



CITY OF MANITOWOC  
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May 25, 2018

To: Mayor and Common Council

From: Manitowoc City Plan Commission

**Subject: PC 10 – 2018: Tax Incremental District #12 (Manitowoc I-43 Industrial Park, Phase III) Territory Subtraction Amendment and Adopting Resolution**

Dear Mayor and Common Council:

At the May 23, 2018 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to adopt the resolution approving the TID 12 territory subtraction including the boundary amendments and supporting project plan amendments.

Respectfully Submitted,  
Paul Braun  
Plan Commission Secretary

Attachment: Resolution and Project Plan  
Granicus #18-0518 and 18-0523

CITY OF MANITOWOC PLAN COMMISSION RESOLUTION  
APPROVING TAX INCREMENT DISTRICT NO. 12  
BOUNDARY AMENDMENT NO. 1

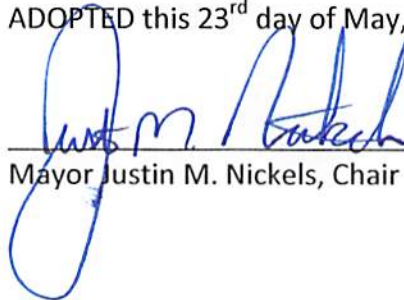
**WHEREAS**, the City of Manitowoc Plan Commission has prepared and reviewed a boundary amendment for Tax Increment District (TID) No. 12 and finds the amended boundary to be feasible and conforming to the requirements described in §66.1105(4)(f), Wis. Stats.; and

**WHEREAS**, the City of Manitowoc Plan Commission has invited the public to review the TID No. 12 boundary amendment and comment upon such boundary amendment at a Public Hearing held on May 23, 2018, and that the Public Hearing was duly noticed in conformance with § 66.1105(4)(e) , Wis. Stats.;

**NOW, THEREFORE, BE IT RESOLVED** after due consideration, the City of Manitowoc Plan Commission hereby approves the boundary amendment for Tax Increment District No. 12; and

**BE IT FURTHER RESOLVED** that City of Manitowoc Plan Commission hereby submits the boundary amendment for Tax Increment District No. 12 to the City of Manitowoc Common Council for approval.

ADOPTED this 23<sup>rd</sup> day of May, 2018

  
\_\_\_\_\_  
Mayor Justin M. Nickels, Chair

  
\_\_\_\_\_  
Paul Braun, Secretary

**Tax Incremental  
Financing District No. 12  
(Manitowoc I-43 Industrial Park – Phase III)**

**Project Plan Amendment No. 2 (and Boundary  
Amendment No. 1)**



**City of Manitowoc Wisconsin**

Plan Commission Review Draft – May 23, 2018

### **Acknowledgements**

Common Council Mayor Justin M. Nickels  
Mike Howe – District 1  
Scott McMeans - District 2  
Jeremiah Novak – District 3  
Jim Brey – District 4  
Lee Kummer – District 5  
Eric J. Sitkiewitz - District 6  
Todd Lotz - District 7  
Mike Williams - District 8  
Steve Czekala - District 9  
Rhienna Gabriel - District 10

### **Plan Commission**

Mayor Justin M. Nickels, Chair  
Alderman Jim Brey  
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John Lukas, Lakeshore Technical College  
Kenneth P. Mischler, Manitowoc Public School District  
Todd H. Reckelberg, Manitowoc County  
Mark C. Maurer, Citizen Member

## Table of Contents

I. Introduction .....	4
II. Process and Timeline .....	4
III. Summary Plan of Industrial Development with TID 12.....	5
IV. Statement of Purpose and Summary of Findings .....	5
V. Statement of Kind, Number, and Location of Public Works and Other Projects.....	6
VI. Detailed List of Project Costs .....	6
VII. Non-Project Costs .....	6
VIII. Economic Feasibility, Financing, and Timetable .....	6
IX. Equalized Value Test .....	6
X. Statement of Impact to Overlying Taxing Jurisdictions .....	6
XI. Proposed Changes to City Plans and Ordinances .....	6
XII. Statement of Orderly Development .....	6
XIII. Method of Relocation .....	6
XIV. District Boundaries.....	7
XV. Findings .....	7
XVI. Opinion of City Attorney .....	7
XVII. Maps and Exhibits .....	7
Map 1: District Boundary Amendment.....	8
Exhibit A – Legal Description.....	9
Exhibit B – City Attorney Opinion Statement .....	11

## I. Introduction

This is the first boundary amendment and the second project plan amendment to the City of Manitowoc's Tax Increment District No. 12 (TID 12). This amendment involves amending the boundary to subtract territory.

The City of Manitowoc created TID No. 12 on August 16, 1999 to facilitate the third phase of the I-43 Industrial Park. Most of the land in this expansion of the Industrial Park remains vacant today, and as a result, the District has not performed well. The City has previously approved Project Plan Amendment No. 1 in order to declare TID No. 12 as a Distressed District. That amendment was approved by the Common Council on July 16, 2012.

This TID 12 Project Plan Amendment No. 2 modifies the TID Boundary to subtract territory. The parcels to be subtracted are shown in the table in Section III below and on Map 1. This modification will help facilitate the industrial development of several properties within Phase II of the I-43 Industrial Park by allowing the City to finalize the creation of a new TID for the surrounding area.

The TID 12 boundary amendment has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(h). The TID 12 Amendment No. 2 shall be attached to the TID 12 Project Plan and become part of the original project plan adopted by resolution of the Manitowoc Common Council.

There are no modifications being made to the Project Plan other than those related to the Boundary amendment.

TID 12 has a deficit fund balance, but is projected to be paid off and terminated in 2019. The liabilities for TID 12 will be paid off using revenue from TID 12 and donor TIDs. The subtraction of territory from TID 12 is mostly non-taxable property will not adversely impact the projected revenue, because the parcels being subtracted are owned by the City and have no equalized value. The amendment does include the removal of one parcel recently developed by Apex Leasing for the tenant R2H Flavor Technology. This parcel is being removed only because two isolated "islands" of territory would be left behind in TID 12 as modified if the Apex Leasing parcel is not included. This is not expected to have a significant impact to the ability to satisfy TID 12's outstanding obligations, as the vast majority of the increment value will remain in TID 12 under the parcels owned by the Jagemann Stamping Company.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Amendment will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Amendment No. 2 of Tax Increment District No. 12.

## II. Process and Timeline

Notice of the Public Hearing was mailed to the overlying taxing jurisdictions and Joint Review Board members on May 3, 2018. Public Hearing notices were published on May 8 and May 15, 2018. A Joint Review Board notice was also published on May 8, 2018. The initial Joint Review Board meeting was held on May 15, 2018. The Plan Commission held a public hearing on the amendments on May 23, 2018, and after the public hearing, the Plan Commission approved the TID 12 Amendment No. 2 (and

Boundary Amendment No. 1) and recommended it to the Common Council for adoption. The TID 12 Amendment No. 2 (and Boundary Amendment No. 1) was adopted by resolution of the Common Council on [REDACTED].

TID 12 Amendment No. 2 (and Boundary Amendment No. 1) was reviewed and approved by the Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on June [REDACTED], 2018. The final meeting of the Joint Review Board was held on June [REDACTED], 2018 where the Joint Review Board approved the TID 12 Amendment No. 2 (and Boundary Amendment No. 1).

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan and Boundary will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of TID 12 Amendment No. 2 (and Boundary Amendment No. 1) in the City of Manitowoc.

### III. Summary Plan of Industrial Development with TID 12

The purpose of TID 12 will not change as a result of this amendment, however, some of the territory from the original TID boundary will be subtracted.

The original TID 12 boundary included 123.3 acres. Boundary Amendment No. 1 subtracts 93.2 acres (85.4 acres of real property and 7.8 acres of right-of-way). The following table summarizes the area of whole parcels and adds the area of public streets.

Parcel ID	Owner Name	Acres	Value
449006020	APEX LEASING	6.3	\$ 750,700
449004030	MANITOWOC CITY OF VACANT LOT	22.0	\$ 0
449007020	MANITOWOC CITY OF VACANT LOT	10.2	\$ 0
449007010	MANITOWOC CITY OF VACANT LOT	24.7	\$ 0
449006030	MANITOWOC CITY OF VACANT LOT	22.2	\$ 0
		85.4	\$ 750,700
	STREET RIGHT-OF-WAY	7.8	
	<b>Total Acres Subtracted</b>	<b>93.2</b>	

### IV. Statement of Purpose and Summary of Findings

There is no change to this section.

**V. Statement of Kind, Number, and Location of Public Works and Other Projects**

There is no change to this section.

**VI. Detailed List of Project Costs**

There is no change to this section.

**VII. Non-Project Costs**

There is no change to this section..

**VIII. Economic Feasibility, Financing, and Timetable**

There is no change to this section.

**IX. Equalized Value Test**

There is no change to this section.

**X. Statement of Impact to Overlying Taxing Jurisdictions**

There is no change to this section.

**XI. Proposed Changes to City Plans and Ordinances**

There is no change to this section.

**XII. Statement of Orderly Development**

There is no change to this section.

**XIII. Method of Relocation**

There is no change to this section.



#### **XIV. District Boundaries**

A revised boundary map legal description is included as Exhibit A.

#### **XV. Findings**

There is no change to this section.

#### **XVI. Opinion of City Attorney**

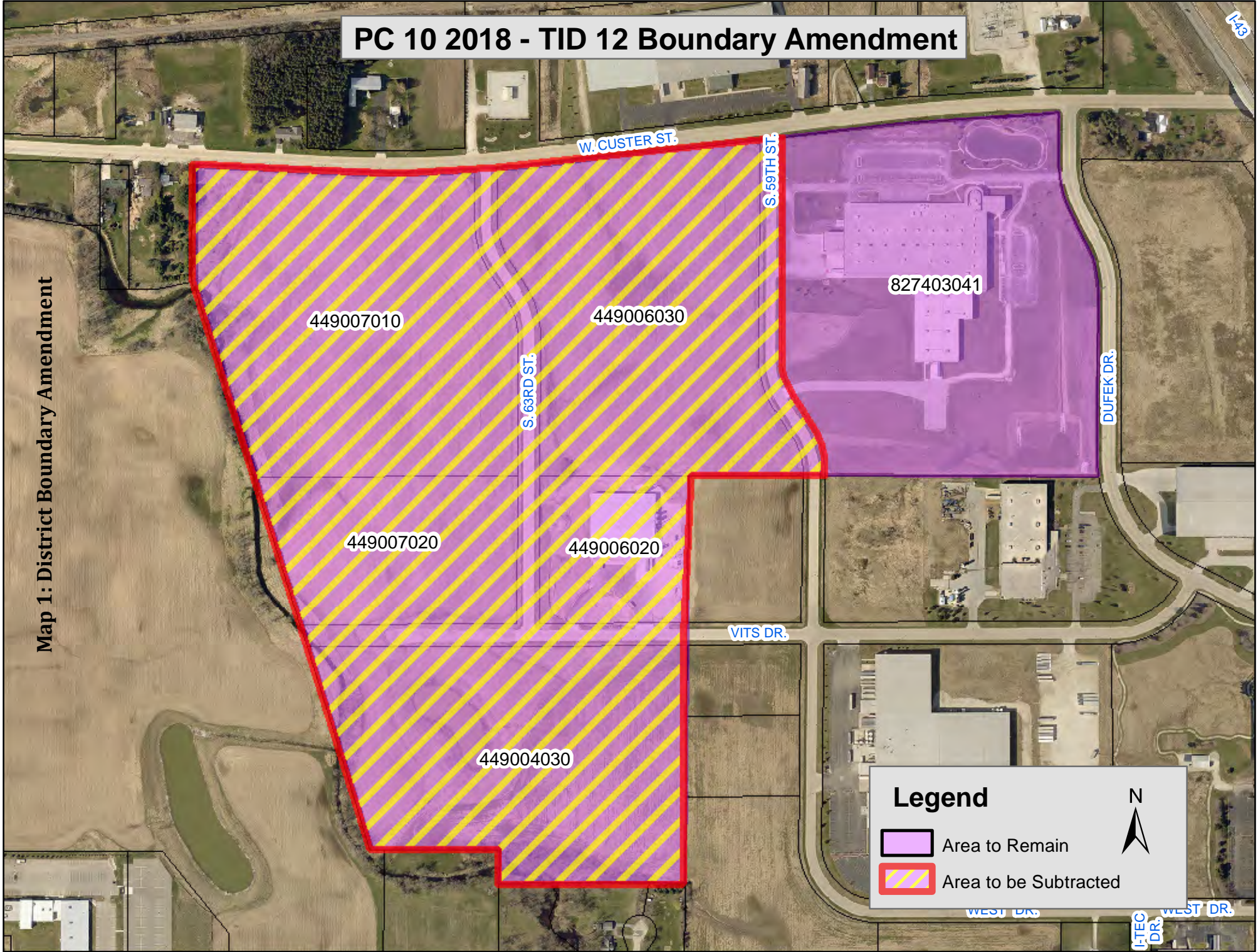
Please refer to Exhibit B for a statement of legal compliance by the Manitowoc City Attorney.

#### **XVII. Maps and Exhibits**



The following pages contain the supporting maps and additional exhibits referenced in the text of this Project Plan.

# PC 10 2018 - TID 12 Boundary Amendment

Map 1: District Boundary Amendment



**Legend**

-  Area to Remain
-  Area to be Subtracted

N

## **Exhibit A – Legal Description**

### **T.I.D. #12 Boundary Amendment Description May 23, 2018**

A tract of land in the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 27, Township 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Lot 1 of a Certified Survey recorded in Volume 31, Page 37 at the Register of Deeds Office in the Manitowoc County Courthouse.

Described area contains 29.892 acres of land more or less.

Described area contains parcel number 052-827-403-041.00.

### **Description of Area Removed From T.I.D. #12 May 23, 2018**

A tract of land in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27 and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 34 all in Township 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the northwest corner of Lot 1, Block 7 of Manitowoc I-43 Industrial Park Subdivision No. 3; thence easterly along the south right-of-way line of W. Custer Street 2,090.92 feet to the east right-of-way line of S. 59th Street; thence southerly along said right-of-way line 1,228.75 feet to the north line extended of Lot 1, Block 6 of Manitowoc I-43 Industrial Park Subdivision No. 2; thence westerly along said line 480.15 feet to the northwest corner of said Lot also being the northeast corner of Lot 2, Block 6 Manitowoc I-43 Industrial Park Subdivision No. 3; thence southerly along the east line extended of said Lot 599.75 feet to the northeast corner of Lot 3, Block 4 of Manitowoc I-43 Industrial Park Subdivision No. 3; thence southerly along the east line of said Lot 840.32 feet to the southeast corner of said Lot, thence westerly along the south line of said Lot 1,232.01 feet to the southwest corner of said Lot 3; thence northwesterly along the west line of said Lot 3 and the west lines of Lot 2 and Lot 1, Block 7 of said subdivision 2,504.27 feet to the northwest corner of Lot 1, Block 7 the point of beginning. Described TID excludes wetlands.

Described area contains 93 acres of land more or less.

Described area contains parcel numbers 052-449-007-010.00, 052-449-007-020.00, 052-449-004-030.00, 449-004-030, 449-006-020.

**Exhibit B – City Attorney Opinion Statement**