

Work Session

Council

12/10/13

**OFFICIAL NOTICE OF WORK SESSION
MAUSTON COMMON COUNCIL
5:30PM
TUESDAY, DECEMBER 10, 2013
MAUSTON CITY HALL COUNCIL CHAMBERS
303 MANSION STREET**

- 1. Call to Order/Roll Call**
- 2. TIF Project Selection and Prioritization**
- 3. Adjourn**

Diane Kropiwka

From: Nathan Thiel
Sent: Thursday, December 05, 2013 12:29 PM
To: Nathan Thiel
Cc: Diane Kropiwka
Subject: TIF Project Workshop
Attachments: TIF Project Descriptions.docx

Okay as discussed here are the TIF Project score cards for next week's workshop, scheduled for 5:30pm Tuesday. Please mark "Yes" or "No" in the first column for those projects you are interested in seeing move forward. Those project you vote "Yes" please rank in order of preference 1,2,3 and so on down the list, 1 being your most preferred, in the second column. No project should be ranked with the same number.

Attached is a description about all of the projects, as well as my preferences if you are interested in knowing my recommendations. If you wish, you can either print this e-mail, markup the sheet, and drop off at city hall, or you can reply to this e-mail and enter your preferences into the body of the email. Please get me your preferences before next Monday, so that I can have things tallied up before the beginning of the meeting to expedite the process.

| Y/N | Rank | Requires TIF Amendment (Y/N) | Cost Estimate | Project |
|-----|------|------------------------------|---------------|--|
| | | N | 1,100,000 | River Walk & Pedestrian Bridge |
| | | N | 730,000 | Connect Kennedy St to Hwy G or Lincoln |
| | | N | 800,000 | Complete Commercial St |
| | | N | 700,000 | Complete College Ave |
| | | N | 500,000 | Insert Local Street between Hotels & BP |
| | | N | 300,000 | Wetland Remediation North of Town |
| | | N | 300,000 | Lift Station in Business Park |
| | | N | 500,000 | Purchase Vacant Property Near Festival (to free development) |
| | | N | 200,000 | Additional Beautification to HWY 82 |
| | | Y | 3,200,000 | Second Bridge |
| | | Y | 500,000 | Purchase Downtown Property (to free development) |
| | | Y | 500,000 | Lay Fiber for better Internet Service |
| | | Y | 2,000,000 | Incubator facility |
| | | Y | 3,000,000 | Relocation of the Fairgrounds |

Regards,

Nathan Thiel, MPA
Mauston City Administrator
303 Mansion St, Mauston, WI 54938

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TIF PROJECT DESCRIPTIONS

River Walk and Pedestrian Bridge

The City has already invested dollars to create a river walk in Riverside Park as well as improving the riverbank east of the dam. Design is 60% complete and was funded through a DNR grant. The river walk will extend from Riverside Park to Water St. A Pedestrian Bridge will extend across the river from Maughs to McEvoy. On the north side of the river the walk will extend along Roosevelt St to the Antique Mall property. The total project is estimated to be 1.1M the pedestrian bridge only represents 250K. The City intends to procure additional grant funding.

Kennedy St Extension

This project would basically open up new development potential behind Kwik Trip. Most likely the City would be able to acquire ROW in exchange for Reductions in Special Assessments. Of the entire street projects during the TIF study this was identified by Planning and Zoning as the project that had the highest and best potential for development. Total project is estimated to be 800K

Completion of Commercial St & College Ave

These two projects basically complete these roads as platted. Commercial St would basically extend past Sal's Truck Repair to County G. Estimated to be 800K due to wetland issues. College Ave would connect powers to Commercial St, and is estimated to be 700K. Both projects have come to the Committee before. Concerns expressed were that neither offered significant improvement for development. There was additional concern over special assessments.

Insert Local Road between Hotel and BP

This project was brought up in Planning and Zoning after the HWY 82 study. It was brought forward because there was a land locked parcel as well as concern for a fire lane. With the potential Dart Development, creating an alternate for local traffic may be a beneficial improvement.

Wetland Remediation North of Town

This project was brought forward with a potential development. Since, that development has decided to look at other locations. However it might be beneficial to remediate for future use. Estimated to cost 300K

Business Park Lift Station

This project would be necessary to support additional sewer service North of G

Purchase Vacant Property Near Festival (to free development)

There has been interest in development of the parcel before. But the property owner has then had the advantage of setting the price based on interest on the new development. The City Could purchase to help facilitate development, but the purchase and future sale would most likely result in a loss.

Additional Beautification to HWY 82

Beautification was done to the HWY 82 Corridor. However, more could be done such as:

- Replace the traffic lights at Kennedy to match the black traffic signals in the rest of town.
- Creating banners for the light poles.

- Place a public sign at Union Street to post Garage Sale notices
- A small community welcome sign coming in on Hwy 82
- Brick pillars with lights (similar to library and new parking lot) at all four ends of the existing bridge

Second Bridge

This project would follow the recommendation of the Comprehensive plan with one exception. The roadway would extend Kennedy south toward the river, wrap around and connect across the river at Spring St. The project is estimated to be 3.2M. It would require some land acquisition but for the most part the property is for sale currently. This would address a safety concern with providing a second means in the City to get across the river.

Purchase Downtown Property (to free development)

Similar to property on the north side of town, there is additional blighted property; the old City Center Motel and properties across from City Hall. There is minimal interest in redevelopment, but it would be a targeted approach to clean and beautify the area.

Lay Fiber City Wide for better Internet Service

This project could provide better competition and economic advantage for the City in the future. Cities like Reedsburg have done similar ventures. We would have to utilize TIF 2 funding to reach the entire City. Several residents have approached me on the need for better internet options. This would be a very popular thing to do.

Incubator Building

The City could fund the RDA to build an Incubator facility. A 20K sq ft facility is estimated at 2M. There would be ongoing operational cost about \$30K and a recommended marketing and management cost of about \$50K.

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Relocation of Fairgrounds

The City would purchase and install infrastructure to a property along HWY 82 just east of the City in order to relocate Fairgrounds. It would open opportunity for further development along the 82 corridor. The land purchase is estimated at \$500K and \$2.5M worth of infrastructure improvements.

City Administrators Recommendations

| Y/N | Rank | Requires TIF Amendment (Y/N) | Cost Estimate | Project |
|-----|------|------------------------------|---------------|--|
| Y | 1 | N | 1,100,000 | River Walk & Pedestrian Bridge |
| Y | 4 | N | 730,000 | Connect Kennedy St to Hwy G or Lincoln |
| N | | N | 800,000 | Complete Commercial St |
| N | | N | 700,000 | Complete College Ave |
| Y | 7 | N | 500,000 | Insert Local Street between Hotels & BP |
| Y | 6 | N | 300,000 | Wetland Remediation North of Town |
| N | | N | 300,000 | Lift Station in Business Park |
| Y | 10 | N | 500,000 | Purchase Vacant Property Near Festival (to free development) |
| Y | 8 | N | 200,000 | Additional Beautification to HWY 82 |
| Y | 3 | Y | 3,200,000 | Second Bridge |
| Y | 9 | Y | 500,000 | Purchase Downtown Property (to free development) |
| Y | 5 | Y | 500,000 | Lay Fiber for better Internet Service |
| N | | Y | 2,000,000 | Incubator facility |
| Y | 2 | Y | 3,000,000 | Relocation of the Fairgrounds |