

****PLAN COMMISSION MEETING ****

February 15, 2022

**SAUKVILLE POLICE DEPT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN**

The meeting was called to order at 5:30 p.m. by Chairman Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann (via Zoom), Jim Nowlen, Richard Belling, Chris Lear, and Pamela Hughes

Others Present: Dawn Wagner- Village Administrator, Claude Lois-Kapur, Steve DeCleene-Neumann Development, Greg Johnson & Harry Allen-Ehlers & Associates, Scott Fischer, and Connor Carynski-Ozaukee Press

PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 5

Nowlen/Lear made a motion to open the Public Hearing. Roll call vote was taken with all in favor. Motion carried.

Johnson stated that the Village intends to reimburse costs related to the single-family and multi-family development through a pay-go developer incentive subject to approval of a Development Agreement by the Village Board.

Costs identified for the industrial area could also be reimbursed through a pay-go developer incentive or funded directly by the Village.

Johnson noted that this Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs. All Project Costs require separate authorization by the Village Board.

The Development Agreement is currently being worked on and will ultimately have to be reviewed and approved by the Village Board.

Johnson reviewed how a Tax Incremental District works and its impact on the taxing jurisdictions.

The Development Assumptions were reviewed (pgs. 30-32).

Johnson noted in Section 12 of the Project Plan (pg. 35) that the proposed development would address the Village's housing needs.

Claude Lois, Kapur, noted that a conservative approach for the Project Plan was taken. He stated this is a good project that will provide the needed residential and industrial development for the Village.

Johnson reviewed the next steps of the TID creation process:

- JRB Organizational Meeting (2/15/2022)
- Plan Commission - Res. #1347 - Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District #5 (2/15/2022)
- Village Board Resolution (TBD)
- JRB Resolution (TBD)

CLOSE PUBLIC HEARING

Belling/Nowlen made a motion to close the Public Hearing. Roll call vote was taken with all in favor. Motion carried at 5:48 p.m.

CONSIDERATION AND POSSIBLE ACTION ON “RESOLUTION 1347 - DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, VILLAGE OF SAUKVILLE, WISCONSIN”

Belling/Nowlen made a motion to waive the reading of the Resolution 1347 - Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 5, Village of Saukville, Wisconsin. Motion carried.

Belling Nowlen made a motion to approve Resolution 1347 - Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 5, Village of Saukville, Wisconsin. Motion carried.

OTHER MATTERS

None.

ADJOURNMENT

Belling/Lear made a motion to adjourn. Motion carried at 5:49 p.m.

Dawn Wagner
Village Administrator