

**Village of Holmen
Planning Commission Minutes
August 26, 2014**

Village President Proctor called the Planning Commission meeting to order at 6:35 PM on Tuesday August 26, 2014. Present were commission members Proctor, Johnston, Stanek, Evenson, Olson, Szak and Kulcinski; along with advisory members Administrator Heinig and DPW Olson. Sean Lentz, Patrick Malloy, Jim Carlson, Patrick Barlow and Pat McKnight were also in attendance.

Motion by Szak, seconded by Johnston to approve the minutes of the July 29, 2014 meeting - carried unanimously.

Public Hearing

Motion by Kulcinski, seconded by Olson to open a public hearing regarding the Proposed Project Plan, Boundaries and the possible Creation of a New Tax Incremental District No. 3 – carried unanimously.

Patrick Barlow is excited the Village is moving forward with this process, but also urges the Village to continue working to establish development of TID #2 as well.

Motion by Kulcinski, seconded by Szak to close the public hearing – carried unanimously.

Public Comment

There were no public comments.

Agenda Items

#5 – Action and Consideration on Site Plan Architectural Review – The Mob Stop (Holmen Drive).

Administrator Heinig informed the Commission that the plans submitted did not adequately address a number of required items and that a revised plan will be prepared and submitted for the September meeting.

Motion by Olson, seconded by Kulcinski to table this item – carried unanimously.

#6 – Possible Action and Recommendation on Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Holmen, Wisconsin.

The Planning Commission authorized working through the details for the creation of TID #3. An organizational meeting of the Joint Review Board was held prior to this meeting and a public hearing was held at the beginning of this meeting for the creating of TID #3. Sean Lentz and Patrick Malloy presented the executive summary of the Project Plan to the Commission, reviewing the basics of TIF districts, Eligible Projects, the Project Boundary and Planned Improvements. The projections indicate this would be a financially stable plan over the 20 year life of TID #3.

Member Kulcinski asked what would happen if there were extra funds in the TIF at the end of the project. The extra funds would be distributed to the other entities based on the normal percentage they would receive, or the TIF would be closed early so the area can be restored to the regular tax roll.

Member Olson asked what the current valuation of the Village was and how the TID #3 value would affect that. The anticipated value of TID #3 would increase the Valuation of the Village by approximately 10%.

Member Stanek asked if the combination of TID #2 and TID #3 fell below the maximum limit of 12% of the total equalized value of the Village. Yes, Page 12 of the Project Plan indicates this test is met.

Motion by Kulcinski, seconded by Szak to authorize approval of Planning Commission Resolution 2-2014, a Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Holmen, Wisconsin – carried unanimously.

Motion by Olson, seconded by Kulcinski to adjourn at 7:00 PM - carried unanimously.

Dean K. Olson
Director of Public Works