

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, MAY 14, 2024 COMMITTEE OF THE WHOLE MEETING
6:00 PM, COUNCIL CHAMBERS
CITY HALL, 128 SMITH STREET**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Approve the Minutes from April 30, 2024**
- 3. Discussion and Recommendation for Generations Funding Agreement**
- 4. Generations Annual Presentation**
- 5. Sheboygan County Economic Development Corporation (SCEDC) Forward Fund Presentation**
- 6. Adjourn**

It is likely a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

CITY OF PLYMOUTH, WISCONSIN
TUESDAY, APRIL 30, 2024 COMMITTEE OF THE WHOLE MEETING
CITY HALL, 128 SMITH STREET

UNOFFICIAL MINUTES

1. **Call to Order and Roll Call:** Mayor Pohlman called the meeting to order at 6:00 PM. On the call of the roll the following were present: Jeff Tauscheck, Angie Matzdorf, Diane Gilson, Mike Penkwitz, John Nelson, Greg Hildebrand, Dave Herrmann and John Binder. Also present were: City Administrator/Utilities Manager Tim Blakeslee, Director of Public Works Cathy Austin, Building Inspector Pete Scheuerman and City Clerk Anna Voigt.
2. **Approve the Minutes from February 27, 2024:** Motion was made by Hildebrand/Matzdorf to approve the minutes from February 12, 2023. A unanimous aye vote was cast. Motion carried.
3. **Discussion and Recommendation to Plan Commission regarding 13-1-140 Accessory Structure Size:** Inspector Scheuerman explained that section 13-1-140 of the zoning code defines accessory structures for residential properties. Feedback from a number of residents is that section 13-1-140 has not been amended in Plymouth as vehicle size has increased over the years and more residents have recreational items. Inspector Scheuerman went over some of the proposed changes including garage size limited to not more than the home finished area footprint instead of what it is currently set to at 1,200 sq ft. Mayor asked if he was referring to temporary or permanent structures? Inspector Scheuerman stated that yes, he is talking about permanent structures. Alderperson Binder asked if this would also apply to a duplex, or if its different than a two-family home. Inspector Pete stated, duplex is referred to as double flats and duplex is a dated term and to use the term two family. Two family homes or double flats might not be able to take advantage of the bigger garages, but could take advantage of the extra accessory structure. Motion was made by Herrmann/Tauscheck to recommend approval to Plan Commission modify section 13-1-140 regarding accessory structures. Upon the call of the roll, all vote aye. Motion carried.
4. **Project Status Update from Cheese Capital Winter Park, LLC:** Joe Van Derven presented an update on plans for Nut Ski Hill. Hildebrand asked questions about what is going to be in between some of the lanes. Van Derven responded with trees will be in the opening between the ski lanes. Hildebrand stated that the second ski run was an add on and taking out trees is a concern with residents. Van Derven stated that they would work with the City on what trees can be removed and there could be a lot of ash trees on the hill that need to be removed. Matzdorf asked if the name will be changing. Van Derven stated that Nut Ski Hill would be staying the same Cheese Capital Winter Park is just the name of the LLC. Binder asked about the liability insurance and who would be taking care of it. Van Derven stated they would be taking care of it. Penkwitz asked about rentals of the facility during the summer. Van Derven stated the non-profit would receive the revenue of renting out the facility in the summer. Hildebrand asked about the structure and if it would be replaced. Van Derven stated that the intent is only to add to it. Herrmann asked about the operational equipment and the noise level and when it would be running. Van Derven stated that it would be running at night. Herrmann asked if there was anything that could

be done to make the noise less. Van Derven explained that the noise would be similar to a lawnmower 10 meters away and half the noise at 50 meters away. Matzdorf asked if the snowmakers are movable? Van Derven stated yes, the current plan is to have 3 snow makers. Penkwitz asked if they are going to focus on putting snow just on the run itself. Van Derven said yes. Inspector Scheuerman suggested doing a lighting study and how it impacts the neighboring properties. Nelson asked about the skating rink. Van Derven explained the ice-skating rink will have synthetic ice and can be used in a climate for 15 years on each side. Binder asked what could happen if future years are too warm for snow. Van Derven stated he compared open dates with other winter parks this year, when the weather was warmer. They were open over 60 days. The financial model they are using is a 60-day and 90-day season. If the hill is able to make snow people can still enjoy winter activities.

5. **Adjourn:** Motion was made by Binder/Tauscheck to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: May 9, 2024
TO: Committee of the Whole
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Addendum to Funding Agreement – Plymouth Intergenerational Coalition (Generations)

Background: The City of Plymouth has been providing annual funding to the Plymouth Intergenerational Coalition (Generations) since 2013. This commitment has been extended multiple times, with the most recent agreement ending on April 30, 2024. The funding for the last year amounted to \$136,680, disbursed quarterly at \$34,170 each.

Following discussions with Greg Voss, the Executive Director of Generations, staff propose extending the funding agreement for an additional three-year period with the following annual amounts:

- May 1, 2024, to April 30, 2025: \$139,600
- May 1, 2025, to April 30, 2026: \$142,590
- May 1, 2026, to April 30, 2027: \$145,640

This proposal includes a 2.14% increase per year, aligning with the recent City levy increase percentage from 2023-2024. Historically, the City has aimed to provide Generations with multi-year commitments rather than annual agreements.

Recommendation: Recommend the Common Council approve an Addendum to Funding Agreement – Plymouth Intergenerational Coalition (Generations).

**ADDENDUM
to the
FUNDING AGREEMENT BETWEEN THE CITY OF PLYMOUTH AND
THE PLYMOUTH INTERGENERATIONAL COALITION**

May 28, 2024

This addendum extends the Funding Agreement between the Plymouth Intergenerational Coalition (the "PIC"), and the City of Plymouth (the "City") dated January 30, 2013.

Section 1. Extension of the Agreement

- (a) Scope of the Agreement. Both the PIC and City agree to continue the responsibilities and services as outlined in the January 30, 2013 agreement.
- (b) Time of Extension. Both the PIC and City agree to extend the agreement for the May 1, 2024 to April 30, 2027 period.
- (c) Investment. The annual investment commitment from the City of Plymouth to the PIC for the May 1, 2024 to April 30, 2025 period shall be \$139,600 or \$34,900 on a quarterly basis; from May 1, 2025 to April 30, 2026 period shall be \$142,590 or \$35,647.50 on a quarterly basis; and from May 1, 2026 to April 30, 2027 period shall be \$145,640 or \$36,410 on a quarterly basis. Quarterly payments shall be made as of May 1, August 1, November 1, and February 1.
- (d) Financial Reporting Amendment to 4(d.). A complete year-end financial statement, on an annual basis shall be furnished to the City Treasurer by September 30 of each year or as soon as available. In addition, a copy of the PIC's annual form 990 shall also be furnished to the City Clerk-Treasurer. If PIC completes an annual audit during any period of this agreement, PIC shall provide a copy of such audit to the City Clerk.

IN WITNESS WHEREOF, each of the undersigned has caused the Agreement to be extended and duly executed and delivered as of the date and year first above written:

CITY OF PLYMOUTH

By: _____
Title: City Administrator/Utilities Manager

PLYMOUTH INTERGENERATIONAL COALITION

By: _____
Title: Executive Director

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



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DATE: May 9, 2024
TO: Committee of the Whole
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Forward Fund Presentation

Background: Brian Doudna, the Executive Director of the Sheboygan County Economic Development Corporation (SCEDC), will present an informational update on their housing Initiative (Forward Fund). The SCEDC is seeking to inform Council on the structure of their housing projects as they consider future locations for their housing projects in Sheboygan County.

Recommendation: No action needed, receive update from Brian Doudna.

SCEDC Housing Initiative The Forward Fund



Vision

Make Sheboygan County a premier global destination for investment, employment, **lifestyle and economic well-being by creating opportunities that foster prosperity for communities, businesses and residents.**

Mission

The Sheboygan County Economic Development Corporation, a public-private partnership, identifies and facilitates innovative efforts to fuel growth for businesses, communities, and entrepreneurs **while fostering vibrant neighborhoods** for citizens of Sheboygan County.

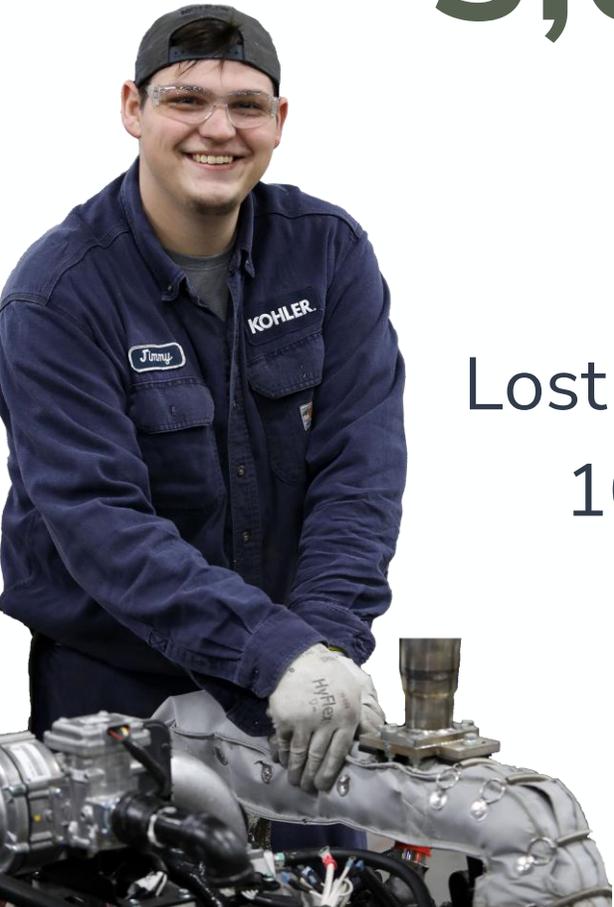
Assessing Barriers to Growth: Fall 2020

3,000 Unfilled F.T. Jobs

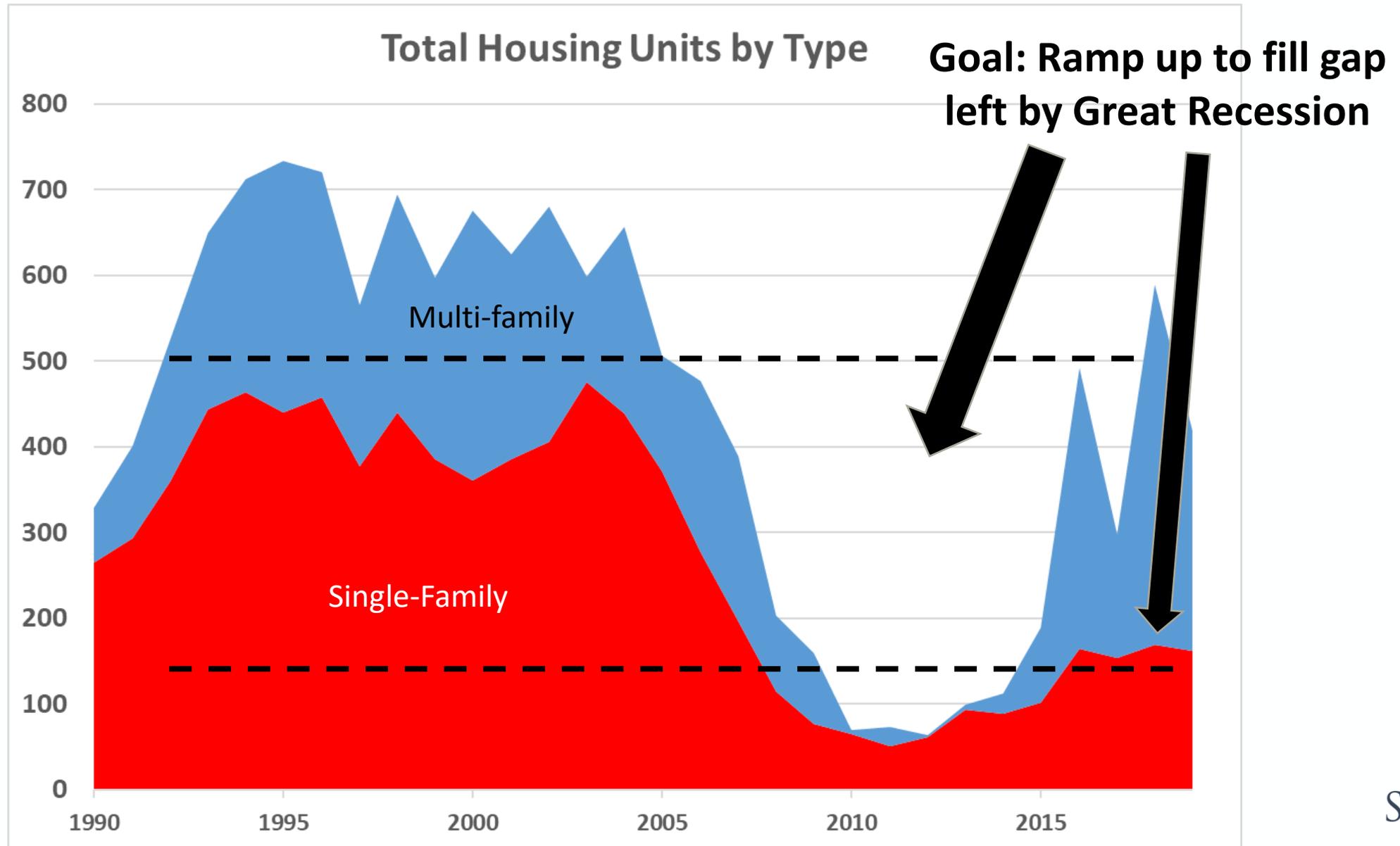
Great Recession

Lost 2,000 Single-Family Home Building Permits *(2008-2020)*

10 Days of Inventory (MLS) All Price Points *(June, 2021)*



Construction – Approx. 2,000 building permits lost



THE FORWARD FUND

a community partnership to help move Sheboygan County forward

Funding will help address workforce development barriers

Affordable Housing, Childcare, and Labor Shortage

\$8,000,000

Sheboygan County ARPA Funding Commitment:

\$2,000,000



Management of The Forward Fund

SCEDC Board of Directors (38 members)

- Discuss and Approve Housing and Executive Committee Recommendations

SCEDC Executive Committee (13 members)

- Review and approve Housing Committee Recommendations (with potential edits)
- Review and approve policies recommended by Housing Committee.

Housing Committee - (11 Members: Forward Fund Donors (2 reps) and SCEDC Leadership (3 members))

- Reviews and authorizes Request for Proposals
- Creates policies and selection of contractors
- Selection of land to purchase for subdivisions
- Review and modify floor plans of homes

Entry-Level Homes – Goal \$250k Out of Pocket

Homes Available as of January 2024

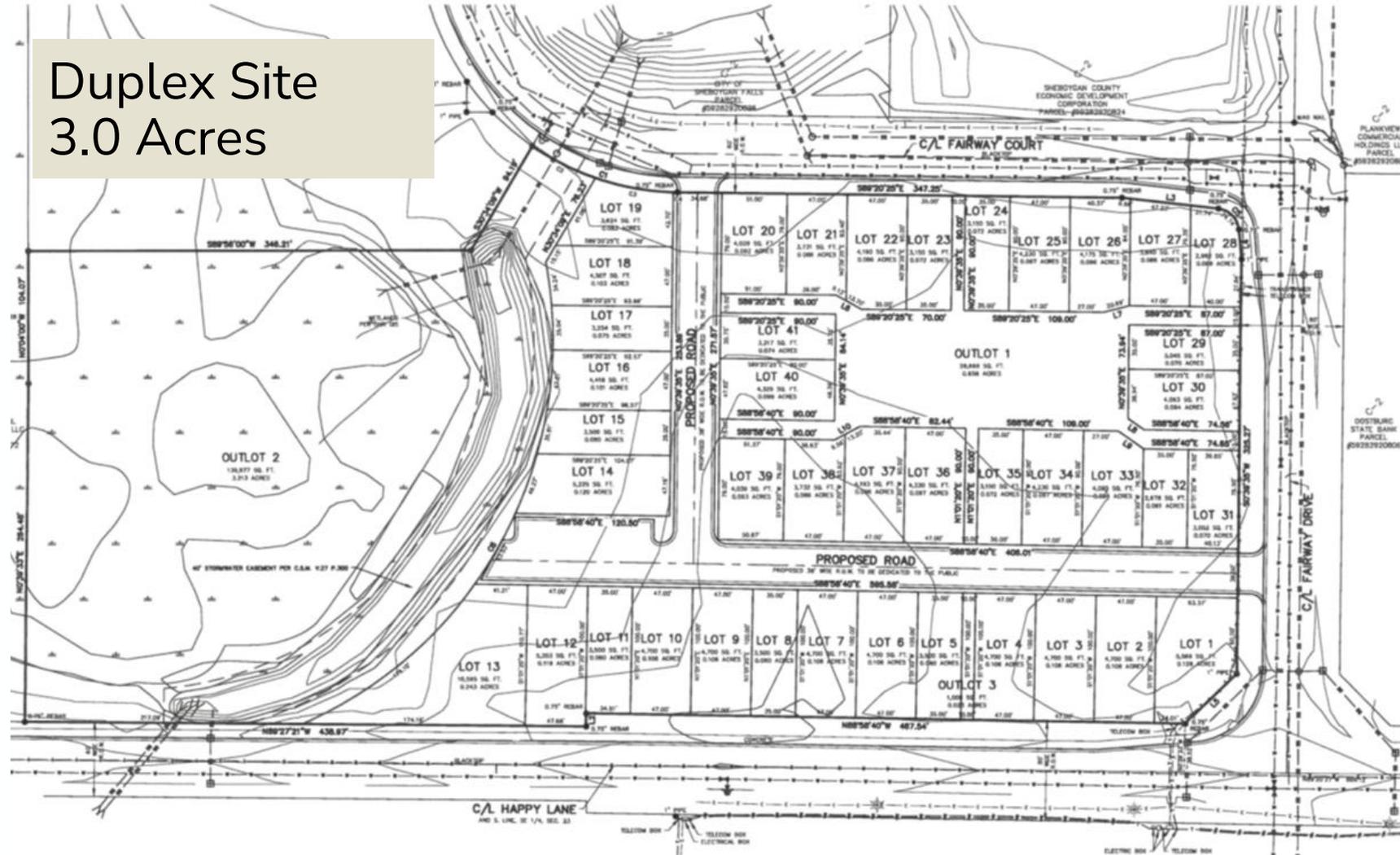


Founders' Pointe Neighborhood – Phase II

Homes Available - Starting Fall 2024

- SCEDC – Development Agreement with City of Sheboygan Falls
- 41 Single Family Homes

Duplex Site
3.0 Acres



Current Home Standards

Home Size

1,200 to 1,600 square feet

Bedrooms

3-bedroom homes

Bathrooms

2 full baths

Stories

1 story homes

2 story townhomes

Garage

2 car garage

Basements

Full Basement with stubbed in bath

Lot Width

60 ft frontage

Entry Level Homes

Forward Fund Housing - Sheboygan County

Sample of Municipal Partnership

Road– reduced width of road

Regional Retention Ponds (if feasible)

Zoning Code – PUD or

Early Construction while
infrastructure is being installed

Development Agreement

Waiving of Letter of Credit

Single Family Homes Only – No Apartment Lots

Public Private Partnership

Forward Fund - Investment Process



*Progress update photo Sept. 19, 2023

1

Purchase Land & RFP to Build Lots/Homes

- **Forward Fund** partners with municipality to create subdivisions and prepare lots
- Development Agreement to form PPP initiative

Home Builder/Developer

- Housing Committee selects contractor to build homes and build out the subdivision to specifications.
- Construction Loans – Forward Fund finances home construction loans

2

3

Homebuyer/Mortgage:

- Down payment assistance programs (if needed)
- Traditional Bank Mortgage that can be sold to Fannie Mae or FHLBC

4

Replenish Forward Fund

- Homes sold at cost – No haggle pricing
- Sales of Homes replenishes fund
- City Development agreement
- Program income to fund mission

Home Buyer Selection Process



Employment Offer located in Sheboygan County involving relocation to County
Location of current residence

Current employment with a business located in Sheboygan County

- Home ownership or living in an apartment
- Household size

Tiers 1-5 Out-of-County Qualified Buyers

Tiers 6-8 In-County Qualified Buyers

Tier 9 All Other Qualified Buyers

Homes Sold on Someplacebetter.org

No Realtor and Fixed Asking Prices of Homes



*Progress update photo Sept. 19, 2023

Live your dream
in
Sheboygan County

New Housing in
Development -

SIGN UP FOR
DETAILS!

SOME PLACE Better
SHEBOYGAN COUNTY WI

STAY CONNECTED TALENT COMMUNITY LIVE HERE

LIVE WORK BELONG

Home / Live / Housing Offerings / Our Commitment

FLOOR PLAN 1

3 Bedrooms
3 Bathrooms
1,200 Sq ft

IMAGE DESCRIPTION HERE

DESCRIPTION



Do More

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