CALL TO ORDER:

APPROVAL OF MINUTES: Plan Commission – August 8, 2017

The Commission will receive information on non-agenda topics brought before the Commission by members of the public. The Commission will not discuss these topics, and will not take action on any of them at this meeting.

PLAN COMMISSION GENERAL BUSINESS:

1. Consider Conditional Use Permit for a plumbing supply storage business for use in the existing onsite garage. – 340 S Albert Ave; parcel #0162 – Andrew Gunther.
2. Consider Condition Use Permit site plan amendment to add a 50’ X 104’ storage building to Casa de Oakes. – 1130 Bindl Dr; parcel #2564 – Knull Properties Inc/David & Rebecca Knull.
3. Consider Certified Survey Map (CSM) to divide parcel into two. – Corner of Enterprise Dr and Fuhrman Dr; parcel #2093-32020 – City of Reedsburg.
4. Consider Site Plan Review to construct a 98,027 square foot freezer warehouse building. – Corner of Enterprise Dr. and Fuhrman Dr; parcel #2093-32020 – Sharratt Warehousing & Distribution LLC.
5. Consider ground sign at Viking Drive Estates apartments, 1701 Cottontail Ln.

JOINT AGENCY GENERAL BUSINESS:

1. Consider Closed Session per sec. 19.85(1)(e), Stats., conducting specified public business requiring a closed session for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

2. Reconvene into Open Session.

Reedsburg Industrial and Commercial Commission

a. Approve/Deny a recommendation Memorandum of Understanding for Sharratt Warehouse & Development LLC.

Finance Committee

a. Approve/Deny a recommendation Memorandum of Understanding for Sharratt Warehouse & Development LLC.
Common Council

a. Approve/Deny Memorandum of Understanding with Sharratt Warehousing & Distribution LLC.

b. Approve/Deny Certified Survey Map for Sharratt Warehouse & Distribution LLC.

c. Approve/Deny Transfer of land for Sharratt Warehouse & Distribution LLC Project
   (Final City Resolution will be a part of Development Agreement)

ADJOURN

Date: September 8, 2017

Notice is hereby given that a majority of the members of the Common Council may attend this meeting to gather information about a subject over which the Common Council has decision-making responsibility. If a quorum of the Common Council attends this meeting, no action will be taken by the Common Council at this meeting.

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Clerk at 524-6404, 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.
Reedsburg Plan Commission
August 8, 2017

Alder Jim Heuer called the meeting of the Reedsburg Plan Commission to order at 6:00 p.m. in Reedsburg City Hall.

Present: Jim Schulenburg, Josh Bernien, Charlie Backeberg & Steve Zibell
Absent: Mayor Dave Estes & Alder Dave Knudsen

Staff: Brian Duvalle

Approval of Minutes: Motion by Backeberg, seconded by Schulenburg to approve the 7/11/17 minutes. Motion approved

Consider Certified Survey Map to divide existing parcel into two parcels. – E6086 Friske Rd; parcel #030-0104 – Blakeslee Land Surveying.
Discussion was held on the future driveways, which the County will handle. The Town and ET recommend approval.

Motion by Backeberg, seconded by Heuer to recommend approval of the CSM as presented. Motion approved

Consider Resolution 4293-27 to abandon the public way (alley) between Parcels: 1016 and 1017 on S. Walnut Street – Walnut Street Flats Apartments.
Discussion was held on the existing sewer in the alley, but the new developer may continue to use it too.

Motion by Backeberg, seconded by Zibell to recommend approval as presented. Motion approved

Consider recommendation for economic development agreement with GRAEF.
Discussion was held on planning for the other gateways too, but those should come in future years. TIF funding applies to the south and east areas for now.

Motion by Heuer, seconded by Schulenburg to recommend approval of the agreement as presented. Motion approved

Discuss zoning updates.
1. Fences – discussion was held on which side to face out, setbacks, and business zone fencing. Duvalle will study and report back.
2. Rezoning – the City will initiate a request next month for 122 W Main St. This property now has two zones after joining with part of 140 Eagle St.
3. Platting – discussion was held on possible future re-platting of the downtown, where upper floors could be sold separately from first floors.
4. CUP – Duvalle stated that there will be a CUP request in Sept for a plumbing supply business on S Albert Ave in a B-3 zone.

Motion by Backeberg, seconded by Bernien to adjourn at 6:40. Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector
APPPLICANT: Andrew Gunther

LOCATION: 340 S Albert Ave; parcel #0162

ZONING: B-3 Business

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for a plumbing supply storage business for use in the existing onsite garage.

General Findings

SURROUNDING LAND USES:
- North – Residential
- West – Residential
- South – Business
- East – Vacant

ZONING:
- North – R-1 and B-3
- West – R-1
- South – B-2
- East – Conservancy

TOPOGRAPHY:

STREET R.O.W./TRAFFIC/ACCESS: 115 – 160’ ROW, S Albert Ave

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential w/local commercial
Site Plan Review Findings of Fact for Section 17.14(5)(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel contains an existing detached garage.
2. The Board finds that a plumbing supply storage business is proposed.
3. The Board finds that section 17.12 Schedule 2 permits hardware stores as conditional uses.
4. The Board finds that the parcel is zoned B-3 Business.
5. The Board finds that the garage is 24’ X 30’.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. N/A

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there is an existing driveway on S Albert Ave

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
2. It does not impede the vision of traffic along adjacent streets.
3. It does not unnecessarily illuminate night skies.

The Board finds that the plans do not indicate exterior lighting.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. N/A

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Residential w/ local commercial.
Conditional Use Permit Findings of Fact for Section 17.13(1)(A-F)

Proposed operation - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the existing parcel contains an existing detached garage.
2. The Board finds that a plumbing supply storage business is proposed.
3. The Board finds that section 17.12 Schedule 2 permits hardware stores as conditional uses.
4. The Board finds that the parcel is zoned B-3 Business.
5. The Board finds that the garage is 24’ X 30’.
6. The Board finds that the parcel owner also owns the adjacent house to the north.

Architectural plans; existing and proposed structures - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

1. The Board finds that the garage is 24’ X 30’.

Character and use of adjoining buildings and those in the vicinity - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding parcels have mostly residential uses with commercial to the south.
2. The Board finds that the surrounding area is zoned Residential with business north and south along S Albert Ave.

Traffic generation, circulation and parking areas - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that the existing parcel contains an existing detached garage.

Highway access and driveway locations - The proposed conditional land use shall be adequately served by public or private streets.

1. The Board finds that the property is on S Albert Ave (HWY 23).

Sewerage and water systems - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

1. N/A
STAFF COMMENTS: The zoning ordinance does not specifically address storage as a use in the B-3 zone. However it does conditionally permit hardware retail, which would have a larger effect on the property and surrounding properties than a storage use while containing similar items.

Therefore the case could be made that this proposed use is allowable with a CUP. But that is something the Plan Commission will need to review and decide. If approved I suggest the following conditions:

1. No employees or customers onsite
2. No signage or at most a single wall sign
3. Expand driveway as needed to allow turn-around of vehicles (to prevent backing into street or backing from street into lot)
4. Specify plumbing supplies only

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, September 12, 2017, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review
G. Notice of Public Meeting
City of Reedsburg Land Use Application
134 S. Locust St.
PO Box 490
Reedsburg, WI 53959
Ph: 608-524-6404
Fax: 608-524-8458
bdvalle@ci.reedsburg.wi.us

APPLICANT: Andrew Gunther
ADDRESS: 27 Saz Cir. CITY: Reedsburg STATE: WI
ZIP: 53959 PHONE: 414-531-9845 FAX: _______________________
E-MAIL: DrewzRAQ@yahoo.com

PROPERTY OWNER: (if different from Applicant) Kelley Budnik

LOCATION: 340 S. Albert Ave PARCEL #: 0162

LAND USE REQUEST
(Please describe one or more as applicable – attach extra pages/maps if necessary)

- Certified Survey Map (CSM): _______________________________________________________________________

- Conditional Use Permit: ___________________________________________________________________________
  For CONDITIONAL USE PERMIT requests, also answer “A & B” on back page.

- Preliminary Plat: _____ Final Plat: _____ Name of Plat: _______________________________________

- Rezoning - From: ___________________________ To: _____________________________________________

- Site Plan Review: (See “B” on back page) _______________________________________________________

- Zoning Appeal / Interpretation: ________________________________________________________________

- Zoning Variance: _____________________________________________________________________________
  For VARIANCE requests, also answer “C” on back page.

- Other: ______________________________________________________________________________________

AFFIDAVIT
I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

Andrew Gunther 1-31-17

Applicant Signature / Date

Kelley Budnik 1-08-17

Owner Signature / Date

Extraterritorial Committee Date: __________________________
Plan Commission Date: __________________________
Board of Zoning Appeals Date: __________________________
City Council Action & Date: __________________________

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

G:\wnet\Zoning - Planning\Land Use Appl.doc

Conditional Use $153
Cond. Use-Agriculture $400
Variance $112
Zone Change $200
C.S.M. $171
Subdivision Plat $610
- w/ Stormwater Plan $100
Flood Plain Zone $189
Mapping Fee $61/parcel
in plat
Comp Plan Amend $200
Date Paid __________________________
Receipt # __________________________
Building Permits

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City of Reedsburg - Plan Commission
Staff Report

DATE OF MEETING: 9/12/17

APPLICANT: Knull Properties Inc/David & Rebecca Knull

LOCATION: 1130 Bindl Dr; parcel #2564

ZONING: B-2 Business

PROPOSED LAND USE CHANGE: Conditional Use Permit (amended site plan)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Condition Use Permit site plan amendment to add a 50’ X 104’ storage building to Casa de Oakes.

General Findings

SURROUNDING LAND USES:
- North – Commercial
- West – RAHS
- South – Ag
- East – Residential

ZONING:
- North – B-2
- West – G
- South – A
- East – R-2 and A

TOPOGRAPHY:

STREET R.O.W./TRAFFIC/ACCESS: 66’ ROW, Access from Bindl Dr

ENVIRONMENTAL HAZARDS/CONDITIONS:

COMPREHENSIVE PLAN DESIGNATION: Commercial
Site Plan Review Findings of Fact for Section 17.14(5)(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel contains an existing CBRF.
2. The Board finds that an accessory storage building is proposed.
3. The Board finds that a CBRF is conditional under section 17.13(2)(I) of the zoning ordinance.
4. The Board finds that the parcel is zoned B-2 Business.
5. The Board finds that the building would be approximately 50’ X 104’.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that stormwater basin is located just to the north of the building site.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there is an existing driveway on Bindl Dr.

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
2. It does not impede the vision of traffic along adjacent streets.
3. It does not unnecessarily illuminate night skies.
1. The Board finds that the plans do not indicate exterior lighting.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. N/A

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Commercial.
Conditional Use Permit Findings of Fact for Section 17.13(1)(A-F)

Proposed operation - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the existing parcel contains an existing CBRF.
2. The Board finds that an accessory storage building is proposed.
3. The Board finds that a CBRF is conditional under section 17.13(2)(I) of the zoning ordinance.
4. The Board finds that the parcel is zoned B-2 Business.
5. The Board finds that the building would be approximately 50’ X 104’.

Architectural plans; existing and proposed structures - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

1. The Board finds that building plans are attached with the application.

Character and use of adjoining buildings and those in the vicinity - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding parcels have both commercial and residential uses.

Traffic generation, circulation and parking areas - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that there is an existing driveway on Bindl Dr; no direct access onto HWY 23
2. The Board finds that additional parking will not be needed.

Highway access and driveway locations - The proposed conditional land use shall be adequately served by public or private streets.

1. The Board finds that there is an existing driveway on Bindl Dr; no direct access onto HWY 23

Sewerage and water systems - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

1. NA
COMMENTS
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES:
AMBULANCE:
ADMINISTRATOR:
SCHOOL:

STAFF COMMENTS: This building would replace a similar size day care that was originally proposed. If approved, its placement should be outside the highway building setback. Gutters may be needed to direct stormwater to the adjacent retention basin.

FWIW, when I stopped to look at it onsite, a resident expressed concern it would block his view but didn’t want to lodge a formal complaint. Despite the view, this location would require less excavation.

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134 S. Locust St.
PO Box 490
Reedsburg, WI 53959
Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Knoll Properties LLC / David & Rebecca Knoll
ADDRESS: 1130 Bindl Drive CITY: Reedsburg STATE: WI
ZIP: 53959 PHONE: 608-524-9876 FAX: 608-524-8527
E-MAIL: forrest@casadelcakies.com
PROPERTY OWNER: (if different from Applicant) ________________________________
LOCATION: 1130 Bindl Drive PARCEL #: 296 2564 0000

LAND USE REQUEST
(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ Certified Survey Map (CSM): ________________________________

☐ Conditional Use Permit: ________________________________

For CONDITIONAL USE PERMIT requests, also answer “A & B” on back page.

☐ Preliminary Plat: _____ Final Plat: _____ Name of Plat: ________________________________

☐ Rezoning - From: ________________________________ To: ________________________________

☐ Site Plan Review: (See “B” on back page) ________________________________

☐ Zoning Appeal / Interpretation: ________________________________

☐ Zoning Variance: ________________________________

For VARIANCE requests, also answer “C” on back page.

☐ Other: ________________________________

AFFIDAVIT
I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

Rebecca J. Knoll 8-18-17	Rebecca J. Knoll 8-18-17
Applicant Signature / Date	Owner Signature / Date

Extraterritorial Committee Date: ________________________________
Plan Commission Date: ________________________________
Board of Zoning Appeals Date: ________________________________
City Council Action & Date: ________________________________

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

G:\wpnet\Zoning - Planning\Land Use Appl.doc
This proposal is for construction of a 50’ X 100’ cold storage building adjacent to the current facility housing Casa de Oakes, Inc. to be completed by December 31, 2017. The building will be used to store vehicles, trailers, lawn/snow removal equipment, etc. owned by Casa de Oakes, Inc. The only utilities will be limited electrical for lights and a small number of electrical outlets. No plumbing or HVAC system is proposed for the building.

The building will be wood frame with a metal exterior and roof. Careful considerations have been given to the color scheme and exterior enhancements so as to give the building a very classy look that blends in well with the existing structure. The interior will have a concrete floor. There will be 3 - 12’ overhead doors with windows, 2 walk in doors and 2 – 3’ X 4’ windows, all located on the north-east side of the building. The remaining sides of the building will have no windows or doors to facilitate added security.

No additional parking or public roads right-of-way would be required. There will be no additional exterior lighting required. The building will use the storm water controls already in place for the Casa de Oakes building. Please see attached documents for architectural plans for the existing and proposed structure.

Cleary Building Corp. out of Verona WI will be the primary contractor for the project. Ray Zobel excavating will be doing the site preparation and Service Electric will be doing the electrical work.
Elevations for Building 1

South End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.
Elevations & Floor Plan

North End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.
Elevations & Floor Plan

West Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

East Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.
City of Reedsburg - Plan Commission
Staff Report

DATE OF MEETING(S): Plan Commission - 9/12/17
City Council – 9/25/17 – 7PM (Certified Survey Map only)

APPLICANT: City of Reedsburg (CSM) & Sharratt Warehousing & Distribution LLC (SPR)

LOCATION: Corner of Enterprise Dr and Fuhrman Dr; parcel #2093-32020

ZONING: I-2 Heavy Industrial

PROPOSED LAND USE REQUEST: Certified Survey Map (CSM) & Site Plan Review (SPR)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM and SPR to divide the parcel into two and construct a 98,027 square foot freezer warehouse building.

General Findings

SURROUNDING LAND USES:
- North – Industrial
- West – Vacant
- South – Ag, Vacant
- East – Vacant, Airport

ZONING:
- North – I-2
- West – I-2
- South – Ag
- East – I-2, Ag

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: 66’ ROW, Corner of Enterprise Dr & Fuhrman Dr

ENVIRONMENTAL HAZARDS/CONDITIONS: Floodplain

COMPREHENSIVE PLAN DESIGNATION: Industrial
Site Plan Review Findings of Fact for Section 17.14(5)(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel is vacant.
2. The Board finds that a 98,027 square foot freezer warehouse building is proposed.
3. The Board finds that section 17.12 Schedule 3 permits warehousing.
4. The Board finds that the parcel is zoned I-2 Heavy Industrial.
5. The Board finds that the new parcel would be 14.92 acres.
6. The Board finds that 25 parking spaces are proposed; section 17.31 requires 1 space per 2 employees.
7. The Board finds that the building would be about 43’ high; the airport map indicates a ground level of 888’ and a height limit of 940’.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that stormwater ponds will be placed to the north and south of the building.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there will be driveways from Fuhrman Dr.
2. The Board finds that parts of Fuhrman Dr are in the 1% - chance flood zone.

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
2. It does not impede the vision of traffic along adjacent streets.
3. It does not unnecessarily illuminate night skies.

1. The Board finds that the plans do not indicate exterior lighting but will be required at exit doors.
2. The Board finds that this standard shall be met.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. N/A

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Industrial.
COMMENTS
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES: There are three water services to the lot. RUC will require that any service not to be used, be disconnected.

AMBULANCE:
ADMINISTRATOR:
SCHOOL:

STAFF COMMENTS: As of this writing:

1. I am attempting to verify with the DNR that there is no problem with placing any fill along the west lot line. There is some floodplain and flood storage area there according to the FIRM.
2. We may need verification that Ambulance and FD can access the lot during a flood event. Parts of S Dewey and Fuhrman Dr appear to be in the floodplain per the FIRM.
3. Verify DNR stormwater permit has been or will be obtained by the applicant.

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134 S. Locust St.
PO Box 490
Reedsburg, WI 53959
Ph: 808-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: SHARRITT WAREHOUSING DISTRIBUTION LLC
ADDRESS: 1301 ENTERPRISE DR. CITY: REEDSBURG STATE: WI
ZIP: 53959 PHONE: 920 650 8182 FAX: 
E-MAIL: SHARRITTWAREHOUSING Dtl EMAIL.com

PROPERTY OWNER: (if different from Applicant) 

LOCATION: EULIAN & ENTERPRISE DRIVE PARCEL #: 276-2083-22020

LAND USE CHANGE REQUESTED
(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ Conditional Use Permit: CONSTRUCTION OF COOL STORAGE WAREHOUSE DISTRIBUTION

For CONDITIONAL USE PERMIT requests, also answer "A" on the opposite side.

☐ Zoning Variance:

For VARIANCE requests, also answer "B" on the opposite side.

☐ Zone Change (Rezoning) - From: ________________ To: ________________

☐ Certified Survey Map (C.S.M.):

 ☐ Preliminary Plat: ___ Final Plat: ______ Name of Plat: ________________

☐ Flood Plain Zone Change: From: ________________ To: ________________

☐ Comprehensive Plan Amendment:

☐ Other: ________________________________

AFFIDAVIT
I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

[Signature]
Applicant Signature / Date 03-30-2017

Owner Signature / Date

Extraterritorial Committee Date: ____________________
Plan Commission Date: ____________________
Board of Zoning Appeals Date: ____________________
City Council Action & Date: ____________________

Account #10-461500-00

Conditional Use $153
Cond. Use-Agriculture $400
Varience $12
Zone Change $200
C.S.M. $171
Subdivision Plat $610
- w/ Stormwater Plan $100
Flood Plain Zone $189
Mapping Fee $61/parcel
in C.S.M./plat
Comp Plan Amend $200
Data Paid
Receipt # 

The applicant or representative MUST ATTEND the meeting.

C:\Users\kwitt.CITYHALL\Desktop\Land Use Appl.doc

SAUK COUNTY CERTIFIED SURVEY MAP No __________.

PROPOSED RAIL SPUR & EASEMENT,
AREA: 2.83 Ac.
123433 Sq. Ft.,

60' WIDE STORM WATER EASEMENT DESCRIPTION

A Storm Water Management Easement, 60 feet in width, located in part of the SE 1/4 of the NW 1/4 of Section 14, Township 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin.

LEGAL DESCRIPTION

Commencing at the West Quarter Corner of Section 14, T12N, R5E; Thence, N00°01'43"E, along the west line of the SW 1/4 of the NW 1/4 of said Section 14, 405.36 feet;

Thence N89°49'46"E, 1151.76 feet to the northwest corner of Lot 1 of this Certified Survey Map, and the east right-of-way of Fuhrman Drive and the point of beginning (P.O.B.) of this easement description;

Thence N89°49'46"E, along the north line of said Lot 2 of Sauk County Certified Survey map 5937, 851.73 feet to the northeast corner of Lot 1 of this Certified Survey Map;

Thence S00°10'14"E, along the east line of Lot 1 of this Certified Survey Map, 60.00 feet;

Thence S89°49'46"W, 851.73 feet, to the east right of Fuhrman Drive;

Thence N00°10'14"W, along said east right-of-way, 60.00 feet returning to the point of beginning;

Parcel contains 1.17 Ac., 51104 Sq. Ft., and is subject to all other easements and rights-of-way of record.

SAUK COUNTY CERTIFIED SURVEY MAP NO. 5937

LOT 1
14.92 Ac.
649889 Sq. Ft.

PROPOSED RAIL SPUR EASEMENT

30' WIDE RAIL SPUR EASEMENT DESCRIPTION

A Railroad Spur Easement, 30 feet in width, located in part of the SE 1/4 of the NW 1/4 of Section 14, Township 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin.

LEGAL DESCRIPTION

Commencing at the West Quarter Corner of Section 14, T12N, R4E, Thence, N00°01’43”E, along the west line of the SW 1/4 of the NW 1/4 of said Section 14, 403.36 feet;

Thence N89°49’46”E, 2003.49 feet to the northwest corner of Lot 1 of this Certified Survey Map;

Thence S00°12’11”W, along the east line of Lot 1 of this Certified Survey Map, 78.94 feet to the point of beginning (P.O.B.) of this easement description;

Thence S90°00’00”W, 367.40 feet to the point of curvature of a curve to the right;

Thence along said curve to the right having a radius of 470.42 feet, a chord of 55.65 feet which bears S89°16’32”E, an arc distance of 55.68 feet to the southeasterly right-of-way of the Wisconsin Southern Railway;

Thence S55°45’23”E, along said southeasterly right-of-way, 77.80 feet to a non-tangent arc, concave to the southwest;

Thence along a non-tangent arc concave to the south having a radius of 440.42 feet, a chord of 121.19 feet which bears N81°44’49”W, an arc distance of 121.38 feet;

Thence N90°00’00”W, 367.31 feet, to the east line of Lot 1 of this Certified Survey Map;

Thence N00°05’37”W, along said east line of Lot 1, 30.02 feet returning to the point of beginning;

Parcel contains 0.31 Ac., 13612 Sq. Ft., and is subject to all other easements and rights-of-way of record.

28 Aug 2017 - 6:32a  |  RIE DESIGN SERVICES 1421867 |  REEDSBURG HOMEOWNERS (CAS) 11476-44 |  LOT CSMS.dwg  |  by mkn

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Professional Land Surveyor #2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the sub-dvision regulations of the City of Reedsburg, and under the direction of the ESI Design Services, I have surveyed, divided, and mapped this Certified Survey, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NE 1/4 of the SW 1/4, the SE 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 14, T12N, R4E, City of Reedsburg, Sauc County, Wisconsin, containing 14.92 acres of land and described as follows:

Legal Description

Re-Plat of Lot 2 of Sauc County Certified Survey Map 5937, Recorded In Vol. 34, Pg. 5937, as Doc. 1012425 and Located in the NE 1/4 of the SW 1/4, the SE 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 14, T12N, R4E, City of Reedsburg, Sauc County, Wisconsin.

Commencing at the West Quarter Corner of Section 14, T12N, R5E; Thence, N00'00"45' E, along the west line of the NW 1/4 of said Section 14, 405.36 feet;

Thence N89°49'45" E, 1151.76 feet, to the northwest corner of Lot 2 of Sauc County Certified Survey Map 5937, the east right-of-way of Fuhrman Drive and the point of beginning (P.O.B.) of this description;

Thence N89°49'45" E, along the north line of said Lot 2 of Sauc County Certified Survey Map 5937, 851.73 feet;

Thence S00°10'41" E, 762.16 feet, to the north right-of-way line of Enterprise Drive;

Thence S89°42'21" W, along said north right-of-way of Enterprise Drive, 851.99 feet;

Thence S89°44'34" W, continuing along said north right-of-way of Enterprise Drive, 199.74 feet, to the east right of Fuhrman Drive and the southwest corner of said Lot 2 of Sauc County Certified Survey Map 5937;

Thence N00°10'14" W, along said east right-of-way of Fuhrman Drive, 763.56 feet returning to the point of beginning;

Parcel contains 14.92 Ac., 649,889 Sq. Ft., and is subject to all other easements and rights-of-way of record.

Marc A. Londo
PLS-2696
Vierbicher Assoc.

CITY OF REEDSBURG COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey in the NE 1/4 of the SW 1/4, the SE 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 14, T12N, R4E, City of Reedsburg, City of Reedsburg, owner, is hereby approved by the Common Council of the City of Reedsburg.

David G. Estes, Mayor

Jacob Crosetto, Clerk

8/28/2017
FACE BRICK OVER CONCRETE BLOCK MASONARY PIER

DIMENSION STRING FOR LOCATION OF REBARS IN CONCRETE BASE

25 1/4"x25 1/4"x2 1/4" SMOOTH FLAT TOP CUT STONE CAP W/ HAMMERED EDGES

3 PIECES AT +/-3" BY 13" WIDE x 2 1/4" TH. SMOOTH FLAT TOP CUT STONE CAP W/ HAMMERED EDGES

FACE BRICK OVER CONCRETE BLOCK MASONARY PIER +/-72" LG. x 48" WIDE OVAL PAINTED SIGN PROVIDED BY PREMIER REAL ESTATE MANAGEMENT INSTALLED BY NICOLET LUMBER

FACE BRICK TO WRAP AROUND SIGN W/ 1 1/4" REVEAL

SURFACE APPLIED PHONE NUMBER PANEL PAINTED SIGN PROVIDED BY PREMIER REAL ESTATE MANAGEMENT INSTALLED BY NICOLET LUMBER

GRADE LINE 13'-0"x4'-0"x12" TH. CONC. SLAB W/ #4 BARS 12" O.C. EACH WAY - PROVIDE DOWELS 2- #4 DOWELS 48" ABOVE SLAB AT EACH PIER 4" APART CENTERED ON PIER

PREMIER ESTATES

PLAN VIEW

FRONT ELEVATION

SIDE VIEW

LARGE PROJECT SIGN
To: Planning Commission Industrial and Commercial Development Commission, Finance Committee, Mayor and Common Council

Prepared By: Don Lichte, Chairman and Kurt Muchow, Technical Consultant
Reedsburg Industrial and Commercial Development Commission (RICDC)
Stephen P. Compton, City Administrator

Date of Meeting: September 12, 2017 (Planning Commission & Joint Agency Meeting)
Subject: Sharratt Warehouse & Development, LLC - Memorandum of Understanding (MOU).

BACKGROUND

The Reedsburg Industrial and Commercial Development Commission have worked with the Sharratt Warehousing & Distribution, LLC for the past five plus years to bring a Warehouse facility to the City of Reedsburg. Many meetings and discussion have resulted in private investor agreements, lenders funding the development and even a U.S. Government agency helping fund construction. In anticipation of future “Development Agreements” the City Administrator engaged the services of Ehlers-INC, a municipal Tax Increment District financial advisor to review all TIF Districts and to specifically review the financing proposed for the Warehouse project.

Last year during a coordinating meeting City and Utility Staff along with developer representatives walked the site to discuss warehouse infrastructure coordination needs.

ANALYSIS

PROJECT: A Warehouse facility, delivering employment opportunity, located on 14.9 acres in the City of Reedsburg Industrial Park with rail and trucking access has been proposed.

Tenants for using the facility will be served by 350 rail cars traffic daily, roadway access to the property will expect a certain level of truck traffic. The Warehouse facility will include truck docks and trailer storage area on location. Consideration should be discussed to allow large entrances, associated employee parking spaces; storm water detention facilities and landscaping will be part of the Planning Commission consideration.

Following the Planning Commission and Reedsburg Industrial and Commercial Commission (RICDC) reviews/recommendations the City Council will be asked to consider the “Draft Memorandum of Understanding” attached to this staff report.

Developer Due Diligence: A review of the Warehouse developer’s by Don Lichte, the Chairman of Reedsburg Industrial and Commercial Commission (RICDC) was completed. Also the developers have national presence on public web sites:
Novogradac & Company LLP is a national certified public accounting and consulting firm.
Developer: Richard and Dianne Sharratt: Type of Development: Commercial
Owner: Sharratt Warehousing & Distribution, LLC: City and State: Reedsburg, Wisconsin
Brief Description of Development:

An exciting rural, operating business project located in the heart of Wisconsin’s dairy, vegetable and fruit production regions. This project consists of the development, construction and operation of rail served warehousing and distribution facility, providing temperature controlled storage and logistics capabilities to food and agriculturally-related industries. The project will be owned and managed on site by a husband and wife team that has founded and successfully operated five public refrigerated warehouses in four cities and two states. In addition to job creation from the project (full time direct jobs, as well as construction-related and other indirect jobs), the project is anticipated to spur much needed additional development in the City of Reedsburg.

FISCAL IMPACT

Greg Johnson, Ehlers Financial Analysis has prepared cash flows for all Tax Increment Districts in 2017. A special Tax Increment District #9 cash flow study was prepared for the Sharratt Warehouse Project. The cash flow shows the development in the district #9, to be a positive cash generator for the district. Mr. Johnson has validated the funding numbers proposed in the MOU.

Greg Johnson, Ehlers will be available by telephone for the Joint Agency meeting on Sep. 12, 2017

STAFF RECOMMENDATION

This report is for review by members of the Planning Commission and the Joint Agencies meeting to recommend the project to the City Council.

Action: Approve/Deny the Sharratt Warehouse & Distribution, LLC Memorandum of Understanding,

ATTACHMENT:

- Warehouse - 2017 Memorandum of Understanding
- Site Plan/Elevations – Submitted for approval by Plan Commission
- Time Line
MEMORANDUM OF UNDERSTANDING

Between

Sharratt Warehousing & Distribution, LLC

Sandhill, Inc.

And The

City Of Reedsburg, Wisconsin

Sharratt Warehousing & Distribution, LLC (Developer) and Sandhill, Inc. (Corporation) are proposing to construct and operate a new warehouse and distribution facility in Reedsburg’s Industrial Park. This Memorandum of Understanding (MOU) is intended to summarize the commitments of the Developer, Corporation and City of Reedsburg (City). These commitments will be formalized in a Development Agreement which will be executed by the Developer, Corporation and City. For purposes of this Memorandum of Understanding, Developer and Corporation are commonly referred to as Developer.

WITNESSETH:

Whereas, the Developer is contemplating constructing and operating a new cold storage warehousing and distribution facility in Reedsburg’s Industrial Park. The project would result in the creation of new tax base and new jobs; and

Whereas, the new facility will provide needed warehousing space for food processing companies in the area; and

Whereas, the ultimate decision to construct the facility will be based on the financial feasibility of the project.

Whereas, the City recognizes the importance of growing the local economy and working cooperatively with business to help facilitate business expansion;

Whereas, the City recognizes the economic benefits created by the proposed project is good for the citizens of Reedsburg; and

Whereas, it has been concluded that it is in the City’s best interest to have this project be implemented in Reedsburg.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

I. Developer Agreement

1. Purchase the parcel of land identified on Exhibit A from the City for one dollar ($1.00). The parcel size is approximately 14.9 total acres. The value of the parcel, based on the cost of land acquisition, site development and infrastructure is $600,000.

2. Construct and operate a new warehousing and distribution facility as illustrated on Exhibit B within the schedule shown on Exhibit D. The new facility shall consist of the following: approximate 97,000 square foot building including warehouse space, space for dock areas, mechanical space and office. The project shall also include: a new rail spur, access drives, truck docks, parking areas, stormwater facilities, landscaping and storage racking systems.
3. Expend $19,650,000 toward the new facility, which is broken down as follows: $16,800,000 for real estate improvements, $1,350,000 for personal property (racking, lift equipment, WMS system, etc) and $1,500,000 of non-taxable improvements.

4. Increase the equalized taxable value of real estate on the parcel by $12,600,000 and create $800,000 of personal property taxable value by December 31, 2018. Generate at least the annual amount of tax increment revenue as shown on Exhibit C for the term of the Development Agreement, with the first full payment being in 2020.

5. Develop a storm water management system on the parcel to meet the requirements of state and federal storm water regulations and apply for all necessary permits. Note, the Developer may expand the City's regional detention basin to provide a portion of the required stormwater management facilities.

6. Create 20 new full time equivalent jobs with wages from $12 of $18 per hour, plus benefits, by December 31, 2020.

7. Utilize the Wisconsin Southern Railroad to transport product to and from the facility. The estimated rail usage will be 350 cars per year.

8. Design, construct, own and maintain the new rail spur constructed to serve the warehousing and distribution facility. The Developer shall agree to an additional rail spur to be constructed off of this rail spur to serve the vacant industrial property located east of the proposed warehousing and distribution facility. Any future rail spur shall be designed, constructed, owned and maintained by others. The future rail spur owner shall enter into a rail agreement with the Developer.

9. Obtain all necessary permits; comply with all local, state, and federal requirements. Developer shall be responsible to pay all permit fees and City impact and connection fees.

10. Submit a site plan, building plan and a landscaping plan for the City to review and approve.

11. Execute a Development Agreement between the City and Developer as stipulated in Section IV.

12. Developer shall not seek a reduction of property tax assessment during the term of this agreement.

13. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost of the City.

II. City of Reedsburg Agreement

1. Sell the parcel of land identified on Exhibit A to the Business for one dollar ($1.00). The parcel size is approximately 14.9 acres. The value of the parcel, based on the cost of land acquisition, site development and infrastructure is $600,000.

2. Using TID No. 9 funds, the City shall provide a Direct Business Assistance grant in the amount of $930,000 to be used toward the rail spur, stormwater management facilities, site development, landscaping, soil stabilization and building construction.

3. Using TID No. 9 funds, the City shall provide TIF funding to the Developer using the "pay-as-you-go" methodology. Based on the guaranteed TIF revenue shown in Exhibit C, the City shall make annual TIF payment to the Developer in the amount of $145,000. The first payments will be made in 2020 and the last payment in 2029. Said payments shall be made provided the Developer is in compliance with the terms of the Development Agreement. Payments are also subject to the Guaranteed Tax Increment Revenue provisions included in Section III, 4 of this Agreement.
4. Construct a water main loop starting at the east end of the existing water main in Enterprise Drive, and extend the main east and northerly to Laukant Street. The estimated cost is $275,000.

5. The City shall provide a Right of First Refusal for a 5 year period to the Developer to purchase up to 5 acres of additional land immediately east of the parcel shown on Exhibit A. To exercise the Right of First Refusal, the Developer shall commit to an expansion project that justifies the need for the additional land. Construction of the proposed facility on the adjacent land shall take place within 2 years of exercising the Right of First Refusal.

6. The City agrees to assist the Developer obtain financial assistance from available local, state and federal programs.

7. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Security

1. Insurance. The Developer shall maintain insurance on the Parcel, in an amount not less than the full insurable value of the improvements, for fire, casualty, and external damage coverage and shall name the City as an additional insured, for the term of this Agreement. The City shall be in a subordinate position to any bank and/or other lender (collectively, the "Lender") providing construction or long-term financing for the Facility or to the Developer. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within thirty (30) days after commencement of construction at the Facility. Thereafter, the Developer shall provide the City with written evidence of compliance with this Section on an annual basis. In the event the improvements on the Parcel are damaged or destroyed before the City has totally recovered its expenditures for this project, the proceeds from the insurance shall be payable to the Developer, and subject to the Lender’s requirements, shall be applied toward either (a) the reconstruction of the improvements so destroyed or damaged, or (b) the then outstanding unpaid principal balance of the City’s loan taken out to fund the City's Development Costs. The parties agree that solely for purposes of this Agreement, the amount of the City's Development Cost is one million three hundred thirty five thousand and no/100’s Dollars ($1,335,000.00).

2. Irrevocable Letter of Credit. The parties acknowledge and agree that the Tax Increment received by the City from TID No. 9 is intended to be sufficient to pay the City those sums which the City will incur in Development Costs, plus interest. The City’s Development Costs include the cost for infrastructure and Direct Business Assistance. The City’s Development Costs also include incurred administrative, grant writing, grant administration, legal and financing costs. The parties agree that solely for purposes of this Agreement, the amount of the City's Development Cost is one million three hundred thirty five thousand and no/100’s Dollars ($1,335,000.00).

Notwithstanding any other provisions herein, if Developer is not in complete compliance with the conditions set forth in Article I, then the City, at its sole option, may draw upon the Irrevocable Letter of Credit in a sum not exceeding one million three hundred thirty five thousand and no/100’s Dollars ($1,335,000.00), plus accrued interest. DEVELOPER, at the time of Closing shall provide the City an irrevocable Letter of Credit. The Irrevocable Letter of Credit shall be payable at sight to the City, authorize partial draws, and shall include a provision requiring that the City be given written notice not less than 45 days nor more than 60 days prior to expiration of the irrevocable Letter of Credit. The termination date of the Irrevocable Letter of Credit is December 31, 2018, or the date of occupancy of the new warehousing and distribution facility as described in Section I.

3. First Position Real Estate Mortgage. The parties acknowledge and agree that the Tax Increment received by the City from TID No. 9 is intended to be sufficient to pay the City those sums which the City has incurred in the acquisition and development of the Development Site. The parties agree that solely for purposes of this Agreement, the amount the City considers attributable to the
Development Site is six hundred thousand and no/100’s Dollars ($600,000.00) ("City Upfront Development Cost"). The City Upfront Development Costs includes the City’s cost to acquire the land, improve the site and construct public infrastructure. The City Upfront Development Costs also includes incurred administrative and financing costs.

It is specifically agreed by and between the parties hereto that the City shall have a first position real estate mortgage against the parcel to guarantee the Developer shall convey the parcel back to the City in the event the Developer does not implement the proposed cold storage warehousing and distribution facility. Said conveyance shall be free and clear of all liens and encumbrances. The first position real estate mortgage shall be in the amount of six hundred thousand and no/100’s Dollars ($600,000.00), which is equal to the City Upfront Development Cost. It is also specifically agreed by and between the parties hereto that the City shall subordinate to the first mortgage lenders once construction is started and funds are disbursed by the lender. Upon completion on the new warehousing and distribution facility, the Real Estate Mortgage shall be in a subordinate security position to the first mortgage lenders, but shall remain against the parcel for the term of the Agreement.

4. Guaranteed Tax Increment Revenue. During the term of this Agreement, the Developer shall generate at least the annual amount of tax increment revenue as shown on Exhibit C for the term of the Development Agreement, with the first full payment being in 2020. In the event the actual tax increment revenue payment is less than the amount shown in Exhibit C, the City shall reduce the annual pay-as-you-go payment to the Developer, as provided for in Section II.3 of this Agreement. The amount of the reduction to the annual pay-as-you-go payment shall be equal to the difference between the actual tax increment revenue and the amount shown on Exhibit C. In the event the reduction to the annual pay-as-you-go payment is not sufficient to make up the shortfall of the guaranteed tax increment revenue shown on Exhibit C, Developer shall pay to City annually a sum equal to the difference between the amount shown on Exhibit C and the deficit left after the reduction in the annual pay-as-you-go is applied. The payments shall be made by the Developer to the City and shall continue annually until the expiration date of this Agreement. If the Developer fails to make the payment upon the written demand of the City, the City shall add the amount owed by the Developer to the real estate tax bill for the Development Site. In no event shall this paragraph be interpreted to allow the Developer to pay less than the legally established annual property tax levied against the property which may be in excess of the guaranteed minimum amount established above; nor shall the Developer be relieved of its responsibility to pay such taxes levied after termination of this Agreement.

IV. Acknowledgements & Contingencies

The parties to this MOU acknowledge the commitments included in this document are preliminary and are subject to change as the project scope is finalized. The parties also acknowledge the following contingents:

1. The Developer obtaining financing.
3. The term of the Development Agreement will be December 31, 2032, which is when the City’s debt is projected to be paid off using a fifteen (15) year amortization.

Both parties mutually understand the City and/or Developer will execute a development agreement. This MOU will expire once both parties sign a development agreement or on November 15, 2017, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The City and the Developer must agree to any amendment to this agreement in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on:

________________, 2017.
For the Reedsburg Industrial and Commercial Development Commission

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For the City of Reedsburg

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For Sharratt Warehousing & Distribution, LLC

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# Exhibit C - Tax Increment ProForma

City of Reedsburg

Option 1A: Sharratt Warehouse $12.6 mm Value Increment + Personal Property
8/8/2017

## Assumptions

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**Total**      | $0     | $12,600,000  | $0       | $5,527,200      | $5,527,200          | 0.02350      | $5,527,200  |
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