

VILLAGE OF PLOVER
PLAN COMMISSION
January 17, 2022
5:30 p.m.

Plan Members Present: Steve Worzella, Sherri Galle-Teske, Josh Winter, Al Tessmann

Plan Members Excused: Tom Davies, Al Haga, Pat Freund

Others Present: Steve Kunst, Orv Damrau, Dan Mahoney, Ross Ballard, Dan Ault, Gary Wolf, Julia Mann, Dominique Swangstu

1. Mr. Mahoney called the meeting to order at 6:03 p.m.

Mr. Mahoney asked for nominations for a temporary chairperson for the meeting due to the absence of Mr. Davies. Mr. Tessmann nominated Mr. Worzella.

Mr. Tessmann motioned and Mr. Winter seconded to nominate Mr. Worzella as chair for the meeting. Motion carried.

2. Ms. Galle-Teske motioned and Mr. Winter seconded to approve the minutes of the Plan Commission meeting of December 13, 2021 as printed.
3. Persons wishing to address the Commission.

Mr. Kunst introduced Dominique Swangstu, the Village of Plover's new Natural Resources/Recreation Planner.

4. **TID #6 Boundary Amendment Feasibility Presentation – Greg Johnson – Ehlers**

Mr. Kunst identified the proposed TID boundary area and basic project background. Mr. Kunst stated that no action is needed on this item. This item is intended as a presentation. Mr. Johnson from Ehlers presented the TID #6 Territory Amendment Feasibility Report.

- The proposed territory amendment to TID #6 allows the Village to capture development expected to occur on lands recently annexed into the Village
- By adding territory to the district, additional multi-family development can occur and allow the district to remain under the 35% limit for newly platted residential development.
- Additional incremental value will increase the likelihood TID #6 can repay existing advances from other funds.
- Some additional project costs can be supported by the additional development.

5. **Certified Survey Map – Erbes Construction Ltd. – 535 Greystone Pl.**

Mr. Kunst reviewed the request for a land division at 535 Greystone Place into three lots. All lots as proposed meet lot size requirements. Staff recommends approval of the CSM as presented.

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Tessmann motioned and Ms. Galle-Teske seconded to recommend approval of the Certified Survey Map – Erbes Construction Ltd. – 535 Greystone Pl. Motion carried.**

6. Ms. Galle-Teske motioned and Mr. Winter seconded to adjourn at 6:18 p.m. Motion carried.

Submitted by Tammy Wojtalewicz