



JOINT REVIEW BOARD MEETING MINUTES

WEDNESDAY, JULY 15, 2026, AT 3:00 PM

MUNICIPAL BUILDING COUNCIL CHAMBERS – 106 JONES STREET, WATERTOWN, WI 53094

Joint Review Board (JRB) members present: Mayor Stocks (Watertown), Michael Luckey (Jefferson County), Shawna Marquardt (Madison College), Beth Munson (WUSD), Aaron David (member at large), Nathan Thiel (Dodge County)

Others present: Finance Director Mark Stevens, Economic Development Coordinator Deb Sybell, Sonja Kruesel (Vandewalle), Jeff Maloney (Vandewalle)

1. Call to order. Mr. Stevens called the meeting to order and affirmed all taxing entities were represented.
2. Mr. Stevens opened the floor to accept **nominations for chair**. Ms. Marquardt nominated Mayor Stocks, seconded by Mr. David. Approved unanimously.
3. Mayor Stocks moved to appoint Aaron David as a **public member-at-large**, seconded by Mr. Luckey. Approved unanimously.
4. Mr. Stevens reviewed the contents of the **year-in-review packet for TIF Districts 5, 6, 7, 8, and 9**. Each TID report included the term, base and 2025 value, change in equalized value from 2024, 2025 activity highlights, 12/31/25 fund balance, anticipated future revenues and expenditures, and the WI TID Annual Report (PE-300) filed with the WI Dept of Revenue.
5. Mr. Luckey moved, supported by Mr. David, to accept the annual reports for TIF Districts 5, 6, 7, 8, and 9. Approved unanimously.
6. Vandewalle staff introduced the desired addition of another **TIF (#10)**. This would be a mixed-use TID (no more than 35% of housing allowed). The initial map includes 29 parcels located south of Walmart, east of Walmart, and continuing east along Air Park Drive. Parcel #18 (directly east of Walmart) is the only one that has a current anticipated plan for use (\$37M apartment complex with 280 units). Other parcels will be rezoned in the near future.

A draft document will be developed between Vandewalle and city staff and public hearing notices will be published leading up to a **future JRB meeting** (scheduled during this meeting to be **2 pm on 9/28**) to discuss the draft project plan. The JRB meeting will then be followed by a Plan Commission public hearing on the same afternoon where the recommendation of a resolution and submittal to City Council is anticipated. If approved by Council, the JRB must meet to review the public record, planning documents, and the resolution passed by the Council to approve the new TID.

7. Joint Review Board adjournment. Ms. Marquardt moved, seconded by Mr. David, to adjourn the Joint Review Board meeting at 3:38 pm. Carried by unanimous voice vote.

Respectfully submitted,

Mark Stevens, Finance Director

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.