



Special Committee of the Whole Meeting Agenda

Tuesday, September 17, 2024 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Notice of Open Meeting

Approval of Agenda

Public Comment

New Business

1. Review Resolution 4-24 to Create Tax Incremental Financing District #7 as recommended by Plan Commission
2. Review Resolution 5-24 Exempting the Municipality from Paying Columbia County Library Tax - 2025

Adjourn

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

RESOLUTION NO. 4-24**RESOLUTION APPROVING TAX INCREMENTAL DISTRICT NO. 7
COMMON COUNCIL OF THE CITY OF COLUMBUS, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the City of Columbus Plan Commission has prepared the Project Plan of Tax Incremental District No. 7 (TID #7) including: 19 parcels; costs for capital, infrastructure and land acquisition projects and related expenditures within the TID #7 Boundary and within one-half mile of the district boundary; costs for promotion, development and administrative programs; donations to TID #6; and providing assistance to owners, lessees, and developers of land within the district boundary; and

WHEREAS, on August 8, 2024, the City of Columbus Plan Commission met and held a public hearing for the proposed Tax Increment District No. 7 Project Plan; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within the district, including Columbia County, Madison Technical College, and the Columbus School District pursuant to Wis. Stats. § 66.1205(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed Tax Increment District No. 7 Project Plan; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission adopted the TID #7 Project Plan by resolution and favorably recommended to the Common Council of the City of Columbus the TID #7 Project Plan and Boundary in the forms attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Wis. Stat. §66.1205(4)(gm):

1. The Common Council of the City of Columbus hereby creates a tax incremental district which:
 - a. Shall be named Tax Incremental District No. 7, City of Columbus ("TID #7") in Columbia County;
 - b. Is a mixed-use district; and
 - c. Shall be created effective on the date of adoption of this resolution with a creation year of January 1, 2024.

2. The Common Council hereby finds and determines that only whole parcels are included within TID #7 and that all parcels are contiguous and not connected only by railroad rights-of-way, rivers or highways.
3. The Common Council hereby finds and determines that not less than 50%, by area, of the real property within the TID #7 Boundary is suitable for mixed-use development as defined in Wis. Stat. § 66.1105(2)(cm).
4. The Common Council hereby finds and determines that all project costs within the TID #7 Project Plan relate directly to promoting mixed-use development in the District.
5. The Common Council hereby finds and determines that the equalized value of TID #7 plus the value increment of all existing districts in the City of Columbus does not exceed 12 percent of the municipality's total equalized value.
6. The Common Council hereby finds and determines that the improvement of TID #7 is likely to enhance significantly the value of substantially all other real property in the district and that the project costs are consistent with the purpose for which the district is created.
7. The Common Council hereby finds and determines that the TID #7 Project Plan is feasible and in conformity with the master plan of the City of Columbus.
8. The Common Council hereby finds and determines that the percentage of territory within TID #7 devoted to retail business at the end of the expenditure period is estimated to be less than 35%.
9. The Common Council hereby finds and determines that less than 35% of the district is land proposed for newly platted residential development and that all residential development will have a density greater than three units per acre.
10. The Common Council hereby finds and determines that should TID #7 have sufficient revenues to pay all current project costs, surpluses may be donated to City of Columbus TID #6 to pay eligible costs, which have the same overlying taxing jurisdictions.
11. The Common Council hereby finds and determines that the development expected in TID #7 would not occur without the use of tax increment financing and improvement of the area is likely to significantly enhance the value of other real property in the City.

12. The Common Council hereby finds and determines that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.
13. The Common Council hereby approves, accepts, and adopts the TID #7 Project Plan and Boundary in the form attached hereto as Exhibit "A" in accordance with Wis. Stats. § 66.1105(4)(h)1.
14. The Common Council hereby finds and determines that all parcels within the TID #7 boundary were annexed to the City more than three years prior to the creation of the District.

This Resolution shall take effect upon approval by the Joint Review Board pursuant to Wis. Stat. § 66.1105(4m).

This Resolution was adopted at a regular meeting of the Common Council of the City of Columbus on the 17th day of September 2024.

CITY OF COLUMBUS

By:

Joe Hammer, Mayor

ATTEST:

Susan L. Caine, City Clerk

RESOLUTION NO. 5-24**A RESOLUTION EXEMPTING THE MUNICIPALITY FROM PAYING
COLUMBIA COUNTY LIBRARY TAX - 2025**

WHEREAS, The Columbia County Board levies a county library tax;

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides such units of government which levy a tax for public library service and appropriate and expend for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, may apply for exemption from this tax; and

WHEREAS, The City of Columbus, Wisconsin, does levy a library tax in excess of the amount calculated in accordance with 43.64(2)(b),

NOW THEREFORE BE IT RESOLVED,
that the City of Columbus, Wisconsin, be exempted from the payment of any county library tax as provided in Section 43.64(2)(b) inasmuch as it will expend for its own library fund for 2025 an amount in excess of that calculated in accordance with 43.64(2)(b). Exemption from the payment of said county library tax shall not preclude the City of Columbus, Wisconsin participation in county library service in all other respects; and

BE IT FURTHER RESOLVED, that confirmed copies of the Resolution be forwarded by the City of Columbus, Wisconsin clerk to the Portage Public Library and to the Columbia County Clerk no later than September 20, 2024.

Dated this 17th day of September, 2024

**CITY OF COLUMBUS, Columbia County
State of Wisconsin**

Joseph Hammer, Mayor

Susan L. Caine, City Clerk