

APPROVED MINUTES
Joint Review Board Meeting
Thursday, June 30, 2022 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to order

Village President, Mike Schwab called the meeting to order at 6:00 p.m.
Members Present: Laurie Barz, Moraine Park Technical College; Sarah Malchow, Public Member; Andrew Sarnow, West Bend School District; Aaron Daul, Washington County
Village Board: Trustee Brian Heckendorf
Staff Present: Building Inspector Collin Johnson and Administrator Jen Keller
Also Present: Jonathan Schatz, Ehlers; Steven Nitschke, DNF Properties; and Kurt Henning

2. Roll Call

Attendance was confirmed for the Village President, Public Member, West Bend School District, Moraine Park Technical College, and Washington County.

3. Consideration and Appointment and/or Reaffirmation of the Joint Review Board's Public Member

Motion by President Schwab, second by Andy Sarnow to appoint Sarah Malchow as the Public Member.

Vote: 5 ayes, 0 nays. Motion carried.

4. Election and/or Reaffirmation of Chairperson

Motion by Aaron Daul, second by Sarah Malchow to appoint Village President Mike Schwab as Chairperson.

Vote: 5 ayes, 0 nays. Motion carried.

5. Review Minutes from September 14, 2021 Meeting

Motion by President Schwab, second by Aaron Daul to approve minutes from the September 14, 2021, meeting.

Vote: 5 ayes, 0 nays. Motion carried.

6. Discuss Responsibilities of the Joint Review Board

Jonathan Schatz provided information regarding the role of the Joint Review Board. Review of the proposed TID 7 amendment and final approval from the Joint Review Board would be necessary following a public hearing at the Plan Commission and approval of amended plan by the Village Board.

7. Review and Discuss Project Plan

Jonathan Schatz summarized the changes to the proposed TID 7 plan include a use change, a boundary change, and a project plan change. The change in use occurs on the parcel north of the Municipal Complex site, approximately 3.97 acres, and transitions the use on site from all commercial to both commercial use on the southern portion and residential use on the northern portion of the parcel as requested by a new developer, DFN Properties. The Village has conditionally approved a two-lot CSM subdividing the subject property, forthcoming action includes reviewing as site plan and zoning permissions. Parcels added to the TID 7 boundary included the Piggly Wiggly commercial property and the Village of Jackson institutional parcel previously excluded from the plan. The plan also accommodates an additional TID project to include costs for the design and construction of a roundabout at Eagle Drive and STH 60, which would become an eligible TID expense if the amendment is approved. The intersection is currently controlled via a two-way stop for traffic on Eagle Drive and is in need of additional intersection control per WIS DOT and as included in the 2019 Traffic Impact Analysis which also identified a need for additional intersection control due to traffic assumptions related to TID development and past development. The Village has submitted an application for grant funding from WIS DOT for an 80/20 match for construction costs. Staff anticipate increment to generate in the TID by 2025 based upon current efforts underway by interested Developer DFN Properties and the Village's participation with the Washington County Next Generation Housing Pilot Program for construction of 80-120 single-family homes and two-family homes.

8. Set Next Meeting Date

Motion by Laurie Barz, second by Andy Sarnow to set the next meeting date as August 4th at 6:00 p.m.

Vote: 5 ayes, 0 nays. Motion carried.

9. Adjourn.

Motion by Laurie Barz, second by Aaron Daul to adjourn the meeting at 6:23 p.m.

Vote: 5 ayes, 0 nays. Motion carried.

Respectfully submitted,

Jen Keller
Village Administrator