Ledgeview
Set your sights high

NOTICE OF PUBLIC INFORMATIONAL MEETING
TAX INCREMENT DISTRICT NO. 1

Wednesday, March 11, 2015, 5:00 pm
Ledgeview Municipal Building
3700 Dickinson Road, De Pere, WI 54115

Zoning & Planning Commission
Jane Tenor, Chairperson
Mark Handeland, Vice Chairperson
Rebecca Afshar, Commissioner
Taurino Garcia, Commissioner
Cet Lamers, Commissioner
Renee Van Rossom, Town Board Representative
Nedd Niedermeyer, Alternate

Notice is hereby given that the Ledgeview Zoning & Planning Commission will hold a Public Informational Meeting for Tax Increment Financing District No. 1. The focus will be on Tax Increment Financing (TIF) use in the Town of Ledgeview, the statutory requirements/process for creating a Tax Increment District (TID), and to receive input from property owners located within the proposed TID No. 1 boundaries. The meeting will be facilitated by the Town Planner Dustin J. Wolff, AICP, Senior Planner, Mead & Hunt, Inc.

This meeting is for informational purposes only; no formal action will be taken by the by the Zoning & Planning Commission.

Charlotte K. Nelson
Charlotte Nelson, Deputy Clerk
Town of Ledgeview, Brown County, WI

Signed, Dated, and Posted: February 23, 2015

Notice is hereby given that where citizens provide input to the Ledgeview Zoning & Planning Commission, the only appropriate action is referral to a subsequent meeting. Any person wishing to attend who, because of disability, requires special accommodations should contact the Town Clerk at (920) 336-3360, 3700 Dickinson Road, at least 48 hours prior to the meeting so arrangements can be made. Attachments or other documents referenced in this agenda are available for view or copying at the Ledgeview Town Office, 3700 Dickinson Road, De Pere, during normal business hours, or by contacting the Clerk at (920) 336-3360 ext. 104.

Ledgeview
Set your sights high

NOTICE OF QUORUM
TOWN OF LEDGEVIEW

Wednesday, March 11, 2015 at 5:00 p.m.
Public Informational Meeting
Tax Increment District No. 1

Ledgeview Municipal Building
3700 Dickinson Road, De Pere, WI 54115

Town Board	Sanitary District	Redevelopment Authority
Philip J. Danen, Chairman	Steve Jauquet, President	Tim Beno
Ken Geurts, Supervisor	Ken Geurts	Philip J. Danen
Richard A. Huxford, Supervisor	Dennis Watermolen	Robert Gryboski
Andy Schlag, Supervisor		Lora Matzke
Renee Van Rossum, Supervisor		Greg Runnoe
		Carl Thiem
		Ryan Van Straten

Notice is hereby given that the Ledgeview Town Board, the Sanitary District Commission, and the Redevelopment Authority are invited to attend the Zoning & Planning Commission Public Informational Meeting on Tax Increment District No. 1 on Wednesday, March 11, 2015 at 5:00 p.m. at the Ledgeview Municipal Building, located at 3700 Dickinson Road, De Pere, WI 54115. The focus will be on Tax Increment Financing (TIF) use in the Town of Ledgeview, the statutory requirements/process for creating a TIF District, and to receive input from property owners located within the proposed TIF District. The meeting will be facilitated by the Town Planner Dustin J. Wolff, AICP, Senior Planner, Mead & Hunt, Inc.

This is an information gathering session only; there will be no formal discussions or decisions made at this meeting by the Ledgeview Town Board, the Sanitary District Commission, or the Redevelopment Authority.

Charlotte K. Nelson

Charlotte K. Nelson, Deputy Clerk
Town of Ledgeview, Brown County, WI

Signed, Dated, and Posted: February 23, 2015

Notice is hereby given that any person wishing to attend who, because of disability, requires special accommodations should contact the Town Clerk at (920) 336-3360, 3700 Dickinson Road, at least 48 hours prior to the meeting so arrangements can be made. Attachments or other documents referenced in this agenda are available for view or copying at the Ledgeview Town Office, 3700 Dickinson Road, De Pere, during normal business hours, or by contacting the Clerk at (920) 336-3360 ext. 104.

TAX INCREMENT FINANCING FAQ

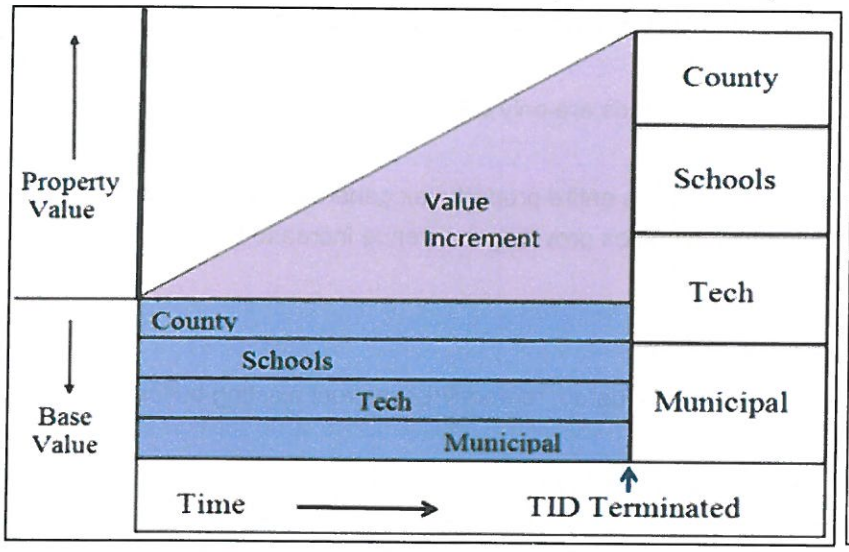
With the passage of 2013 Wisconsin Act 193, effective in April 2014, the State has granted authority to Towns to use Tax Increment Financing in the same manner as cities and villages.

What is Tax Increment Financing?

Tax Increment Financing, or TIF, is a tool state lawmakers gave local governments in the 1980s to help communities restore run-down areas or jumpstart economically sluggish parts of town. With this tool, municipalities can make needed improvements, like new roads or sewers, and provide incentives to attract businesses or to help existing businesses expand without using general funds or raising taxes.

How Does TIF Work?

An area is identified as a tax incremental district (TID), and public projects are identified to encourage and facilitate the desired development. TIFs generate money for public projects by raising the value of property in a district. The Base Value of the TID is established by the Department of Revenue. When property values rise, the new property tax paid (the Value Increment) is used to pay for the projects. The schools, county and NWTC always receive tax revenue for the Base Value; their share of property taxes are "frozen" at the level it was at just before the TID was approved. After paying all the project costs, the TID is closed. The full value of the new development is shared by the taxing jurisdictions



Base Value

- DOR determines of property values within the district.

Current Value

- DOR determines its equalized value as of January 1 each year for long as the TID exists.

Value Increment

- Difference between the base value and the current value.
- DOR establishes value increment annually.
- All value increases become part of the increment.

Where does this new property value (Value Increment) come from?

It can happen in one of three ways. First, there could be new development on vacant land that, before the new project was built, paid little or no taxes. Second, there could be improvements to existing properties, such as an addition to a house, a factory, or a store. Third, the taxes on existing properties could go up, either because of inflation (sometimes called "natural growth" in property values) or because of gentrification in the neighborhood. In any of these cases, the new tax dollars go to the TID project fund.

Is It a Tax Increase?

No. Properties in the TID continue to pay the current mill rate as they always have. However, property taxes generated by the incremental increase in value of TIF district are available for TIF projects. Tax rates do not change when a TID is created. TIF does not increase taxes.

Ledgeview
Set your sights high

Mead&Hunt

TAX INCREMENT FINANCING FAQ

What are the benefits of TIF districts?

Provides development incentives requiring no tax increases. Properties are assessed and taxed the same way as in non-TIF areas. The only change is that during the life of the TIF, property tax revenues are distributed differently with the incremental increase in tax revenue going to the village to finance redevelopment expenditures within the TIF area and the rest going to the underlying taxing bodies.

Increases property values. TIF redevelopment projects are an investment that causes property values to increase thus broadening the tax base and benefitting everyone who pays taxes.

Induces private investment and development. Communities can utilize TIF funds to offset relocation costs, development costs, and improve needed infrastructure to facilitate redevelopment.

Creates jobs, retains businesses. Increased development, redevelopment and relocation mean a greater demand for workforce, and often times a higher skilled or higher educated workforce. Redevelopment also indirectly impacts areas outside of the TIF, enabling other businesses to prosper.

Creates a stronger, broader tax base. Infrastructure improvements, redevelopment of underperforming areas attract private developers to invest in the community. As a result, the overall equalized assessment value increases, lessening the property tax burden.

Locally controlled. Municipal officials are responsible for determining the best utilization of TIF funds, not the state or county.

Incremental revenue is reinvested in the TID. TID funds are only utilized within the TID as a means to encourage the (re)development of the area.

Benefits other taxing bodies. At the end of the TIF the entire property tax generated by the newly revitalized property goes to the underlying taxing bodies providing a revenue increase for schools, the county, and the state without raising taxes.

What are Eligible Project Costs?

Capital costs. Public works; new buildings/structures; demo, remodel/reconstruct existing buildings; remediation; land clearing.

Financing costs. Interest; premiums paid for early redemption.

Property acquisition.

Professional services and administrative costs. Planning, architectural, engineering, accounting, legal services, municipal employee costs for administration.

Business or residential relocation costs. TIF does not enable use of eminent domain.

Infrastructure projects. Public projects inside or outside the TID that will serve the TID such as water tower, water treatment plant, roadway, sanitary sewer, sidewalks, stormwater, etc.

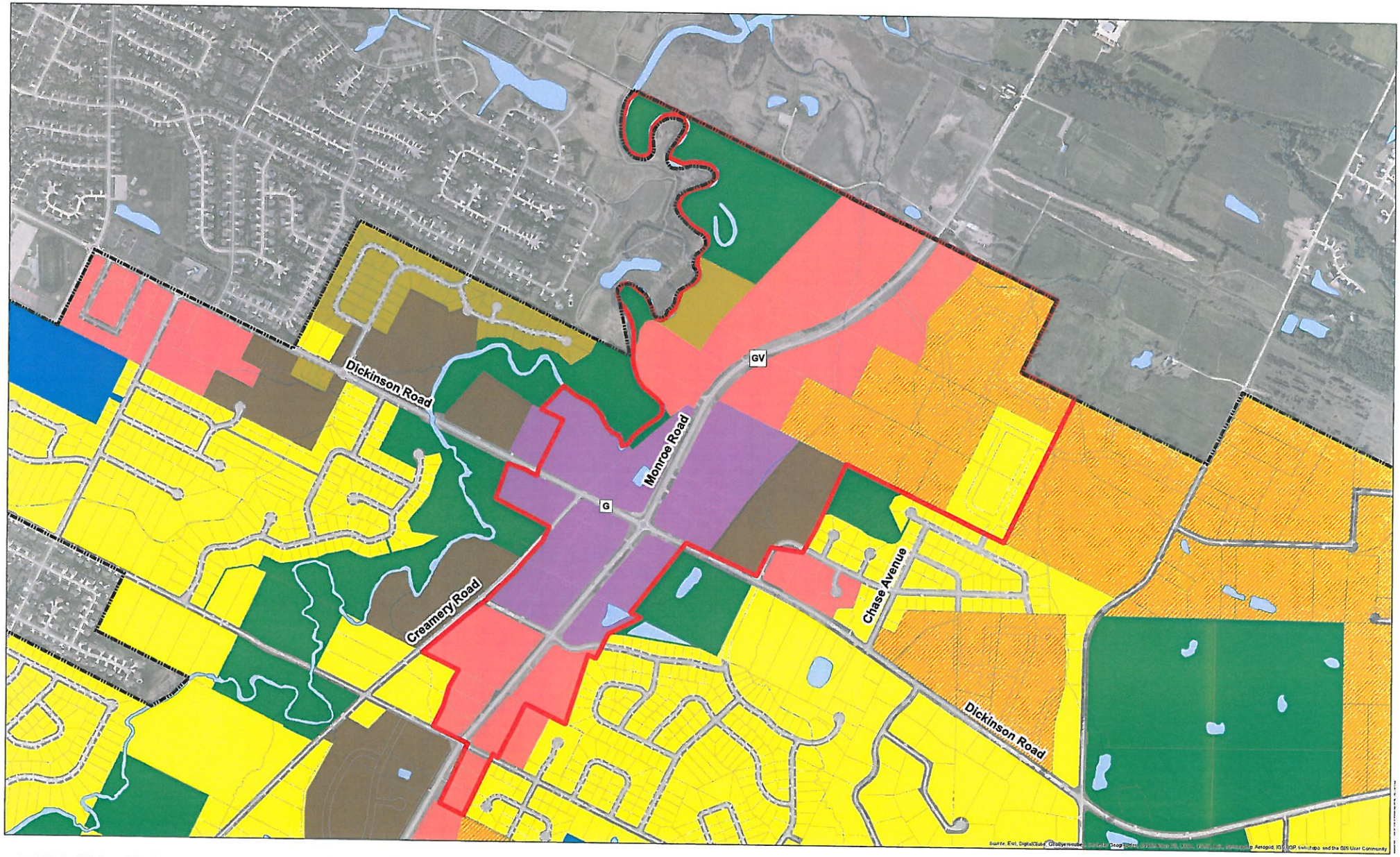
Developer incentives. Cash grants with a development agreement.

Who to Contact for More Information?

Sarah Burdette, Town Clerk-Administrator
sburdette@ledgeviewwisconsin.com
(920) 336-3360 x108

Ledgeview
Set your sights high

Mead&Hunt



TID #1: BOUNDARY WITH FUTURE LAND USE

- Municipal Boundary
- Tax Parcel
- Street Centerlines
- Future Road
- Surface Water
- TID 1 Boundary

Future Land Use Category

- Agricultural
- Rural Residential
- Single-Family Residential
- Two-Family Residential
- Mixed Residential
- Planned Neighborhood
- Planned Mixed Use
- Planned Business
- Planned Industrial/Business Park
- Institutional
- General Industrial
- Parks/Public Open Space

N

0 375 750 1,500 2,250 3,000 Feet

Ledgeview
Set your sights high

Mead & Hunt

Data Sources:
Parcels/Future Land Use: Mead & Hunt 2013/14
Orthophoto: Brown County 2014

Map Date: January 30, 2015