

RESOLUTION 2023-\_\_\_\_\_

JOINT REVIEW BOARD RESOLUTION  
APPROVING BOUNDARY AND PROJECT PLAN  
TO CREATE TAX INCREMENTAL DISTRICT NO. 12  
CITY OF KAUKAUNA OUTAGAMIE COUNTY, WISCONSIN

**WHEREAS**, the City of Kaukauna has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

**WHEREAS**, pursuant to §66.1105, Wis. Stats., the City of Kaukauna is proposing territory and project plan Tax Incremental District No. 12, City of Kaukauna as a redevelopment or blight elimination district; and

**WHEREAS**, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board (the "Board") shall convene to review the proposal, and

**WHEREAS**, the Board consists of: one representative chosen by the City of Kaukauna, one representative from the Kaukauna Area School District, one representative chosen by the Wisconsin Technical College System (Fox Valley Technical College); one representative chosen by Outagamie County, all of whom have the power to levy taxes on property within the District, and one citizen representative, and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law a public hearing was properly noticed and the Plan Commission, on January 19, 2023, held a public hearing concerning the proposed Project Plan and Boundaries and provided interested parties a reasonable opportunity to express their views thereon; and

**WHEREAS**, prior to its publication, a copy of the notice of said hearing was sent to the entities having the power to levy taxes on property located within the proposed District; and

**WHEREAS**, in accordance with Wisconsin Statutes and prior to its publication, correspondence with the notice of public hearing and map of the proposed boundary was sent to affected properties proposed to be included in the territory, and

**WHEREAS**, after said public hearing, the Plan Commission adopted Resolution 2023-5373 to approve the Project Plan and Boundaries to create Tax Increment District No. 12 on January 19,

2023, and subsequently recommended approval to the City Council that it approves such territory and project plan.

**WHEREAS**, the City Council of the City of Kaukauna approved to the Project Plan and Boundary by Resolution 2023-5373 on February 7, 2023, and

**WHEREAS**, the Joint Review Board, Tax Incremental District No. 12, City of Kaukauna, Wisconsin, has reviewed the public record and planning documents related to the project plan and boundary for District No. 12, the resolution passed by the Plan Commission, and the resolution passed by the City Council, including:

- 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. of the Wisconsin Statutes, 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 amendment of the district promotes the orderly development of the City;
- k. A statement that the proposed project plan's project costs include cash payments made by the municipality to owners, lessees, or developers of land;
- l. A statement that the City may undertake projects within territory located within one-half (½) mile of the District boundary;
- m. 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) of the Wisconsin Statutes.

**WHEREAS**, The proposed project plan's project costs may include cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district, and may include utility and roadway infrastructure projects within the proposed boundary and within a ½-mile radius of the proposed boundary of the District that benefit the District; and

**WHEREAS**, the City has evaluated conditions within the area designated as TID No. 12 and has determined that conditions exist sufficient to meet the statutory definition of blighted area under §66.1105(2)(ae), and

**NOW, THEREFORE, BE IT RESOLVED** that the Joint Review Board finds:

1. The boundaries of Tax Incremental District No. 12 be as specified in the Project Plan and illustrated on Map 1 of the Project Plan.
2. The district is created is effective as of January 1, 2023.
3. The Joint Review Board finds and declares that:
  - a. Not less than 50-percent of the real property in the District by area meets the statutory definition of “blighted area” under Sec. 66.1105(2)(ae)(1), Wis. Stats.
  - b. The District is declared to be a blight area district.
  - c. The equalized value of the 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.
  - d. The boundaries of TID No. 12 will not include territory that was not within the boundary of the City of Kaukauna on January 1, 2004, AND where less than 3 years have elapsed since the territory was annexed by the City.
  - e. The percentage of territory within the District devoted to retail business at the end of the expenditure period will be nearly 50-percent.
  - f. The improvement of the area is likely to enhance significantly the real value of other properties in the area, and that development would not occur without the TID creation.
  - g. The project costs outlined in the Project Plan relate directly to blight elimination and redevelopment, and the economic benefits are sufficient to compensate for the cost.
  - h. The Project Plan of the District is feasible and promotes orderly development in the City in conformity with the Comprehensive Plan.
4. In the opinion of the Board, the benefits outweigh the anticipated tax increments to be paid by the district's property owners.

**BE IT FURTHER RESOLVED** that the Joint Review Board approves the Project Plan and Boundary to Tax Incremental District No. 12.

Adopted this 14<sup>th</sup> day of March, 2023.

JOINT REVIEW BOARD

TAX INCREMENTAL DISTRICT NO. 12

CITY OF KAUKAUNA, WISCONSIN

APPROVED: \_\_\_\_\_  
William J. Van Rossum  
Joint Review Board Chair

ATTEST: \_\_\_\_\_  
Lily W. Paul  
Recording Secretary