



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Minutes

Plan Commission

Monday, October 16, 2017

4:00 PM

Council Chambers

Special Meeting

I. CALL TO ORDER

The Special Meeting of the City Plan Commission was called to order by Chairman J. Nickels.

II. ROLL CALL

Present: 8 - Jim Brey, Dave Diedrich, Daniel Hornung, Mayor Nickels, Dan Koski, Jim Muenzenmeyer, Dennis Steinbrenner and Peter Dorner

Staff Present: Nic Sparacio, Paul Braun, Lisa Mueller

Others Present: Daniel Lindstrom

III. APPROVAL OF MINUTES

[17-1056](#) Approval of the Minutes of the August 30, 2017 Meeting.

Moved by Diedrich, seconded by Koski, that the Minutes of the August 30, 2017 Meeting be approved. The motion carried by the following vote:

Aye: 8 - Alderperson Brey, Member Diedrich, Member Hornung, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

IV. PUBLIC INFORMATIONAL HEARINGS

[17-1057](#) PC 25-2017: Tax Incremental Financing District #11 Proposed Boundary Amendment to Subtract Territory Subject to Development Agreement.

N. Sparacio explained the issues that arose with the creation of the new Tax Increment Financing District (TID) #19 for the downtown area. Advice provided to the City by the Wisconsin Department of Revenue (DOR) at the beginning of the TID creation process was in error. The issue stems from TID #11's designation as "Distressed," and Distressed districts cannot be overlaid with a new TID. The new downtown TID #19 crossed over a portion of TID #11 as approved by the City. The DOR is working with the City on a solution which includes two parts: 1) removal of several parcels from TID #11, and 2) revising the boundary of TID #19 to remove TID #11 parcels and to connect what becomes two isolated areas of TID #19. The amendments to TID #11 require a public hearing.

Mayor Nickels opened the public informational hearing. There were no public comments, so Mayor Nickels closed the public informational hearing.

Discussion only no action taken.

V. REFERRALS FROM COMMON COUNCIL: None

VI. OLD BUSINESS

[17-1058](#)

PC 22-2017: Discussion and Possible Action on Updates to Project Plan, Boundary Creation, and Common Council Resolution for Tax Incremental Financing District #19.

N. Sparacio provided the recommended actions for updating TID #19. The project plan has been revised, and an updated resolution must be forwarded to the Common Council to adopt these updates.

Mayor Nickels stated that TID #11 will be closed early in 2018, so it will no longer create any issues for the new downtown TID at that point. The Commission discussed how the changes will affect the assessed value included in each district and how these changes will allow the Schuette Building project to move forward. N. Sparacio added that TID #19 will then come back in 2018, after closing TID #11, to return the boundary to its originally intended locations.

Moved by Hornung, seconded by Muenzenmeyer, to approve the proposed revisions to Tax Incremental Financing District #19 as shown in the updated project plan, and to forward to Council the related adoption resolution with a recommendation for approval. The motion carried by the following vote:

Aye: 8 - Alderperson Brey, Member Diedrich, Member Hornung, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

VII. NEW BUSINESS

[17-1059](#)

PC 25-2017: Discussion and Possible Action on Tax Incremental Financing District #11 Proposed Boundary Amendment to Subtract Territory Subject to Development Agreement and Adoption of Related Resolution.

N. Sparacio provided the recommended actions for amending TID #11. A revised project plan has been provided along with an adoption resolution for the Plan Commission and an adoption resolution for the Common Council. Mayor Nickels noted that this is the TID that will be closed out next spring.

Moved by Diedrich, seconded by Brey, to 1) approve Tax Incremental Financing District #11 proposed boundary amendment to subtract territory as shown in the

project plan, 2) approve the related Plan Commission adoption resolution, and 3) forward to Council the related adoption resolution with a recommendation for approval. The motion carried by the following vote:

Aye: 8 - Alderperson Brey, Member Diedrich, Member Hornung, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM): None

C. Summary of Site Plans: None

IX. ADJOURNMENT

Moved by Brey, seconded by Diedrich, that this meeting be adjourned at 4:08 PM. The motion carried by the following vote:

Aye: 8 - Alderperson Brey, Member Diedrich, Member Hornung, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

Respectfully Submitted,

Paul Braun
Secretary