

RESOLUTION NO. 249

**VILLAGE OF DORCHESTER PLANNING COMMISSION  
RESOLUTION RECOMMENDING APPROVAL OF PROJECT PLAN AND  
AMENDMENT TO TAX INCREMENTAL FINANCE DISTRICT NO. 1  
VILLAGE OF DORCHESTER, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, Village of Dorchester, Clark County, Wisconsin has held a public hearing on the proposed amendment to Tax Incremental Finance District No. 1 (herein "District") and the proposed boundaries thereof, and on the proposed amended Project Plan for Tax Incremental Finance District No. 1 (herein "Project Plan"); and

WHEREAS, after notice as required by law, and prior to the date of this resolution, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed boundaries of the amended District and on the amended Project Plan; 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 all local governmental entities having the power to levy taxes on the property within the amended District, and to the school board of the school district which includes the property located in the amended District; and

WHEREAS, the amended Project Plan, 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 amended 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 a map showing existing uses and conditions of real property in such District;
- F. Includes a map showing proposed improvements and uses therein;
- G. Shows proposed changes, if any, in zoning ordinances, master plan, map, building codes, and Village ordinances;
- H. Contains a list of estimated non-project costs;
- I. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;

- J. Contains a statement indicating how amending the District promotes the orderly development of the Village; and
- K. Includes an opinion of the Village Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

WHEREAS, the Planning Commission makes the following findings:

- A. The boundaries of the amended District are described in the attached Project Plan, which is incorporated by reference, and such boundaries are 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;
- B. The amendment date of the District is January 1, 2011;
- C. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District;
- D. The project costs directly serve to promote business development consistent with the purposes for which the District was created;
- E. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village did not exceed 12% of the total value of equalized taxable property within the Village at the time of its creation;
- F. The Project Plan for the amended District is feasible;
- G. The Project Plan is in conformity with any land use, comprehensive or master plans of the Village.
- H. The Planning Commission finds that the development in the amended District would not take place in the absence of the improvements stated in the amended project plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does recommend the amended Project Plan for Tax Incremental Finance District No. 1, for adoption by the Dorchester Village Board for the Village of Dorchester, Clark County, Wisconsin, and recommends amending the District as described in the amended Project Plan.

Dated this 30th day of March, 2011.

OFFERED BY:

Wayne Rau  
Commission Member

SECONDED BY:

Paul Hunsicker  
Commission Member

Voted Yes 3

Voted No 0

APPROVED:

Daniel H Krause  
Commission Chairperson *Daniel H Krause*

ATTESTED:

Judy Sobedni  
Village Clerk