

RESOLUTION NO. 8854-14 of the PLAN COMMISSION			
Committee Date: October 13, 2014		Committee Action: Carried 7-0	
Resolution approving a Project Plan for Tax Increment District Number Four (TID #4) Northwest Gateway Node, for the creation of said district and establishment of the boundaries of TID #4 in the City of Brookfield, Wisconsin, on lands located at approximately 21200 Gumina Road.			
Resolution No. 8854-14	Date Introduced:	November 4, 2014 (tabled) November 18, 2014 (tabled) December 2, 2014 (approved)	Council Adopted Action:

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and outlines procedures for creating a tax incremental district; and,

WHEREAS, a Project Plan for Tax Increment District Number Four, the Northwest Gateway Node, City of Brookfield, Wisconsin has been prepared in a manner consistent with the requirements of Wisconsin Statutes, and,

WHEREAS, said Project Plan includes goals, objectives and a statement of need for the proposed Tax Increment District (the "District") that are consistent with the adopted *City of Brookfield 2035 Comprehensive Plan* and the *Northwest Gateway Neighborhood Plan*, both which recommend that public intervention is necessary to stimulate development of industrial properties in the proposed District in order to create jobs and to stimulate economic development of the area, and

WHEREAS, after careful review and consideration, the Brookfield Community Development Authority on August 26, 2014 and the Plan Commission on October 13, 2014 both recommended that the Common Council of the City of Brookfield adopt a Project Plan for the creation of "Tax Incremental District Number Four, City of Brookfield" and establish said district with the boundaries identified by said Project Plan, and forward said Project Plan for Common Council consideration, and

WHEREAS, a duly noticed public hearing on the creation of said district, establishment of the boundaries of the district and the aforementioned Project Plan was held on October 13, 2014.

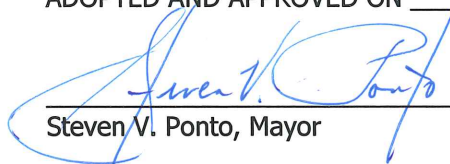
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Brookfield that it:

1. Deems that the creation of the recommended tax incremental district to be in the public interest and for a proper public purpose;
2. Approves the Project Plan for Tax Increment District #4, dated August 26, 2014 as edited and determines that said plan is feasible and in conformity with the *City of Brookfield 2035 Comprehensive Plan*;
3. Adopts the boundaries of Tax Increment District #4 as depicted and referenced in Map 1 of the Project Plan for TID #4 dated August 26, 2014, as edited, and as described in the attached Exhibit A;
4. Creates the Tax Increment District #4 on October 21, 2013 with the base value of taxable property beginning January 1, 2015;
5. Names said district the "Tax Increment District Number Four, the Northwest Gateway Node, City of Brookfield, Wisconsin" and declares the District an "industrial district";


6. Finds that, based upon the information contained in said Project Plan, the District is suitable for "industrial sites", is zoned for industrial use and will remain zoned such for the life of the District, that the improvement of the area is likely to significantly enhance all the other real property's value in the district, that the District will finance public improvements needed to encourage and promote industrial development providing greater employment opportunities and broadening the community's tax base to ultimately relieve the tax burden of residents and home owners, that the City's increment value in other tax increment districts existing in the City at time of this Resolution and the equalized value of all taxable property of the district does not exceed 12% of the total equalized value of taxable property in the City.

7. The District is created under authority of Sections 66.1105(19)(b) and 66.1105(4)(gm) of the Wisconsin Statutes regarding annexed territory.

ADOPTED AND APPROVED ON December 2, 2014



Steven V. Ponto, Mayor



Kelly Michaels, City Clerk

Exhibit A BOUNDARY DESCRIPTION OF TAX INCREMENT DISTRICT 4, CITY OF BROOKFIELD, WI:

THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 7, AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST CORNER AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°54'28" E ALONG THE EAST LINE OF SAID ¼ SECTION 1419.35 FEET; THENCE N 85°34'32" E AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 7 85.00 FEET; THENCE S 00°54'28" E AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST ¼ OF SAID SECTION 273.11 FEET TO A POINT ON THE SOUTH LINE OF GUMINA ROAD AND THE NORTH LINE OF PARCEL 1 CSM NO. 8308; THENCE S 76°41'32" W ALONG SAID SOUTH LINE OF GUMINA AND NORTH LINE OF CSM 8308 NO. 86.87 FEET TO A POINT ON THE EAST LINE OF SAID ¼ SECTION, AND THE EAST LINE OF PARCEL 1 OF CSM NO. 8307, AND THE NORTHEAST CORNER OF PARCEL 1 CSM NO. 8307; THENCE N 00°54'28" W ALONG SAID EAST LINE 7.19 FEET TO A POINT ON THE SOUTH LINE OF GUMINA ROAD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1 OF CSM NO. 8308; THENCE S 76°50'48" W ALONG SAID SOUTH LINE AND THE NORTH LINE OF CSM NO. 8308 103.35 FEET TO THE NORTHWEST CORNER OF SAID CSM, AND THE NORTHEAST CORNER OF CSM NO. 8307; THENCE CONTINUING S 76°50'48" W ALONG THE NORTH LINE OF CSM NO. 8307 AND THE SOUTH LINE OF GUMINA ROAD 188.00 FEET TO THE NORTHWEST CORNER OF CSM NO. 8307; THENCE N 00°54'28" W 3.07 FEET TO THE SOUTH LINE OF GUMINA ROAD; THENCE S 76°50'48" W ALONG SAID SOUTH LINE 177.02 FEET TO THE NORTHEAST CORNER OF CSM NO. 4082; THENCE CONTINUING S 76°50'48" W ALONG THE NORTH LINE OF CSM NO. 4082 AND THE SOUTH LINE OF GUMINA ROAD 204.88 FEET TO THE NORTHWEST CORNER OF CSM NO. 4082; THENCE N 00°58'28" W 1800.47 FEET TO POINT ON THE NORTH LINE OF SAID NORTHEAST ¼ SECTION; THENCE N 85°32'05" E ALONG THE NORTH LINE OF SAID NORTHWEST ¼ SECTION 661.31 FEET TO THE POINT OF BEGINNING

TOTAL ANNEXATION AREA = 1,175,644 SQUARE FEET OR 26.9891 ACRES