



CITY OF **M**ILTON
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AGENDA
City of Milton
Economic Development Commission
Tuesday, January 27, 2015
10:00 a.m.
MILTON CITY HALL
Conference Room
710 S. Janesville Street

1. Call to order
2. Approve Agenda
3. Approve Minutes – September 23, 2014
4. Discussion and possible action regarding the potential purchase of land in the Crossroads Business Park
5. Discussion and possible action regarding 2015 Commission structure
6. General Items
7. Set Next Meeting Date
8. Motion to Adjourn

**Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

Notice is hereby given that a majority of the Common Council may be present at this meeting at the above mentioned date and time to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

Posted by: Elena Berg
01/23/15

City of Milton
Economic Development Commission
September 23, 2014

Call to order

Administrator Al Hulick called the September 23, 2014 meeting of the Economic Development Commission to order at approximately 10:04 a.m.

Present: Tom DenBoer, Ald. Don Vruwink, Ald. Dave Adams, and Dan Honold. Brendon Wilkinson arrived at 10:15 a.m.

Also Present: Ald. Lynda Clark, Rock County Economic Development Manager James Otterstein, City Administrator Al Hulick, and Assistant to the City Administrator Inga Cushman.

Approve Agenda

Ald. Vruwink motioned to approve the agenda. Ald. Adams seconded, and the motion carried.

Approve Minutes

Ald. Adams motioned to approve the minutes. Comm. Honold seconded, and the motion carried.

Introduction by City Administrator Al Hulick

Administrator Hulick introduced himself to the commission. He said he talked to Mayor Brett Frazier about his vision for the Economic Development Commission, and he asked for input from the commission on what they would like to see to make the commission better and more effective. He wants the commission to make the best use of everyone's time and respect the busy schedules of the commissioners.

Update on current development projects and realtor listing agreement in Crossroads Business Park

Administrator Hulick stated he has a meeting scheduled with Bill Mears from Coldwell Banker on Friday, September 26, 2014 to discuss the work that has been done as the realtor for sites in the Crossroads Business Park. They will discuss how many inquiries have been made and Coldwell Banker's plans for promotion of the sites. Administrator Hulick asked if the commission had ideas to pass along to Mr. Mears to let him know.

J. Otterstein reported that during the first half of the year businesses were looking for existing space they could move into within 60 days. Now there has been an increase in build-to-suit activity. The Crossroads Business Park has garnered some interest, especially with the availability of rail sites. There are challenges with stating rail can be at the site with no additional documentation. He is working now with the City to put together plans to show how it can be done and what it will take to do it.

Administrator Hulick stated that commissioners should feel free to pass on his contact information to anyone that is interested in pursuing a project in Milton.

Brendan Wilkinson arrived at 10:15 a.m.

Administrator Hulick stated that a convenience store is interested in locating in Milton in the Crossroads Business Park, and they are anticipating starting construction in the spring of 2015. One of the issues right now is that they are in need of a license to sell beer at the store; however, the established quota has already been met and ordinances state the quota cannot be increased for an establishment that sells gasoline.

Comm. Honold suggested researching how Milton compares to other communities on this issue. If the City of Milton is an anomaly, then the City should change the ordinances.

Administrator Hulick stated that Chief Dan Layber weighed in on the issue. Chief Layber said the problem is not at convenience stores, but rather at locations where patrons sit and drink alcohol.

Ald. Adams stated that he has not been in favor of increasing the number of licenses, but he is willing to listen to the case.

Comm. Honold stated that it seemed development happened quickly along the STH 26 bypass in other cities, and the City has been sitting for a year waiting for development to occur.

Ald. Vruwink stated that Fort Atkinson development occurred after the hotel was established and took approximately two years.

J. Otterstein said the key to development in the Crossroads Business Park is establishing an anchor. Until then, development will be difficult.

General Items

Comm. Wilkinson asked about the LOIS system that was being used for available properties. J. Otterstein said it is still being used, but the county has historically relied on community partners to update the system. With the changes in leadership at the Milton Area Chamber of Commerce (MACC) and City Hall, it has been difficult to keep it updated. J. Otterstein said he could send a download to Administrator Hulick to work on updating for the system.

Comm. Wilkinson asked when the convenience store development would be presented. Administrator Hulick said they are currently in the site plan development stages, and Assistant Cushman stated that the Site Plan will go to Plan Commission in November.

Comm. Wilkinson asked about the Economic Development Commission making a recommendation to Council regarding the alcohol licensing issue. Administrator Hulick said the recommendation could be done at the next meeting. Ald. Adams said that the agenda item should also be on the second meeting in October for Council discussion prior to the Economic Development Commission.

Comm. Honold asked if commissioners had the opportunity to tour the new Blackhawk Technical College Advanced Manufacturing Training Center. He said it is a great facility that is very high tech. There are approximately 300 students now, and they expect to have around 500 next year. J. Otterstein said he took photos of the facility, and he will send them to AI to forward to the commissioners. Ald. Vruwink stated that Bill Mears at Coldwell Banker should know what is available at the facility.

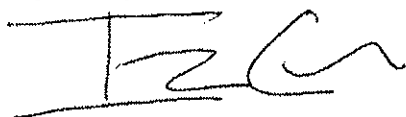
Next Meeting – October 28, 2014

The next meeting of the Economic Development Commission will be held on October 28, 2014.

Motion to Adjourn

Ald. Vruwink motioned to adjourn the September 23, 2014 meeting of the Economic Development Commission at approximately 10:42 a.m. Ald. Adams seconded, and the motion carried.

Respectfully Submitted,



Inga Cushman
Assistant to the City Administrator