

RESOLUTION NO. 2025-015

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 3A,
TOWN OF LAWRENCE, WISCONSIN**

WHEREAS, the Town of Lawrence (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

WHEREAS, Tax Incremental District No. 3A (the "District") was created by the Town on September 25, 2023 as a mixed-use district; and

WHEREAS, the Town now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Town;
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the School District of West De Pere, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 12, 2025 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Town Board that it amend the Project Plan.

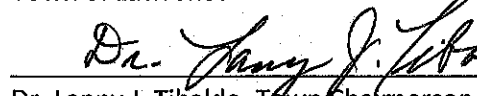
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Lawrence that:

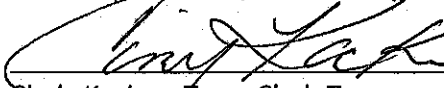
1. The boundaries of the District named "Tax Incremental District No. 3A, Town of Lawrence" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Town Board finds and declares that:
 - (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b) The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (c) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (d) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (e) Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 3A, Town of Lawrence" (see Exhibit A), as amended, is approved, and the Town further finds the Project Plan is feasible and in conformity with the master plan of the Town.

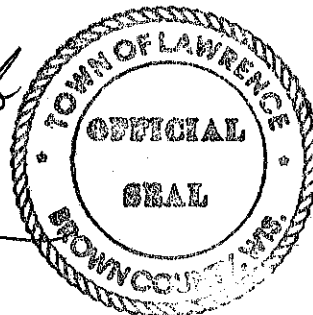
Adopted this 8th day of December, 2025.

Vote: 5 -Aye
 0 -Nay

Town of Lawrence


Dr. Lanny J. Tibaldo, Town Chairperson


Cindy Kocken, Town Clerk-Treasurer



PROJECT PLAN

[DISTRIBUTED SEPARATELY]