

**RESOLUTION NO. 2013-07**

**VILLAGE OF SPENCER VILLAGE BOARD  
RESOLUTION APPROVING THE PROJECT PLAN AND CREATING  
MIXED USE TAX INCREMENTAL FINANCE DISTRICT NO. 3  
VILLAGE OF SPENCER, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, Village of Spencer, Marathon County, Wisconsin has held a public hearing on the proposed creation of Tax Incremental Finance District No. 3 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 3 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the Village of Spencer (herein "Village") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan;
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the Village Board;
- C. Prior to the 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 District and to the school board of the school district which includes the property located in the District;

WHEREAS, the 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 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 said 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 creating the District promotes the orderly development of the Village;
- 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 Village Board makes the following findings:

- A. The boundaries of the District are described in the attached Project Plan that 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 creation date of the District is January 1, 2013;
- C. Not less than 50%, by area, of the real property within the District is suitable for mixed-use development;
- D. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District;
- E. The project costs directly serve to promote mixed-use development consistent with the purposes for which the District is created;
- F. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village;
- G. The Project Plan for the District is feasible;
- H. The Project Plan is in conformity with the comprehensive or master plans of the Village.
- I. The Village Board finds that the development described in the Project Plan would not occur without the creation of Tax Incremental Finance District No. 3.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Spencer, Marathon County, Wisconsin, that the Project Plan for the District is hereby approved and adopted, said Plan being attached and incorporated by reference, and that the Village of Spencer agrees to create Tax Incremental Finance District No. 3 as of January 1, 2013 as described in the Project Plan.

Dated this 16th day of September, 2013.

OFFERED BY:

*Pauline Frome*  
Village Board Member  
*Pauline Frome*

SECONDED BY:

*Wayne Hagen*  
Village Board Member  
*Wayne Hagen*

Vote Aye 5

Vote Nay 0

APPROVED:

*James S. Kelly*  
Village President

ATTESTED:

*[Signature]*  
Village Clerk