

PLAN COMMISSION MINUTES

March 24, 2014

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:32 p.m.

ROLL CALL: Chairman Wolter, Trustee Representative Baum, Commissioners Warren, Stauffacher, Peck, Gray and Yokes were present. Also present were Village Planner Jeff Retzlaff, Village Administrator Dave Schornack, Attorney Brian Sajdak and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

Review of Tax Increment Financing District (TID) #6 (Appleton Avenue) Draft Project Plan and Public Hearing Schedule. Planner Retzlaff explained the purpose of this meeting is to discuss the draft project plan for a new mixed-use tax incremental district intended to promote development and tax base expansion consistent with the 2020 Land Use Plan and to set a public hearing date for the project. He said the proposed TID #6 area boundary is approximately 192.6 acres consisting of existing predominately agricultural and undeveloped land. The existing zoning is agricultural, institutional, business, some residential and 36 acres of wetland and/or floodplain. The future land use map shows mixed use, commercial and environmental corridor. The 2010 sanitary sewer service area cuts through the area and will need to be expanded from the 2010 boundary line to the 2020 boundary line to incorporate the incremental district in the future. He said following the public hearing, Plan Commission is required to make a recommendation to the Village Board on the incremental district boundary and project plan for their consideration and adoption.

Jim Mann, Ehlers, summarized the project plan. He explained a joint review board will be created before the public hearing on April 14th. Out of that public hearing the Plan Commission will coordinate a plan to the Village Board setting the boundary of the overall tax increment district. After a 14 day period following the public hearing, the Village Board is empowered to act on the plan. At this point there is a benefit for the Village to act after May 15th of this year because it extends the life of the district in terms of the revenue period by one. Once the Village Board acts on the plan and it is transmitted back to the joint review board, they have 30 days to make a determination and give reasons why they are either creating or rejecting the district. He said this meeting is the first step in the process.

Chairman Wolter explained there were previous discussions with the Village Board and our land agent regarding future potential growth areas relating to the next business park in the Village. He said the Board knew we were running out of available land and had no opportunity to offer land to prospective business. Plan Commissioners had the following comments:

- Who benefits from a TID? What are the pros and cons? Chairman Wolter said the Village benefits with the opportunity for future tax growth and business development.
- Do current owners need to sell their property? Chairman Wolter said the affected owners are interested in selling.
- What is the downside? Chairman Wolter said a downside would occur if the development wouldn't cover its increment.
- No tax revenue comes in for the services that are provided (snowplowing, road repair)
- Who will own the land?
- What commitment does the developer have to pay back the Village if development doesn't occur?

A lengthy discussion continued regarding project costs. Chairman Wolter said the Plan reflects properties whose owners are aware of what is happening but can be amended for future expansion.

- How will extending sewer affect current properties?
- How will phasing the development occur, putting in road, sewer, water, gas?
- Has a wetland delineation been completed and how many acres are developable?
- How successful have TIF's been in the past?

Barry Chavin, MLG Commercial, said MLG Development would be the land owner and is working with a potential user. He said this is a great location because it is close to the highway.

Chairman Wolter said TIF #5 and #3 closed early and were successful in covering their increment plus some supplemental to support TIF #4 when it was struggling. He said some changes were made to TIF #4 in regards to allowing an increment return to the developing businesses that then spurred additional development that turned the TIF around and allowed it to support its increment with a surplus when it's concluded. He said this is the first time this plan has been presented publically and will need to go through a process. He indicated he liked this location because of its proximity to the highway, it supports the commercial component on County Line Road, because it's phased and because it's within the sewer service area. Planner Retzlaff added that the 2020 Land Use Plan Map indicates the area has been designated as either commercial or mixed use.

MOTION Baum second Stauffacher to schedule the Public Hearing for TID #6 on 4-14-14

MOTION carried unanimously.

Village of Germantown – Germantown Business Park Lot 44 & 45 Washington Drive & Eisenhower Drive. 2-Lot CSM to re-divide two existing parcels totaling 23.9 acres. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the CSM as proposed.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant