

CITY OF SHEBOYGAN

JOINT REVIEW BOARD

MARCH 12, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Mark Boehlke (Sheboygan Area School District), Mayor Michael Vandersteen (City of Sheboygan), Roger TeStroete (Sheboygan County), Roberta Filicky-Peneski (Citizen Member), and Roy Kluss (Lakeshore Technical College) STAFF/OFFICIALS PRESENT: City Administrator Darrell Hofland, Finance Director Marty Halversen, and Planning & Development Director Chad Pelishek

1.1 Call to Order

Chair Mayor Vandersteen called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of minutes from the January 14, 2020 meeting.

Motion by Roberta Filicky-Peneski, second by Roy Kluss to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation.

Chad Pelishek explained that the Oscar has had to update their building layouts due to HUD requests.

HUD wants the buildings to have underground parking as well as surface

parking.

The number of units has also changed to 240 along with the number of buildings.

Due to soil issues they were unable to layout the buildings as originally planned.

Roberta Filicky-Peneski inquired about the money flow and the amount of work that is laid out in the plan for the city to do. Chad Pelishek explained that the city will only be doing the signals at Georgia Avenue and South Business Drive as well as the recreational trail which will be constructed in a future year.

Roger TeStroete inquired about the type of fill on the site.

Chad Pelishek responded it is nonstructural fill that would not allow buildings be constructed on it.

Chad Pelishek mentioned that the SE corner of the lot is slated to be a KWIK Trip.

This KWIK Trip is going to be one of their large models at 9,000 square feet along with offering diesel fuel.

The majority of KWIK Trips are 6,000 square feet in size.

Roberta Filicky-Peneski inquired if the roads will be able to handle 18 wheelers.

Chad Pelishek stated yes a traffic impact analysis has been completed.

3.2 Consideration and possible action on resolution approving Tax Incremental District No. 20 creation

Motion by Roy Kluss, second by Roger TeStroete to approve the resolution approving the Tax Incremental District No. 20 creation.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Roger TeStroete, second by Roy Kluss to adjourn. Motion carried.

Being no further business the meeting adjourned at 3: 11 p.m.