

**TOWN OF GREENVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DATE: Monday, November 28, 2016

TIME: 6:00 PM

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

Attendees: Jim Ecker, Ken Zilisch, Greg Kippenhan, Jack Anderson, Andy Peters, Leanne Meidam-Wincentsen, Jim Cotter.

The meeting was called to order at 6pm.

2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES

a. Approve Planning Commission Meeting Minutes from October 24, 2016.

Andy Peters made a motion to approve the agenda, Leanne Meidam-Wincentsen second. Motion carried 7-0.

Jim Cotter made a motion to approve the meeting minutes from October 24, 2016, Jack Anderson second. Motion carried 7-0.

3. NEW BUSINESS

a. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 1 (See the Public Hearing Notice which was published on November 14, 2016 & November 21, 2016).

Kevin Sturn, N1354 Westgreen Dr.; wanted to note that the following areas should be looked at and possibly revised. Page 5, first bullet point, also page 16, third bullet point. He hasn't seen a Town of our size who wanted to set up a Tax Incremental District (TID). He is wondering who will be facilitating the TID as it will require a dedicated employee. He feels the area should be smaller, especially if we don't have a dedicated Planner. He also hopes this isn't pushed through too quickly as many people need to be included and all topics discussed prior to approval.

Jim Fletcher; would like to extend the TID area to include the properties he is representing. He feels this area should be researched for retail and thinks this will be a benefit to Greenville.

Michael Schlimm, 6025 County Road II Larson; trustee of some properties along Hwy GV. He is in favor of the TID and feels it would help get utilities into areas where it is needed.

Dave Wagner, Ehlers and Associates; the phasing of this plan would only happen as building requests come in. They were trying to make this area large enough so only small boundary amendments would have to be made later. Grants for development would only be considered if it could be proven beyond a reasonable doubt that the land could not be built unless the grant is received.

Greg Kippenhan made a motion to close the public hearing, Leanne Meidam-Wincentsen second, motion carried 7-0 and the public hearing was closed at 6:16pm.

The development of this TID is a reaction to a proposed development for the area, however it is not the first time it has been proposed. The plan takes into consideration 5 different borrowing packages over the life of the TIF Plan, which would not get us close to our debt limit. Statutorily, this TID could run for 20 years, but we are able to make that a shorter time frame. Dave Ehlers feels that one employee dedicated to the TID could

facilitate handling needs. Dean Culbertson wanted to urge the Planning Commission not to table this, he wants to keep this moving forward to get projects into Greenville.

- b. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Town of Greenville, Wisconsin”.

Ken Zilisch made a motion to approve the “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Town of Greenville, WI”, but amend the boundary to include the 20 acres Fletcher represents on Levi Dr. and Technical Dr., Leanne Meidam-Wincentsen second. Motion carried 5-2 (Jim Cotter and Jim Ecker, nay). *See attached boundary map.*

- c. Public Hearing and possible approval of Certified Survey Map for Greenville Properties 1, LLC, Neubert Road, parcel #110 0482 00.

Dave wanted to note that the staff questioned if they had considered the right in, right out on Lot 2, but did not get any response.

Jack Anderson made a motion to close the public hearing, Andy Peters second, motion carried 7-0. The public hearing was closed at 7:05pm.

Leanne Meidam-Wincentsen made a motion to approve the CSM, Jim Cotter second, motion carried 7-0.

- d. Review and possible approval of Quantum Electrical Solutions LLC Site Plan, N2152 North Rd., parcel# 110 0142 01.

Greg Kippenhan made a motion to table until the requested information is received for the site plan of Quantum Electrical Solutions LLC, Leanne Meidam-Wincentsen second. Motion carried 7-0.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

Dave Tebo, along with Larry Bentle have been trying to develop a relationship with the local teachers and bring in farm related speakers to schools to educate students.

The fence ordinance is now with the Building Inspection Department, Dave will send the suggested changes to the Commission when they are ready.

Monday December 19th is the next Planning Commission meeting date.

5. ADJOURNMENT

Jim Cotter made a motion to adjourn, Ken Zilish second, motion carried 7-0. The meeting was adjourned at 7:16pm.



PLANNING COMMISSION

Date of meeting 11/28/10

Community members wishing to speak to the Planning Commission on an item (whether on the Agenda or not) may do so by signing this form. You will be called forward during the Public Comment Forum segment of the meeting. Public participation is limited to 3 minutes per person, or a maximum time of 15 minutes FOR ALL. The Public Comment Forum segment may be suspended at any time at the discretion of the Commission.

Legibly **PRINT** your Name, Street Address, City and the Topic on which you wish to speak on.

Name	Address	Topic
1. Michael Schlimm	6025 Cx7 Rd, TIF Larsen, WI 54945	TIF Hearing
2. John Stutz	6025 Cx7 Rd, TIF Larsen, WI 54945	TIF Hearing
3. Irvin Fieletu	GSG East / N. E. Airport / Room 100	TIF Hearing
4. Kevin Starn	N1354 Westgreen Drive	TIF Hearing
5. GREG LAND WEHR	200 E. WASHINGTON SUITE 301 54911 APPUCON	TIF HEARING
6. Alex Krewl	↓	TIF
7. David Wagner	Ehlers & Assoc.	TIF
8.		
9.		
10.		
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