

**Village of Wrightstown
Public Hearing Minutes
April 9 2018**

Project Plan for the Creation of Tax Incremental District No. 5

A Public Hearing of the Planning Commission was held on **April 9, 2018** at the Village Hall, 352 High St, and called to order at 6:30 pm by Chairman Terry Schaeuble with the reading of the Public Hearing Notice.

Roll Call: Present - Bob Fandrey, Gary Kaster, Pat Kiel (6:33 pm), Terry Schaeuble, Dan Segerstrom, Keith Wendlandt

Absent – Ryan Macario

Also Present: Village Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl, Village Consultant Mark Leonard, Ehlers Representative Jon Cameron, Bob VandeHey, Andy Horkman, Mary Tarkowski, Linda Smith, Dale Smith, Nancy Demske, Carol Fritsch, William Fritsch, Carri Horkman, Brian Smith, Deborah Tews, LouAnn Ambrosius, Helen Verhasselt, Aaron Schmidt, John Fritsch, Marilyn Nies.

Motion made by G Kaster, second by K Wendlandt to open the Public Hearing for the Project Plan for the Creation of Tax Incremental District No. 5. **Motion carried.**

The purpose of the Public Hearing was to hear from all persons and/or their agents on the following:

➤ **Proposed Project Plan, Boundaries and Creation of Tax Incremental District No. 5**

See Public Hearing Notice which was published on March 22, 2018 & March 29, 2018.

J Cameron explained what TID (Tax Incremental District) and TIF (Tax Incremental Financing) mean. TIF No. 5 is for the downtown area development. The Village anticipates making total project expenditures of approximately \$1,785,120 to undertake the projects listed in this Project Plan. The Village anticipates completing the projects in multiple phases over a period of 22 years. As a result of creation of this District, the Village projects that additional land and improvements value of approximately \$5,625,600 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. The Village is in compliance with the statutory equalized 12% valuation test. J Cameron also explained the Estimated Project List, Development Assumption, Tax Increment Projection and Cash Flow Projection.

T Coenen talked about the village working with current property/business owners in our downtown area. The first development will be on the west side of the river on the Jack Verhasselt property for a Luxury Apartment Complex. Additional land purchases are planned from the Verhagen and Calnin properties along with negotiations with St Clare Parish.

Chairman Terry Schaeuble asked for questions or comments from the Planning Commission and/or those in attendance.

Bob VandeHey indicated he has property on High Street. He also has property on Washington Street that can be part of this development. T Coenen talked about the Hwy ZZ Project and walkway in that area. B VandeHey said the sidewalks are hazardous in the wintertime and he would like to see them on the other side of the street as a walkway along the river.

T Schaeuble asked for the second time if anybody has questions or comments.

Marilyn Nies indicated she has property between Fox's Pizza and the cabinet shop. She has no desire to be a business owner, only a landlord, and would like her property to stay as it is. T Coenen commented to her that it can stay as it is. If development is proposed for her property in the future, the village would approach her at that time.

T Schaeuble asked three more times for questions and comments, but nobody replied.

Motion by B Fandrey, second by G Kaster to close the Public Hearing for the Project Plan for the Creation of Tax Incremental District No. 5. **Motion carried.** (Adjourned at 7:01 pm)


Patti Leiternann Deputy Clerk/Treasurer