

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, February 9, 2016 meeting of the Plan Commission was called to order at 7:01 p.m. by Dave Benforado. On call of the roll members present were: Earl Munson, Karl Wellensiek, Jim Etmanczyk, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator, Karla Endres Deputy Clerk. Excused from the meeting was Mark Sundquist

No minutes to approve

Mr. Frantz gave a brief overview on the need for the two TID creations and the amendment to TID 3.

Dan Lindstrom, Vierbicher consultant, presented the options for the creation of TID 5 and TID 6 as well as the amendment to TID 3. TID 3 is running out of money for project plans. The plan is to amend the spending plan to include University Avenue reconstruction, complete Marshall Court reconstruction, complete the bike path construction and increase the development incentives for additional affordable units.

TID 6 is for the area containing the proposed project of Arbor Crossing Phase II. The TID would technically include five parcels with three of them being medical buildings currently. It would be a 20 year mixed use TID and Arbor Crossing is asking for \$2.8 million in TIF assistance.

TID 5 is located to include the Pyare Square parcels. Currently, the property is assessed at \$3.75 million with an additional \$1 million in demolition costs. The property is considered blighted due to 95% of the property is vacant.

Public hearing on project plan and boundary of proposed Tax Increment District #5

Opened the public hearing at 8:12 pm

Michael Stiennon, 2814 Marshall Court, shared his concern about the different TID's being created and their benefit to the village that some are more beneficial than others financially and believes they should be more even.

Mr. Frantz explained that there are various factors that contribute to the increment created in a TID. Amendment #2 to TID 3 will be the most beneficial for the village as that will contribute to a large portion of the University Avenue construction and take that burden off the taxpayers in the village.

Closed public hearing at 8:34 pm

Consider recommendation/ action delineating boundaries and adopting project plan for Tax Increment District #5

Mr. Wellensiek moved and Mr. Etmanczyk seconded a recommendation delineating boundaries and adopting the project plan for TID #5 with the technical corrections presented by Dan Lindstrom at Vierbicher and the correction to the properly listed state agency on page 10.

Mr. Benforado added that McDonald's parcel would not be included in the boundaries.

Voted: 6-0

Passed unanimously

Public hearing on project plan and boundary of proposed Tax Increment District #6

Opened public hearing at 8:39 pm

Dan Lindstrom stated there were a few technical corrections to be included.

Closed public hearing at 8:40 pm

Consider recommendation/action delineating boundaries and adopting project plan for Tax Increment District #6

Mr. Munson moved and Mr. Etmanczyk seconded a motion to defer consideration on TID #6 until the Plan Commission hears what Stone House plans are.

Mr. Benforado stated that by doing this, it would take the timeline out of sequence for these TID approvals.

Mrs. Hartzell stated she would be in favor of TID #6 if the Stone House language was removed from the TID.

Mr. Benforado agreed with Mrs. Hartzell and stated he would rather not have to present to the Joint Review Board twice. He would like to present all three TID's at the same time to instill confidence in the creations and not waste the Joint Review Board and the School Board's time by having to have two separate meetings if TID #6 was not approved tonight.

Voted: 2-4

Failed

Mr. Wellensiek moves and Mrs. Hartzell seconds a motion to approve TID #6 with technical and state agency correction of resolution with Stone House being removed and that the Board has developers agreement in hand.

Voted: 5-1 (Mr. Munson abstained)

Passed.

Public hearing on project plan amendment for Tax Increment District #3

Mr. Wellensiek moved and Mr. Etmanczyk seconded a motion to recommend amendment #2 to TID #3 with the update to the state agency name.

Mr. Wellensiek strongly recommended the \$500,000 of increment financing goes to affordable housing at AT&T.

Voted: 6-0

Passed unanimously

Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields

Mr. Frantz gave a brief update on the Joint West Committee meeting regarding the Joint West Fields. The environmental study of the Joint West Fields would not be sufficient for the U. Bay Fields project in the future.

Set possible Feb/March meeting date additions/changes and possible agenda items

March 15, 2016 would be the next Plan Commission meeting and the Madison Metropolitan School District would likely be an agenda item for consideration of their \$1 million renovation to install elevator shafts at the Shorewood Hills Elementary school.

The Plan Commission decided there should be a special meeting to discuss the Corbae garage project.

The meeting was then adjourned at 9:26 pm.

Respectfully submitted,

Karla Endres
Deputy Clerk