

CITY OF MANITOWOC PLAN COMMISSION RESOLUTION  
APPROVING TAX INCREMENT DISTRICT NO. 20  
PROJECT PLAN AND BOUNDARY

**WHEREAS**, the City of Manitowoc Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 20 and a plan to serve as the Project Plan of record for TID No. 20 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f) and is declared an Industrial District;

**WHEREAS**, the City of Manitowoc Plan Commission has invited the public to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on March 28, 2018, 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 industrial development within the District and within one-half mile of the District boundary;
- 4) A detailed listed of non-project costs;
- 5) A detailed map illustrating the proposed improvements in the District and within one-half mile of the District boundary;
- 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 of real property and suitability for industrial development within the District;
- 8) A statement of the proposed changes to zoning ordinances, master plan, map, building codes, and City ordinances;
- 9) A statement of the proposed plan or relocation of any 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:

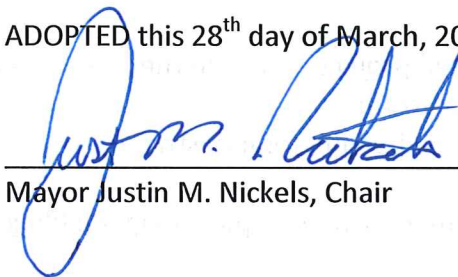
- 1) That the name "Tax Increment District No. 20, City of Manitowoc" shall be assigned to this district;

- 2) That the TID No. 20 boundary is as shown on Map 1 and is defined by the legal description included within the Plan as Exhibit A;
- 3) That the TID No. 20 boundary contains only whole parcels and is completely contiguous
- 4) That the creation date of TID No. 20 is January 1, 2018;
- 5) That not less than 50% of the real property within the district is suitable for industrial sites and is zoned for industrial use;
- 6) That the project costs directly relate to Project Plan implementation and the industrial development of properties within the District, consistent with the purpose for which the District is created;
- 7) That cash grants may be made by the City to owners, lessees, or developers of property within TID No. 20;
- 8) That improvements resulting from the implementation of the project plan are likely to significantly enhance all other real property values in and around the District;
- 9) That the equalized value of taxable property within TID No. 20 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;
- 10) That 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 Project Plan and boundary for Tax Increment District No. 20; and

**BE IT FURTHER RESOLVED** that City of Manitowoc Plan Commission hereby submits the Project Plan and boundary for Tax Increment District No. 20 to the City of Manitowoc Common Council for approval.

ADOPTED this 28<sup>th</sup> day of March, 2018



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Mayor Justin M. Nickels, Chair

  
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Paul Braun, Secretary



# Map 1 - District Boundary

SOUTH BROOK

YORKSHIRE LN.

S. 30TH ST.


DEWEY ST.


S. 26TH ST.

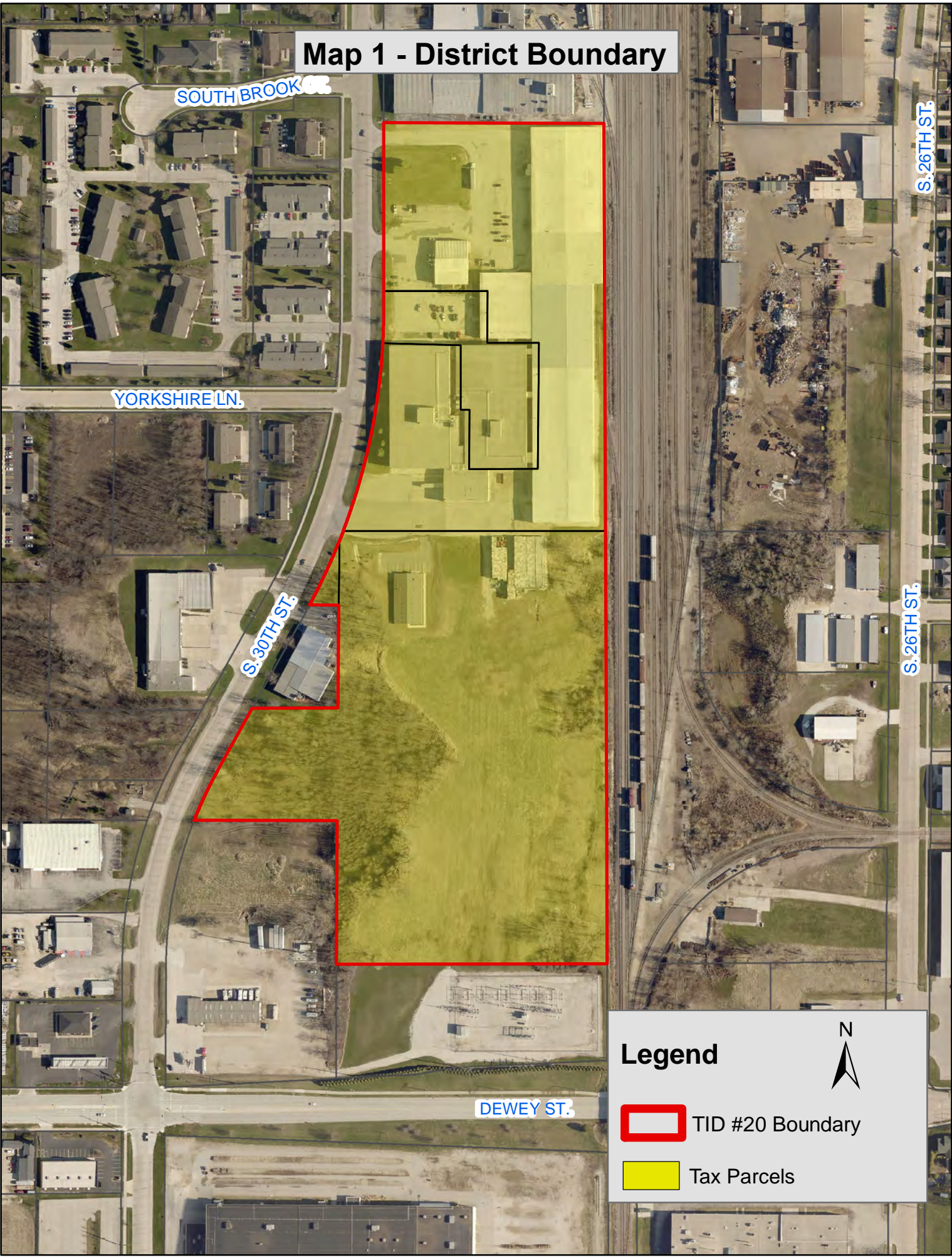
S. 26TH ST.

## Legend



 TID #20 Boundary

 Tax Parcels



## Exhibit A – Legal Description

A tract of land in the NE ¼ of the NE ¼ and the SW ¼ of the NE ¼ and the SE ¼ of the NE ¼ all in Section 36, T. 19 N., R. 23 E., City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the northeast corner of said Section 36; thence N. 89° 51' 45" W. along the section line 1,221.80 feet to the east right-of-way line of S. 30th Street; thence S. 00° 12' 45" W. along said right-of-way 386.90 feet to the northwest corner of Tract 2A of a certified survey map recorded in Volume 11, Page 697 the point of beginning; thence S. 89° 51' 45" E. along the north line of said Tract 503.93 feet to the west right-of-way line of the Canadian National Rail Road; thence southerly along said railroad right-of-way 1,938.5 feet more or less to the northeast corner of Tract 2 of a certified survey map recorded in Volume 17, Page 205; thence S. 88° 11' 34" W. along the north line of said Tract 621.35 feet to the northwest corner of said Tract also being the east line of Tract 1 of a certified survey map recorded in Volume 7, Page 401; thence N. 0° 12' 45" E. along said east line 332.56 feet to the northeast corner of said Tract; thence S. 89° 49' 45" W. along the north line of said Tract 330.31 feet to the east right-of-way line of S. 30th Street; thence northerly along said east right-of-way line 301.03 feet more or less to the southwest corner of Tract 2 of a certified survey map recorded in Volume 7, Page 589; thence N. 89° 52' 45" E. along the south line of said Tract 191.79 feet; thence N. 0° 12' 45" E. along the east line of said Tract 240.29 feet; thence S. 89° 52' 45" W. along said north line of said Tract 59.44 feet to the east right-of-way line of S. 30th Street; northerly along said right-of-way line 1,127.04 feet to the point of beginning. Described TID excludes wetlands.

Described area contains 27.19 acres of land more or less.

Described area contains parcel numbers 836-104-040, 836-101-040, 836-101-045 and 836-103-011.