TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
April 10, 2024
Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904

The Planning Commission meeting was called to order by Chairman Martin at 6:00 p.m.

The following members were present: Mark Thompson, Dan Martin, Bill Van Aacken, Ethan Firgens, and Kyle Kehoe.

The following member was excused: Linda Kollmann.

The following staff member was present: Administrator Richard Heath.

On a motion by Member Thompson and seconded by Member Van Aacken, passed on a voice vote, the minutes from the February 14, 2024 meeting were approved.

Greg Johnson, the Town's Financial Advisor from Ehlers, provided an overview of the basics of a Tax Incremental Finance District and the steps required to establish such a district. This is the first such district created in the Town of Algoma, and it is being created to facilitate the construction of an Orthopedic & Sports Medicine Specialists (OSMS) facility on the four vacant parcels located on S. Oakwood Road, as well as the future redevelopment of the Town Hall property and small parking lot.

After Mr. Johnson's presentation, Chairman Martin asked the members if they had any questions. Member Thompson asked about the projections illustrated in the Project Plan. Mr. Johnson explained that they were very conservative and will be confirmed once the developer's agreement is approved. Member Thompson added that he is concerned that the cost of the waterline will be the responsibility of the taxpayers and that taking a loan for 15-years is also a concern. Chairman Martin noted that the TID is being considered for redevelopment and is the start of a longer-term process of relocating the Town Hall to another location in the future. Member Thompson expressed the loss of recreation land if the Town Hall property is sold and purchasing land for recreational purposes at a later date will be more expensive. Chairman Martin responded that this step is to create the District with a rather small amount of money because there is no other financial alternative than paying for it out of the general fund or taking a loan. He added that the Town Board is always looking at the risk and the money aspect of all projects. Member Keho explained that this type of funding is one way of funding this facility since there will be no development on that site without municipal water. Member Van Aacken stated that the worst-case scenario for the TID is 27-years.

After the members discussion, the Planning Commission facilitated a Public Hearing on the proposed Algoma Tax Incremental Finance District (TID) #1. Betty Ann Vowels of 1330 Lake Breeze Road commented that it is unknown what will happen to medical facilities in the future, and if the facility goes out does the cost of the waterline falls back on the taxpayers. Chairman Martin noted that these are dormant parcels and the Town needs to plan for the future. Attorney Emily Dunham stated that OSMS Real Estate, LLC has purchased the four parcels and the developer's agreement is in the process of being prepared. The public hearing was closed.

A voice vote was taken to approve Resolution PC 2024-1 Establishing the Boundaries of and Approving the Project plan for Tax Incremental District No. 1. Martin-yes, Thompson-no, Kehoe-yes, Van Aacken-yes, Kehoe-yes. Motion passes 4-1 to approve Resolution PC 2024-1.

Chairman Martin asked Administrator Heath to provide an overview of a Certified Survey Map (CSM) for Parcel 002-2685 owned by Curtis and Christine Rohr and Parcel 002-2686 owned by John Christian. Mr. Heath explained that the applicants are requesting to change the property line between the two parcels to enable Mr. Christian to have a larger back yard (Lot 1) and the Rohr's to have a larger grassy area in the front of their home (Lot 2). The current and proposed lot lines are illustrated with yellow and green colors. The applicant's Outlots 3 and 4 that are shown on the CSM are not included in this proposed revised CSM for Lots 1 and 2.

On a motion by Member Thompson and seconded by Member Kehoe, passed on a voice vote, the Planning Commission recommends approval by the Town Board for the proposed CSM for Parcels 002-2685 and 002-2686.

On a motion by Member Thompson and seconded by Member Van Aacken, passed on a voice vote, the Planning Commission adjourned at 6:43 p.m.

Respectfully submitted,
Richard Heath, Administrator