

AMENDED

Joint Special Village Board And Plan Commission March 1, 2011

President Coutts called the meeting to order at 5:31 p.m. at East Side Community Center, 6156 Douglas Avenue, Racine Wisconsin.

Board Present: Trustee Burton, Trustee Griswold, Trustee Wanggaard, Trustee Weatherston, Trustee Bradley, Trustee Wishau and President Coutts

Plan Commission: Ron Last, John Schattner, Bill Folk, Elaine Radwanski, Tom Knitter and Jim Morrill

Absent: None

Others: Village Administrator Tom Lebak, Village Engineer Mike Hayek. Also present was Attorney Elaine Ekes and Racine County Planning and Zoning Administrator Julie Anderson and Representatives from Walmart

1. Introduction to potential Walmart - Anchored Commercial Development, including 115,000 square foot Walmart, at the Northwest Corner of Four Mile Road and Highway 31.

President Coutts informed the audience that a group of developers from Walmart contacted him about a development proposal. He was asked not to publically announce anything until the initial meeting. Debbie Tomacheck, a representative from Walmart, was present and stated that it is very early in the process and many things need to take place. On March 28th they plan to conduct an informational meeting open to the public. She provided some preliminary plans of the site. They are not proposing to develop the corner. Frank Gatland, the developer, was present and explained the process. He stated that he was not prepared for a full house of residents at this early stage. The meeting was only to present the preliminary plans. He explained that it will sit on 20 acres of land; 12 will be developed with a future 2nd phase running south. The rest will be open space. He pointed out that Walmart has a new vision that is meant to service neighborhoods. This will be the first on of its kind in Southeastern Wisconsin. It will contain a market and pharmacy. It will not be a full service Walmart. It is estimated to be a \$10 million dollar project bringing approximately \$230,000 of property tax revenue in the first year. It will also bring 150 permanent jobs; 60 full time and 40 part time. There is some envision of out lots, but it is too early to tell what they may be. There was discussion regarding if there may be other developments in the future. They explained that any future developments would have to come before the board and go through the permit process. They stated that the intent is to keep the development small because it is designed to service the local community only. They also talked about conducting a traffic study.

Many more questions would be answered at the March 28, 2011, 6:00 p.m., public informational meeting. The board discussed holding the meeting at Gifford School in the auditorium due to the amount of people expected to attend.

2. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to s. 19.85(1)(e), WI Stats., to discuss negotiation strategy for potential development agreement on Walmart - Anchored Commercial Development, including 115,000 square foot Walmart, at the Northwest Corner of Four Mile Road and Highway 31.

Trustee Wanggaard moved, seconded by Trustee Burton to go into closed session, pursuant to s. 19.85(1)(e), WI Stats., to discuss negotiation strategy for potential development agreement on Walmart - Anchored Commercial Development, including 115,000 square foot Walmart, at the Northwest Corner of Four Mile Road and Highway 31.

President Coutts called for a Roll Call vote and the vote was recorded as follows:

Trustee Burton – aye	Trustee Bradley – aye
Trustee Griswold – aye	Trustee Wishau - aye
Trustee Wanggaard – aye	President Coutts - aye
Trustee Weatherston – aye	

Motion carried unanimously.

Ron Last – aye	Elaine Radwanski – aye
John Schattner – aye	Tom Knitter - aye
Bill Folk– aye	Jim Morrill – aye

Motion carried unanimously.

Attorney Ekes explained some of the legal aspects that need to be addressed when reviewing the project.

3. The Village Board reserves the right to RECONVENE INTO OPEN SESSION to move to the regularly scheduled board meeting as noticed and posted

Trustee Wanggaard moved, seconded by Trustee Burton to reconvene into open session to move to the regularly scheduled board meeting as noticed and posted.

Trustee Wanggaard moved, seconded by Trustee Bradley to adjourn the meeting.

Motion carried unanimously. Meeting adjourned at 6:51 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk