

**RESOLUTION**  
**CREATING TAX INCREMENT DISTRICT**  
**NO. 21 OF THE CITY OF MANITOWOC**

**WHEREAS**, the Common Council of the City of Manitowoc requested that the Community Development Department identify a boundary and prepare a Project Plan for the creation of Tax Increment District (TID) No. 21; and,

**WHEREAS**, the Community Development Department worked with the Plan Commission to establish boundaries for said TID No. 21; and,

**WHEREAS**, the Community Development Department worked with the Plan Commission to cause a Project Plan to be prepared for TID No. 21 which identified investments necessary to promote industrial development, job creation, and tax base growth; and,

**WHEREAS**, the Plan Commission conducted a public hearing on the TID No. 21 boundary and Project Plan after duly notifying the public and the overlying taxing jurisdictions of said public hearing under Wisconsin Statutes §66.1105(4)(a) and §66.1105(4)(e); and,

**WHEREAS**, the Plan Commission approved said boundary and Project Plan for TID No. 21 and recommended that the Common Council of the City of Manitowoc create TID No. 21 as approved by the Plan Commission.

**NOW THEREFORE BE IT RESOLVED**, by Mayor Justin M. Nickels and the Common Council of the City of Manitowoc that a Tax Increment District, which shall be known as Tax Increment District (TID) No. 21, City of Manitowoc, was approved on June 18<sup>th</sup> and is formally created and effective January 1, 2018; and,

**BE IT FURTHER RESOLVED**, that the boundaries for TID No. 21 shall be those attached and marked as Exhibit A – Map and Exhibit B – Description to this Resolution and contain only whole units of property as assessed for property tax purposes; and,

**BE IT FURTHER RESOLVED**, that TID No. 21 is declared an Industrial District, that cash grants may be made by the City to owners, lessees, or developers of property within TID No. 21, and that the following findings are hereby made:

- A. Not less than 50 percent, by area, of the real property within the District is suitable for industrial sites and is zoned for industrial use; and
- B. Lands suitable for industrial use and zoned as such shall remain zoned Industrial for the life of TID No. 21; and
- C. The improvement of TID No. 21 is likely to enhance significantly the value of substantially all of the other real property in the District; and
- D. The project costs directly serve to promote industrial development within the District and within one-half mile and are consistent with the purpose for which the Tax Increment District is created; and
- E. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed 12 percent of the total value of equalized taxable property within the City; and
- F. All lands within the District are contiguous; and
- G. Pursuant to Wisconsin Statutes §66.1105(4)(g), the Project Plan for TID No. 21 is feasible and in conformance with the master plan of the City.

**BE IT FURTHER RESOLVED**, that Mayor Justin M. Nickels and the Common Council of the City of Manitowoc hereby approved the Project Plan on June 18<sup>th</sup> and said resolution is documenting the specifics for TID No. 21 as recommended by the Plan Commission.

INTRODUCED \_\_\_\_\_ ADOPTED \_\_\_\_\_ APPROVED \_\_\_\_\_

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

**Fiscal Impact:**

The creation of a TIF District does not have a fiscal impact to the city, but individual development agreements and future projects when completed may have a fiscal impact on the District/City. This district is planned to have one development agreement issued with reimbursements back to the owner on an annual basis equal to the previous year's tax payment. The owner will be reimbursed only the tax increment portion of their taxes. Taxes on the base value will still go to the 4 taxing jurisdictions.

**Funding Source:**

None for creation

**Finance Director Approval:**

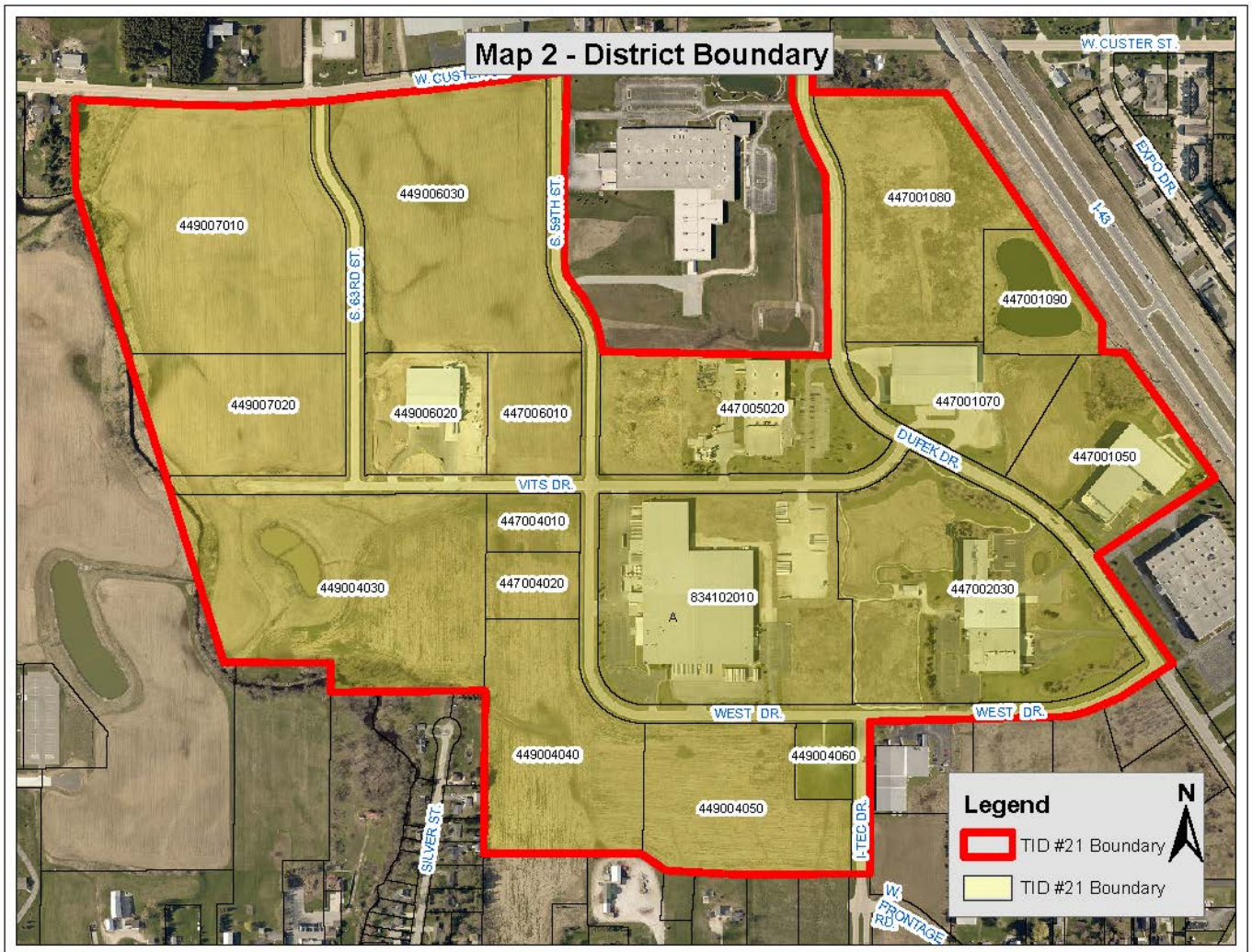
**Approved as to form:**

/kmm

This resolution was drafted by Paul Braun, City Planner

**EXHIBIT A:**

City of Manitowoc  
TID No. 21 Map



## EXHIBIT B:

### City of Manitowoc TID No. 21 Boundary Description

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 SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27 and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35 and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$  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 of Lot 3, Block 5 Manitowoc I-43 Industrial Park Subdivision No. 2; thence easterly along said line 966.19 feet to the west right-of-way line of Dufek Drive; thence northerly along said right-of-way line 1,148.39 feet to the intersection of the north line extended of Lot 8, Block 1 of Manitowoc I-43 Industrial Park Subdivision No. 2; thence easterly along said line 647.32 feet to the west right-of-way line of Interstate 43; thence southeasterly along said right-of-way line 1,200.12 feet to the east line of Section 34; thence southerly along said section line 129.98 feet to the northwest corner of Section 35; thence easterly along said section line 88.91 feet; thence southeasterly along said right-of-way 649.69 feet to the southeast corner of Lot 5, Block 1 of Manitowoc I-43 Industrial Park Subdivision No. 2; thence southwesterly along the south line of said lot 5, 608.00 feet to the east right-of-way line of Dufek Drive; thence southerly along said right-of-way line 562.59 feet to the south right-of-way line extended of West Drive; thence westerly along the south right-of-way line of West Drive 1,353.01 feet to the east right-of-way line of I-Tec Drive (formerly S. 57th Street); thence southerly along said east right-of-way line 653.04 feet to the south line extended of Lot 5, Block 4, Manitowoc I-43 Industrial Park Subdivision No. 3; thence westerly along the south line of said Lot 5, 998.65 feet to the southeast corner of Lot 4, Block 4 of said subdivision; thence westerly along the south line of said Lot 4, 685.88 feet; thence northerly along the west line of said Lot 4, 704.29 feet to the southeast corner of Lot 3, Block 4 of said subdivision; thence westerly along said south line 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 241 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, 052-447-006-010.00, 052-449-006-020.00, 052-449-006-030.00, 052-447-005-020.00, 052-447-001-080.00, 052-447-001-090.00, 052-447-001-070.00, 052-447-001-050.00, 052-447-002-030.00, 052-834-102-010.00, 052-449-004-060.00, 052-449-004-050.00, 052-449-004-040.00, 052-447-004-010.00, and 052-447-004-020.00.