

PlanComm
9-18-17

17-0882



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 31, 2017

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: PC 22-2017: Tax Incremental District #19: Proposed Downtown TID 19 Project Plan and Boundary Creation.

Dear Mayor and Common Council:

At the August 30, 2017 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 approve the TID 19 Project Plan and Boundary Creation and to approve the adoption resolution.

Respectfully Submitted,

Paul Braun
Plan Commission Secretary

Attachment: Resolution and Project Plan
Granicus # 17-0880 and 17-0882

**CITY OF MANITOWOC PLAN COMMISSION RESOLUTION
APPROVING TAX INCREMENT DISTRICT NO. 19
PROJECT PLAN AND BOUNDARY**

WHEREAS, the City of Manitowoc Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 19 and a plan to serve as the Project Plan of record for TID No. 19 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f) and is declared a Rehabilitation and Conservation District;

WHEREAS, the City of Manitowoc Plan Commission has invited the public and all property owners within TID No. 19 to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on August 30, 2017, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Manitowoc County, Lakeshore Technical College, Manitowoc Public School District, and the City of Manitowoc in accordance with the procedures specified in ss. 66.1105.

WHEREAS, the Project Plan for the District has been prepared that includes:

- 1) A statement listing of the kind, number, and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105 for projects within one-half mile of the District;
- 2) An economic feasibility study;
- 3) A detailed listed of the estimated project costs as they relate to the rehabilitation and conservation of properties within the District;
- 4) A detailed listed of non-project costs;
- 5) A detailed map illustrating the proposed improvements in the District;
- 6) A description of the methods of financing all estimated project costs and the time when the related cost or monetary obligations are to be incurred;
- 7) A map showing the existing uses and conditions of real property within the District;
- 8) A statement to the proposed changes of zoning ordinances, master plan, map, building codes, and City ordinances;
- 9) A statement of the proposed plan or relocation of a person to be displaced; and
- 10) A statement indicating how the District promotes the orderly development of the City;

WHEREAS, the City of Manitowoc Plan Commission makes the following findings:

- 1) The name "Tax Increment District No. 19, City of Manitowoc" shall be assigned to this district; and
- 2) That the TID No. 19 boundary is as shown in Map 1 of Appendix A and is defined by the legal description included within the Plan; and

- 3) That TID No. 19 Boundary contains only whole parcels and is completely contiguous
- 4) The creation date of TID No. 19 is January 1, 2017; and
- 5) Not less than 50% of of the real property within the district is in need of rehabilitation and/or conservation; and
- 6) Less than 25% of the real property within the district is vacant; and
- 7) The equalized value of taxable property within TID plus the increment value of all existing TIDs does not exceed 12% of the total equalized assessed value of taxable property within the City of Manitowoc; and
- 8) Finds that cash grants may be made by the City to owners, lessees, or developers of property within the TID No. 19;
- 9) Finds that improvements that result from the implementation of the project plan are likely to significantly enhance all other real property values in and around the District; and
- 10) Finds the Plan is feasible and in conformity with the City of Manitowoc Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Manitowoc Plan Commission hereby approves the Plan and boundary for Tax Increment District No. 19; and

BE IT FURTHER RESOLVED that City of Manitowoc Plan Commission hereby submits the Plan and boundary for Tax Increment District No. 19 to the City of Manitowoc Common Council for approval.

ADOPTED this 30th day of August, 2017

Mayor Justin M. Nickels, Chair



Paul Braun, Secretary