

# Memo

To: City of Madison Plan Commission  
From: Dan Rolfs  
Date: 08/08/08  
Re: TID #39 – Tradesmen Commerce Park Plat Addition

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The attached map shows the proposed revised boundary for the potential City of Madison Tax Increment District (TID) #39 (Stoughton Rd). The original intent of the plan was to include the parcels located at the southern extension of Kipp St. These properties, located in the Tradesmen Commerce Park plat, provide additional industrial sites. The Tradesmen Commerce Park plat was designed to allow these parcels to be included in TID #39 by specifically creating lots that set wetlands into individual parcels, while allowing the remaining property to be split into lots suitable for industrial use.

TIF Law 66.1105 prohibits lands that are identified as wetlands as defined by the Wis. Stat. 23.32 from being included in a TID. Due to errors in mapping the wetlands and parcels, staff inadvertently omitted the parcels in the Tradesmen Commerce Park plat as they appeared to be blocked by wetlands, preventing the plat from being attached to the rest of the proposed TID #39.

Once these errors were identified, staff updated the maps while working with the property owner. The updated maps showed that the parcels in the Tradesmen Commerce Park plat could be included in TID #39. The map below reflects the amended proposed boundary for TID #39, including the properties in the Tradesmen Commerce Park plat.

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