



RESOLUTION NO. 2024-05

RESOLUTION ENTERING INTO A 90-DAY PLANNING OPTION WITH SPARK DEVELOPMENT LLC. FOR THE DEVELOPMENT OF A MIXED-USE PROJECT AT 1905 S. WEBSTER AVENUE

WHEREAS, on February 20, 2024, the Village Board approved a Letter of Intent from Derek Liebhauser, Spark Development LLC., which commits to construct a mixed-use development at 1905 S. Webster Avenue with 120-140 residential units and 5,000-10,000 square feet of commercial space; and

WHEREAS, the Village of Allouez Comprehensive Plan (2015) planning documents called for mixed-use development and an increase in housing options for residents; and

WHEREAS, planning documents commissioned by the Plan Commission and the Village Board have specifically identified the site of 1905 S. Webster Avenue as a key property in the redevelopment efforts of the Village; and

WHEREAS, the Village of Allouez created the Tax Incremental District No. 1 (TID#1) in 2012 as a Rehabilitation or Conservation TID; and

NOW THEREFORE BE IT RESOLVED by the Village Board of the Village of Allouez, Wisconsin, as follows:

SECTION 1. The Village of Allouez hereby approves a 90-day planning option, as presented by staff, to work in good faith with Derek Liebhauser (Spark Development LLC) toward a development agreement and purchase contract for village owned property located at 1905 S. Webster Avenue, commonly denoted as Tax Parcel No. AL-50-10 & Tax Parcel No. AL-50-9-3.

SECTION 2. Acquisition of property within Tax Incremental District No. 1 is for the purpose of addressing slum clearance, blight elimination, and conservation, which exempts the Village of Allouez of known or unknown environmental clean-up liabilities according to the criteria listed in Wisconsin State Statutes Section 292.11(9)(e).

Adopted by the Village Board of the Village of Allouez, Wisconsin, this 5th day of March, 2024.

James F. Rafter, Village President

ATTEST:

Carrie Zittlow, Village Clerk