CALL TO ORDER / ROLL CALL

Kornowske called the meeting to order at 6:04 p.m.

Also Present: G. Johnson (Ehlers), B. Lange, C. Pickett, T. Fuller
Excused:    H. Ropp

MODIFY / ADOPT AGENDA

Dart / Hansen moved to adopt the agenda as presented. Motion carried.

MINUTES FROM JULY 27, 2015

Hansen / Dart moved to approve minutes from July 27, 2015 as amended. Delete August 17, 2015 as the next meeting date and replace with August 31, 2015. Motion carried (Retzlaff abstained).

ANNOUNCEMENTS

- Wheeler gave a brief introduction of himself.
- Nohr gave a brief introduction of herself.
- Staff announced that the State Historic Preservation Review Board approved the nominations of the Pump House on Greene Avenue and the Water Department Building (Community Center) on Webster Avenue to be listed on the State Historic Register.

PUBLIC APPEARANCES

None.

PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT OF BOUNDARIES AND PROJECT PLAN FOR TAX INCREMENTAL DISTRICT #1

Johnson (TIF consultant with Ehlers) gave an overview of the requirements referenced in state statutes for a tax incremental district (TID), as well as the economic benefits a TID can bring to the area. Background was provided on the considerations that went into creating the original boundaries and project plan. TID#1 was created in 2011, with the intent to help develop the old Village Hall property and other areas with known development potential at the time. Two main initiatives the village established with the creation of TID#1 is the Façade Improvement Program and a general application process for developers, which defines specific criteria and requirements an interested developer would need to follow.
Johnson went over the primary amendments being presented – expanding the boundaries to include parcels that were identified as having development potential in the recently completed corridor study and making a small adjustment to the project expenditure authority (development incentives to account for the expanding the boundaries).

Johnson referenced specific amendments and noted that these changes are guidelines and not specific project expenditures.

- Pg. 21 – Amendment to the costs that can be supported by the increment generated.
- Pg. 26 – An update in the construction timeline and potential construction values.
- Pg. 27 – The amount of annual increment that can be generated if the construction values mentioned on page 26 are realized.
- Pg. 28 – Cash flow analysis updated to illustrate the level of costs that could be supported with the potential increment generated.

Johnson went over the timeline of the amendment process.

The commission discussed the following:

- The land tests that are applied when creating and amending the boundaries of a TID – current increment value of TID #1 plus value of parcels being added to the TID cannot exceed 12% of the total equalized value of the village, at least 50% of the land in the TID is in need of rehabilitation as defined in the TID statutes and not more than 25% of the area can be considered vacant.
- The borrowing method referenced in the plan – general obligation bond versus revenue bond.

Dart / Hansen moved to close the hearing at 6:28 p.m.

CONSIDERATION OF RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #1, VILLAGE OF ALLOUEZ, WISCONSIN

The commission discussed if every parcel satisfies the “but for” argument. The commission also discussed the differences between creating a second and separate TID versus amending TID #1.

Retzlaff / Hansen moved to adopt Resolution 2015-29. Motion carried.

APPROVAL OF RIVERSIDE DRIVE AND WEBSTER AVENUE CORRIDOR STUDY

Staff provided an overview of why the village commissioned GRAEF Engineering and Planning to conduct a corridor study of Riverside Drive and Webster Avenue – to take into account the existing conditions of the corridors, to analyze current market conditions, and to work with residents and land owners in creating a vision for the future development of Allouez. GRAEF presented their final plan to the Village Board at the July 7, 2015 meeting.
The Village Board asked the Plan Commission, Economic Development Committee, and Public Works Committee to review the plan and provide comment prior to action on the plan.

Staff said that GRAEF did an excellent job incorporating land owners, residents, village staff, and DOT opinion throughout the whole process. The only comment to date, after the final presentation, has been to be sure the village’s Outdoor Recreation and Open Space Plan update aligns with the study. Staff will be sure that the consultant for the Outdoor Recreation and Open Space Plan is aware of the study.

Commission talked about projects that could help realize the study.

Commission asked if there is a retention of services contract with GRAEF and what that includes.

**Dart / Kowalzek-Adrians moved to approve Riverside Drive and Webster Avenue Corridor Study. Motion carried.**

**UPDATE ON WISDOT HWY 57/RIVERSIDE DRIVE RECONSTRUCTION PROJECT**

Staff gave an update on the WisDOT Highway 57/Riverside Drive reconstruction project. As a result of the changes made in the state biennial budget to the funding of TRANS75 and the Village Board’s decision to remove the bicycle accommodations, the project is under further review by the state DOT and Federal Highway Administration.

**DISCUSSION OF ANNUAL SITE TOUR**

Staff said that the plan commission does an annual site tour as a way to get a closer look at past, present, and future planning projects in Allouez. The tour enables the plan commission to identify parts of different projects that work well and parts that could use more attention or a change of strategy. Staff recommended the tour be different than the regularly scheduled monthly meeting, as those agendas are already beginning to fill up.

The plan commission decided to visit the below sites on a date to be determined by a Doodle survey.
- Webster Avenue and St. Joseph Street intersection.
- Webster Avenue and Derby Lane intersection.
- Former Brennan Buick Used Car Lot on St. Joseph Street and Riverside Drive.

**NEXT MEETING DATE (September 28th) AND AGENDA ITEMS**

Next Meeting Date: Monday, September 28, 2015, 6:00p.m.
Site tour TBD.

Agenda Items: Krist Oil PDD, update on TID#1 amendment, update on WisDOT HWY 57/Riverside Drive reconstruction project, discussion on the 0.5% sales tax legislation, report on Brown County’s schedule for the
August 31, 2015 (Plan Commission Meeting)

reconstruction of Webster Avenue, report on how the Brown County Transportation Plan effects the village.

ADJOURNMENT

Retzlaff / Hansen moved to adjourn at 7:01 p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning & Zoning Administrator