

**PUBLIC HEARING  
AMENDMENT TO TAX INCREMENTAL FINANCE DISTRICT NO. 9**

JULY 13, 2020 AT 6:00 PM  
SPARTA CITY HALL  
201 W. OAK STREET

**AGENDA**

**\*\*AMENDED\*\***

1. Call to Order
2. Review Draft Project Plan Amendment for TID No. 9
3. Public Hearing on the Amendment to TID No. 9
4. Action on Resolution Recommending Approval of Project Plan for the Amendment to TID No. 9
5. *Consideration of Fence approval for the Beer Shop located at 200 W. Wisconsin St.*
6. Adjournment

A possible quorum of the Common Council may be in attendance at this meeting

But no action will be taken by the Council.

**RESOLUTION NO. \_\_\_\_\_**

**PLANNING COMMISSION  
RESOLUTION APPROVING AMENDMENT TO  
TAX INCREMENTAL FINANCE DISTRICT NO. 9  
CITY OF SPARTA, WISCONSIN**

WHEREAS, the City of Sparta desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 9; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Sparta, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan Amendment to Tax Incremental Finance District No. 9 (herein "Project Plan" and "District") on July 13<sup>th</sup>, 2020; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan Amendment; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Sparta School District, Western Technical College, and Monroe County; and

WHEREAS, the Project Plan Amendment, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects;
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

1. The name of the District shall be "Tax Increment Finance District #9, City of Sparta", a Mixed-Use type district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include annexed territory that was not within the boundaries of the City within the last three years; and
3. The boundaries of the District will overlap a portion of existing Tax Increment Finance District #6, City of Sparta; and
4. The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the creation date shall be January 1, 2017, amended January 1, 2020; and
5. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
6. Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
7. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
  - Density of the residential housing is at least three (3) units per acre, or
  - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
  - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
8. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
9. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
10. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
11. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
12. The Project Plan for the District is feasible; and

13. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and

14. The development described in the Project Plan would not occur without the creation of TID #9.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Sparta, Monroe County, Wisconsin hereby approves and adopts the Project Plan Amendment for Tax Incremental Finance District No. 9, said Project Plan Amendment being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan Amendment for adoption by the City Council for the City of Sparta, Monroe County, Wisconsin.

Dated this 13<sup>th</sup> day of July, 2020.

OFFERED BY:

APPROVED BY:

\_\_\_\_\_  
Commission Member

\_\_\_\_\_  
Kristen Gust, Planning Commission Chair

SECONDED BY:

ATTESTED:

\_\_\_\_\_  
Commission Member

\_\_\_\_\_  
Julie Hanson, City Clerk

Voted Yes:

Voted No: