

PLAN COMMISSION MINUTES
November 29, 2017

CALL TO ORDER: Chairman Wolter called the meeting to order at 7:19 p.m.

ROLL CALL: Chairman Dean Wolter, Commissioners Bob Williams, Peter Nilles, Tony Laszewski and Mary Ellen Gray were present. Trustee Rep David Baum and Commissioner Bill Shadid were absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff, Municipal Advisor Maureen Holsen, Ehlers and Planning Assistant Lori Johnson.

PUBLIC HEARING regarding the proposed Project Plan, boundaries and creation of Tax Increment District No. 7 (approximately 144 acres located east of Goldendale Road and north of Freistadt Road and including the J.W. Speaker Corporation property located at N120 W19434 Freistadt Road). The purpose of the hearing is to provide the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

Maureen Holsen, Municipal Advisor, Ehlers explained the Project Plan for the creation of Tax Incremental District No. 7.

Commissioner Laszewski asked if the Whitney Drive relocation didn't happen, what effect would it have on the life of the TID. Ms. Holsen said she did not have an exact number of how it would impact the closure, but indicated it would still be able to fully recover, just not as what is shown on the Plan. Discussion continued. Commissioner Nilles had questions regarding the development incentive for the sewer and water extension. He understood the size is for future expansion but asked what the cost would be to just serve the J.W. Speaker property. Chairman Wolter said the Village policy is if the utility is brought into a property it is extended to the end of the property line. He said the existing pipe has been sized and put down at a depth to accommodate growth and to not inhibit the gravity portion of that sewer. Discussion continued. Commissioner Williams questioned who will be responsible for the Whitney Drive taxes after it is moved. Jamie Speaker said if the Whitney Drive facility is relocated the building would likely be sold and would mean a new business coming in and tax revenue would continue from that building.

Chairman Wolter opened the Public Hearing at 7:50 p.m.

Josh Lichtig, W197 N12556 Prairie Ridge Court, asked if the Ehler's report could be re-distributed with the updated figures showing the Whitney Drive facility not being relocated. He also asked for clarification how the but-for-test passed. Chairman Wolter explained the but-for-test is inclusive of the sewer investment. He said J.W. Speaker requested help with the sewer extension and without the Village's help to cover the cost initially, the project would not be done.

Matt Kimmler, N125 W20314 Isabelle Farms Drive, commented that the project plan states it is in conformity with the Village's Master Plan, but the Plan shows the area as agricultural residential. Planner Retzlaff explained it is a timing issue and at the end of the process and various procedures, the document would reflect reality and the plan would be changed.

Art Zabel, N97 W15737 Burr Oak Drive, asked for clarification on Sections 13 and 14 of the Project Plan that state changes aren't needed in zoning and land use but the zoning and land use do need to change. He asked if the language should be modified to point out that a zoning change and land use change do need to occur. He said it seems odd the way it is written because it is not 100 percent positive that the changes will occur. Planner Retzlaff agreed language could be added to state that those things need to occur and then if they occur the language could be removed before it goes to the Board. Ms. Holsen explained at least half the land in the district needs to be zoned and suitable for

industrial development and right now the area meets that qualification. The language change can still be made to the project plan but the TID can still be created without it. Trustee Zabel commented that the zoning should be in place before the plan is approved. Ms. Holsen said the Village Board will be considering the resolution and the zoning on December 18th so the timing could be that one can't occur without the other.

Matt Kimmler asked if sewer and water would still need to be brought up Goldendale Road if the zoning doesn't change because it would be cheaper to just extend it to the edge of the Phase 2 property line. Chairman Wolter explained the extension up Goldendale Road is part of the project plan and is being moved north up to the railroad tracks towards Holy Hill Road. It moves the utility in the direction it needs to go for future development to occur.

Chairman Wolter closed the Public Hearing 8:08 p.m.

Consideration and Action on a "Resolution Designating the Proposed Boundaries and Approving a Project Plan for Tax Increment District No. 7, Village of Germantown, Wisconsin.

MOTION Laszewski second Gray to Approve the Resolution designating the proposed boundaries of and Approve the Project Plan for Tax Increment District No. 7.

Discussion followed. Commissioner Laszewski commented if the Whitney Drive project doesn't get built, the payback would be a little later than if it was built. Ms. Holsen addressed his comment. She said in the event the Whitney Drive relocation doesn't occur the bond payment could be stretched longer or there could be a pre-payable option and if the project does occur, the bond could still close out earlier. She said this will need to be discussed when the debt issue is brought forward.

Motion to Amend Nilles to include the language changes discussed this evening in a revised Project Plan. Motion fails for lack of a second.

MOTION to Approve carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said the next meeting for consideration for adoption will be by the Village Board at the December 18, 2017 meeting. The second Joint Review Board meeting is January 2, 2018 at 5:30 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant