

JOINT REVIEW BOARD AGENDA

**TAX INCREMENTAL DISTRICT NO. 4
PROJECT PLAN AMENDMENT
IN ORDER TO SHARE
INCREMENT WITH
TAX INCREMENTAL DISTRICT NO. 3**

**WITHIN THE
VILLAGE OF COLFAX, WISCONSIN**

October 10, 2016 at 5:30 p.m.

**Colfax Village Hall
613 Main Street**

1. Call to order
2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
3. Election and/or reaffirmation of Chairperson
4. Discuss responsibilities of the Joint Review Board
5. Review & discuss project plan amendment
6. Set next meeting date
7. Adjourn

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact: Lynn Niggemann, Administrator-Clerk-Treasurer, 613 Main Street, Colfax, WI (715) 962-3311 by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.

It is possible that members of and possibly a quorum of members of the governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT
OF THE PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 4
IN THE VILLAGE OF COLFAX, WISCONSIN**

Notice is Hereby Given that the Village of Colfax will hold an organizational Joint Review Board meeting on October 10, 2016 at 5:30 p.m. at the Colfax Village Hall, located at 613 Main Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the Project Plan for Tax Incremental District No. 4 (the "District").

Notice is Hereby Given that the Plan Commission will hold a public hearing on October 10, 2016 at 6:00 p.m. at the Colfax Village Hall, located at 613 Main Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment will allow for the District to share surplus increments with Tax Incremental District No. 3 under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan Amendment. A copy of the proposed Project Plan Amendment will be available for viewing in the offices of the Village Clerk at the Colfax Village Hall, located at 613 Main Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the Village of Colfax, Wisconsin

*Published
September 27, 2016*

RESOLUTION NO. PC-2016-01

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 4
VILLAGE OF COLFAX, WISCONSIN

WHEREAS, the Village of Colfax (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. 4 (the "District") was created by the Village on February 22, 2006 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 share surplus increments with Tax Incremental District No. 3 under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2; 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 Dunn County, the Colfax School District, and the Chippewa Falls 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 October 10, 2016 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 Colfax that:

1. The boundaries of Tax Incremental District No. 4 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 _____, 2016.

Plan Commission Chair

Secretary of the Plan Commission

LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 4
VILLAGE OF COLFAX

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. 2016-04

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 4,
VILLAGE OF COLFAX, WISCONSIN

WHEREAS, the Village of Colfax (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. 4 (the "District") was created by the Village on February 22, 2006 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 share surplus increments with Tax Incremental District No. 3 under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2; 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 Dunn County, the Colfax School District, and the Chippewa Falls 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 October 10, 2016 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Village Board that it amend the Project Plan for the District;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Colfax that:

1. The boundaries of the District shall be named "Tax Incremental District No. 4, Village of Colfax", remain unchanged as specified in Exhibit A of this resolution.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Village Board finds and declares that:
 - a. Not less than 50%, by area, of the real property within the District is and remains suitable for a combination of industrial, commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - b. Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains declared as a mixed-use district based on the identification and classification of the property included within the District.
 - c. There are no additional improvements as a result of this amendment.
 - d. The amount of retail business will not change as a result of this amendment.
 - e. The project costs will not change as a result of this amendment.
 - f. Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - g. Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The amended Project Plan for "Tax Incremental District No. 4, Village of Colfax" (attached as Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to make notations to the assessment roll under Wisconsin Statutes Section 70.45, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65, pursuant to Wisconsin Statutes.

Adopted this _____ day of _____, 2016.

Village President

Village Clerk

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 4
VILLAGE OF COLFAX

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

MIXED-USE DISTRICT ONLY
IF INCLUDES NEWLY PLATTED RESIDENTIAL COMPONENT

CHOOSE WHICH DOCUMENT IS BEING ATTACHED, BASED ON LANGUAGE

CHOICE USED IN (h) REFERENCING THIS EXHIBIT

**CONSERVATION SUBDIVISION ORDINANCE
OR
TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGNATION**

66.1027 Traditional neighborhood developments and conservation subdivisions. (1) DEFINITIONS. In this section:

(a) "Conservation subdivision" means a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.

(b) "Extension" has the meaning given in s. 36.05 (7).

(c) "Traditional neighborhood development" means a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

MAP OF HOUSING DENSITY

3. Notwithstanding subd. 1., project costs may include any expenditures made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city for newly platted residential development only for any tax incremental district for which a project plan is approved before September 30, 1995, or for a mixed-use development tax incremental district to which one of the following applies:

a. The density of the residential housing is at least 3 units per acre.

b. The residential housing is located in a conservation subdivision, as defined in s. 66.1027 (1) (a).

c. The residential housing is located in a traditional neighborhood development, as defined in s. 66.1027 (1) (c).

THIS WILL BE HANDED OUT SEPARATELY