

Plan Commission met in regular session with Mayor Grigg presiding. The meeting was called to order at 5:35 P.M.

Members present: Mayor Jim Grigg, Jenny Frami, Chester Ward, Susan Hady, Dave Gallenbeck, Dave Westimayer, Thomas Anfinson, and Werner Biedermann.  
Members absent: Tim Kingman and Mark Neitzel

Also in attendance: Scott Harrington and Ben Rohr, representing Vandewalle & Associates; Ed Malesevich, Tom Malesevich, and Casey Malesecich, representing Sure-Fire, Inc.

Motion by Dave Westimayer, second by Thomas Anfinson, to approve the minutes of July 13, 2020 meeting as printed.  
Motion carried on a voice vote with no objections.

Mayor Grigg opened a Public Hearing for Proposed Amendment No. 2 to TID #4 Project Plan of the City of Horicon.

Scott Harrington discussed Tax Incremental District #4, Amendment No.2.

Motion by Dave Westimayer, second by Dave Gallenbeck, to close the Public Hearing.  
Motion carried on a voice vote with no objections.

Motion by Chester Ward, second by Susan Hady, to Approve Plan Commission Resolution 2020-02, Resolution Recommending Annexation of Lands to the City of Horicon, Dodge County, Wisconsin. (Malesevich Revocable Trust dated March 18, 1997).  
Motion carried on a voice vote with no objections.

Motion by Susan Hady, second by Thomas Anfinson, to Recommend to Common Council on Re-Zoning of Parcels 236-1115-1211-010 and 034-1115-1211-005 from I-1, Limited Industrial District, and A-1, Prime Agricultural District, to C-2, Highway Commercial District. (617 Washington Street).  
Motion carried on a voice vote with no objections.

Motion by Werner Biedermann, second by Dave Westimayer, to Approve Plan Commission Resolution 2020-03, Resolution Approving Project Plan Amendment No. 2 to Tax Increment Finance District No.4, City of Horicon, Wisconsin.  
Motion carried on a voice vote with no objections.

Non-Action: Ben Rohr reviewed the 2020 Horicon Comprehension Plan, July draft. Plan Commission to review future growth options and update the 2010 Horicon Comprehensive Plan.

PLAN COMMISSION RESOLUTION 2020-02

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

**WHEREAS**, Thomas E. Malesevich on behalf of the Malesevich Revocable Trust dated March 18, 1997, the sole owner of the entire are of lands described herein (the "Subject Area") that has no electors, 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:

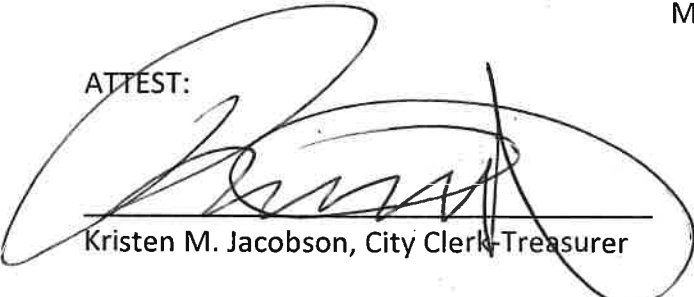
Part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 11 North, Range 15 East, Town of Oak Grove, Dodge County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 12; thence North 88°-17'-06" West along the North line of said Northeast 1/4, a distance of 1,008.25 feet to the point of beginning; thence continuing North 88°-17'-06" West along said North line, a distance of 100.00 feet; thence South 01°-42'-54" West, a distance of 248.21 feet; thence South 88°-17'-06" East, a distance of 556.05 feet; thence North 13°-42'-37" East, a distance of 96.54 feet; thence North 88°-17'-06" West, a distance of 6.11 feet; thence North 01°-42'-54" East, a distance of 3.78 feet; thence North 88°-17'-06" West, a distance of 470.00 feet; thence North 01°-42'-54" East, a distance of 150.00 feet to the point of beginning and containing 1.62 acres of land more or less.

Resolution approved and adopted this 8<sup>th</sup> day of September 2020.

  
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Mayor James R. Grigg, Plan Commission Chair

ATTEST:

  
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Kristen M. Jacobson, City Clerk-Treasurer

**PLAN COMMISSION RESOLUTION 2020-03**

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 2  
TO TAX INCREMENT FINANCE DISTRICT NO. 4,  
CITY OF HORICON, WISCONSIN**

**WHEREAS**, on September 25, 2007, the City of Horicon created Tax Increment Financing District No. 4 as a mixed-use district pursuant to Wis. Stats. Section 66.1105; and

**WHEREAS**, pursuant to Wis. Stats. § 66.1105, the City of Horicon Plan Commission has prepared Amendment No. 2 to the Project Plan of Tax Incremental Finance District No. 4 to subtract three parcels and add two parcels to the boundary resulting in a decrease of the District base value as well as to add new project costs while reducing the total level of projected spending by \$3.6 million; and

**WHEREAS**, on September 8, 2020, the City of Horicon Plan Commission met and held a Public Hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 4 Project Plan Amendment No. 2; 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 Tax Increment Finance District No. 4, including the County of Dodge, Moraine Park Technical College, and the School District of Horicon pursuant to Wis. Stats. § 66.1105(4)(a); 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 Tax Increment Finance District No. 4 Project Plan Amendment No. 2 in the form attached hereto as Exhibit "A".

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

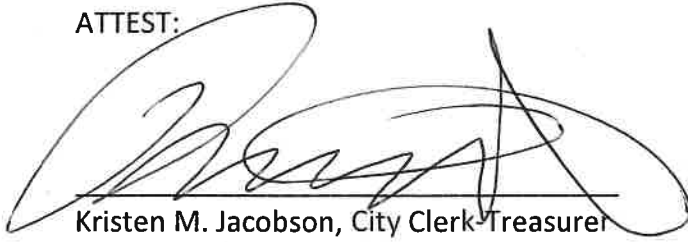
1. Amendment No. 2 to Tax Increment District No. 4 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such Amended Project Plan for Tax Increment District No. 4 remains feasible after the subtraction and addition of parcels from the boundary resulting in a decreased District base value and the reduction of approximately \$3.6 million in eligible project costs.
3. The Amended Project Plan for TID No. 4 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. 2 to Tax Incremental Finance District No. 4, City of Horicon, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

Adopted this 8<sup>th</sup> day of September 2020.

  
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Mayor James R. Grigg, Plan Commission Chair

ATTEST:

  
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Kristen M. Jacobson, City Clerk-Treasurer

Motion by Werner Biedermann, second by Susan Hady, to adjourn.  
Motion carried on a voice vote with no objections.

The meeting adjourned at 6:56 P.M.

  
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Jim Grigg