



JOINT REVIEW BOARD AGENDA

May 08, 2025 at 1:30 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance

MINUTES

- [3.](#) Approval of the minutes from the April 7, 2025 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council.
- [5.](#) Consideration of "Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No. 21".

NEXT MEETING

6. To Be Determined

ADJOURN

7. Motion to adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN
JOINT REVIEW BOARD MINUTES
Monday, April 07, 2025

MEMBERS PRESENT: Roberta Filicky-Peneski (Citizen), Paul Carlsen (LTC), Mark Boehlke (SASD), Thomas Wegner (County), Mayor Ryan Sorenson

STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Assistant to the City Administrator Marie Foss, Assistant City Attorney Liz Majerus, Department of Public Works Director Travis Peterson, City Engineer Kevin Jump, TV Program Director Scott Mealiff, Deputy Finance Director Evan Grossen

OTHERS PRESENT: Phil Cosson (Ehlers), Kayla Thorpe (Ehlers)

OPENING OF MEETING

1. Call to Order

Mayor Ryan Sorenson called the meeting to order at 2:00 PM

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of the minutes from the June 17, 2024 meeting.

MOTION TO APPROVE THE MINUTES FROM JUNE 17, 2024
Motion by Tom Wegner, Seconded by Paul Carlsen
Motion Carried

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review responsibilities of the Joint Review Board.

Kayla Thorpe from Ehlers explained the meeting process, the “But For” test, and that this meeting is to introduce the TID plans to the Board.

5. Review and discuss draft Project Plan for Tax Incremental District No. 21

Kayla Thorpe from Ehlers reviewed the Project Plan for Tax Incremental District No. 21.

6. Review and discuss draft Project Plan for Tax Incremental District No. 25

Kayla Thorpe from Ehlers reviewed the Project Plan for Tax Incremental District No. 25 and answered questions from the Board.

NEXT MEETING

7. To be determined

ADJOURN

8. Motion to adjourn

MOTION TO ADJOURN AT 2:44 PM

Motion by Roberta Filicky-Peneski, Seconded by Paul Carlsen

Motion Carried

**JOINT REVIEW BOARD
RESOLUTION APPROVING AN AMENDED
PROJECT PLAN AND BOUNDARIES FOR
TAX INCREMENTAL DISTRICT NO. 21,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to amend the Project Plan and boundaries for Tax Incremental District No. 21 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council approving an amendment to the Project Plan and boundaries of the District.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for the amendment to the Project Plan and boundaries of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements, and that the

benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this ____ day of _____, 2025.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of ____ ayes to ____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature