

**\*\*\*ATTACHMENTS\*\*\***

OFFICE OF THE CITY CLERK  
Sheboygan, Wisconsin  
City Hall

I hereby certify that this is a true copy  
of a document from the Common Council  
proceedings of the City of Sheboygan.

  
City Clerk

Res. No. 167 - 19 - 20. By Alderpersons Donohue and Bohren.  
February 17, 2020.

A RESOLUTION approving the Project Plan and establishing the boundaries for and the creation of Tax Incremental District No. 20, City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 20 (the "District") is proposed to be created by the City as a rehabilitation - conservation district in accordance with the provisions of § 66.1105, Wis. Stats., (the "Tax Increment Law"); and

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

- a. 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 § 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., Wis. Stats., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with § 66.1105(4)(f), Wis. Stats.; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on January 14, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan that:

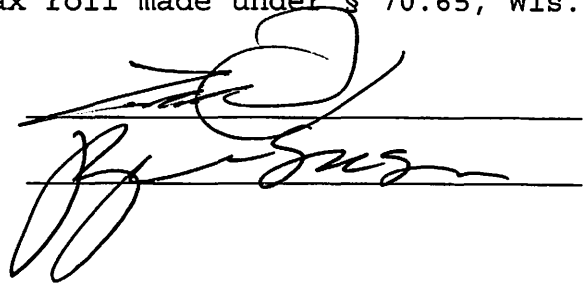
1. The legal description of the District that shall be named "Tax Incremental District No. 20, City of Sheboygan," is attached as Exhibit A to this Resolution.
2. The District is created effective as of January 1, 2020.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation - conservation work within the meaning of § 66.1337(2m)(b), Wis. Stats.
  - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a rehabilitation - conservation district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to § 66.1105(5)(b), Wis. Stats.
  - (f) The project costs relate directly to promoting the rehabilitation of the area consistent with the purpose for which the District is created.

(g) That there are no parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution.

4. The Project Plan for "Tax Incremental District No. 20, City of Sheboygan" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED: That the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base," as of January 1, 2020, pursuant to the provisions of § 66.1105(5)(b), Wis. Stats.

BE IT FURTHER RESOLVED: That pursuant to § 66.1105(5)(f), Wis. Stats., the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under § 70.45, Wis. Stats., those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under § 70.65, Wis. Stats.



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the 2nd day of March, 2020.

Dated March 3, 2020. Heidi D. Brown, City Clerk

Approved March 3, 2020. Michael J. Vandenberg, Mayor

Published March 7, 2020.  
Certified March 3, 2020 to - Fin. Dir.; CA.; Atty.; Assessor; Planning;  
DPW; Eng.

**JOINT REVIEW BOARD  
RESOLUTION APPROVING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 20,  
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the “City”) seeks to create Tax Incremental District No. 20 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the boundaries of the District and adopting the Project Plan, and the resolution passed by the Common Council approving the creation of the District under Wisconsin Statutes Section 66.1105 (4)(gm), and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the project plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the creation of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the creation of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the creation of the District.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**Joint Review Board**

**Representing**

\_\_\_\_\_

Sheboygan County

\_\_\_\_\_

Sheboygan Area School District

\_\_\_\_\_

Lakeshore Technical College District

\_\_\_\_\_

City of Sheboygan

\_\_\_\_\_

Public Member