

Plan Comm.
9-18-17

17-0880

Granicus Item #17-0880 & 17-0882

**Report to the
Manitowoc Plan Commission**

Meeting Date: August 30, 2017

Report Print Date: August 25, 2017; 1:31 PM

Request: (PC 22-2017) Tax Incremental District #19 (Downtown) Project Plan and Boundary Creation

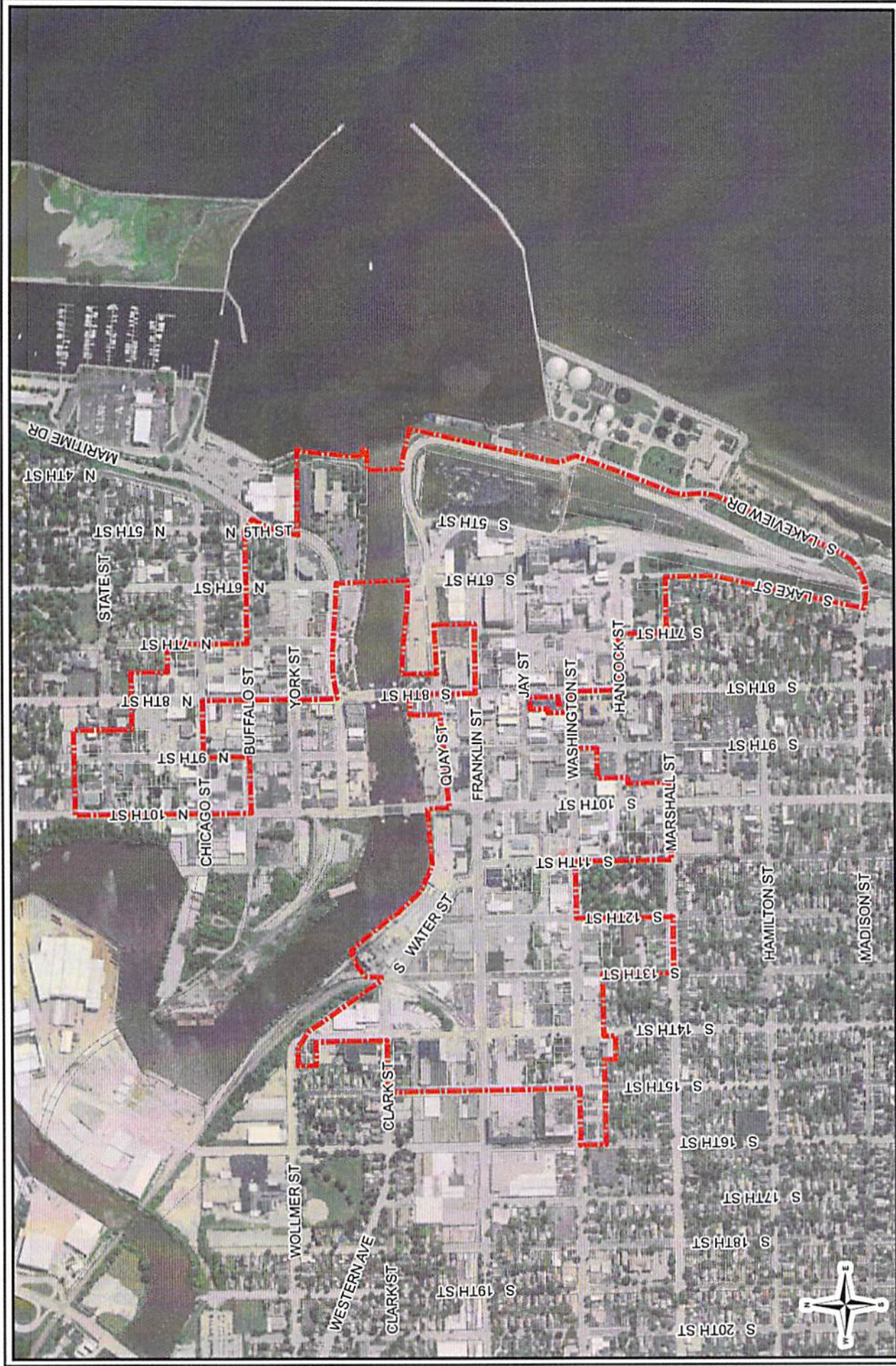
Reason for the Request: As evidenced in the annual report on TIF districts provided earlier this year, there are no functional districts in the area of the downtown. Two potential projects, representing a total of \$22M in downtown investment, are driving the need for a functional TIF district to be available in the downtown this year if possible. The Plan Commission's role in the process of creating a new TID is to review the plan and boundary, to make a recommendation to the Council via resolution, and to conduct the public hearing.

Report: Proposed TID 19 is located with the intent of overlaying existing TIDs 11 and 14, and abutting TID 16. TID 11 is designated as Distressed and can no longer fund projects. Its remaining obligations will be paid off with excess funds from Donor districts and then TID 11 will be closed. TID 14 has completed its projects but is in poor financial condition. It is not designated as Distressed, but as a Rehabilitation district, it can receive funds from other districts via allocation amendments. Its remaining obligations will be paid off through allocation amendments, and then the district will be closed. By overlaying TIDs 11 and 14, their values will be frozen at 2017 levels. Any new increment generated beyond that will be assigned to the new district. TID 16 is in poor financial health and will need to be supported with allocation amendments, but can still do projects. With TIDs 16 and 19 in place, the whole of the downtown would be covered by active districts to support new development.

TID 19 is proposed as a Rehabilitation and Conservation district meaning that it is intended to carry out programs for urban redevelopment and revitalization. Such districts have a "lifespan" of 27 years and can be extended for a total of 30 years. Rehabilitation districts can receive allocations of excess increment from other districts via allocation amendments. The base value included in TID 19 is approximately \$30M, and additional details on the financial projections for this district will be provided in the project plan. With this addition of TID 19, the City will remain well under its 12% valuation cap required by statute.

Several maps for the proposed district are attached for your review including the TID boundary, public works projects, and existing land use and zoning. These maps will give you a flavor the intent of the district. The draft project plan is still being assembled and will be provided to you as soon as possible prior to the Plan Commission meeting. The draft resolution is attached for your review.

Recommendation: The Community Development Department recommends that the Plan Commission approve the project plan, boundary, and resolution for TID 19.



Map 1A: TID No. 19 District Boundary Map
 City of Manitowoc



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Proposed TID No. 19 Boundary



Map 3: Proposed Public Works and Utility Improvements

City of Manitowoc

Reopening or Other St./Utility Improvements

- East to West St.
- Chicago Street (N 10th St. to N 4th St.)
- Buffalo Street (N 10th St. to N 4th St.)
- York Street (N 10th St. to N 4th St.)
- Franklin Street (S 14th St. to S 8th St.)
- Jay Street (S 10th St. to S 8th St.)
- Washington Street (S 17th St. to S 7th St.)
- Marshall Street (S 7th St. to S Lake St.)

North to South Street

- S 13th Street (Washington St. to Marshall St.)
- N & S 10th Street (State St. to Marshall St.)
- S 9th Street (Jay St. to Marshall St.)
- N & S 8th Street (State St. to Madison St.)
- S 7th Street (Franklin St. to Madison St.)
- Maritime Drive (N 4th St. to Buffalo St.)

Streetscape Enhancements

- Quay Street (S 7th St. to S Lakeview Dr.)
- Franklin Street (S 14th St. to S 8th St.)
- Washington Street (S 17th St. to S 7th St.)

Other Projects Throughout

- Pedestrian Enhancements
- Bicycle Enhancements
- Wayfinding Signage

Short-Term Final/Final Additions/Improvements

- Potential Parking Facilities
- Gateway Entry Markers
- Park/Beach Enhancements
- Various Site Improvements
- Public Pavilion/Space & Reallocate Coal
- Industrial Use Expansion/Relocation
- TID No. 19 Boundary

Long-Term Final/Final Additions

- Potential Parking Facilities
- Gateway Entry Markers
- Park/Beach Enhancements
- Various Site Improvements
- Public Pavilion/Space & Reallocate Coal
- Industrial Use Expansion/Relocation
- TID No. 19 Boundary

Potential Parking Facilities

- Gateway Entry Markers
- Park/Beach Enhancements
- Various Site Improvements
- Public Pavilion/Space & Reallocate Coal
- Industrial Use Expansion/Relocation
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Gateway Entry Markers

- Park/Beach Enhancements
- Various Site Improvements
- Public Pavilion/Space & Reallocate Coal
- Industrial Use Expansion/Relocation
- TID No. 19 Boundary

Park/Beach Enhancements

- Various Site Improvements
- Public Pavilion/Space & Reallocate Coal
- Industrial Use Expansion/Relocation
- TID No. 19 Boundary

Various Site Improvements

- Public Pavilion/Space & Reallocate Coal
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Public Pavilion/Space & Reallocate Coal

- Industrial Use Expansion/Relocation
- TID No. 19 Boundary

Industrial Use Expansion/Relocation

- TID No. 19 Boundary

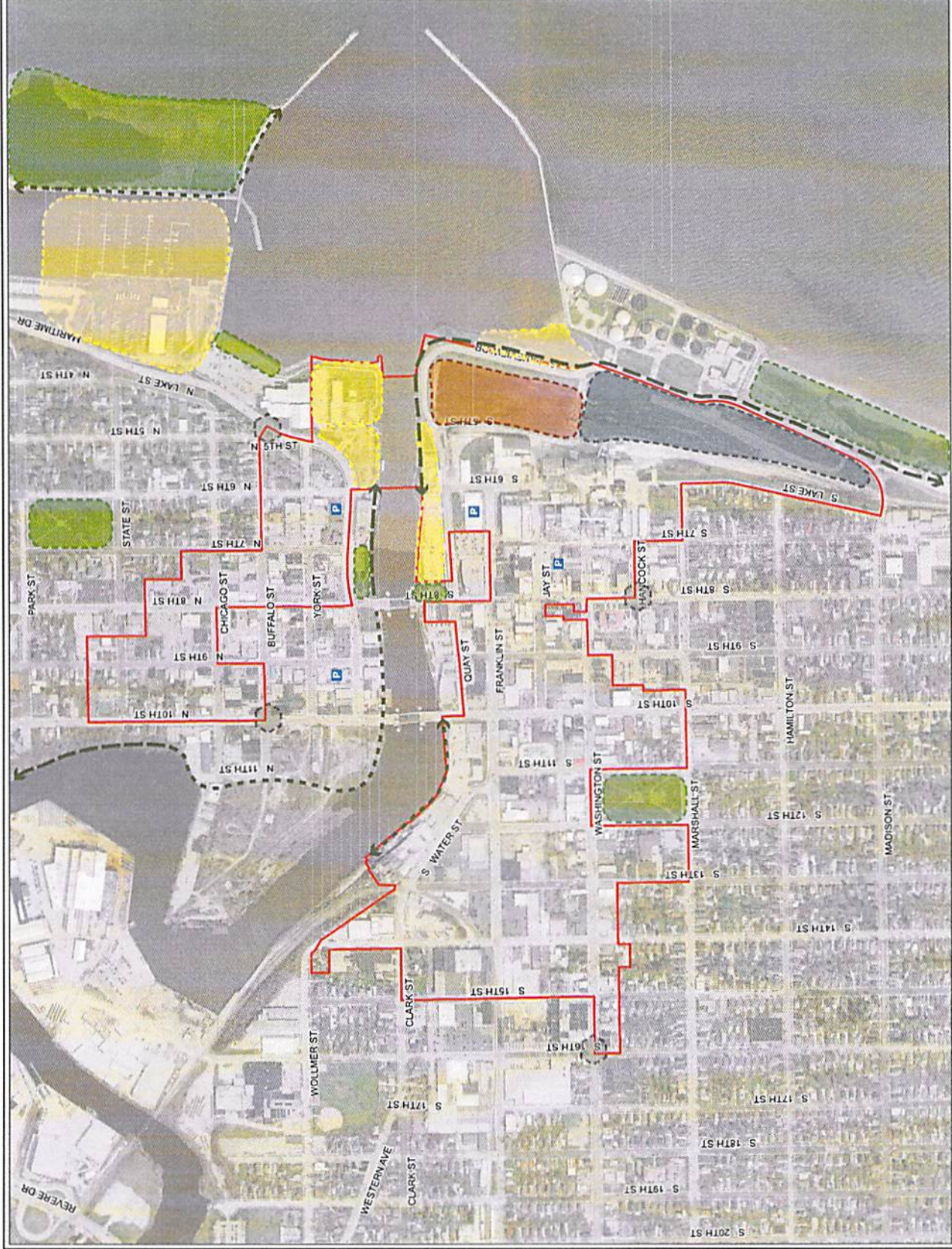
TID No. 19 Boundary

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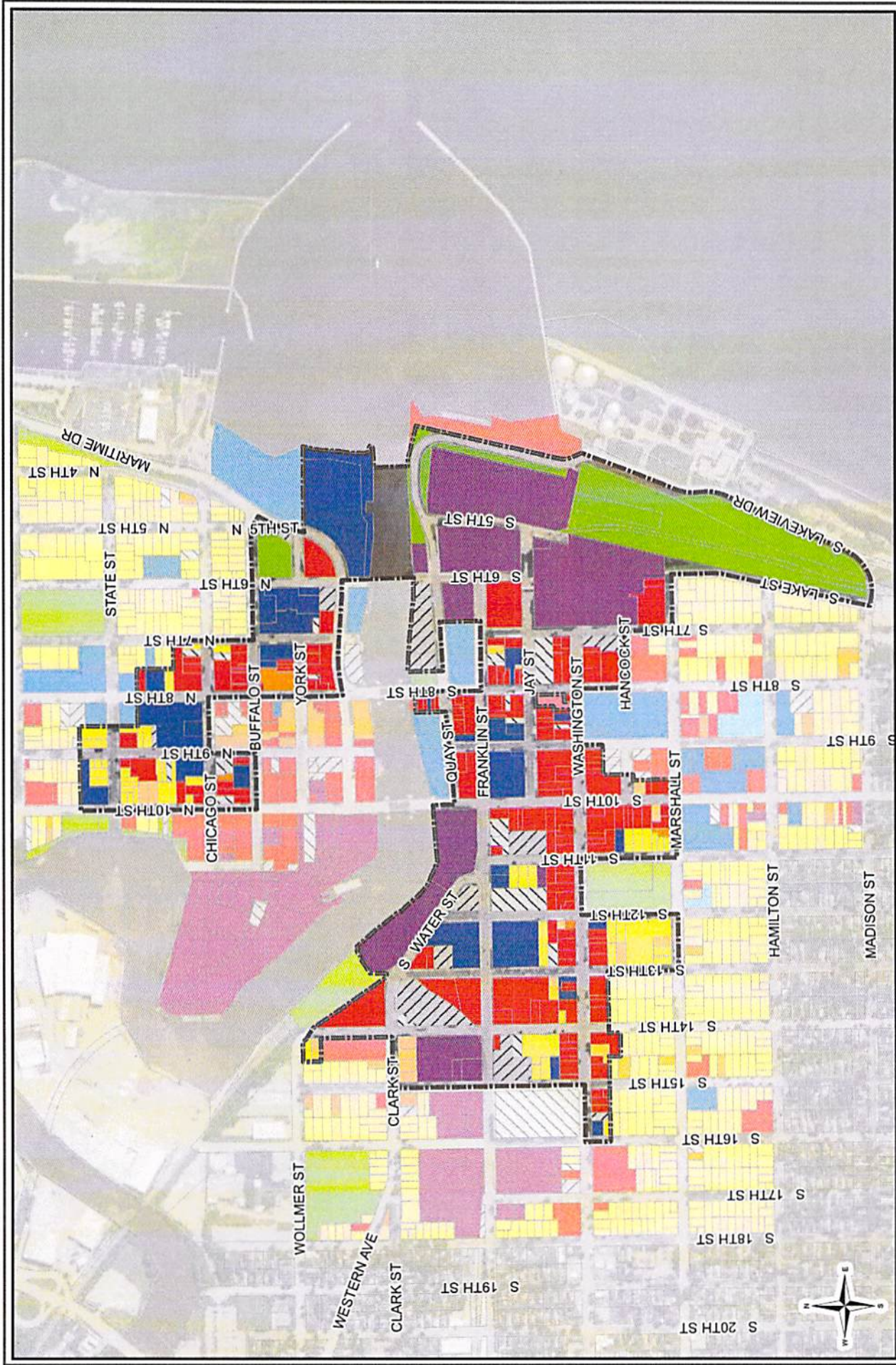


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Map 3: Proposed Public Works and Utility Improvements. City of Manitowoc, Wisconsin. © Vierbicher, Inc. 2019. All rights reserved. This map is for informational purposes only and does not constitute a contract or offer of insurance. For more information, please contact your insurance agent.



Map 4: Existing Land Use
 City of Manitowoc
 Proposed TID No. 19 Boundary



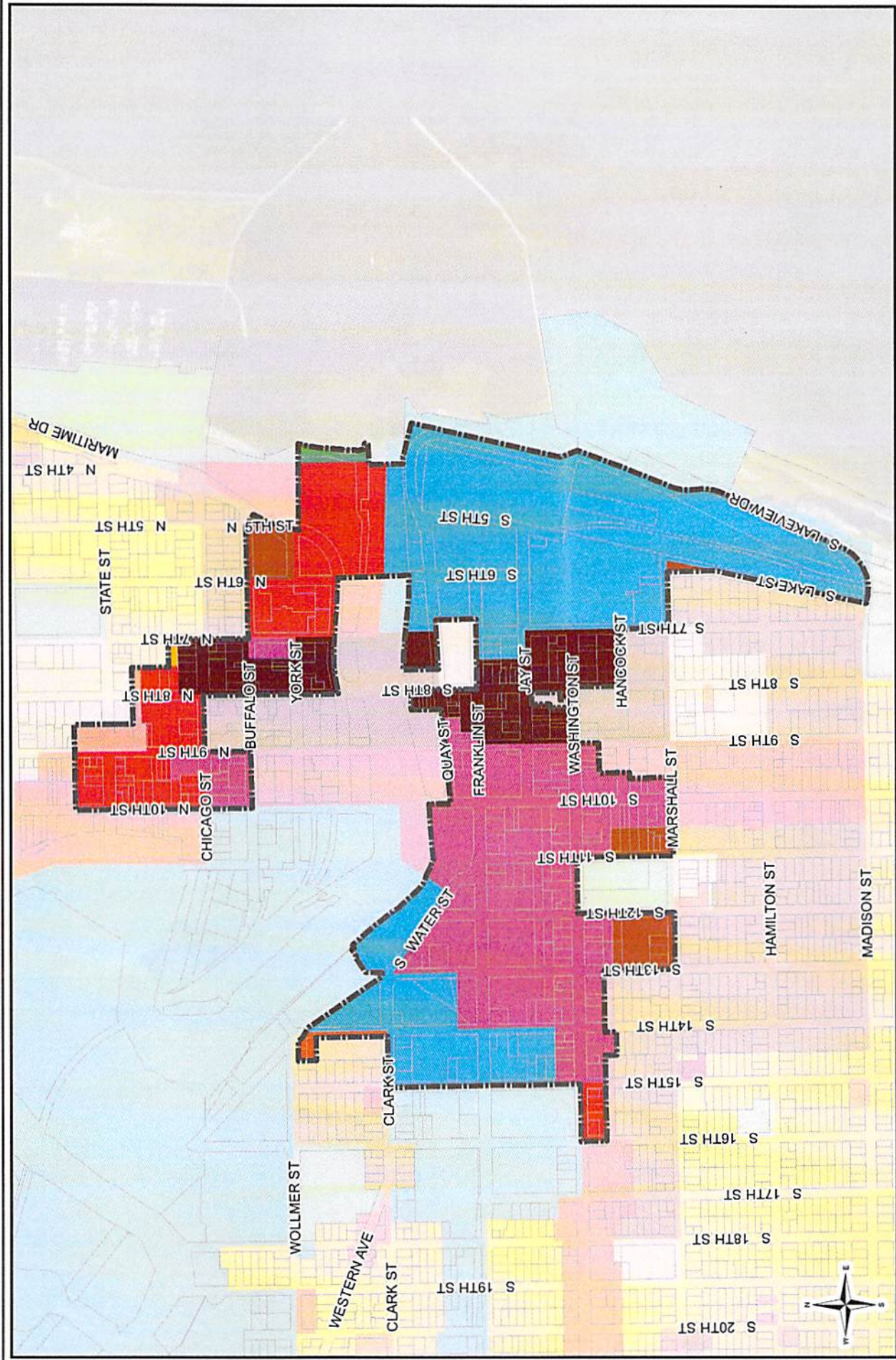
- Transportation
- Vacant
- Office
- Commercial

- Industrial
- Single Family Residential
- Two-Family/Townhouse
- Multi-Family Residential

- Mixed Use
- Community Facilities
- Public Open Space Rec



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- B-4 Central Business
- C-1 Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- R-7 Central Residence
- B-1 Office - Residential
- B-2 Neighborhood Business
- B-3 General Business
- P-1
- R-4 Single and Two Family
- R-5 Low Density Multiple Family
- R-6 Multiple Family

Map 6: TID Zoning
City of Manitowoc
Proposed TID No. 19 Boundary

0 0.125 0.25 0.5 Miles