

JOINT REVIEW BOARD

City of Kaukauna

Hydro View Room & Remote Via Microsoft Teams



Wednesday, January 18, 2023 at 2:00 PM

AGENDA

1. Roll Call
2. Approval of Minutes
 - a. Approve Minutes from August 24, 2022 Meeting
3. Correspondence
4. Discussion Topics
 - a. TID 12 Creation
5. Adjournment

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

MICROSOFT TEAMS MEETING ACCESS INFORMATION

You can access this meeting by computer. Instructions are below.

To access the meeting by computer:

1. Go to <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>
3. Enter **Meeting ID 242 770 744 477**
4. Enter **Password GQP5ui**
5. Allow Microsoft Teams to access your microphone or camera if you wish to speak during the meeting

Members of the public will be muted unless there is an agenda item that allows for public comment or if a motion is made to open the floor to public comment.



JOINT REVIEW BOARD

City of Kaukauna
Hydro View Room

Wednesday, August 24, 2022 at 1:00 PM

MINUTES

Meeting Called to Order at 1:00 PM.

1. Roll Call

Members Present: Robert Schaefer, Amy Van Straten, Shawn Alfred, John Moore, William Van Rossum

Other(s) present: Ashley Roehl, Staff Accountant; Lily Paul, Associate Planner, Joe Stephenson, Planning and Community Development Director

2. Correspondence

There was no correspondence.

3. Discussion Topics

a. 2021 Annual DOR Reporting Review

Finance Director Van Rossum explained that the reports were filed with the DOR and are available online. There were no questions.

No action was taken.

b. Update on Major TIF Development within the City

PCCD Stephenson gave an overview of development that has happened in the city and what is planned:

- Bernatello's Pizza – part of TID 11
- Velocity Water Works – part of TID 6
- Dreamville Apartments – part of TID 8
- Municipal Pool – part of TID 4. May need to look into other options
- Commerce Crossing – multiple developments are coming to this area

No action was taken.

c. City TIF Network Road Map

Finance Director Van Rossum presented the City TIF Network Road Map which shows the projected results of each TID including debts and increases in revenue in accordance to each development. This also showed the life left in each TID.

No action was taken.

d. General Matters

There was a brief discussion of possibly creating a new TID district (TID 12). This process will happen in the year 2023 and the Joint Review Board will have to reconvene later on.

No action was taken.

4. Adjournment

A motion was made by Moore to adjourn the meeting. Schaefer seconded the motion. The meeting was adjourned at 1:23 PM.

NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN
AND TERRITORY FOR TAX INCREMENTAL DISTRICT NO. 12
IN THE CITY OF KAUKAUNA, WISCONSIN

NOTICE IS HEREBY GIVEN that on January 19, 2023 4:00 PM, or as soon thereafter as the matter can be heard, a public hearing will be held before the Plan Commission of the City of Kaukauna, Outagamie County, Wisconsin in the Common Council Chambers at the City of Kaukauna Municipal Services Building, 144 W. 2nd Street, Kaukauna, Wisconsin, pursuant to the requirements of §66.1105(4)(h) of the Wisconsin Statutes, regarding a proposed project plan and territory to create Tax Incremental District No. 12 in the City.

The City of Kaukauna, in a continuing effort to spur development and job creation in the community is considering the creation of Tax Incremental District (TID) No. 12 under 66.1105, Wisconsin Statutes. TID No. 12 in the downtown of the City—centered along Lawe Street/Crooks Avenue (Hwy 55) generally from Third Street to Division Street—as illustrated in Exhibit A. TID No. 12 is classified as a “Blight Elimination TID” based upon a finding that the district has been designated as suitable for redevelopment as outlined in Wisconsin Statutes 66.1105(4)(gm)1.

Proposed project activities may include, but are not limited to: site grading and fill, sanitary sewer system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, lighting, sidewalks and recreation trails, professional and organizational services, administrative costs, and finance costs. The proposed project plan's project costs may include cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district. The proposed costs will include select roadway, sanitary sewer, and water main projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

A draft of the project plan and boundary to be considered by the City Plan Commission is available in the Planning and Community Development office, 144 W. 2nd Street, Kaukauna, Wisconsin. A copy of the proposed project plan will be provided upon request.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the amendment to the project plan.

Questions regarding the matter shall be directed to Joe Stephenson, Planning and Community Development Director, by mail at PO Box 890, Kaukauna, WI 54130 or by phone at 920.766.6315 or by email at jstephenson@kaukauna-wi.org.

Dated this 22nd day of December, 2022



Anthony J. Penterman
Mayor

Publish: January 4 and January 11, 2023



TID 12

390 195 0 390 Feet



Legend

-  TIF 12 Boundary

-  Sewer and Water Relay
-  Trail Extension/Maintenance
-  Trees and Planters
-  Pond Improvement
-  Pedestrian Bridge
-  Central Park Improvement
-  Seawall Repair
-  Library Support
-  Intersection Improvement
-  LaFollete Park Upgrade
-  Underground Storm Storage
-  Bridge Replacement
-  Parking Lot Reconfiguration
-  Renew Kaukauna Program
-  Alley Projects
-  Watermain
-  Amphitheater/Stage
-  Water Plant Upgrades
-  Pool Amenities
-  Pickelball Courts



Item	Description
Pool Amentities	
Amphitheater/Stage	Hydro Park
Water Plant Upgrades	
Watermain	Under Canal
Park Upgrade Support	LaFollette, Thilwerth, Hydro
Underground Storm Storage	Riverview Middle School
Seawall Repairs	Island Behind Cops
Trail Extensions/Maintenance	Island and Behind Wisconsin
Alley Development - Bury Utilities	2nd Street and 3rd Street
Pickleball Courts	(at pool park)
Sewar and Water Relay	Desnoyer/Kaukauna
Bridge Replacement	Elm Street
Intersection Improvments	Elm/Thilmany
Pond Improvements	Catherine Street
Pedestrian Bridge	Ped bridge over canal
Land Acquisition/Blight Removal	
Renew Kaukauna Program Support (FIP)	Additional funding for art, FIP, and landscaping
Trees/Planters	Wisconsin, Third, Second Street
Municipal Parking Lot Reconfiguration	Reconfiguration of the Farmers Market Parking Lot
Library Support/Learning Garden	Potential New Library Location
Adminstration Costs	Staff time working for the TIF
Building Permit Costs	All permit fees within the TIF

New Alley

Tare down Title Town Treasures and renovate

Time	Estimated Cost
2023	\$1,500,000.00
2027, 2029, and 2031	\$600,000.00
2023	
2024 and 2025	
2023	\$300,000.00
2023	
2024	\$800,000.00
2027 - TID END	\$500,000.00
2025	\$150,000.00
2024	\$35,000.00
2025	
Life of the TIF	
Life of the TIF (major costs in 2023 and 2024)	

\$150,000