

**City of Dodgeville**  
**Plan Commission Meeting Minutes**  
**Thursday, July 11, 2019**

The Plan Commission was called to order at 5:30 p.m. by Alderman Dan Meuer with the following members present:

Roll Call: Tom DeVoss, Dan Meuer, Michael Tiber, Greg Lee, Michael Humke and Robert Kratochwill.

Others Present: Julie Abing, Deputy Clerk-Treasurer, Randy Edge, Assessor, and Joe & Chuck Grimm.

Absent: Mayor, Todd Novak and Robert Rowen

Confirmed the compliance of the Open Meetings Law.

City of Dodgeville Plan Commission held a meeting to review the Extraterritorial Certified Survey Map for Charles Grimm, Being part of the NE 1/4 of the SE 1/4, Section 34, T6N, R3E, Township of Dodgeville, Iowa County, Wisconsin, to wit: Commencing at the West 1/4 corner of said Section 34; thence S 89°38'03" E, 1330.11 feet to the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 34 and the point of beginning; thence S 89°46'33" E, 234.94 feet; thence S 00°00'14" E, 462.00 feet; thence S 89°43'59" E, 231.12 feet; thence S 00°02'07" W, 77.07 feet; thence S 89°55'31" W, 655.87 feet; thence N 00°08'17" E 661.49 feet to the Point of Beginning. Containing 5.14 acres, more or less.

The above listed property abuts the City of Dodgeville, so we have extraterritorial plat review. The property has been divided between the four children and there is currently 3 houses and they are proposing to add a 4<sup>th</sup> home. They have access thru Linn Street and have an easement across from the corner of the hospital property. They are wanting to place a 4<sup>th</sup> house at the corner but not come into the City. The lot would end up being just over 3 acres so in the event they would want to come into the City we would welcome them. They are not asking any services from the City. Township & County Zoning have already approved their request.

Motion was made by Greg Lee to approve the Extraterritorial Certified Survey Map presented on behalf of Charles Grimm. Tom DeVoss seconded the motion. Roll call: Meuer, yes; Tiber, yes; Lee, yes; Humke, yes; Kratochwill, yes; Tom DeVoss. Motion carried.

Steve Genoway introduced Kurt Muchow of Vierbicher who Reviewed the Business Park Development Plan. They are looking for input and some direction from the Plan Commission on what is coming out on this study.

Kurt reviewed 3 primary areas: Preliminary Site Analysis, Available Market and the Master Plan.

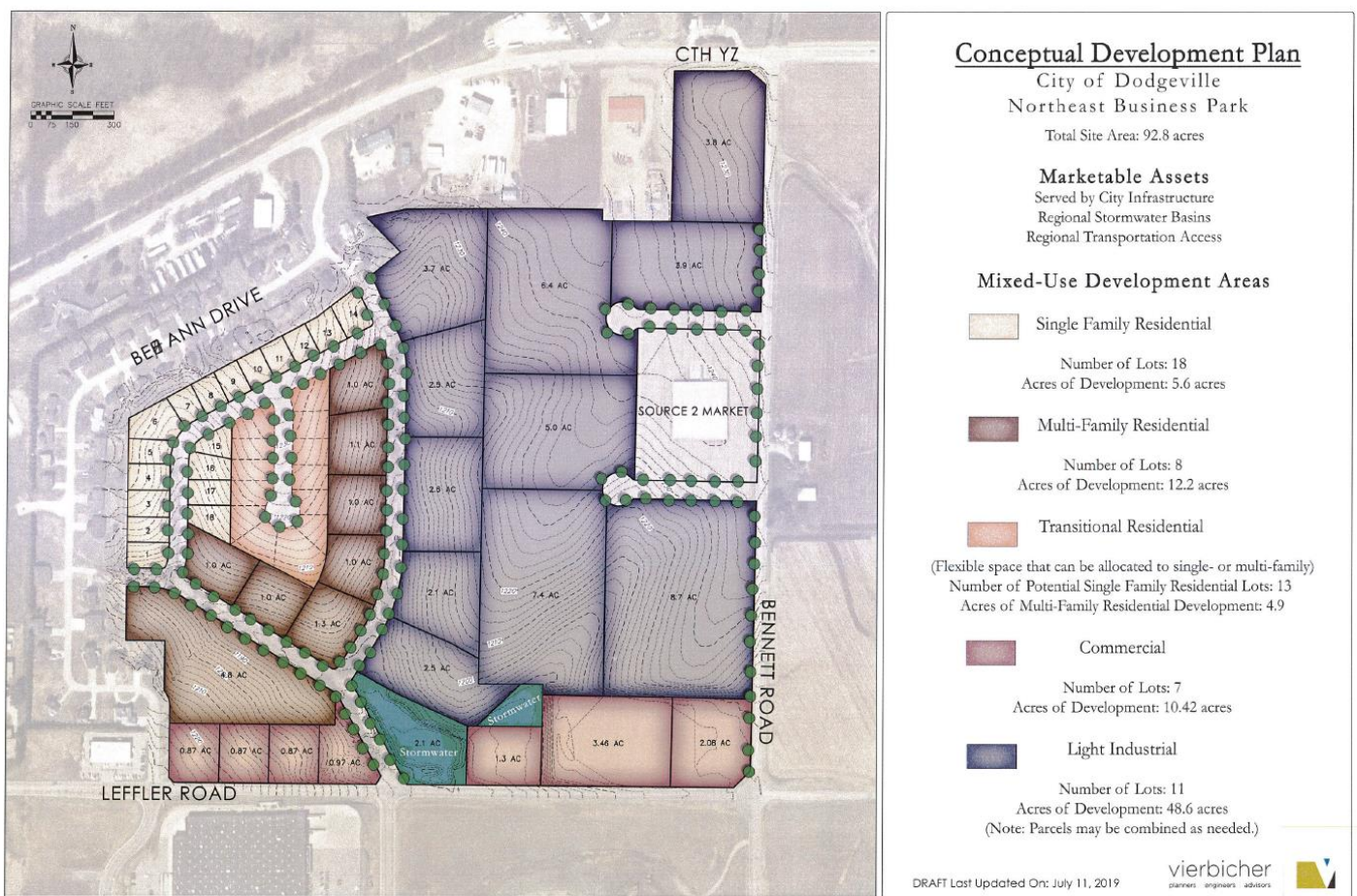
Kurt started with the Preliminary Site Analysis. This analysis is done because we want to take a comprehensive look at the property from a regulatory stand point and physical stand point to see if there are going to be any issues as we move forward in development or any conditions that should be taken into consideration as we start laying out the property. Vierbicher studied the soils, suitability with installing basements, suitability for commercial and light industrial development, reviewed wetlands and those kinds of things. There is an intermittent stream. They took photographs of the stream and sent them to the DNR for reviewed. Because there is no channel and so forth, they did not get defined as an audible water way so that is a non-issue. It is not located in a Flood Plain. Looked at the Cities well-head protection plan area which this property did not fall into. Evaluated the water & sewer system. The parcel already has water and sewer going around its boundaries, so it is very well served. Looked at endangered species inventory. There are 4 endangered species in the area so as we move forward this will need to be looked at. Kurt felt it would be a non-issue because it is an open site and there are no woods but there will be a little follow up on endangered species. Reviewed the area for any archeological sites. There is an archeological site on the upper south end. When that area gets

developed there will be a little more follow up but should be a non-issue. Looked at environmental contamination there are four sites to the west of the parcel. Due to the distance and typography it should be a non-issue. Looked at land use and zoning. Conclusion is there are no major issues that will impede this development of this parcel. Maps were reviewed as well.

Next reviewed was the Marketing Summary. The Plan Commission just completed a Housing Market Analysis which they pulled the summary out of it and it shows a pretty significant demand for both single family and multi-family homes and senior housing in the City. The challenge is to make this housing affordable. That is always the challenge for all communities in the area. They had very specific recommendations stating that housing is going to require community investment to bridge the financing gap between what is cost and what is affordable. There is going to have to be incentivize housing developments. Address issues with demographic changes. The younger generation looks at different housing than the middle age and seniors so work with generational housing issues. Help look for ways for residents to assist them in purchasing a home.

Economic Development was looked at. The Cities Comprehensive Plan was updated in 2017 so it is current. It recommends that the City develop a business park for small to medium size businesses and develop an incubator to assist with start-up for new businesses and the Plan identified a need for a new business hotel/business convention center. Evaluation of the parcel for a business incubator was looked at and this parcel has ample space for the start-up of an incubator.

Concept Plan (See map) - Roads will follow the drain ways. Kurt discussed the maps that he presented.



On the west side we reviewed the single-family housing development will adjoin the already existing single-family development area. Lot sizes are the same size as the lots that are already there. Along the center street there was consensus to progress from single family residential to multi-family residential to the light industrial.

This Conceptual Development Plan is showing 18 single-family residential lot's, or 5.6 acres developed; 8 multi-family residential lots or 12.2 acres developed; and there is 17.9 acres of transitional residential space which can be allocated to single or multi-family lots; 7 Commercial lots totaling 10.42 acres and finally 11 lots totaling 48.6 acres for light industrial development.

Vierbicher is at the point that they would like to see the Plan Commission weigh in and provide some feedback on the progress of the plan. They are looking for a recommendation how to proceed. Vierbicher will be offering marketing materials for the City to use to promote the area.

Timeline is the Fall of 2019.

Funding strategies for this project need to be discussed. First recommendation is a mixed use TID district. It is the only TID that allows for newly developed residential. To qualify for a mixed use TID you need to have at least 2 different land uses and we have 3 uses so this development would qualify. The other rule we need to address is no more than 35% of the newly plat area can be residential and we are well under that. In addition to qualify you need to meet 1 of 3 criteria. The one that most communities meet is the 3 units per acre which will not be an issue at all. Mix use TID life is 20 years and any cost associated with development is eligible.

Another TID opportunity is TIF affordable house expansion was created about 3 years ago that at the end of an existing TID can adopt a resolution and extend that TID for 1 more year. And that revenue needs to be used for affordable housing. Our current TID is scheduled to be terminated in 2020 or 2021. Currently we are receiving \$450,000 per year so by extending the TID one year we would receive \$450,000 which needs to be used anywhere in the city and 75% needs to be used for affordable housing and the remaining funds needs to be used to improve the housing stock in the City and so this would be a good alternative to assist with providing affordable housing.

Grant Opportunities are CDBG, Public Facilities for Economic Development Grant. We would need a business that is interested in constructing in the Park and needs sewer and water extended. You can get up to \$20,000 grant per job. So, if they commit to creating 10 jobs you could get \$200,000 or \$20,000 per job created. It will pay up to 50% of infrastructure cost.

Department of Transportation has grant opportunities for industrial parks. Transportation Economic Assistance Program. Similar that it needs a business interested in developing in the park. You can only get \$5,000 per job developed. They will pay up to 50% of streets related costs.

Economic Development Administration has a grant program to fund infrastructure and economic development including the creation of an incubator.

Tools from this study will help provide printed materials for our Economic Development Specialist to use to market the land in the industrial park and assist in its development. We can offer direct marketing as well with this completed plan.

TID financing takes roughly 3 months to create. October 1<sup>st</sup> is the deadline for TID financing increments.

Mike Humke made a motion to proceed with the Business Park Development Plan and present it to the City Council at the August 20, 2019 Council Meeting. Motion seconded by Tom DeVoss. Roll call: Mike Tiber,

yes; Greg Lee, yes; Mike Humke, yes; Robert Kratochwill, yes; Tom DeVoss, yes; and Dan Meuer, yes.  
Motion carried.

Motion to adjourn at 5:46 PM was made by Greg Lee and seconded by Mike Tiber. Motion carried.

Respectfully Submitted,  
Julie A. Abing