

**City of Lancaster
Notice of
Plan Commission Meeting**

Date: Monday, March 9, 2020

Time: 6:30 PM

Place: 206 S Madison St. City Hall, Council Chambers

Agenda:

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments from Citizens
5. Approval of Plan Commission minutes of 1-13-2020
6. Public Hearing to consider the creation of Tax Incremental District #6 for the City of Lancaster and to Discuss the Proposed Project Plan and Boundary for the Tax Incremental District #6.
7. Close public hearing
8. Consider Plan Commission Resolution 2020-01-Recommendation Approval of TID#6 Project Plan and Boundary to the City Council.
9. Adjourn

**MINUTES
CITY OF LANCASTER
PLAN COMMISSION MEETING
January 13, 2020
6:30 PM**

1. **Call Meeting to Order**

Mayor Varnam called the meeting to order at 6:30 P.M.

2. **Roll Call**

Members present: Mayor Varnam, Thuli, Benson and Vesperman

Absent: Schmidt, Angeli, Thiede

Also Present: Administrator Carlson, Zoning Administrator Hampton

3. **Minutes**

Motion by Thuli, seconded by Benson to approve the minutes of 7/8/2019. Motion carried unanimously by roll call vote.

4. **Public Hearing (Dennis LaMere to rezone property)**

Varnam declared the public hearing open at 6:31 P.M. to consider petition of Dennis LaMere to rezone property) located at 410 W Linden Street from I (General Industry) to R1 (Single Family)

Purpose: Former Commercial Building (Old Carroll's Plumbing and Heating) used as a storage building to be converted into a single-family home.

Spoke in favor of the petition

None

Spoke against the petition

None

5. **Close public hearing**

Varnam closed the public hearing at 6:32 P.M.

6. **Consider the petition of Dennis LaMere to rezone property located at 410 W Linden Street from I (General Industry) to R1 (Single Family) and make recommendation to the City Council.**

Motion by Benson, second by Vesperman to recommend to Council approval of the rezone property located at 410 W Linden Street from I (General Industry) to R1 (Single Family). Motion carried unanimously by roll call vote.

7. **Future agenda items**

Carlson presented information on potential Kwik Trip Development, Hotel Development and Saputo Development, discussing the role of the Plan Commission in each of the three projects.

8. **Public Comments**

None

9. **Adjourn**

Motion by Benson, seconded by Thuli to adjourn meeting at 6:45 P.M. Motion carried.

David Carlson, City Administrator

City of Lancaster, WI

TID Plan No.6

Plan Commission/JRB Draft

February 20, 2020

Prepared by:

David Carlson, City Administrator

City of Lancaster, WI

The project plan for Tax Increment District No. 6 (TID No. 6) in the City of Lancaster has been prepared in compliance with Wisconsin Statutes, including Chapters 66.1105 and 66.1331. The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries.

As authorized in Wisconsin Statutes 66.1105, Tax Increment District No. 6 is being created as a mixed use district to promote the orderly development of the City of Lancaster by promoting the redevelopment of the former "Liquor Store Property" and an adjacent parcel, as well as other enhancements within the TID No. 6 boundary and within the one-half mile radius of the TID No. 6 boundary to assist in the development of the property. The City intends to promote orderly development by encouraging rehabilitation of private property within the TID. These efforts will improve the economic vitality of the area, increase the availability of employment and services to City residents and broaden the tax base of the City. This plan also allows expenditures that benefit the TID to be made within a half-mile of the TID No. 6 boundary.

The City Council is not required to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of Tax Incremental District No. 6.

Approval Process

The Lancaster Common Council met on January 20, 2020 and approved the development of a Tax Increment District to support the development of a hotel by the Lancaster Hotel Development LLC (LHD), as part of their overall financing package. The City agreed to complete the TID creation process and as part of that plan, commit to a development incentive of \$161,500, to be paid as TID revenue is received, over a 20-year period. The City further agreed to devote up to 95% of each year increment until either 20 years have passed or the full amount of \$ was paid to LHD, whichever occurs first.

A notice for the first Joint Review Board meeting was published on February 20, 2020. The Joint Review Board held their initial meeting on March 9, 2020.

The Plan Commission held a public hearing on TID No. 6 on March 9, 2020. Following the public hearing, the Plan Commission approved the creation of TID No. 6, and recommended approval of the TID No. 6 Plan and boundaries to the City Council.

The TID No. 6 project plan and district boundary was adopted by resolution of the City Council on xxxxx,2020.

A notice for the final Joint Review Board meeting was published on xxxxx, 2020 and the Joint Review Board met on xxxxx, 2020 to approve the Common Council Resolution creating TID No. 6.

Documentation of all resolutions, notices and minutes can be found as attachments to this project plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 6 in the City of Lancaster.

Plan of Development Within TID No. 6

Description of Area

TID No. 6 is in the City of Lancaster, located in Grant County, WI. TID No. 6 boundaries incorporates the area known as Liquor Store Property and adjacent parcel. See Appendix A for maps of the TID No. 6 boundary.

Parcel ID	Parcel Number	Acreage	Land Use
1	246 1576 20	1.56	Vacant
2	246 1576 10	14.43	Golf Course

Proposed Projects

TID No. 6 has been created to promote the development of properties within the TID, redevelopment of underutilized property, stimulate revitalization, enhance the value of property, and broaden the property tax base. The City and Plan Commission may spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Costs directly or indirectly related to achieving the objectives of rehabilitation or redevelopment are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the amended list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs. Funds may be expended within the City up to a half-mile outside the TID boundary on projects that benefit the TID. Project costs as presented can be paid by TID No. 6.

Listed below are major public improvement categories, which are necessary for eliminating blight and promoting redevelopment of blighted areas. Table #2 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

1. Infrastructure

That portion of costs related to the design, construction or alteration of infrastructure improvements located within the one-half mile radius of the district boundary that serve the district. Costs for infrastructure include related professional costs including engineering, architecture, attorneys' fees, etc. Infrastructure improvements with approximate costs include:

- a) Extension of Sewer from Alona Lane to Subject Property. The Developer shall install sewer from the Subject Property to a location as determined by the City of Lancaster, to the design specifications of the City. The City shall be responsible for the design and the Developer shall be responsible for the construction of the sewer main. The City shall be responsible for acquisition and cost of easements for said improvement.
- b) Construction of stormwater improvements to serve the subject property plus the property that is adjacent to the subject property along STH 61. Stormwater improvements shall include a stormwater improvement, as approved by Wisconsin DNR, sized to accommodate flow from both the Subject and Remainder properties. Stormwater pond will be located on land owned by the City on the Golf Course. Final location shall be determined by both the City and the Developer as part of the stormwater permitting process. Cost of the improvements shall be the responsibility of the Developer, with ownership of the improvements residing with the City. The City shall provide the land for the stormwater pond at no cost to the Developer.
- c) Site Grading, to encompass both the Subject Parcel and the Remainder Parcel, as identified on Exhibit A. Final site grading shall be approved by both the Lancaster Director of Public Works and the Developer.
- d) Sidewalks, both to the property and adjacent to the Hotel.
- e) Site Paving, to include access from STH 61 at the two existing access points, on-site parking, as well as construction of road from STH 61, on parcel 246-576-20, paralleling the border with parcel 56-257 to the back of the property adjoining the golf course, as identified in Exhibit B. Business Lighting and concrete pad for dumpsters are considered part of this cost.

- f) Landscaping and Erosion Control measures.
- g) Water, Gas, and Electric utility extensions to the property.
- h) Access improvements to STH 61 if required by Wisconsin Department of Transportation.
- i) Signage, in an amount not to exceed \$25,000 or 50% of the total cost of the sign, whichever is less.
- j) Project Management Costs not to exceed five percent (7.5%) of reimbursable costs.
- k) Civil Engineering costs related to the eligible project costs.
- l) Financing expenses related to eligible project costs incurred by the Developer pursuant to 66.1105(2)(f) in this Exhibit.

2. Development Incentives

The City may use TID No. 6 funds to provide incentives to the developer for development in the TID.

In general, it is the City's and Plan Commission's intent is to offset the costs that are associated with redevelopment. Development incentives are expected to be used for improvements including building renovation.

The City will execute a development agreement with the developers that identifies the type and amount of assistance to be provided.

Approximately \$0 is budgeted for development incentives within the district.

3. Administration Costs

Administrative costs are costs related to the administration of TID No. 6. These costs include both City employees and consultants hired by the City, as well as plan commission, joint review board and city council monies expended in relation to the District.

Approximately \$25,000 is budgeted for administration costs.

4. TIF Organizational Costs

Organization costs include and all fees related to the creation of the district, including both City employees and consultants hired by the City, for completion of any and all aspects of the TID. Also included as an eligible administrative cost are any fees charged by the Wisconsin Department of Revenue for certification as well as any other fee's the State of Wisconsin may charge in the future related to the administration of the District.

Approximately \$10,000 is budgeted for TID organizational costs.

5. Financing Costs

The City will reimburse the Developer for the cost of their financing to pay for eligible expenses. Final financing costs will be based on actual cost of the infrastructure improvements paid for by developer, the interest rate incurred, and the rate of TID revenue generated for repayment of the borrowing. \$300,000 has been budgeted for financing costs.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 6. These projects may be implemented in varying degrees in response to development needs. Appendix B shows public works that are planned as part of this TID. Some of the planned improvements are located outside of TID No. 6, but within the ½ mile radius of the TID boundary as provided by law. The specific number of improvements has yet to be determined.

6. Detailed project costs

Table #2 identifies the project costs for anticipated to be completed during the expenditure period of TID No. 6. This format follows Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2020 prices and are preliminary estimates. Planned project costs are listed in the table below. Actual costs will be based upon bid and constructed pricing. The City may pursue grant funds as appropriate.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 6. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Table #2: City of Lancaster TID No. 6 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	TID Share
1. Infrastructure	\$1,000,000	\$0	\$1,000,000
2. Development Incentives	\$0	\$0	\$0
3. Administration	\$26,000	\$0	\$26,000
4. Organization Costs	\$10,000	\$0	\$10,000
5. Financing Costs	\$300,000	0	\$300,000
Subtotal	\$1,336,000	\$0	\$1,336,000
Total TID Expenditure			\$1,336,000

7. Economic Feasibility

The City has the resources to finance the proposed projects.

The City anticipates paying for the majority of construction projects and development incentives only after the TID revenue is received by the City. As such, the City does not anticipate financing any of the improvements or development incentives. Projects will be undertaken as revenue is received by the City.

Stormwater projects may be paid for by the Storm Water Utility Fund, then reimbursed as TID revenue is received by the City.

Creation and Organizational costs will be paid by the City from operating funds, and then reimbursed as TID revenue is received.

The anticipated increase in valuation is \$5,400,000, based upon the preliminary evaluation by the City Assessor. Over the life of the TID, the City estimates that approximately \$2,234,742 will be generated.

While the City is not planning to use any General Obligation (G.O) borrowing, it does have the capacity to do so, should the City Council choose. Total debt capacity of the city is \$12,585,070, with current borrowing at \$10,337,489.

The general economic condition economic condition of the City is good. The Lancaster economy is driven by Agriculture and the industries that both directly support agriculture as well as the indirect business that provide services.

Manufacturing

Amcor – flex printing – 160-200

Skyline Homes – manufactured and modular homes – 100-160

Foremost Farms USA – dairy products – 60-100

Loudspeaker Components – speaker cones – 66-86

Saputo Dairy – goat cheese – 30

Non-Manufacturing

County of Grant – government – 300-360

Lancaster School District – K-12 education – 160-200

Orchard Manor – county care center and nursing home – 160-200

Grant Regional Health Center – hospital – 100-160

Lancaster Care Center – nursing home – 60-100

Piggly Wiggly Supermarket – retail food – 60-100

The City has a stable tax base and growing industries.

Impact of the anticipated development

This project will have significant impacts to the City, including employment, tax growth and redevelopment of a vacant parcel.

The project will also benefit numerous businesses in the community which currently utilize hotels outside of the City. This includes businesses that hold events such as Vesperman Farms, Potosi Gardens and the Grant County Fairgrounds. It also benefits local businesses that need hotel rooms for visiting staff/consultants, such as Grant Regional Medical Center, Amcor, Foremost Farms, Saputo and others.

8. TIF Revenues

A projected land and construction increment of about \$5,400,000 (not including inflation) is expected over the life of TID No. 6. The initial full-value tax rate of \$20.69 per \$1,000 of assessed value is not projected to increase as part of this analysis. The projected TIF Revenue from TID No. 6 is shown in the Tax Increment Proforma below. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment A, Map 3.

TABLE 3											
City of Lancaster							Base Value		\$0		
Tax Increment Finance District #6							2020 Increment Value		\$5,400,000		
Revenues							2020 Tax Increment				
YEAR	TID Value	INFL. INC.	CONST. VALUE	CONST. INC.	ANNUAL INC.	TAX RATE	TID INCOME	Projected Tax Increment	OVERLYING JURISDICTIONS		
									SCHOOL (46.9%)	COUNTY (18%)	VTAE (5.9%)
2020	\$0		\$0	\$0	\$0	0.02069	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$5,400,000	\$0	\$0	0.02069	\$0	\$0	\$0	\$0	\$0
2022	\$5,400,000	\$0	\$0	\$111,737	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2023	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2024	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2025	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2026	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2027	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2028	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2029	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2030	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2031	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2032	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2033	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2034	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2035	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2036	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2037	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2038	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2039	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2040	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
2041	\$5,400,000	\$0	\$0	\$0	\$111,737	0.02069	\$111,737	\$111,737	\$52,405	\$20,113	\$6,592
TOTAL			\$5,400,000	\$111,737	2,234,742		\$2,234,742	\$2,234,742	\$1,048,094	\$402,254	\$131,850
									Total Revenue Available		\$2,234,742
									Net Present Value		\$1,518,544
									Discount Rate		0.04

9. Project Financing

a) Financing Methods

The City intends to finance the majority of construction projects on a Pay as You Go method. That is to say, as TID revenue is received, the City will make expenditures. As such, by definition, the City will have either the capacity to complete the projects because of revenue on hand, or the City will not incur the obligation for the project. Most construction projects will be paid out of cash flow from the TID.

Wastewater costs may be paid for out of Wastewater Utility funds on hand, then reimbursed when the TID revenue is available

Organizational costs and Administrative costs will be paid out of City operating funds and reimbursed when revenue is received.

Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs. While the City is not planning on using such, it may do so as necessary for completion of the projects.

b) Timetable

The maximum life of the TID is twenty years; a three-year extension may be requested. The City of Lancaster has a maximum of fifteen years, until 2035 to incur TIF expenses for the projects outlined in this plan. The Common Council is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City's housing stock. The City of Lancaster may opt to take advantage of this provision prior to termination of TID No. 6.

c) Financing Methods and Costs to be Incurred

The City does not anticipate financing any improvements except from internal sources. All monetary obligations will be incurred within the twenty-two-year expenditure period, unless relocation requires extending beyond the given period. Relocation is not expected to occur.

10. Overlaying Taxing Districts

Taxing Districts overlying TID No. 6 in the City of Lancaster include Grant County, the Lancaster School District, and Southwest Technical College. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 6 in 2019. Total TIF Increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts below.

The property is currently non-taxable – i.e. no taxing jurisdiction receives any revenue from it at this time. Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 6 is a mechanism to make improvements in an area of Lancaster that is experiencing a lack of to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 6.

11. 12% Test

The equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality.

According to the 2019 Estimated Wisconsin Department of Revenue's Statement of Changes in Equalized Values report, the current value increments in all districts is \$9,902,900 and the total equalized value of the City is \$248,510,900. This means the city currently has 3.98% of equalized value of taxable property in current tax increment districts. The City of Lancaster passes the 12% test.

12. Changes to plans/maps/ordinances

This plan does not propose changes in the Comprehensive Plan, City maps, or Building Codes as part of this Plan. The project plan presented here follows the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances will be required for the portion of parcel number 246 1576 10 from residential to commercial (C-1). Additional rezoning may be necessary in the future possible if deemed appropriate for redevelopment. Zoning is shown on Map #4 in Appendix A. All land within the TID boundary is zoned for multi-family development. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning for their project.

13. Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 6. If relocation is necessary, the City will comply with all appropriate state and federal regulations in effect at such time relocation occurs.

12. Promoting Orderly Development

TID No. 6 will allow the creation of a new hotel and redevelop a property that has been vacant for a number of years. In addition, the creation will increase the tax base of the city, and promote the public health, safety and general welfare of the City.

13. District Boundaries

Prior to considering the specific area to include within the TID, the Plan Commission reviewed statutory criteria for establishing a mixed use TID. The criteria are as follows:

- a) The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
- b) All lands within the TID shall be contiguous.
- c) At least 50 percent of the land is suitable for commercial and residential development.
- d) Not more than 35 percent of the land area will be used for residential purposes.

14. City of Lancaster TID No. 6 Boundary Description

To be developed

Excluding all wetlands from the above described lands.

Attachment A – Project Maps



0.05 0.1 mi

Print Date: 2/18/2020

General Reference Map Grant County, WI

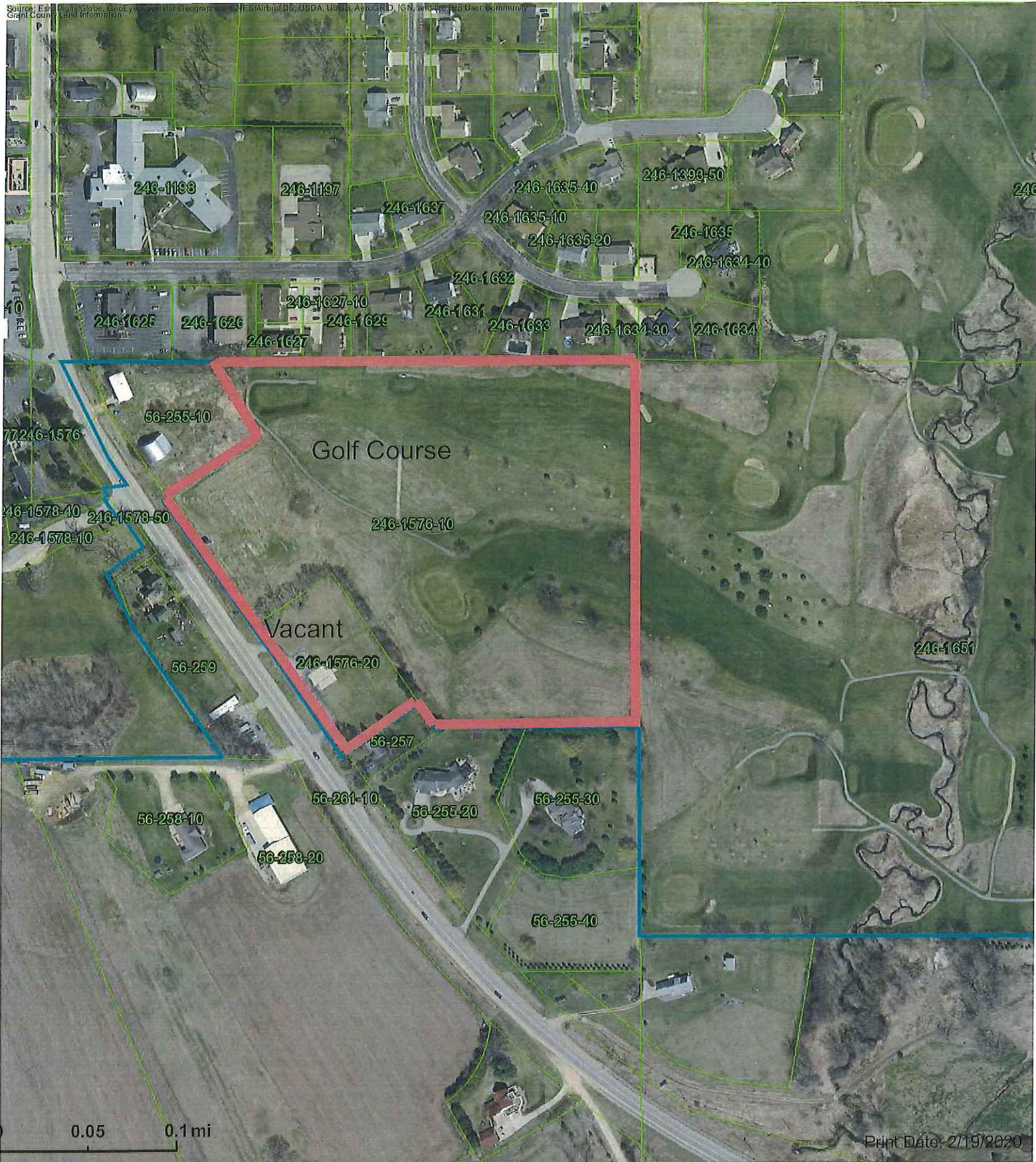
PARCELS
MAP 1



 Tax Parcel Boundaries

1:4,514

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.



General Reference Map
Grant County, WI

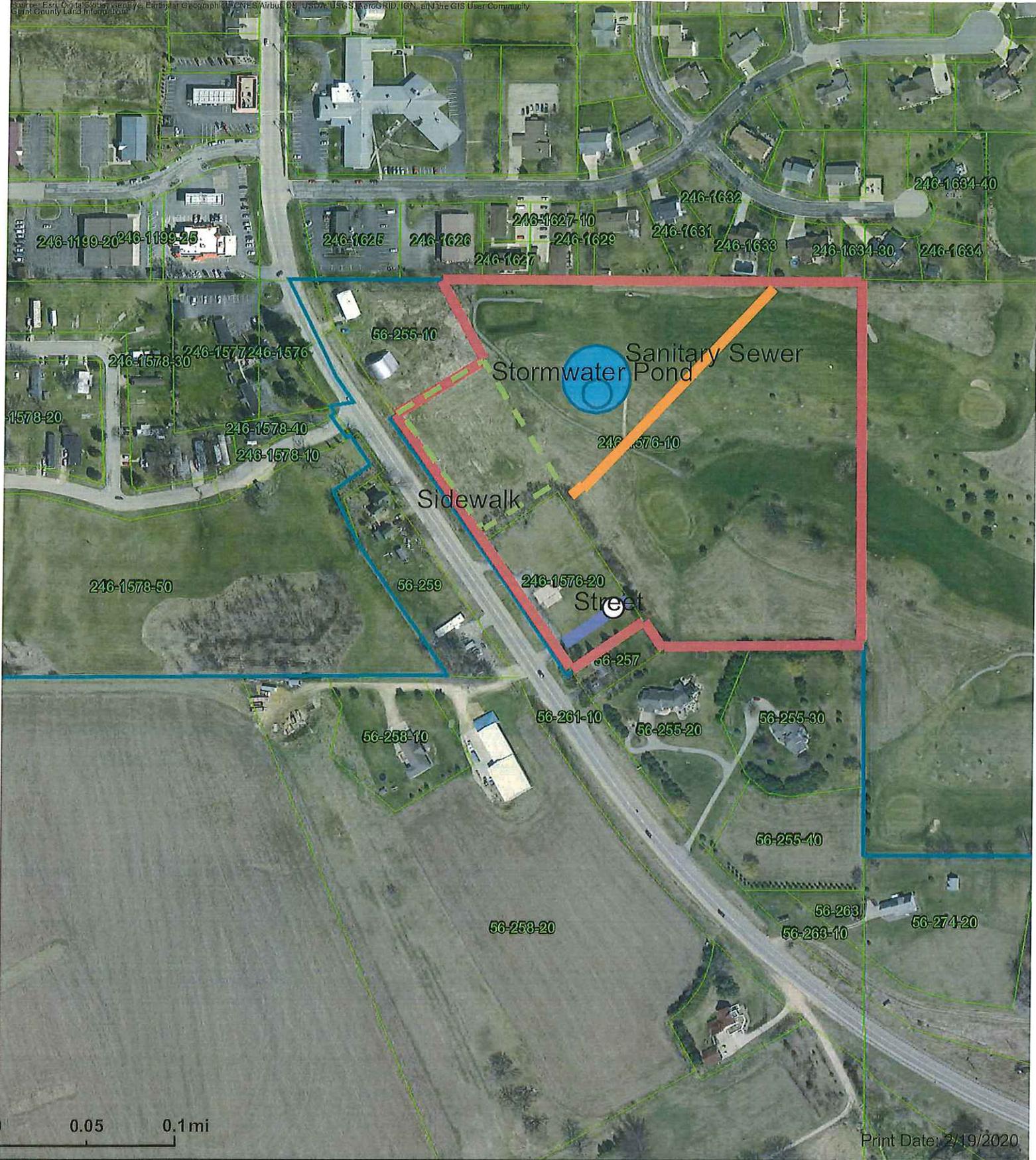
Land Use
Map 2



Tax Parcel Boundaries

1:4,514

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.



General Reference Map
Grant County, WI

*Infrastructure Projects
Map 3*

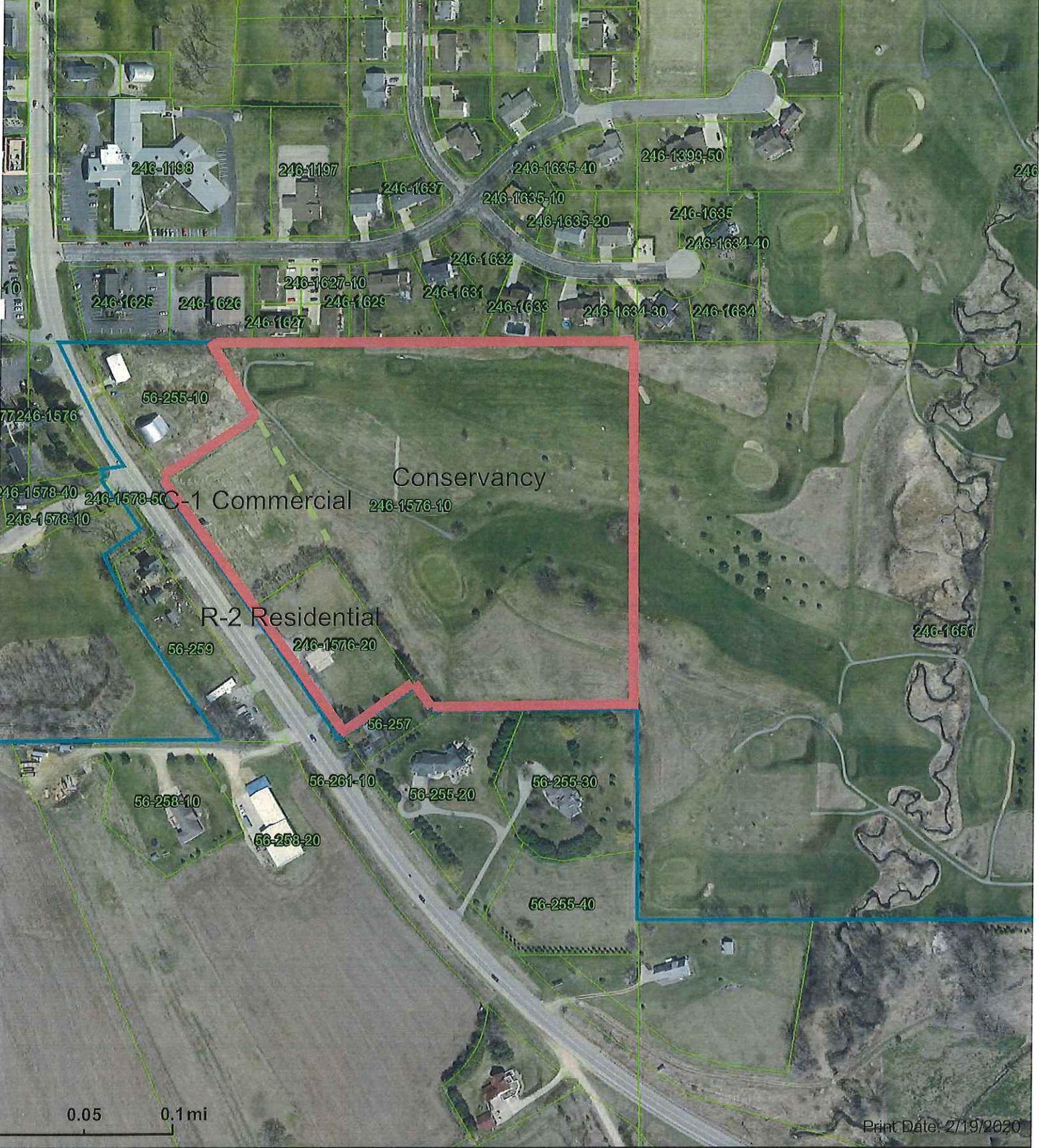


1 : 4,514



Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.



General Reference Map Grant County, WI

Zoning
Map 4



1:4,514

 Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.

Attachment B – Attorney Opinion

**RESOLUTION NO. 2020 - 01
CITY OF LANCASTER PLANNING COMMISSION RESOLUTION
RECOMMENDING APPROVAL OF PROJECT PLAN AND
CREATION OF MIXED-USE TAX INCREMENTAL DISTRICT NO. 6
CITY OF LANCASTER, WISCONSIN**

WHEREAS, the City of Lancaster Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 6 and a Plan to serve as the Project Plan for TID No. 6 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105; and

WHEREAS, the City of Lancaster Plan Commission has held a Public Hearing held on March 9, 2020, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e); and

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

1. The name Tax Increment District No. 6 shall be assigned to this district; and
2. That the TID 6 boundary is as shown in Map I of Attachment A and is defined within the Plan; and
3. The creation date of TID 6 is January 1, 2020; and
4. The property within the District is suitable for Mixed-Use Development; and
5. 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 Lancaster; and
6. Finds the Plan is feasible and in conformity with the City of Lancaster Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, after due consideration, the City of Lancaster Plan Commission hereby approves the Plan and boundary for Tax Increment District No. 6; and

BE IT FURTHER RESOLVED that City of Lancaster Plan Commission hereby submits the Plan and boundary for Tax Increment District No. 6 to the City of Lancaster Common Council for approval.

This Resolution is being adopted by the City of Lancaster Plan Commission at a duly scheduled meeting on March 9, 2020.

APPROVED:

Commission Chairperson

ATTEST:

City Clerk