

## MINUTES OF THE SPECIAL PLAN COMMISSION MEETING Tuesday, January 23, 2018

### Call to Order

Chairman Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

### Roll Call

Commissioners present: Joe Abruzzo  
Jim Decker  
Robert Harley  
John Meiners  
Mark Penzkover  
Fred Winchowky, Chairman

Commissioner excused: Ken Werner

Also present: Steven Braatz, Clerk-Treasurer  
Bruce Kaniewski, Planner/Zoning Administrator  
John Weidl, Administrator/Economic Development Director

### New Business

#### Tax Incremental District No. 5

Weidl presented the proposed project plan for Tax Incremental District #5 (TID #5). TID #5 is proposed to be created as an industrial use district. The Village will acquire the current parcel located at 1515 S. Rochester St., known as the "Sugden Site," to facilitate development of an existing agricultural parcel into an industrial park. The Village's existing industrial park is currently at full capacity. With no other spaces available for industrial development, manufacturers are discouraged from locating to Mukwonago. With the acquisition of Sugden site, the Village has obtained lands prime for the location and development of new manufacturing facilities. However, the parcel presents several obstacles to developers and the Village. The parcel's distance from existing development, lack of access to utilities, wetlands, environmental hazards, and topography have created conditions that would not allow this parcel to not be a profitable venture for a private developer alone and thus it is unlikely that any development would occur "but for" the usage of tax increment financing (TIF). The Village is currently working with a relocation of the Banker Wire business to the new industrial as an anchor tenant. Banker Wire has sold their existing building, and is under tight timelines to complete construction of their new building.

Kaniewski presented some minor changes to the TID#5 proposed plan.

1. Page 10, first paragraph, last sentence, strike "or commercial."
2. Page 29, Section 12, third sentence, replace existing with, "Key area properties are designated for an Industrial Land Use and High Intensity Commercial/Business land use."
3. Page 29, Section 13, first sentence, add "will" between "TID #5" and "have."

Motion by Decker/Penzkover to adopt Resolution 2018-003: *A Resolution Proposing the Creation of Tax Incremental District No. 5, of the Village of Mukwonago, Wisconsin* carried.

**Adjournment**

Meeting adjourned at 7:03 p.m.

Respectfully Submitted,

Steven Braatz, Jr.  
Clerk-Treasurer

DRAFT