



**VILLAGE OF WAUSAUKEE
WAUSAUKEE PLAN COMMISSION MEETING**

(Commission members: Ruth Jicha, Dave Messar, June Caine,
Lisa Tracy and JoAnn Polomis)*

WEDNESDAY, SEPTEMBER 11, 2019

WAUSAUKEE VILLAGE HALL

428 HARRISON AVENUE

6:00 PM

MINUTES

1. Call to Order – Chair Ruth Jicha called the meeting to order at 6 pm. Commission members in attendance were Lisa Tracy, JoAnn Polomis, and Dave Messar. Also present was Clerk/Treasurer Sara Pullen. Commission member June Caine was absent.
2. Pledge of Allegiance
3. Approval of Agenda – Polomis made a motion seconded by Messar to approve the agenda as printed. Motion carried.
4. Audience Anyone Wishing to Speak – None.
5. Motion to Approve Minutes of May 1, 2019 – Tracy made a motion seconded by Polomis to approve the minutes as printed. Motion carried.
6. Discussion – Facility Assessment Report (feasibility study) on the former SNBT building and potential funding sources. – Pullen presented the Facility Assessment Report on the former SNBT building prepared by Cedar Corporation to the Commission members. She stated that the building will be redesigned to house the library, municipal office, and a community center. Pullen explained that the Village intends to apply for a CDBG-Public Facilities grant by May of 2020 to fund a majority of the redevelopment project and noted that CDBG grants are now 2:1 (\$2 grant to \$1 community match). The Village will also apply for CDBG-Close Program funds from Marinette County to cover the Village's required match.
7. Discuss/Consider – Recommendation to accept the Facility Condition Assessment and Repurposing Report. Action, if any. – Messar made a motion seconded by Tracy to recommend acceptance of the Facility Condition Assessment and Repurposing Report to the Village Board. Motion carried.
8. Discussion – Small Community Forum and Economic Development Round Table Summaries. – Jicha informed the Commission that she, Tracy, Pullen, and President Radtke attended a Small Community Forum in Crivitz on August 8th. The intention of the forum was to connect local officials with representatives from several different local and state resource groups including AARP, Arts Wisconsin, inVenture North, LWMMI, MSA, UW-Extension, USDA, WEDC, and WHEDA. Jicha stated that the meeting was very informative, and several connections were made with different agencies who may be able to assist the Village in downtown development and housing needs.

Jicha stated that she, Pullen, and Radtke attended an economic development round table discussion in Marinette on August 19th hosted by inVenture North. Present were developers from SMET and American Companies, local contractors, and local community officials. The purpose of the meeting was to discuss the housing shortage in Marinette County and begin working on strategies to bring developers to the area. The

Village of Wausaukee was chosen to be the County's first case study, under the direction of inVenture North, to bring affordable housing to the area.

9. Discussion – Residential housing development. – Jicha stated that WHEDA is working on a program to bring affordable housing to small communities. They have a minimum standard of 24 units, but they are trying to develop a scattered site plan which would involve multiple neighboring small communities, greatly reducing the cost of mobilization fees. This should also be more attractive for a management firm.
10. Discuss/Consider – Update on previously issued raze orders and potential sites for inspection. Action, if any. – Pullen stated that the four raze orders issued to owners of dilapidated properties in November of 2018 have been satisfied and in compliance. There are an additional four orders that still need to be served on property owners.
11. Set next meeting date – TBD
12. Motion to Adjourn – Messar made a motion seconded by Polomis to adjourn the meeting at 7:46 pm. Motion carried.

Submitted by SP