

VILLAGE OF PLOVER
PLAN COMMISSION
February 14, 2022
5:30 p.m.

Plan Members Present: Tom Davies, Steve Worzella, Sherri Galle-Teske, Al Haga, Al Tessmann

Members Excused: Josh Winter, Pat Freund

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

1. Tom Davies called the meeting to order at 5:51 p.m.
2. Ms. Galle-Teske motioned and Mr. Haga seconded to approve the minutes of the Plan Commission meeting of January 31, 2022 as printed.
3. There were no persons wishing to address the Commission.
4. **5:30 p.m. – Go to Public Hearing – Proposed amendment of boundary and project plan for Tax Incremental District No. 6**

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request proposing a Boundary Amendment to the Village's Tax Increment District (TID) #6 to incorporate the recently annexed land to the east of County HWY R as well as land within and around Crossroads Commons. For reference, TID #6 currently surrounds the Heritage Farm Estates multiple family development. The proposed amendment incorporates a planned multiple family development recently approved by the Village immediately east of the existing TID boundary, along with other commercially viable property to the west of County HWY R. Doing so significantly improves the cash flow of the district with its current dept while also helping offset costs for a sewer extension from the intersection of Porter Road and County HWY R and ensuring the Village is in compliance with the mixed use TID land use percentages. This extension can then serve hundreds of additional acres of future development and was identified as a project in the original TID Project Plan adopted in 2010. Staff recommends approval of the Boundary Amendment to TID #6 as presented.

Mr. Tessmann motioned and Ms. Galle-Teske seconded to close the public hearing.

Motion carried.

5. **Reconvene for consideration and possible action on Resolution Designating Proposed Amended Boundaries for Tax Incremental District No. 6, Village of Plover, Wisconsin**

A representative from Ehlers spoke about the project plan. He stated this is a territory amendment only.

*****RECOMMENDATION TO VILLAGE BOARD***Mr. Tessmann motioned and Mr. Worzella seconded to recommend approval of the Resolution Designating Proposed Amended Boundaries for Tax Incremental District No. 6, Village of Plover, Wisconsin. Motion carried.**

6. Reports

a. Community Development Manager

Mr. Worzella motioned and Ms. Galle-Teske seconded to approve the report. Motion carried.

7. Mr. Tessmann motioned and Ms. Galle-Teske seconded to adjourn at 6:08 p.m. Motion carried.

Submitted by Tammy Wojtalewicz