

GRAND CHUTE PLAN COMMISSION MINUTES

August 21, 2018

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Julie Hidde, Pam Crosby, John Weber. Members Absent: Commissioners Robert Stadel, Duane Boeckers.

Also Present: James March, Town Administrator; Karen Weinschrott, Town Board; Julie Wahlen, Finance Director/Treasurer; Brent Braun, IT Support; Katie Schwartz, Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; interested parties (audience attendance = 1)

1. **ROLL CALL**

Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Hidde/Crosby) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – AUGUST 9, 2018 MEETING.

Motion (Weber/Sherman) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT** – There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – NO REPORT TONIGHT.

7. **PUBLIC HEARING #1** – PROPOSED AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 2 (PLAN AMENDMENT ONE) FOR THE PURPOSE OF ADDING TERRITORY TO THE DISTRICT.

Chairman Schowalter opened Public Hearing #1 at 6:03 p.m. There was no public input.

Motion (Crosby/Hidde) to close Public Hearing #1 at 6:03 p.m. Motion carried, all voting aye.

8. **RESOLUTION 01-2018** – CONSIDERATION OF PLAN COMMISSION RESOLUTION 01-2018, ADOPTING AN AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 2 (PLAN AMENDMENT ONE) FOR THE PURPOSE OF ADDING TERRITORY TO THE DISTRICT.

Director Buckingham stated that Tax Increment District No. 2 was created in 2016, and the proposed amendment will add territory west of Gillett Street to support the extension of W. Evergreen Drive and to fund an at-grade rail crossing. If approved by the Office of the Commissioner of Railroads, this crossing would connect Evergreen Drive and Grand Chute Blvd. He explained under tax increment financing, all debt incurred by the municipality for projects it undertakes is repaid solely from the new property tax increment generated by properties that are developed with new uses.

Motion (Sherman/Hidde) to approve Plan Commission Resolution 01-2018, approving an amendment to the Project Plan and designating expanded district boundaries for Tax Increment District No. 2 – Town of Grand Chute. Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – PROPOSED DISTRICT BOUNDARIES AND THE PROJECT PLAN FOR TOWN OF GRAND CHUTE TAX INCREMENT DISTRICT NO. 4.

Chairman Schowalter opened Public Hearing #2 at 6:07 p.m. There was no public input.

Motion (Sherman/Crosby) to close Public Hearing #2 at 6:07 p.m. Motion carried, all voting aye.

10. **RESOLUTION 02-2018** – CONSIDERATION OF PLAN COMMISSION RESOLUTION 02-2018, DESIGNATING THE DISTRICT BOUNDARIES AND ADOPTING THE PROJECT PLAN FOR TOWN OF GRAND CHUTE TAX INCREMENT DISTRICT NO. 4.

Director Buckingham stated that this is proposed as a mixed-use district in the area surrounding the new Fox Cities Champion Center sports facility. The district will extend outward from Greenville Drive, between Casaloma Drive and Mayflower Drive. Projects to be captured from this new district include new roads leading to the Champion Center and the reconstruction of McCarthy Road, including a signalized intersection at Greenville Drive. The Champion Center is expected to spur new development on prime development sites as a source of new tax increment to pay the costs of public improvements. He noted that a new hotel is under construction nearby and more development is anticipated in the not-to-distant future.

Motion (Hilde/Crosby) to approve Resolution 02-2018, designating proposed boundaries and approving the Project Plan for Tax Increment District No. 4 – Town of Grand Chute. Motion carried, all voting aye.

11. **ADJOURNMENT.**

Motion (Sherman/Crosby) to adjourn the meeting at 6:11 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary