

## PLANNING COMMISSION RESOLUTION #2025-01

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 17

### **RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 17 CITY OF BERLIN, WISCONSIN**

**WHEREAS**, pursuant to Wisconsin Statutes §66.1105 the City of Berlin has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

**WHEREAS**, Tax Incremental District No. 17 (“the district”) is proposed to be created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the tax increment district in compliance with Wisconsin Statutes 66.1105(2)(k)1 and 66.1105(4)(gm).

**WHEREAS**, a Project Plan for Tax Incremental District No. 17 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. 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.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-projects costs.
11. A section for the Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f).
12. A section for the legal description of the proposed boundary prepared by the City’s engineering firm; and

**WHEREAS**, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Berlin, Green Lake County, the Berlin Area School District, and Moraine Park Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 25, 2025, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested

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Incremental District No. 17

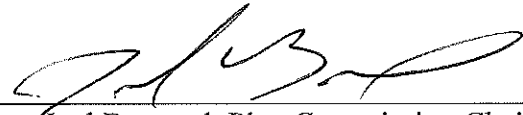
parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

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

1. It recommends to the Common Council that Tax Incremental District No. 17, City of Berlin, be created with boundaries that include whole parcels and are contiguous as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated February 25, 2025, which is incorporated herein in its entirety by reference, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the city; and
4. That the City Clerk is hereby directed to provide the Common Council with a certified copy of this Resolution upon its adoption by the Plan Commission.


Adopted this 25th day of February 2025

**City of Berlin**

By   
Mayor Joel Bruessel, Plan Commission Chairman

**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Berlin on the 25th day of February 2025.

  
Jessi Balcom,  
City of Berlin  
City Administrator, Clerk-  
Treasurer