

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 24, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Maryanne Groat, Melissa Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 3.

No testimony was received. Mayor Mielke closed the public hearing.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 6.

No testimony was received. Mayor Mielke closed the public hearing.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 7.

No testimony was received. Mayor Mielke closed the public hearing.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 8.

No testimony was received. Mayor Mielke closed the public hearing.

PUBLIC HEARING: regarding the proposed amendment to the Project Plan for Tax Increment District No. 12.

No testimony was received. Mayor Mielke closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 3, City of Wausau, Wisconsin.

Lenz said that he has not received any email comments on the agenda items.

Groat said that the Finance Committee and Economic Development Committees met and approved the plans. The Joint Review Board has met, but the final meeting has not been scheduled yet. Groat explained that the territory amendments were needed because state law requires that whole parcels need to either be completely inside or outside the district. Groat presented a Powerpoint presentation that identified the territory changes for each of the district amendments included on the agenda. She explained that District No. 3, territory will be added for the YMCA improvements and would complete the parcels that are proposed to be combined. There aren't any changes to the expenses. Tax Increment District Six includes the elimination of a single parcel along 18th Avenue. The developer has requested a parcel combination to construct a building. No additional expenses are proposed for this district and the area would be reduced. District No. 7 territory includes additions and removals which are highlighted in green and red. The red parcels will be removed and the green parcels will be added. Removals include the fire station, public right-of-way and a single parcel owned by Menards this parcel will be combined with an adjacent property. \$1.4 million of additional expenditures within the ½ mile boundary include

street, streetscape and parking improvements. The district could be terminated in 2023. The district is mandated to terminate in 2029. In district No. 8, the territory additions follow along Stewart Avenue and end at Mountain Lanes and include additions along Bridge Street. The project costs would include a Mountain Lane developer payment and street improvements for 18th Avenue realignment. In District No. 12, the Great Lakes Cheese, Landmark Building, Graebel and Sears buildings would be removed and two small parcels added to maintain a contiguous boundary. There will no new expenses in the district.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 3, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 6, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 6, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

Deb Ryan asked to speak. Mayor Mielke said that the public hearings were held at the beginning of the meeting and have been closed.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 7, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 7, City of Wausau, Wisconsin. Peckham seconded, and the motion carried unanimously 5-0.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 8, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 8, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

Ryan said she disagreed with how the items on the agenda are being handled.

Consideration of “Resolution Approving the Project Plan Amendment for Tax Increment District No. 12, City of Wausau, Wisconsin.

Bohlken motioned to approve the resolution approving the project plan amendment for tax increment district No. 12, City of Wausau, Wisconsin. Gisselman seconded, and the motion carried unanimously 5-0.

Adjournment.

Gisselman motioned to adjourn, seconded by Bohlken. The motion carried unanimously 5-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 21, 2020.