



State of Wisconsin
2015 - 2016 LEGISLATURE

LRB-1957/1
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2015 SENATE BILL 105

March 27, 2015 – Introduced by Senators ROTH and LASSA, cosponsored by Representatives KRUG, STEFFEN, BALLWEG and KAHL. Referred to Committee on Economic Development and Commerce.

1 **AN ACT** *to create* 60.85 (2) (b) 8. of the statutes; **relating to:** limited
2 authorization for the town of Rome in Adams County to make cash grants or
3 loan subsidies to owners, lessees, or developers of land located in a tax
4 incremental district created by the town.

Analysis by the Legislative Reference Bureau

Under the current tax incremental financing program, a city or village may create a tax incremental district (TID) in part of its territory to foster development if at least 50 percent of the area to be included in the TID is blighted, in need of rehabilitation or conservation, suitable for industrial sites, or suitable for mixed-use development. Currently, towns and counties also have a limited ability to create a TID under certain circumstances. Before a city or village may create a TID, several steps and plans are required. These steps and plans include public hearings on the proposed TID within specified time frames, preparation and adoption by the local planning commission of a proposed project plan for the TID, approval of the proposed project plan by the common council or village board, approval of the city's or village's proposed TID by a joint review board that consists of members who represent the overlying taxation districts, and adoption of a resolution by the common council or village board that creates the TID as of a date provided in the resolution.

Under the current law limitations on towns to use tax incremental financing (TIF), a town may create a TID for projects related to tourism, agriculture, manufacturing, or forestry. A town may also use TIF for residential projects, but only to the extent that the residential project has a necessary and incidental relationship

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to a tourism, agricultural, manufacturing, or forestry project, and for retail projects to the extent that the retail development is related to the retail sale of a product that is produced due to an agricultural, forestry, or manufacturing project.

A town may also create a TID in limited circumstances under which the town enters into a cooperative plan with a city or village under which part or all of the town will be annexed or attached by the city or village.

This bill authorizes the town of Rome in Adams County to make direct cash grants or loan subsidies to an owner, lessee, or developer of land in a TID that includes a golf course. The authorization created in the bill may only be used for one TID.

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

- 1 **SECTION 1.** 60.85 (2) (b) 8. of the statutes is created to read:
- 2 60.85 (2) (b) 8. A project that includes a golf course, except that this subdivision
- 3 applies only to the town of Rome in Adams County and the town may create only one
- 4 district to which this subdivision applies. Notwithstanding the limitations under
- 5 sub. (1) (h) 2. d., the town of Rome in Adams County may include as project costs, for
- 6 the project authorized under this subdivision, cash grants or loan subsidies to
- 7 owners, lessees, or developers of land that is located within the tax incremental
- 8 district. With regard to a district to which this subdivision applies, the town board
- 9 resolution adopted under sub. (3) (h) need not contain the findings related to the
- 10 required percentage of real property that is specified in sub. (3) (h) 5. a.

11 **(END)**