

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 17

RESOLUTION #25-03
A RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING
THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 17,
CITY OF BERLIN, GREEN LAKE COUNTY, 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” where not less than fifty percent (50%) by area, of the real property within the district is suitable for industrial, commercial, residential development. and

WHEREAS, a Project Plan for Tax Incremental District No. 17 has 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-project costs.
11. A section for the eventual insertion of an Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); 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 parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district; and

WHEREAS, after said public hearing, the Plan Commission adopted a resolution, and recommended to the Common Council that it create the district.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Berlin that:

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1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established as legally described in Exhibit A attached and incorporated herein by reference.
3. The Project Plan, prepared by Robert W. Baird & Co. dated April 8, 2025, which is incorporated herein in its entirety by reference, is approved.
4. The City of Berlin designates the name of this district to be Tax Incremental District number 17 and assign each following district the next consecutive number.
5. The city hereby creates a tax incremental district on April 8, 2025, effective as of January 1, 2025.
6. The City Council finds and declares that:
 - a. At least fifty percent (50%), by area, of the real property within the district is suitable for industrial, commercial, residential development within the meaning of Section §66.1105(2)(cm) of the Wisconsin Statutes.
 - b. Based upon the findings, as stated in (a) above, the district is declared to be a mixed-use development district based on the identification and classification of the property included within the district.
 - c. The project costs relate directly to promoting mixed-use development in the district consistent with the purpose for which the district is created.
 - d. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - e. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
 - f. The project plan is feasible and in conformity with the City of Berlin's master plan.
 - g. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - h. The City estimates less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
 - i. Confirms that the boundaries of the district do not include any annexed territory that was not within the boundaries of the City on January 1, 2004.
 - j. Confirms less than 35 percent (35%) of the district is land proposed for newly platted residential development. Residential housing density is at least three unit per acre.

BE IT FURTHER RESOLVED THAT the City 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", as of January 1, 2025, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

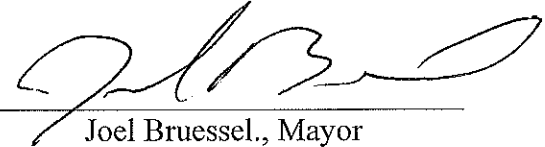
BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45

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of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.


Adopted this 8th day of April 2025

City of Berlin

By 
Joel Bruessel, Mayor

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Common Council
of the City of Berlin on the 8th day of April 2025.


Jessi Balcom
City of Berlin
City Administrator/Clerk/Treasurer