

Florence County Zoning and Solid Waste

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May 7, 2013

Minutes of the **Planning and Zoning meeting with Public Hearing** conducted on May 1, 2013 in the courthouse, Florence County, WI.

Chairperson Bomberg called the meeting to order at 7:00 P.M. and took roll call.

Members present: Supervisors' Jeanette Bomberg, Sherry Johnson, Gary Steber, Holly Stratton

Members absent: Ron Erickson was excused

Others present: Judy Gehlhoff, Tim Bomberg, Jessica Klumpp, Shelly VanPembrook, Jim Gehlhoff, Jim Churchill, Bob Friberg, Betty Bock, Bobbie Samme, Nikki Younk, Andrew Kelly, Leland Nelson, Don Gardner, Sally Miller, Greg Seibold, Sandra Hedmark, Jim LeFevre, Bob Krmca, Pat Smith, Lori Moore, Fred Erwin, Fran Modschiedler, Diana Hensley, Roger Kelter, Robert Benter, John Halada, Cyndy Halada, Rick Knepper, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Johnson to approve the agenda, second by Supervisor Stratton vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting and public hearing conducted on April 3, 2013. **Motion by Supervisor Steber to approve the minutes of the meeting and public hearing conducted on April 3, 2013, second by Supervisor Stratton vote four (4) ayes, zero (0) nays, motion carried.**

There were no persons wishing to address the committee on other zoning related concerns.

The current bills were reviewed as presented and recommended to the Audit and Budget Committee for approval. **Motion by Supervisor Johnson to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Steber, vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced Public Hearing 2013-TIF-1, regarding Tax Incremental District No. 1 Project Plan. Wendy Gehlhoff, Economic Director gave an overall background on the TIF District and where the plan is at today. She provided statistics on TIF Districts in the State of Wisconsin. The data comes from the 2009 edition of the Wisconsin Tax Payer Alliance. Of Wisconsin's 539 incorporated cities and villages, four hundred of those have used a TIF financing district type process. Seventeen hundred TIF Districts have been created since 1976 when the initial statutory laws were created that allowed the implementation of tax incremental financing. Based on the 629 completed TIF Districts, the average time frame ended in 16 years, and was closed out successfully. Some extend from 15 to 20 years with extensions to 23 years, dependent on the type of district. Ninety-three percent of the 629 TIF Districts in Wisconsin ended with a positive balance, while the other seven percent ended with a negative balance. Currently there are 1,115 active TIF Districts in the State of Wisconsin. This is the number one tool that the State of Wisconsin offers to grow and attract business. This tool is used to encourage industry to create more jobs, add product or services that are lacking, and to facilitate residential projects that will help grow the population and school enrollment in the community. The plan is needed to be competitive with other communities. Developers look to areas that have a TIF District in place. More business will add to our tax base and more jobs for our residents. The structure of the plan has been set up with the intent to help stimulate interest and growth in a mixed-use development.

RICH WOLOSYN, ZONING ADMINISTRATOR and SOLID WASTE COORDINATOR
TRISH KELLY, ASSISTANT ZONING ADMINISTRATOR

(May 1, 2013 Planning & Zoning minutes continued)

Jared Schmidt, Engineer for Robert E. Lee & Associates gave a presentation explaining their roll and experience in the process as consultants. This is a tool which gives the County the ability to recruit businesses into the community that may not normally come. This is important for a number of reasons. One it helps to build tax base and helps maintain a level of tax rates. If the assessed value of the community goes down, the rate must go up in order to accomplish this. This will give the county a little sustainability. The TIF District selected is the mixed-use development, which gives a range of industrial, commercial, and residential. Within each of those there are certain criteria that must be followed. Benefits and advantages are the main economic driver to create and retain businesses. He touched on the finances on the life of the TIF and the potential projects in place. The plan will be helpful for Florence County to further develop and attract new businesses to the County.

Public comment was opened. Fran Modschieder, Chairman for the Town of Tipler stated they did not want to be included in the TIF District. John Halada, Supervisor for the Town of Long Lake stated they did not want to go along with this. Betty Bock, Chairman for the Town of Aurora stated they did want to be included in the plan either.

John Halada, Supervisor for the Town of Long Lake elected Diana Hensley to read a letter from Attorney Richard J. Carlson who is an expert in the field of TIF Districts. In his letter he stated that he reviewed the "Florence County" draft Project Plan for a tax increment district dated December 13, 2012. The Project Plan is exceedingly vague and ambiguous in a number of material respects, which renders it nearly impossible to conduct a meaningful review. The letter went on with his observations. (Letter on file in zoning office.)

Chairman Bomberg pointed out the Project Plan Public Hearing here tonight is the draft dated April of 2013. She suggested the Town of Long Lake obtain a new opinion on the updated April 2013 Project Plan. Chairman Bomberg entered into record and read the letter from, Steven C. Garbowicz, Corporation Counsel. In his opinion, the Project Plan, the Resolution and the actions proposed to be taken by the County Board of Supervisors and the Joint Review Board all comply with Section 59.57(3) of the Wisconsin Statutes. (Letter on file in zoning office.)

Many individuals and business owners spoke in favor of the Project Plan. Others asked questions and listened intently to understand. Others encouraged and urged all to use their energies toward the overall picture and try to understand and benefit the County as a whole.

Leeland Nelson spoke on behalf of the Chamber of Commerce stating they are willing to work together to promote all of the communities. He also said as business owner in the community, he supports the TIF District.

Wolosyn commented that there was no written or oral input received.

Motion by Supervisor Johnson to forward the Florence County Project Plan Tax Increment District No. 1 Draft dated April 2013 to full County Board for final approval and adoption, second by Supervisor Steber, vote four(4) ayes, zero (0) nays, motion carried.

Under discussion/action regarding updates to the Florence County Emergency Services Atlas. Wolosyn reported he continues to work on the pilot project.

Wolosyn reported *Road Naming and Addressing in Florence County* is an ongoing process.

Under committee reports. Supervisor Stratton asked Wolosyn if the overage in the budget was remedied. Wolosyn said whatever was decided with the Audit & Budget committee was alright with him, as long as there is documentation. Supervisor Stratton asked if the discrepancy issue on a previous squad call on 1st Crossing Road and North 1st Crossing Road has been corrected. Wolosyn reported the matter has been corrected. Supervisor Stratton asked if the road on Fay Lake in the Town of Long Lake which needed review has been reviewed. Wolosyn reported it has not been reviewed as of yet, but will be sometime in the near future.

Under administrator reports. Wolosyn asked the committee for their interpretation and intent of the Temporary Travel Trailers. He reported many of the phone calls we receive regarding placing a travel trailer on property, many are objectionable to paying the \$400 annual fee. As we go through some of the public hearings, the committee conditions the request to review in one year. Wolosyn asked for clarification, is the intent of the committee to be short term, or if the \$400 annual fee is paid every year, is it long term? The committee agreed the intent was for short term use with direction toward a plan to build eventually.

Motion made by Supervisor Johnson to adjourn, second by Supervisor Stratton, vote four (4) ayes, zero (0) nays, motion carried.

Respectfully submitted,


Rich Wolosyn
Zoning Administrator

RW/tk