

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-11-2017

A RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, CREATING TAX INCREMENT DISTRICT NO. 3 – TOWN OF GRAND CHUTE AND APPROVING THE PROJECT PLAN FOR SAID DISTRICT.

WHEREAS, promoting the economic well-being of the entire Grand Chute community is recognized as an important purpose of local government; and

WHEREAS, the Town of Grand Chute desires to create a tax incremental district in conformance with Wis. Stats. §60.23(32) and §66.1105 (collectively the “Tax Increment Law”), in order to provide a viable method for financing projects that will eliminate blight, promote site redevelopment, enhance property values, improve the function and safety of roadways, and strengthen the economic well-being of the entire community; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Grand Chute Plan Commission after completing planning work did schedule, give proper notice to the public and to those government entities having the power to levy taxes on property located in the proposed tax incremental district, and on April 20, 2017 did hold a public hearing, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of Tax Increment District No. 3 – Town of Grand Chute, the Project Plan for said district, and the proposed district boundaries; and

WHEREAS, after due consideration of the findings of the Project Plan and testimony provided at the public hearing, the Plan Commission unanimously adopted Town of Grand Chute Plan Commission Resolution 01-2017, designating the boundaries and approving the Project Plan for Tax Increment District No. 3 – Town of Grand Chute, said boundaries as specified in the boundary description attached to this Resolution as Figure 1 and Exhibit A; and

WHEREAS, the Plan Commission adopted a Project Plan for Tax Increment District No. 3 – Town of Grand Chute that includes: the intent and purpose of the district; a statement listing the kind, number, location and costs of proposed public works and improvement projects within the district and within one-half mile of the district; a list of estimated project costs; a list of non-project costs, if any; an economic feasibility study; a description of the methods of financing all project costs and the time when the related costs and monetary obligations are to be incurred; changes in zoning ordinances, master plan, building codes, maps, and ordinances; a statement indicating how creation of the tax incremental district promotes the orderly development of the Town; a statement of the proposed method for the relocation of any persons to be displaced; a map and legal description showing the boundaries of the district; a map showing existing uses and conditions of real property in the district; a map showing proposed public works and improvement projects and uses in the district; and, an opinion of the Town Attorney advising whether the Project Plan is complete and in compliance with the Tax Increment Law; and

WHEREAS, the Plan Commission has submitted such Project Plan to the Town Board and recommends approval thereof; and

WHEREAS, the Town Board hereby approves such Project Plan for Tax Increment District No. 3 – Town of Grand Chute, and finds the Plan feasible and in conformity with the master plan.

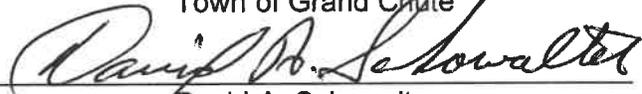
NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, as follows:

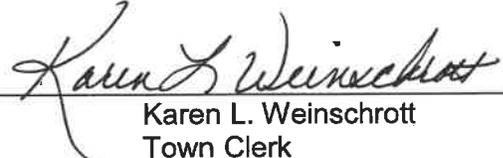
1. Pursuant to Wis. Stats. §60.23(32) and §66.1105, there is hereby created in the Town of Grand Chute, a tax incremental district to be known as "Tax Increment District No. 3 – Town of Grand Chute, the boundaries of which shall be those recommended to the Town Board by the Plan Commission, as specified in the attached Figure 1 and Exhibit A.
2. The Town Board hereby finds and declares that:
 - a. In accordance with Wis. Stats. §60.23(32): The Town's total equalized value for 2016 exceeded \$500 million; the Town's 2016 population exceeded 3,500 persons; the district boundaries are within the WDNR certified Grand Chute-Menasha West Sewer Service Area, that sewer service is extended to and available for property in the district, and sewage is provided by the Grand Chute-Menasha West Wastewater Treatment Plant, which complies with Ch. 283 WDNR; the Town expects all project costs to be paid within 90% of the district's maximum life; and, the Town will make all expenditures within the first half of the district's maximum life.
 - b. In accordance with Wis. Stats. §66.1105: As of the date of creation of the district, not less than 50%, by area, of the real property in the district is blighted within the meaning of §66.1105 and §66.1333, therefore the Town declares that the district being created is a blighted area district based on the property identification and classification included within the district; the percentage of territory within the district devoted to retail business at the end of the maximum expenditure period is estimated be 85%, by area, of the real property within the district; the public works and improvement projects in the district will enhance significantly the value of substantially all real property in the district; the project costs relate directly to eliminating blight, consistent with the purpose for which the district is created; the equalized value of taxable property to be included in the district, plus value increment from other tax increment districts within the Town does not exceed 12 percent of the total equalized value of all taxable property within the Town; the Project Plan is economically feasible and in conformity with the Town of Grand Chute Comprehensive Plan 2010-2030; and, sufficient evidence is provided for a finding that but for the use of tax incremental financing, the blight elimination projects proposed for the district would not occur as proposed, with the same level of value, or within the same timeframe.
3. Tax Increment District No. 3 – Town of Grand Chute is hereby created as of January 1, 2017. The Town 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 of the district, as of January 1, 2017, pursuant to the provisions of Wis. Stats. §66.1105(5)(b).
4. The Town Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wis. Stats. §70.45, those parcels of property that are within Tax District No. 3 – Town of Grand Chute, specifying thereon the name of the said district, and the Town Clerk is hereby authorized and directed to make similar

notations on the tax roll under Wis. Stats. §70.65, pursuant to Wis. Stats. §66.1105(5)(f).

Approved and adopted this 16 day of May, 2017.

Number Voted For 5
Number Voted Against 0

Town of Grand Chute

David A. Schowalter
Town Chairman


Karen L. Weinschrott
Town Clerk

Approved as to form:

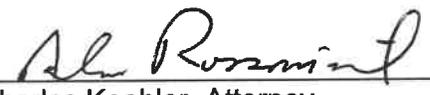
for 
Charles Koehler, Attorney
Herring Clark Law Offices
800 N. Lynndale Drive
Grand Chute, WI 54914

Figure 1
 Tax Increment District No. 3-Town of Grand Chute
 Proposed District Boundaries

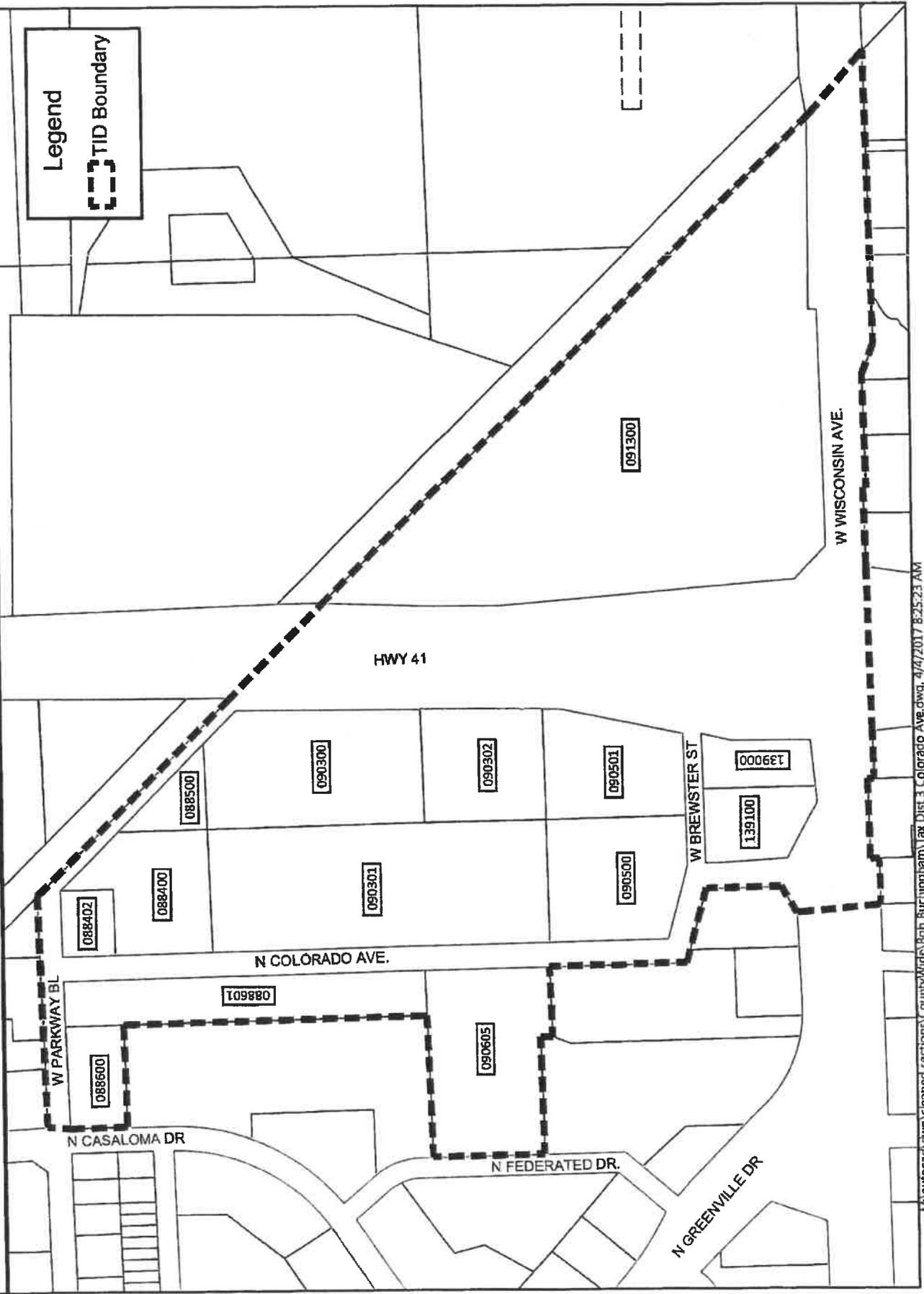


EXHIBIT A
BOUNDARY DESCRIPTION
TAX INCREMENT DISTRICT NO. 3-TOWN OF GRAND CHUTE

Part of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 20, and part of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of Section 29, T21N-R17E, in the Town of Grand Chute, Outagamie County, Wisconsin, commencing at the West $\frac{1}{4}$ corner of said Section 20; thence East 1131.00 feet; thence North approximately 33 feet to the Southwest corner of Lot 2 Certified Survey Map No. 7063, Outagamie County Records, being the POB; thence East to the Westerly right-of-way line of the Fox Valley & Western Railroad (Canadian National Railway); thence Southeasterly along said railroad right-of-way line to the point of its intersection with the South right-of-way line of STH 96W. Wisconsin Avenue; thence Westerly approximately 3,758.00 feet along said South right-of-way line to a point being the Northwest corner of the property identified as Tax Key Parcel No. 101-120303; thence Northerly across the STH 96W. Wisconsin Avenue right-of-way to a point being the southernmost Easterly corner of Lot 1 Certified Survey Map 3607, Outagamie County Records; thence Northeasterly 100.55 feet, Northerly 293.66 feet, Northwesterly 208.80 feet along the boundary of said Lot 1 to the Northwest corner of the property; thence Northerly along the West right-of-way line of N. Colorado Avenue to a point being the Southeast corner of Lot 2 Certified Survey Map No. 3539, Outagamie County Records; thence proceeding Westerly 229.38 feet, Northerly 40.00 feet, Westerly 382.99 feet along the South line of said Lot 2 to the Southwest corner of the property; thence Northerly 360.24 feet along the East right-of-way line of N. Federated Drive to the Northwest corner of said Lot 2; thence Easterly 462.35 feet along the North line of said Lot 2 to a point being the Southwest corner of Lot 4 Certified Survey Map 4305, Outagamie County Records; thence Northerly 986.56 feet along the West line of said Lot 4 to a point being the Southeast corner of Lot 1 Certified Survey Map 4305, Outagamie County Records; thence Westerly 333.93 feet along the South line of said Lot 1 to the Southwest corner of the property; thence Northerly approximately 256.11 feet along the East right-of-way line of N. Casaloma Drive to the POB

