



# CDA STAFF REPORT

**MEMO DATE:** June 5, 2019  
**MEETING DATE:** **JUNE 10, 2019**

**TO:** Village of Cottage Grove Community Development Authority  
**CC:** Matt Giese – Village Administrator  
Lee Boushea – Village Attorney

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** **Resolution 2019-04 to Amend Boundary and Project Plan of TID 10**

## BACKGROUND

The Village recently acted to accept a petition for annexation from Greywolf Partners for the former Dushack property.

The Village is now seeking to add the annexed area into TID 10, which was established last year. According to the Village's financial consultants (Ehlers), there is likely only a one-year window to add area to any of the Village's TIF districts due to the State of Wisconsin's 12% rule. The TID 10 Amendment will need to be completed by the end of July to ensure compliance with the statutes (see the attached timeline prepared by Ehlers).

## OVERVIEW

The TID 10 Joint Review Board will hold an organizational meeting at 5:00 p.m. on Monday, June 10.

The CDA will hold a public hearing regarding the TID 10 amendment at its Monday, June 10 meeting. The CDA will be asked to discuss and consider Resolution 2019-04: A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 10, Village of Cottage Grove.'

The primary amendments to the plan include the following:

1. Amending the boundary to add the approximately 67 acres of the former Dushack property.
2. Adding internal infrastructure to the list of projects within the project plan, and increasing the allowance for developer incentives given the increased size of the district.



**STAFF RECOMMENDATION**

Staff recommends that Resolution 2019-04 be **APPROVED.**