

## City of Oconomowoc Joint Review Board Meeting Minutes – September 7, 2022

Deputy City Clerk Dehnert called the Joint Review Board meeting to order at 2:30 pm.

**Members Present:** Golz (on behalf of Kittel), Frederick, Magnus and Thelke  
**Members Excused:** Sheridan  
**Others Present:** Duffy, Sullivan, Frye, Ald Aultman Kloth and Dehnert

**2. Discuss/Act on Selection of Chairperson:** Motion by Magnus to nominate Frederick as Chairperson; second by Thelke. Motion carried 4 – 0.

**3. Approval of Previous Meeting Minutes – July 13, 2021:** Motion by Thelke to approve the July 13, 2021 meeting minutes; second by Magnus. Motion carried 4 – 0.

**4. Review/Discuss Responsibilities of the Joint Review Board:** Duffy reviewed the responsibilities of the Joint Review Board as listed in Ehler's letter dated 8/28/22 included in the meeting packet.

**5. Review / Discuss TID #8 Project Plan – N. Main Street Development:** Duffy explained proposed TID #8 consists of 4 parcels (.44 acres) on N. Main Street, contains 3 structures and an alley, and has a current value of \$2.29M. The buildings are all vacant, and 83% of the property meets the statutory determination of blight. The buildings have had a lack of maintenance; contain water damage and improper electrical systems; and the property insurance has been terminated. The proposed development will consist of a multiple story mixed-use building which will require a rezoning and possible planned development. A TIF requires a public benefit, and the project plan includes a walkable public boardwalk which will ultimately connect with the boardwalk located to the west; public parking; public restrooms; site development; new utility connections; a new location for the pedestrian crosswalk; and improvements to the Village Green including leveling the area and adding bollards. Phase I costs of \$3.6M would be provided through General Obligation bonds, and Phase 2 costs of \$1.875M for site development and infrastructure would be through a pay/go system. The TIF would run through 2051 but is expected to be paid off in approximately 17 years. Duffy said all projects will be refined in a development agreement. Phil Cosson of Ehlers explained they hope a minimum value will equal better increment and overall, they have taken a conservative approach to the development. Members questioned the building layout with a proposed community room and questioned the status of the building to the north. Cosson explained there was a complication with who would own and be responsible for the room, so there are no longer any plans for it but have included a placeholder for something else. Duffy said the building will contain lower level parking, a restaurant and other commercial space uses, and residential on the floors above. There will be a public parking easement on the parking lot, and the City will take care of snow removal, stripping, etc, The City will also take care of the public bathroom located in the building. Cosson noted the public parking area will extend 18' into the Village Green which is why the park is included in the list of projects to be completed. Duffy then explained the Plan Commission will hold a public hearing on the project plan, and Council will act on a PD and rezoning in November with adoption of the TID by the JRB and Council in December. The developer plans to remove all the buildings by the end of the year. No action was taken.

**6. Review/Act on Annual PE-300 Reports and Annual Reports of TIF Districts #4, 5, 6 and 7:** Duffy explained State law requires that the members receive a copy of the Annual PE-300 Reports on the financials of the existing TIF districts and provided the status of the following districts:

TIF #4 – Downtown Redevelopment Area: This district was created in 2003; amended in 2006; amended again in 2012 to adjust the boundaries; and the last amendment was in 2013 which provided TIF 3 to be a donor to TIF 4. The TIF was paid off in 2021 and should terminate in 2024. One project that was done but not expected was the CornerStone building.

TIF #5 – W. Wisconsin Avenue Redevelopment Area: This district was created in 2017 and part of TIF 4 was removed from it. The TIF was created because of 2 condo projects and is a pay/go. Remaining future project costs include a façade improvement fund for businesses in the downtown and improvements to the boat launch area which is an ongoing conversation with the Village of Lac LaBelle. A project that was done but not expected was the Mann building.

TIF #6 – St. Paul / E. Wisconsin Avenue Redevelopment Area: This district was also created in 2017 for the Fowler Lake condo project which is mostly complete and is a pay/go TIF. A project that may come forward at some point would be the area to the south of the building.

TIF #7 – Olympia Fields Redevelopment Area: This district was created in 2021 for the redevelopment project in the area of the former Olympia Resort. Most expenses incurred to date are associated with Phase I which is replacement of infrastructure in the area. There is development occurring, buildings are becoming occupied, various buildings have been approved by the Architectural Commission, and Sendik's will be opening in October.

Motion by Frederick to approve the annual TIF reports for Oconomowoc TIFs #4, 5, 6 & 7; second by Golz.  
Motion carried 4 - 0.

**7. Set Next Meeting Date:**

- a. December 7, 8, 13, 14 or 15

Duffy explained he wanted to get the members input for a date for the next Joint Review Board. The members agreed on Wednesday, December 7 at 11 am.

**8. Adjourn:**

Motion by Magnus to adjourn the Joint Review Board at 3:14 pm; second by Frederick. Motion carried 4 – 0.

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Chris Dehnert  
Deputy City Clerk