



Village of Weston, Wisconsin
MEETING NOTICE

- Meeting of:** COMMUNITY DEVELOPMENT AUTHORITY (CDA)
- CDA Members:** White {Chair}; Berger {Vice-Chair}; Hagedorn; Hoffman; Knopf; Jelmeland; and Winkels
- Date/Time:** Monday, August 8, 2016 @ 4:30 P.M.
- Location:** Weston Municipal Center (5500 Schofield Ave) – Board Room
- Agenda:** The agenda packet will be sent out 3 days prior to the meeting.
- Attendance:** Community Development Authority and Department Directors, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum.
- Questions:** Valerie Parker, Secretary
715-359-6114
vparker@westonwi.gov

This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 08/01/2016 @ 12:00 p.m.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Community Development Authority. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act requires that meeting or material to be in accessible location or format must contact the Weston Municipal Center, by 12 noon, the Friday prior to the meeting, so any necessary arrangements can be made to accommodate each request.



Village of Weston, Wisconsin

OFFICIAL MEETING AGENDA OF THE COMMUNITY DEVELOPMENT AUTHORITY

The Regular meeting of the Village of Weston Community Development Authority, composed of seven (7) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Ave., Weston, on **Monday, August 8, 2016, at 4:30 p.m.** to consider the following matters:

- A. Opening of Session at 4:30 p.m.
 - 1. Meeting called to order by Trustee White.
 - 2. Clerk will take attendance and roll call.
 - 3. Request for silencing of cellphones and other electronic devices.
 - 4. Acknowledgment of visitors if any.
- B. Comments from the public on matters pertaining to committee business and oversight.
- C. Consent Items.
 - 5. Approve previous Community Development Authority Meeting Minutes: [June 13, 2016](#).
- D. Presentations.
 - 6. None.
- E. Business Items for consideration, discussion, and action.
 - 7. General Discussion on Efforts to Recruit New Businesses and Development in the Village.
 - 8. General Discussion on TIF #1 Project Plan Update.
 - a. [Update on 2016 TIF/CDA Debt Refinancing Project](#)
 - 9. Discussion and Action by CDA on Administrator's Recommendation to Approve the [Camp Phillips Corridor – South Neighborhood -SE Quadrant General Plan](#), per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.
- F. Reports.
 - 10. MCDEVCO Executive Director
 - 11. Planning and Development Director
 - 12. [Chief Financial Officer](#)
 - 13. Administrator
- G. Remarks from the Commissioners; discuss items to be included for the next CDA agenda.
- H. Set next meeting date for **Monday, September 12, 2016** @ 4:30 p.m.
- I. Announcements.
- J. Adjourn.

WITNESS: My signature this 5th day of August, 2016.

Daniel Guild
Weston Village Administrator

This notice was posted at the Municipal Center, and on the Village's website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 08/05/2016 @ 4:30 p.m. A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Community Development Authority. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, requiring that meeting or material to be in an accessible location or format must contact the Weston Municipal Center at 715-359-6114, by 2pm the Friday prior to the meeting, so any necessary arrangements can be made to accommodate each request.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE COMMUNITY DEVELOPMENT AUTHORITY
held on Monday, June 13, 2016 at 4:30 p.m., in the Board Room, at the Municipal Center
Chairman White Presiding.

A. OPENING OF SESSION AT 4:30 P.M.

1. **Community Development Authority meeting called to order by Trustee White.**
2. **Clerk will take attendance and roll call.**

Roll call indicated 4 Community Development Authority members present.

<u>Member</u>	<u>Present</u>
Berger, Scott	NO
Hagedorn, Todd	NO
Hoffman, Craig	YES
Jelmeland, Dave	YES
Knopf, Michelle	NO
White, Loren	YES
Winkels, Steve	YES

Village Staff in attendance: Guild, Higgins, Jacobs, Donner, Tatro, Wehner, Maguire, and Parker. MCDEVCO Executive Director, Jim Warsaw, was present. There were about 10 audience members present.

3. **Requests for Silencing of cellphones and other electronic devices.**
4. **Acknowledgement of visitors if any.**

B. COMMENTS FROM THE PUBLIC ON MATTERS PERTAINING TO COMMITTEE BUSINESS AND OVERSIGHT.

None.

C. CONSENT ITEMS.

5. **Approve previous Community Development Authority Meeting Minutes: April 11, 2016.**

Motion by Winkels, second by Jelmeland, to approve previous CDA meeting(s) minutes from April 11, 2016.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

<u>Member</u>	<u>Present</u>
Berger, Scott	NO
Hagedorn, Todd	NO
Hoffman, Craig	YES
Jelmeland, Dave	YES
Knopf, Michelle	NO
White, Loren	YES
Winkels, Steve	YES

D. PRESENTATIONS.

6. **SE Quadrant Development Concept – Daniel Guild, Village Administrator and Justin Frahm, JSD Professional Services, Inc.**

Justin Frahm, of JSD Professional Services, Inc., gave a presentation on the SE Quadrant Development Concept. Others participating in the presentation were Guild along with Dave Jenkins and Bill Dunlop of Forward Development Group.

E. BUSINESS ITEMS FOR CONSIDERATION, DISCUSSION, AND ACTION

7. **Recommendation of SE Quadrant Neighborhood Development Concept.**

Guild asked the CDA to make a recommendation to the Board of Trustees. Guild stated the draft Camp Phillips Plan will be brought before the CDA next month.

Motion by Winkels, second by Hoffman, to forward the SE Quadrant Neighborhood Development Concept on to the Board of Trustees for their approval.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

<u>Member</u>	<u>Present</u>
Berger, Scott	NO
Hagedorn, Todd	NO
Hoffman, Craig	YES
Jelmeland, Dave	YES
Knopf, Michelle	NO
White, Loren	YES
Winkels, Steve	YES

8. Soul of the Community Survey Results.

Guild explained we are close to having this report and document finished. The survey results will be shared with everyone next week.

9. Business Retention & Expansion, 2nd Quarter Update.

Guild gave an update on business retention and expansion efforts the Village has been involved in for the 2nd quarter. He discussed how the Village is looking to take the excess right-of-way area on Schofield Avenue, just west of Vino Latte, and at the owner's expense, turning that into a parking lot for their customers. While the Village would still own this, the cost of construction will be on the business owner.

10. Recruitment and Prospect Update.

Guild discussed the Village working closely with The Retail Coach and Forward Development Group.

F. REPORTS

11. MCDEVCO Executive Director

Warsaw explained how they have moved to a new location. People tended to get the impression that MCDEVCO and the Chamber were one in the same. They wanted to maintain their 501c3 status and felt it was best by moving away.

Warsaw also explained they are focusing on the creation of a new Marathon County Economic Development Fund, over the next 3 years hoping to build that fund up to \$10 million, to be used for gap financing.

Warsaw discussed their working on rural initiatives for extending broadband to rural areas. He stated that he continues to work with the new director of CWA.

12. Planning and Development Director

Higgins referred to her submitted written report. She then introduced to them the Marathon County uniform addressing project. She stated this is still in the planning phase, as a lot of questions still need to be answered. She pointed out we are the only incorporated community that has come on board with this project to date. The earliest implementation would be 2017, but most likely 2018.

13. Chief Financial Officer

Jacobs explained how his finance department team is working on finishing up the audit. Everything with the borrowing and CDA debt is all hinged on the completion of this.

14. Administrator

None.

G. REMARKS FROM THE COMMISSIONERS; DISCUSS ITEMS TO BE INCLUDED FOR THE NEXT CDA AGENDA.

Hoffman commented on how he is impressed with how things are coming together.

H. SET NEXT MEETING DATE FOR MONDAY, JULY 11, 2016, AT 4:30 P.M.

I. ANNOUNCEMENTS

J. ADJOURN.

White adjourned the meeting at 6:00 p.m.

Valerie Parker, Recording Secretary

July 13, 2016

TID #1 Analysis: Draft #1

Village of Weston, WI



Greg Johnson
Senior Municipal Advisor/Vice President

Dawn Gunderson
Senior Municipal Advisor/Vice President



Memo

To: Daniel Guild, Weston Village Administrator
John Jacobs, Weston Finance Director

From: Greg Johnson, Ehlers Senior Municipal Advisor

Cc: Dawn Gunderson and Mary Zywiec, Ehlers

Date: July 13, 2016

Subject: Weston TID #1 Analysis – Draft #1

Attached is the first draft of a cash flow analysis for Tax Incremental Finance District #1. The cash flow analysis will need to be updated to take into account actual 2015 year-end results, and other adjustments for various revenues and expenditures charged to TID #1 (such as special assessment revenues, and administrative or developer payments attributable to TID #1). Also, 1/1/2016 preliminary TID #1 increment values will be available from the Department of Revenue by August 1, 2016.

Here is an overview of each scenario included in this analysis.

Current Cash Flow Scenario

This cash flow projection is based on current increment values and no additional growth within the district, and the Village's existing debt service structure.

Scenario #1

This cash flow projection is based on current increment values and no additional growth within TID #1. It includes the refunding of all existing CDA Lease Revenue Bonds with the exception of the 2007 Taxable Bonds that mature in 2017 and are non-callable. Scenario #1 also includes \$6,373,000 of new money for projects. The present value savings by refunding the existing CDA Lease Revenue Bonds in this scenario is \$944,050.

The underwriter for the CDA Lease Revenue Bonds will evaluate many factors to assess the overall performance of the TIF District. New development assumptions will be scrutinized, and development commitments and timing will be important considerations. One initial factor the underwriter will consider is the debt service coverage ratio for the CDA Lease Revenue Bonds and existing G.O. debt. The refunding and new money portion of the CDA Lease Revenue Bonds is structured to achieve a debt service coverage ratio of at least 2.00 for the CDA Lease Revenue Bonds. Also shown is the coverage ratio for CDA debt and G.O. debt combined.





Scenario #2

At the request of the Village this cash flow projection is based on a 2% annual increase in the current increment value within TID #1. It includes the refunding of all existing CDA Lease Revenue Bonds with the exception of the 2007 Taxable Bonds that mature in 2017 and are non-callable. Scenario # 2 also includes \$11,058,000 of new money for projects. The present value savings by refunding the existing CDA Lease Revenue Bonds in this scenario is \$951,301.

The refunding and new money portion of the CDA Lease Revenue Bonds is structured to achieve a debt service coverage ratio of at least 2.00 for the CDA Lease Revenue Bonds. Also shown is the coverage ratio for CDA debt and G.O. debt combined.

Next Steps

This first draft is intended to serve as a starting point and we expect to make modifications and look at different alternatives as we continue forward. Additional discussion about development values, timing, and project costs can result in changes to this model based on studies the Village is undertaking. We can also discuss potential refunding/restructuring of existing G.O. debt attributable to TID #1 and use of G.O. debt for TID projects.



Village of Weston, WI

Tax Increment District #1

Tax Increment Projection Worksheet: Current & Scenario #1

Type of District	Ind (Pre 10-1-04)	Base Value	15,241,600	<input type="checkbox"/> Apply to Base Value
District Creation Date	March 30, 1998	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 1998	Base Tax Rate	\$23.49	
Max Life (Years)	23	Rate Adjustment Factor		
Expenditure Period/Termination	3/30/2026			
Revenue Periods/Final Year	3/30/2031			
Extension Eligibility/Years	Special Leg.	Tax Exempt Discount Rate	3.75%	
Recipient District	No	Taxable Discount Rate	5.25%	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
2013		2014		185,640,800	2015	\$23.49	4,360,418	4,202,813	4,142,915
2014	12,622,900	2015	0	198,263,700	2016	\$23.49	4,656,911	8,529,163	8,346,828
2015	0	2016	0	198,263,700	2017	\$23.49	4,656,911	12,699,139	12,341,044
2016	0	2017	0	198,263,700	2018	\$23.49	4,656,911	16,718,393	16,136,024
2017	0	2018	0	198,263,700	2019	\$23.49	4,656,911	20,592,373	19,741,706
2018	0	2019	0	198,263,700	2020	\$23.49	4,656,911	24,326,330	23,167,531
2019	0	2020	0	198,263,700	2021	\$23.49	4,656,911	27,925,324	26,422,473
2020	0	2021	0	198,263,700	2022	\$23.49	4,656,911	31,394,234	29,515,053
2021	0	2022	0	198,263,700	2023	\$23.49	4,656,911	34,737,762	32,453,373
2022	0	2023	0	198,263,700	2024	\$23.49	4,656,911	37,960,440	35,245,125
2023	0	2024	0	198,263,700	2025	\$23.49	4,656,911	41,066,635	37,897,621
2024	0	2025	0	198,263,700	2026	\$23.49	4,656,911	44,060,558	40,417,807
2025	0	2026	0	198,263,700	2027	\$23.49	4,656,911	46,946,267	42,812,283
2026	0	2027	0	198,263,700	2028	\$23.49	4,656,911	49,727,673	45,087,320
2027	0	2028	0	198,263,700	2029	\$23.49	4,656,911	52,408,547	47,248,875
2028	0	2029	0	198,263,700	2030	\$23.49	4,656,911	54,992,521	49,302,610
2029	0	2030	0	198,263,700	2031	\$23.49	4,656,911	57,483,099	51,253,901
Totals	12,622,900		0		Future Value of Increment		78,870,987		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



Village of Weston, WI

Tax Increment District #1

Current Cash Flow Projection: No Refunding & No New Money

Year	Projected Revenues									Expenditures					Balances			CDA P&I	CDA Coverage	GO + CDA	All Coverage	Year
	Tax Increments	Computer Aid	BAB Rebate	Reserve Fund Interest	Reserve Fund Payout	Special Assessments	Interest Income-Special Assessments	Transfer from Special Revenue CDA/TIF #1	Total Revenues	Total G.O. Debt Payments	Total Revenue Debt Payments	Other	Repayments of LOC	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding				
2015				0.15%												(3,049,072)	28,821,963					2015
2016	4,656,911	37,944	39,706	6,313			69,075	4,809,948	455,080	5,078,818	42,089	46,424	88,050	5,710,462	(900,513)	(3,949,585)	24,597,061	4,752,712	0.96	5,207,793	0.92	2016
2017	4,656,911	37,185	37,591	6,313			69,075	4,738,000	446,812	5,141,769	14,918		88,522	5,692,021	(954,021)	(4,903,607)	20,133,686	4,871,214	0.92	5,318,026	0.89	2017
2018	4,656,911	36,441	34,706	6,313				4,734,371	536,363	5,111,815	20,000		89,407	5,757,585	(1,023,214)	(5,926,821)	15,411,725	5,111,815	0.93	5,648,178	0.84	2018
2019	4,656,911	35,713	28,403	6,313				4,727,340	895,989	4,684,655	20,000		90,301	5,690,945	(963,606)	(6,890,426)	10,541,020	4,684,655	1.01	5,580,644	0.85	2019
2020	4,656,911	34,998	11,636	6,313				4,709,858	1,797,425	3,866,697	20,000		91,204	5,775,327	(1,065,469)	(7,955,895)	5,348,100	3,866,697	1.22	5,664,122	0.83	2020
2021	4,656,911	34,298		6,313				4,697,522	117,508	4,156,457	20,000		92,116	4,386,082	311,440	(7,644,455)	1,330,000	4,156,457	1.13	4,273,966	1.10	2021
2022	4,656,911	33,612		6,313				4,696,836		371,513	20,000		93,038	484,550	4,212,286	(3,432,169)	1,020,000	371,513	12.64	371,513	12.64	2022
2023	4,656,911	32,940		6,313				4,696,164		372,175	20,000		93,968	486,143	4,210,021	777,852	695,000	372,175	12.62	372,175	12.62	2023
2024	4,656,911	32,281		6,313				4,695,505		372,144	20,000		94,908	487,051	4,208,454	4,986,305	355,000	372,144	12.62	372,144	12.62	2024
2025	4,656,911	31,636		6,313	4,208,713			8,903,572		371,419	20,000		95,857	487,275	8,416,297	13,402,602	0	371,419	23.97	371,419	23.97	2025
2026	4,656,911	31,003						4,687,914			20,000		96,815	116,815	4,571,098	17,973,701	0					2026
2027	4,656,911	30,383						4,687,294			20,000		97,783	117,783	4,569,510	22,543,211	0					2027
2028	4,656,911	29,775						4,686,686			20,000		98,761	118,761	4,567,925	27,111,136	0					2028
2029	4,656,911	29,180						4,686,090			20,000		99,749	119,749	4,566,342	31,677,477	0					2029
2030	4,656,911	28,596						4,685,507			20,000		100,746	120,746	4,564,760	36,242,238	0					2030
2031	4,656,911	28,024						4,684,935			20,000		101,754	121,754	4,563,181	40,805,419	0					2031
Total	74,510,569	524,011	152,042	63,131	4,208,713	0	0	138,150	79,527,541	4,249,179	29,527,461	337,007	46,424	1,512,979	35,673,050			28,930,800		33,179,978		Total

Notes:

- Cumulative fund balance for 2015 is based on estimate in Village 2016 budget.
- Special Assessment revenue can be added per payment schedules.

Village of Weston, WI

Tax Increment District #1

Estimated Financing Plan

	Scenario #1	Scenario #2
	CDA Lease Revenue Bond 11/1/2016	CDA Lease Revenue Bond 11/1/2016
Projects		
Funds for Refunding of Existing CDA Debt	21,165,239	21,165,239
Transfer from Existing Debt Service Reserve	(4,208,713)	(4,208,713)
New Project Costs	6,373,000	11,058,000
Total Project Funds	<u>23,329,526</u>	<u>28,014,526</u>
Estimated Finance Related Expenses		
Municipal Advisor	90,900	102,700
Bond Counsel	40,000	40,000
Disclosure Counsel	24,000	24,000
Rating Agency Fee	23,500	23,500
CPA Verification	2,500	2,500
Escrow Agent	1,500	1,500
Trustee	2,000	2,000
Underwriter Discount	13.50 353,093	13.50 425,790
Debt Service Reserve	2,287,970	2,906,555
Capitalized Interest	0	0
Total Financing Required	26,154,989	31,543,071
Estimated Interest	(3,546)	(5,303)
Rounding	3,558	2,232
Net Issue Size	26,155,000	31,540,000
Notes:		



Village of Weston, WI

\$19,025,000 CDA Lease Revenue Refunding Bonds, Series 2016A

Savings - Scenario1

Scale from Baird 7/6/16 + .30

Gross Debt Service Comparison -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	New D/S	Old D/S	Savings
2016	-	-	-	-	-	-
2017	-	-	385,882.29	385,882.29	4,871,215.00	4,485,332.71
2018	1,060,000.00	1.200%	420,962.50	1,480,962.50	5,111,815.00	3,630,852.50
2019	935,000.00	1.350%	408,242.50	1,343,242.50	4,684,655.00	3,341,412.50
2020	600,000.00	1.450%	395,620.00	995,620.00	3,866,697.50	2,871,077.50
2021	1,235,000.00	1.700%	386,920.00	1,621,920.00	4,156,457.50	2,534,537.50
2022	1,300,000.00	1.900%	365,925.00	1,665,925.00	371,512.50	(1,294,412.50)
2023	1,325,000.00	2.000%	341,225.00	1,666,225.00	372,175.00	(1,294,050.00)
2024	1,350,000.00	2.150%	314,725.00	1,664,725.00	372,143.76	(1,292,581.24)
2025	1,380,000.00	2.250%	285,700.00	1,665,700.00	371,418.76	(1,294,281.24)
2026	1,410,000.00	2.350%	254,650.00	1,664,650.00	-	(1,664,650.00)
2027	1,440,000.00	2.450%	221,515.00	1,661,515.00	-	(1,661,515.00)
2028	1,475,000.00	2.550%	186,235.00	1,661,235.00	-	(1,661,235.00)
2029	1,510,000.00	2.600%	148,622.50	1,658,622.50	-	(1,658,622.50)
2030	1,550,000.00	2.700%	109,362.50	1,659,362.50	-	(1,659,362.50)
2031	2,455,000.00	2.750%	67,512.50	2,522,512.50	-	(2,522,512.50)
-	\$19,025,000.00	-	\$4,293,099.79	\$23,318,099.79	\$24,178,090.02	\$859,990.23

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	3,476,921.56
Transfers from Prior Issue DSR Fund	(4,166,216.00)
Amount deposited into new DSR Fund	1,633,344.44
Net Present Value Benefit	\$944,050.00
Net PV Benefit / \$20,960,000 Refunded Principal	4.504%

Refunding Bond Information

Refunding Dated Date	
Refunding Delivery Date	11/01/2016

Village of Weston, WI

Tax Increment District #1

Tax Increment Projection Worksheet: Scenario #2

Type of District	Ind (Pre 10-1-04)	Base Value	15,241,600	<input checked="" type="checkbox"/> Apply to Base Value
District Creation Date	March 30, 1998	Appreciation Factor	2.00%	
Valuation Date	Jan 1, 1998	Base Tax Rate	\$23.49	
Max Life (Years)	23	Rate Adjustment Factor		
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Revenue Periods/Final Year	3/30/2031			
Extension Eligibility/Years	Special Leg.	Tax Exempt Discount Rate	3.75%	
Recipient District	No	Taxable Discount Rate	5.25%	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
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2014	12,622,900	2015		198,263,700	2016	\$23.49	4,656,911	8,529,163	8,346,828
2015	0	2016		198,263,700	2017	\$23.49	4,656,911	12,699,139	12,341,044
2016	0	2017		198,263,700	2018	\$23.49	4,656,911	16,718,393	16,136,024
2017	0	2018	3,965,274	202,228,974	2019	\$23.49	4,750,049	20,669,853	19,813,819
2018	0	2019	4,044,579	206,273,553	2020	\$23.49	4,845,050	24,554,661	23,378,048
2019	0	2020	4,125,471	210,399,025	2021	\$23.49	4,941,951	28,373,943	26,832,218
2020	0	2021	4,207,980	214,607,005	2022	\$23.49	5,040,790	32,128,803	30,179,727
2021	0	2022	4,292,140	218,899,145	2023	\$23.49	5,141,606	35,820,328	33,423,869
2022	0	2023	4,377,983	223,277,128	2024	\$23.49	5,244,438	39,449,586	36,567,835
2023	0	2024	4,465,543	227,742,671	2025	\$23.49	5,349,326	43,017,628	39,614,719
2024	0	2025	4,554,853	232,297,524	2026	\$23.49	5,456,313	46,525,486	42,567,519
2025	0	2026	4,645,950	236,943,474	2027	\$23.49	5,565,439	49,974,175	45,429,140
2026	0	2027	4,738,869	241,682,344	2028	\$23.49	5,676,748	53,364,694	48,202,397
2027	0	2028	4,833,647	246,515,991	2029	\$23.49	5,790,283	56,698,023	50,890,019
2028	0	2029	4,930,320	251,446,311	2030	\$23.49	5,906,089	59,975,128	53,494,651
2029	0	2030	5,028,926	256,475,237	2031	\$23.49	6,024,210	63,196,955	56,018,854
Totals	12,622,900		58,211,537		Future Value of Increment		88,063,441		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Weston, WI

\$19,115,000 CDA Lease Revenue Refunding Bonds, Series 2016A

Savings - Scenario #2

Scale from Baird 7/6/16 + .30

Gross Debt Service Comparison -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	New D/S	Old D/S	Savings
2016	-	-	-	-	-	-
2017	-	-	387,981.45	387,981.45	4,871,215.00	4,483,233.55
2018	965,000.00	1.200%	423,252.50	1,388,252.50	5,111,815.00	3,723,562.50
2019	1,005,000.00	1.350%	411,672.50	1,416,672.50	4,684,655.00	3,267,982.50
2020	1,045,000.00	1.450%	398,105.00	1,443,105.00	3,866,697.50	2,423,592.50
2021	1,085,000.00	1.700%	382,952.50	1,467,952.50	4,156,457.50	2,688,505.00
2022	1,135,000.00	1.900%	364,507.50	1,499,507.50	371,512.50	(1,127,995.00)
2023	1,185,000.00	2.000%	342,942.50	1,527,942.50	372,175.00	(1,155,767.50)
2024	1,240,000.00	2.150%	319,242.50	1,559,242.50	372,143.76	(1,187,098.74)
2025	1,300,000.00	2.250%	292,582.50	1,592,582.50	371,418.76	(1,221,163.74)
2026	1,365,000.00	2.350%	263,332.50	1,628,332.50	-	(1,628,332.50)
2027	1,430,000.00	2.450%	231,255.00	1,661,255.00	-	(1,661,255.00)
2028	1,500,000.00	2.550%	196,220.00	1,696,220.00	-	(1,696,220.00)
2029	1,570,000.00	2.600%	157,970.00	1,727,970.00	-	(1,727,970.00)
2030	1,650,000.00	2.700%	117,150.00	1,767,150.00	-	(1,767,150.00)
2031	2,640,000.00	2.750%	72,600.00	2,712,600.00	-	(2,712,600.00)
-	\$19,115,000.00	-	\$4,361,766.45	\$23,476,766.45	\$24,178,090.02	\$701,323.57

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	3,380,786.90
Transfers from Prior Issue DSR Fund	(4,163,801.35)
Amount deposited into new DSR Fund	1,734,315.56
Net Present Value Benefit	\$951,301.11
Net PV Benefit / \$20,960,000 Refunded Principal	4.539%

Refunding Bond Information

Refunding Dated Date	
Refunding Delivery Date	11/01/2016

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: DANIEL GUILD, VILLAGE ADMINISTRATOR
JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: CAMP PHILLIPS CORRIDOR – SOUTH NEIGHBORHOOD – SE QUADRANT
GENERAL PLAN – FINAL DRAFT.

DATE/MTG: AUGUST 8, 2016 – COMMUNITY DEVELOPMENT AUTHORITY & PLAN
COMMISSION

POLICY QUESTION: Should the CDA/PC approve the Camp Phillips Corridor – South Neighborhood – SE
Quadrant General Plan and forward it on to the Village Board for final approval.

RECOMMENDATION TO: I make a motion to endorse approval, of the Plan and forward it on to the Village Board
of Trustees for final approval and inclusion in the Camp Phillips Corridor Plan and
Comprehensive Plan.

LEGISLATIVE ACTION:

- | | | |
|--|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |
-

FISCAL IMPACT ANALYSIS:

- | | |
|--|-------|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | _____ |
| <input type="checkbox"/> Budgeted Expenditure: | _____ |
| <input type="checkbox"/> Budgeted Revenue: | _____ |
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|--|-------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input type="checkbox"/> Municipal Code: | _____ |
| <input type="checkbox"/> Municipal Rules: | _____ |
-

BACKGROUND: Staff has been working with MDROffers for the last 3 years on the update to the Comprehensive Plan. As part of this process, the Village and MDROffers are working on a Corridor Plan for Camp Phillips which will be included, when finished, in Volume 3 of the Comprehensive Plan. The Village's strategic planning approach to the Camp Phillips Corridor is organized around 3 distinct neighborhood planning areas. The North Neighborhood (centered around Weston Elementary School), the Central Neighborhood (the area between Schofield Ave and STH 29 and the South Neighborhood (the lands south of STH 29 interchange to Transport Way). The Village began working with JSD, on the specific Neighborhood Plan for the South Neighborhood in preparation for the economy to improve as this was an area we felt would emerge as the pre-eminent location for development as a regional economic center.

Much of the information in the final draft of the Plan was presented to the CDA and PC at their June 13th meetings. Public input has been incorporated into the Plan via the comments received at the 2 Public Engagement Sessions held over the last year.

A draft Plan was provided to PC/CDA/Village Board members via email last month. Any comments received by staff or elected/appointed officials have been incorporated into the Final Draft of the Plan which is on the agenda for final approval on Monday night.

We will be asking CDA and PC members to recommend the Plan for approval so it can be adopted by the Board at their meeting on 8/15 and then sent to MDRoffers for inclusion in the final draft of the Camp Phillips Corridor Plan and ultimately as a component of Volume 3 of the Comprehensive Plan.

Staff recommends approval of the document as presented.

Attachments

Village of Weston

Camp Phillips Corridor - South Neighborhood SE Quadrant General Plan



www.JSDinc.com



Prepared for:
The Village of Weston
5500 Schofield Avenue
Weston, WI 54476

JSD Project No. 15-6918

JSD Professional Services, Inc.

• Engineers • Surveyors • Planners

Building relationships with a commitment to client satisfaction through trust, quality and experience.

Chapter 3: Camp Phillips Corridor – South Neighborhood Southeast Quadrant General Plan

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Chapter 3: Camp Phillips Corridor – South Neighborhood Southeast Quadrant General Plan

3.1 EXECUTIVE SUMMARY

The Southeast Quadrant General Plan describes the recommended land use development pattern for the 327-acre tract of land located in the southeast quadrant of the State Highway 29 – Camp Phillips Road (County Road X) interchange. This area is envisioned by the Village of Weston to emerge as a significant component of the community’s economic base. The plan expands on a general consensus, articulated through the Village’s comprehensive planning process, that its development into a large sustainable commercial center will be the highest and best use of the site given its location in relation to the Village and regional population, proximity to a major transportation network, and the extensive investments in supporting public infrastructure that have been completed.

Upon complete build-out, the Southeast Quadrant Planning Area could potentially result in \$152,000,000 of equalized assessed value added to the Village tax base and significant expansion of the commercial business activity, workforce housing and employment.

The recommended first phase focuses on maximizing development opportunities of the west half of the planning area immediately adjoining the segment of Camp Phillips Road south of the State Highway 29 interchange—this initial phase has the potential to generate \$103,000,000 of additional equalized assessed value for the community.

This development area capitalizes on the existing backbone water and sanitary sewer infrastructure that is in place and the momentum of the adjacent Weston Regional Medical Center campus development and exposure to the interchange. This location is not without challenges, however, and sustained public-private collaboration will be required to resolve the following four (4) critically important issues before the development can move forward:

- Complete or partial mitigation of the wetland located immediately east of the Camp Phillips Road – Westview Boulevard intersection,
- Easterly extension of Westview Boulevard,
- Relocation of the ATC overhead electric transmission lines to the north perimeter of the planning area, and
- Develop engineering design and funding of street improvements to expand the capacity of Camp Phillips Road and intersections to accommodate anticipated traffic generated by the planned land use.

3.2 OVERVIEW

The Village of Weston has engaged in a detailed planning effort to define the role of Camp Phillips Road as a primary development corridor through the community and to establish a strategic framework for land use, development policy and public and private investment decisions to encourage development and redevelopment along the corridor.

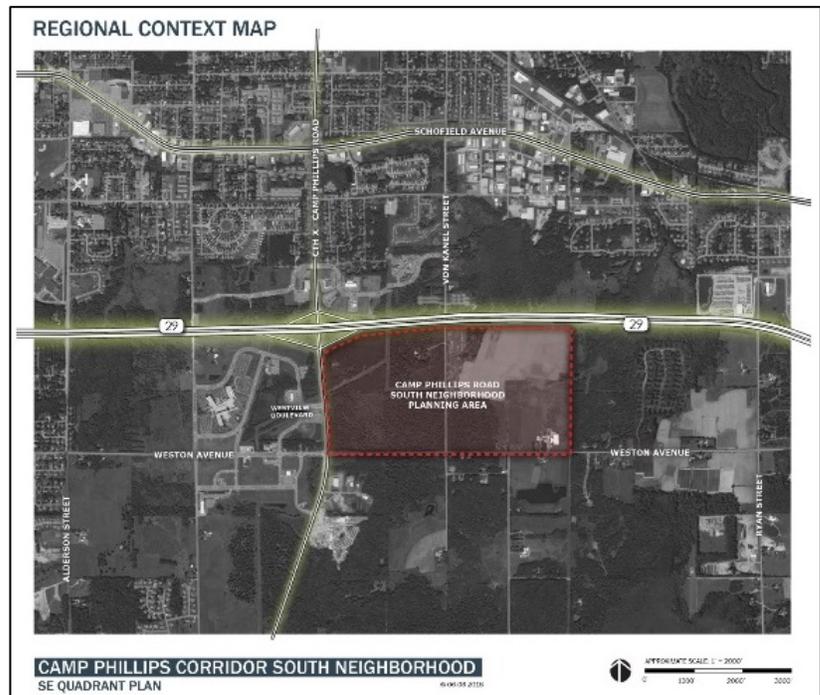
Paired with Schofield Avenue (the primary east-west route through the community), Camp Phillips Road is a critically important north-south travel route in the suburban and regional travel network that links the Village and the neighboring communities of Wausau, Schofield, Rothschild, and Kronenwetter.

The Village’s strategic planning approach to the Camp Phillips Corridor is organized around three distinct neighborhood planning areas that are reflective of the historical development pattern adjoining the designated segment of the street and the role that each neighborhood area fulfills for the community. This planning approach is designed to enable the Village to address various strategic needs within each neighborhood, in context of the entire corridor. The districts are:

- **The North Neighborhood** – centered on the Weston Elementary School. Village policy(ies) in this area are intended to enhance and preserve the integrity of the area as a residential neighborhood with a variety of housing opportunities and supporting community amenities including Weston Elementary School as a neighborhood school and gathering place, and recreational amenities serving nearby residential neighborhood areas.
- **The Central Neighborhood** – focused on the segment of Camp Phillips Road between Schofield Avenue and State Highway 29. Schofield Avenue (the former County Road JJ/State Highway 29) was historically the primary east entrance route into the Wausau Metropolitan Area. With the completion of the new State Highway 29 freeway, Schofield Avenue is now more of a significant gateway to Weston than a cross-state “regional” route. Village initiatives and strategies in this planning district are organized around maintaining the function of Schofield Avenue as an important east-west traffic corridor, encouraging commercial and mixed-use redevelopment of existing land uses, preserving the integrity of adjoining residential neighborhoods, and establishing and enhancing the visual entry experience or “sense of place” as the center of Weston.
- **The South Neighborhood** – the lands south of the State Highway 29 interchange to Transport Way. This location is emerging as the pre-eminent location for development as a regional economic center supported by:
 - The extensive transportation linkages provided by State Highway 29 – Camp Phillips Road interchange, the existing street network Camp Phillips Road, Schofield Avenue, and Weston Avenue;
 - The Weston Regional Medical Center, and surrounding Putnam Office Park; and
 - The undeveloped tract of lands east of Camp Phillips Road that are efficiently serviceable from the existing public water and sanitary sewer infrastructure installed within the Weston Avenue and Von Kanel Street rights-of-way.

The Village’s initiatives for this area are intended to focus public and private efforts to promote and support the general area, and especially the Southeast Quadrant of the Camp Phillips Road and State Highway 29 interchange, for development of viable, sustainable, large scale commercial activity.

For context, the Camp Phillips Corridor South Neighborhood generally encompasses a relatively large territory between the State Highway 29 right-of-way on the north, extending south to the properties fronting on Weston Avenue, and from the Village’s shared boundary with the Village of Rothschild on the west to property fronting on Ryan Street to the east. The plan is intended to articulate the Village’s vision for land use and to outline a framework for implementing development strategies in the general neighborhood and especially to the development within the sub-neighborhood area referenced as the “Southeast Quadrant” – a 327-acre tract bounded by Camp Phillips Road, State Highway 29, Weston Avenue, and the east line of public land survey section (PLSS) 21, Town 28 North, Range 8 East. (Generally referred to herein as the Southeast Quadrant Planning Area.)



This plan is organized to provide a summary overview of broader policy issues that are pertinent to the community and neighborhood, followed by a discussion of considerations relative to the specific geographic area and potential constraints and opportunities for development of the Southeast Quadrant Planning Area. The approach taken for this plan involves an overview of the area “from 10,000 feet” for context, and a detailed view “from 1,500 feet” focusing on the specific Southeast Quadrant Planning Area.

3.2.1 GENERAL PROCESS AND COMMUNITY PARTICIPATION

In fall 2015, JSD Professional Services, Inc. (JSD) was retained by the Village to develop the *Camp Phillips Corridor South Neighborhood – Southeast Quadrant General Plan*. The planning process has been iterative in nature and has involved research, fieldwork, technical discussions with experts and regulators, public engagement with stakeholders and Village residents, coordination with public and private agencies, formulating and assessing alternative land use plan (development) scenarios, and public debate and endorsement by the Village Plan Commission.

Extensive research and field work was performed to assess and gauge the impact of existing site, traffic, economic, and regulatory conditions on creating a regional commercial center. It was important that the plan strategies reconciled issues with projected increases in traffic, management objectives for areas of environmental concern that are located within the planning area, formulating a logical and efficient sequence of development phasing and investment, creating and articulating expectations and standards for the physical development of the site, and setting the stage for an effective marketing and business recruitment program.

The initial work effort also included three special studies including: (1) an initial limited Phase 1 Environmental Site Assessment addressing requirements of the Federal Comprehensive Environmental Response Liability Act (CERCLA) and potential environmental conditions that could negatively affect potential public and private investment in property within the planning area; (2) delineating and mapping wetlands to determine the extent of the Wisconsin Department of Natural Resources (WDNR) regulatory impacts affecting the site; and (3) preparing a Preliminary Traffic Impact Analysis (PTIA) to establish baseline traffic conditions and enable evaluation of various development scenarios in order to quantify the street and intersection improvements required to serve future development in a safe and efficient manner.

In the early stages of planning, JSD, Village staff, and other consultant-engaged stakeholders, including: landowners, the Wisconsin Department of Transportation (WisDOT), the Wisconsin Department of Natural Resources (WDNR), utility companies, local business representatives, and the general public to identify ideas and goals to gain an understanding of potential opportunities and conflicts.

Following this assessment, several conceptual land use development scenarios were created that incorporated Village plan objectives and adopted policies, market analysis information, and preliminary generalized feedback about potential business/investor interest and confidence in the area as a location for business development.

Various planning alternatives were presented at two public forums and responses were evaluated and incorporated into the preliminary plan presented to the Village Plan Commission on December 14, 2015, and May 9, 2016. Following additional public and Plan Commission input, a recommended plan was presented to the Village for final consideration. After Plan Commission recommendation, the Village Board adopted the *Camp Phillips Corridor South Neighborhood – Southeast Quadrant General Plan* on (INSERT ADOPTION DATE) as part of *Volume 3, Chapter 4: Camp Phillips Corridor Plan of the Village of Weston Comprehensive Plan*.

3.2.2 PERTINENT VILLAGE POLICIES AND INITIATIVES

Predating and overlapping the activities and discussion of the Camp Phillips Corridor, the Village has also been engaged in a multiyear effort to update its Comprehensive Plan. Development policies and initiatives that have been articulated in these ongoing planning discussions address community goals and management objectives based on the programmatic elements that comprise the framework of comprehensive and effective community development policy:

- Community Vision
- Land Use
- Economic Development
- Housing and Neighborhoods
- Natural, Agricultural and Cultural Resources
- Parks and Recreation
- Community Facilities and Utilities
- Transportation
- Inter-governmental Cooperation
- Implementation

Key policies and initiatives with relevance to the *Camp Phillips Corridor – South Neighborhood* include:

Economic

Weston’s overarching economic goal is to support business retention and development that adds jobs, products, services, and value to the Village to maintain its affordable tax rate and enhance its vitality. To do this, the Village is emphasizing business retention, and recruiting and expanding businesses in the basic economic sector of the economy – this means generating new economic activity serving customers beyond Weston, including health care and related businesses, tourism, and recreation, to bring new money into the community. The Village also works to expand economic opportunities in the non-basic sector (e.g. businesses serving West residents), by focusing on consumer retail and restaurant establishments in order to reduce “economic/market leakage”. “Economic/market leakage” is a term describing the situation of Village residents purchasing goods and services at businesses located outside of the Village or metropolitan area, which indicates potential economic development opportunities for new or expanded businesses to locate in the Village.

Land Use

Generally, future land use for the Southeast Quadrant Planning Area is designated as “Commercial” west of Von Kanel Street, and “Mixed Use” to the east of Von Kanel Street.

The Commercial area is envisioned to include lands for retail (including large-format retail), service, restaurants, office, wholesaling, and businesses with outdoor displays – all of which are complementary with a general community consensus that the Southeast Quadrant Planning Area is a superior location for future “big box” retail stores which would be the anchor stores of a commercial center serving the east side of the Wausau Metropolitan Area and a general potential trade area radiating out to include northeastern, eastern, and southeastern portions of Marathon County and adjacent territories.

PLANNING CONSIDERATION

Creation of a new sustainable commercial development in advance of supporting market demographics may result in the vacation of existing businesses in the Village and Metro Area (especially along Schofield Avenue) and their relocation to the new development. Consideration should be given to creating and implementing programmatic and infrastructure improvements to mitigate transitional issues and/or assist with redevelopment and rejuvenation of existing commercial locations concurrently with the development of the Southeast Quadrant Planning Area.

The Mixed Use area is conceptually an area providing for a denser, more efficient use of land centered on “vibrant urban spaces” that engage customers, employees, and residents. The Mixed Use area is envisioned to encompass a blend of service, retail, office, multifamily residential, and institutional land uses. Design expectations in this category of land use are intended to encourage combinations of uses within the same building and/or site to create synergies, amenities and a sense of “place”.

Housing

A primary goal of the Village is to accommodate expanded housing options with attractive neighborhoods that support families, older residents, and recruitment of young professionals to the local workforce. In 2010, the majority of Weston’s housing stock was comprised of units built between 1980 and 2010 and was predominantly owner occupied single-family homes. Since the 2008 recession, residential construction activity appears to be rebounding, albeit slowly. Current housing tenure in the Village is estimated at 65% owner occupied and 35% renter occupied, with the majority of the rental market being in managed senior housing projects.

Transportation

A top transportation priority is for the Village to expand public investment in street infrastructure capacities based on identified needs to correct existing deficiencies and to support sustainable economic development opportunities.

Key initiatives to accomplish this policy priority are:

- to thoroughly analyze traffic impacts on the existing street network resulting from potential new development proposals and general regional growth;
- strategically program public investment in the maintenance and reconstruction of existing streets; and
- coordinate and collaborate on the design and construction of new segments of the Village street system installed by private development.

Additionally, it is a priority to implement the Village’s *Complete Streets* policy requiring all new streets to be designed to meet the needs of all users (including motor vehicle, bicycle, and pedestrian traffic).

Future arterial and collector streets within the Southeast Quadrant Planning Area are currently officially mapped to have 100-foot wide rights-of-way to accommodate anticipated traffic volumes and multi-modal travel opportunities. Recognizing the traffic function of Camp Phillips Road and Weston Avenue within the Village’s street network, the Village has designated Camp Phillips Road and the segment of Weston Avenue between Alderson Street and Von Kanel Street as Arterial Streets with a minimum public street intersection spacing standard set at 1,320 feet. East from Von Kanel Street, Weston Avenue is classified as a Collector Street with a minimum intersection spacing of 750 feet. Though there are several existing private access drives connecting to Camp Phillips Road and Weston Avenue, future direct access will likely not be permitted and the Village will expect closure of private drives along these two arterial/collector routes as part of development and redevelopment proposals. Access and street improvements along Camp Phillips Road will be coordinated between the Village and the Marathon County Highway Department.

PLANNING CONSIDERATION

Carefully planned residential development on a limited scale appears to be compatible with the conceptual commercial and mixed use land uses envisioned for this area of the Village.

Multi-family residential opportunities focused on millennials and future workforce population is encouraged by the Village may be a viable development option for sub-area locations within the Southeast Quadrant Planning Area. Integrated within the fabric of new mixed use neighborhoods through well designed and landscaped sites, and with pedestrian connections to increase accessibility to shopping, employment and entertainment areas, limited multi-family development could also address a perceived housing need in the community.

Given the location of the Southeast Quadrant Planning Area relative to elementary school locations in the DC Everest District, expanded areas of conventional single-family residential development aimed at households with children will likely result in continued and increased expense for student transportation services.

From a larger perspective, the existing street network has only limited opportunities for traffic circulation between the majority of “developed” Village of Weston north of State Highway 29 and the Camp Phillips Corridor South Neighborhood. This constraint limits the convenience and market accessibility of existing businesses and potential development locations in the South Neighborhood to only three routes: Camp Phillips Road, Alderson Street, and Ryan Street. Recent proposed amendments to the Comprehensive Plan set the stage for improving north-south circulation for the Village expanding traffic capacities of these streets and by creating a new street connection between Municipal Street and Weston Avenue.

Community and Neighborhood Character

The Village intends to create memorable places and experiences that will help establish and define the character and “Quality of Life” in Weston. This entails a broad array of Village initiatives and support of public and private programs including for example:



- Policies to encourage creating and sustaining “third places” (meaning social settings and environments including public civic spaces (like plazas and parks) and commercial social places (think cafes and coffee shops) that are distinct from the home or “first place” and the workplace or “second place”);
- Public-Private investment in expanding and enhancing regional trails and large recreation facilities; and
- Public-Private investment in sponsoring community cultural events and recreational programs.



An effective and critically important aspect of community character is establishing and maintaining an attractive and engaging visual impression of key commercial corridors and gateways. The Camp Phillips Road – State Highway 29 interchange is a primary entrance to the Village that should be marked and enhanced by major gateway treatments—including “Welcome” and wayfinding signs, landscaping, and “landmark” buildings.



PLANNING CONSIDERATION

Based on the results of the Preliminary Traffic Impact Analysis (PTIA), consider an amendment in Chapter 9 to require minimum rights-of-way within the Camp Phillips Corridor South Neighborhood based on Traffic Impact Analysis (TIA) recommendations rather than a mandated 100-foot minimum width. This would allow potential non-traditional intersection design and/or wider than typical roadway sections, and desired bicycle-pedestrian accommodation.

PLANNING CONSIDERATIONS

“Placemaking” is a term used to describe the process of creating a strong sense of place in a given location within the community, most often public spaces, to make them vibrant and well-used. In addition to paying attention to designing the physical elements of a site – building materials, landscaping, site furniture, signage, and security, placemaking should also be a conscious effort by public and private management to organize, operate and sustain neighborhoods and commercial centers with activities that welcome and engage visitors and customers with both formal and casual events (concerts, buskers, sales, window displays) and with attention to recruiting and maintaining a variety of retail businesses, consumer services and eating and drinking establishments.

The Village’s expectation is that future development in the Southeast Quadrant Planning Area will engage the public with similar attention to architectural design and building materials as are expressed in the Weston Regional Medical Center and Putnam Office Park development located in the westerly portion of the Camp Phillips Corridor South Neighborhood and other architecturally notable buildings within the Village.



Recreation

Weston is well-known for recreational programs and events enjoyed by its residents and which are an integral part of its community and economic development initiatives. The Village is currently actively engaged in planning for the development of an off-road mountain bike terrain course and a sports complex on sites located immediately east of the Camp Phillips Corridor South Neighborhood. Complementing and linking these future facilities is the potential to preserve a trail corridor for an all-season trail extending westerly through the neighborhood planning area to the Birch Street bicycle-pedestrian bridge over State Highway 29.



Development Impact Management

The Village intends to continue its approach to managing community development by maintaining and expanding capacities for monitoring and implementing pragmatic solutions for supporting new investment while maintaining civic responsibilities to provide a safe environment for Village residents and businesses. Within the overarching objective of optimizing the cost-benefit of development and maximizing expansion of the Village Tax Base, the Village expects that accepted *Best Management Practices* will be incorporated, to the extent practical and financially feasible, in all development projects. For example:

- **Stormwater Management.** Encouraging the appropriate application of sustainable infrastructure for stormwater management best practices.
- **Traffic Demand Management.** In coordination with Marathon County, the Wausau Area Metropolitan Planning Organization (MPO), and WisDOT, the Village has a planning goal of providing safe and efficient transportation resources to serve the residents and businesses in the community and region. The priority is to provide transportation resources to maximize opportunities for multi-modal travel (bicycling, pedestrian, private vehicles, and public transportation) throughout the region in concert with coordinating development opportunities that provide residential, retail, and employment locations to minimize total motor vehicle travel miles within the community.
- **Protection and management of ecological resources.** Apply best management practices in environmental protection and restoration activities to optimize the functional quality of regionally important sensitive resources.

**Camp Phillips Corridor South Neighborhood
Generalized Existing Land Use Summary**

Existing Land Use Approximate Area in Acres	West of Southeast Quadrant Planning Area		Southeast Quadrant Planning Area		East of Southeast Quadrant Planning Area		Total
	Acres	Units	Acres	Units	Acres	Units	Acres
Residential	40	5	54	5	139	6	233
Rural	37	2	53	4	139	6	229
Non Farm - Not sewered							
<0.2 DUA (~5+ acre lot)	37	2	52	2	139	6	
0.2 to 1 DUA (rural plat, CSM)	0	0	1	2	0	0	
Urban	3	3	1	1	0	0	4
Sewered							
<1 DUA	0		1	1	0		
1 to 5 DUA	3	3			0		
6 to 19 DUA	0				0		
20+ DUA	0				0		
Commercial	19		0		0		19
Retail	3		0		0		
Commercial Services	12		0		0		
Professional Services	4		0		0		
Civic // Institutional	29		0		0		29
Industrial	0		0		0		0
Warehousing // Distribution	0		0		0		0
Transportation, Communication, Utilities	5		0		0		5
Recreational	0		0		0		0
Managed Conservancy	28		0		0		28
Delineated Wetlands, Buffers, Stormwater Management							
Improved but Vacant	37		0		0		37
Agricultural	0		95		88		183
Cultivated and Pasture Including farmstead	0		95		88		183
Forestry	0				0		0
Un-used / Un-managed woodland and open land Periodically harvest for pulpwood	0		159		0		159
Street Rights of Way	24		19		9		52
TOTAL	182		327		236		745

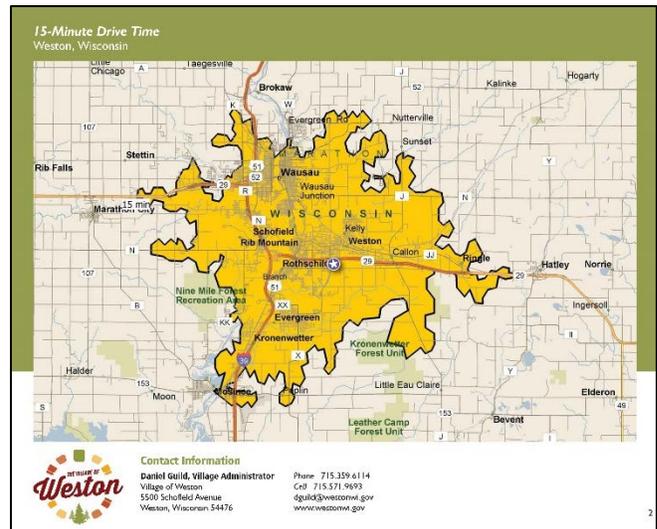
3.3.3 VILLAGE ECONOMY AND TAX BASE

Category	Total (EAV)
Residential	\$ 641,170,000
Commercial	\$ 365,650,000
Manufacturing	\$ 51,020,000
Agricultural	\$ 6,470,000
Total	\$ 1,064,310,000

3.3.4 TRADE AREA

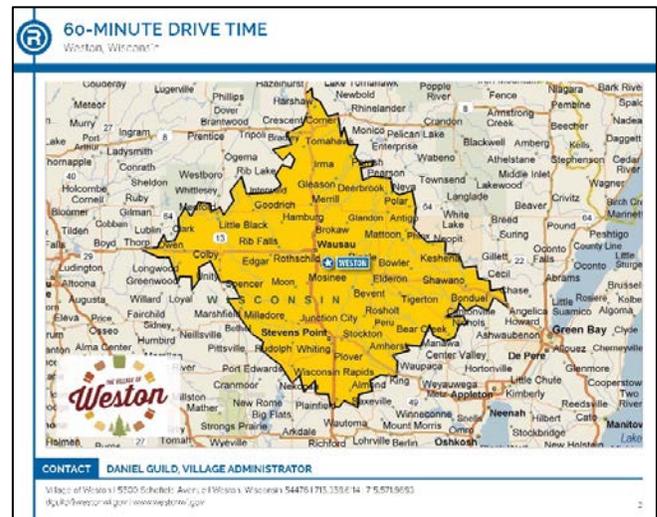
Weston is part of the economically diverse Wausau Metropolitan Area. The Village has grown steadily since 2000 and is now home to a projected population of 15,276 (2015) living in 5,772 households. The primary trade area surrounding the Camp Phillips Corridor South Neighborhood, defined by a 15 to 20-minute drive time.

Several recent studies by the Village indicate generally strong local demand for more retail and commercial services. The research also identified that there is significant “leakage” from the Village economy as local residents shop elsewhere in the Metro area – a continuing trend reflective of both Weston’s history as primarily a bedroom suburb of Wausau, and the historic development pattern of commercial shopping destinations in downtown Wausau and along the former US Highway 51 (now Rib Mountain Drive) a regional arterial route located approximately 4.5 miles west of Camp Phillips Road.



3.3.5 STREETS AND TRAVEL

The Southeast Quadrant Planning Area is accessible from Camp Phillips Road and Weston Avenue, which border the west and south boundary. These highways are sub-regional arterial travel routes serving the Village of Weston and connect to residential neighborhoods and business locations in Wausau, Rothschild, Kronenwetter, and southeast Marathon County. State Highway 29 is a statewide arterial route linking the Wausau Metropolitan Area with Green Bay and Eau Claire.



While a tremendous asset/opportunity supporting development in the Camp Phillips Corridor South Neighborhood, the Camp Phillips Road/State Highway 29 interchange is both a primary travel route for the community but

also a significant constraint – especially to intra-regional travel from locations north of the State Highway 29 corridor (the east side of the City of Wausau and the existing residential neighborhoods in Weston. Secondary north-south travel routes include Alderson Street (1 mile west of the Southeast Quadrant planning area) and Ryan Street (3/4 mile to the east). Access from the east, south, and west is from Weston Avenue and Camp Phillips Road extended.

Current and Projected Traffic Volumes

Street	2016 AADT*	2026 AADT*	2036 AADT*
STH 29			
West of Camp Phillips Road	28,200	30,900	33,550
East of Camp Phillips Road	13,400	15,400	17,400
Camp Phillips Road			
North of STH 29	15,950	17,700	19,500
Westview Blvd to Weston Ave	10,600	12,250	13,900
South of Weston Ave	7,600	8,600	9,700
Weston Avenue			
West of Camp Phillips Road	3,400	4,200	5,000
East of Camp Phillips Road	2,500	3,150	3,800

* AADT -- Annual Average Daily Traffic is the total volume of vehicular traffic per year divided by 365 days.

PLANNING CONSIDERATION

To accommodate future base traffic volumes and projected impacts from development of the Southeast Quadrant planning area and other development in the community, additional widening of the Weston Avenue right-of-way will be required at the Camp Phillips Road intersection to accommodate intersection improvements for left turn lanes from Camp Phillips Road and right turn lanes from Weston Avenue to Camp Phillips Road. Consideration should also be given to widening Weston Avenue right-of-way east of Von Kanel Street to accommodate long-range traffic growth projections.

3.3.5.1 2015 Baseline Traffic and Initial Forecasts

Projections by WisDOT and the MPO indicate that vehicle volumes on the adjoining arterial and collector streets are anticipated to steadily increase over the next 20 years regardless of the development forecasted for the Southeast Quadrant planning area. Camp Phillips Road traffic is expected to increase between 22% and 38% along segments north and south of the planning area. Weston Avenue traffic is expected to increase by 50% and State Highway 29 traffic is projected to increase 20% to 30% east and west from the Camp Phillips Road interchange.



PLANNING CONSIDERATION

Preliminary traffic impact analysis involving Scenarios A and B indicate that the projected scale of development will generate significant left turn movements from southbound Camp Phillips Road onto Westview Boulevard (extended) and Weston Avenue. In order to maintain a Level of Service C, these intersections, at a minimum, will require signalization and construction of dual left turn lanes initially. To sustain full build-out of the potential development, these intersections will likely require additional right-of-way and reconstruction to a non-traditional intersection design as either a 3-lane roundabout or an intersection design referred to as a Displaced Left Turn intersection.

Preliminary schematic engineering suggests that up to 75 feet of additional ROW along the easterly side of Camp Phillips Road will be necessary to accommodate a “Displaced Left Turn” intersection design that will maintain traffic function at or above desired level and would minimize land acquisition from the existing established businesses located on the westerly side of Camp Phillips Road.

3.3.5.2 Pedestrian and Bike Travel

Pedestrian and bike travel opportunities have been established along Weston Avenue and throughout the Ministry St. Clare’s Hospital Campus. West of Camp Phillips Road, the Weston Avenue right-of-way includes a sidewalk along the north side and a multi-use path along the south. Pedestrian crossings and medians have been installed at key intersections. The multi-use path along Weston Avenue extends to and continues north along Birch Street, past the Ministry St. Clare’s Hospital Campus, to a bicycle-pedestrian overpass crossing State Highway 29. This bicycle-pedestrian route continues as a signed “on-street” route which eventually reaches residential neighborhoods in the westerly area of the Village and destinations including DC Everest Senior High School.



PLANNING CONSIDERATION

The current and proposed street geometry for Camp Phillips Road along the west boundary of the Southeast Quadrant planning area has and will result in a significant travel barrier for pedestrian and bike travel between the planning area and the Ministry St. Clare’s campus and access to the Birch Street Bike Ped Bridge. Consideration should be given to improving a bicycle-pedestrian crossing on Camp Phillips Road. There are multiple options for this crossing -- an underpass, overpass, or actuated signals – and should be addressed with planning and engineering of future plans for Camp Phillips Road improvements or WisDOT projects to improve State Highway 29 ramps.

PLANNING CONSIDERATION

Given the role and function of these arterial routes in the Weston street system consideration should be given to:

Extending the Arterial designation for Weston Avenue easterly from Von Kanel Street to County Highway J. Recognize that required right-of-way widths for arterial and collector streets may be increased to accommodate roadway design, intersection geometry, and bicycle and pedestrian traffic based on TIA recommendations. Improvements to Alderson between Weston Avenue and Jelinek Avenue (intergovernmental coordination with Rothschild)

- Specifically identify the extension of Municipal Street (and Old Costa Lane) with a State Highway 29 overpass to Weston Avenue in the TIP as well as the Official Map (11-1). Show both as collector streets with 80-foot right-of-way.
- Relocate the intersection of Fuller and Schofield to the Old Costa Lane/Schofield Avenue intersection.
- Consider a bike/pedestrian, Neighborhood Electric Vehicle (NEV) Bridge at Von Kanel.
- Improve Von Kanel to Shorey and Shorey to Camp Phillips Road as collector streets with 80-foot right-of-way.

Within the planning area, consider 80-foot rights-of-way as a minimum for collector streets instead of 100 feet.

3.3.6 RECREATION

There are no existing public recreation facilities within the Camp Phillips Corridor South Neighborhood.

3.3.7 SOUTHEAST QUADRANT PLANNING AREA

3.3.7.1 Description of Planning Area

The Southeast Quadrant General Plan addresses planning issues and initiatives intended to provide a framework for managing the future development of approximately 327 acres occupying the middle portion of the Camp Phillips Corridor South Neighborhood. This planning area is generally bounded by State Highway 29 on the north, Weston Avenue on the south, Camp Phillips Road on the west, and the east line of PLSS Section 21.

During the course of evaluating the various planning related issues affecting this territory, the general boundary was expanded in two locations to reflect “off-site” planning considerations relating to street connections identified in Chapter 9 – Transportation and the Village Official Map. These include: the extension of Municipal Street to Weston Avenue (along the eastern boundary) and the extension of Transport Way (southwest corner of the planning area, south of Weston Avenue and east of Camp Phillips Road).

3.3.7.2 Topography and General Surface Drainage

Generally, the Southeast Quadrant Planning Area is characterized by level to gently rolling topography. The highpoint elevation, approximately 1,278 feet above mean sea level (MSL) is located along Von Kanel Street approximately 400m

north of Weston Avenue. Low elevations occur at three locations around the perimeter of the planning area: the southwest corner – 1,250 MSL, northwest corner – 1,260 MSL and the midpoint of the east boundary – 1,238 MSL.

Located immediately to the west of the northwest corner of the Southeast Quadrant planning area, the Camp Phillips Road – State Highway 29 overpass is at elevation 1,284 MSL.

The planning area is situated on the divide between the Eau Claire River basin to the north and northeast and Cedar Creek to the south and southwest. Within the Southeast Quadrant Planning Area, this divide is generally delimited by Von Kanel Street right of way which occupies a very slight ridge.

Surface drainage east of Von Kanel Street is captured in two shallow ephemeral drainage ways which generally flow northeasterly. The north drainage way conveys surface drainage from a 39-acre watershed and has been impounded in a small 1-acre farm pond. The east drainage way conveys surface water from a 101-acre watershed to the easterly border of the study area. Both drainage ways discharge northerly to highway culverts under State Highway 29 and there are delineated wetlands associated with both. The remaining 20-acre area east of Von Kanel Street drains southwesterly to the Von Kanel – Weston Avenue intersection and continues off-site to the southwest.

The west half of the planning area is also divided into three (3) drainage basins. The north basin encompasses approximately 45 acres and drains generally to the north and is captured by the road ditch along State Highway 29 and then is conveyed north via highway culverts. The southeasterly 26 acres drains southeasterly to the Von Kanel – Weston Avenue intersection and then southwesterly. Drainage from the remaining 71 acres west of Von Kanel Street is not contained within any identifiable drainage way until it is captured by the roadside ditch along the east right of way line of Camp Phillips Road.

Due to the generally level terrain and the construction of Camp Phillips Road improvements in the early 1990s, the ground surface in the west end of the Southeast Quadrant Planning Area has morphed into an ecology characterized by mosaic wetland ecology with numerous patches of small upland flora interspersed with small isolated shallow wetland pockets. Construction and elevation of Camp Phillips Road and Weston Avenue infrastructure appears to have restricted and diverted historic surface drainage patterns that previously went westerly and southwesterly to a ravine channel located to the southwest of the Camp Phillips Road and Weston Avenue intersection.

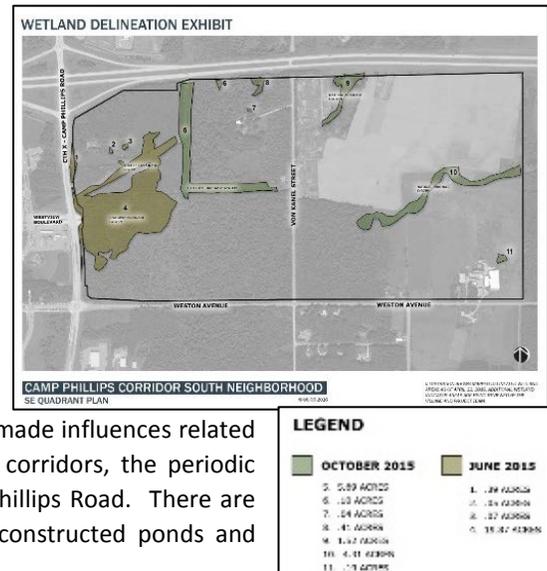
3.3.7.3 Wetlands

The overall planning area contains approximately 32+ acres of wetlands, which have been identified through field investigations conducted at various times between 2002 and 2015.

Within the east half of the Southeast Quadrant Planning Area, (east of Von Kanel Street) two (2) wetland features are naturally occurring based on terrain and historic natural drainage patterns.

Within the west half of the planning area, wetland habitat is related to

the generally level terrain and has been significantly affected from man-made influences related to the installation and maintenance of overhead electric transmission corridors, the periodic harvesting of pulpwood and the construction and expansion of Camp Phillips Road. There are also several small isolated locations which are associated with small constructed ponds and landscape features and the ditch drainage along Camp Phillips Road.



PLANNING CONSIDERATION

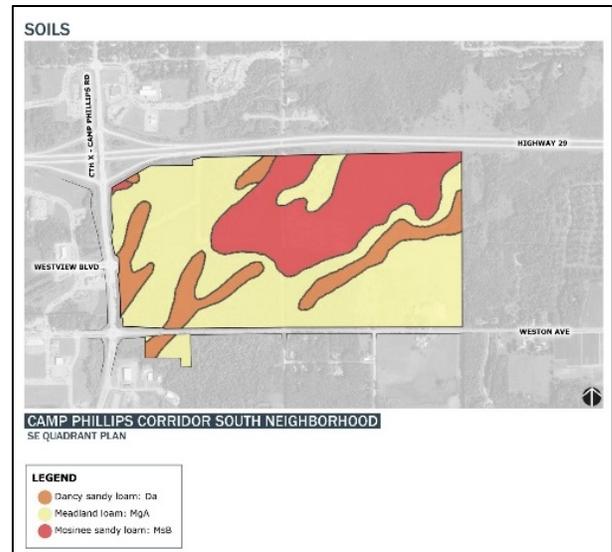
The low quality wetlands in the planning area are characteristically densely wooded and brushy. Current Wisconsin Department of Natural Resources policy appears to preclude any form of habitat management activity within the wetlands and consequently these areas (as may remain after permitting) will remain and persist as relatively dense woodlands. This will screen and minimize visibility and perceived accessibility to the interior of the Southeast Quadrant Planning Area. Without mitigation, or at the very least proactive habitat management, these low quality wetlands are a significant impairment to the sustained viability of commercial development in the Southeast Quadrant.

3.3.7.4 Soils and Geologic Characteristics

The soils in the area have formed from a soil solum of undifferentiated glacial till deposited over competent granite bedrock. The Natural Resources Conservation Service (NRCS) Web Soil Survey shows four different soil series within the area:

- Dancy sandy loam
- Meadland loam
- Mosinee sandy loam (2-6% slopes)
- Mosinee sandy loam (6-12% slopes)

For the most part these soils are loam or loamy sand overlying sandy loam or gravely sandy loam. The Meadland loam is a somewhat poorly drained hydric soil and is predominant within most of the planning area and, where encountered, has required extra-ordinary excavation to mitigate for site and infrastructure construction.



The underlying geology in the area is primarily Lower Proterozoic granite and is encountered at various depths throughout the region. Within the Southeast Quadrant Planning Area, depth to bedrock ranges from 10 feet below ground surface (BGS) at Camp Phillips Road and Weston Avenue intersection, to 13 feet BGS at Von Kanel Street and Weston Avenue, to 10 feet BGS on Von Kanel Street approximately 1,300 feet north of Weston Avenue, to approximately 6 feet BGS along Von Kanel Street near the State Highway 29 right-of-way.

3.3.7.5 Endangered and Threatened Species and Habitats

An initial screening of the Natural Heritage Inventory (NHI) data base maintained by the Wisconsin Department of Natural Resources did not indicate the presence of endangered or threatened plant or animal species or habitats within the Southeast Quadrant Planning Area and the nearby vicinity.

3.3.7.6 Water and Sanitary Sewer Infrastructure

The Village installed a backbone system of sanitary sewer and water infrastructure in the Southeast Quadrant Planning Area in 1998.

This infrastructure consists of a 12-inch ductile iron water main along Von Kanel Street extending from north of State Highway 29 south to Weston Avenue and then west along Weston Avenue. The water main network is looped through Stone Ridge Drive and the Weston Regional Medical Center Campus with an extension back to the east side at the Camp Phillips Road and Westview intersection. This main is linked to the Camp Phillips Road water main and is looped through the Ministry St. Clare's Hospital Campus to Birch Street. To complement this backbone water distribution system, the Village has planned for a future water tower near the corner of Ministry Parkway and Weston Avenue – approximately one-quarter mile west of Camp Phillips Road. The Village also envisions extending a main from Birch Street to Alderson Street to create additional looping to support development in the Southeast Quadrant Planning Area.

The sanitary sewer infrastructure serving the area consists of a 15-inch PVC sanitary sewer along Von Kanel Street and 18-inch ductile iron sanitary sewer along Weston Avenue westerly from Von Kanel Street. Sanitary sewer main does not extend easterly along Weston Avenue from Von Kanel Street. Based on the depth of the sanitary sewer relative to existing ground surfaces, it is anticipated that all building sites within the west half of the Southeast Quadrant Planning area will be serviceable by gravity sewer. The Von Kanel Street sewer could potentially provide gravity sewer service to lands east of and within 600 feet of Von Kanel Street, provided buildings are above elevation 1,269 MSL. In general, due to terrain and topography development of, lands east of Von Kanel Street will require installation of a sanitary sewer pump station and force main.

3.3.7.7 Energy

The site is currently traversed by regional gas and electric transmission lines. The site is bisected by a TransCanada (ANR) gas line and easement running east-west roughly through the middle of the area. In addition, an American Transmission Company (ATC) overhead electrical transmission line follows the gas easement and branches northeasterly in the northwest quarter of the site. In order to prepare the site for future development, the Village is exploring cost-share options to relocate the ATC corridor to the north perimeter of the site. This would minimize the visual impacts to the Village's primary commercial "gateway," perceived site hazards, and the impacts on future building size and placement. Whether relocated or not, both of these energy lines will inform the design of future improvements and development sites.

PLANNING CONSIDERATION

As noted above, the ANR gas line and ATC overhead electrical lines pose constraints to development, although these may potentially be minimized with utility relocations. The ATC lines pose significant constraints due to the restrictions on structures and landscaping within the easement and the aesthetic impacts to the area. Both the ANR gas line and the potentially relocated ATC easements may provide opportunity for creation and improvement of the east-west bike corridor.

3.4 CONSENSUS NEIGHBORHOOD PLANNING CONCEPT

3.4.1 ALTERNATIVES DISCUSSED AND PLAN PRIORITIES

JSD has formulated generalized land use scenario(s) within the framework of the Village's Comprehensive Plan, and with consideration given for the existing constraints and opportunities discussed in the previous sections of this plan. These scenarios have also undergone a preliminary vetting by real estate professionals and their informal commentary has been incorporated into the general layouts. For purposes of preparing the traffic generation forecasts included in the Preliminary

Traffic Impact Analysis (PTIA), an additional iteration of each of the scenarios was prepared which articulated a reasonable projection of detailed land uses and building sizes.

The focus of this concept planning effort was primarily to identify options and development expectations relating to a long-term horizon for the development of the entire Southeast Quadrant Planning Area. Each scenario was also specifically organized to evaluate development options in response to the critical regulatory constraint created by the identified low quality wetland habitats within the area and their pre-emption of the planned continuation of Westview Boulevard from Camp Phillips Road into the interior of the planning area.

The three general scenarios that emerged from this planning effort were then vetted against the primary planning considerations and objectives for the development in the area:

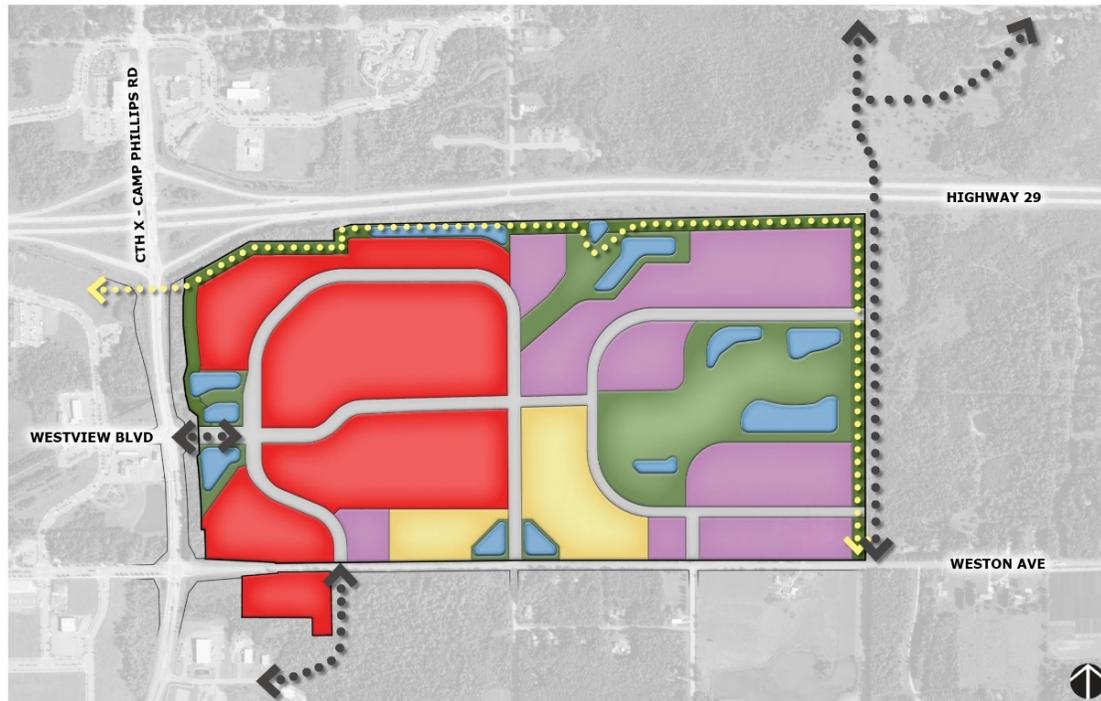
- Maximize private investment opportunities to increase the Village tax base;
- Efficiently and effectively utilize existing public investment in water and sanitary sewer infrastructure;
- To the extent practical, manage projected traffic impacts to achieve and maintain an acceptable Level of Service “C” or better along the Camp Phillips Road corridor; and
- Mitigate potential impacts to sensitive and high value environmental resources.

**Summary of Development Scenarios
Southeast Quadrant Planning Area**

Development Scenario (Projected EAV)	Commercial Uses (Acres)	Office and Employment Uses (Acres)	Residential Uses (Acres)	Street ROWs (Acres)	Environmental Corridors (Acres)
A \$152,000,000	102	62	23	58	82
B \$129,000,000	89	67	17	53	101
C \$98,000,000	19	122	12	49	125

3.4.2 DETAILED DESCRIPTIONS OF SCENARIOS

SCENARIO A



CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD
SE QUADRANT PLAN

LEGEND		Acres	Land Use
● Commercial	● Environmental	102	Commercial
● Employment	● Overhead Electric & Trail	62	Employment
● Residential	● Stormwater Management	23	Residential
⬇ Future Road	⬇ Future Bike/Pedestrian Trail	82	Environmental Corridor/ Buffer/Stormwater/Wetlands
		32	Internal Streets
		26	Street ROW/Collector/Arterial Streets
		327	TOTAL
		* All acreage calculations are approximate	

Scenario A – This general development layout maximizes developable area (and thus tax base) based on mitigation of a majority of the delineated low quality wetland located in the westerly half of the Southeast Quadrant Planning Area. The generalized commercial land uses are envisioned to include multiple retail stores as determined by developer assessment of market conditions and demands. It is anticipated that the retail area will include large and medium format stores, small specialty shops, convenience retail locations, dining and entertainment businesses, lodging and professional services. It is also envisioned that within the general retail area, the development will create an attractive “Town Center” location that will be managed to establish and maintain an identity and shopper experience that will contribute to the sustained economic viability of the site.

Specifically, Scenario A is predicated on the extension of Westview Boulevard and the installation of appropriate lane and intersection improvements along Camp Phillips Road and Weston Avenue as determined by the Preliminary Traffic Impact Analysis (PTIA).

Preliminary forecast equalized assessed value at full buildout: \$152,000,000.

SCENARIO B



CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD
SE QUADRANT PLAN

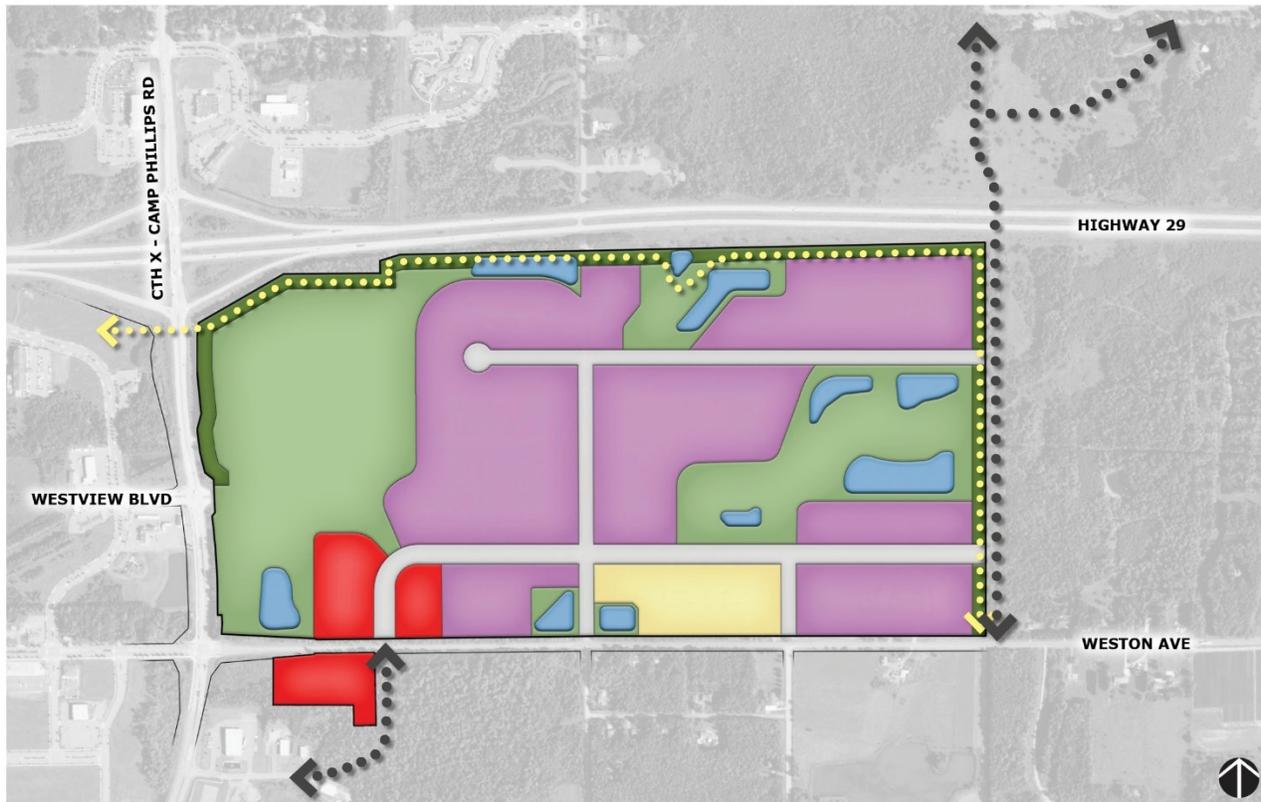
LEGEND		Acres	Land Use
● Commercial	● Environmental	89	Commercial
● Employment	● Overhead Electric & Trail	67	Employment
● Residential	● Stormwater Management	17	Residential
◆ Future Road	◆ Future Bike/Pedestrian Trail	101	Environmental Corridor/ Buffer/Stormwater/Wetlands
		27	Internal Streets
		26	Street ROW/Collector/Arterial Streets
		327	TOTAL
		* All acreage calculations are approximate	

Scenario B – This general development layout maximizes developable area (and thus tax base) based on mitigation of the minimal and limited area of wetland disturbance needed to accommodate the planned extension of Westview Boulevard and installation of Camp Phillips Road and Weston Avenue improvements. As shown, the majority of the wetland areas remain but it should be noted that there is a substantial reduction in the amount of developable retail land use. Similar to Scenario A, the generalized commercial land uses are envisioned to include multiple retail stores but are situated on less land and consequently the scenario results in less tax base. It is anticipated that the retail area will include large and medium format stores, small specialty shops, convenience retail locations, dining and entertainment businesses, lodging and professional services. It is also envisioned that within the general retail area, the development will create an attractive “Town Center” location that will be managed to establish and maintain an identity and shopper experience that will contribute to the sustained economic viability of the site.

Similar to Scenario A, Scenario B is predicated on the extension of Westview Boulevard and the installation of appropriate intersection improvements as determined by the Preliminary Traffic Impact Analysis (PTIA).

Preliminary forecast equalized assessed value at full buildout: \$129,000,000.

SCENARIO C



CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD
SE QUADRANT PLAN

LEGEND		Acres	Land Use
●	Commercial	19	Commercial
●	Employment	122	Employment
●	Residential	12	Residential
●	Environmental	125	Environmental Corridor/ Buffer/Stormwater/Wetlands
●	Stormwater Management	27	Internal Streets
	Future Road	22	Street ROW/Collector/Arterial Streets
	Future Bike/Pedestrian Trail		
		327	TOTAL

* All acreage calculations are approximate

Scenario C – This general layout maximizes developable area remaining in the planning area with little to no encroachment or mitigation of any of the identified wetlands. The scenario reflects the severe impact of precluding the planned extension of Westview Boulevard due to the wetland areas. Without public street access to Camp Phillips Road and visual proximity to the Camp Phillips Road and Weston Avenue intersection the Southeast Quadrant planning area has virtually no physical attributes that make the area a viable location for commercial retail development. Access is limited to Weston Avenue only, with the first street intersection nearly one-quarter mile east of the Camp Phillips Road Weston intersection (three-quarters of a mile and two left turns from the State Highway 29 – Camp Phillips Road interchange). Consequently, land use development is limited to smaller non-retail business which will not contribute significantly to the Village tax base nor address the needs of Village residents for additional diverse commercial opportunities.

Preliminary forecast equalized assessed value at full buildout: \$98,000,000.

3.4.3 RECOMMENDED CAMP PHILLIPS CORRIDOR - SOUTH NEIGHBORHOOD DEVELOPMENT PLAN

Description

The objective of Camp Phillips Corridor South Neighborhood – Southeast Quadrant General Plan is to set a policy framework that will encourage the creation of a vibrant and viable commercial hub on the south side of the Village of Weston. This commercial center is envisioned to provide a broad array of commercial and service land uses which would meet the daily shopping needs of local residents and consumers within the general trade area and reduce the need for travel west to Wausau and Rib Mountain, where the bulk of the region’s commercial retail businesses currently exist. While the large-format retail sites would anchor the project, smaller sites would provide economic diversity within the project, and would support the Village’s objectives for “placemaking”. These ancillary sites provide opportunities for single or multi-tenant retail buildings that would provide a variety of consumer goods, convenience retail, entertainment, personal services, professional services/offices, hospitality, and residential uses.



The recommended approach to implementing the Southeast Quadrant General Plan is for the Village to focus on creating development opportunities in the 167-acre tract bounded by Camp Phillips Road, State Highway 29, Von Kanel Street, and Weston Avenue (and including the Weston Avenue frontage between Camp Phillips Road and Transport Way extended). This refined “First Phase” location has several tangible and intangible attributes:

- The site area is large enough to address near-term needs for the community by creating new flexible commercial sites to accommodate a variety of retail building configurations;
- The location is visible from (and with the extension of Westview Boulevard) and conveniently accessible to both regional and state wide arterial transportation routes;
- Development is supported by existing water and sewer infrastructure investments;
- The location builds on the momentum of the adjacent Weston Regional Medical Center campus development; and
- There is strong interest in the general trade area and a development project that is able to quickly get to the market will be able to capitalize on this interest, build momentum, and establish investor confidence in the overall South Neighborhood.



3.4.4 IMPLEMENTATION STRATEGIES

The success and long term viability of the development is predicated on an efficiently designed street system with direct access to Camp Phillips Road with the planned extension of Westview Boulevard and secondary access to Weston Avenue. Establishing the street network and creating appropriately dimensioned and graded building sites is not without challenges however. Sustained public-private collaboration will be required to resolve the following four (4) critically important issues before the recommended development plan can be implemented:

- Complete or partial mitigation of the wetland located immediately east of the Camp Phillips Road – Westview Boulevard intersection;
- Easterly extension of Westview Boulevard;
- Relocation of the ATC overhead electric transmission lines to the north perimeter of the planning area; and
- Develop engineering design and funding of street improvements to expand the capacity of Camp Phillips Road and intersections to accommodate anticipated traffic generated by the planned land use.

Southeast Quadrant Recommended General Plan

Potential Land Use *	Projected Acreage*
Commercial	101
Specialty Retail and Services (small shops, eating and drinking establishments, professional and consumer services)	<i>TBD</i>
Large and Medium Format Retailers	<i>TBD</i>
Entertainment	<i>TBD</i>
Hospitality	<i>TBD</i>
Employment	3
Professional Office	3
Residential	6
Medium Density Multi-family, and upper level units in mixed use town center area	6
Subtotal Assessable Area	110
Recreation and Conservancies	5
Dual use of the relocated Overhead Electric Transmission Line Corridors	5
Stormwater Management	14
Street and Highway Rights of Way	38
Perimeter Arterial Streets	22
Internal Streets	16
TOTAL	167

* Conceptual arrangement and proportion of projected uses developed by JSD for conceptual descriptive purposes only and is not intended to depict final site development plans. Actual developed area and uses that may be constructed at this location are predicated by the establishment and installation of the easterly extension of Westview Boulevard, and subsequent commitments for private investment based on detailed supporting market analyses.

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www.jsdinc.com

Village of Weston, Wisconsin
Report for the months of June/July 2016
MONTHLY DEPARTMENT REPORT FROM VILLAGE TREASURER

Monthly Department Briefer #2016-07

John Jacobs, Village Treasurer

Friday, July 29th, 2016

1. FOR YOUR IMMEDIATE ATTENTION -- TRUSTEES.

- **Finance Committee meeting** – rescheduled for Wednesday, August 3rd @ 6pm
-
- On Monday, August 1st, the Wisconsin Department of Revenue will post the preliminary **2016 Equalized Values, Tax Incremental District (TID) Values, Net New Construction Report, and County Apportionment Report**. Preliminary 2016 equalized valuations for municipalities will be released on Monday, August 1st. We are expecting some really, REALLY good news on the valuation increases for our 1/1/2016 equalized valuation for the Village and our 2 TIF Districts. This will be very, VERY advantageous for our TIF #1 District refinancing, which will occur during the 3rd/4th quarters of 2016. See the attachment for more information on the timeline for preliminary numbers, the review period, and the final certification of the numbers by August 15th.
This is the FIRST step in our 2017 budget process: 1) knowing how much our Tax Levy can increase for the 2017 budget (before we consider any tax levy limit exceptions for further increases), and 2) knowing how much our estimated TIF District tax levies will be for the 2017 budget. **Be prepared to hang onto your chair when we distribute the preliminary numbers to you at the Board meeting on August 1st. A significant increase is projected “finally” for our entire Village, as well as both of our 2 TIF Districts** (especially for “commercial” property).....which will increase the State’s valuation level much closer to Village Assessor Greg Schmidt’s assessed valuation.
For 2015 last year, the Village’s assessed valuation was 1.078% higher than the State’s equalized valuation. However, we are expecting that gap to close significantly by Monday, so that the State’s 2016 equalized valuation will be much closer to Greg’s assessed valuations for Village property.
- On Wednesday, August 10th, the Wisconsin Department of Administration will post the preliminary 2016 population number. The Village’s 2015 population increased from 15,090 (2014) to 15,276 (2015), or an increase of 186 residents (a 1.23% increase). The 2016 population number will be used in computing part of the formula for the Village’s share of the Everest Metro and SAFER District budgets for 2017.
- The 2015 Financial Audit for the SAFER District was approved on 6/28/2016 by the SAFER Board of Directors. A paper copy of this audit report is sitting in your in-baskets in the Board Room for your reference, if you have not already received a copy of it at the committee level.
- The 2015 Financial Audit for Everest Metro Public Safety (Police Department and Municipal Court) was approved on 7/20/2016 by the Joint Finance Committee. A paper copy of this audit report is sitting in your in-baskets in the Board Room for your reference, if you have not already received a copy of it at the committee level.
- The 2015 Financial Audit for the Village of Weston is still wrapping up. The fieldwork has been completed on-site at the Village; however, there are several open items that are being reviewed by the Finance Team before the 2015 books are closed. For example, the Village received the final worker’s comp audit results

a few weeks ago that showed a balance due of \$5,183 to Spectrum Insurance. But, the Village's calculations reflect a REFUND due of \$11,388. The Village has contacted Spectrum Insurance for a resolution to this discrepancy, and now Westland Insurance is also involved because the insurance agent responsibilities had switched on 7/1/2015 for our worker's comp policy. This is a \$16,571 difference in favor of the Village (and the 2015 budget status surplus) if the Finance Team's calculations are correct on this matter.

Since the Everest Metro and SAFER District audits are all wrapped up,

- 2017-2018 Budget Worksheets will be distributed on Monday, August 1st to all departments. The new budget season is now upon us!

2. STRATEGIC PLAN PROJECT STATUS.

- 2017-2018 Operating Budget & CIP Budget document "Budget Worksheets" will be distributed on Monday, August 1st to all departments. The new budget season is now upon us! All departments will receive their July 2016 budget status reports next week (during the 1st week of August).
- 2016-2020 CIP Budget Document – Jacobs and Guild have discussed the timing of a number of 2016 CIP Budget adjustments that need to be approved by the Finance Committee and Village Board in the coming months. These 2016 budget adjustments will be presented first to the Finance Committee in August 2016.
- Continue to discuss with AccuMed about their proposed Customer Portal, to allow Village Staff access into their EMS billing software to generate reports by ourselves for SAFER District. Accumed has now included the Finance Team with a monthly report listing that is placed into a dropbox for us to access, so that we can begin the monthly/quarterly reconciliation of the EMS billings more frequently than once a year for the SAFER District.
- Finance staff will begin RFP process for Assessment Services for 2017-2019 during 3rd quarter 2016.
- Redefine TIF District Refinancing Strategy – Jacobs is working with Greg Johnson (our financial advisor from Ehlers) on a timetable for the CDA/TIF debt to be refinanced during the 3rd or 4th quarters of 2016, after the 2015 financial audit has been completed and published in 2016. The amount of CDA debt which is eligible to be refinanced is approximately about \$19 million. Jacobs/Stroik will also be working with JSD representatives and MDROffers on an updated TIF District #1 project plan over the fall months.
- Update General Fund Balance Policy and Create a Fund Balance Policy for the Enterprise Funds (Water, Sewer, and Stormwater Utility Funds) – After the 2015 Village's financial audit has been completed in 2016, the Finance Department team will revisit these fund balance policies in the 2nd half of 2016, prior to the 2017 budget being adopted. Ehlers will assist Village staff in the recommendation of a fund balance policy for the Village's (3) enterprise/utility funds.
- Online Payment Service Provider – Other Village staff members (Nate/Jared) continue to investigate technology options for the Village for providing alternative payment choices for our taxpayers/customers. After the investigative team has compiled a list of vendors that provide these services, Jacobs will then discuss these options with the investigative team and forward any recommendation onto the Finance Committee at that time in the coming months. The goal is to have this service available for customers by the end of 2016.

3. BUDGET AND FINANCIAL PLAN STATUS.

- Finance Department Team is working on the 12/31/2015 financial statements for the Village. After the draft financial statements have been completed, they will be forwarded to the Village's auditors (CliftonLarsonAllen) for their review. The auditors will then provide a report and presentation to the Finance Committee or the Village Board in the next few weeks.
- Stroik/Jacobs are in the process of completing the internal final 2015 and June 2016 individual fund-by-fund budget status reports for the next upcoming Finance Committee meeting (August 3rd). As each fund is reconciled and wrapped up, the individual fund's "internal" report is prepared and ready for distribution with the next agenda meeting packet, which will be distributed on Monday, August 1st.
- Finance Department Team will revisit setting up the "Dashboard" program for all departments accessibility in August, after the Village's financial audit has been completed. The ultimate goal for each department manager to be able to access financial summary and detailed reports at their convenience, with the use of a computer laptop or phone. They would be able to access this data 24/7, without waiting for the Finance Department to run them a report.
- Budget amendment items in the General Fund (coming from the Contingency Reserve) and for the \$1.7 million loan/land acquisition for parkland purposes in the CIP Budget will be presented to the Finance Committee and Village Board in several months, after the total cost estimate for the JSD neighborhood planned development corridor and wage/fringe benefit adjustments have been identified by the third quarter of 2016.

4. EMPLOYEE DEVELOPMENT & ENGAGEMENT.

- Jacobs will begin holding weekly Finance Team meetings, as we head into the Budget Cycle next week (beginning of August 2016), so that we distribute all of the budgetary duties between the 3 full-time members of the department.
- Jacobs spends about 15-30 minutes each day mentoring Stroik and Trittin on tasks that they have been assigned, and answering any questions which they might have.
- Stroik/Trittin attended the 7/10-7/15 Municipal Treasurers Workshop in Green Bay for first year employees new to local government Finance Departments. They both learned many things about the cyclical tasks that are required of Finance/Treasurers' Offices in Wisconsin. They will attend the same program for the next two following years (2017 and 2018) to earn their Treasurer certification status.
- Trittin is spending several hours each week with Utility Clerk VanSwol on cross-training for utility customer needs and requests, which is serving the back-up role for VanSwol that was needed in the continual growing utility customer account base at the Village.

5. PERFORMANCE AND METRICS.

- Daily expectations and highest priority duties are getting completed regularly and accurately.
- The Finance Department Team is aware of all deadlines looming ahead on all tasks over the next few weeks up through the end of 2016.

6. COMMUNITY FEEDBACK

- Nothing noteworthy from the past two months.

7. IDENTIFIED NEEDS.

- Jacobs has requested Guild's assistance in obtaining the financing for the Village's share of the SAFER 2016 capital equipment replacement program, which will now be executed through the Village's debt capacity (not through the SAFER District for 2016).

8. NEW IDEAS & OPPORTUNITIES.

- With the quantity of fees that we are incurring from ADP in processing our payroll for all 3 entities at this time and with the amount of staff time (Village/Metro/SAFER) still involved in processing payroll, Jacobs/Stroik/Weinkauff will conduct a full review of all 2014, 2015, and 2016 ADP fees incurred during the summer of 2016 (prior to the 2017 budget recommendation), to determine if it makes financial sense to continue using ADP for payroll services vs. returning the payroll function back "in-house" in 2017.

9. MISCELLANEOUS COMMENTS / ISSUES.

- Stroik and Trittin continue to be a pleasure to work with in the re-evolving Finance Department in the few short months that we have all been together.



[Home](#) > [Governments](#) > [Messages to Municipal & County Officials](#) > [2016 Preliminary Equalized Values](#)

July 13, 2016

**TO: County Clerks, County Treasurers, Real Property Listers
Register of Deeds, Statutory Assessors, Public Assessor List
Municipal Clerks, Municipal Treasurers, TID Subscriber List**

Subject: 2016 Preliminary Equalized Values

Preliminary Equalized Values

This is a reminder that by August 1, 2016, the Wisconsin Department of Revenue (DOR) will post the preliminary equalized values, net new construction, and tax incremental district values.

Important Information

- Monday, August 1 - DOR will post the preliminary 2016 Equalized Values, Tax Incremental District (TID) Values, Net New Construction Report, and County Apportionment Report to our website
- Review period - Monday, August 1 to Monday, August 8
- If DOR determines any changes to the preliminary values are warranted by law (sec. 70.57(1b) Wis. Stats.), we will make the changes before certifying the values on Monday, August 15

Guidelines for Warranted Changes

- DOR will make changes to preliminary values following these thresholds. If the change is:
 - **Greater than 2 percent** of the Equalized Value or TID Value - we will adjust the 2016 value
 - **2 percent or less** of the Equalized Value or TID Value - we will adjust the 2017 value
- We will not apply value changes resulting from an amended Municipal Assessment Report (MAR) or Tax Incremental District Report (TAR) filed after the second Monday in June. These changes will become an adjustment to the 2017 Equalized Value or TID value.
- If necessary, DOR will contact the municipal assessor to discuss and confirm changes

Timeline

- **August 1** - DOR will post the 2016 Preliminary Equalized Values, TID Values, Net New Construction Report and County Apportionment Report, and notify stakeholders
- **August 8** - Deadline for municipalities to contact an [Equalization Bureau District Office](#) about the preliminary values
- **August 15** - DOR will publish the 2016 Final Equalized Values, TID Values, Net New Construction Report and County Apportionment Report, and notify stakeholders

Under state law (sec. 70.57, Wis. Stats.), value changes identified after August 15 must be made the following year. These statutory corrections are often required when DOR receives a MAR or TAR late in the processing cycle.

Additional Information

For more information on the Equalization process and uses of Equalized Values, review the Wisconsin's Equalized Values publication on our website.

Thank you,
Equalization Bureau
Wisconsin Department of Revenue

**VILLAGE OF WESTON
EQUALIZED VALUATION COMPARISON**

CALENDAR YEAR BEGINNING 1/01	TAX INCREMENTS ON TIF DISTRICTS			ALL OTHER AREAS	TOTAL EQUALIZED VALUE	% CHANGE
	TIF DISTRICT #1	ENV. TIF DISTRICT	TIF DISTRICT #2			
ACTUAL						
1996	-	-	-	\$ 347,695,900	\$ 347,695,900	
1997	-	-	-	383,410,300	383,410,300	10.27%
1998	-	-	-	425,575,100	425,575,100	11.00%
1999	\$ 608,700	-	-	447,799,000	448,407,700	5.37%
2000	3,632,600	-	-	481,672,800	485,305,400	8.23%
2001	9,577,100	-	-	520,555,400	530,132,500	9.24%
2002	16,902,000	-	-	546,836,900	563,738,900	6.34%
2003	21,195,200	\$ 12,700	-	576,425,400	597,633,300	6.01%
2004	40,781,700	458,700	-	628,518,100	669,758,500	12.07%
2005	74,363,900	371,300	\$ 1,016,200	675,866,400	751,617,800	12.22%
2006	115,473,200	434,400	2,798,500	748,656,900	867,363,000	15.40%
2007	154,191,400	500,800	11,941,400	789,413,500	956,047,100	10.22%
2008	187,727,700	2,729,900	25,817,000	843,351,100	1,059,625,700	10.83%
2009	189,627,800	2,602,800	23,060,400	837,660,500	1,052,951,500	-0.63%
2010	177,744,100	N/A	17,788,100	822,122,000	1,017,654,200	-3.35%
2011	176,015,600	N/A	18,110,800	836,246,300	1,030,372,700	1.25%
2012	164,865,600	N/A	14,011,600	787,833,200	966,710,400	-6.18%
2013	174,839,500	N/A	12,627,900	809,005,600	996,473,000	3.08%
2014	185,640,800	N/A	14,120,200	801,221,900	1,000,982,900	0.45%
2015	198,263,700	N/A	14,354,500	818,999,200	1,031,617,400	3.06%
2016 Prelim.	209,600,000	N/A	17,452,100	864,833,400	1,091,885,500	5.84%

% Average Annual Growth (1996-2016) = 6.04%

2016 Change	\$ 11,336,300	\$ 3,097,600	\$ 45,834,200	\$ 60,268,100
	5.72%	21.58%	5.60%	5.84%

WISCONSIN DEPARTMENT OF REVENUE
2016 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM

County 37 Marathon
 Village 192 Weston

REAL ESTATE	2015 RE Equalized Value	Removal of Prior Year Compensation	% Change	\$ Amount of Economic Change	% Change	\$ Amount of New Constr	% Change	Correction & Compensation	% Change	\$ Amount of All Other Changes	% Change	2016 RE Equalized Value	Total \$ Change in R.E. Value	% Change
Residential														
Land	151,620,200	0	0%	1,516,100	1%	280,800	0%	-14,200	0%	-7,300	0%	153,395,600	1,775,400	1%
Imp	478,735,300	89,600	0%	4,787,500	1%	5,687,400	1%	-145,200	0%	-413,300	0%	488,741,300	10,006,000	2%
Total	630,355,500	89,600	0%	6,303,600	1%	5,968,200	1%	-159,400	0%	-420,600	0%	642,136,900	11,781,400	2%
Commercial														
Land	89,879,700	0	0%	13,479,900	15%	0	0%	-27,400	0%	-391,500	0%	102,940,700	13,061,000	15%
Imp	216,379,600	0	0%	32,412,800	15%	4,179,600	2%	-588,200	0%	-847,700	0%	251,536,100	35,156,500	16%
Total	306,259,300	0	0%	45,892,700	15%	4,179,600	1%	-615,600	0%	-1,239,200	0%	354,476,800	48,217,500	16%
Manufacturing														
Land	6,972,900	0	0%	0	0%	0	0%	0	0%	344,700	5%	7,317,600	344,700	5%
Imp	51,538,400	0	0%	-247,400	0%	815,600	2%	0	0%	567,800	1%	52,674,400	1,136,000	2%
Total	58,511,300	0	0%	-247,400	0%	815,600	1%	0	0%	912,500	2%	59,992,000	1,480,700	3%
Agricultural														
Land/Total	159,400	100	0%	2,400	2%	0	0%	0	0%	1,900	1%	163,800	4,400	3%
Undeveloped														
Land/Total	675,900	12,600	2%	7,200	1%	0	0%	74,600	11%	-26,200	-4%	744,100	68,200	10%
Ag Forest														
Land/Total	1,035,900	1,500	0%	-159,600	-15%	0	0%	0	0%	-4,900	0%	872,900	-163,000	-16%
Forest														
Land/Total	5,577,900	3,000	0%	-858,600	-15%	0	0%	0	0%	92,400	2%	4,814,700	-763,200	-14%
Other														
Land	185,000	0	0%	2,500	1%	0	0%	0	0%	7,500	4%	195,000	10,000	5%
Imp	547,300	0	0%	21,900	4%	26,200	5%	-200	0%	0	0%	595,200	47,900	9%
Total	732,300	0	0%	24,400	3%	26,200	4%	-200	0%	7,500	1%	790,200	57,900	8%
Total Real Estate														
Land	256,106,900	17,200	0%	13,989,900	5%	280,800	0%	33,000	0%	16,600	0%	270,444,400	14,337,500	6%
Imp	747,200,600	89,600	0%	36,974,800	5%	10,708,800	1%	-733,600	0%	-693,200	0%	793,547,000	46,346,400	6%
Total	1,003,307,500	106,800	0%	50,964,700	5%	10,989,600	1%	-700,600	0%	-676,600	0%	1,063,991,400	60,683,900	6%

PERSONAL PROPERTY	Non-Mfg Personal Property			Manufacturing Personal Property			Total of All Personal Property			
	2015	2016	% Change	2015	2016	% Change	2015 Total	2016 Total	Tot. \$ Chg in PP	% Change
Watercraft	600	500	-17%	0	0	0%	600	500	-100	-17%
Machinery Tools & Patterns	8,985,100	9,900,600	10%	2,702,900	3,285,500	22%	11,688,000	13,186,100	1,498,100	13%
Furniture Fixtures & Equip	12,806,100	10,777,000	-16%	901,200	1,020,300	13%	13,707,300	11,797,300	-1,910,000	-14%
All Other	2,654,200	3,026,500	14%	259,800	339,500	31%	2,914,000	3,366,000	452,000	16%
Prior Year Compensation	0	-444,600		0	-11,200		0	-455,800	-455,800	
Total Personal Property	24,446,000	23,260,000	-5%	3,863,900	4,634,100	20%	28,309,900	27,894,100	-415,800	-1%
TOTAL EQUALIZED VALUE	2015 Total							2016 Total	Total \$ Change	% Change
Real Estate & Personal Property	1,031,617,400							1,091,885,500	60,268,100	6%

Wisconsin Department of Revenue
Bureau of Equalization
TIF Value Limitation Report

Municipality	CoMun Code	TID No.	Base Year	2016 TID Current Value	2016 TID Value Increment	2016 Muni Equalized Value	5% Test	7% Test	12% Test
Westfield	39191	001	1993	11,235,800	8,487,300				
Municipal Totals				11,235,800	8,487,300	56,502,000			15.02%
Weston	37192	001	1998	224,841,600	209,600,000				
	37192	002	2004	52,305,100	17,452,100				
Municipal Totals				277,146,700	227,052,100	1,091,885,500			20.79%
Weyauwega	68292	004	2001	4,208,300	3,749,500				
	68292	005	2007	1,858,800	0				
	68292	006	2015	10,680,000	4,069,000				
	68292	007	2015	898,800	149,100				
Municipal Totals				17,645,900	7,967,600	96,530,300			8.25%
Weyauwega	68042	001T	2005	6,137,100	4,468,400				
Municipal Totals				6,137,100	4,468,400	58,124,100	7.69%	10.56%	
Weyerhaeuser	54191	001	2013	19,264,600	18,535,900				
Municipal Totals				19,264,600	18,535,900	27,116,000			68.36%
White Lake	34191	001	1997	1,866,600	1,541,600				
Municipal Totals				1,866,600	1,541,600	17,312,500			8.90%
Whitefish Bay	40192	001	2004	62,207,000	23,803,300				
	40192	002	2013	11,694,100	11,288,500				
Municipal Totals				73,901,100	35,091,800	2,160,617,700			1.62%
Whitehall	61291	002	2006	5,773,600	4,784,500				
	61291	003	2006	20,848,200	13,142,200				
Municipal Totals				26,621,800	17,926,700	99,714,300			17.98%
Whitelaw	36191	002	2010	3,070,200	780,100				
Municipal Totals				3,070,200	780,100	39,678,400			1.97%
Whitewater	64291	004	1990	74,098,400	52,621,300				
	28292	004	1990	27,213,900	26,245,700				
	28292	005	2007	12,800	(1,700) *				
	64291	005	2007	3,437,400	124,200				
	64291	006	2007	5,277,700	2,654,600				
	64291	007	2007	301,700	(345,000) *				
	28292	008	2007	538,600	34,900				
	64291	009	2007	62,100	23,400				
Municipal Totals				110,942,600	81,704,100	645,398,900			12.66%

*A negative increment is treated as zero increment.

	2016 Equalized Valuation Increase	Additional TIF Taxes before any Tax Rate Increase
<u>Equalized Valuation Increase:</u>		
TIF #1	\$ 11,336,300	\$ 267,057
TIF #2	\$ 3,097,600	\$ 72,972
All Other Areas	\$ 45,834,200	
Total Increase	<u>\$ 60,268,100</u>	<u>\$ 340,029</u>

Net New Construction % & Tax Levy Limit:

Base Tax Levy (Dec. 2015)	\$ 4,900,626
2016 Net New Construction %	0.00986
Allowable Tax Levy Increase for Dec. 2016	<u>\$ 48,320</u>

Equalized Valuation Changes for Municipalities:

Village of Weston	5.84%
Town of Weston	6.47%
Town of Rib Mountain	6.99%
City of Schofield	10.29%