

Sale of City Land in Chilton

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A recommendation is being made to the Chilton City Council to approve the purchase of approximately six acres in the TID #6 for approximately \$3,000 per acre.

Bob Cullen informed the City Plan Commission that for the last one and a half years he has been working with Kaytee on putting a 100,000 square foot warehouse up similar to what he did for Briess.

The proposed development is located west of the former Vogt homestead off Irish Road and is in TID #6. The development will consist of approximately six acres of land.

Cullen said time is of the essence.

Kaytee is planning on putting production in the plant on the other side of the railroad tracks and they need warehousing. The biggest challenge for Cullen is that Kaytee wants to be in by November 30. The problem Cullen is experiencing is the pressure of time.

According to Cullen, the tax revenue for the development would be somewhere between \$36,000 and \$42,000 per year.

Kaytee would sign a seven-year lease with the option to purchase.

Cullen stated he has been working with Al Mueller at Kaytee and their CEOs.

Kaytee has a lot of trailers and they want to get them into a warehouse.

Cullen thought the project was still a year out, but then all of a sudden, they need the warehouse now.

City Mayor Tom Reinl said, utilities can be brought in from the back side of the lot which will help expedite the project.

Cullen has spoken with J & E Construction and they are willing to help him achieve the short timeline for completion of the project.

Reinl has already contacted the city engineer who is reviewing the wetland delineation and stormwater pond which also need approval from the Department of Natural Resources.

City Director of Public Works, Chris Marx, said the most time critical items for the city is permitting. Cullen questioned if there is a way

to expedite the permitting process or get early permission approval? Marx stated the city engineer is contacting the regional Department of Natural Resources representative in charge of wetlands to find out what the backlog is.

Further stated by Marx, the city is willing to move as fast as they can but it will need to be a joint effort.

Kaytee, according to Cullen, has a tight timeline because they have contracts out there that end January 1, 2021. Noted by Cullen is that he doesn't want to see the production lines go elsewhere.

Also, Cullen would like to get a crossing on the railroad track to keep a lot of traffic off of the road.

Marx stated when there is a potential sale of land in the industrial park, the Plan Commission needs to determine whether the plan moving forward fits the Industrial park standards and then make a recommendation to the City Council.

The Plan Commission voted to recommend to the City Council to approve the land purchase.