family members of Jacob Ludovice, officers from the Sparta Police Department

Mayor Riley called the meeting to order at 6:00 p.m.

Roll Call was done by the City Clerk.

The Pledge of Allegiance was led by Josh Lydon.

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 Matthew Hoffland to approve the consent agenda consisting of the minutes of the last regular meeting of August 16, 2023 and monthly bills for August. Motion carried 7-0.

Jacob Ludovice was sworn in as Sergeant by the City Clerk. Jacob's wife, Brittany, pinned his badge.

ORDINANCES

**ORDINANCE PERTAINING TO AMENDING RESTRICTIONS TO
PARKING VEHICLES ON RESIDENTIAL PROPERTIES**

Jim Church 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 Matthew 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.

RESOLUTIONS

**RESOLUTION ACCEPTING BID FOR CONSTRUCTION OF PAVED
RECREATION TRAIL FOR AMUNDSON PARK**

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

A motion was made by Josh Lydon and seconded Matthew Hoffland upon proper payment of fees, to approve the Temporary Class "B" License for Sparta Area Chamber

of Commerce for PROST! held in Mueller Square, Creekside Village, and Downtown Merchant Stores on October 5, 2023 from 5:00 p.m. to 8:00 p.m. Motion carried 7-0.

A motion was made by Josh Lydon and seconded Matthew Hoffland upon proper payment of fees, to approve the Temporary Class “B” / “Class B” License for Sparta Area Chamber of Commerce for Kriskindlmarkt held in Mueller Square and Creekside Village on November 24 and 25; December 1, 2, 8, 9, 15, 16, 2023. Motion carried 7-0.

A motion was made by Josh Lydon and seconded Matthew Hoffland upon proper payment of fees, to approve Temporary Class “B” License for Festival LatinoAmericano located at Evans-Bosshard Park Shelter #1 on September 23, 2023 from 8:00 a.m. to 10:00 p.m. Motion carried 7-0.

A motion was made by Josh Lydon and seconded Matthew Hoffland upon proper payment of fees, to approve the Class “B” Beer / “Class B” Liquor License and Miscellaneous License (Cigarette) for Mehul Shah, Agent, Sparta Store, LLC dba Snak Atak #24 Located at 318 W Wisconsin Street for the remaining 2023-2024 term. Motion carried 7-0.

A motion was made by Josh Lydon and seconded Matthew Hoffland upon proper payment of fees, to approve the Mobile Home License for Core Communities dba Greendale Manor located at 229 Avon Road for the 2023-2024 term. Motion carried 7-0.

A motion was made by Josh Lydon and seconded Matthew Hoffland upon proper payment of fees, to approve the Miscellaneous License (Secondhand Article) for ecoATM, LLC located at 1600 W Wisconsin Street for the 2023-2024 term. Motion carried 7-0.

Todd Fahning presented the City Administrator’s Report. In addition, he added that he has condemned the houses at 804 N Benton Street and 817 Central Avenue. He has a request for proposal to raze the homes and expects those both to be completed in late October or early November. He added the Library expansion project will once again begin. They have completed the site prep work and the lines have been moved. The ram aggregate piers will be installed next week once they arrive. The total cost of that change is approximately \$155,000 more. The tank that was discovered was removed by Gerke Excavating an METCO safely removed the liquid, which was determined to be water.

Mayor Riley asked Mark Sund about 2024 budget preparations. He presented a very preliminary budget to the Finance Committee last week and intends to present again next month. He believes a Special Council meeting will be held in November to finalize and vote on the budget.

A motion was made by Josh Lydon and seconded by Matthew Hoffland to adjourn at 6:17 p.m. Motion carried 7-0.

Respectfully submitted,
Jennifer Lydon, City Clerk

RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES FOR THE CREATION OF TAX INCREMENTAL DISTRICT #10 (TID #10)

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 #10 (the "District") is proposed to be created 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 Wis. Stats. §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, the Western Technical College, the City of Sparta, the Sparta Lake District #8030, 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 Plan Commission, on September 12, 2023 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan 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 boundaries of the District that shall be named "Tax Incremental District #10, City of Sparta", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The City Council finds and declares that:
 - Tax Increment District #10 will be established as a Mixed-Use District.
 - Parcels included within TID #10 are whole contiguous parcels.
 - At least 50 percent of the area of real property in TID #10 is suitable for mixed-use development, including industrial, commercial and residential development (as established by Wis. Stats. §66.1105(2)(cm)).
 - At the end of the expenditure period, the percentage of real property by area, within TID #10 devoted to retail business is estimated to be under 35 percent.
 - For the life of the District, the total area of new platted residential lots (as defined under Wis. Stats. §66.1105 will not exceed 35 percent of the total area of real property within the District. Any newly platted residential development will have residential housing density of at least three units per acre, will be located in a conservation subdivision (as defined in Wis. Stats. §66.1027(1)(a)), or will be located in a traditional neighborhood development (as defined in Wis. Stats. §66.1027(1)(c)).
 - No parcels within TID #10 have been annexed within the past three years.
 - Activities and improvements are and will be related to commercial, industrial and mixed-use land uses or related to public improvements that benefit and/or encourage private investment.
 - Project costs are directly related to promoting mixed-use development as part of this Project Plan.
 - Activities and improvements are likely to encourage private investment.
 - Activities and improvements of the area is likely to significantly enhance all other real property value in TID #10 and in the City overall.
 - The project plan "is feasible and in conformity" with the municipality's master plan.
 - The equalized value of taxable property in TID #10, plus all existing tax increment districts does not exceed 12 percent of the total equalized value of taxable property within the City.
4. The Project Plan for "Tax Incremental District #10, 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 a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wis. Stats. §66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Wis. Stats. §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 Wis. Stat. §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 Wis. Stats. §70.65.

Dated this 27th day of September 2023.

APPROVED BY:

Kevin Riley, Mayor
City of Sparta

ATTEST:

Jennifer Lydon, City Clerk
City of Sparta

EXHIBIT A

District Boundary for Tax Incremental District #10, City of Sparta

