

CITY OF SHEBOYGAN

JOINT REVIEW BOARD

AUGUST 29, 2017

1. OPENING OF MEETINGMEMBERS PRESENT: Mark Winkel, Roy Kluss, Mayor Michael Vandersteen, and Mark BoehlkeMEMBERS ASBENT: Roberta Filicky-PeneskiSTAFF/OFFICIALS: Planning & Development Director Chad Pelishek, and Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Mayor Vandersteen called the meeting to order.

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of minutes from the May 8, 2017 meeting.

Motion by Mark Winkel, seconded by Roy Kluss to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Review & discuss project plan amendment for Tax Increment District No. 13.

Chad Pelishek explained to the committee that the reason

TID 13

is before you again is that the city is removing the portion of the plan that states to share revenue with TID # 16.

TIF # 16 is a mixed use district and TIF # 13 is a blight district which state law prohibits the sharing between two different types of districts.

Motion by Mark Winkel, seconded by Roy Kluss to approve. Motion carried.

3.2 Review & discuss territory and project plan amendment for Tax Increment District No.

14.

Chad Pelishek explained that the

project plan

is being amended to include the former Memorial Mall which will be demolished in 2017

and a new Meijer store will be built in its place starting in 2018.

The city will need to upgrade Taylor Dr with new signals and turn lanes.

The committee inquired about Meijer's timeframe.

Chad Pelishek explained that the demolition is to be done by December 2017 and construction should begin in April or May 2018 with approximately 19 months for construction and the store should open in November of 2019.

Also the store size was discussed.

The Meijer store is to be approximately 159,000

square feet

and a super Walmart is approximately 192,000 sq ft.

There is also

room to the south of the proposed Meijer store

for an additional

retail store that is 50,000 sq ft or less.

Motion by Mark Winkel, seconded by Roy Kluss to approve.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Mark Winkel, seconded by Roy Kluss to approve.

Motion carried.

Being no further business the meeting was adjourned at 3: 12 p.m.

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