

RESOLUTION 2023-5372

APPROVING BOUNDARY AND PROJECT PLAN  
FOR 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**, the Plan Commission has prepared the Tax Incremental District No. 12 Project Plan to include:

- 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

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on January 19, 2023 held a public hearing concerning the proposed Project Plan and Boundaries, providing 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, including, the Executive Office of the City of Kaukauna, the Finance Director for Outagamie County, the Kaukauna Area School District Representative, and the Fox Valley Technical College Representative, in accordance with the procedures specified in the Tax Increment Law; 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

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the City of Kaukauna that:

1. The boundaries of Tax Incremental District No. 12 be as illustrated in Exhibit A of this Resolution.
2. 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.

3. The District is declared to be a blight area district.
4. The percentage of territory within the District devoted to retail business at the end of the expenditure period will be nearly 50-percent.
5. 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.
6. 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.
7. 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.
8. 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.
9. In the opinion of the City, the benefits outweigh the anticipated tax increments to be paid by the district's property owners.
10. The creation date of TID No. 12 is effective January 1, 2023.
11. The Project Plan of the District is feasible and promotes orderly development in the City in conformity with the Comprehensive Plan.
12. The Project Plan and Boundary for the District is approved.

**BE IT FURTHER RESOLVED** that the that the Plan Commission recommends that the City Council approve the Boundary and Project Plan for Tax Increment District No. 12, City of Kaukauna, Wisconsin pursuant to the provisions of §66.1105(4)(g) Wis. Stats.

Adopted by the Plan Commission of the City of Kaukauna this 19<sup>th</sup> day of January, 2023.

APPROVED: \_\_\_\_\_

Anthony J. Penterman, City  
Plan Commission Chair

ATTEST: \_\_\_\_\_

Joe Stephenson, City Plan  
Commission Recording Secretary

## EXHIBIT A: BOUNDARY OF CITY OF KAUKAUNA TID NO. 12



Parcel Numbers in TID
325021900
325021800
325021600
324075400
324075400
324012801
324012800
324012600
324012500
324012400
324012300
324012200
324012100
324011900
324011700
324011600
324010800
324010700
324010600
324010500
324010400
324010300
324010100
324010000
324009900
324009800
324009700
324009600
324009500
324009400
324009300

Parcel Numbers in TID
324009100
324009000
324008900
324008800
324008700
324008600
324008500
324008400
324008300
324008200
324008100
324008000
324007900
324007800
324007700
324007500
324007400
324007300
324007200
324007100
324007000
324006900
324006800
324006700
324006500
324006400
324006300
324006200
324006000
324005900
324005503

Parcel Numbers in TID
324005502
324005501
324005501
324005500
324005400
324005300
324005100
324005000
324004900
324004700
324004600
324004500
324004300
324004200
324004100
324002300
324002200
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323046800
323046700
323046500
323046400
323044300
323044100
323043800
323043600
323043500
323043400
323043300
323043200
323043100

Parcel Numbers in TID
323042800
323041101
323041100
323041000
323040900
323040500
323040400
323040300
322077800
322077700
322077500
322045500
322045400
322044000
322042401
322042300
322042200
322041700
322040700
322040600
322040500
322040400
322040300
322040200
322040000
322039900
322039800
322039700
322039600
322039500
322039400

Parcel Numbers in TID
322039300
322039100
322039000
322038900
322038800
322038300
322038100
322038000
322037900
322037800
322037700
322037600
322037500
322037400
322037300
322036600
322033200
322032914
322032913
322032912
322032911
322025500
321032400
321031200
321031100
321031000
321030900
321030800
321030700
321030600
321030500

Parcel Numbers in TID
321030400
321030300
321030200
321029900
321029800
321029700
321029600
321029500
321029400
321029300
321029200
321029100
321029000
321028900
321028800
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