

The regular meeting of the City of Chilton Redevelopment Authority was called to order at 4:00 p.m. by Chairman Dexter Sattler in the council chambers at the Chilton City Hall.

AGENDA POSTING: On 5/6/16, copies of the agenda were delivered to the Members, City Department Heads, were made available to the media, and posted on the City Hall bulletin board and city web page.

ROLL CALL: REDEVELOPMENT AUTHORITY:

Five members of the Authority were present at roll call:

Greg Garton	Gerald Vanne	Bonita Rowland
Mark Willems	Dexter Sattler	

Other city officials present were Mayor Rick Jaeckels, Director of Public Works Todd Schwarz and City Clerk Helen Schmidlkofer. Absent: Steve Mueller and Gary Mathes.

General attendance: Roxanne Bieck

Those in attendance recited the Pledge of Allegiance.

Chairman Sattler welcomed new member Willems and congratulated Jaeckels on his mayoral position.

Moved by Vanne, seconded by Rowland and carried to approve the April 13, 2016 minutes.

Central Business District - Uptown

The RDA reviewed a request to install a sign at 14 West Main Street.

Chairman Sattler informed the RDA members that property owner Heiberger is requesting to install a 12' X 3' sign to the front of the building for Thrivent Financial. Sattler noted Heiberger's sign request does meet the recommendations as outlined in the Central Business District Architectural and Design Guidelines. In addition, DPW Schwarz stated the sign does meet the City of Chilton municipal sign code.

Moved by Garton, seconded by Willems to approve the sign permit for 14 W. Main Street. Motion carried.

Central Business District - Downtown

The RDA reviewed a request to construct an unattached shed at 241 East Main Street.

Chairman Sattler informed the RDA members that property owners John and Roxanne Bieck are requesting to construct a 20' X 24' unattached shed on the south east corner of their lot. Sattler stated that the request does not conform to the Downtown Master plan and zoning in Central Business District (C-2).

DPW Schwarz informed the members that in the past a business was in the front of the main building and a residence in the back of the building at this address. Currently this is not the case and does not conform to zoning and should be referred to the Plan Commission for further review.

Roxanne said, “Our desire is to have the yard cleaned up and have the entire property look respectable. To help with cleaning up the yard we have put up four portable storage sheds. These are anchored by a ratchet type anchor and can be picked up and moved.”

DPW Schwarz noted an alternative to the proposed shed in C-2 would be a mini-warehouse. This would conform to zoning and setbacks for your property. Once the original garage was removed according to the zoning code it would have had to be re-built within 12 months otherwise any future use of said structure would have to conform.

RDA members stated they are willing to work with the request however further review of what is acceptable for C-2 zoning should be thoroughly reviewed with the Plan Commission to verify what is allowed at 241 East Main Street regarding living area in the main building and storage shed verses mini warehouse. This proposal was acceptable with Roxanne.

Moved by Willems, seconded by Garton to refer John and Roxanne Bieck’s building permit request to the Plan Commission. Motion carried.

Update on Horizon Uptown Commons Phase II Project

Mayor Jaeckels stated the Horizon project is progressing. The City is still clarifying issues regarding the total cost to the City, re-imburement, tax incremental district (TID) payout and the request for proposal. The project will be presented to the common council next week Tuesday, May 17, 2016 for approval. In addition the City is consulting with Ehlers Financial Grp. regarding TID #4 plan and potential loan to assist with Horizon’s project.

Revisions to City of Chilton Central Business District Plan

The Central Business District Plan is the original document and seeing that the RDA didn’t review the plan annually the current members have decided to.

Rowland referenced the building that she owns uptown; with potential demolition next to her building there might be issues involving a double wall or common wall. Rowland questioned how would this be handled? Who paid for Friederichs common wall when they remodeled? (The City will work with Rowland to address her concerns.)

DPW Schwarz indicated that the RDA district maps mirrored the tax incremental districts however several businesses are currently not included and should be due to the fact when you look at a business district it should include all the businesses. The RDA will outline advantages and disadvantages of being in the Central Business District, identify property owners and invite them to future discussions. It was not clear if property owners have to be notified if they would be part of the Central Business District. Clerk Schmidlkofer will get a legal opinion regarding notifying property owners.

Sattler asked the RDA members how they would like to proceed. Consensus was to have the members review and discuss together at the next meeting. The RDA will also review the Redevelopment Authority Plan 1 and 2 booklets.

Moved by Vanne, seconded by Garton to adjourn at 4:53 p.m. Motion carried.

Helen Schmidlkofer,

Helen Schmidlkofer, MMC