



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 23263

File ID: 23263

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: BOARD OF ESTIMATES

Lead Referral: BOARD OF ESTIMATES

File Created Date : 07/12/2011

File Name: 9141 TID #41 Creation

Final Action: 09/06/2011

Title: Creating Tax Incremental Finance (TIF) District #41 (University - Whitney) City of Madison and approving a Project Plan and Boundary for said TIF District.

Notes:

CC Agenda Date: 09/06/2011

Agenda Number: 50.

Sponsors: Mark Clear and Chris Schmidt

Effective Date: 09/07/2011

Attachments: 9141- TID #41 University Whitney Project Plan.pdf, 9141- TID #41 Blight Study Cover Memo.pdf, 9141- TID #41 Final Blight Report_05-26-11.pdf, 9141- TID #41-Blight Rpt. Appendix A_Parcel Photos.pdf, Kinast comments re: Krupp TIF request for Univ. Crsg_07-29-11.pdf, TID #41- Public comments_08-08-11.pdf, Radomski comments_08-08-11.pdf, Turner comments_08-08-11.pdf, Bisgard comments_08-08-11.pdf, TID41 University-Whitney Project Plan v 3 1_08-17-11 FINAL (2).pdf, TIF 41 Opposition Letter.pdf, TID 41 ACA Opinion (2).pdf, Board of estimate 082911 - Madison Midas.pdf, Map.pdf, TID41 University-Whitney Project Plan 09-06-2077 - ADOPTED.pdf

Enactment Number: RES-11-00752

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1	07/13/2011	Daniel Bohrod	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	07/13/2011	Referred for Introduction				
	Action Text:		This Resolution was Referred for Introduction				
	Notes:		Board of Estimates, Plan Commission				
1	COMMON COUNCIL	07/19/2011	Referred	BOARD OF ESTIMATES		08/29/2011	
	Action Text:		This Resolution was Referred to the BOARD OF ESTIMATES				
	Notes:		Additional Referral: Plan Commission.				
1	BOARD OF ESTIMATES	07/19/2011	Refer	PLAN COMMISSION		08/08/2011	
	Action Text:		This Resolution was Refer to the PLAN COMMISSION				
	Notes:						
1	BOARD OF ESTIMATES	07/25/2011	Refer	BOARD OF ESTIMATES		08/29/2011	Pass
	Action Text:		A motion was made by Ald. Cnare, seconded by Ald. Verveer, to Refer to the 8-29 Board of Estimates Meeting. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.				
	Notes:						
1	TIF REVIEW BOARD	07/28/2011					
1	PLAN COMMISSION	08/08/2011	Return to Lead with the Recommendation for Approval	BOARD OF ESTIMATES		08/29/2011	Pass
	Action Text:		A motion was made by Rewey, seconded by Sundquist, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.				
	Notes:		The Plan Commission recommended approval of the Project Plan and Boundary for Tax Incremental Finance District #41 with the following revisions:				
			- Revise the Existing Zoning Map on page 14 and the Proposed Zoning Map on page 15 and the related text references in the Plan to note the boundaries of the Wellhead Protection Zone District 14 zoning overlay;				
			- Revise the Proposed Zoning Map on page 15 to show PUD-GDP-SIP zoning for only the approximately 14-acre parcel owned by Erdman Holdings, LLC, which is proposed for redevelopment by Krupp Construction; the zoning of the other properties within the proposed Plan boundaries is not proposed to be changed at this time;				
			- Revise the Proposed Land Use Map on page 17 and the related text references in the Plan to reflect the Common Council's May 17, 2011 adoption (Ord. No. 11-00070) of a revised Comprehensive Plan Generalized Future Land Use Map 2-2h and related Map Note 34 to call for Community Mixed-Use development instead of Neighborhood Mixed-Use development per a recommendation in the adopted Spring Harbor Neighborhood Plan (2006);				
			- Due to the existence of the Wellhead Protection Zone District 14 zoning overlay, the Plan should exclude any land use not allowed within that zone and should note that all land uses within the zone require the approval of the General Manager of the Madison Water Utility or his/ her designee.				
1	BOARD OF ESTIMATES	08/29/2011	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:		A motion was made by Ald. Cnare, seconded by Ald. Verveer, to RECOMMEND TO COUNCIL TO ADOPT WITH PLAN COMMISSION'S REVISIONS TO THE PROJECT PLAN - REPORT OF OFFICER. The motion passed by voice vote/other.				
	Notes:		A motion was made by Ald. Cnare, seconded by Ald. Verveer, to RECOMMEND TO COUNCIL TO ADOPT WITH PLAN COMMISSIONS REVISION'S TO THE PROJECT PLAN - REPORT OF OFFICER.				
1	COMMON COUNCIL	09/06/2011	Adopt Substitute				Pass
	Action Text:		A motion was made by Ald. Clear, seconded by Ald. Cnare, to Adopt Substitute. The motion passed by voice vote/other. Ald. Bidar-Sielaff recused herself from this item.				
	Notes:						

Excused: 1 Scott J. Resnick

Non Voting: 1 Paul R. Soglin

1 TIF REVIEW BOARD 10/18/2011

Text of Legislative File 23263

Fiscal Note

See Economic Feasibility Section of the Project Plan.

Title

Creating Tax Incremental Finance (TIF) District #41 (University - Whitney) City of Madison and approving a Project Plan and Boundary for said TIF District.

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law, Section 66.1105, Wisconsin Statutes; and

WHEREAS said Law sets forth certain steps which must be followed to create a Tax Incremental Finance District and approve a Project Plan; and

WHEREAS Tax Incremental Finance District #41 is described below; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the creation of the District and the Project Plan for Tax Incremental Finance District #41 was published in the Wisconsin State Journal on July 22 and July 29, 2011 as required by said Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the proposed Tax Incremental Finance District #41; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on August 8, 2011, at which interested parties were afforded an opportunity to express their views on the proposed Project Plan for Tax Incremental Finance District #41; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within such Tax Incremental District is blighted within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in such District.
3. The project costs as described in the Project Plan relate directly to promoting blight elimination in the area consistent with the purpose for which the Tax Incremental District is created.
4. The aggregate value of equalized taxable property of the District, plus all existing districts, does not exceed 12% of the total value of equalized taxable property within the City.
5. Tax Incremental Finance District #41 (University - Whitney) is hereby declared a blighted area district.

WHEREAS the Plan Commission has determined that this District meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001 and amended on March 31, 2009 (insofar as they are applicable to the creation of a district and a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the District supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison finds that:

1. No less than 50%, by area, of the real property within such Tax Incremental District is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in such District.
3. The project costs as described in the Project Plan relate directly to promoting blight elimination in the area consistent with the purpose for which the Tax Incremental District is created.
4. The aggregate value of equalized taxable property of the District, plus all existing districts, does not exceed 12% of the total value of equalized taxable property within the City.
5. Tax Incremental Finance District #41 (University - Whitney) is hereby declared a blighted area district.

BE IT FURTHER RESOLVED that Tax Incremental Finance District #41 (University - Whitney), City of Madison, is hereby created as of January 1, 2011, and that the boundaries for said District are as below-described and as described in the Project Plan and that the boundaries of said District include only whole units of property assessed for general property tax purposes.

BE IT STILL FURTHER RESOLVED that the attached Project Plan for Tax Incremental Finance District #41 (University - Whitney), City of Madison, is hereby adopted as the Project Plan for said District and such plan is feasible and in conformity with the Master Plan and the Economic Development Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

TIF District No. 41 (University - Whitney)

A parcel of land being part of the South ½ of Southeast 1/4, Section 18, and the North ½ of Northeast ¼, Section 19, all in Township 07 North, Range 09 East of the 4th Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northwest corner of Lot 2, Certified Survey Map No. 9534;
thence easterly along the southerly right of way line of Old Middleton Road, 211.79 feet to a point of curvature and to the **Point of Beginning**;
thence northerly to the southerly right of way of the former WSOR Madison - Middleton Rail Corridor, said point also being on the westerly right of way line of Whitney Way;

thence northerly along the westerly right of way line, 100 feet, more or less, to the southeasterly corner of Lot 1, Certified Survey Map No. 4473, said point also being the northerly right of way of said WSOR Madison - Middleton Rail Corridor;

thence westerly along said northerly right of way line, also being along the southerly line of aforementioned Lot 1, 225.77 feet to the southwest corner of said Lot 1;

thence continuing along said northerly right of way line, 645.13 feet, more or less, to the southeast corner of The Trillium, a Condominium Plat;

thence northerly along the east line of said The Trillium, 918.48 feet, more or less;

thence northwesterly along a northeasterly line of The Trillium, 457.46 feet, more or less;

thence northeasterly along a southeasterly line of The Trillium, 403.28 feet, more or less, to the southerly right of way line of University Avenue;

thence northeasterly, perpendicular measure to the northerly right of way line of said University Avenue, to said northerly right of way line;

thence southeasterly along said northerly right of way line to the southeast corner of Lot 71, Indian Hills;

thence southerly to the intersection of the north right of way line of Old Middleton Road, the south right of way line of former WSOR Madison - Middleton Rail Corridor and the southerly right of way line of University Avenue;

thence southerly, perpendicular measure to the southerly right of way line of Old Middleton Road, to said southerly right of way line, also being the north line of Lot 1, Certified Survey Map Number 4009;

thence westerly along said southerly right of way line of Old Middleton Road to a point of curvature and to a northwesterly corner of Lot 11, Block 44, University Hill Farms - North Hill Addition;

thence westerly to the **Point of Beginning**.

The attached project plan is on file in the City Clerks Office.