

VILLAGE OF PEPIN  
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PLANNING COMMISSION MEETING  
MONDAY, JUNE 11, 2018  
6:00 PM  
PEPIN MUNICIPAL BUILDING  
COMMUNITY ROOM

## AGENDA

1. Call meeting to order
2. Roll Call
3. Tax Incremental District No. 3 Project Plan Amendment within the Village of Pepin, Wisconsin. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 3, Village of Pepin, Wisconsin."
4. Other issues
5. Motion to adjourn

Vern Seifert  
Planning Commission Chairperson

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

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT NO. 3  
VILLAGE OF PEPIN, WISCONSIN**

WHEREAS, the Village of Pepin (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and,

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the Village on September 29, 2011 as a mixed-use district; and,

WHEREAS, the Village now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n; and,

WHEREAS, the proposed additional and updated projects costs may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land (development incentives), and professional and organizational services, administrative costs, and finance costs; and,

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. 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;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Pepin County, the Pepin Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 14, 2018 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Pepin that:

1. The boundaries of Tax Incremental District No. 3 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the Project Plan of the District promotes orderly development in the Village.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Plan Commission Chair

\_\_\_\_\_  
Secretary of the Plan Commission

**EXHIBIT B -**

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY