

JOINT WEST MILWAUKEE COMMUNITY DEVELOPMENT AUTHORITY, VILLAGE BOARD, AND PLAN  
COMMISSION MEETING MINUTES OF MAY 14, 2024

**I. CALL TO ORDER**

President Stalewski called the joint CDA, Village Board, and Plan Commission meeting to order at 6:32 p.m. and led the membership in the Pledge of Allegiance.

**II. ROLL CALL**

Plan Commission:

Present: Lewein, Knapp, Hill, Omick, Couture, J. Stalewski

Excused: S. Stalewski

Village Board:

Present: Ragonese, Schuettke, Edgar, Schaefer, Greenfield, Hill, Stalewski

WMCDA:

Present: Schuettke, Drews, Schaefer

Excused: Gill, Schultz

**Others in Attendance:**

Teri Anniuk, Plan Commission Secretary; Kim Egan, Village Administrator; Kayla Casto, Administrative Assistant; Stan Riffle, Village Attorney; Len Roecker, Village Engineer; Phil Cosson, Financial Consultant with Ehlers; Sam Dickman, Sr., The Dickman Company, Chairman; Sam Dickman, Jr., The Dickman Company; Deborah Tomczyk, Reinhart Boerner Law; Dom Ferrante and Caitlin Lajoie, Briohn Building Corporation

**III.**

First, the proposed site plan, plan of operation, rendering review, developer incentive request, and potential creation of a Tax Increment District for a new development project at 3900 W Lincoln Avenue was discussed. Sam Dickman, Sr. of the Dickman Company explained that his company is partnering with Palermo's to propose a two-phase development for a new production facility to meet growing demand and expand operations. The first phase of the development includes the build-out of a new 202,000-square-foot facility with a cost of approximately \$58 million, not all of which will translate into assessable value. The development is expected to create 50 new jobs initially and 100 jobs over the next three (3) years. The development will include a concrete public-private roadway on the west end of the site from Lincoln Avenue to the Journal Sentinel site, constructed to meet village standards. This will be a private roadway with a village easement. Stormwater utilities that affect the property will be redone and a new pond will be installed on the west side of the site resulting in less impervious surface and more greenspace on the site.

The building will have precast panels, some freezer panels toward the rear of the building, air-conditioning and will have a freezer component. Truck access will be off Lincoln Avenue with about 40-45 trucks dispersed throughout each day. Employee access will be off 38<sup>th</sup> and Grant Street. The Dickman Company is working with the Village to incorporate public improvements within the requested TIF funds such as sewer and road work, sidewalks, greenspace, maintenance items, and the possible relocation of above-ground electric utilities underground. The Dickman Company would like to close on the land in July, begin construction in August, and complete phase one (1) construction by June 2025. There is potential for a second phase of development that would include a 140,000 to 160,000-square-foot building dependent on need. Sam Dickman Sr. reviewed the site plan included in the packet.

Commissioner Lewein inquired about the truck traffic and potential odors. Sam Dickman Sr. explained that there will be a combination of city delivery trucks and semis. He is not aware of any odors, other than the potential smell of baking pizza. The facility will be utilized for baking, assembling, and distributing products. Trustee Hill encouraged warm exterior lighting for the development as cool lighting has negative impacts on wildlife and humans. Sam Dickman Sr. added that the lighting is planned to end at the property line and will be conscious of light pollution. Trustee Hill also requested the greenspace include native plants that are supportive of pollinators rather than a grass lawn. Trustee Ragonese raised noise concerns related to refrigerated trucks. The trucks will be dispersed over two (2) shifts. Trustee Schaefer suggested the planting of evergreen trees along the private roadway to absorb sound. Commissioner Ezekiel Drews inquired if parking will be sufficient after phase two (2) of the development to which Sam Dickman Sr. confirmed that parking, as presented, will be adequate. Trustee Ragonese inquired about security.

Sam Dickman Sr. explained that the property will be fully fenced with gates and restricted access cards. Other security features are unknown currently.

Debby Tomczyk of Reinhart Boerner Law reviewed the developer incentive request. She explained that the requested funds will be used for what the developer considers public amenities and to deal with the cost challenges associated with the site. A list of costs was submitted to the village's financial consultant, Phil Cosson.

**IV.**

Commissioner Lewein moved, seconded by Trustee Edgar, to go into Closed Session to discuss the potential for the creation of a new Tax Increment District for a development project at 3900 W. Lincoln Avenue.

Roll Call:

Village Board:

Ayes: Hill, Ragonese, Schuettke, Edgar, Schaefer, Greenfield, J. Stalewski

CDA:

Ayes: Schuettke, Drews, Schaefer

Excused: Schultz, Gill

Plan Commission

Ayes: Lewein, Knapp, Omick, Couture, Hill, J. Stalewski

Excused: S. Stalewski

The motion carried.

Closed Session began: 7:04 pm

Closed Session adjourned: 7:59 pm

**V.**

Plan Commissioner Lewein moved, seconded by Plan Commissioner Omick, to approve the proposed site plan, plan of operation, and rendering review for 3900 W. Lincoln Ave subject to Village Engineer, Len Roecker's recommendations.

Plan Commission Roll Call:

Ayes: Lewein, Knapp, Omick, Hill, Couture, J. Stalewski

Excused: S. Stalewski

**VI.**

President Stalewski tabled agenda item IV to consider and possibly act upon a potential incentive and called for a public hearing for the creation of a new Tax Increment District for a new development project located at 3900 W. Lincoln.

**VII.**

Trustee Schaefer moved, seconded by Plan Commissioner Omick to adjourn the meeting at 8:01 p.m.

Roll Call:

Voice vote.

The motion carried.