

Village Plan Commission Minutes

July, 9, 2018

Tax Incremental Districts

Present: Chairman George Stoner, Commissioners, Don Boxx, Robin Wamboldt, Paul Aiello and Ron Grimes. Excused were Commissioners, Bob Lee, Michael DeLuca, and Planner Luke Godshall. Also Present, William Morris, Administrator, Jason Peters, Assistant Administrator, Jackie Nelson, Gregg Sinnen, Karly Ostby, Village Trustee's, Carson Wilkinson, Fire Chief, and Ann Brumback, Administrative Assistant.

1. **Call to order:** Chairman Stoner called the meeting to order at 5:34 pm.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone stand and led the Pledge of Allegiance.
3. **Approve minutes of 06-11-18 meeting:** Commissioner Boxx made the motion to approve, and was seconded by Commissioner Aiello. Motion carried 5-0.
4. **Correspondence:** None
5. **Citizen Comments:** The following people spoke at the meeting:
 - a) Gloria Chubrillo, property in proposed District 11, and does not want to be included in T.I.D., both the home and farm land.
 - b) Tom & Julie Harper, PO Box 352, Somers, would like to know the immediate and long term effect on the "Mill" rate.
 - c) Ben Harbach, 900 100th Avenue, Would like to know the total acres in proposed T.I.D.'s, total dollars, why are we putting Districts 14 & 15 (along Green Bay Rd) into the T.I.D.'s, would like to read the information that was passed out to the JRB, and Plan Commissioners.
 - d) Joyce Behlke, 3700 4th St. again would like to know the total acres, value, why the information in the Kenosha News couldn't be read, and how it will affect the schools.

Chairman Stoner, at this point asked Bill Morris, Administrator and Jeff Davison, Village Attorney to address the above concerns of the citizens.

Mr. Morris and Mr. Davison explained that if the T.I.D. is successful that they pay for themselves, and gave the examples of First Park 94, and the Somers Market Center area, stating that without the T.I.D. we wouldn't have any development and without development, people would not have, water, sewer, and roads. Income for the schools have a base line tax that goes to that entity. Also the Department of Revenue issues new values each Municipalities districts. Currently we are at about 9% and we can only go up to 12%, if we don't create the districts before the deadline in August, the Village would be locked out of the possibility creating a T.I.D. for years into the future. The total acres in the proposed district are 3,809 not all of which are developable. The program creation of the T.I.D. does not affect the current zoning.

6. **Public Hearing regarding the proposed project plans, boundaries and creation of Tax Incremental Districts No. 3-11 (See the Public Hearing Notice which was published on June 25, 2018 & July 2, 2018).**

Chairman Stoner read the request for the Public Hearing into minutes and asked if anyone wanted to speak no one wanted to speak and the Public Hearing was closed.

7. **Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Somers, Wisconsin".**

Chairman Stoner introduced the Resolutions on Districts 3 through 15 and asked Dawn Gunderson, a Financial Advisor with Ehlers for the Village of Somers to explain each resolution.

Dawn explained that District 3 was planned for mixed use being commercial and industrial, and would cost about 12 million for sewer, water and roads with a total acreage of 388. Dawn also explained why the number of districts were made because development would occur throughout the Village and this would not limit it to one location, and it is easier to create all of the districts now and dissolve them if not needed.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 4, Village of Somers, Wisconsin”. Dawn stated that District 4 mixed use being residential and commercial, about 4 million for water, sewer and roads, 150 acres and 8 to 9 acres non buildable.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

- 8. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 5, Village of Somers, Wisconsin”.** District 5 is mixed use being residential, commercial and industrial, 7.5 million in water, sewer, and roads, 536 acres, 66 to 67 acres non developable.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

- 9. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Somers, Wisconsin”.** District 6, also on I-94 is a mixed use of commercial and industrial, 11.5 million for water, sewer, and roads, 663 acres, 70 non developable.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

- 10. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, Village of Somers, Wisconsin”.** District 7 is KR & I-94 just south of the Foxconn site, for commercial use, 33.8 million for water, sewer, and roads, 1,700 acres, 250 non developable.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

- 11. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, Village of Somers, Wisconsin”.** District 8 is along I-94, is a mixed use of commercial and industrial, 5.2 million for water, sewer, and roads, 220 acres, 85 non buildable.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9, Village of Somers, Wisconsin”. District 9 is in the north east corner of the Village, is a mixed use development of commercial and residential, 6 acres and about 40,000 for water, sewer, and roads.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

- 12. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 10, Village of Somers, Wisconsin”.** District 10 is mixed use commercial and industrial, 12 and 1/2 acres, 1 and 1/2 non buildable, 658 thousand for water, sewer, and roads.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

13. **Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, Village of Somers, Wisconsin”.** District 11 is mixed use of commercial and industrial, 153 acres, 14 non developable, 4.2 million for water, sewer, and roads.

Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

14. **Public Hearing & action on request by Islamic Society of Southeastern Wisconsin, PO Box 731, Somers, WI 53171 (Owner), Timothy J. Geraghty, 6301 Green Bay Road, Kenosha, WI 53142 (Agent), for rezoning from A-2 General Agricultural Dist. to I-1 Institutional Dist., on Tax Parcel 82-4-222-053-0104, 100th Avenue, located in Section 5, T2N, R22E, Village of Somers.**

Chairman Stoner stated at the beginning of the meeting that this item would not be discussed because developer was not ready at this time.

18. **Adjourn:** Commissioners Boxx made the motion to approve, and was approved by Commissioner Aiello. Motion Carried 5-0.

These minutes are not official until approved by the Plan Commission.
Submitted by Ann Brumback, Administrative Assistant.