

RESOLUTION 2019-001

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1, TOWN OF CLAYTON, COUNTY OF WINNEBAGO, STATE OF WISCONSIN

WHEREAS, the Town of Clayton (the “Town”) has determined that the use of Tax Incremental Financing is necessary to promote orderly growth and development within the Town; and

WHEREAS, Tax Incremental District No. 1 (the “District” or TID No. 1) is proposed to be created as a mixed-use District by the Town in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Plan Commission of the Town of Clayton (Plan Commission) has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and Town ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the Town;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to Winnebago County, the Superintendent of the Neenah Joint School District, the Fox Valley Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 10, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of TID No. 1, which provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, the Plan Commission makes the following findings:

1. The boundary of TID No. 1 only includes whole parcels and is contiguous;

2. A minimum of 50% of the area occupied by real property within TID No. 1 is suitable and appropriate for a mix of residential, commercial and industrial land uses with the planned improvements. Residential land uses will not exceed 35% of real property within TID No. 1;
3. The improvement of TID No. 1 is likely to significantly enhance the value of substantially all the other real property in the district.
4. The project costs relate directly to promoting a mix of development types and land uses, consistent with the purpose for which the district is created.
5. The Project Plan is consistent with the Town's Comprehensive Plan.
6. The equalized value of taxable property of TID No. 1, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the Town.

WHEREAS, after said public hearing, the Plan Commission adopted, and subsequently recommended approval to the Town Board a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED: by the Plan Commission of the Town of Clayton, Winnebago County, Wisconsin that:

1. It recommends to the Town Board that TID No. 1 be created with boundaries as designated and contained within the proposed Project Plan as Map 1, attached here as Exhibit A.
2. It approves the Project Plan for the District and recommends its approval to the Town Board.
3. Creation of the District promotes orderly development in the Town.
4. The Town Clerk is hereby directed to provide the Town Board with certified copies of this Resolution, upon its adoption by the Plan Commission.

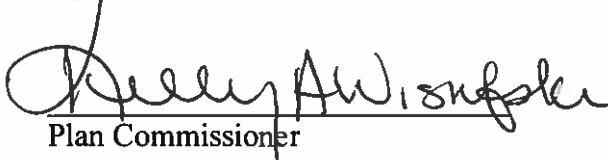
BE IT FURTHER RESOLVED: that the Plan Commission does recommend the Project Plan and boundary be adopted by the Town Board for the Town of Clayton, Winnebago County, Wisconsin.

Dated this 10th day of July 2019.

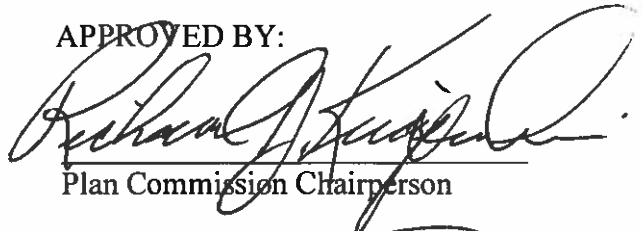
OFFERED BY:


Plan Commissioner

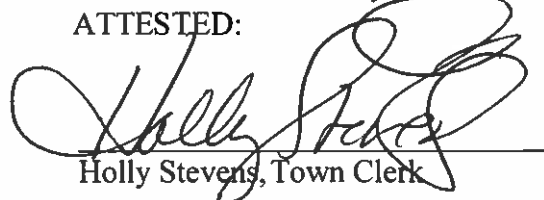
SECONDED BY:


Plan Commissioner

APPROVED BY:


Plan Commission Chairperson

ATTESTED:


Holly Stevens, Town Clerk