



PLAN COMMISSION MEETING AGENDA

MONDAY, DECEMBER 11, 2023 AT 4:30 PM

COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
1 866 899 4679 **Access Code:** 410-652-053 or <https://meet.goto.com/410652053>

All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Plan Commission minutes dated November 13, 2023

B. Review and take action: Plan Commission minutes dated November 27, 2023

3. BUSINESS

A. Review and take action: N8095 High Road – Extraterritorial Certified Survey Map (CSM)

B. Review and Discuss: potential sale of city-owned land and a grant application

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@watertownwi.gov, phone 920-262-4006

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

**PLAN COMMISSION
MINUTES
November 13, 2023**

Section 2, Item A.

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Holloway, Krueger (virtual), Lampe (virtual @4:35), Talaga, Zirbes, Beyer.

Also in attendance: Pat Caine and G. R. Lyons.

1. Call to order (4:30pm)

2. Approval of Minutes

A. Plan Commission minutes September 25, 2023

Motion to approve was made by Holloway and seconded by McFarland, passed on unanimous voice vote.

3. Business

A. Review and Take Action: W5245 Navan Road – Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a CSM for W5245 Navan Road.

Motion was made by Blanke and seconded by Talaga to approve CSM, passed on a unanimous voice vote.

B. Review and take action: W6911 Silver Creek Road – Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a CSM for W6911 Silver Creek Road.

Motion was made by Blanke and seconded by Holloway, passed on a unanimous voice vote.

C. Review and take action: W6911 Silver Creek Road – Remodel of redi-mix plant and construction of aggregate storage building

The commission discussed the changes to be made to the former Dodge Concrete facility now owned by Lycon.

Motion made to approve the changes and updates to the facility made by McFarland and seconded by Holloway, passed on a unanimous voice vote.

D. Review and take action: 903 Oak Street & 905 Oak Street – Condominium Plat

Brian Zirbes presented the request to convert 903 and 905 Oak Street to a Condominium Plat.

Motion made to approve the change made by Holloway and seconded by Talaga, passed on a unanimous voice vote.

E. Reset Public Hearing Date: Correction of Town of Emmet Annexation Ordinance – originally set for November 21st, change to December 5th

Brian Zirbes presented the need to change the date due to the required notification time.

Motion was made by Holloway and seconded by Talaga to change the date, passed on a unanimous voice vote.

F. Review and take action: Accept public improvements through final completion for Hepp Heights Phase III Subdivision

Andrew Beyer outlined the request for approval of the dedication of subdivision improvements through final completion for Hepp Heights Phase III.

Motion was made by Blanke and seconded by Holloway to forward the approval resolution to the common council, passed on a unanimous voice vote.

G. Review and take action: Accept public improvements through final completion for Grandview Heights Addition No. 7 Subdivision

Andrew Beyer outlined the request for approval of the dedication of subdivision improvement final completion for Grandview Heights Addition No. 7 Subdivision.

Motion was made by McFarland and seconded by Halloway to forward the approval resolution to the common council, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://mccmeetings.blob.core.usgovcloudapi.net/watertwnwi-pubu/MEET-Packet-581b2831b100485ca0bd222400909fec.pdf>

4. Adjournment

Motion to adjourn was made by Blanke and seconded by Talaga and passed on a unanimous voice vote.
(4:54pm)

Respectfully Submitted,

Alderman Brad Blanke

**PLAN COMMISSION
MINUTES
November 27, 2023**

Section 2, Item B.

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Krueger, Lampe, Talaga (virtual @4:33), Zirbes, Beyer.

Also in attendance: Mason Becker, Sonja Kruesel, Ruth Mack, Maureen McBroom, Andrew Beyer, Jeff Baum (virtual).

1. Call to order (4:30pm)

2. Approval of Minutes

A. Site Plan Review minutes November 13, 2023

Motion to approve was made by Lampe and seconded by Konz, passed on unanimous voice vote.

3. Business

A. Review and Take Action: 1748 River Drive hangar lease (together with B)

Review request for lease for 1748 River Drive. Lease is required because the hangar is on city land.

Motion was made by Krueger and seconded by Lamper to approve the lease, passed on a unanimous voice vote.

B. Review and take action: 1753-A River Drive hangar lease (together with A)

Review request for lease for 1753-A River Drive. Lease is required because the hangar is on city land.

Motion was made by Krueger and seconded by Lamper to approve the lease, passed on a unanimous voice vote.

C. Review Downtown River Corridor Opportunity Analysis RFP

Mason Becker presented the Downtown River Corridor strategic development plan to be paid for by the RDA. This was for information only and no action was taken.

D. Initial Review and set public hearing date for Comprehensive Plan Amendments: 1110 and 1111 S. Tenth Street – from Planned Mixed Use to Mixed Industrial, 1310 Allwardt St. – from Institutional to Multi-Family Residential, and Comprehensive Plan Figure 7.7 – text change.

Brian Zirbes combined the three requests into one to save the city from having to advertise the opening of our zoning code multiple times. S. Tenth Street will be reestablishing a recycling center and salvage yard at this location. Allwardt St. was zoned for a new school and has been changed to have a multi-family development on this site. Figure 7.7 is a housekeeping item to give the Plan Commission more flexibility when considering PUDs.

Motion made to approve the change made by Blanke and seconded by Krueger, passed on a unanimous voice vote.

E. Initial review and set public hearing date for Zoning Text Amendment: Amend Chapter 550-53D Zoning.

Brian Zirbes presented the need to change the code to allow a reduced setback with a CUP to allow for less than 100' provided the use is consistent with the comprehensive plan.

Motion was made by Krueger and seconded by Lampe to set the public hearing date for January 16th, passed on a unanimous voice vote.

F. Review public hearing comments and make recommendation to Council: Chapter 545, Subdivision of Land.

There were no comments at the public hearing. Andrew Beyer was present to answer any from the commission.

Motion was made by Blanke and seconded by Krueger to forward the ordinance to repeal and replace Chapter 545 to the common council, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/November%2027,%202023%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by McFarland and passed on a unanimous voice vote. (5:09pm)

Respectfully Submitted,

Alderman Brad Blanke

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: December 11th, 2023
SUBJECT: N8095 High Road - Extraterritorial Certified Survey Map (CSM)

A request by Ebenezer Moravian Cemetery to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2911-006 & 032-0815-2911-007

SITE DETAILS:

Parent Parcel Acres: 8.59 & 3.83
Proposed Lot Size(s): 12.42 acres
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map from two existing parcels for the expansion of a cemetery.

STAFF EVALUATION:

The preliminary CSM lot is located within the Airport Approach Protection Zone at an elevation of 982 feet above mean sea level for all buildings. A note to this effect will need to be added to the CSM. High Road was not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way, a 66 ft ROW (33ft from centerline) as depicted on the preliminary CSM is adequate.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation.

ATTACHMENTS:

- Application materials.

Note from Owner

Ebenezer Cemetery Master Planning - 58058

August 16, 2023 - Page 1 of 1



To Whom It May Concern,

From: Ebenezer Moravian Cemetery

Address: N8095 High Road, Watertown, WI 53094

Contact: Jon Gehler

Phone: 920-342-2945

Email: Gehler.ja2@gmail.com

Note from Ebenezer Moravian Cemetery:

Ebenezer Moravian Cemetery is applying to rezone parcel #006, which we own, in in order to expand the existing cemetery parcel #007. We are running out of grave sites left for purchase. Currently we have 53 individual graves left for purchase.

We would ask the question if it is feasible to combine parcels #006 and #007 into one parcel. And does it make any difference one way or the other.

The type of use would be for conventional burials (caskets), burying of cremation urns, possible green burials, and possibly in the future to have an area to walk and spread ashes.

Both green burials and a place to spread ashes are becoming more popular and less expensive.

The cemetery would also build a 24' x 30' shed for cold storage of lawnmowers, tractor, and other equipment.

We would also prepare a site to install a columbarium for urns with that site being prepared to possibly install a 2nd and 3rd columbarium as the need would arise.

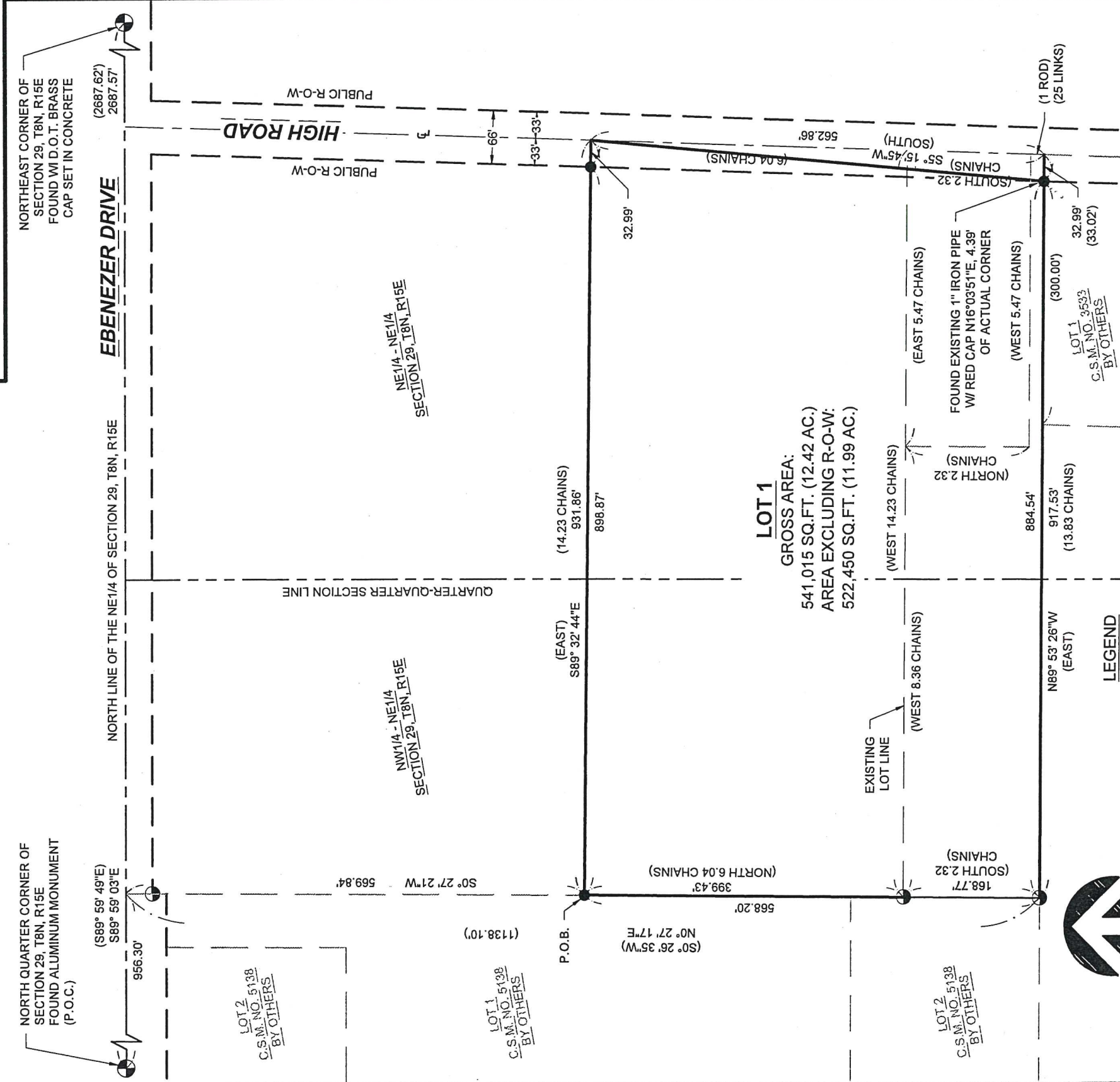
The cemetery would also install a flagpole with a light as regional by flag rules.

A new driveway would be located north of the existing field driveway as shown on the map with existing field driveway removed.

It is important to note that the Ebenezer Moravian Cemetery is available to the community and to all faiths.

CERTIFIED SURVEY MAP NO. _____

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER (NE1/4-NE1/4) AND THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER (NW1/4-NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP
EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, TOWN OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN



LEGEND

SECTION CORNER, FOUND (AS NOTED ON MAP) SEE COUNTY SURVEYOR RECORDS, LOCATION OF ALL MONUMENTS AND WITNESS TIES HAVE BEEN VERIFIED SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#LF

1" IRON PIPE, FOUND

POINT OF BEGINNING

POINT OF COMMENCEMENT

PREVIOUS SURVEY OR RECORD INFORMATION

NOTES:

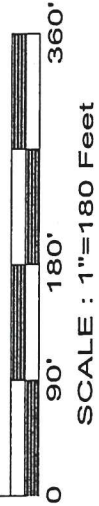
1. THE LOT(S) OF THIS C.S.M. ARE CONSIDERED UNBUILDABLE UNTIL A SOILS AND SITE EVALUATION REPORT AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE JEFFERSON COUNTY LAND RESOURCES AND ENVIRONMENT DEPARTMENT

2. FIELD WORK COMPLETED MAY 1, 2023.



BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE1/4 OF SECTION 29, T8N, R15E,
MEASURED TO BEAR S89° 59' 03"E.

DATUM: WISCONSIN COUNTY COORDINATE
SYSTEM - JEFFERSON COUNTY, U.S. FOOT



PREPARED BY:
RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PHONE: (608) 643-4100
PROJECT NUMBER: 58058

PREPARED FOR / PROPERTY OWNER:
EBENEZER MORAVIAN CEMETERY
N8095 HIGH ROAD
WATERTOWN, WI 53094

TRENT D. NELSON
DATE: 06/14/2023
WISCONSIN PROFESSIONAL LAND SURVEYOR 3132-8

CERTIFIED SURVEY MAP NO. _____

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 3132-8, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP LOCATED IN THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE NORTH QUARTER CORNER OF SAID SECTION 29;

THENCE S89°59'03"E, 956.30 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 29;

THENCE S0°27'21"W, 569.84 FEET ALONG THE EAST LINE OF LOT 1 OF C.S.M. NO. 5138 TO THE POINT OF BEGINNING;

THENCE S89°32'44"E, 931.86 FEET TO THE CENTERLINE OF HIGH ROAD;

THENCE S1°54'58"W, 562.86 FEET ALONG THE CENTERLINE OF SAID HIGH ROAD;

THENCE N89°53'26"W, 917.53 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID C.S.M. NO. 5138;

THENCE N0°27'21"E, 568.20 FEET ALONG THE EAST LINES OF LOTS 1 & 2 OF SAID C.S.M. NO. 5138 TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 541,045 SQUARE FEET OR 12.42 ACRES OF LAND.

THAT THE DESCRIBED SURVEY MAP IS SUBJECT TO ALL EASEMENTS, AGREEMENTS OR OTHER ENCUMBRANCES & RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SUBDIVISION REGULATIONS OF JEFFERSON COUNTY AND THE SUBDIVISION REGULATIONS OF THE TOWN OF WATERTOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF EBENEZER MORAVIAN CEMETERY, OWNER OF THE DESCRIBED LANDS.

TRENT D. NELSON
WISCONSIN PROFESSIONAL LAND SURVEYOR #3132-8
06/14/2023



OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT
- CITY OF WATERTOWN
- TOWN OF WATERTOWN

Kota R. Van der Lel
EBENEZER BRUEDER GEMEINDE (GEMEINE)
pastor

8/20/2023
DATE

JEFFERSON COUNTY PLANNING AGENCY APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF WATERTOWN BE AND HEREBY IS APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE JEFFERSON COUNTY PLANNING AGENCY AND MADE EFFECTIVE THIS ____ DAY OF ____, 20__.

JEFFERSON COUNTY DEPARTMENT OF PLANNING AND ZONING _____ DATE _____



RAMAKER
engineers-land

PREPARED BY:
RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53585
PHONE: (608) 643-4100
PROJECT NUMBER: 58058

PREPARED FOR / PROPERTY OWNER:
EBENEZER MORAVIAN CEMETERY
N8095 HIGH ROAD
WATERTOWN, WI 53094

CERTIFIED SURVEY MAP NO. _____

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

TOWN OF WATERTOWN TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF WATERTOWN BE AND HEREBY IS APPROVED. I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF WATERTOWN TOWN BOARD, DATED THIS _____, 20____, DAY OF _____, 20____.

TOWN BOARD CHAIRPERSON _____ DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF WATERTOWN, DATED THIS _____, 20____, DAY OF _____, 20____.

TOWN CLERK _____ DATE _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF WATERTOWN BE AND HEREBY IS APPROVED. I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF WATERTOWN PLAN COMMISSION, DATED THIS _____, 20____, DAY OF _____, 20____.

CITY PLAN COMMISSION CHAIRPERSON _____ DATE _____



RAMAKER
ENGINEERS
(608) 843-4100 www.ramaker.com

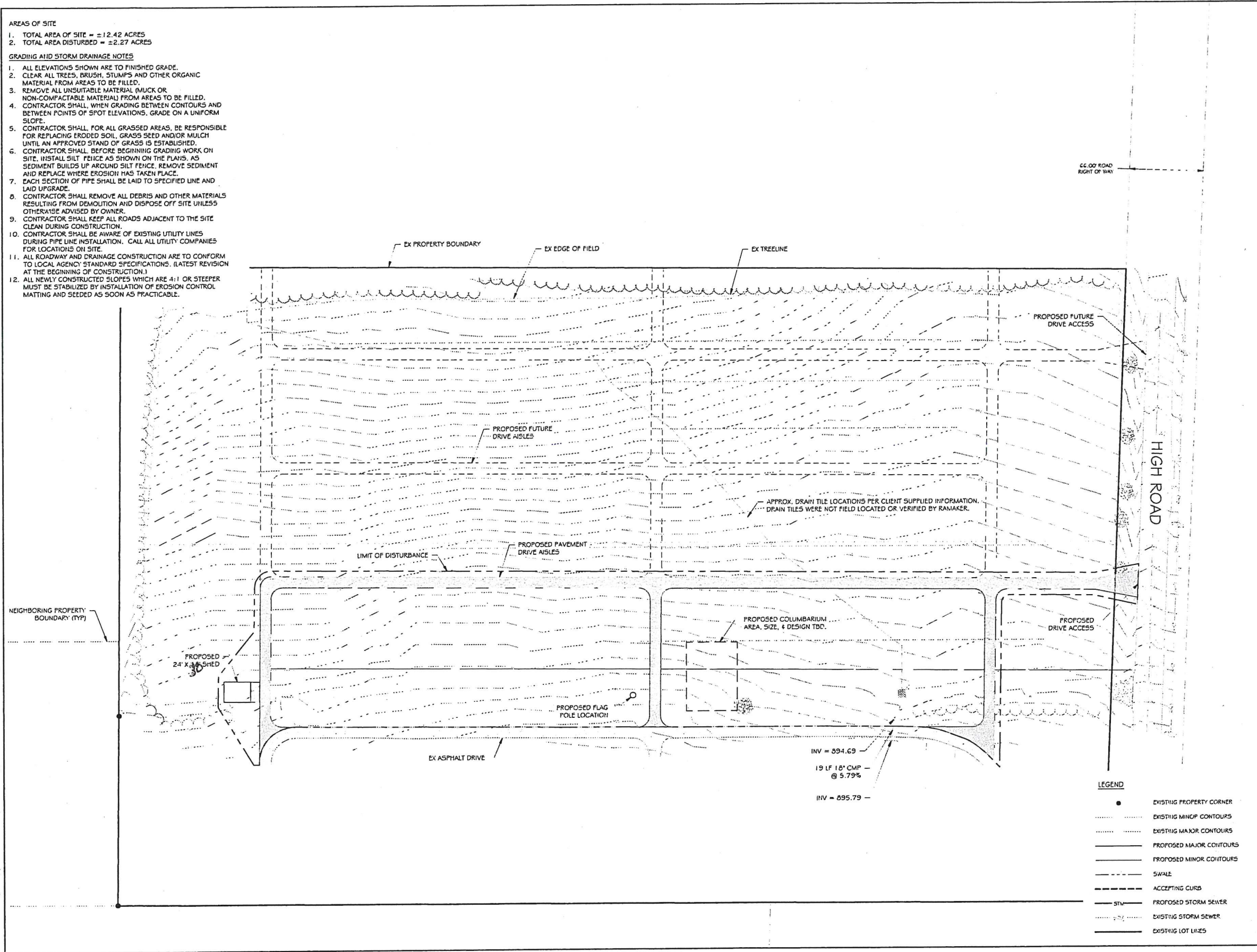
PREPARED BY:
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SAUK CITY, WI 53583
PHONE: (608) 843-4100
PROJECT NUMBER: 58058

PREPARED FOR / PROPERTY OWNER:
EBENEZER MORAVIAN CEMETERY
N8095 HIGH ROAD
WATERTOWN, WI 53094

TRENT D. NELSON
WISCONSIN PROFESSIONAL LAND SURVEYOR 3732-B
DATE: 08/14/2023

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DRAWN BY: BJS
CHECKED BY: KAH

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RAMAKER

INCORPORATED

(608) 643-4100 www.ramaker.com

NORTH

PRELIMINARY

FOR REVIEW

PURPOSES ONLY

MARK	DATE	DESCRIPTION
DATE ISSUED:	06/15/2023	
ISSUE PHASE:	MASTER PLANNING	
PROJECT TITLE:	EBENEZER CEMETERY MASTER PLANNING	
PROJECT OWNER:	EBENEZER MORAVIAN CEMETERY	
PROJECT LOCATION:	HIGH ROAD WATERTOWN, WI 53094	
SHEET TITLE:	STORM DRAINAGE & GRADING PLAN	
PROJECT NUMBER	58058	
SHEET NUMBER	C300	

0 20' 40' 80'

1" = 40'

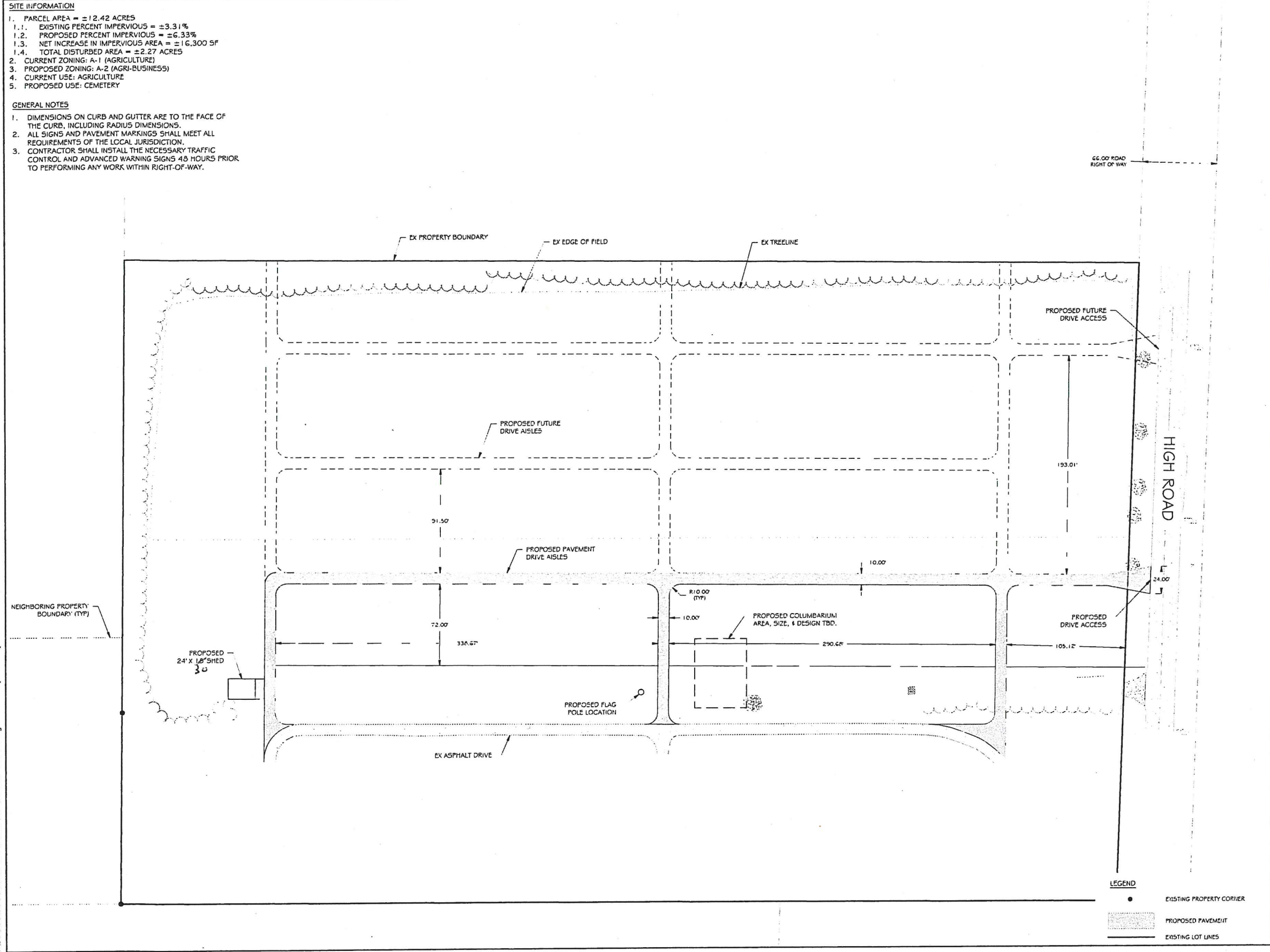
1" = 80'

2" = 40'

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CHECKED BY: KAT

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NORTH

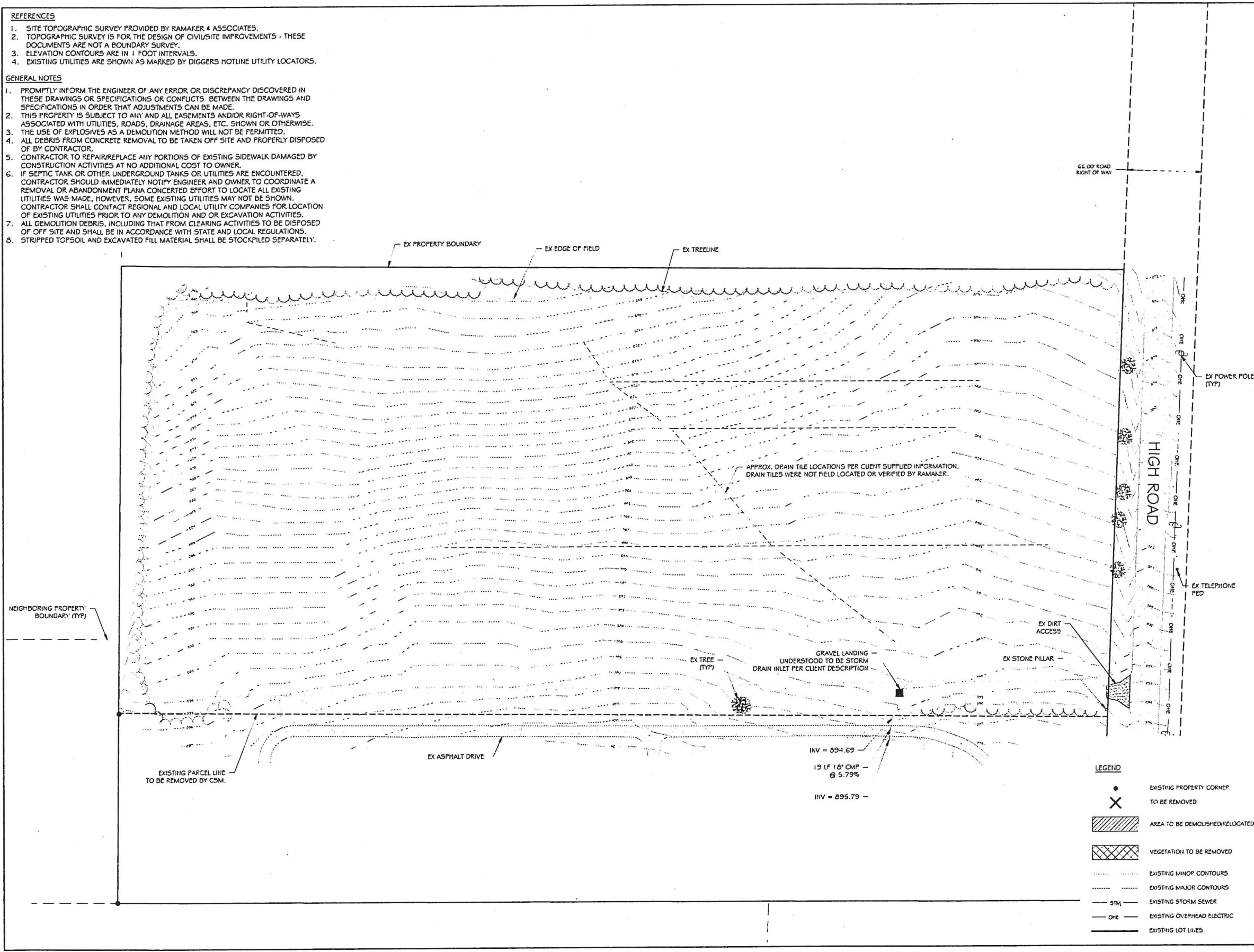
PRELIMINARY
FOR REVIEW
PURPOSES ONLY

MARK	DATE	DESCRIPTION
DATE ISSUED:	06/15/2023	
ISSUE PHASE:	MASTER PLANNING	
PROJECT TITLE:	EBENEZER CEMETERY MASTER PLANNING	
PROJECT OWNER:	EBENEZER MORAVIAN CEMETERY	
PROJECT LOCATION:	HIGH ROAD WATERTOWN, WI 53094	
SHEET TITLE:	PROPOSED SITE PLAN	
PROJECT NUMBER:	58058	
SHEET NUMBER:	C200	

0 20' 40' 80'
1" = 17' - 1" = 80'
2" = 34' - 1" = 40'

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NORTH

Confirmation & Scale:

PRELIMINARY

FOR REVIEW

PURPOSES ONLY

MARK	DATE	DESCRIPTION
DATE ISSUED:	06/15/2023	
ISSUE PHASE:	MASTER PLANNING	
PROJECT TITLE:	EBENEZER CEMETERY MASTER PLANNING	
PROJECT OWNER:	EBENEZER MORAVIAN CEMETERY	
PROJECT LOCATION:	HIGH ROAD WATERTOWN, WI 53094	
SHEET TITLE:	EXISTING CONDITIONS & DEMOLITION PLAN	
PROJECT NUMBER:	58058	
SHEET NUMBER:	C100	

1" = 20'
1/4" = 5'

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To: Plan Commission, Finance Committee
CC: Mayor McFarland
From: Mason Becker, Strategic Initiatives and Development Coordinator
Date: December 1, 2023
Re: Potential Sale of City-Owned Land to Facilitate Grant Opportunity

Commission/Committee members,

The City was recently approached by a local business that is pursuing the purchase of a property located at 761 Milford St. This former Ablelight site, which features two buildings, has been vacant for about three years. Private purchase of this property would return it to the property tax rolls, and its reactivation would be an economic benefit to the City.

In conversations about this transaction with Deb Reinbold from Thrive ED, we discovered that this location would be eligible to apply for an Idles Sites Grant through the Wisconsin Economic Development Corporation (WEDC). The Idle Sites Redevelopment Program Grant would pay up to 25 percent or \$200,000.00 of the cost of renovating the site.

The WEDC criteria states that an institutional site (which this parcel would be considered) must be a minimum of 4.0 acres to be eligible for the grant. The parcel is currently 3.17 acres. To make this site eligible for this grant opportunity, the City could sell .83 acres of City-owned land immediately adjacent to this parcel, to help make this site eligible for the grant opportunity. The buyer of the parcel would use the grant funds to assist with renovation costs. As the total City-owned parcel is 169.42 acres (approx. 65 acres buildable), this sale would represent a very small reduction in the total acreage of future developable land.

During internal discussions, it was suggested that the buyer could purchase this acreage for \$11,000.00/acre, which is the same amount the City paid for this land. The buyer is agreeable to this. A new CSM would be completed, at which point the land could be sold and the grant could be applied for.

I am requesting that the Plan Commission and Finance Committee approve the consideration of the sale of .83 acres of City-owned land, contingent upon drafting of a development agreement with the buyer. This would allow a sales agreement and the grant application process to move forward, and ultimately lead to reactivation of this site.

Sincerely,

Mason T. Becker
Strategic Initiatives and Development Coordinator