

The Plan Commission met in regular session with Mayor Neitzel presiding. The meeting was called to order at 7:10 p.m.

Members present: Mayor Steve Neitzel, Mark Sullivan, Mark Neitzel, Dave Westimayer, John Flouro, Tom Tisdale, Dave Magnussen and Chester Ward.

Members absent: Carl Fausett.

Motion by Dave Westimayer, second by Jack Flouro, to approve the minutes of the June 20, 2016 meeting as printed.

All voting AYE. Motion carried.

Mayor Neitzel opened the Public Hearing on Proposed Project Plan Amendment No. 1 for Tax Incremental District #5 (TID #5).

The hearing opened with the introduction of Scott Harrington of Vandewalle & Associates.

Scott discussed the proposed new boundary of the proposed addition to TID 5 which was a 40 acre parcel known as the Cynthia Wrucke parcel at W5346 State Road 33, Horicon, Parcel # 034-1115-0244-000. No other changes to TID 5 project plan are proposed.

The commission asked a few questions in regard to the property, it's plan in the existing TID and on the existing buildings and occupant. There were no citizen questions.

Motion by John Flouro, second by Dave Magnussen, to close the Public Hearing.

All voting AYE. Motion carried.

Discussion was held on Plan Commission Resolution 2016-02, Resolution Recommending An Amendment to 2009 City of Horicon Comprehensive Plan, and Dodge County, Wisconsin, as to its purpose.

Motion by John Flouro, second by Dave Westimayer, to recommend Resolution 2016-02 to Council for approval.

All voting AYE. Motion carried.

The commission reviewed the zoning change request from Cynthia Wrucke for W5346 State Road 33, Parcel #034-1115-0244-000. The request is to change the zoning from the Town of Oak Grove Prime Agricultural, (A-1) to Heavy Industrial, (I-2) and Limited Industrial, (I-1).

All voting AYE. Motion carried.

The commission reviewed Plan Commission Resolution 2016-01, Resolution Recommending Annexation of Lands to the City of Horicon, Dodge County, Wisconsin and the request for annexation from Cynthia Wrucke for her property at W5346 State Road 33, Parcel #034-1115-0244-000.

The request has been reviewed by the WI Department of Administration and has been found to be in the public interest and approved.

Motion by Steve Neitzel, second by Dave Magnussen, to approve Resolution 2016-01, recommending annexation of Lot 1 CSM 5847 V39 P39 located in SE ¼ of Section 2, T11N, R15E, Dodge County known as W5346 State Road 33, Parcel #034-1115-0244-000 to the City of Horicon.

All voting AYE. Motion carried.

The commission reviewed Plan Commission Resolution 2016-03, Resolution Approving Project Plan Amendment No. 1 to Tax Increment Finance District No. 5 of the City of Horicon, Wisconsin and reviewed the Project Plan Amendment to TIF #5. Scott Harrington of Vandewalle & Associates explained the need to amend the plan to bring the approved annexed and rezoned property into the TIF.

Motion by Chester Ward, second by Mark Neitzel, to approve Resolution 2016-03, Resolution Approving Project Plan Amendment No. 1 to Tax Increment Finance District No. 5 of the City of Horicon, Wisconsin.

All voting AYE. Motion carried.

The commission reviewed the zoning change request from Sword Financial Corporation for the parcel at 124 Barstow Street, Horicon, Wisconsin.

Fred Schwertfeger of Sword Financial spoke in regard to the request being due to Sword Financial having purchased the property at 124 Barstow with the intent to join it to the existing zoned C-2 property at 128 Barstow. This will help better develop the property at 128 Barstow with the additional space. The adjacent property owner of 120 Barstow Street was present with a request that when the property was developed that a privacy fence be installed abutting his property. He did not object to the rezoning if the fence were installed.

Motion by Mark Sullivan, second by Dave Westimayer, to recommend to Council approval of the zoning change request from Sword Financial Corporation to the parcel at 124 Barstow Street, Parcel # 236-1116-0631-066 from R-1 to C-2.

All voting AYE. Motion carried.

Non-Action Discussion:

Tom Tisdale inquired as to why there was no silt fencing on either of the Alliant Energy substation projects. The Mayor will check with the Building Inspector on this item.

Motion by John Flouro, second by Tom Tisdale, to adjourn.

All voting AYE. The meeting adjourned at 7:49 p.m.

  
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Steven Neitzel, Mayor

**PLAN COMMISSION RESOLUTION 2016-01**

**RESOLUTION RECOMMENDING ANNEXATION OF LANDS TO THE  
CITY OF HORICON, DODGE COUNTY, WISCONSIN**

**WHEREAS**, Cynthia Wrucke, as the sole owner of the entire area of lands described herein (the "Subject Area") that have an elector population of one (1), has filed with the City of Horicon City Clerk a Petition for Direct Annexation by Unanimous Approval of real estate to the City of Horicon, Dodge County, Wisconsin; and

**WHEREAS**, the Petition has been duly filed with the Town of Oak Grove Clerk, as required by Section 66.0217, Wisconsin Statutes; and

**WHEREAS**, the Department of Administration has rendered an opinion that the proposed annexation of the Subject Area is in the public interest;

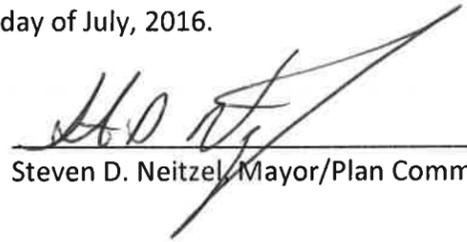
**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Horicon hereby recommends that the Common Council of the City of Horicon adopt an ordinance annexing the following real property to the City of Horicon from the Town of Oak Grove:

Lot 1 CSM 5847, in V39/P39, being a part of the SE1/4 of the SE1/4 Section 2, T11N, R15E, Town of Oak Grove, Dodge County, Wisconsin, more particularly described as follows:

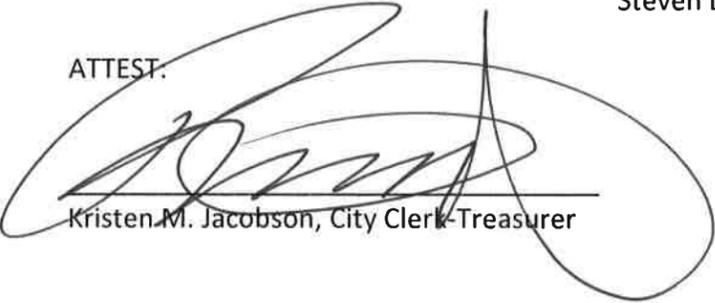
Commencing at the SE corner of the SE1/4 of said Section 2, then north along the east line of the SE/4 of said Section 2 to the north right of way line of State Highway 33 and point of beginning;

- then westerly along the north right of way line of State Highway 33 to the west line of the SE1/4, SE1/4, Section 2, T11N, R15E;
- then northerly to the NW corner of the SE1/4, SE1/4, of said Section 2;
- then easterly along the north line of the SE1/4, SE1/4, of said Section 2, to the NE corner of the SE1/4, SE 1/4, of said Section 2;
- then southerly along the east line of the SE1/4, SE1/4, of said Section 2, to the northerly line of State Highway 33 and point of beginning.

Resolution approved and adopted this 11<sup>th</sup> day of July, 2016.

  
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Steven D. Neitzel, Mayor/Plan Commission Chair

ATTEST:

  
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Kristen M. Jacobson, City Clerk-Treasurer

PLAN COMMISSION RESOLUTION 2016-02

RESOLUTION RECOMMENDING AN AMENDMENT TO THE 2009  
CITY OF HORICON COMPRESHENSIVE PLAN, DODGE COUNTY, WISCONSIN

**WHEREAS**, on November 17, 2009, the Common Council of Horicon adopted the *City of Horicon Comprehensive Plan* (hereinafter "*Plan*") as the City's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said *Plan* including procedures for annual consideration of amendments to it; and

**WHEREAS**, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

**WHEREAS**, the City of Horicon Plan Commission has the authority to recommend amendments to the *Plan* to the Common Council, under Section 66.1001(4)(b); and

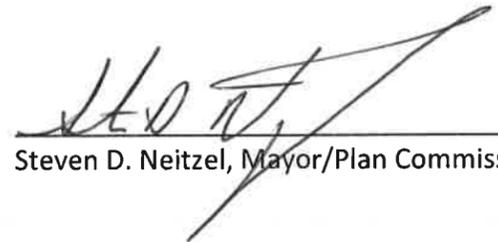
**WHEREAS**, the Comprehensive Plan Amendment Public Participation Plan was adopted by Resolution of the Horicon Common Council on August 11, 2015; and

**WHEREAS**, on July 11, 2016, the Plan Commission discussed amendments to the *Plan*; and

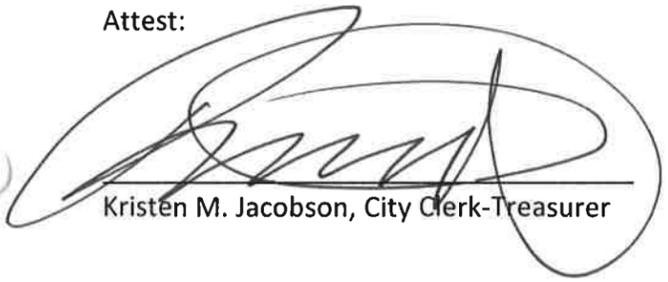
**WHEREAS**, the Plan Commission finds the proposed amendments to be consistent with the remainder of the Plan.

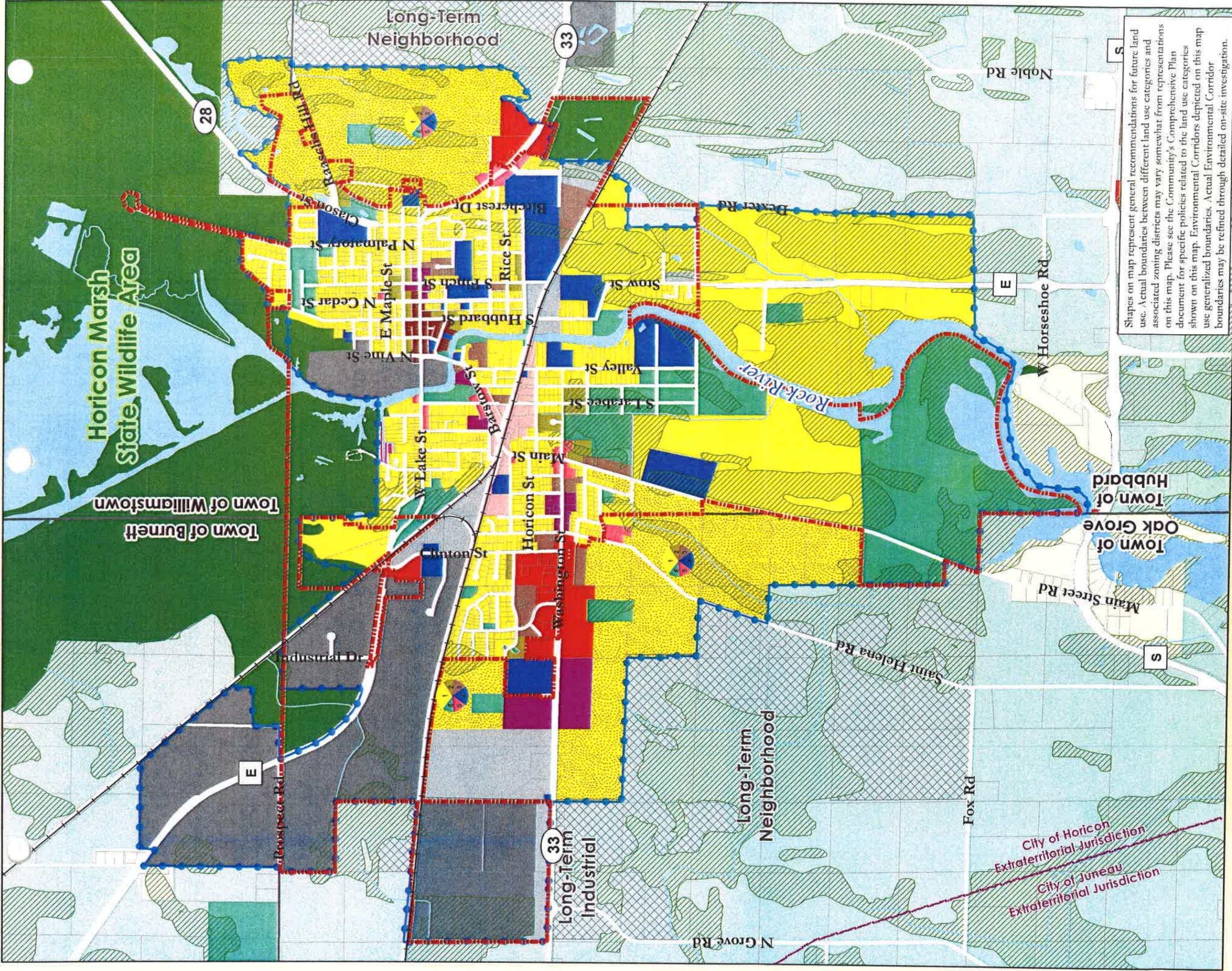
**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Horicon hereby recommends that, following a Public Hearing, the City of Horicon Common Council adopt an ordinance to constitute official City approval of the proposed amendments as identified on "*Map 6a: Future Land Use Urban View*" and "*Map 6b: Future Land Use ETJ View*" as attached hereto.

Resolution approved and adopted this 11<sup>th</sup> day of July, 2016.

  
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Steven D. Neitzel, Mayor/Plan Commission Chair

Attest:

  
\_\_\_\_\_  
Kristen M. Jacobson, City Clerk-Treasurer



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the Community's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries. Actual Environmental Corridor boundaries may be refined through detailed on-site investigation.

# Future Land Use Urban View Map 6a

## City of Horicon Comprehensive Plan

- City of Horicon Limits (2016)
  - Town Boundary
  - Parcel Line
  - Extraterritorial Jurisdiction Boundary
  - Urban Service Area Boundary
  - Urban Reserve Area
- Single Family - Unsewered
  - Single Family - Sewered
  - Two-Family/Townhouse Residential
  - Multi-Family Residential
  - Planned Neighborhood
  - Railroad Business
  - Neighborhood Commercial

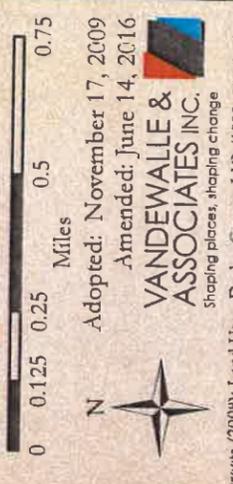
- Community Commercial
- Central Commercial
- Planned Mixed Use
- Institutional
- Limited Industrial
- Heavy Industrial
- Special Use (Boathouse)
- Parks & Recreation



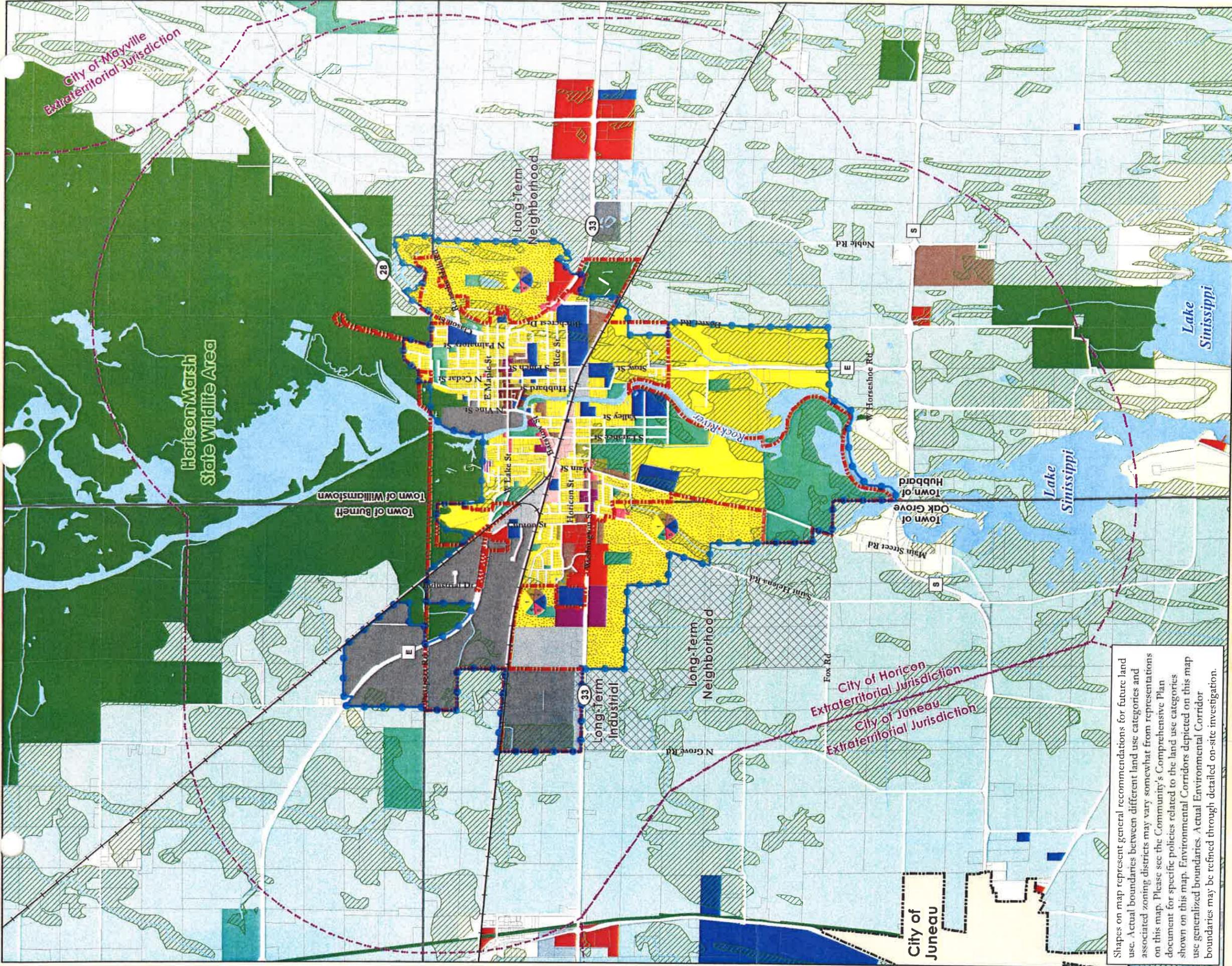
Each "Planned Neighborhood" may include a mix of:

1. Single Family - Sewered (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family
4. Neighborhood Commercial
5. Institutional Facility
6. Parks & Recreation

- Conservancy
- Agriculture & Open Space
- Environmental Corridor
- Surface Water
- Rights of Way
- Railroad



Adopted: November 17, 2009  
Amended: June 14, 2016  
**VANDEWALLE & ASSOCIATES INC.**  
Shaping places, shaping change  
Sources: ESRI Streets (2008), Land Use - Dodge County LJC (1999, 2004), V&A



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the Community's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries. Actual Environmental Corridor boundaries may be refined through detailed on-site investigation.

# Future Land Use ETJ View

# Map 6b

**City of Horicon Limits (2016)**

- City of Horicon Limits (2016)
- Other City/Village
- Town Boundary
- Parcel Line
- Extraterritorial Jurisdiction Boundary
- Urban Service Area Boundary
- Urban Reserve Area

**Future Land Use Categories**

- Single Family - Unsewered
- Single Family - Sewered
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- Railroad Business
- Neighborhood Commercial

**Community Commercial**

- Community Commercial
- Central Commercial
- Planned Mixed Use
- Institutional
- Limited Industrial
- Heavy Industrial
- Special Use (Boathouse)
- Parks & Recreation

**Each "Planned Neighborhood" may include a mix of:**

1. Single Family - Sewered (predominant land use)
2. Two-Family/Townhouse
3. Multi-Family
4. Institutional Facility
5. Neighborhood Commercial
6. Parks & Recreation

**Conservancy**

- Conservancy
- Agriculture & Open Space
- Environmental Corridor
- Surface Water
- Rights of Way
- Railroad

**Scale:** 0 0.25 0.5 1 Miles

**North Arrow**

**Adopted:** November 17, 2009  
**Amended:** June 14, 2016

**VANDEWALLE & ASSOCIATES INC.**  
Shaping places, shaping change

**Sources:** ESRI Streets (2008); Land Use - Dodge County LIO (1999, 2004); V&A

PLAN COMMISSION RESOLUTION 2016-03

RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1  
TO TAX INCREMENT FINANCE DISTRICT NO. 5 OF  
THE CITY OF HORICON, WISCONSIN

**WHEREAS**, pursuant to Wis. Stat. §66.1105, the City of Horicon Plan Commission has prepared an Amendment to the Project Plan of Tax Increment Finance District No. 5 (TID #5) to add one parcel located at W5346 State Road 33, Tax ID # 034-1115-0244-000, to the current boundary, pursuant to Wis. Stat. §66.1105(4)(h); and

**WHEREAS**, on July 11, 2016, the City of Horicon Plan Commission met and held a Public Hearing for the proposed TID #5, Amendment No. 1 Project Plan; and

**WHEREAS**, such Public Hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within the district, including the County of Dodge, Moraine Park Technical College, and the Horicon School District pursuant to Wis. Stats. § 66.1105(4)(a); and

**WHEREAS**, such Public Hearing afforded interested parties an opportunity to express their views on the proposed TID #5, Amendment No. 1 Project Plan; and

**WHEREAS**, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Horicon the TID #5, Amendment No. 1 Project Plan in the form attached hereto as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the City of Horicon as follows:

1. Amendment No. 1 to TID #5 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such Amended Project Plan for TID #5 remains feasible after adding one parcel located at W5346 State Road 33, Tax ID # 034-1115-0244-000, to the current boundary.
3. The Amended Project Plan for TID #5 is in conformity with the Comprehensive Plan of the City of Horicon, as well as other policies and laws of the City of Horicon.

**BE IT FURTHER RESOLVED** that the Plan Commission recommends the City of Horicon Common Council approve Amendment No. 1 to Tax Increment Finance District No. 5, City of Horicon, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

Resolution approved and adopted this 11<sup>th</sup> day of July, 2016.

  
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Steven D. Neitzel, Mayor/Plan Commission Chair

ATTEST:

  
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Kristen M. Jacobson, City Clerk-Treasurer