

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **July 12, 2021** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster, Ryan Macario, Terry Schaeuble, Keith Wendlandt
Absent: Pat Kiel, Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Dawn Gunderson-Schiel-Ehlers (Virtual)

PUBLIC HEARING—

Notice is Hereby Given that the Plan Commission of the Village of Wrightstown will hold a Public Hearing for providing the community a reasonable opportunity to comment upon the Proposed Amendment of Boundaries and Project Plan for Tax Incremental District No. 3 (See the Public Hearing Notice, which was published July 1, 2021). Chairman T Schaeuble made the first call for any public input with no response. Two more calls for any public input were made with no response. Motion made by K Wendlandt, with a second by G Kaster to close the Public Hearing. **Motion carried.**

Motion made by B Fandrey, with a second by R Macario to move into the Planning Commission Meeting (6:04 p.m.) **Motion carried.**

MINUTES –

Motion by G Kaster, with a second by R Macario to approve the Planning Commission meeting minutes from June 14, 2021. **Motion carried.**

CONSIDERATION AND POSSIBLE ACTION ON “RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF WRIGHTSTOWN, WISCONSIN” —

T Coenen presented this TID amendment adding 42 acres to TID 3 with a projected \$30 million of new growth. The Village anticipates making total expenditures of approximately \$5.7 million to undertake the projects listed in this Project Plan to primarily include an estimated \$4 million in development incentives on a Pay-As-You-Go basis, \$1 million in additional rail corridor improvements within the District, \$300,000 for the extension of Poplar Street, and \$400,000 for water and sewer extensions down CTH DDD.

D Gunderson-Schiel reported that TID 3 was established back on February 3, 2015, amended in 2017 to add approximately 97 acres, and amended again in 2020 to add additional storm sewer costs needed. The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals \$38.68 million. This value is less than the maximum of \$39.15 million in equalized value that is permitted for the Village. Development Assumptions, Projections, Financing Plans and Cash Flow Projections were presented. Several grants are being applied for to help with the Village costs.

B Fandrey questioned the \$2 million included in the 2017 amendment for the rail, and asked if that has been used? T Coenen replied that those funds are still there to be used. K Wendlandt inquired about the estimate of property to be devoted to retail business. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

Motion made by K Wendlandt, with a second by G Kaster to approve the Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3 in the Village of Wrightstown. **Motion carried.**

T Coenen reported that a special meeting is being scheduled for Monday, July 19, 2021.

ADJOURN –

Motion by G Kaster, with a second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 6:32 pm)

Patti Leitermann
Deputy Clerk/Treasurer