

VIERBICHER
ASSOCIATES

PROJECT PLAN
TAX INCREMENT DISTRICT NO. 1
VILLAGE OF WESTON, WISCONSIN

March 30, 1998

- ▼ ENGINEERING
- ▼ ARCHITECTURE
- ▼ ENVIRONMENTAL
- ▼ SURVEYING/MAPPING
- ▼ COMMUNITY DEVELOPMENT

**Project Plan
Tax Increment District No. 1
Village of Weston, WI**

**Prepared For:
Village of Weston
5500 Schofield Ave.
Weston, WI 54476**

**Prepared By:
Vierbicher Associates, Inc.
6200 Mineral Point Road
Madison, WI 53705**

March 30, 1998

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PROJECT PLAN
TAX INCREMENT DISTRICT NO. 1
WESTON, WISCONSIN

I. INTRODUCTION

This project plan for Tax Increment District No. 1 in the Village of Weston has been prepared in compliance with Wisconsin Statutes Chapter 66.46(4)(f). The project plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. This project plan also includes a detailed description of the tax increment boundaries.

This plan was discussed at the Village of Weston Plan Commission meeting on January 12, 1998, and a special meeting on January 21, 1998, and was recommended for Public Hearing. Notice of the Public Hearing was published January 29, and February 2, 1998. Public Hearing was held on February 9, 1998 and recommendation for approval made by the Plan Commission to the Village Board. This project plan was adopted by resolution of the Village Board on March 30, 1998.

The plan is to be used as the official document that guides public sector investment to spur development within Tax Increment District No. 1. Implementation of the project plan and construction of the proposed improvements will require a case-by-case authorization by the Village Board. Public expenditures for projects listed in the project plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction

The Village Board is not mandated to make public expenditures described in this plan, however, it is limited to implementing only those projects identified. Additions of projects, or changes to boundaries, will require formal amendment to the project plan involving public review and formal Village Board and Joint Review Board approval.

The TID No. 1 Project Plan has been reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. The Joint Review Board Consists of:

Village of Weston
Vilas Machmueller
1415 McIntyre Ave.
Weston, WI 54476

Phone: (715) 359-3820

Marathon County
Bryon Karow
Marathon County Finance Department
500 Forest St.
Wausau, WI 54403

Phone: (715) 847-5430

North Central Technical College
Dennis Huntimer
Greenheck Fan Co.
P.O. Box 410
Schofield, WI 54476

Phone: (715) 359-6171

D. C. Everest Area School District
Bernard J. Fisher
808 S. 57th
Wausau, WI 54403

At-Large
Steve Meinel
M & I Bank
P.O. Box 8008
Wausau, WI 54402-8008

Phone: (715) 847-4212

As required by Wisconsin Statutes Chapter 66.46(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 1 in the Village.

II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC IMPROVEMENTS WITHIN THE DISTRICT

Tax Increment District No. 1 (TID No. 1) of the Village of Weston was created to promote industry as authorized in Wisconsin Statutes 66.46 and 66.52. The expected results of this TID include greater employment opportunities and an increase in industrial and commercial tax base, which will relieve the tax burden of residents and home owners.

Industrial development will be encouraged through activities which provide essential infrastructure, address other factors affecting industrial location decisions, promote sound land use decisions and otherwise creates an environment which is attractive to industry and gives the Village a competitive advantage when industrial location decisions are made. The Village of Weston had a TID Feasibility Report prepared in 1997, which details the economic feasibility of this TID.

Many surveys are conducted of those who make or influence the decisions to locate industrial projects. The following are the key factors, which affect the industrial location decision:

- Labor costs
- Availability of long-term financing
- Skilled labor
- Highway accessibility
- Infrastructure Capacity

- Occupancy/construction costs
- Energy availability/costs
- Tax exemptions
- State & local incentives
- Telecommunications service
- Environmental regulations
- Nearness to major markets
- Low union profile
- Availability/cost of land
- Training programs
- Raw materials availability
- Nearness to suppliers

In addition to the site selection factors, several quality-of-life factors influence the industrial location decision. The most important are:

- Low crime rate
- Health facilities
- Housing costs
- Ratings of public schools
- Housing availability
- Accessibility to commercial and business services
- Climate
- Recreational opportunities

There are many actions the Village can take to provide attractive industrial areas and make itself competitive as a location for industry. Modern infrastructure with sufficient capacity, suitable industrial sites/buildings in locations that are safe, convenient and attractive, trained workforce, sufficient capital, competitive incentives and quality of life are all within the control of the Village. TID No. 1 is being created as a tool to assist the Village with the promotion of industry by making the Village competitive with other communities and offering an environment which will positively influence industrial location decisions.

The creation of TID No. 1 will allow projects that will enable the area to support industrial development.

The Village, therefore, contemplates developing TID No. 1, which for sites determined suitable and zoned for industrial development, shall include planning, property acquisition, construction and upgrading of streets, installation and upgrading of sewer, water, and related facilities, provision for drainage and site improvements to an area within the boundaries of TID No. 1 and other activities.

Any cost directly or indirectly related to achieving this objective is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to, the list below. The costs of planning, engineering, design, surveying, legal, finance and other consultant fees, testing, environmental studies, permits necessary for the public works, easements, judgements or claims for damages and other expenses for all projects are included as project costs.

A. Real Estate Acquisition:

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, wetland delineations, consultant and broker fees, closing costs, surveying and mapping, and other related costs for development within the TID. This may also include the lease and/or the sale of property at below market price to encourage or make feasible an economic development project.

B. Relocation Costs:

Relocation costs in the event that any property is acquired, or significantly impacted by development within the TID, for the above projects, including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195.

C. Infrastructure for Development of TID:

Infrastructure costs most often include projects located within the boundaries of the TID. Infrastructure costs for projects located outside the TID, benefiting or necessary for the development within the TID, may also be eligible TID projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District.

Infrastructure costs may include:

1. Street construction, reconstruction or upgrading to facilitate development within the District. Scope of work shall include land acquisition, grading, gravel, curb and gutter, asphalt or concrete pavement, sidewalks, street lights, traffic controls and related appurtenances, street furniture and landscaping.
2. Construct, upgrade and/or relocate sanitary sewer collection and treatment system. Project to include sanitary sewer evaluations and studies, lift stations, sanitary sewer mains, manholes, laterals, force main, and related appurtenances and allocated costs of upgrading the wastewater treatment plant to accommodate increased flows created by development in TID No. 1.
3. Construct, upgrade and/or relocate water system components including wells, storage, pumps, distribution mains including valves, hydrants, service connection, laterals and other related appurtenances.
4. Install or improve other utilities including electric, natural gas, telecommunications, cable TV, etc.

5. Construct, upgrade and/or relocate storm sewer facilities to accommodate increased flows created by the development of TID No. 1, and improve the quality of storm water runoff flowing from TID No. 1. This may include storm water analysis and planning, detention basins, storm sewer, culverts and other appurtenances, and implementation of recognized best management practices.
6. Construct sidewalks, trails, and other related improvements to facilitate pedestrian travel in and around the TID.
7. Install or improve street lighting in the Industrial Park.

D. Industrial Park Entrances:

Develop industrial entrance including street improvements, signage, lighting and landscaping.

E. Building Construction:

TIF funds may be provided either directly or through a non-profit corporation or industrial development organization to plan, construct and market an industrial building to be rented, leased, or sold to a business or businesses willing to locate in TID No. 1, or otherwise support the development of business in TID No. 1, to the extent allowed by law.

F. Promotion & Development:

Promotion and marketing expenses to encourage development in TID No. 1 including professional services, Realtor commission and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of non-profit industrial development organizations.

G. Development Incentives:

The Village may enter into agreements with property owners or developers for the purpose of sharing costs to encourage the desired kinds of improvements. Incentives may be for construction, equipping and installation of additional improvements related to the foregoing or deemed necessary or appropriate by the Village in carrying out the purpose of the project plan. Also, funds may be expended to remove obstacles to development in TID No. 1 for industry, such as providing labor force training, daycare services, and other payments which are necessary or convenient to the implementation of this project plan.

1. **Development Grants, Loans and Loan Guarantees:**

Funds may be provided either directly, or to an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Community Development Authority, County Industrial Development Organization or other appropriate organization), for the purpose of making capital available to business to stimulate or enable economic development projects within TID No. 1. Funds may be provided in the form of a grant, forgivable loan, direct loan or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development project. Funds provided in this manner shall be sufficiently secured by letter of credit, bonds, real estate, equity in the project and/or personal guarantees and tied to the performance of the project relative to specific economic development goals. Loan repayments and forfeitures for nonperformance may be used to capitalize a Revolving Loan Program for TID No. 1.

2. **Site Development:**

- a. Site development activities required to make sites suitable for development, including, but not limited to, environmental studies and remediation, wetland delineation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and related activities.
- b. Installation of sanitary sewer, water, natural gas, and other utility laterals, electrical, and telecommunication service connection.

H. **Administrative Costs:**

Imputed administrative costs including, but not limited to, a portion of the salaries of the Village Administrator, Building Inspector, Assessor, Village Attorney, Public Works employees, consultants and others directly involved with planning and administering the projects and District over the seven year expenditure period.

I. **Organization Costs:**

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, and other contracted services related to the creation of the TID. This shall include TID feasibility studies, preparation of this project plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the creation of this tax increment district.

- J. **Financing Costs:**
Interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing. Inflation and reimbursement of principal and interest to the Village using surplus revenues in later years to offset up front principal and interest payments made with Village funds.

The projects listed above will provide necessary facilities and incentives to enable and encourage the development of TID No. 1. The development of TID No. 1 is proposed to be implemented in phases as outlined in Section III of this Project Plan and as delineated on Project Maps. These phases and projects, identified as priority A, B and C Projects, may be implemented in varying degrees in response to development needs. All projects are assumed to be undertaken for purposes of this TID Plan.

III. DETAILED LIST OF PROJECT COSTS

The following are estimates of project costs for all projects anticipated to be carried out in TID No. 1. Attachment #2 provides a detailed list of planned costs. Additional costs may be incurred for the items listed below if it can be demonstrated that additional revenue will be sufficient to cover the additional expenses or if fewer funds are expended for other items. All costs listed are based on 1997 estimates, are preliminary estimates, and include inflation adjustments. The Village reserves the right to revise the cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 1998 and time of implementation.

WESTON TID NO. 1 PROJECT COSTS			
Proposed Improvement	TID Share	Others Share	TID Share
A. Real Estate Acquisition	\$3,710,000	0%	100%
B. Relocation Costs	\$293,000	0%	100%
C. Infrastructure for Development	\$15,898,575	16%	84%
D. Industrial Park Entrance	\$100,000	0%	100%
E. Building Construction	\$100,000	0%	100%
F. Promotion and Development	\$70,000	0%	100%
G. Development Incentives	\$1,875,000	0%	100%
H. Administrative Costs	\$325,000	0%	100%
I. Organizational Costs	\$100,000	0%	100%
TID SHARE SUBTOTAL	\$22,471,575	12%	80%
J. Inflation Factor Cost Adjustment	\$1,806,503	0%	100%
<i>Capitalized Interest</i>	\$3,872,445	0%	100%
K. Financing Costs <i>(Interest less Capitalized Interest, & Financing Fees)</i>	\$19,121,481	0%	100%
TOTAL TID EXPENDITURE	\$47,272,004	4%	96%

The Village should pursue grant programs to help share project costs included in this project plan, as appropriate. Potential grant programs include Economic Development Administration (EDA), Wisconsin DOT Transportation Economic Assistance program (TEA), Rural Development Administration (RDA), and Wisconsin Dept. of Commerce Programs, such as the Community Development Block Grant Public Facilities for Economic Development Program (CDBG PF/ED).

TID costs are detailed in Attachment #2 Planned Project Costs and Attachment #3 Financial Plan.

SUMMARY OF TID COSTS – ALL PROJECTS

Description		Amount
1	Total cost for Loan No. 1 (See attachment #3)	\$13,712,707
2	Total cost for Loan No. 2 (See attachment #3)	3,470,073
3	Total cost for Loan No. 3 (See attachment #3)	8,033,225
4	Total cost for Loan No. 4 (See attachment #3)	6,329,000
5	Total cost for Loan No. 5 (See attachment #3)	7,789,999
6	Total cost for Loan No. 6 (See attachment #3)	2,134,000
7	Total cost for Loan No. 7 (See attachment #3)	5,803,000
TOTAL TID COST		\$47,272,004

IV. ECONOMIC FEASIBILITY STUDY

The Village of Weston had a TID Feasibility Report prepared in 1997 to evaluate the economic feasibility of the TID. This report projected the amount of tax incremental revenue that can reasonably be generated from the district, and the ability of the municipality to finance proposed projects was determined. The components of such an analysis include:

- 1) The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- 2) The expected increase in property valuation due to new development encouraged by the TID.
- 3) Any change that may take place in the full value tax rate.

The following components were also reviewed:

A. Economic Conditions

The TID Feasibility Report included discussion of current economic conditions in the State of Wisconsin, Marathon County, and the Wausau area. An inflation rate of 1 percent on property values was then used for the TID feasibility projections.

B. Increase in Property Value

The TID Feasibility Report concluded that the final TID development projections are reasonable estimates for the next 23 years based upon known conditions existing at that point in time.

The following charts summarize the TID development projections and related tax increment

Summary of TID Development Projections				
	Manufacturing	Business Park	Commercial	Total TID
Amount of New Construction (sf)	1,637,468	2,676,165	855,671	6,478,319
Value of New Construction	\$43,451,884	\$93,496,705	\$49,151,362	\$245,312,888
Average Value per Square Foot	\$27	\$35	\$57	\$38

Increment by Time Period

Code	Years	Increment	# Years in Period	Average Annual Increment
A	1 - 3	\$25,932,196	3	\$8,644,065
B	2 - 5	\$60,054,644	4	\$15,013,661
C	2 - 10	\$151,105,547	9	\$16,789,505
D	5 - 10	\$113,113,518	6	\$18,852,253
E	5 - 15	\$159,729,028	11	\$14,520,821
F	5 - 20	\$191,494,118	16	\$11,968,382
G	10 - 20	\$97,376,999	11	\$8,852,454
H	15 - 23	\$60,676,223	9	\$6,741,803

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The Village of Weston was recently officially incorporated, therefore historical tax rate data is not available. Assumptions based on the Town and Village tax rates were made.

FULL VALUE PROPERTY TAX RATE TREND

	<u>Year</u> <u>Levied</u>	<u>Tax</u> <u>Rate</u>	<u>%</u> <u>Change</u>	<u>Equalized</u> <u>Value</u>	<u>%</u> <u>Change</u>
Town of Weston	1991	.02987	N/A	\$273,424,037	N/A
Town of Weston	1992	.03119	4.42%	294,764,152	7.80%
Town of Weston	1993	.02988	-4.20%	271,632,815	-7.85%
Town of Weston	1994	.02854	-4.48%	297,321,039	9.46%
Town of Weston	1995	.02767	-3.05%	333,916,600	12.31%
Village of Weston	1996	.02288	-17.31%	354,211,370	6.08%
Village of Weston	1997	.021529	-6.00%	383,410,300	8.24%

Based on the above (Wis. Dept. of Revenue) data, the tax rate for the Village had an average annual decrease of 11 percent on the equalized tax rate. The equalized value, however, increased an average of 6 percent.

D. TIF Revenues

Utilizing an average inflation rate of one percent on property values, projected construction increment of \$245,312,888, an initial tax rate of \$21.50/\$1000, real estate sales of \$1,500,000, and grants estimated at \$250,000, the projected TIF Revenue from TID No. 1 is estimated to be \$67.9 million. This is shown in the Tax Increment Pro Forma in Attachment #3.

The total tax increment revenue of \$67.9 million is sufficient to pay all TID related costs of \$47,272,004 for the projects and amounts shown in the Summary of TID Costs, Attachment #2.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues to pay project costs is cash flow. As pointed out, there are sufficient TID revenues to pay all costs; however, with the assumed schedule of expenditures and increment, there are shortfalls in some years. Cash shortfalls are covered by borrowing extra money to pay interest expense in those years when TIF revenue is not sufficient to pay TID costs. (This is called capitalized interest.) Any unplanned shortfall must be paid by the Village, however, it can be reimbursed with surplus TIF revenues in later years. Project expenditures and resulting revenue should be closely managed to minimize the negative impact of cash shortfalls. The Tax Increment Cash Flow Worksheet shown in Attachment #3 summarizes the assumed cash flow.

V. FINANCING METHODS AND TIMETABLE

A. Financing Methods

Another aspect to consider, in assessing the economic feasibility of TID No. 1, is the ability of the Village to finance desired projects to encourage development. Financial resources available to the Village include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligation debt of the Village is limited to five percent of the equalized property value, by state law. As a newly incorporated municipality, historic debt capacity information is not available. The following charts summarize the general obligation debt capacity and indebtedness of the Village, and projected future capacity.

General Obligation Debt Capacity Village of Weston	
Date	Dec. 31, 1997
Assessed Value	\$284,878,840
Ratio	74.21%
Equalized Value	\$383,410,300
Percentage	0.05
Constitutional Debt Limit	\$19,170,515
Current G.O. Debt	\$3,256,000
Remaining Capacity	\$15,914,515

Projected Increase in Debt Capacity	
Number of years for project expenditures	7
Average Annual Growth in Equalized Value	10%
Equalized Value After 7 Years	\$748,000,000
Constitutional Debt Limit	5%
Debt Limit in Seven Years	\$37,400,000

Based on the above data, the Village of Weston's debt capacity is expected to increase. The Village had G.O. debt of \$3,256,000, and a debt capacity of \$19,170,515 as of December 31, 1997. Debt capacity is discussed further in Attachment #3.

The Village has the capacity to finance planned project costs through direct debt or bond instruments, utilizing the general revenue capacity of the Village to secure those instruments. There are other mechanisms available to the Village to pay for some project costs that would not count against the Village's constitutional debt capacity, such as revenue bonds, and special assessments.

B. Timetable

The Village of Weston has a maximum of seven years, until March 2005 to incur TIF expenses for the projects outlined in this plan. The life of the district can be a maximum of 23 years, or 16 years past the final expenditure, whichever occurs first. The time schedule set forth below is preliminary and for planning purposes only. The Village Board is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project listed will be based on the economic conditions and budgetary constraints existing at the time a project is scheduled for consideration. Actual implementation of the projects proposed in this plan may be accelerated or deferred, depending on conditions existing at the time.

WESTON TID PROJECT SCHEDULE

All Projects

TID Activities	1998	1999	2000	2001	2002	2003	2004	Total
A. Property Acquisition	\$958,571	\$8,571	\$248,571	\$623,571	\$623,571	\$623,571	\$623,571	\$3,710,000
B. Relocation	\$0	\$0	\$58,600	\$58,600	\$58,600	\$58,600	\$58,600	\$293,000
C. Infrastructure	\$5,036,108	\$1,283,333	\$3,119,033	\$1,955,580	\$2,395,840	\$58,560	\$2,050,120	\$15,898,575
D. Industrial Park Entrances	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
E. Building Construction	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
F. Advertising and Promotional Costs	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$70,000
G. Development Incentives	\$0	\$312,500	\$312,500	\$312,500	\$312,500	\$312,500	\$312,500	\$1,875,000
H. Administration & Planning	\$82,143	\$82,143	\$32,143	\$32,143	\$32,143	\$32,143	\$32,143	\$325,000
I. Organizational Costs	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Subtotal	\$6,186,822	\$1,696,548	\$3,980,848	\$2,992,394	\$3,432,654	\$1,095,374	\$3,086,934	\$22,471,575

Note: Seven year expenditure period starts on date TID No. 1 is approved by the Village Board in 1998, and ends on same date in 2005. Years shown on above schedule represent start of each of the seven years

C. Description of Methods of Financing and Time Such Costs or Related Monetary Obligations are to be Incurred

Description of the method of financing project costs and debt service plans for the borrowing can be found in Attachments #3. The actual number, timing, and amount of the debt issues will be determined by the Village as deemed necessary, and as dictated by the nature of the projects as they are implemented.

VI. ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing districts overlying the Village of Weston TID No. 1 include Marathon County, D. C. Everest Area School District, North Central Technical College District, and the State of Wisconsin. TID No. 1 will have the following impacts on the overlying taxing districts:

- 1) Near term loss of revenue from increases in assessed valuation within the District. The percentage of property tax collections in TID No. 1 going to each of the overlying taxing districts was applied to the total projected increase in property valuation. This analysis of impact on overlying taxing districts is included as Attachment #9. Although some increases in property valuation can be expected from inflation and minor improvements to property, most of the significant increases in property valuation are expected to be the result of the use of the tools provided by the tax increment financing. Without the infrastructure financed by TIF, most of the projected increase in property valuation would not occur within the timetable laid out in this plan.
- 2) The economic development projects stimulated by the use of TIF will positively impact overlying taxing jurisdictions by causing a region-wide increase in economic activity. Increases in jobs and wages will cause consumer spending to increase and general expansion in the overall economy. This will have a tendency to increase the property tax base throughout the Village and surrounding area. This increase will offset the revenue overlying taxing districts will lose from the increases in property valuation in the TID that would have occurred with or without the TID.
- 3) The growth in property tax base in TID No. 1 will be substantially greater as a result of the TID than it would have been without the TID. As soon as all project expenses are recovered, TID No. 1 will be dissolved and the overlying taxing districts will realize the benefits from the increase in tax base. This revenue is conservatively estimated in Attachment #3.
- 4) The land use implications of TID No. 1 is another benefit to the overlying taxing jurisdictions. In creating TID No. 1, the Village is in effect designating this area as a regional growth center. Industrial activity will be attracted to this area which is currently zoned and suitable for industrial development. This has the advantage of lessening the pressure for dispersed industrial land uses in places that are less suited for such activity. As a result of TID No. 1, the Village has the tools to address the negative land use effects of industrial development.

VII. MAP SHOWING EXISTING USES AND ZONING
(See Land Use Map and Existing Zoning Map Attached)

VIII. MAP SHOWING PROPOSED IMPROVEMENTS AND USES
(See Proposed Improvements Map Attached)

IX. PROPOSED ZONING (See Proposed Zoning Map Attached)

The Village of Weston has adopted a zoning ordinance. Rezoning will be required to implement the project plan and develop the property within TID No. 1. All necessary rezoning will be completed prior to creating the TID.

X. PROPOSED CHANGES IN THE MASTER PLAN, MAPS, BUILDING CODES AND VILLAGE ORDINANCES

The Village of Weston has a Master Plan. No changes or revisions are anticipated in the Master Plan, Building codes or Village ordinances.

XI. A LIST OF ESTIMATED NON-PROJECT COSTS

● Private Construction on taxable property	\$245,000,000
● Others' share of listed projects (Others' include General Village, Utility & Private Property)	\$3,064,841
Total	\$247,064,841

XII. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce (Commerce). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by Commerce. The Village will file a relocation plan with Commerce and shall keep records as required in Wisconsin Statutes 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

XIII. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE VILLAGE OF WESTON

The creation of TID No. 1 will facilitate the Village of Weston in competing with other surrounding communities in attracting new industry necessary to provide greater diversity in the property tax base. This will help reduce tax pressure on residential taxpayers, and provide for orderly growth of the Village. TID No. 1 is being created to assist the expansion of business in the Village of Weston. The creation of this TID will provide the financial resources for the Village to promote orderly development by making sites within the Village suitable for development that otherwise would not be developed. Also by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of TIF will increase the overall tax base of the Village, increase employment, increase household income, and generally improve the quality of life in the Village.

XIV. DISTRICT BOUNDARIES

Prior to considering the specific area to include within the TID, the Planning Commission established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The aggregate value of equalized taxable property of the TID cannot exceed 7% of the total value of equalized taxable property in the Village, or equalized value of district plus value increments of all other districts won't exceed 5% of the total value of equalized taxable property in the Village.
2. A minimum of 50% of the TID must be blighted, in need of rehabilitation or conservation, or suitable for industrial use.
3. All lands within the TID shall be contiguous.

Boundary Description: Village of Weston, Tax Increment No. 1

VILLAGE OF WESTON TID NO. 1 DESCRIPTION

A parcel of land located in Sections 20,21,22,23, and 24, the N1/2 of the NW1/4, and the N1/2 of the NE1/4, Section 25, the N1/2 of the NW1/4, and the N1/2 of the NE1/4, Section 26, the N1/2 of the NW1/4, and the N1/2 of the NE1/4, Section 27, the N1/2 of the NW1/4, and the N1/2 of the NE1/4, Section 28, and the NE1/4 of the NW1/4, and the N1/2 of the NE1/4, Section 29, Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, bound by the following described line:

Commencing at the Northeast Corner of Section 25, T28N, R8E, said point being the Point of Beginning of this description; thence southerly along the east line of the NE1/4 of said Section 25 to the south right of way line of Weston Avenue; thence westerly along said south right-of-way line of Weston Avenue to the east line of the NW1/4 of the NW1/4, Section 27; thence southerly to the southeast corner of the NW1/4 of the NW1/4, Section 27; thence westerly along the south line of said NW1/4 of the NW1/4, Section 27 and south line of the NE1/4 of the NE1/4 and NW1/4 of the NE1/4, Section 28 to the west right of way line of Heeren Street; thence northerly along said west right of way line of Heeren Street and its northerly extension to a point on the south line of the SE1/4 of Section 21; thence easterly along said south line of the SE1/4 of Section 21 to a point 20 feet west of the southeast corner of the SW1/4 of the SE1/4 of Section 21; thence northerly to the southeast corner of Lot 3, Certified Survey Map Vol. 24, Page 120; thence northerly to the northeast corner of said Lot 3, Certified Survey Map Vol. 24, Page 120; thence westerly to the northwest corner of said Lot 3, Certified Survey Map Vol. 24, Page 120; thence continuing westerly, 45 feet; thence northerly, 39.67 feet; thence westerly, 78 feet; thence southerly, 312.5 feet westerly of and parallel with the east line of said SW1/4 of the SE1/4 of Section 21 to the south right of way line of Weston Avenue; thence westerly along said south right of way line of Weston Avenue to the east right of way line of Von Kanel Street; thence southerly along said east right of way line of Von Kanel Street to the south line of the NW1/4 of the NE1/4 of Section 28; thence westerly along the south line of said NW1/4 of the NE1/4, and the south line of the N1/2 of the NW1/4 of Section 28 to the southeast corner of the N1/2 of the NE1/4 of Section 29; thence westerly along the south line of said N1/2 of the NE1/4 of Section 29 to the southwest corner thereof; thence westerly along the south line of the NE1/4 of the NW1/4, Section 29, to the west right of way line of Birch Street; thence northerly along said west right of way line of Birch Street to the north line of the NE1/4 of the NW1/4, Section 29; thence easterly to the southwest corner of the SW1/4 of the SE1/4 of Section 20; thence northerly to the northwest corner of said SW1/4 of the SE1/4, Section 20; thence westerly along the south line of the NE1/4 of the SW1/4 of Section 20 to the west right of way line of Birch Street; thence northerly along said west right of way line of Birch Street to the north line of the SE1/4 of the NW1/4 of Section 20; thence easterly to the northeast corner of said SE1/4 of the NW1/4, Section 20; thence easterly along the north line of the S1/2 of the NE1/4 of Section 20 to a point on the northerly extension of the west end of the East Everest Avenue right of way; thence southerly along said northerly extension of the west end of the East Everest Avenue right of way to the north right of way line of said East Everest Avenue; thence easterly along said north right of way line of East Everest Avenue to the east right of way line of Robin Street; thence southerly along said east right of way line of Robin Street to the southwest corner of Parcel 3, Certified Survey Map Vol. 4, Page 196; thence easterly to the southeast corner of said Parcel 3, Certified Survey Map Vol. 4, Page 196; thence southerly to the southwest corner of Parcel 2, Certified

Survey Map Vol. 4, Page 196; thence easterly to the southeast corner of Parcel 1, Certified Survey Map Vol. 4, Page 196; thence southerly to the southwest corner of Parcel 1, Certified Survey Map Vol. 2, Page 252; thence easterly to the southeast corner of Parcel 2, Certified Survey Map Vol. 2, Page 252; thence southerly to the southwest corner of Parcel A, Certified Survey Map Vol. 3, Page 19; thence easterly to the southeast corner of Parcel B, Certified Survey Map Vol. 3, Page 19; thence northerly along the east line of Parcel B, Certified Survey Map Vol. 3, Page 19 and its northerly extension to the north right of way line of East Everest Avenue; thence easterly along said north right of way line of East Everest Avenue to the east right of way line of Von Kanel Street; thence southerly along said east right of way line of Von Kanel Street to the north right of way line of S.T.H. "29"; thence easterly along said north right of way line of S.T.H. "29" to the west right of way line of Ryan Street; thence northerly along said west right of way line of Ryan Street to the north right of way line of Feith Avenue; thence easterly along said north right of way line of Feith Avenue to the southwest corner of Lot 8, Block 2, George Hunt's Addition; thence southerly to the southwest corner of Lot 1, Block 3, George Hunt's Addition; thence easterly to the southeast corner of Lot 12, Block 3, George Hunt's Addition; thence northerly along the west line of Parcel 1, Certified Survey Map Vol. 40, Page 36 to the northwest corner thereof; thence easterly along the north line of said Parcel 1, Certified Survey Map Vol. 40, Page 36 and north line of Lot 1, Certified Survey Map Vol. 24, Page 60 to the west right of way line of Zinser Street; thence northerly along said west right of way line of Zinser Street to the north right of way line of C.T.H. "JJ"; thence easterly along said north right of way line of C.T.H. "JJ" to the east line of Section 24; thence southerly along said east line of Section 24 to the Point of Beginning.

Excluding all lands classified as wetlands.

(See Boundary Map Attached for Sketch of District Boundaries)

XV. FINDINGS

- A. 50 % of the area occupied by real property within TID No. 1 is a blighted area, is in need of rehabilitation or conservation work or is suitable for industrial sites within the meaning of §66.52 and has been zoned for industrial use.
- B. The improvement of TID No. 1 is likely to enhance significantly the value of substantially all of the other real property in the district.
- C. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial development, consistent with the purpose for which the district is created.
- D. The equalized value of taxable property of TID No. 1 does not exceed 7% of the total equalized value of taxable property within the Village.

KELLEY, WEBER, PIETZ & SLATER, S.C.

ATTORNEYS AT LAW

530 JACKSON STREET

WAUSAU, WISCONSIN 54403-5589

TELEPHONE

(715) 845-9211

JOHN W. KELLEY
OF COUNSEL

NEW YORK TIE LINE
(212) 690-7830

FAX
(715) 842-9317

RICHARD J. WEBER
COLIN D. PIETZ
JERRY W. SLATER*
PETER C. GUNTHER

*ALSO ADMITTED IN NEW YORK

February 19, 1998

Village Board of Trustees
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

RE: Creation of Tax Increment District No. 1
Opinion Letter Regarding Compliance with SS 66.46(4)

Dear Village Board Members:

As Village Attorney for the Village of Weston, I have been asked to review the TID No. 1 Project Plan, which will be submitted to the Weston Village Board on March 16, 1998. In accordance with my duties, I have reviewed the Project Plan and the following documents:

1. Notice of Public Hearing on the Creation of Tax Increment District No. 1;
2. Timetable for Creation of TID No. 1, submitted by Vierbicher Associates, Inc.
3. The District Boundary maps; and
4. Resolution to be adopted by the Village Board.

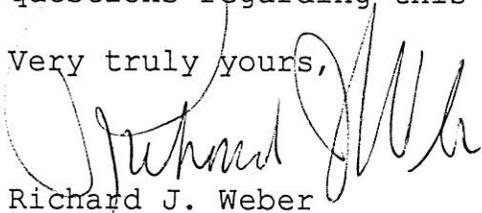
The Weston TID No. 1 Project Plan was discussed by the Weston Planning Commission at the Public Hearing. Notice of this meeting was published in the Wausau Daily Herald on January 29 and February 2, 1998.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the Plan is complete and complies with W.S.A. 66.46(4).

Village of Weston
February 19, 1998
Page 2

I am providing you with a copy of this letter, which should be attached to the Project Plan, if adopted by the Village Board. Any questions regarding this opinion may be directed to me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Richard J. Weber". The signature is written in a cursive style with a large initial "R".

Richard J. Weber

RJW/gh

cc: Mr. William F. Forrest
Village Administrator

Mr. Gary W. Becker
Vierbicher Associates, Inc.
6200 Mineral Point Road
Madison, WI 53705-4504

RESOLUTION NO. VW-017-97

**RESOLUTION TO AUTHORIZE CREATION OF
A JOINT REVIEW BOARD**

**Relating to the Village of Weston's Creation of a Joint Review Board for the
Purpose of Forming Tax Increment District No. 1**

WHEREAS, the Plan Commission of the Village of Weston has reviewed the need to create a Tax Increment District in the Village, and the benefits to be gained therefrom; and

WHEREAS, the Village has determined that the proposed development would not proceed in the Village of Weston without Tax Increment Financing; and

WHEREAS, Tax Increment Finance is available to municipalities for the purpose of promoting industrial development; and

WHEREAS, State Statute requires the Village to create and convene a Joint Review Board to review, evaluate and approve or deny the creation of the proposed Tax Increment District;

NOW, THEREFORE, BE IT RESOLVED, after public meeting and due consideration, the Plan Commission of the Village of Weston approves proceeding with the creation of said Tax Increment District No. 1; and

BE IT FURTHER RESOLVED, that the Plan Commission of the Village of Weston does authorize Vierbicher Associates, Inc. to proceed with assisting the Village to create the Tax Increment District; and

BE IT FURTHER RESOLVED, that the Village of Weston hereby forms a Joint Review Board to be composed of one representative from each of the overlying taxing jurisdictions and one at-large member to be chosen at the Joint Review Board's first meeting; and

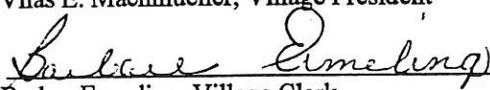
BE IT FURTHER RESOLVED, that appropriate public agencies be notified of the creation of a Joint Review Board for the creation of the proposed Tax Increment District;

BE IT FURTHER RESOLVED, that the Plan Commission of the Village of Weston recommends that the Public Hearing to review the proposal to create a Tax Increment District be set for February 9, 1998 at 6:00 p.m.

ADOPTED on this 1st day of December, 1997.



Vilas E. Machmueller, Village President



Barbara Ermeling, Village Clerk

Respectfully Submitted:

The above resolution has been authorized by the Plan Commission of the Village of Weston

Date Passed: November 19, 1997

Vote: 6-0 (1 Absent)

RESOLUTION REGARDING TAX INCREMENTAL DISTRICT
AND PROJECT PLAN

The Village of Weston hereby makes the following findings and adopts the following resolution:

1. The Village of Weston hereby creates a Tax Incremental District which shall be known as Tax Incremental District No. 1, Village of Weston.
2. The District shall be created effective January 1, 1998.
3. The boundaries for the District shall be those attached and marked as Exhibit A to this Resolution.
4. The Village hereby confirms that real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the Tax Incremental District.
5. The Village makes the following findings:
 - A. Not less than 50 percent, by area, of the real property within the District is suitable for industrial sites and has been zoned for industrial use within the meaning of Wisconsin Statutes 66.46(2)(a); and
 - B. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in such District; and
 - C. The project costs directly serve to promote industry and are consistent with the purpose for which the Tax Incremental District is created; and
 - D. The aggregate value of equalized taxable property of the District plus all existing district does not exceed seven percent of the total value of equalized taxable property within the Village.
6. Pursuant to Wisconsin Statutes 66.46(4)(g), the Village Board hereby approves the Project Plan as recommended by the Planning Commission, and finds that it is feasible and in conformity with the master plan of the Village.

This Resolution is hereby adopted by the Village Board, at a duly scheduled meeting on March 30, 1998.

Village President

Village Clerk

CERTIFICATION

I, _____, Clerk of the Village of Weston certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held at the Weston Municipal Center on March 30, 1998.

Motion by _____, seconded by _____
to adopt the Resolution.

Vote: _____ Yes _____ No

Resolution Adopted.

Village Clerk

RESOLUTION

Whereas, the Joint Review Board duly appointed pursuant to Wisconsin Statutes 66.46(4)(gm)(4m), et. seq., having met and reviewed the portions of the public record that the Board wishes to see, the planning documents and the Resolution passed by the Village of Weston creating the Tax Increment District No. 1, hereby makes the following findings:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Now, therefore be it resolved, that based on this Board's review and its findings, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.46(4)(Gm) by the Village Board for the Village of Weston on _____, 1998.

Be it further resolved, that the Joint Review Board of the Village of Weston is hereby dissolved upon certification of said Tax Increment District by the Wisconsin Department of Revenue.

This Resolution is adopted this _____ day of _____, 1998 by a majority vote of the Joint Review Board.

Chairperson

Secretary

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on _____ 1998. Motion was made by _____ and seconded by _____ to adopt the resolution. Vote was _____ in favor and _____ against. Resolution adopted.

Secretary (No Seal)

SUMMARY OF TID #1
Village of Weston

		TID #1
Assessed Land Values	\$	3,128,576
Value of Improvements	\$	6,658,720
Woodland Value	\$	136,400
Total Assessed Value in TID	\$	9,923,696
Total Equalized Value in TID	\$	13,372,451
Assessed Value of Village	\$	284,878,840
Equalized Value of Village	\$	383,882,011
% of Village		3.5%
Total Acreage in TID (includes ROW)		2,227
Total Acreage of Parcels in TID		1,927
Total Acreage in Village		13,653
% of Village Land Area in TID		16%
Acreage in BP		100
Include BP Changes		564
Acreage in M1		250
Include M1 Changes		69
Total "Industrial" Acreage		984
% of Total TID Acreage		51.1%
Residential Acreage in TID		86
R1		55
R5		6
RTF		17
SR		37
Minus SR Changed to BP		(30)
Total Residential Acreage in TID		86
% of Total TID Acreage		4.5%

**PLANNED PROJECT COSTS
VILLAGE OF WESTON
TID #1
3/24/98**

Costs	AMOUNT	% Paid By		TOTAL TID COSTS	Priority ¹	Year(s)	
		TID	Other			Start	Finish
A. Property Acquisition							
1 Purchase Land							
Industrial Park	\$850,000	100%	0%	\$850,000	A	1998	1998
Brehm Subdivision	\$100,000	100%	0%	\$100,000	A	1998	1998
Jagler Subdivision	\$1,500,000	100%	0%	\$1,500,000	B	2001	2004
Other	\$500,000	100%	0%	\$500,000	C	2000	2004
Right-of-Way	\$500,000	100%	0%	\$500,000	B	2000	2004
Total Land Purchases	\$3,450,000	100%	0%	\$3,450,000			
2 Other Costs							
Surveys, Legal, etc. (2%)	\$60,000	100%	0%	\$60,000	A	1998	2004
Demolition, Grading	\$200,000	100%	0%	\$200,000	A	2000	2004
Total Other Costs	\$260,000	100%	0%	\$260,000			
Total Property Acquisition	\$3,710,000	100%	0%	\$3,710,000			
B. Relocation							
1 Relocation Plans	\$5,000	100%	0%	\$5,000	B	2000	2004
2 Relocation Expenses							
Zinser Industrial	\$10,000	100%	0%	\$10,000	C	2000	2004
Brehm Subdivision	\$10,000	100%	0%	\$10,000	C	2000	2004
Jaegler Subdivision	\$10,000	100%	0%	\$10,000	C	2000	2004
Other	\$250,000	100%	0%	\$250,000	C	2000	2004
Total Relocation Expenses	\$280,000	100%	0%	\$280,000			
3 Relocation Services							
Zinser Industrial	\$2,000	100%	0%	\$2,000	C	2000	2004
Brehm Subdivision	\$2,000	100%	0%	\$2,000	C	2000	2004
Jaegler Subdivision	\$2,000	100%	0%	\$2,000	C	2000	2004
Other (indeterminate)	\$2,000	100%	0%	\$2,000	C	2000	2004
Total Relocation Services	\$8,000	100%	0%	\$8,000			
Total Relocation	\$293,000	100%	0%	\$293,000			
C. Infrastructure							
1 Water							
3.1 New well	\$300,000	17%	83%	\$51,000	A	1998	1998
3.2 4,300 ft. 12" water main from new well	\$252,840	17%	83%	\$42,983	A	1998	1998
1.1 2,200 ft. 12" water main - Birch St.	\$128,040	50%	50%	\$64,020	A	2000	2000
1.2 2,500 ft. 12" water main - Birch St.	\$145,500	50%	50%	\$72,750	B	2001	2001
1.3 3,300ft. 12" water main - Camp Phillips	\$194,040	100%	0%	\$194,040	A	2000	2000
1.4 1,800 ft. 12" w.m. reinforcement - Everest	\$138,240	50%	50%	\$69,120	C	2004	2004
1.5 2,600 ft. 12" w.m. reinforcement - Weston	\$138,240	25%	75%	\$34,560	C	2003	2003
1.6 2,600 ft. 12" w.m. looping on Weston	\$199,680	50%	50%	\$99,840	C	2002	2002
2.4 15,600 ft. 12" main ext. "JJ" & Zinser	\$917,280	100%	0%	\$917,280	A	2000	2000
2.5 5,700 ft. 12" water main - industrial park	\$218,880	100%	0%	\$218,880	B	2001	2001
2.1 500,000 gallon water resevoir - ind prk	\$936,000	75%	25%	\$702,000	B	2004	2004
2.11 Well & treatment system in industrial park	\$480,000	17%	83%	\$81,600	C	2004	2004
3.1 12" main parallel to Cedar Creek interceptor	\$764,400	50%	50%	\$382,200	C	1998	1998
3.11 12" main parallel to force main from Mesker lift st	\$142,000	50%	50%	\$71,000	C	1998	1998
Water System Study	\$75,000	50%	50%	\$37,500	A	1998	1998
Total Water Costs	\$5,030,140	60%	40%	\$3,038,773			

2 Sanitary Sewer								
3.3	12,000 ft. 20" & 18" interceptor	\$2,227,251	75%	25%	\$1,670,438	A	1998	1998
3.4	Mesker St. lift station upgrade	\$617,500	75%	25%	\$463,125	A	1998	1998
3.5	5,000 ft. 12" force main	\$380,705	75%	25%	\$285,529	A	1998	1998
3.6	Replace 8" w/ 1,300' 15" main	\$87,360	75%	25%	\$65,520	A	1998	1998
1.1	2,200 ft. 15" sewer ext. - Birch St.	\$128,040	50%	50%	\$64,020	A	2002	2002
1.2	2,500 ft. 15" sewer ext. - Birch St.	\$145,500	50%	50%	\$72,750	A	2000	2000
2.1	Lift station Ryan Rd. north of JJ	\$102,000	75%	25%	\$76,500	B	2001	2001
2.1	2,100 ft. force main - Ryan Rd.	\$55,440	100%	0%	\$55,440	A	2000	2000
2.2	7,000 ft. 15" & 12" interceptor - Ryan, Feith	\$464,400	100%	0%	\$464,400	A	2000	2000
2.3	Lift station - Christie Lane	\$78,000	100%	0%	\$78,000	A	2001	2001
2.3	3,500 ft. force main - Christie Lane	\$63,000	100%	0%	\$63,000	A	2001	2001
2.5	5,700 ft. 10" sewer main - industrial park	\$218,880	100%	0%	\$218,880	B	2002	2002
	Total Sanitary Sewer	\$4,568,076	78%	22%	\$3,577,602			
3 Storm Water								
	Stormwater Study & Management Plan	\$100,000	17%	83%	\$17,000	A	1998	1998
2.7	Stormwater detention facility - industrial park	\$24,000	100%	0%	\$24,000	B	2003	2003
	Total Stormwater	\$124,000	33%	67%	\$41,000			
4 Streets								
3.8	Reconstruct 2,000 ft. Ryan Rd.	\$10,000	100%	0%	\$10,000	C	2004	2004
3.9	Reconstruct 2,000 ft. Zinser St.	\$10,000	100%	0%	\$10,000	C	2004	2004
1.7	Intersection Construction - Camp P/Everest	\$288,000	100%	0%	\$288,000	A	1998	1998
1.8	Intersection Construction - Camp P/Weston	\$444,000	100%	0%	\$444,000	A	1998	1998
2.6	6,850 ft. streets, c&g, storm - industrial park	\$500,000	100%	0%	\$500,000	B	2002	2002
2.8	Business Park Access Rd.	\$561,600	100%	0%	\$561,600	B	2002	2002
	Total Streets	\$1,813,600	100%	0%	\$1,813,600			
5 Rail								
2.15	3,200 ft. rail spur	\$452,400	100%	0%	\$452,400	C	2004	2004
2.15	3 switches, crossing	\$150,000	100%	0%	\$150,000	C	2004	2004
	Total Rail	\$602,400	100%	0%	\$602,400			
6 Landscaping, Buffering & Amenities								
	Landscaping & amenities	\$75,000	100%	0%	\$75,000	C	2004	2004
	Business Park Buffering	\$250,000	100%	0%	\$250,000	A	1998	2000
	Total Landscaping	\$325,000	100%	0%	\$325,000			
7 Other Improvements								
		\$500,000	100%	0%	\$500,000	C	2004	2004
8 Other Utilities								
2.12	Electric service to industrial park	\$156,000	100%	0%	\$156,000	B	2001	2001
2.13	5,700 ft 3" natural gas mains to industrial park	\$34,200	100%	0%	\$34,200	B	2001	2001
2.16	Fiber optic service to industrial park	\$60,000	100%	0%	\$60,000	B	2001	2001
	Total Other Utilities	\$250,200	100%	0%	\$250,200			
9 Infrastructure to Support CTH X Development								
		\$6,000,000	100%	0%	\$6,000,000	A	1998	2002
10 Infrastructure Grants								
		(\$250,000)	100%	0%	(\$250,000)			
Total Infrastructure		\$18,963,416	84%	16%	\$15,898,575			

Apply ind park streets in 2002

D. Industrial Park Entrances	\$100,000	100%	0%	\$100,000	B	2000	2000
E. Building Construction	\$100,000	100%	0%	\$100,000	B	2000	2000
F. Advertising and Promotional Costs	\$70,000	100%	0%	\$70,000	A	1998	2004
G. Development Incentives							
1 Site Development Activities							
Environmental Studies/Remediation	\$50,000	100%	0%	\$50,000	C	1999	2004
Demolition	\$150,000	100%	0%	\$150,000	C	1999	2004
Access Drives/Parking Lots	\$50,000	100%	0%	\$50,000	C	1999	2004
Stripping/Excavation	\$100,000	100%	0%	\$100,000	C	1999	2004
Fill, Topsoil, etc.	\$100,000	100%	0%	\$100,000	C	1999	2004
Grading/Landscaping	\$100,000	100%	0%	\$100,000	C	1999	2004
Install sewer/water/elec./gas service	\$75,000	100%	0%	\$75,000	C	1999	2004
Misc. Site Development Activities	\$250,000	100%	0%	\$250,000	C	1999	2004
Total Site Development Activities	\$875,000	100%	0%	\$875,000			
2 Other Incentives							
Labor Training	\$300,000	100%	0%	\$300,000	C	1999	2004
Manufacturing Assessment	\$100,000	100%	0%	\$100,000	C	1999	2004
Daycare	\$100,000	100%	0%	\$100,000	C	1999	2004
Development Loans/Grants/Guarantees	\$500,000	100%	0%	\$500,000	C	1999	2004
Total Development Incentives	\$1,875,000	100%	0%	\$1,875,000			
H. Administration & Planning							
TID Development Planning	\$100,000	100%	0%	\$100,000	B	1998	1999
Working with Prospects	\$175,000	100%	0%	\$175,000	A	1998	2004
Monitoring TID Performance	\$35,000	100%	0%	\$35,000	A	1998	2004
Reports & Recordkeeping	\$15,000	100%	0%	\$15,000	A	1998	2004
Total Administrative Costs	\$325,000	100%	0%	\$325,000			
I. Organizational Costs	\$100,000	100%	0%	\$100,000	A	1998	1998
Subtotal Projects A - I	\$25,536,416	88%	12%	\$22,471,575			
J. Inflation Cost Adjustment	\$1,806,503	100%	0%	\$1,806,503			
K. Capitalized Interest				\$3,872,445			
L. Interest, Finance Fees, Etc.				\$19,121,482			
TOTAL TID EXPENDITURE				\$47,272,004			

¹ Project priority is indicated as "A", "B", or "C".

A = Highest priority, critical for development of TID

B = Critical for development of TID, but not an immediate need

C = Recommended to provide adequate service in the long run

Village of Weston, Wisconsin

Tax Increment District Number One Financial Plan

**Prepared by SPRINGSTED Incorporated
February 2, 1998**

FINANCIAL PLAN

Tax Increment Financing

The project expenditures identified within this report are anticipated to be paid by the generation of incremental tax dollars created by economic growth within Tax Increment District No. 1. (hereinafter referred to as the "District"). These tax increments, which are generated by both real growth and growth due to inflation in valuations, can be applied against project expenditures, which must be incurred within seven years of the date the District is created. The Village anticipates completing the project expenditures over a seven year period. The expenditures are expected to be financed by the issuance of debt obligations. The principal and interest on these debt obligations may be paid by incremental tax revenue generated over a period not exceeding 16 years from the date of the last expenditures and in no event shall the incremental revenue term exceed 23 annual collections.

The obligations sold to finance the projects within the District can be general obligations of the issuer, pledging the full faith and credit and taxing power of the issuer. In the event general obligation debt obligations are used, it may be necessary to levy taxes in amounts sufficient to pay the difference between the debt service due on the obligations and the tax increment revenue received. Subsequent surpluses of tax increments over debt service can be retained by the Village in amounts equal to any taxes levied in prior years.

Upon termination of the District, the tax revenue generated within what had been the District is distributed to the taxing jurisdictions in a proportional manner according to the normal distribution of tax revenue. It is only during the period of time the District is in existence that the tax increment revenue flows only to the Village for the sole purpose of recovering District project costs.

Analysis of Financial Feasibility

This section of the project plan demonstrates how all identified costs can be financed within the time limits set by law. Included in this section are: a summary of all project costs; the anticipated debt required to finance these project expenditures; projected principal and interest payments on those obligations; the assumptions for the development of the District; the projected mill rate; and the projected tax increment revenues to be generated within the District.

The preceding factors are the key variables in determining the projected tax increment revenue. The Village recognizes and acknowledges that variations from these projections will change actual results over time.

Borrowing Capacity

To the extent the debt obligations proposed to be issued to finance project costs are general obligations in nature, the impact of such obligations on the borrowing capacity of the Village must be considered. Based on the Village's 1997 Equalized Value of \$383,410,300, the gross borrowing capacity of the Village is \$19,170,515.

As of December 31, 1997, the Village had outstanding general obligation debt in the amount of \$3,256,000. This leaves a remaining capacity of \$15,914,515. To implement all of the projects contained in the Project Plan, the Village would need to issue an estimated total of \$28,745,000 in debt obligations over a seven year period. This exceeds the Village's current borrowing capacity. Property valuation growth both within and outside of the District will add to the Village's borrowing capacity over time, and the repayment of a certain amount of outstanding principal each year will also serve to increase the future borrowing capacity for all Village purposes, including those within the District.

Implementation of the District Project Plan will require continuous monitoring of available borrowing capacity and probable re-prioritization of projects consistent with future financial capability and development patterns and needs.

Summary of Project Costs

A detailed report on the planned project costs, their respective initial priority and estimated year of undertaking is located in another section of the Project Plan. A summary of the total project costs by priority level, including capitalized interest and indirect financing costs, and year in which they are expected to be incurred is presented on the first page of each of Exhibits II, III and IV.

Projected Revenues

Incremental tax revenues which are expected to be available to pay project costs and debt service payments will come from the following sources:

1. New development within the District.
2. Inflationary valuation increases on new development within the District.
3. Inflationary valuation increases on the original base value of the District.

Base Value

The equalized base value of the District has been estimated by the Village to be \$13,393,473. This is based on the most recent valuation of land and improvements in the District. This is less than the 7% of Equalized Value (\$26,838,721) permitted by Wisconsin Statutes to be included in all tax increment districts in the Village at the time of creation of this District.

Projected Mill Rates

An accurate projection of future mill rates affecting the District is not possible without prior knowledge of the future valuations within the District and of the future projected tax levies of all jurisdictions with taxing authority affecting the District. Another variable factor is in the interdependency that exists when the mill rate on which the tax increment revenue is based may be increased as a result of tax levies that may become necessary to support debt service on debt obligations issued to pay for project expenditures. For purposes of calculating projected tax increment revenues, we have assumed a mill rate of 21.50, on equalized valuation, will remain the same throughout the life of the District. This mill rate is based on the actual mill rate for taxes collected in 1998. We have assumed a one percent increase in valuation due to inflation and anticipate expenditures of the various taxing jurisdictions to remain constant in relationship to their valuations. Should valuations increase, the increase in required tax dollars will tend to be proportional.

Projection of Tax Increment Revenue

Exhibit I sets forth the projection of tax increment revenues expected to be generated. Column 2 shows the original base value of \$13,393,473 and the new equalized value each year thereafter due to projected increases. This amount is adjusted by adding inflationary increase (Column 3) and the annual increment due to construction as shown in Column 4. Column 5 represents the annual incremental value and the cumulative total is shown in Column 6, which is the basis for determining incremental income. Column 7 shows the projected mill rate and Column 8 shows the projected incremental income.

As an example, the District base value is \$13,393,473 (Column 2). During 1998, the valuation is expected to increase \$496,441 as a result of valuation inflation (Column 3) and new construction (Column 4). This is added to the previous year (in this case, the base of \$13,393,473) for a new value at the end of 1998 of \$13,889,914. This is the value as of January 1, 1999 on which taxes are levied in the fall of 1999, for taxes collected in 2000. This sequence continues each subsequent year.

In order to determine the tax incremental income, the cumulative valuation increment (Column 6) is multiplied by the tax rate (Column 7) with the revenue shown in Column 8. As an example, during 1998, the District valuation increased \$496,441 (Column 4). Assuming this valuation is in place as of January 1, 1999 and is the basis for calculating taxes levied in 1999 for collection in 2000, the Village will receive tax incremental revenues of \$10.673 from the District in 2000.

Implementation Plan

The Village expects to issue debt obligations in the estimated amounts indicated in Exhibits II, III or IV, in each of the respective years, to finance the majority of the anticipated project costs. The project costs are divided into three priority levels and cash flow pro-formas are presented for each level. The amounts included for capitalized interest, as well as actual project costs, are subject to adjustment. The level of projects undertaken, timing and actual amounts of each debt issuance will be determined by the pace of development and the overall needs of the District. Implementation of the plan will require continuous monitoring of available borrowing capacity and re-prioritization of projects consistent with financial capability and development patterns and needs. The debt obligations are expected to be either general obligation community development bonds or general obligation promissory notes. Each issue is anticipated to have a total term of approximately twenty years.

**Village of Weston, Wisconsin
Tax Increment Revenue Projections
Tax Increment Financing District No. 1**

Const- ruction Year (1)	Equalized Valuation (2)	Incremental Value Due to Inflation (3)	Projected Incremental New Value (4)	Total Incremental Value (5)	Cumulative Incremental Value (6)	Projected Tax Rate (7)	Tax Increment Revenue (8)
Base	13,393,473						
1998	13,393,473	133,935	362,506	496,441			
1999	13,889,914	138,899	12,784,845	12,923,744	496,441	21.5000	
2000	26,813,658	268,137	12,784,845	13,052,982	13,420,185	21.5000	10,673
2001	39,866,639	398,666	12,422,339	12,821,005	26,473,166	21.5000	288,534
2002	52,687,645	526,876	22,062,615	22,589,491	39,294,172	21.5000	569,173
2003	75,277,136	752,771	18,013,626	18,766,397	61,883,663	21.5000	844,825
2004	94,043,534	940,435	18,013,626	18,954,061	80,650,061	21.5000	1,330,499
2005	112,997,595	1,129,976	18,013,626	19,143,602	99,604,122	21.5000	1,733,976
2006	132,141,197	1,321,412	18,013,626	19,335,038	118,747,724	21.5000	2,141,489
2007	151,476,235	1,514,762	18,996,399	20,511,161	138,082,762	21.5000	2,553,076
2008	171,987,396	1,719,874	8,292,153	10,012,027	158,593,923	21.5000	2,968,779
2009	181,999,423	1,819,994	8,292,153	10,112,147	168,605,950	21.5000	3,409,769
2010	192,111,570	1,921,116	8,292,153	10,213,269	178,718,097	21.5000	3,625,028
2011	202,324,839	2,023,248	8,292,153	10,315,401	188,931,366	21.5000	3,842,439
2012	212,640,241	2,126,402	13,446,898	15,573,300	199,246,768	21.5000	4,062,024
2013	228,213,541	2,282,135	6,353,018	8,635,153	214,820,068	21.5000	4,283,806
2014	236,848,694	2,368,487	6,353,018	8,721,505	223,455,221	21.5000	4,618,631
2015	245,570,199	2,455,702	6,353,018	8,808,720	232,176,726	21.5000	4,804,287
2016	254,378,919	2,543,789	6,353,018	8,896,807	240,985,446	21.5000	4,991,800
2017	263,275,726	2,632,757	6,353,018	8,985,775	249,882,253	21.5000	5,181,187
2018	272,261,502	2,722,615	5,154,745	7,877,360	258,868,029	21.5000	5,372,468
2019	280,138,862	2,801,389	5,154,745	7,956,134	266,745,389	21.5000	5,565,663
2020	288,094,995	2,880,950	5,154,745	8,035,695	274,701,522	21.5000	5,735,026
Totals:		37,424,329	245,312,888	282,737,217			67,933,153

Tax Rate: 21.5000
Inflation Rate: 1.00%

Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1 (Priority "A " Projects Only)
Summary - Net of Capitalized Interest

Year of Increment	Year of Maturity	1998 Debt Service	1999 Debt Service	2000 Debt Service	2001 Debt Service	2002 Debt Service	2003 Debt Service	2004 Debt Service	2005 Debt Service	Total All Debt Service	Projected Tax Increment	Annual Surplus (Deficit)	Cumulative Surplus
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1998	1998	0	-	-	-	-	-	-	-	-	-	-	-
1999	1999	0	-	-	-	-	-	-	-	-	-	-	-
2000	2000	10,673	0	-	(0)	-	-	-	-	10,673	10,673	-	-
2001	2001	288,534	-	-	-	-	-	-	-	288,534	288,534	-	-
2002	2002	417,600	100,500	51,073	-	-	-	-	-	569,173	569,173	-	-
2003	2003	417,600	100,500	246,000	80,725	-	-	-	-	844,825	844,825	-	-
2004	2004	417,600	100,500	246,000	108,900	104,400	8,100	4,050	-	989,550	1,330,499	340,949	340,949
2005	2005	417,600	300,500	246,000	108,900	104,400	43,100	8,100	-	1,228,600	1,733,976	505,376	846,325
2006	2006	502,600	288,500	446,000	208,900	104,400	106,000	8,100	-	1,664,500	2,141,489	476,989	1,323,314
2007	2007	512,500	276,500	734,000	217,900	104,400	-	8,100	-	1,853,400	2,553,076	699,676	2,022,990
2008	2008	506,500	289,500	704,000	396,000	319,400	-	8,100	-	2,223,500	2,968,779	745,279	2,768,269
2009	2009	500,500	301,000	674,000	478,000	491,500	-	8,100	-	2,453,100	3,409,769	956,669	3,724,938
2010	2010	494,500	336,000	644,000	454,000	492,500	-	143,100	-	2,564,100	3,625,028	1,060,928	4,785,866
2011	2011	1,388,500	318,000	1,064,000	530,000	342,000	-	-	-	3,642,500	3,842,439	199,939	4,985,806
2012	2012	1,628,500	-	1,007,000	-	424,000	-	-	-	3,059,500	4,062,024	1,002,524	5,988,330
2013	2013	1,550,500	-	-	-	-	-	-	-	1,550,500	4,283,806	2,733,306	8,721,635
2014	2014	1,472,500	-	-	-	-	-	-	-	1,472,500	4,618,631	3,146,131	11,867,767
2015	2015	1,669,500	-	-	-	-	-	-	-	1,669,500	4,804,287	3,134,787	15,002,554
2016	2016	0	-	-	-	-	-	-	-	-	4,991,800	4,991,800	19,994,354
2017	2017	0	-	-	-	-	-	-	-	-	5,181,187	5,181,187	25,175,541
2018	2018	0	-	-	-	-	-	-	-	-	5,372,468	5,372,468	30,548,009
2019	2019	0	-	-	-	-	-	-	-	-	5,565,663	5,565,663	36,113,672
2020	2020	-	-	-	-	-	-	-	-	-	5,735,026	5,735,026	41,848,698
2021	2021	-	-	-	-	-	-	-	-	-	-	-	41,848,698
Totals:		12,195,707	2,411,500	6,062,073	2,583,325	2,487,000	157,200	187,650	0	26,084,455	67,933,153	41,848,698	

Composition of Bond Issues

Year of Issue	1998	1999	2000	2001	2002	2003	2004	2005	Total
Project Costs	5,683,622	1,374,069	3,405,222	1,564,473	1,526,453	105,162	108,317	-	13,767,318
Capitalized Interest	1,162,393	251,250	604,927	191,525	156,600	4,050	-	-	2,370,744
Underwriter's Discount	69,600	16,750	41,000	18,150	17,400	1,350	1,350	-	165,600
Costs of Bond Issuance	44,385	32,931	48,851	40,852	39,547	24,438	25,333	-	256,337
Total Bond Issue	6,960,000	1,675,000	4,100,000	1,815,000	1,740,000	135,000	135,000	-	16,560,000

(Inflated @ 3% per year)

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 1998**

Dated: 1-Apr-98
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1998	1998		6.00%	208,800	208,800	208,800	-	-	-	-
1999	1999		6.00%	417,600	417,600	417,600	-	-	-	-
2000	2000		6.00%	417,600	417,600	406,927	10,673	10,673	0	0
2001	2001		6.00%	417,600	417,600	129,066	288,534	288,534	-	0
2002	2002		6.00%	417,600	417,600	-	417,600	569,173	151,573	151,573
2003	2003		6.00%	417,600	417,600	-	417,600	844,825	427,225	578,798
2004	2004		6.00%	417,600	417,600	-	417,600	1,330,499	912,899	1,491,697
2005	2005		6.00%	417,600	417,600	-	417,600	1,733,976	1,316,376	2,808,073
2006	2006	85,000	6.00%	417,600	502,600	-	502,600	2,141,489	1,638,889	4,446,961
2007	2007	100,000	6.00%	412,500	512,500	-	512,500	2,553,076	2,040,576	6,487,538
2008	2008	100,000	6.00%	406,500	506,500	-	506,500	2,968,779	2,462,279	8,949,817
2009	2009	100,000	6.00%	400,500	500,500	-	500,500	3,409,769	2,909,269	11,859,086
2010	2010	100,000	6.00%	394,500	494,500	-	494,500	3,625,028	3,130,528	14,989,614
2011	2011	1,000,000	6.00%	388,500	1,388,500	-	1,388,500	3,842,439	2,453,939	17,443,553
2012	2012	1,300,000	6.00%	328,500	1,628,500	-	1,628,500	4,062,024	2,433,524	19,877,078
2013	2013	1,300,000	6.00%	250,500	1,550,500	-	1,550,500	4,283,806	2,733,306	22,610,383
2014	2014	1,300,000	6.00%	172,500	1,472,500	-	1,472,500	4,618,631	3,146,131	25,756,515
2015	2015	1,575,000	6.00%	94,500	1,669,500	-	1,669,500	4,804,287	3,134,787	28,891,302
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	33,883,101
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	39,064,289
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	44,436,757
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	50,002,420
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	55,737,446
2021	2021		6.00%	-	-	-	-	-	-	55,737,446
Totals		6,960,000		6,398,100	13,358,100	1,162,393	12,195,707	67,933,153	81,291,253	

Composition of Issue

Project Costs	5,683,622
Capitalized Interest	1,162,393
Underwriter's Discount	69,600
Costs of Bond Issuance	44,385
Total Bond Issue	6,960,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 1999**

Dated: 1-Apr-99
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	50,250	50,250	50,250	-	-	-	-
2000	2000		6.00%	100,500	100,500	100,500	0	0	(0)	(0)
2001	2001		6.00%	100,500	100,500	100,500	-	-	-	(0)
2002	2002		6.00%	100,500	100,500	-	100,500	151,573	51,073	51,073
2003	2003		6.00%	100,500	100,500	-	100,500	427,225	326,725	377,798
2004	2004		6.00%	100,500	100,500	-	100,500	912,899	812,399	1,190,197
2005	2005	200,000	6.00%	100,500	300,500	-	300,500	1,316,376	1,015,876	2,206,073
2006	2006	200,000	6.00%	88,500	288,500	-	288,500	1,638,889	1,350,389	3,556,461
2007	2007	200,000	6.00%	76,500	276,500	-	276,500	2,040,576	1,764,076	5,320,538
2008	2008	225,000	6.00%	64,500	289,500	-	289,500	2,462,279	2,172,779	7,493,317
2009	2009	250,000	6.00%	51,000	301,000	-	301,000	2,909,269	2,608,269	10,101,586
2010	2010	300,000	6.00%	36,000	336,000	-	336,000	3,130,528	2,794,528	12,896,114
2011	2011	300,000	6.00%	18,000	318,000	-	318,000	2,453,939	2,135,939	15,032,053
2012	2012		6.00%	-	-	-	-	2,433,524	2,433,524	17,465,578
2013	2013		6.00%	-	-	-	-	2,733,306	2,733,306	20,198,883
2014	2014		6.00%	-	-	-	-	3,146,131	3,146,131	23,345,015
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	26,479,802
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	31,471,601
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	36,652,789
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	42,025,257
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	47,590,920
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	53,325,946
2021	2021		6.00%	-	-	-	-	-	-	53,325,946
Totals		1,675,000		987,750	2,662,750	251,250	2,411,500	55,737,446	53,325,946	

Composition of Issue

Project Costs	1,374,069
Capitalized Interest	251,250
Underwriter's Discount	16,750
Costs of Bond Issuance	32,931
Total Bond Issue	1,675,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2000**

Dated: 1-Apr-00
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	-	-	-	-	-	-	-
2000	2000		6.00%	164,000	164,000	164,000	-	(0)	(0)	(0)
2001	2001		6.00%	246,000	246,000	246,000	-	-	-	(0)
2002	2002		6.00%	246,000	246,000	194,927	51,073	51,073	-	(0)
2003	2003		6.00%	246,000	246,000	-	246,000	326,725	80,725	80,725
2004	2004		6.00%	246,000	246,000	-	246,000	812,399	566,399	647,123
2005	2005		6.00%	246,000	246,000	-	246,000	1,015,876	769,876	1,417,000
2006	2006	200,000	6.00%	246,000	446,000	-	446,000	1,350,389	904,389	2,321,388
2007	2007	500,000	6.00%	234,000	734,000	-	734,000	1,764,076	1,030,076	3,351,464
2008	2008	500,000	6.00%	204,000	704,000	-	704,000	2,172,779	1,468,779	4,820,244
2009	2009	500,000	6.00%	174,000	674,000	-	674,000	2,608,269	1,934,269	6,754,513
2010	2010	500,000	6.00%	144,000	644,000	-	644,000	2,794,528	2,150,528	8,905,041
2011	2011	950,000	6.00%	114,000	1,064,000	-	1,064,000	2,135,939	1,071,939	9,976,980
2012	2012	950,000	6.00%	57,000	1,007,000	-	1,007,000	2,433,524	1,426,524	11,403,505
2013	2013		6.00%	-	-	-	-	2,733,306	2,733,306	14,136,810
2014	2014		6.00%	-	-	-	-	3,146,131	3,146,131	17,282,942
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	20,417,729
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	25,409,528
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	30,590,716
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	35,963,184
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	41,528,847
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	47,263,872
2021	2021		6.00%	-	-	-	-	-	-	47,263,872
Totals		4,100,000		2,567,000	6,667,000	604,927	6,062,073	53,325,946	47,263,872	

Composition of Issue

Project Costs	3,405,222
Capitalized Interest	604,927
Underwriter's Discount	41,000
Costs of Bond Issuance	48,851
Total Bond Issue	4,100,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2001**

Dated: 1-Apr-01
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	-	-	-	-	-	-	-
2000	2000		6.00%	-	-	0	(0)	(0)	-	-
2001	2001		6.00%	54,450	54,450	54,450	-	-	-	-
2002	2002		6.00%	108,900	108,900	108,900	-	-	-	-
2003	2003		6.00%	108,900	108,900	28,175	80,725	80,725	-	-
2004	2004		6.00%	108,900	108,900	-	108,900	566,399	457,499	457,499
2005	2005		6.00%	108,900	108,900	-	108,900	769,876	660,976	1,118,475
2006	2006	100,000	6.00%	108,900	208,900	-	208,900	904,389	695,489	1,813,964
2007	2007	115,000	6.00%	102,900	217,900	-	217,900	1,030,076	812,176	2,626,140
2008	2008	300,000	6.00%	96,000	396,000	-	396,000	1,468,779	1,072,779	3,698,919
2009	2009	400,000	6.00%	78,000	478,000	-	478,000	1,934,269	1,456,269	5,155,188
2010	2010	400,000	6.00%	54,000	454,000	-	454,000	2,150,528	1,696,528	6,851,716
2011	2011	500,000	6.00%	30,000	530,000	-	530,000	1,071,939	541,939	7,393,656
2012	2012		6.00%	-	-	-	-	1,426,524	1,426,524	8,820,180
2013	2013		6.00%	-	-	-	-	2,733,306	2,733,306	11,553,485
2014	2014		6.00%	-	-	-	-	3,146,131	3,146,131	14,699,617
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	17,834,404
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	22,826,204
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	28,007,391
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	33,379,859
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	38,945,522
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	44,680,548
2021	2021		6.00%	-	-	-	-	-	-	44,680,548
Totals		1,815,000		959,850	2,774,850	191,525	2,583,325	47,263,872	44,680,548	

Composition of Issue

Project Costs	1,564,473
Capitalized Interest	191,525
Underwriter's Discount	18,150
Costs of Bond Issuance	40,852
Total Bond Issue	1,815,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2002**

Dated: 1-Apr-02
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capital-ized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%	52,200	52,200	52,200	-	-	-	-
2003	2003		6.00%	104,400	104,400	104,400	-	-	-	-
2004	2004		6.00%	104,400	104,400	-	104,400	457,499	353,099	353,099
2005	2005		6.00%	104,400	104,400	-	104,400	660,976	556,576	909,675
2006	2006		6.00%	104,400	104,400	-	104,400	695,489	591,089	1,500,764
2007	2007		6.00%	104,400	104,400	-	104,400	812,176	707,776	2,208,540
2008	2008	215,000	6.00%	104,400	319,400	-	319,400	1,072,779	753,379	2,961,919
2009	2009	400,000	6.00%	91,500	491,500	-	491,500	1,456,269	964,769	3,926,688
2010	2010	425,000	6.00%	67,500	492,500	-	492,500	1,696,528	1,204,028	5,130,716
2011	2011	300,000	6.00%	42,000	342,000	-	342,000	541,939	199,939	5,330,656
2012	2012	400,000	6.00%	24,000	424,000	-	424,000	1,426,524	1,002,524	6,333,180
2013	2013		6.00%	-	-	-	-	2,733,306	2,733,306	9,066,485
2014	2014		6.00%	-	-	-	-	3,146,131	3,146,131	12,212,617
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	15,347,404
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	20,339,204
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	25,520,391
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	30,892,859
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	36,458,522
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	42,193,548
2021	2021		6.00%	-	-	-	-	-	-	42,193,548
Totals		1,740,000		903,600	2,643,600	156,600	2,487,000	44,680,548	42,193,548	

Composition of Issue

Project Costs	1,526,453
Capitalized Interest	156,600
Underwriter's Discount	17,400
Costs of Bond Issuance	39,547
Total Bond Issue	1,740,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2003**

Dated: 1-Apr-03
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capital-ized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%		-	-	-	-	-	-
2003	2003		6.00%	4,050	4,050	4,050	-	-	-	-
2004	2004		6.00%	8,100	8,100	-	8,100	353,099	344,999	344,999
2005	2005	35,000	6.00%	8,100	43,100	-	43,100	556,576	513,476	858,475
2006	2006	100,000	6.00%	6,000	106,000	-	106,000	591,089	485,089	1,343,564
2007	2007		6.00%	-	-	-	-	707,776	707,776	2,051,340
2008	2008		6.00%	-	-	-	-	753,379	753,379	2,804,719
2009	2009		6.00%	-	-	-	-	964,769	964,769	3,769,488
2010	2010		6.00%	-	-	-	-	1,204,028	1,204,028	4,973,516
2011	2011		6.00%	-	-	-	-	199,939	199,939	5,173,456
2012	2012	-	6.00%	-	-	-	-	1,002,524	1,002,524	6,175,980
2013	2013	-	6.00%	-	-	-	-	2,733,306	2,733,306	8,909,285
2014	2014		6.00%	-	-	-	-	3,146,131	3,146,131	12,055,417
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	15,190,204
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	20,182,004
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	25,363,191
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	30,735,659
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	36,301,322
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	42,036,348
2021	2021		6.00%	-	-	-	-	-	-	42,036,348
Totals		135,000		26,250	161,250	4,050	157,200	42,193,548	42,036,348	

Composition of Issue

Project Costs	105,162
Capitalized Interest	4,050
Underwriter's Discount	1,350
Costs of Bond Issuance	24,438
Total Bond Issue	135,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2004**

Dated: 1-Apr-04
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%		-	-	-	-	-	-
2003	2003		6.00%		-	-	-	-	-	-
2004	2004		6.00%	4,050	4,050	-	4,050	344,999	340,949	340,949
2005	2005		6.00%	8,100	8,100	-	8,100	513,476	505,376	846,325
2006	2006		6.00%	8,100	8,100	-	8,100	485,089	476,989	1,323,314
2007	2007	-	6.00%	8,100	8,100	-	8,100	707,776	699,676	2,022,990
2008	2008		6.00%	8,100	8,100	-	8,100	753,379	745,279	2,768,269
2009	2009		6.00%	8,100	8,100	-	8,100	964,769	956,669	3,724,938
2010	2010	135,000	6.00%	8,100	143,100	-	143,100	1,204,028	1,060,928	4,785,866
2011	2011		6.00%	-	-	-	-	199,939	199,939	4,985,806
2012	2012		6.00%	-	-	-	-	1,002,524	1,002,524	5,988,330
2013	2013		6.00%	-	-	-	-	2,733,306	2,733,306	8,721,635
2014	2014		6.00%	-	-	-	-	3,146,131	3,146,131	11,867,767
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	15,002,554
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	19,994,354
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	25,175,541
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	30,548,009
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	36,113,672
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	41,848,698
2021	2021		6.00%	-	-	-	-	-	-	41,848,698
Totals		135,000		52,650	187,650	-	187,650	42,036,348		

Composition of Issue

Project Costs	108,317
Capitalized Interest	0
Underwriter's Discount	1,350
Costs of Bond Issuance	25,333
Total Bond Issue	135,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1 (Priority "A & B" Projects Only)
Summary - Net of Capitalized Interest**

Year of Increment	Year of Maturity	1998 Debt Service	1999 Debt Service	2000 Debt Service	2001 Debt Service	2002 Debt Service	2003 Debt Service	2004 Debt Service	2005 Debt Service	Total All Debt Service	Projected Tax Increment	Annual Surplus (Deficit)	Cumulative Surplus
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1998	1998	0	-	-	-	-	-	-	-	-	-	-	-
1999	1999	0	-	-	-	-	-	-	-	-	-	-	-
2000	2000	10,673	0	-	(0)	-	-	-	-	10,673	10,673	-	-
2001	2001	288,534	-	-	-	-	-	-	-	288,534	288,534	-	-
2002	2002	422,100	105,000	42,073	-	-	-	-	-	569,173	569,173	-	-
2003	2003	422,100	105,000	270,000	47,725	-	-	-	-	844,825	844,825	-	-
2004	2004	422,100	105,000	270,000	196,500	236,100	44,700	46,800	-	1,321,200	1,330,499	9,299	9,299
2005	2005	422,100	305,000	270,000	196,500	236,100	79,700	93,600	-	1,603,000	1,733,976	130,976	140,275
2006	2006	507,100	293,000	470,000	271,500	236,100	142,600	93,600	-	2,013,900	2,141,489	127,589	267,864
2007	2007	517,000	281,000	758,000	292,000	236,100	236,600	93,600	-	2,414,300	2,553,076	138,776	406,640
2008	2008	511,000	294,000	728,000	486,000	636,100	84,600	93,600	-	2,833,300	2,968,779	135,479	542,119
2009	2009	505,000	305,500	698,000	568,000	612,100	371,000	93,600	-	3,153,200	3,409,769	256,569	798,688
2010	2010	499,000	340,500	668,000	544,000	623,100	-	228,600	-	2,903,200	3,625,028	721,828	1,520,516
2011	2011	1,393,000	397,500	838,000	620,000	462,000	-	110,500	-	3,821,000	3,842,439	21,439	1,541,956
2012	2012	1,633,000	-	796,000	840,000	544,000	-	184,000	-	3,997,000	4,062,024	65,024	1,606,980
2013	2013	1,555,000	-	954,000	795,000	620,000	-	278,000	-	4,202,000	4,283,806	81,806	1,688,785
2014	2014	1,552,000	-	-	-	1,590,000	-	1,166,000	-	4,308,000	4,618,631	310,631	1,999,417
2015	2015	1,669,500	-	-	-	-	-	-	-	1,669,500	4,804,287	3,134,787	5,134,204
2016	2016	0	-	-	-	-	-	-	-	-	4,991,800	4,991,800	10,126,004
2017	2017	0	-	-	-	-	-	-	-	-	5,181,187	5,181,187	15,307,191
2018	2018	0	-	-	-	-	-	-	-	-	5,372,468	5,372,468	20,679,659
2019	2019	0	-	-	-	-	-	-	-	-	5,565,663	5,565,663	26,245,322
2020	2020	0	-	-	-	-	-	-	-	-	5,735,026	5,735,026	31,980,348
2021	2021	0	-	-	-	-	-	-	-	-	-	-	31,980,348
Totals:		12,329,207	2,531,500	6,762,073	4,857,225	6,031,700	959,200	2,481,900	0	35,952,805	67,933,153	31,980,348	

Composition of Bond Issues

Year of Issue	1998	1999	2000	2001	2002	2003	2004	2005	Total
Project Costs	5,733,622	1,425,569	3,724,553	2,756,179	3,503,387	684,799	1,514,911	-	19,343,020
Capitalized Interest	1,178,143	262,500	677,927	443,525	354,150	22,350	-	-	2,938,594
Underwriter's Discount	70,350	17,500	45,000	32,750	39,350	7,450	15,600	-	228,000
Costs of Bond Issuance	52,885	44,431	52,520	42,546	38,113	30,401	29,489	-	290,385
Total Bond Issue	7,035,000	1,750,000	4,500,000	3,275,000	3,935,000	745,000	1,560,000	-	22,800,000

(Inflated @ 3% per year)

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 1998**

Dated: 1-Apr-98
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1998	1998		6.00%	211,050	211,050	211,050	-	-	-	-
1999	1999		6.00%	422,100	422,100	422,100	-	-	-	-
2000	2000		6.00%	422,100	422,100	411,427	10,673	10,673	0	0
2001	2001		6.00%	422,100	422,100	133,566	288,534	288,534	-	0
2002	2002		6.00%	422,100	422,100	-	422,100	569,173	147,073	147,073
2003	2003		6.00%	422,100	422,100	-	422,100	844,825	422,725	569,798
2004	2004		6.00%	422,100	422,100	-	422,100	1,330,499	908,399	1,478,197
2005	2005		6.00%	422,100	422,100	-	422,100	1,733,976	1,311,876	2,790,073
2006	2006	85,000	6.00%	422,100	507,100	-	507,100	2,141,489	1,634,389	4,424,461
2007	2007	100,000	6.00%	417,000	517,000	-	517,000	2,553,076	2,036,076	6,460,538
2008	2008	100,000	6.00%	411,000	511,000	-	511,000	2,968,779	2,457,779	8,918,317
2009	2009	100,000	6.00%	405,000	505,000	-	505,000	3,409,769	2,904,769	11,823,086
2010	2010	100,000	6.00%	399,000	499,000	-	499,000	3,625,028	3,126,028	14,949,114
2011	2011	1,000,000	6.00%	393,000	1,393,000	-	1,393,000	3,842,439	2,449,439	17,398,553
2012	2012	1,300,000	6.00%	333,000	1,633,000	-	1,633,000	4,062,024	2,429,024	19,827,578
2013	2013	1,300,000	6.00%	255,000	1,555,000	-	1,555,000	4,283,806	2,728,806	22,556,383
2014	2014	1,375,000	6.00%	177,000	1,552,000	-	1,552,000	4,618,631	3,066,631	25,623,015
2015	2015	1,575,000	6.00%	94,500	1,669,500	-	1,669,500	4,804,287	3,134,787	28,757,802
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	33,749,601
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	38,930,789
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	44,303,257
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	49,868,920
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	55,603,946
2021	2021		6.00%	-	-	-	-	-	-	55,603,946
Totals		7,035,000		6,472,350	13,507,350	1,178,143	12,329,207	67,933,153	81,440,503	

Composition of Issue

Project Costs	5,733,622
Capitalized Interest	1,178,143
Underwriter's Discount	70,350
Costs of Bond Issuance	52,885
Total Bond Issue	7,035,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 1999**

Dated: 1-Apr-99
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	52,500	52,500	52,500	-	-	-	-
2000	2000		6.00%	105,000	105,000	105,000	0	0	(0)	(0)
2001	2001		6.00%	105,000	105,000	105,000	-	-	-	(0)
2002	2002		6.00%	105,000	105,000	-	105,000	147,073	42,073	42,073
2003	2003		6.00%	105,000	105,000	-	105,000	422,725	317,725	359,798
2004	2004		6.00%	105,000	105,000	-	105,000	908,399	803,399	1,163,197
2005	2005	200,000	6.00%	105,000	305,000	-	305,000	1,311,876	1,006,876	2,170,073
2006	2006	200,000	6.00%	93,000	293,000	-	293,000	1,634,389	1,341,389	3,511,461
2007	2007	200,000	6.00%	81,000	281,000	-	281,000	2,036,076	1,755,076	5,266,538
2008	2008	225,000	6.00%	69,000	294,000	-	294,000	2,457,779	2,163,779	7,430,317
2009	2009	250,000	6.00%	55,500	305,500	-	305,500	2,904,769	2,599,269	10,029,586
2010	2010	300,000	6.00%	40,500	340,500	-	340,500	3,126,028	2,785,528	12,815,114
2011	2011	375,000	6.00%	22,500	397,500	-	397,500	2,449,439	2,051,939	14,867,053
2012	2012		6.00%	-	-	-	-	2,429,024	2,429,024	17,296,078
2013	2013		6.00%	-	-	-	-	2,728,806	2,728,806	20,024,883
2014	2014		6.00%	-	-	-	-	3,066,631	3,066,631	23,091,515
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	26,226,302
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	31,218,101
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	36,399,289
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	41,771,757
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	47,337,420
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	53,072,446
2021	2021		6.00%	-	-	-	-	-	-	53,072,446
Totals		1,750,000		1,044,000	2,794,000	262,500	2,531,500	55,603,946	53,072,446	

Composition of Issue

Project Costs	1,425,569
Capitalized Interest	262,500
Underwriter's Discount	17,500
Costs of Bond Issuance	44,431
Total Bond Issue	1,750,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2000**

Dated: 1-Apr-00
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	-	-	-	-	-	-	-
2000	2000		6.00%	180,000	180,000	180,000	-	(0)	(0)	(0)
2001	2001		6.00%	270,000	270,000	270,000	-	-	-	(0)
2002	2002		6.00%	270,000	270,000	227,927	42,073	42,073	-	(0)
2003	2003		6.00%	270,000	270,000	-	270,000	317,725	47,725	47,725
2004	2004		6.00%	270,000	270,000	-	270,000	803,399	533,399	581,123
2005	2005		6.00%	270,000	270,000	-	270,000	1,006,876	736,876	1,318,000
2006	2006	200,000	6.00%	270,000	470,000	-	470,000	1,341,389	871,389	2,189,388
2007	2007	500,000	6.00%	258,000	758,000	-	758,000	1,755,076	997,076	3,186,464
2008	2008	500,000	6.00%	228,000	728,000	-	728,000	2,163,779	1,435,779	4,622,244
2009	2009	500,000	6.00%	198,000	698,000	-	698,000	2,599,269	1,901,269	6,523,513
2010	2010	500,000	6.00%	168,000	668,000	-	668,000	2,785,528	2,117,528	8,641,041
2011	2011	700,000	6.00%	138,000	838,000	-	838,000	2,051,939	1,213,939	9,854,980
2012	2012	700,000	6.00%	96,000	796,000	-	796,000	2,429,024	1,633,024	11,488,005
2013	2013	900,000	6.00%	54,000	954,000	-	954,000	2,728,806	1,774,806	13,262,810
2014	2014		6.00%	-	-	-	-	3,066,631	3,066,631	16,329,442
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	19,464,229
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	24,456,028
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	29,637,216
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	35,009,684
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	40,575,347
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	46,310,372
2021	2021		6.00%	-	-	-	-	-	-	46,310,372
Totals		4,500,000		2,940,000	7,440,000	677,927	6,762,073	53,072,446	46,310,372	

Composition of Issue

Project Costs	3,724,553
Capitalized Interest	677,927
Underwriter's Discount	45,000
Costs of Bond Issuance	52,520
Total Bond Issue	4,500,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2001**

Dated: 1-Apr-01
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	0	(0)	(0)	-	-
2001	2001		6.00%	98,250	98,250	98,250	-	-	-	-
2002	2002		6.00%	196,500	196,500	196,500	-	-	-	-
2003	2003		6.00%	196,500	196,500	148,775	47,725	47,725	-	-
2004	2004		6.00%	196,500	196,500	-	196,500	533,399	336,899	336,899
2005	2005		6.00%	196,500	196,500	-	196,500	736,876	540,376	877,275
2006	2006	75,000	6.00%	196,500	271,500	-	271,500	871,389	599,889	1,477,164
2007	2007	100,000	6.00%	192,000	292,000	-	292,000	997,076	705,076	2,182,240
2008	2008	300,000	6.00%	186,000	486,000	-	486,000	1,435,779	949,779	3,132,019
2009	2009	400,000	6.00%	168,000	568,000	-	568,000	1,901,269	1,333,269	4,465,288
2010	2010	400,000	6.00%	144,000	544,000	-	544,000	2,117,528	1,573,528	6,038,816
2011	2011	500,000	6.00%	120,000	620,000	-	620,000	1,213,939	593,939	6,632,756
2012	2012	750,000	6.00%	90,000	840,000	-	840,000	1,633,024	793,024	7,425,780
2013	2013	750,000	6.00%	45,000	795,000	-	795,000	1,774,806	979,806	8,405,585
2014	2014		6.00%	-	-	-	-	3,066,631	3,066,631	11,472,217
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	14,607,004
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	19,598,804
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	24,779,991
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	30,152,459
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	35,718,122
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	41,453,148
2021	2021		6.00%	-	-	-	-	-	-	41,453,148
Totals		3,275,000		2,025,750	5,300,750	443,525	4,857,225	46,310,372	41,453,148	

Composition of Issue

Project Costs	2,756,179
Capitalized Interest	443,525
Underwriter's Discount	32,750
Costs of Bond Issuance	42,546
Total Bond Issue	3,275,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2002**

Dated: 1-Apr-02
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%	118,050	118,050	118,050	-	-	-	-
2003	2003		6.00%	236,100	236,100	236,100	-	-	-	-
2004	2004		6.00%	236,100	236,100	-	236,100	336,899	100,799	100,799
2005	2005		6.00%	236,100	236,100	-	236,100	540,376	304,276	405,075
2006	2006		6.00%	236,100	236,100	-	236,100	599,889	363,789	768,864
2007	2007		6.00%	236,100	236,100	-	236,100	705,076	468,976	1,237,840
2008	2008	400,000	6.00%	236,100	636,100	-	636,100	949,779	313,679	1,551,519
2009	2009	400,000	6.00%	212,100	612,100	-	612,100	1,333,269	721,169	2,272,688
2010	2010	435,000	6.00%	188,100	623,100	-	623,100	1,573,528	950,428	3,223,116
2011	2011	300,000	6.00%	162,000	462,000	-	462,000	593,939	131,939	3,355,056
2012	2012	400,000	6.00%	144,000	544,000	-	544,000	793,024	249,024	3,604,080
2013	2013	500,000	6.00%	120,000	620,000	-	620,000	979,806	359,806	3,963,885
2014	2014	1,500,000	6.00%	90,000	1,590,000	-	1,590,000	3,066,631	1,476,631	5,440,517
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	8,575,304
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	13,567,104
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	18,748,291
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	24,120,759
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	29,686,422
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	35,421,448
2021	2021		6.00%	-	-	-	-	-	-	35,421,448
Totals		3,935,000		2,450,850	6,385,850	354,150	6,031,700	41,453,148	35,421,448	

Composition of Issue

Project Costs	3,503,387
Capitalized Interest	354,150
Underwriter's Discount	39,350
Costs of Bond Issuance	38,113
Total Bond Issue	3,935,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2003**

Dated: 1-Apr-03
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	-	-	-	-	-	-	-
2000	2000		6.00%	-	-	-	-	-	-	-
2001	2001		6.00%	-	-	-	-	-	-	-
2002	2002		6.00%	-	-	-	-	-	-	-
2003	2003		6.00%	22,350	22,350	22,350	-	-	-	-
2004	2004		6.00%	44,700	44,700	-	44,700	100,799	56,099	56,099
2005	2005	35,000	6.00%	44,700	79,700	-	79,700	304,276	224,576	280,675
2006	2006	100,000	6.00%	42,600	142,600	-	142,600	363,789	221,189	501,864
2007	2007	200,000	6.00%	36,600	236,600	-	236,600	468,976	232,376	734,240
2008	2008	60,000	6.00%	24,600	84,600	-	84,600	313,679	229,079	963,319
2009	2009	350,000	6.00%	21,000	371,000	-	371,000	721,169	350,169	1,313,488
2010	2010		6.00%	-	-	-	-	950,428	950,428	2,263,916
2011	2011		6.00%	-	-	-	-	131,939	131,939	2,395,856
2012	2012	-	6.00%	-	-	-	-	249,024	249,024	2,644,880
2013	2013	-	6.00%	-	-	-	-	359,806	359,806	3,004,685
2014	2014		6.00%	-	-	-	-	1,476,631	1,476,631	4,481,317
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	7,616,104
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	12,607,904
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	17,789,091
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	23,161,559
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	28,727,222
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	34,462,248
2021	2021		6.00%	-	-	-	-	-	-	34,462,248
Totals		745,000		236,550	981,550	22,350	959,200	35,421,448	34,462,248	

Composition of Issue

Project Costs	684,799
Capitalized Interest	22,350
Underwriter's Discount	7,450
Costs of Bond Issuance	30,401
Total Bond Issue	745,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2004**

Dated: 1-Apr-04
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%		-	-	-	-	-	-
2003	2003		6.00%		-	-	-	-	-	-
2004	2004		6.00%	46,800	46,800	-	46,800	56,099	9,299	9,299
2005	2005		6.00%	93,600	93,600	-	93,600	224,576	130,976	140,275
2006	2006		6.00%	93,600	93,600	-	93,600	221,189	127,589	267,864
2007	2007	-	6.00%	93,600	93,600	-	93,600	232,376	138,776	406,640
2008	2008		6.00%	93,600	93,600	-	93,600	229,079	135,479	542,119
2009	2009		6.00%	93,600	93,600	-	93,600	350,169	256,569	798,688
2010	2010	135,000	6.00%	93,600	228,600	-	228,600	950,428	721,828	1,520,516
2011	2011	25,000	6.00%	85,500	110,500	-	110,500	131,939	21,439	1,541,956
2012	2012	100,000	6.00%	84,000	184,000	-	184,000	249,024	65,024	1,606,980
2013	2013	200,000	6.00%	78,000	278,000	-	278,000	359,806	81,806	1,688,785
2014	2014	1,100,000	6.00%	66,000	1,166,000	-	1,166,000	1,476,631	310,631	1,999,417
2015	2015		6.00%	-	-	-	-	3,134,787	3,134,787	5,134,204
2016	2016		6.00%	-	-	-	-	4,991,800	4,991,800	10,126,004
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	15,307,191
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	20,679,659
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	26,245,322
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	31,980,348
2021	2021		6.00%	-	-	-	-	-	-	31,980,348
Totals		1,560,000		921,900	2,481,900	-	2,481,900	34,462,248		

Composition of Issue

Project Costs	1,514,911
Capitalized Interest	0
Underwriter's Discount	15,600
Costs of Bond Issuance	29,489
Total Bond Issue	1,560,000

Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1 (Priority "A, B & C" Projects)
Summary - Net of Capitalized Interest

Year of Increment	Year of Maturity	1998 Debt Service	1999 Debt Service	2000 Debt Service	2001 Debt Service	2002 Debt Service	2003 Debt Service	2004 Debt Service	2005 Debt Service	Total All Debt Service	Projected Tax Increment	Annual Surplus (Deficit)	Cumulative Surplus
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1998	1998	0	-	-	-	-	-	-	-	-	-	-	-
1999	1999	0	-	-	-	-	-	-	-	-	-	-	-
2000	2000	10,673	0	-	(0)	-	-	-	-	10,673	10,673	-	-
2001	2001	288,534	-	-	-	-	-	-	-	288,534	288,534	-	-
2002	2002	456,600	112,573	-	-	-	-	-	-	569,173	569,173	-	-
2003	2003	456,600	129,000	259,225	-	-	-	-	-	844,825	844,825	-	-
2004	2004	456,600	129,000	312,000	237,000	195,899	-	-	-	1,330,499	1,330,499	-	-
2005	2005	456,600	129,000	312,000	237,000	285,600	87,000	217,500	-	1,724,700	1,733,976	9,276	9,276
2006	2006	541,600	129,000	512,000	312,000	285,600	87,000	217,500	-	2,084,700	2,141,489	56,789	66,065
2007	2007	551,500	229,000	800,000	332,500	285,600	87,000	217,500	-	2,503,100	2,553,076	49,976	116,041
2008	2008	545,500	348,000	770,000	526,500	285,600	87,000	317,500	-	2,880,100	2,968,779	88,679	204,720
2009	2009	539,500	334,500	740,000	508,500	685,600	187,000	311,500	-	3,306,600	3,409,769	103,169	307,890
2010	2010	533,500	371,000	710,000	490,500	696,600	331,000	405,500	-	3,538,100	3,625,028	86,928	394,818
2011	2011	1,127,500	354,500	680,000	472,500	535,500	316,000	293,500	-	3,779,500	3,842,439	62,939	457,757
2012	2012	1,185,500	338,000	650,000	454,500	617,500	351,000	387,500	-	3,984,000	4,062,024	78,024	535,781
2013	2013	1,237,500	321,500	620,000	436,500	693,500	383,000	475,500	-	4,167,500	4,283,806	116,306	652,087
2014	2014	1,583,500	280,000	290,000	418,500	663,500	112,000	1,157,500	-	4,505,000	4,618,631	113,631	765,718
2015	2015	1,780,500	265,000	1,378,000	400,500	333,500	106,000	397,500	-	4,661,000	4,804,287	143,287	909,005
2016	2016	1,961,000	-	-	707,500	821,500	-	1,404,500	-	4,894,500	4,991,800	97,300	1,006,305
2017	2017	0	-	-	795,000	1,404,500	-	-	-	2,199,500	5,181,187	2,981,687	3,987,992
2018	2018	0	-	-	-	-	-	-	-	-	5,372,468	5,372,468	9,360,461
2019	2019	0	-	-	-	-	-	-	-	-	5,565,663	5,565,663	14,926,123
2020	2020	-	-	-	-	-	-	-	-	-	5,735,026	5,735,026	20,661,149
2021	2021	-	-	-	-	-	-	-	-	-	-	-	20,661,149
Totals:		13,712,707	3,470,073	8,033,225	6,329,000	7,789,999	2,134,000	5,803,000	0	47,272,004	67,933,153	20,661,149	

Composition of Bond Issues

Year of Issue	1998	1999	2000	2001	2002	2003	2004	2005	Total
Project Costs	6,186,822	1,747,444	4,223,282	3,269,870	4,144,859	1,269,838	3,435,961	-	24,278,076
Capitalized Interest	1,298,893	338,927	884,775	592,500	518,101	130,500	108,750	-	3,872,445
Underwriter's Discount	76,100	21,500	52,000	39,500	47,600	14,500	36,250	-	287,450
Costs of Bond Issuance	48,185	42,129	39,943	48,130	49,440	35,162	44,039	-	307,028
Total Bond Issue	7,610,000	2,150,000	5,200,000	3,950,000	4,760,000	1,450,000	3,625,000	-	28,745,000

(Inflated @ 3% per year)

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 1998**

Dated: 1-Apr-98
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1998	1998		6.00%	228,300	228,300	228,300	-	-	-	-
1999	1999		6.00%	456,600	456,600	456,600	-	-	-	-
2000	2000		6.00%	456,600	456,600	445,927	10,673	10,673	0	0
2001	2001		6.00%	456,600	456,600	168,066	288,534	288,534	-	0
2002	2002		6.00%	456,600	456,600	-	456,600	569,173	112,573	112,573
2003	2003		6.00%	456,600	456,600	-	456,600	844,825	388,225	500,798
2004	2004		6.00%	456,600	456,600	-	456,600	1,330,499	873,899	1,374,697
2005	2005		6.00%	456,600	456,600	-	456,600	1,733,976	1,277,376	2,652,073
2006	2006	85,000	6.00%	456,600	541,600	-	541,600	2,141,489	1,599,889	4,251,961
2007	2007	100,000	6.00%	451,500	551,500	-	551,500	2,553,076	2,001,576	6,253,538
2008	2008	100,000	6.00%	445,500	545,500	-	545,500	2,968,779	2,423,279	8,676,817
2009	2009	100,000	6.00%	439,500	539,500	-	539,500	3,409,769	2,870,269	11,547,086
2010	2010	100,000	6.00%	433,500	533,500	-	533,500	3,625,028	3,091,528	14,638,614
2011	2011	700,000	6.00%	427,500	1,127,500	-	1,127,500	3,842,439	2,714,939	17,353,553
2012	2012	800,000	6.00%	385,500	1,185,500	-	1,185,500	4,062,024	2,876,524	20,230,078
2013	2013	900,000	6.00%	337,500	1,237,500	-	1,237,500	4,283,806	3,046,306	23,276,383
2014	2014	1,300,000	6.00%	283,500	1,583,500	-	1,583,500	4,618,631	3,035,131	26,311,515
2015	2015	1,575,000	6.00%	205,500	1,780,500	-	1,780,500	4,804,287	3,023,787	29,335,302
2016	2016	1,850,000	6.00%	111,000	1,961,000	-	1,961,000	4,991,800	3,030,800	32,366,101
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	37,547,289
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	42,919,757
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	48,485,420
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	54,220,446
2021	2021		6.00%	-	-	-	-	-	-	54,220,446
Totals		7,610,000		7,401,600	15,011,600	1,298,893	13,712,707	67,933,153	82,944,753	

Composition of Issue

Project Costs	6,186,822
Capitalized Interest	1,298,893
Underwriter's Discount	76,100
Costs of Bond Issuance	48,185
Total Bond Issue	7,610,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 1999**

Dated: 1-Apr-99
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	64,500	64,500	64,500	-	-	-	-
2000	2000		6.00%	129,000	129,000	129,000	0	0	(0)	(0)
2001	2001		6.00%	129,000	129,000	129,000	-	-	-	(0)
2002	2002		6.00%	129,000	129,000	16,427	112,573	112,573	-	(0)
2003	2003		6.00%	129,000	129,000	-	129,000	388,225	259,225	259,225
2004	2004		6.00%	129,000	129,000	-	129,000	873,899	744,899	1,004,123
2005	2005	-	6.00%	129,000	129,000	-	129,000	1,277,376	1,148,376	2,152,500
2006	2006	-	6.00%	129,000	129,000	-	129,000	1,599,889	1,470,889	3,623,388
2007	2007	100,000	6.00%	129,000	229,000	-	229,000	2,001,576	1,772,576	5,395,964
2008	2008	225,000	6.00%	123,000	348,000	-	348,000	2,423,279	2,075,279	7,471,244
2009	2009	225,000	6.00%	109,500	334,500	-	334,500	2,870,269	2,535,769	10,007,013
2010	2010	275,000	6.00%	96,000	371,000	-	371,000	3,091,528	2,720,528	12,727,541
2011	2011	275,000	6.00%	79,500	354,500	-	354,500	2,714,939	2,360,439	15,087,980
2012	2012	275,000	6.00%	63,000	338,000	-	338,000	2,876,524	2,538,524	17,626,505
2013	2013	275,000	6.00%	46,500	321,500	-	321,500	3,046,306	2,724,806	20,351,310
2014	2014	250,000	6.00%	30,000	280,000	-	280,000	3,035,131	2,755,131	23,106,442
2015	2015	250,000	6.00%	15,000	265,000	-	265,000	3,023,787	2,758,787	25,865,229
2016	2016		6.00%	-	-	-	-	3,030,800	3,030,800	28,896,028
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	34,077,216
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	39,449,684
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	45,015,347
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	50,750,372
2021	2021		6.00%	-	-	-	-	-	-	50,750,372
Totals		2,150,000		1,659,000	3,809,000	338,927	3,470,073	54,220,446	50,750,372	

Composition of Issue

Project Costs	1,747,444
Capitalized Interest	338,927
Underwriter's Discount	21,500
Costs of Bond Issuance	42,129
Total Bond Issue	2,150,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2000**

Dated: 1-Apr-00
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%	208,000	208,000	208,000	-	(0)	(0)	(0)
2001	2001		6.00%	312,000	312,000	312,000	-	-	-	(0)
2002	2002		6.00%	312,000	312,000	312,000	-	-	-	(0)
2003	2003		6.00%	312,000	312,000	52,775	259,225	259,225	-	(0)
2004	2004		6.00%	312,000	312,000	-	312,000	744,899	432,899	432,899
2005	2005		6.00%	312,000	312,000	-	312,000	1,148,376	836,376	1,269,275
2006	2006	200,000	6.00%	312,000	512,000	-	512,000	1,470,889	958,889	2,228,164
2007	2007	500,000	6.00%	300,000	800,000	-	800,000	1,772,576	972,576	3,200,740
2008	2008	500,000	6.00%	270,000	770,000	-	770,000	2,075,279	1,305,279	4,506,019
2009	2009	500,000	6.00%	240,000	740,000	-	740,000	2,535,769	1,795,769	6,301,788
2010	2010	500,000	6.00%	210,000	710,000	-	710,000	2,720,528	2,010,528	8,312,316
2011	2011	500,000	6.00%	180,000	680,000	-	680,000	2,360,439	1,680,439	9,992,756
2012	2012	500,000	6.00%	150,000	650,000	-	650,000	2,538,524	1,888,524	11,881,280
2013	2013	500,000	6.00%	120,000	620,000	-	620,000	2,724,806	2,104,806	13,986,085
2014	2014	200,000	6.00%	90,000	290,000	-	290,000	2,755,131	2,465,131	16,451,217
2015	2015	1,300,000	6.00%	78,000	1,378,000	-	1,378,000	2,758,787	1,380,787	17,832,004
2016	2016		6.00%	-	-	-	-	3,030,800	3,030,800	20,862,804
2017	2017		6.00%	-	-	-	-	5,181,187	5,181,187	26,043,991
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	31,416,459
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	36,982,122
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	42,717,148
2021	2021		6.00%	-	-	-	-	-	-	42,717,148
Totals		5,200,000		3,718,000	8,918,000	884,775	8,033,225	50,750,372	42,717,148	

Composition of Issue

Project Costs	4,223,282
Capitalized Interest	884,775
Underwriter's Discount	52,000
Costs of Bond Issuance	39,943
Total Bond Issue	5,200,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2001**

Dated: 1-Apr-01
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capital-ized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%	-	-	-	-	-	-	-
2000	2000		6.00%	-	-	0	(0)	(0)	-	-
2001	2001		6.00%	118,500	118,500	118,500	-	-	-	-
2002	2002		6.00%	237,000	237,000	237,000	-	-	-	-
2003	2003		6.00%	237,000	237,000	237,000	-	-	-	-
2004	2004		6.00%	237,000	237,000	-	237,000	432,899	195,899	195,899
2005	2005		6.00%	237,000	237,000	-	237,000	836,376	599,376	795,275
2006	2006	75,000	6.00%	237,000	312,000	-	312,000	958,889	646,889	1,442,164
2007	2007	100,000	6.00%	232,500	332,500	-	332,500	972,576	640,076	2,082,240
2008	2008	300,000	6.00%	208,500	508,500	-	526,500	1,305,279	778,779	2,861,019
2009	2009	300,000	6.00%	208,500	508,500	-	508,500	1,795,769	1,287,269	4,148,288
2010	2010	300,000	6.00%	190,500	490,500	-	490,500	2,010,528	1,520,028	5,668,316
2011	2011	300,000	6.00%	172,500	472,500	-	472,500	1,680,439	1,207,939	6,876,256
2012	2012	300,000	6.00%	154,500	454,500	-	454,500	1,888,524	1,434,024	8,310,280
2013	2013	300,000	6.00%	136,500	436,500	-	436,500	2,104,806	1,668,306	9,978,585
2014	2014	300,000	6.00%	118,500	418,500	-	418,500	2,465,131	2,046,631	12,025,217
2015	2015	300,000	6.00%	100,500	400,500	-	400,500	1,380,787	980,287	13,005,504
2016	2016	625,000	6.00%	82,500	707,500	-	707,500	3,030,800	2,323,300	15,328,804
2017	2017	750,000	6.00%	45,000	795,000	-	795,000	5,181,187	4,386,187	19,714,991
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	25,087,459
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	30,653,122
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	36,388,148
2021	2021		6.00%	-	-	-	-	-	-	36,388,148
Totals		3,950,000		2,971,500	6,921,500	592,500	6,329,000	42,717,148	36,388,148	

Composition of Issue

Project Costs	3,269,870
Capitalized Interest	592,500
Underwriter's Discount	39,500
Costs of Bond Issuance	48,130
Total Bond Issue	3,950,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2002**

Dated: 1-Apr-02
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%	142,800	142,800	142,800	-	-	-	-
2003	2003		6.00%	285,600	285,600	285,600	-	-	-	-
2004	2004		6.00%	285,600	285,600	89,701	195,899	195,899	-	-
2005	2005		6.00%	285,600	285,600	-	285,600	599,376	313,776	313,776
2006	2006		6.00%	285,600	285,600	-	285,600	646,889	361,289	675,065
2007	2007		6.00%	285,600	285,600	-	285,600	640,076	354,476	1,029,541
2008	2008	-	6.00%	285,600	285,600	-	285,600	778,779	493,179	1,522,720
2009	2009	400,000	6.00%	285,600	685,600	-	685,600	1,287,269	601,669	2,124,390
2010	2010	435,000	6.00%	261,600	696,600	-	696,600	1,520,028	823,428	2,947,818
2011	2011	300,000	6.00%	235,500	535,500	-	535,500	1,207,939	672,439	3,620,257
2012	2012	400,000	6.00%	217,500	617,500	-	617,500	1,434,024	816,524	4,436,781
2013	2013	500,000	6.00%	193,500	693,500	-	693,500	1,668,306	974,806	5,411,587
2014	2014	500,000	6.00%	163,500	663,500	-	663,500	2,046,631	1,383,131	6,794,718
2015	2015	200,000	6.00%	133,500	333,500	-	333,500	980,287	646,787	7,441,505
2016	2016	700,000	6.00%	121,500	821,500	-	821,500	2,323,300	1,501,800	8,943,305
2017	2017	1,325,000	6.00%	79,500	1,404,500	-	1,404,500	4,386,187	2,981,687	11,924,992
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	17,297,461
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	22,863,123
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	28,598,149
2021	2021		6.00%	-	-	-	-	-	-	28,598,149
Totals		4,760,000		3,548,100	8,308,100	518,101	7,789,999	36,388,148	28,598,149	

Composition of Issue

Project Costs	4,144,859
Capitalized Interest	518,101
Underwriter's Discount	47,600
Costs of Bond Issuance	49,440
Total Bond Issue	4,760,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2003**

Dated: 1-Apr-03
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%		-	-	-	-	-	-
2003	2003		6.00%	43,500	43,500	43,500	-	-	-	-
2004	2004		6.00%	87,000	87,000	87,000	-	-	-	-
2005	2005	-	6.00%	87,000	87,000	-	87,000	313,776	226,776	226,776
2006	2006	-	6.00%	87,000	87,000	-	87,000	361,289	274,289	501,065
2007	2007	-	6.00%	87,000	87,000	-	87,000	354,476	267,476	768,541
2008	2008	-	6.00%	87,000	87,000	-	87,000	493,179	406,179	1,174,720
2009	2009	100,000	6.00%	87,000	187,000	-	187,000	601,669	414,669	1,589,390
2010	2010	250,000	6.00%	81,000	331,000	-	331,000	823,428	492,428	2,081,818
2011	2011	250,000	6.00%	66,000	316,000	-	316,000	672,439	356,439	2,438,257
2012	2012	300,000	6.00%	51,000	351,000	-	351,000	816,524	465,524	2,903,781
2013	2013	350,000	6.00%	33,000	383,000	-	383,000	974,806	591,806	3,495,587
2014	2014	100,000	6.00%	12,000	112,000	-	112,000	1,383,131	1,271,131	4,766,718
2015	2015	100,000	6.00%	6,000	106,000	-	106,000	646,787	540,787	5,307,505
2016	2016		6.00%	-	-	-	-	1,501,800	1,501,800	6,809,305
2017	2017		6.00%	-	-	-	-	2,981,687	2,981,687	9,790,992
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	15,163,461
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	20,729,123
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	26,464,149
2021	2021		6.00%	-	-	-	-	-	-	26,464,149
Totals		1,450,000		814,500	2,264,500	130,500	2,134,000	28,598,149	26,464,149	

Composition of Issue

Project Costs	1,269,838
Capitalized Interest	130,500
Underwriter's Discount	14,500
Costs of Bond Issuance	35,162
Total Bond Issue	1,450,000

**Village of Weston, Wisconsin
General Obligation Tax Increment Bonds
Tax Increment District No. 1
Series 2004**

Dated: 1-Apr-04
Mature: 1-Oct

Year of Increment (1)	Year of Maturity (2)	Principal (3)	Rates (4)	Interest (5)	Total Principal & Interest (6)	Capitalized Interest (7)	Net Revenue Required (8)	Available Tax Increment (9)	Annual Surplus (Deficit) (10)	Cumulative Surplus (Deficit) (11)
1999	1999		6.00%		-	-	-	-	-	-
2000	2000		6.00%		-	-	-	-	-	-
2001	2001		6.00%		-	-	-	-	-	-
2002	2002		6.00%		-	-	-	-	-	-
2003	2003		6.00%		-	-	-	-	-	-
2004	2004		6.00%	108,750	108,750	108,750	-	-	-	-
2005	2005		6.00%	217,500	217,500	-	217,500	226,776	9,276	9,276
2006	2006		6.00%	217,500	217,500	-	217,500	274,289	56,789	66,065
2007	2007		6.00%	217,500	217,500	-	217,500	267,476	49,976	116,041
2008	2008	100,000	6.00%	217,500	317,500	-	317,500	406,179	88,679	204,720
2009	2009	100,000	6.00%	211,500	311,500	-	311,500	414,669	103,169	307,890
2010	2010	200,000	6.00%	205,500	405,500	-	405,500	492,428	86,928	394,818
2011	2011	100,000	6.00%	193,500	293,500	-	293,500	356,439	62,939	457,757
2012	2012	200,000	6.00%	187,500	387,500	-	387,500	465,524	78,024	535,781
2013	2013	300,000	6.00%	175,500	475,500	-	475,500	591,806	116,306	652,087
2014	2014	1,000,000	6.00%	157,500	1,157,500	-	1,157,500	1,271,131	113,631	765,718
2015	2015	300,000	6.00%	97,500	397,500	-	397,500	540,787	143,287	909,005
2016	2016	1,325,000	6.00%	79,500	1,404,500	-	1,404,500	1,501,800	97,300	1,006,305
2017	2017		6.00%	-	-	-	-	2,981,687	2,981,687	3,987,992
2018	2018		6.00%	-	-	-	-	5,372,468	5,372,468	9,360,461
2019	2019		6.00%	-	-	-	-	5,565,663	5,565,663	14,926,123
2020	2020		6.00%	-	-	-	-	5,735,026	5,735,026	20,661,149
2021	2021		6.00%	-	-	-	-	-	-	20,661,149
Totals		3,625,000		2,286,750	5,911,750	108,750	5,803,000	26,464,149		

Composition of Issue

Project Costs	3,435,961
Capitalized Interest	108,750
Underwriter's Discount	36,250
Costs of Bond Issuance	44,039
Total Bond Issue	3,625,000

**WESTON TID #1
PARCEL LISTING**

Map	Parcel ID	Owner Name	GIS Acre	Tax Acre	Land PAR_LAN	Improve. PAR_IMP	Woodland PAR_WO	Land Use	Current Use	Future Use	Zoning	Change	Bldg Sq. Ft.	Increment	Year
2983	19228082310987	GERALD A TAMBORINO	0.98	0.970	\$7,400	\$40,200	\$0	Commercial	Do'in the Blues	Commercial	B3		4,225	\$ 126,760	G
3003	19228082310990	DAVID L BESTE	2.55	2.740	\$20,900	\$14,100	\$0	Commercial	Auto Pool	Commercial	B3		11,935	\$ 358,063	G
3036	19228082310985	NORMAN I BURGOYNE	0.41	0.360	\$2,700	\$16,200	\$0	Commercial	Septic Cleaning	Commercial	B3		1,568	\$ 47,045	G
3044	19228082310981	NORMAN L BURGOYNE	2.19	2.230	\$8,750	\$66,250	\$0	Commercial	Septic Cleaning	Commercial	B3		9,714	\$ 291,416	G
3067	19228082310986	DANNY G REID	2.21	2.200	\$16,800	\$0	\$0	Vacant	Vacant	Commercial	B3		9,583	\$ 287,496	D
3072	19228082310991	ALLEN STOIBER	1.39	1.300	\$7,800	\$43,900	\$0	Residential	Residential		B3		0	0	0
3112	19228082310997	JOHN P ATKINSON	2.66	2.690	\$24,400	\$95,600	\$0	Residential	Residential & Insulation Distrib		B3		0	0	0
3195	19228082310984	STANLEY A KMIECIK	9.5	10.000	\$15,000	\$70,850	\$0	Residential	Farmhouse	Village Industr	AG		43,560	\$ 1,306,800	E
3196	19228082320970	FRANK SUTTON	1.55	1.550	\$8,500	\$103,300	\$0	Residential	Residential		AG		0	0	0
3200	19228082320971	JOHN M ZINSER	26.385	26.385	\$36,980	\$0	\$0	Agriculture	Vacant Ag	Business Park	AG		114,933	\$ 3,447,992	F
3211	19228082420984	HERBERT P HUSNICK	10.76	11.000	\$83,800	\$317,750	\$0	Commercial	Tire Dealer		BP		0	0	0
3237	19228082210981	RONALD H CHRISTIANSEN	27.55	27.600	\$24,250	\$0	\$0	Agriculture	Vacant Ag	Business Park	BP		120,226	\$ 3,606,768	E
3258	19228082420982	NICHOLAS R PUND	10.01	10.020	\$76,350	\$142,250	\$0	Commercial	Auto Auction	Village Industr	BP		43,647	\$ 1,309,414	E
3268	19228082120979	ELVA H BERG	33.81	32.120	\$16,750	\$58,750	\$0	Residential	Residential	Commercial	R1		209,872	\$ 12,592,325	E
3269	19228082420983	SONNENTAG FAMILY LID PRT	10	10.000	\$44,500	\$110,600	\$0	Industrial	Concrete Batch	Village Industr	M1		43,560	\$ 1,306,800	E
3278	19228082120988	MCIJAY INVESTMENT CORP	25.5	25.500	\$32,000	\$0	\$0	Woodland	Vacant	Commercial	B2		166,617	\$ 9,997,020	C
3279	19228082010993	TRAILWOOD INVESTORS	34.8	34.940	\$2,900	\$0	\$0	Agriculture	Vacant	Commercial	B4		228,298	\$ 13,697,878	D
3280	19228082120985	EDWARD J STAROSTOVIC	1.41	1.110	\$14,300	\$0	\$0	Vacant	Vacant	Commercial	R1		7,253	\$ 435,164	B
3286	19228082010992	SANDRA J AUSTIN	26	26.120	\$24,800	\$0	\$0	Agriculture	Vacant	Commercial	B4		170,668	\$ 10,240,085	C
3295	19228082420986	SONNENTAG FAMILY LTD PRT	11.01	11.200	\$28,000	\$0	\$0	Industrial	Concrete Batch	Village Industr	M1		48,787	\$ 1,463,616	E
3297	19228082010991	BERNARD MASCOTTI	4.49	4.550	\$17,350	\$50,200	\$0	Residential	Residential	Commercial	R5		0	0	0
3316	19228082420979	DONALD KARCZ	8.52	8.250	\$62,900	\$115,350	\$0	Commercial	RV Dealer	Commercial	B3		35,937	\$ 1,078,110	E
3318	19228082420985	DANIEL WANTA	1.05	1.020	\$7,650	\$46,500	\$0	Residential	Residential	Village Industr	BP		4,443	\$ 133,294	G
3327	19228082010990	TRAILWOOD INVESTORS	1.93	1.930	\$8,450	\$37,250	\$0	Residential	Residential	Commercial	R5		0	0	0
3329	19228082320986	RONALD H CHRISTIANSEN	28.31	28.000	\$18,200	\$0	\$0	Agriculture	Vacant Ag	Business Park	BP		121,968	\$ 3,659,040	G
3351	19228082410996	VIRGIL KUFAHL	5.09	4.910	\$37,400	\$104,900	\$0	Industrial	Vacant Ag	Business Park	BP		43,560	\$ 1,306,800	E
3352	19228082210980	BATES HOLDINGS LLP	9.61	10.000	\$26,000	\$111,100	\$0	Agriculture	Vacant Ag	Business Park	BP		43,560	\$ 1,306,800	E
3369	19228082440998	VIRGIL KUFAHL	25.8	25.670	\$8,500	\$34,550	\$0	Commercial	Salvage Yard	Industrial	M1		111,819	\$ 3,354,556	E
3377	19228082440999	SONNENTAG FAMILY LTD PRT	77.44	86.810	\$14,400	\$0	\$0	Industrial	Sand Pits	Industrial	M1		378,144	\$ 5,672,165	G
3396	19228082320967	VILLAGE OF WESTON	1.62	1.620	\$0	\$0	\$0	Agriculture	Vacant	Business Park	AG	BP	7,057	\$ 211,702	E
3398			0.151515	0.150				Vacant	ROW		RTF		-	\$ -	-
3399	19228082420978	KK INVESTMENTS INC	7.716	7.716	\$30,000	\$0	\$0	Agriculture	Vacant	Industrial	M1		33,611	\$ 1,008,327	E
3422	19228082420976	HARLEY M VANDERKOOY	4.18	4.000	\$10,500	\$58,300	\$0	Residential	Residential	Industrial	M1		17,424	\$ 522,720	G
3426	19228082320983	MARY ANN ZYNDA	0.95	1.050	\$7,550	\$59,350	\$0	Residential	Occupied Res.	Village Industr	RTF		4,574	\$ 137,214	E
3427	19228082320978	BRIAN J PERRODIN	1.27	1.280	\$7,800	\$74,700	\$0	Residential	Occupied Res.	Village Industr	RTF		5,576	\$ 167,270	E
3428	19228082320979	NORMAN E RANDL	1.27	1.280	\$7,800	\$74,700	\$0	Residential	Occupied Res.	Village Industr	RTF		5,576	\$ 167,270	E
3429	19228082320985	ELMER G FRANCE	1.28	1.280	\$7,800	\$63,400	\$0	Residential	Occupied Res.	Village Industr	RTF		5,576	\$ 167,270	E
3430	19228082320981	ELAINE A SMITH	1.43	1.430	\$7,950	\$29,450	\$0	Residential	Occupied Res.	Village Industr	RTF		6,229	\$ 186,872	E
3431	19228082320968	JOHN M ZINSER	1.14	1.140	\$8,500	\$0	\$0	Vacant	Vacant Res.	Village Industr	RTF		4,966	\$ 148,975	E
3452	19228082320982	DEBRA A BOGGS	0.95	1.050	\$7,550	\$55,550	\$0	Residential	Occupied Res.	Village Industr	RTF		4,574	\$ 137,214	E
3475	19228082320980	WILLIAM CYBULA	0.27	0.270	\$500	\$0	\$0	Vacant	Vacant Res.	Village Industr	RTF		1,176	\$ 35,284	E
3478	19228082430995	DANIEL WANTA	0.12	0.110	\$110	\$0	\$0	Vacant	Vacant Res.	Street ROW	BP		-	\$ -	-
3480	19228082430001	LYLE G BREHM	0.03	0.030	\$100	\$0	\$0	Vacant	Vacant Res.	Street ROW	RE		0	0	0
3481	19228082430002	LYLE G BREHM	0.27	0.270	\$100	\$0	\$0	Vacant	Vacant Res.	Street ROW	BP		0	0	0
3486	19228082330968	ALLEN J BREMER	0.61	0.610	\$4,580	\$101,720	\$0	Residential	Residential Dup	Village Industr	SR		2,657	\$ 79,715	E

**WESTON TID #1
PARCEL LISTING**

Map	Parcel ID	Owner Name	GIS Acre	Tax Acre	Land PAR_LAN	Improve. PAR_IMP	Woodland PAR_WO	Land Use	Current Use	Future Use	Zoning	Change	Bldg Sq. Ft.	Increment	Year	
	3488	19228082330972	ALLEN J BREMER	0.63	0.630	\$4,730	\$91,870	\$0	Residential	Residential Dup	Village Industr	RTF	2,744	\$ 82,328	E	
	3489	19228082330974	RAYMOND J UNREIN	0.92	0.920	\$7,500	\$75,300	\$0	Residential	Residential Dup	Village Industr	RTF	4,008	\$ 120,226	E	
	3491	19228082330975	BRIAN J PERRODIN	0.92	0.920	\$7,500	\$75,300	\$0	Residential	Residential Dup	Village Industr	RTF	4,008	\$ 120,226	E	
	3498	19228082430018	TIMOTHY S DOYLE	0.51	0.500	\$6,730	\$43,570	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3501	19228082430017	CHARLES B HARRIS	0.52	0.500	\$6,730	\$55,470	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3502	19228082430010	LANE GRESEN	0.52	0.500	\$6,730	\$56,880	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3504	19228082430009	BRUCE A KOCH	0.53	0.500	\$6,990	\$59,310	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3505	19228082430004	DONALD R BEILKE	0.53	0.500	\$6,980	\$48,860	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3506	19228082430003	LYLE G BREHM	1.02	1.000	\$750	\$0	\$0	Vacant	ROW	Residential	R1	0	0	0	
	3507	19228082430999	EIGHT STAR LLC	27.66	27.730	\$335,500	\$879,600	\$0	Commercial	Fabco	Commercial	B3	0	0	0	
	3508	19228082230985	GERALD J BARNETT	35.7	35.000	\$11,200	\$0	\$0	Agriculture	Vacant Ag		AG	0	0	0	
	3509	19228082230999	TERRY R THIRION	37.78	38.390	\$0	\$0	\$12,900	Agriculture	Woodland		AG	0	0	0	
	3510	19228082330967	ALLEN J BREMER	0.61	0.610	\$4,580	\$98,520	\$0	Residential	Residential	Business Park	SR	2,657	\$ 79,715	E	
	3511	19228082140998	CATHERINE BUCHBERGER	38.25	40.000	\$24,200	\$0	\$0	Agriculture	Vacant Ag	Business Park	AG	174,240	\$ 5,227,200	H	
	3512	19228082140999	CATHERINE BUCHBERGER	39.26	40.000	\$24,400	\$0	\$0	Agriculture	Vacant Ag		AG	0	0	0	
	3513	19228082430019	ROGER L YAUCH	0.51	0.500	\$6,730	\$54,470	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3514	19228082230986	CYNTHIA K BARNETT	23.3	22.620	\$20,870	\$13,750	\$0	Agriculture	Vacant Ag		AG	0	0	0	
	3515	19228082430016	KENT K FLUEGGE	0.52	0.500	\$6,730	\$64,260	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3516	19228082240997	CARL O RADKE	32.81	33.880	\$12,700	\$46,350	\$0	Agriculture	Farmhouse	Business Park	AG	147,581	\$ 4,427,438	H	
	3517	19228082430011	KENNETH L WILK	0.52	0.500	\$6,730	\$49,900	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3518	19228082230987	CHRISTOPHER A BARNETT	11.62	11.380	\$14,100	\$13,750	\$0	Woodland			AG	0	0	0	
	3519	19228082130999	JACK C HEILMEIER	36.51	30.060	\$8,200	\$0	\$27,300	Residential	Residential Woo	Business Park	AG	BP	130,941	\$ 3,928,241	E
	3519				6.660		\$59,900					AG				
	3520	19228082430008	WAYNE W GEHRKE	0.53	0.500	\$7,010	\$54,490	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3521	19228082430005	DONALD L RASMUSSEN	0.53	0.500	\$6,980	\$39,020	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3522	19228082430996	DAVID L HOLLMAN	2.61	2.620	\$9,100	\$52,400	\$0	Residential	Residential	Residential	R1	11,413	\$ 342,382	E	
	3523	19228082430020	LYLE G BREHM	0.51	0.500	\$2,000	\$0	\$0	Vacant	Vacant Res.	Buffer	R1	2,178	\$ 65,340	E	
	3524	19228082430015	GREGORY R FRANDA	0.52	0.500	\$6,730	\$59,020	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3525	19228082430012	DAVID LEGRO	0.52	0.500	\$6,730	\$54,570	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3526	19228082240993	RONALD H CHRISTIANSEN	10.5	10.500	\$4,700	\$0	\$0	Woodland	Vacant		AG	0	0	0	
	3527	19228082130997	RANDOLPH HENKELMAN	17.37	17.300	\$12,950	\$0	\$0	Woodland	Vacant	Business Park	AG	BP	113,038	\$ 6,782,292	C
	3528	19228082430007	LAVERN L SYRING	0.53	0.500	\$7,020	\$48,470	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3529	19228082430006	THOMAS W WOOD	0.53	0.500	\$6,980	\$58,020	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3530	19228082130996	ROBERT M ANTON	12.87	12.430	\$8,500	\$121,600	\$0	Residential	Residential	Business Park	BP	81,218	\$ 4,873,057	C	
	3533	19228082430021	LYLE G BREHM	0.51	0.500	\$2,000	\$0	\$0	Vacant	Vacant Res.	Buffer	R1	2,178	\$ 65,340	E	
	3534	19228082430014	GENE D KRESSEL	0.52	0.500	\$6,730	\$55,120	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3535	19228082040999	STONE RIDGE DEVELOPMENT	26.16	28.650	\$400	\$0	\$0	Agriculture	Vacant	Stone Ridge	B3	187,199	\$ 11,231,946	B	
	3536	19228082430013	ROCK A LARSON	0.52	0.500	\$6,730	\$49,550	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3537	19228082430041	JEFFREY P SAMSE	0.53	0.500	\$7,050	\$47,660	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3538	19228082430036	RICHARD A BRZEZINSKI	0.54	0.500	\$6,980	\$49,120	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3539	19228082430022	LYLE G BREHM	0.52	0.500	\$2,000	\$0	\$0	Vacant	Vacant Res.	Buffer	R1	2,178	\$ 65,340	E	
	3540	19228082430047	LYLE G BREHM	0.52	0.500	\$1,750	\$0	\$0	Vacant	Vacant Res.	Residential	R1	2,178	\$ 65,340	E	
	3541	19228082430042	KEVIN L KARPINSKY	0.52	0.500	\$6,730	\$59,770	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	
	3542	19228082330969	PETER E KUNNANZ	4.78	4.810	\$10,600	\$0	\$0	Agriculture	Vacant	Village Industr	AG	BP	20,952	\$ 628,571	E
	3543	19228082430040	GREGORY A PLUMMER	0.53	0.500	\$7,070	\$63,530	\$0	Residential	Residential	Residential	R1	2,178	\$ 65,340	E	

WESTON TID #1

PARCEL LISTING

Map	Parcel ID	Owner Name	GIS Acre	Tax Acre	Land PAR_LAN	Improve. PAR_IMP	Woodland PAR_WO	Land Use	Current Use	Future Use	Zoning	Change	Bldg Sq. Ft.	Increment	Year
3544	19228082430037	ROGER J RINDO	0.58	0.500	\$7,950	\$62,000	\$0	Residential	Residential	Residential	R1		2,178	\$ 65,340	E
3545	19228082430023	LYLE G BREHM	0.52	0.500	\$2,000	\$0	\$0	Vacant	Vacant Res.	Buffer	R1		2,178	\$ 65,340	E
3546	19228082430046	JEFFREY P FIRKUS	0.52	0.500	\$6,730	\$59,270	\$0	Residential	Residential	Residential	R1		2,178	\$ 65,340	E
3547	19228082330998	RONALD H CHRISTIANSEN	19.467	19.467	\$3,600	\$0	\$0	Woodland	Vacant		AG	BP	84,798	\$ 2,543,948	E
3548	19228082430043	JEFFERY A FRIEDERS	0.52	0.500	\$6,730	\$51,330	\$0	Residential	Residential	Residential	R1		2,178	\$ 65,340	E
3549	19228082430035	LARRY M ATSCH	0.64	0.600	\$7,930	\$49,040	\$0	Residential	Residential	Residential	R1		2,614	\$ 78,408	E
3550	19228082240998	EDWARD J POLLEY	19.02	18.970	\$8,500	\$44,300	\$0	Residential			AG		0	0	0
3551	19228082430039	JEFFERY J SZEWS	0.66	0.650	\$8,040	\$48,700	\$0	Residential	Residential	Residential	R1		2,831	\$ 84,942	E
3552	19228082330992	PETER E KUNNANZ	2.06	2.080	\$7,900	\$101,500	\$0	Commercial	Contractor?	Same	B3		0	0	0
3553	19228082430038	ROBERT L BOWEN JR	0.65	0.650	\$6,710	\$53,180	\$0	Residential	Residential	Residential	R1		2,831	\$ 84,942	E
3554	19228082430024	LYLE G BREHM	0.72	0.700	\$2,000	\$0	\$0	Vacant	Vacant Res.	Buffer	R1		3,049	\$ 91,476	E
3555	19228082430045	LYLE G BREHM	0.51	0.500	\$1,750	\$0	\$0	Vacant	Vacant Res.	Residential	R1		2,178	\$ 65,340	E
3556	19228082430034	PAUL D BRICKO	0.7	0.700	\$8,410	\$52,960	\$0	Residential	Residential	Residential	R1		3,049	\$ 91,476	E
3557	19228082430044	DUANE D MEYER	0.52	0.500	\$6,730	\$50,100	\$0	Residential	Residential	Residential	R1		2,178	\$ 65,340	E
3558	19228082430025	LYLE G BREHM	1.12	1.100	\$2,000	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		4,792	\$ 143,748	E
3559	19228082430033	LYLE G BREHM	0.86	0.860	\$750	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		3,746	\$ 112,385	E
3560	19228082430032	LYLE G BREHM	0.63	0.630	\$750	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,744	\$ 82,328	E
3561	19228082430026	LYLE G BREHM	0.53	0.500	\$1,650	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,178	\$ 65,340	E
3562	19228082430027	LYLE G BREHM	0.52	0.500	\$1,650	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,178	\$ 65,340	E
3563	19228082430028	LYLE G BREHM	0.52	0.500	\$1,650	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,178	\$ 65,340	E
3564	19228082430029	LYLE G BREHM	0.52	0.500	\$1,650	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,178	\$ 65,340	E
3565	19228082430030	LYLE G BREHM	0.52	0.500	\$1,650	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,178	\$ 65,340	E
3566	19228082430031	LYLE G BREHM	0.52	0.500	\$1,650	\$0	\$0	Vacant	Vacant Res.	Buffer	RTF		2,178	\$ 65,340	E
3568	19228082330970	PETER E KUNNANZ	18.64	18.640	\$1,100	\$1,350	\$0	Agriculture	Vacant Ag	Business Park	AG	BP	81,196	\$ 2,435,875	E
3569	19228082130998	THOMAS J KUJAWA	1	1.000	\$7,500	\$54,400	\$0	Residential	Residential	Business Park	AG		0	0	0
3571	19228082330997	EDWARD PROHASKA	39.21	40.000	\$19,150	\$0	\$0	Woodland			AG		0	0	0
3572	19228082240995	EDWARD PROHASKA	36.4	37.520	\$32,600	\$600	\$0	Agriculture			AG		0	0	0
3573	19228082340997	CLIFFORD G MASHUDA JR	37.8	37.660	\$37,650	\$0	\$0	Agriculture			AG		0	0	0
3574	19228082340996	DALE E SMITH	38.34	38.000	\$1,300	\$0	\$0	Agriculture			AG	BP	0	0	0
3575	19228082240996	GARY B BUCHBERGER	35.86	35.570	\$22,800	\$0	\$0	Agriculture			AG		0	0	0
3576	19228082430994	DALE E SMITH	37.93	35.190	\$9,300	\$45,900	\$0	Residential	Residential	Business Park	AG	BP	0	0	0
3577	19228082230988	GARY B BUCHBERGER	12.77	14.000	\$11,200	\$0	\$0	Agriculture			AG		0	0	0
3578	19228082230991	TERRY R THIRION	24.52	22.860	\$8,500	\$121,000	\$11,650	Residential			AG		0	0	0
3579	19228082430991	RUDOLPH L ZOROMSKI	6.06	6.230	\$8,900	\$0	\$0	Agriculture			M1		0	0	0
3580	19228082430992	JAMES A ZOROMSKI	6	5.860	\$21,700	\$153,100	\$0	Industrial			M1		0	0	0
3581	19228082140993	CATHERINE BUCHBERGER	38.29	39.080	\$6,800	\$90,000	\$0	Agriculture			AG		0	0	0
3582	19228082140997	CATHERINE BUCHBERGER	36.9	39.000	\$12,500	\$0	\$0	Woodland			AG		254,826	\$ 7,644,780	H
3583	19228082430990	RYAN DEVELOPMENTS LLP	23.104	23.104	\$14,850	\$0	\$0	Agriculture			M1		150,962	\$ 4,528,846	B
3584	19228082130992	RONALD L SCHMIDT	1	1.000	\$0	\$0	\$500	Woodland			AG		6,534	\$ 196,020	H
3585	19228082130993	RONALD L SCHMIDT	36.67	38.000	\$0	\$0	\$19,500	Woodland		Business Park	AG	BP	248,292	\$ 7,448,760	E
3586	19228082130995	GERALD A SCHMIDT	33.92	34.950	\$0	\$0	\$17,500	Woodland		Business Park	AG	BP	228,363	\$ 13,701,798	C
3588	19228082040992	FORESIGHT INC	29.72	29.637	\$118,500	\$0	\$0	Agriculture		Stone Ridge	SR	BP	193,648	\$ 11,618,889	C
3589	19228082440993	LANDOWSKI FAMILY	38.79	40.050	\$0	\$0	\$19,600	Agriculture		Industrial	M1		174,458	\$ 5,233,734	E
3591			0					Vacant			B3		0	0	0
3592	19228082440996	STATE OF WISCONSIN	3.77	8.000	\$0	\$0	\$0	Agriculture		Industrial	M1		34,848	\$ 1,045,440	E

WESTON TID #1

PARCEL LISTING

Map	Parcel ID	Owner Name	GIS Acre	Tax Acre	Land	Improve.	Woodland	Land Use	Current Use	Future Use	Zoning	Change	Bldg Sq. Ft.	Increment	Year
	PIN	MAILING_NA			PAR_LAN	PAR_IMP	PAR_WO								
3593	19228082330993	GERALD W FEATHERS	15.59	15.650	\$2,100	\$0	\$0	Agriculture	Vacant Ag	Business Park	AG	BP	0	0	0
3594	19228082330995	WISC FUEL & LIGHT CO	0.08	0.080	\$0	\$0	\$0	Vacant			AG		0	0	0
3595	19228082440997	JAMES D BACKUS	10.66	11.270	\$8,500	\$59,550	\$0	Residential	Residential		M1		49,092	\$ 1,472,764	E
3596	19228082230996	GERALD J BARNETT	4.75	5.000	\$10,000	\$59,850	\$0	Residential	Residential		AG		0	0	0
3597	19228082240994	JOHN WILLIAM WESENICK	1.47	1.480	\$8,000	\$19,650	\$0	Residential	Residential		AG		0	0	0
3598	19228082440992	ARTHUR A LANDOWSKI	4.64	5.500	\$10,400	\$63,600	\$250	Residential	Residential	Industrial	M1		23,958	\$ 718,740	E
3599	19228082040990	STONE RIDGE DEVELOPMENT	2.75	2.774	\$11,100	\$0	\$0	Vacant		Stone Ridge	B3		18,125	\$ 1,087,519	A
3600	19228082330996	RUSSELL R JAMISON	3	3.000	\$9,500	\$46,400	\$0	Residential	Residential		AG		0	0	0
3601	19228082230992	TIMOTHY D WUNSCH	3.96	3.970	\$9,500	\$30,000	\$0	Residential	Residential		AG		0	0	0
3602	19228082230994	RICHARD W CLARK	0.88	1.000	\$7,500	\$29,150	\$0	Residential	Residential		AG		0	0	0
3603	19228082140992	GARY B BUCHBERGER	0.92	0.920	\$7,500	\$47,600	\$0	Residential	Residential		AG		0	0	0
3604	19228082230995	BRUCE R SOPKOWICZ	0.87	0.870	\$6,500	\$91,750	\$0	Residential	Residential		AG		0	0	0
3608	19228082040001	MARY J STASZAK	0.96	1.000	\$9,160	\$0	\$0	Vacant		Business Park	SR		6,534	\$ 196,020	E
3609	19228082040002	MARY STASZAK	1	1.000	\$9,160	\$39,270	\$0	Residential	Residential		SR		0	0	0
3610	19228082040003	ROBERT L KING	1	1.000	\$9,160	\$28,830	\$0	Residential	Residential		SR		0	0	0
3611	19228082040004	CAROL J HENRICHS	1	1.000	\$9,160	\$33,970	\$0	Residential	Residential		SR		0	0	0
3612	19228082040005	LAURANCE E MYSZKA	1	1.000	\$9,160	\$51,100	\$0	Residential	Residential		SR		0	0	0
3613	19228082040006	LAURENCE E MYSZKA	0.99	1.000	\$9,160	\$2,350	\$0	Vacant			SR		0	0	0
3614	19228082040007	STONE RIDGE DEVELOPMENT	0.99	1.000	\$5,300	\$0	\$0	Vacant		Business Park	B3		6,534	\$ 392,040	E
3615	19228082040995	NIENOW & ASSOCIATES INC	1.47	1.720	\$5,200	\$39,900	\$0	Commercial	Tavern	Business Park	B3		11,238	\$ 674,309	E
3616	19228082040994	MICHIGAN WIS PIPE LINE C	0.33	0.340	\$0	\$0	\$0	Industrial	Gas Substation	Gas Substation	AG		0	0	0
3631	19228082720996	DEAN MIKESSELL	1.80	1.800	\$8,300	\$21,850	\$0	Residential			AG		0	0	0
3632	19228082720998	DELPHINE HEEREN	16.90	16.900	\$15,950	\$75,700	\$0	Residential			AG		0	0	0
3633	19228082720997	AGNES KRAUSE	18.90	18.900	\$11,300	\$45,700	\$0	Residential			AG		0	0	0
3634	19228082810999	ELAINE MCMAHON	40.00	40.000	\$8,500	\$101,700	\$0	Residential			AG		0	0	0
3641	19228082820999	RAY C GIBBS	37.57	39.000	\$0	\$0	\$8,600	Woodland		Business Park	AG	BP	254,826	\$ 7,644,780	H
3642	19228082820998	TLC ACQUISITIONS LLC	35.92	37.250	\$0	\$0	\$18,600	Woodland		Business Park	AG	BP	243,392	\$ 7,301,745	H
3645	19228082910998	OPAL D MORAN	36.36	32.950	\$11,000	\$0	\$0	Agriculture		Business Park	AG	BP	215,295	\$ 6,458,859	H
3645		OPAL D MORAN		5.070		\$35,900					AG				
3646	19228082910995	HARLAN R CHRISTIANSEN	1.78	1.980	\$6,000	\$0	\$0	Vacant		Business Park	B3	BP	12,937	\$ 388,120	H
3697	19228082910999	OPAL D MORAN	36.240	36.240	\$18,100	\$0	\$0	Agriculture		Business Park	AG	BP	236,792	\$ 7,103,765	H
4000	19228082040988	FORESIGHT INCORPORATED	19.236	19.236	\$44,500	\$0	\$0	Agriculture		Stone Ridge	B3	BP	125,688	\$ 7,541,281	C
4000	19228082040988	FORESIGHT INCORPORATED	2.460	2.460				Agriculture		Stone Ridge	B3		16,074	\$ 964,418	C
4001	19228082040989	JERRY G JANKE	14.010	14.010	\$0	\$0	\$0	Agriculture		Stone Ridge	B3	BP	45,771	\$ 2,746,240	C
4001	19228082040989	JERRY G JANKE	1.480	1.480				Agriculture		Stone Ridge	B3		4,835	\$ 290,110	C
4002	19228082040986	ELDOR W HINTZ	8.730	8.730	\$138,000	\$0	\$0	Residential	Residential	Business Park	B3		-	\$ -	
4003	19228082040987	STONE RIDGE DEVELOPMENT	14.300	14.300	\$675,000	\$0	\$0	Agriculture	Vacant	Stone Ridge	B2	BP	46,718	\$ 2,803,086	C
4003	19228082040987	STONE RIDGE DEVELOPMENT	8.170	8.170				Agriculture	Vacant	Stone Ridge	B3		26,691	\$ 1,601,483	C
4004	19228082330964	CLARENCE W KURTH	2.755	2.755	\$0	\$0	\$0	Agriculture	Farm Building	Business Park	AG		0	0	0
4005	19228082330965	GARY R GUERNDT	16.838	16.838	\$57,246	\$0	\$0	Agriculture		Business Park	AG	BP	73,346	\$ 2,200,390	C
4006	19228082310967	JOHN M ZINSER		66.255				Agriculture	Vacant Ag	Village Industr	AG	BP	288,607	\$ 8,658,203	E
4006	19228082310967	JOHN M ZINSER	69.000	69.000	\$80,000	\$0	\$0	Agriculture	Vacant Ag	Village Industr	AG	M1	300,564	\$ 9,016,920	E
4007	19228082340995	JOHN M ZINSER	2.897	2.897	0	0	0	Agriculture	Farmhouse	Village Industr	AG	BP	12,619	\$ 378,580	G

ATTACHMENTS

TAX INCREMENT DISTRICT NO. 1
VILLAGE OF WESTON, WISCONSIN

ATTACHMENT #5

KELLEY, WEBER, PIETZ & SLATER, S.C.

ATTORNEYS AT LAW

530 JACKSON STREET

WAUSAU, WISCONSIN 54403-5589

TELEPHONE

(715) 845-9211

JOHN W. KELLEY
OF COUNSEL

NEW YORK TIE LINE
(212) 690-7830

FAX
(715) 842-9317

RICHARD J. WEBER
COLIN D. PIETZ
JERRY W. SLATER*
PETER C. GUNTHER

*ALSO ADMITTED IN NEW YORK

February 12, 1997

Mr. William Forrest
Weston Village Administrator
Weston Municipal Center
5500 Schofield Avenue
Weston, WI 54476

Mr. Gary W. Becker
Vierbicher Associates
6200 Mineral Point Road
Madison, WI 53705-4504

RE: Weston/Proposed Tax Incremental Districts

Gentlemen:

You have requested a legal opinion from me as attorney for the Village of Weston on the question of whether or not Weston's B-P BUSINESS PARK DISTRICT as set out in section 17.11-7(1) of the zoning regulations will satisfy the zoning requirement for a tax incremental district.

To answer this question we must look to the zoning requirements of the tax incremental law and then compare those requirements with the permitted uses and definitions contained in the Weston code.

Section 66.46(4)4a, Wis. Stats., requires the adoption by a local legislative body of a resolution which include in part findings that:

"Not less than 50%, by area, of the real property within such district is at least one of the following: is a 'blighted area'; is in need of rehabilitation or conservation work as defined in s. 66.435(2m)(b); or suitable for industrial sites within the meaning of s.66.52 and has been zoned for industrial use..."

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Section 66.52, Stats., provides in relevant part:

"66.52 Promotion of Industry. (1) It is declared to be the policy of the state to encourage and promote the development of industry to provide greater employment opportunities and to broaden the state's tax base to relieve the tax burden of residents and home owners. It is recognized that the availability of suitable sites is a prime factor in influencing the location of industry but that existing available sites may be encroached upon by the development of other uses unless protected from such encroachment by purchase and reservation. It is further recognized that cities, villages and towns have broad power to act for the commercial benefit and the health, safety and public welfare of the public. However, to implement that power, legislation authorizing borrowing is necessary. It is therefore declared to be the policy of the state to authorize cities, villages and towns to borrow for the reservation and development of industrial sites, and the expenditure of funds therefore is determined to be a public purpose.

* * *

(3) Sites purchased for industrial development under this section or pursuant to any other authority may be developed by the city, village or town by the installation of utilities and roadways but not by the construction of buildings or structures. Any such sites may be sold or leased for industrial purposes but only for a fair consideration to be determined by the governing body."

It is apparent that section 66.52, Stats., does not define the "meaning" of the term "industrial sites." The statute however does seem to evince a policy allowing for a municipality's broad powers to act for the commercial benefit, etc., of the municipality and in promoting the development of industry to provide greater employment opportunities and to broaden the tax base of the area.

There isn't very much in the statutes which assist in the definition of the term "industrial use". I note that section 84.31(2)(c) which is a subsection under the regulation of junk yards, there is a definition of "industrial activities" which means "those activities generally recognized as industrial by local

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zoning authorities in this state..." There is a definition of the term "industrial project" in section 66.521(2)(k), Wis. Stats., which states:

"(k) 'Project' and 'Industrial Project' means any of the following:

1. Assembling, fabricating, manufacturing, mixing or processing facilities for any products of agriculture, forestry, mining or manufacture, even though such products may require further treatment before delivery to the ultimate consumer;
2. Generating, manufacturing, transmission or distributing facilities for electric energy, gas or water;
3. Telecommunications and telegraph facilities;
4. Pollution control facilities, including any environmental studies and monitoring systems connected therewith;
5. Sewerage and solid and liquid waste disposal facilities;
6. Printing facilities;
7. Hospital, clinic or nursing home facilities;
- 7m. Animal hospitals and veterinary clinics;
8. Industrial park facilities;
9. Dock, wharf, airport, railroad or mass transit facilities;
10. National or general headquarters facilities;
11. Recreational facilities, convention centers and trade centers as well as hotels, motels or marinas related thereto.
12. Facilities to provide service activities, including but not limited to warehousing, storage,

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distribution, research and data processing, which are directly related to and used in conjunction with a project enumerated in this paragraph having the same principal user;

13. Facilities required for compliance with a lawful order of the U.S. Occupational Safety and Health Administration or any similar governmental agency;

14. In addition to subd. 12, facilities used primarily for the storage or distribution of products described in subd. 1, materials, components or equipment, but not including facilities regularly used for the sale of goods or services to ultimate consumers for personal, family or household purposes;

15. Facilities for compliance with lawful order of any state or federal governmental agency controlling the use of land with respect to any of the industries, activities or facilities enumerated in this paragraph;

16. Repair or new construction of dry dock facilities, storage facilities or other harbor improvements;

17. Nonresidential facilities including, but not limited to, one or more shopping centers, office buildings, convention or trade centers, hotels, motels or other nonresidential buildings, with respect to which an urban development action grant has been made under 42 USC 5318 as in effect on April 30, 1980;

18. Alcohol fuel production facilities;

19. Facilities for research and development activities relating to the production of products described under subd. 1, regardless of whether the user of the facilities is also engaged in the production of one or more of those products;

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20. A shopping center or an office building, convention or trade center, hotel, motel or other nonresidential facility, which is located in or adjacent to a blighted area as defined by s. 66.43(3)(a), 66.431(4)(b) or 66.46(2)(a) or in accordance with a redevelopment plan or urban renewal plan adopted under s. 66.43(5) or 66.431(6);

21. Cable television facilities which provide services only in a municipality having a population of 2,500 or less;

22. Child care centers as defined in s. 231.01(3c) except that the subdivision does not apply on or after March 31, 1994.

As you can see, the term "industrial project" is broadly defined under section 66.521, Stats. The latter deals with industrial development and revenue bonding.

The term "industry" is defined in WEBSTER'S NINTH NEW COLLEGIATE DICTIONARY as follows:

"Industry - tries. ME industrie skill, employment involving skill. 1: diligence in an employment or pursuit 2 a: systematic labor esp. for some useful purpose or the creation of something of value b: a department or branch of a craft, art, business, or manufacture; esp: one that employs a large personnel and capital esp. in manufacturing c: a distinct group of productive or profit-making enterprises (the banking) d: manufacturing activity as a whole ..."

Section 17.11-7(1) the B-P BUSINESS PARK district under §B, there is listed the permitted uses by right and they include:

"(1) Any uses permitted by right or by conditional use in the B-1 through B-4 districts, except those with outside storage or display and except rental apartments as a secondary use.

(2) Any manufacturing and wholesaling uses permitted in the M-1 district except those without outside storage or display and not including trucking terminals or

Mr. William Forrest
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restaurants, motels, or motor fuel sales or services principally or added to trucking patronage."

Under subs. (1) of the permitted uses you will note that all of the conditional uses in the B-1 through B-4 districts are permitted in the B-P district. These would include retail or service uses involving related indoor manufacturing, (cabinet shops, heating and cooling equipment sales and service with onsite duct work fabrication, etc.). See conditional uses in B-3, section 17.11-6 D.

The "statement of intent" in the B-P district broadly states that the district is intended to provide space where office, retail, and customer service uses may be mixed with industrial uses in a highly landscaped setting free of outside storage or display where the setting is highly visible to one or more main traffic arteries, and all of the uses seek or require such exposure and all are willing to adhere to a higher standard of architectural and grounds appearance to maximize the benefit of such visibility. Unlike the Weston zoning code which existed prior to the enactment of the present code, the latter does not make a specific descriptive enumeration of the types of commercial and industrial uses that are permitted in the various zoning districts. See for example the 41 permitted uses described in Weston's old M-1 industrial district, section 17.08-1(1) and the 23 described permitted uses in the B-3 district section 17.03-3.

As can be seen from the uses allowed in the present B-P district, all the manufacturing and wholesaling uses permitted in the M-1 district are allowed except those with outside storage or display and excluding trucking terminals or restaurants, motels or motor fuel sales or services principally oriented to trucking patronage.

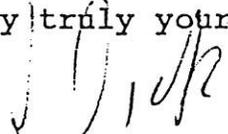
It seems obvious to me that the B-P Business Park District is the zoning district which would not only allow for industrial sites of the type described in section 66.52, Stats., but also the zoning is flexible enough to allow for 50% or more of a given area zoned B-P to be developed for industrial use.

I therefore conclude that the existing B-P BUSINESS PARK DISTRICT of the Weston code, namely section 17.11-7 will satisfy the zoning requirement of a tax incremental district under section 66.46(4)4a, Wis. Stats.

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February 12, 1997
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Should you have any other questions or comments in regard to this interpretation, please feel free to give me a call at your convenience.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'RJW', is written over the typed name below.

Richard J. Weber

RJW/gh

ATTACHMENT #6

PARCELS RECOMMENDED FOR REZONING											
Map	PIN	MAILING_NA	Tax Acre	Assessed Values			Land Use	Current Use	Future Use	Zoning	Change To
				Land	Improve.	Woodland					
3396	19228082320967	VILLAGE OF WESTON	1.620	\$0	\$0	\$0	Agriculture	Vacant	Business Park	AG	BP
3519	19228082130999	JACK C HEILMEIER	30.060	\$8,200	\$0	\$27,300	Residential	Residential Woodlan	Business Park	AG	BP
3527	19228082130997	RANDOLPH HENKELMAN	17.300	\$12,950	\$0	\$0	Woodland	Vacant	Business Park	AG	BP
3542	19228082330969	PETER E KUNNANZ	4.810	\$10,600	\$0	\$0	Agriculture	Vacant	Village Industrial P	AG	BP
3547	19228082330998	RONALD H CHRISTIANSEN	19.467	\$3,600	\$0	\$0	Woodland	Vacant		AG	BP
3568	19228082330970	PETER E KUNNANZ	18.640	\$1,100	\$1,350	\$0	Agriculture	Vacant Ag	Business Park	AG	BP
3574	19228082340996	DALE E SMITH	38.000	\$1,300	\$0	\$0	Agriculture			AG	BP
3576	19228082430994	DALE E SMITH	35.190	\$9,300	\$45,900	\$0	Residential	Residential	Business Park	AG	BP
3585	19228082130993	RONALD L SCHMIDT	38.000	\$0	\$0	\$19,500	Woodland		Business Park	AG	BP
3586	19228082130995	GERALD A SCHMIDT	34.950	\$0	\$0	\$17,500	Woodland		Business Park	AG	BP
3588	19228082040992	FORESIGHT INC	29.637	\$118,500	\$0	\$0	Agriculture		Stone Ridge	SR	BP
3593	19228082330993	GERALD W FEATHERS	15.650	\$2,100	\$0	\$0	Agriculture	Vacant Ag	Business Park	AG	BP
3641	19228082820999	RAY C GIBBS	39.000	\$0	\$0	\$8,600	Woodland		Business Park	AG	BP
3642	19228082820998	TLC ACQUISITIONS LLC	37.250	\$0	\$0	\$18,600	Woodland		Business Park	AG	BP
3645	19228082910998	OPAL D MORAN	32.950	\$11,000	\$0	\$0	Agriculture		Business Park	AG	BP
3646	19228082910995	HARLAN R CHRISTIANSEN	1.980	\$6,000	\$0	\$0	Vacant		Business Park	B3	BP
3697	19228082910999	OPAL D MORAN	36.240	\$18,100	\$0	\$0	Agriculture		Business Park	AG	BP
4000	19228082040988	FORESIGHT INCORPORATED	19.236	\$44,500	\$0	\$0	Agriculture		Stone Ridge	B3	BP
4001	19228082040989	JERRY G JANKE	14.010	\$0	\$0	\$0	Agriculture		Stone Ridge	B3	BP
4003	19228082040987	STONE RIDGE DEVELOPMENT	14.300	\$675,000	\$0	\$0	Agriculture	Vacant	Stone Ridge	B2	BP
4005	19228082330965	GARY R GUERNDT	16.838	\$57,246	\$0	\$0	Agriculture		Business Park	AG	BP
4006	19228082310967	JOHN M ZINSER	66.255				Agriculture	Vacant Ag	Village Industrial P	AG	BP
4007	19228082340995	JOHN M ZINSER	2.897	0	0	0	Agriculture	Farmhouse	Village Industrial P	AG	BP
4006	19228082310967	JOHN M ZINSER	69.000	\$80,000	\$0	\$0	Agriculture	Vacant Ag	Village Industrial P	AG	M1
		Total	633	1059496	47250	91500					



VILLAGE OF WESTON
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held before the Village of Weston Planning Commission on Monday, March 16, 1998 at 6:30 PM to hear testimony relative to an application having been filed with the Village Clerk by the Village of Weston Planning Commission, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from Suburban/Residence (SR) to Business Park (BP) on property described below:

Lot 1 of CSM #8990 recorded in Volume 35, Page 168 in the Office of the Register of Deeds for Marathon County, consisting of 29.637 acres; said property being part of the S 1/2, SE 1/4, Section 20, T28N, R8E (located at Weston Avenue).

Dated this 3rd day of March, 1998

A handwritten signature in cursive script, appearing to read "William L. Forrest".

William L. Forrest
Village Administrator

Please Publish as a legal ad on Friday, March 6, 1998 and Monday, March 9, 1998. Thank you.

VILLAGE OF WESTON
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held before the Village of Weston Planning Commission on Monday, March 16, 1998 at 6:30 PM to hear testimony relative to an application having been filed with the Village Clerk by the Village of Weston Planning Commission, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from General Commercial (B3) to Business Park (BP) on property described below:

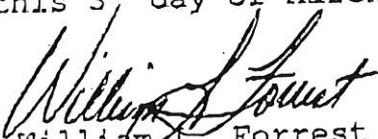
Lot 1 of CSM #9375 recorded in Volume 37, Page 198 in the Office of the Register of Deeds for Marathon County, consisting of 2.774 acres; said property being part of the S 1/2, SE 1/4, Section 20, T28N, R8E (3604 Weston Avenue).

Parcel #1 of CSM, Volume 16, Page 39 in the Office of the Register of Deeds for Marathon County, consisting of 1.98 acres; said property being part of the NW 1/4, NE 1/4, Section 29, T28N, R8E, also a 30' strip lying South and contiguous to said parcel (located at Birch Street and Weston Avenue).

Lot 1 of CSM #9464 recorded in Volume 38, Page 87 in the Office of the Register of Deeds for Marathon County, consisting of 21.696 acres; said property being part of S 1/2, SE 1/4, Section 20, T28N, R8E (located at CTH X).

Parcel 1 of CSM #5791 recorded in Volume 21, Page 109 in the Office of the Register of Deeds for Marathon County, consisting of 15.49 acres; said property being part of SE 1/4, SE 1/4, Section 20, T28N, R8E Excepting therefrom that parcel described in CSM #9375, recorded in Volume 37, Page 198, and excepting therefrom that parcel described in CSM #9464, recorded in Volume 38, Page 87 in the Office of the Register of Deeds for Marathon County (located at CTH X).

Dated this 3rd day of March, 1998


William L. Forrest
Village Administrator

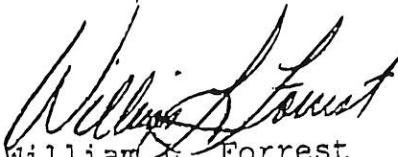
Please Publish as a legal ad on Friday, March 6, 1998 and Monday, March 9, 1998. Thank you.

VILLAGE OF WESTON
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held before the Village of Weston Planning Commission on Monday, March 16, 1998 at 6:30 PM to hear testimony relative to an application having been filed with the Village Clerk by the Village of Weston Planning Commission, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from Community Retail and Service (B2) to Business Park (BP) on property described below:

Part of the NW 1/4, SE 1/4, consisting of 22.47 acres being part of Section 20, T28N, R8E, Excepting therefrom this parcel recorded in Volume 386M-161 (STH 29 R/W), and excepting therefrom this parcel described in CSM #9506 recorded in Volume 38, Page 129 in the Office of the Register of Deeds for Marathon County (located south of STH 29 and east of Birch Street).

Dated this 3rd day of March, 1998


William E. Forrest
Village Administrator

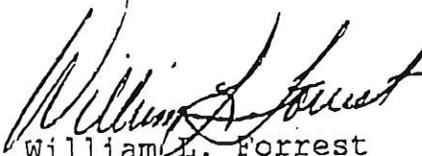
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VILLAGE OF WESTON
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held before the Village of Weston Planning Commission on Monday, March 16, 1998 at 6:30 PM to hear testimony relative to an application having been filed with the Village Clerk by the Village of Weston Planning Commission, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from Agriculture (AG) to Manufacturing and Warehousing (M1) on property described below:

Designated as Parcel 1 of CSM #9445 recorded in Volume 38, Page 68 in the Office of the Register of Deeds for Marathon County, consisting of 73.255 acres; said property being part of the S 1/2, NE 1/4, and part of the N 1/2, SE 1/4, Section 23, T28N, R8E, Excepting therefrom that parcel described as NW 1/4, SW 1/4, NE 1/4, Section 23, T28N, R8E (located south of CTH JJ, north of STH 29 and east of Zinser Street).

Dated this 3rd day of March, 1998


William L. Forrest
Village Administrator

Please Publish as a legal ad on Friday, March 6, 1998 and Monday, March 9, 1998. Thank you.

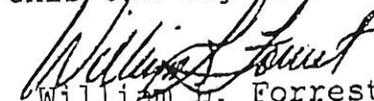
VILLAGE OF WESTON
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held before the Village of Weston Planning Commission on Monday, March 16, 1998 at 6:30 PM to hear testimony relative to an application having been filed with the Village Clerk by the Village of Weston Planning Commission, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from Agriculture (AG) to Rural Residential (RR) on property described below:

A parcel of land that is part of the NE 1/4 of the SW 1/4 of Section 21, T28N, R8E, Village of Weston, Marathon County, Wisconsin, consisting of 6.66 acres, described as follows: Commencing at the S 1/4 corner of said section 21; thence northerly 1,950 feet, along the east line of the SW 1/4 of section 21; thence westerly 33 feet, parallel to the south line of the NE 1/4 of the SW 1/4 of section 21, to the point of beginning; thence westerly 725 feet continuing along the line parallel to the south line of the NE 1/4 of the SW 1/4 of Section 21; thence northerly 400 feet, parallel to the east line of the NE 1/4 of the SW 1/4 of Section 21; thence easterly 725 feet, parallel to the south line of the NE 1/4 of the SW 1/4 of Section 21; thence southerly 400 feet, parallel to the east line of the NE 1/4 of the SW 1/4 of Section 21; to the point of beginning (located at 7106 Von Kanel Street).

A parcel of land that is part of the NW 1/4 of the NE 1/4 of Section 29, T28N, R8E, Village of Weston, Marathon County, Wisconsin, consisting of 5.07 acres, described as follows: Commencing at the N 1/4 corner of said Section 29; thence easterly 33 feet, along the north section line of Section 29; thence southerly 33 feet, parallel to the west line of the NE 1/4 of Section 29, to the point of beginning; thence southerly 470 feet continuing along a line parallel to the west line of the NE 1/4 of Section 29; thence easterly 470 feet, parallel to the north line Section 29; thence northerly 470 feet, parallel to the west line of the NE 1/4 of Section 29; thence westerly 470 feet, parallel to the north line of Section 29, to the point of beginning (located at 7701 Birch Street).

Dated this 3rd day of March, 1998


William L. Forrest
Village Administrator

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VILLAGE OF WESTON
NOTICE OF HEARING

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Lot 1 of CSM #6507 recorded in Volume 24, Page 122 in the Office of the Register of Deeds for Marathon County, consisting of 1.62 acres; said property being part of the SE 1/4, NW 1/4, Section 23, T28N, R8E (located North of Jagler Lane and West of Zinser Street).

Part of the NE 1/4, SW 1/4, consisting of 30.06 acres being part of Section 21, T28N, R8E, Excepting therefrom this parcel described in CSM, Volume 9, Page 205, and excepting therefrom this parcel described in Volume 323M-636 (STH 29 R/W) recorded in the Office of the Register of Deeds for Marathon County; Excepting therefrom a parcel of land consisting of 6.66 acres that is part of the NE 1/4 of the SW 1/4 of Section 21, T28N, R8E, Village of Weston, Marathon County, Wisconsin, described as follows: Commencing at the S 1/4 corner of said section 21; thence northerly 1,950 feet, along the east line of the SW 1/4 of section 21; thence westerly 33 feet, parallel to the south line of the NE 1/4 of the SW 1/4 of section 21, to the point of beginning; thence westerly 725 feet continuing along the line parallel to the south line of the NE 1/4 of the SW 1/4 of Section 21; thence northerly 400 feet, parallel to the east line of the NE 1/4 of the SW 1/4 of Section 21; thence easterly 725 feet, parallel to the south line of the NE 1/4 of the SW 1/4 of Section 21; thence southerly 400 feet, parallel to the east line of the NE 1/4 of the SW 1/4 of Section 21; to the point of beginning (located at Von Kanel Street).

Parcel 2 of a CSM, recorded in Volume 9, Page 117, in the Office of the Register of Deeds for Marathon County; consisting of 17.30 acres; said property being part of the NW 1/4, SW 1/4, Section 21, T28N, R8E; Excepting therefrom that parcel described in Volume 475M-893 (STH 29 R/W), (located south of STH 29 and West of Von Kanel Street).

Lot 1 of CSM #8341 recorded in Volume 32, Page 109 in the Office of the Register of Deeds for Marathon County, consisting of 4.81 acres; said property being part of the NE 1/4, SW 1/4, Section 23, T28N, R8E, (located at Zinser Street).

Part of the NW 1/4, SW 1/4, consisting of 19.467 acres being part of Section 23, T28N, R8E; Excepting therefrom STH 29 (located at STH 29 and Jagler Lane).

Parcel 1 of CSM #9812 recorded in Volume 40, Page 35 in the Office of the Register of Deeds for Marathon County, consisting of 18.64 acres; said property being part of the NE 1/4, SW 1/4, Section 23, T28N, R8E (Located at 7102 Zinser Street).

Part of the SW 1/4, SW 1/4, consisting of 35.19 acres being part of Section 24, T28N, R8E; Excepting therefrom South 2 Rods, and Excepting therefrom Volume 474M-229 recorded in the Office of the Register of Deeds for Marathon County (located at 9002 Weston Avenue).

Part of the SE 1/4, SW 1/4, consisting of 38 acres being part of Section 21, T28N, R8E; Excepting therefrom South 2 Rods, Excepting therefrom North 200' of East 218', lying West of Von Kanel Street.

Part of the SW 1/4, SW 1/4, consisting of 34.95 acres being part of Section 21, T28N, R8E; Excepting therefrom South 2 Rods, Excepting therefrom West 200' of South 218', lying North of Weston Avenue, and excepting therefrom Volume 471M-529 (STH 29) recorded in the Office of the Register of Deeds for Marathon County (located north of Weston Avenue and east of CTH X).

Parcel 2 of CSM #3430 recorded in Volume 13, Page 25 in the Office of the Register of Deeds for Marathon County, consisting of 15.65 acres; said property being part of the SE 1/4, SW 1/4, Section 23, T28N, R8E (located at Zinser Street and Weston Avenue).

Part of the NE 1/4, NW 1/4, consisting of 39 acres being part of Section 28, T28N, R8E; Excepting therefrom North 2 Rods (located at Weston Avenue and Von Kanel Street).

Part of the NW 1/4, NW 1/4, consisting of 37.25 acres being part of Section 28, T28N, R8E; Excepting therefrom North 2 Rods, and excepting therefrom Volume 473M-412 recorded in the Office of the Register of Deeds for Marathon County (located at Weston Avenue and CTH X).

Part of the NW 1/4, NE 1/4, consisting 32.95 acres being part of Section 29, T28N, R8E; Excepting therefrom CSM #4271 recorded in Volume 16, Page 39 in the Office of the Register of Deeds for Marathon County; Excepting therefrom 30' lying south of said CSM, and excepting therefrom a parcel of land that is part of the NW 1/4 of the NE 1/4 of Section 29, T28N, R8E, Village of Weston, Marathon County, Wisconsin, described as follows: Commencing at the N 1/4 corner of said Section 29; thence easterly 33 feet, along the north section line of Section 29; thence southerly 33 feet, parallel to the west line of the NE 1/4 of Section 29, to the point of beginning; thence southerly 470 feet continuing along a line parallel to the west line of the NE 1/4 of Section 29; thence easterly 470 feet, parallel to the north line Section 29; thence northerly 470 feet, parallel to the west line of the NE 1/4 of Section 29; thence westerly 470 feet, parallel to the north line of Section 29, to the point of beginning (located at Birch Street in the Village of Weston).

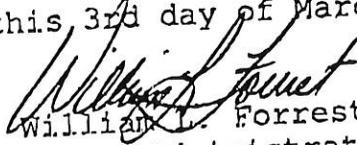
Part of the NE 1/4, NE 1/4, consisting of 36.24 acres being part of Section 29, T28N, R8E; Excepting therefrom North 2 Rods, and excepting therefrom Volume 472M-1130 recorded in the Office of the Register of Deeds for Marathon County (located at Weston Avenue and CTH X).

Parcel 2 of CSM #9971 recorded in Volume 40, Page 194 in the Office of the Register of Deeds for Marathon County, consisting of 16.838 acres being part of SE 1/4, SW 1/4, Section 23, T28N, R8E (located west of Zinser Street and South of STH 29).

Part of the SE 1/4, SE 1/4, consisting of 39 acres being part of Section 23, T28N, R8E; excepting therefrom South 2 Rods, and excepting therefrom new Highway 29, and excepting therefrom Volume 474M-229 recorded in the Office of the Register of Deeds for Marathon County (located at Weston Avenue).

Part of Parcel #1 of CSM #9445 recorded in Volume 38, Page 68 in the Office of the Register of Deeds for Marathon County; consisting of 66.0 acres being part of the N 1/2 of the SE 1/4, Section 23, T28N, R8E; Excepting therefrom STH 29 R/W (located North of STH 29 and East of Zinser Street).

Dated this 3rd day of March, 1998


William L. Forrest
Village Administrator

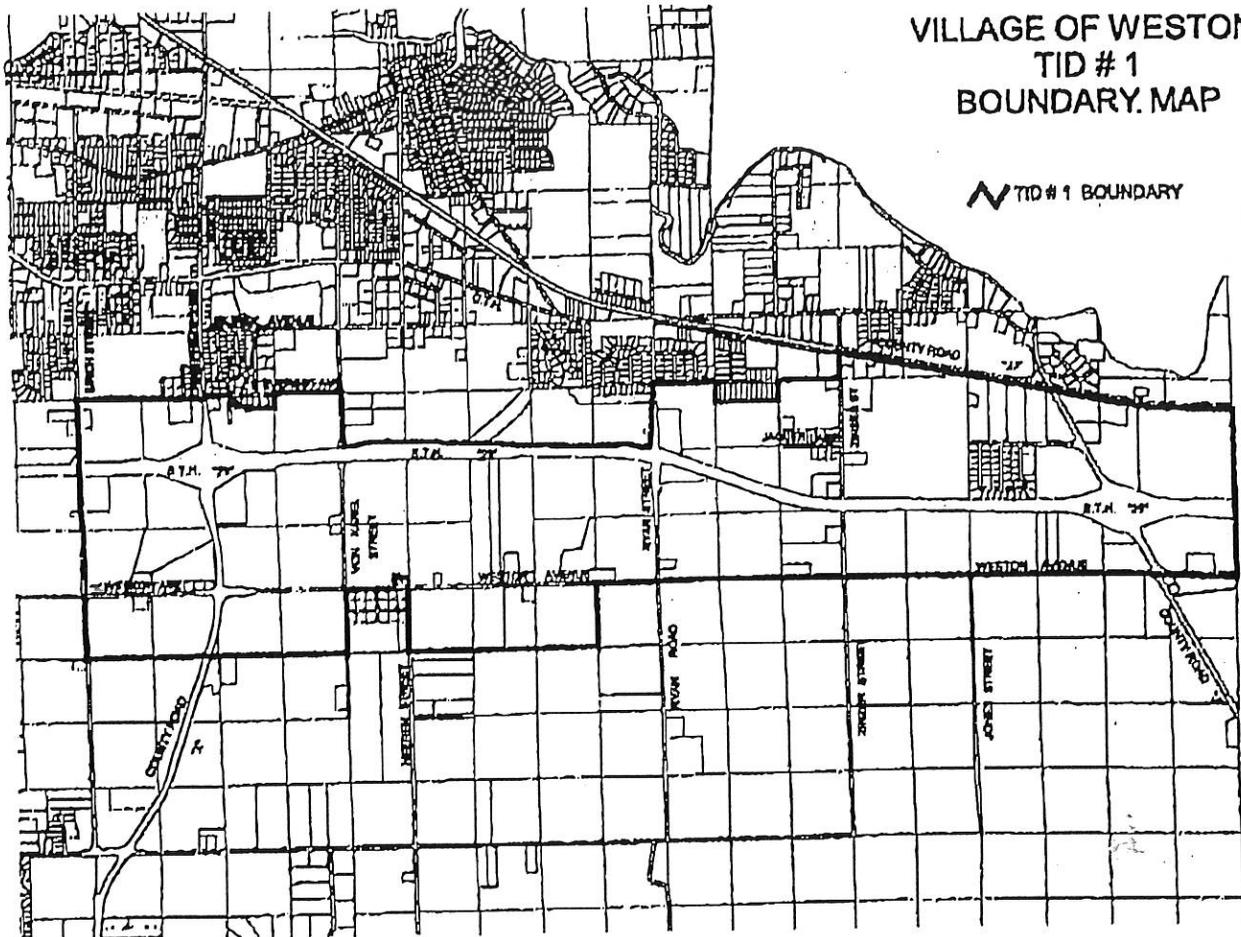
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(Page 3)

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
ON CREATION AND ADOPTION OF
TID NO. 1 PROJECT PLAN
AND PROPOSED DISTRICT BOUNDARIES

NOTICE IS HEREBY GIVEN that on Monday, February 9, 1998, at 6:00 p.m. the Village of Weston Plan Commission will hold a Public Hearing pursuant to 66.46(4)(a) & (c) Wisconsin Statutes, at the Weston Municipal Center, 5500 Schofield Ave., Weston, Wisconsin. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID Project Plan, District Boundaries, and proposed creation of said Tax Increment District. The Project Plan will be available for inspection, and will be provided upon request. Arrangements for inspection or receipt of a copy of the Project Plan may be made by contacting William Forrest, Village Administrator, Village of Weston, 5500 Schofield Ave. Weston, Wisconsin 54476; Phone (715) 359-6114
A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follow:

VILLAGE OF WESTON
TAX INCREMENT NO. 1 DISTRICT BOUNDARY



Dated This 26th day of January, 1998
William L. Forrest, Village Administrator

STATE OF WISCONSIN }
Marathon County } ss.

Betty Smith, being duly sworn, doth depose and say that he (she) is an authorized representative of The Daily Herald, a newspaper published at Wausau, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

Jan 29, 1998

Feb 2, 1998

(Signed) Betty Smith
Publisher (Title)

Subscribed and sworn to before me March 2, 1998

Lauren Hens
Notary Public, Marathon County, Wisconsin

My Commission expires 6/6/99

No. Lines 378 No. Times 2 \$

Extra Copies

Total \$

VILLAGE OF WESTON
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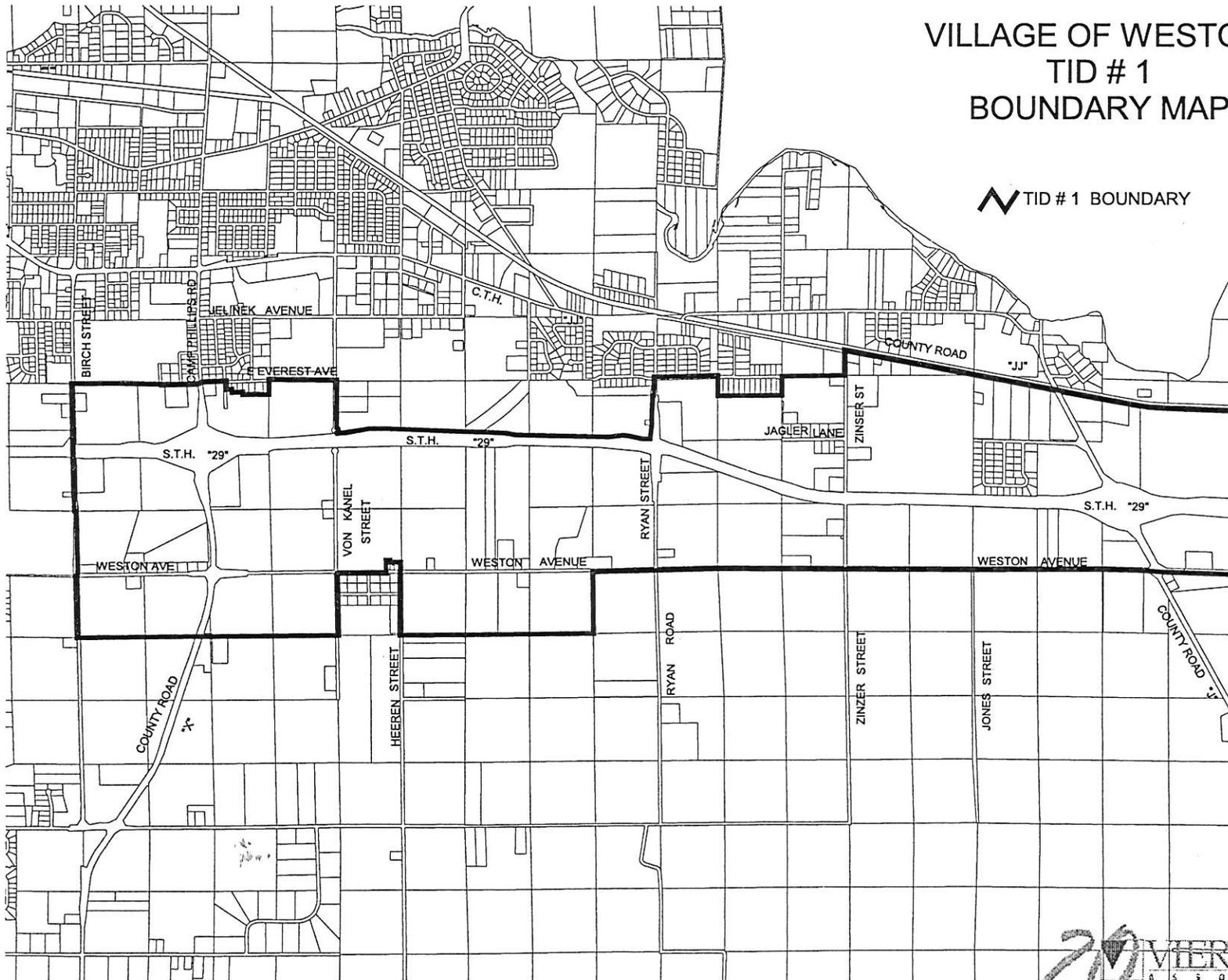
A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follow:

VILLAGE OF WESTON
TAX INCREMENT NO. 1 DISTRICT BOUNDARY

Publication Dates 1-29-98 and 2-2-98

VILLAGE OF WESTON TID # 1 BOUNDARY MAP

 TID # 1 BOUNDARY



ATTACHMENT #8
NOTICES & MINUTES

Letter regarding the creation of Tax Increment District No. 1 was sent by First Class Mail to the overlying jurisdictions. This letter was mailed on December 4, 1997, to the following:

Mort BcBain, Marathon County Administrator
Marathon County
500 Forest St.
Wausau, WI 54403

Robert Ernst
North Central Technical College
100 W. Campus Drive
Wausau, WI 54401

Roger Dodd, Superintendent
D. C. Everest Area School District
6300 Alderson St.
Weston, WI 54476

A copy of the Public Notice was mailed on January 23, 1998 to the following Joint Review Board Members:

Village of Weston
Vilas Machmueller
1415 McIntyre Ave.
Weston, WI 54476

Bryon Karow
Marathon County Finance Department
500 Forest St.
Wausau, WI 54403

North Central Technical College
Dennis Huntimer
Greenheck Fan Co.
P.O. Box 410
Schofield, WI 54476

D. C. Everest Area School District
Bernard J. Fisher
808 S. 57th
Wausau, WI 54403

A copy of these letters, notifications, and minutes follow:

VILLAGE OF WESTON

5500 SCHOFIELD AVENUE, WESTON, WISCONSIN 54476-4395 PH. (715) 359-6114

December 4, 1997

Mort McBain, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Re: Village of Weston Tax Increment District No. 1

Dear Mort:

The Village of Weston's Planning Commission is proposing to create Tax Increment District (TID) No. 1 in the Village of Weston. The Village Planning Commission authorized proceeding with the creation of the District at a special meeting on November 19, 1997. The District is being created to promote development of business and industry in the Village in order to diversify the Village's tax base.

State Statutes require the Village to convene a Joint Review Board to review, evaluate, and approve or deny the creation of the Tax Increment District. The Joint Review Board must include a member appointed by your agency. Accordingly, you should appoint an individual and inform the Village of your appointment. We would like your appointment as soon as possible so the members who are appointed to the Board can be kept informed during the process of the planning effort, rather than after.

During the upcoming weeks the Village will be developing the proposed boundaries, project the plan and establishing the feasibility of the Tax Increment District. The Planning Commission will hold public meetings and hearings, as appropriate, to keep interested parties informed during the creation of the District.

The Public Hearing is scheduled for February 9, 1998 at 6:00pm. The hearing will be held at the Weston Municipal Center, 5500 Schofield Avenue. At this hearing the Planning Commission will review the proposal to create the Tax Increment District, and review the district boundaries, project plan and feasibility. Following the Hearing, the Planning Commission will act on plan approval regarding the boundaries and project plan, and recommend action to the Village Board.

Within fourteen days after the Notice is published for the Public Hearing, the Village must convene a meeting of the Joint Review Board. A date will be set after consulting the members of the Joint Review Board. The first Board meeting must address the appointment of a citizen member to the Board and choosing a chairperson. A packet of information related to the duties of the Joint Review Board, the timetable for creation of the District, a report on the feasibility of the proposed TID and other information will be provided to members after their appointment.

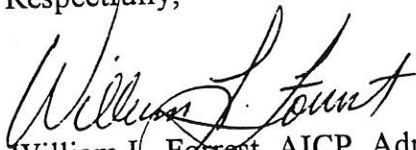
Joint Review Board

Page 2

The Village has retained Vierbicher Associates, Inc. to assist with the creation of this district. Technical questions regarding tax increment financing may be addressed to Gary Becker at (608)233-5800.

Please return the information to me regarding your agency's appointment immediately upon confirmation. In the meantime, if you have any questions or require additional information, I can be reached at (715)359-6114.

Respectfully,

A handwritten signature in cursive script that reads "William L. Forrest".

William L. Forrest, AICP, Administrator
Village of Weston

cc: Gary Becker, Vierbicher Associates



January 22, 1998

Dennis Huntimer
Greenheck Fan Co.
P.O. Box 410
Schofield, WI 54476

Re: Village of Weston
Tax Increment District No. 1

Dear Dennis:

I have been notified that you are the appointee to the Joint Review Board for the Village of Weston Tax Increment Finance District No. 1. I am looking forward to working with you on this exciting prospect for the future expansion of our economic base here in the Village. I look forward to sharing my enthusiasm for this project with you, too.

This is to advise you the Joint Review Board Organizational Meeting for the Village of Weston TID No. 1 is scheduled to be held on January 29, 1998 at 3:00 p.m., at the Weston Municipal Center, 5500 Schofield Ave., Weston, Wisconsin. Enclosed you will find the Notice of Meeting of the Board.

The TID No. 1 Public Hearing is scheduled for Monday, February 9, 1998, at 6:30 p.m., at the Weston Municipal Center, 5500 Schofield Ave., Weston, Wisconsin. A copy of the Public Hearing Notice is enclosed, also. Your attendance at the Public Hearing is optional, but I recommend you attend since this is an opportunity to obtain a considerable amount of information regarding the goals and content of the plan.

Under State law, the Village must convene an Organizational Meeting of the Joint Review Board within fourteen days after the Notice of Public Hearing is published, and prior to the aforementioned Public Hearing. Therefore, the meeting that has been scheduled for the 29th of January must be held for the purpose of appointing a citizen member to the Board, and choosing a Chairperson.

Joint Review Board Members will be provided a copy of the draft Tax Increment District Plan when it is available for public review, which is scheduled for approximately January 29, 1998. I have enclosed, for your information, the duties of a Joint Review Board as described in Wisconsin Statutes. If you have any questions, or require additional information, I can be reached at (715) 359-6114. Thank you for your participation.

Sincerely,

William L. Forrest, AICP
Village Administrator

Enclosures: Joint Review Board Meeting Notice
66.46 Wis. Stats. (4m)
Public Hearing Notice

cc: Gary Becker, Vierbicher Associates
Richard Weber, Village Attorney

NOTICE OF MEETING OF JOINT REVIEW BOARD

As required by Statutes, notice is hereby given that the Joint Review Board, appointed for the purposes of creation of Tax Increment Districts No. 1 in the Village of Weston, will hold an Organizational Meeting on January 29, 1998; at 3:00 p.m. at the Weston Municipal Center, 5500 Schofield Ave., Weston, Wisconsin.

The agenda items to be discussed and acted upon are:

1. Roll call
2. Certification of Open Meeting Law Agenda Requirements
3. Elect Joint Review Board Chairman
4. Appoint At-Large Member
5. Review First Draft of TID No. 1 Plan
6. Confirm Meeting Dates and Times
7. Adjournment

(4m) JOINT REVIEW BOARD. (a) Any city that seeks to create a tax incremental district or amend a project plan shall convene a joint review board to review the proposal. The board shall consist of one representative chosen by the school district that has power to levy taxes on the property within the tax incremental district, one representative chosen by the technical college district that has power to levy taxes on the property within the tax incremental district, one representative chosen by the county that has power to levy taxes on the property within the tax incremental district, one representative chosen by the city and one public member. If more than one school district, more than one technical college district, or more than one county has the power to levy taxes on the property within the tax incremental district, the unit in which is located property of the tax incremental district that has the greatest value shall choose that representative to the board. The public member and the board's chairperson shall be selected by a majority of the other board members before the public hearing under sub. (4)(a) or (h)1 is held. All board members shall be appointed and the first board meeting held within 14 days after the notice is published under sub. (4) (a) or (h) 1. Additional meetings of the board shall be held upon the call of any member. The city that seeks to create the tax incremental district or to amend its project plan shall provide administrative support for the board. By majority vote, the board may disband following approval or rejection of the proposal.

(b) 1. The board shall review the public record, planning documents, and the resolution passed by the local legislative body or planning commission under sub. (4)(gm) or (h)1. As part of its deliberations the board may hold additional hearings on the proposal.

No tax incremental district may be created and no project plan may be amended unless the board approves the resolution adopted under sub. (4)(gm) or (h)1. by a majority vote not less than 10 days nor more than 30 days after receiving the resolution.

The board shall submit its decision to the city no later than 7 days after the board acts on and reviews the items in subd. 2.

(c) 1. The board shall base its decision to approve or deny a proposal on the following criteria:

- a. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
- b. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
- c. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

2. The board shall issue a written explanation describing why any proposal it rejects fails to meet one or more of the criteria specified in subd. 1.

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
ON CREATION AND ADOPTION OF
TID NO. 1 PROJECT PLAN
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A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follow:

VILLAGE OF WESTON
TAX INCREMENT NO. 1 DISTRICT BOUNDARY

Dated this 26th day of January, 1998.

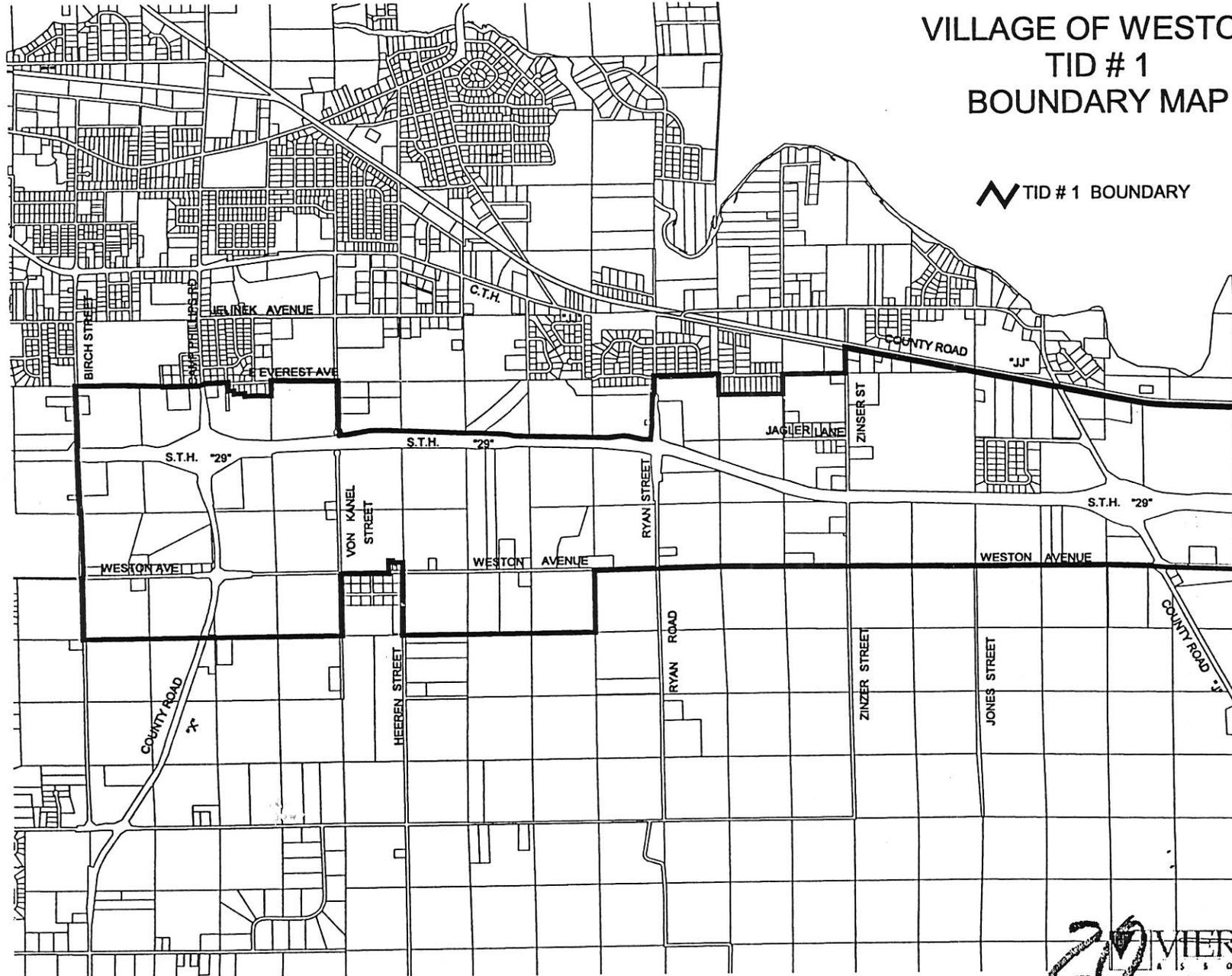
William L. Forrest (S.W.)

William L. Forrest
Village Administrator

Publication Dates 1-29-98 and 2-2-98

VILLAGE OF WESTON TID # 1 BOUNDARY MAP

 TID # 1 BOUNDARY



**VILLAGE OF WESTON
PLANNING COMMISSION MINUTES
SPECIAL MEETING
NOVEMBER 19, 1997**

1) **CALL TO ORDER**

The meeting was called to order at 6:26 p.m. by Chairman Machmueller. Members Machmueller, Rakow, Oberlander, Shulta, Stavros and Donner were present. Tanger was absent. Also, in attendance was Administrator Forrest. The audience included 15-20 residents of the Brehm's addition and Wally Osswald.

2) **MINUTES**

The minutes of the November 10, 1997 meeting were approved on a motion by Rakow, second by Shulta. Motion carried.

3) **VISITORS**

Gary Becker of Vierbicher and Associates was present to discuss the TID.

4. **OLD BUSINESS
TAX INCREMENT DISTRICT**

4a) **STATUS REPORT ON PLAN**

Gary Becker reported on the TID plan. He explained that the feasibility study had been revised and presented copies to all the Planning Commission members. The current revision of the feasibility study incorporates changes made since May of 1997. The main items that are now included are project costs associated with the relocation for the Brehm's Addition. There are also now different cash flow analyses using the assumptions of three different levels of project funding done for the TID. The three different analyses incrementally use priority A, A and b, and A, B and C projects and project cash flows for the TID. Gary reported that using the assumption that priority A, B and C projects would all be funded, the feasibility of the TID would be very marginal and he pointed out that the idea all along was that we would be as comprehensive as possible in listing projects that had any potential to be included in the TID project plan with the understanding that not all would necessarily be funded. Another item included in the current revision of the feasibility study is a breakdown of the infrastructure costs and projected revenues from two different areas of the TID, the east area around the Zinser property and the west area surrounding the Camp Phillips Road and Hwy. 29 intersection. Gary explained that the breakdown as shown on Page 7 of the Feasibility study shows the west area would account for an estimated 21% of the infrastructure costs and 70% of the revenue. In contrast the east area requires significant infrastructure improvements in order to provide services and it requires an estimated 77% of the

infrastructure costs accounting for a projected 30% of the revenue. Following that Gary explained that among his reasons for being present this evening were to help kick off the TID creation process. Gary was prepared to send out a wire to different agencies that would be involved in the Joint Review Board with the goal being the selection of Joint Review Board members sometime in January. Following Gary's presentation there were some questions and answers. Mr. Rakow questioned the status of inclusion of the Weston Meadows area. Gary explained that we still had the capability of adding additional property into the TID as we go through the process. There was some discussion on the need to rezone the existing residential subdivisions of the Brehm's Addition and the residential area along Jagler Lane. Gary indicated that those areas can remain zoned as they are currently without affecting the TID feasibility. No additional discussion took place.

4b) **ACTION REQUESTING CREATION OF JOINT REVIEW BOARD**

After reading the resolution, Mr. Machmueller asked for any questions from Planning Commissions members. Mr. Rakow asked for clarification that the passing of this resolution was not the recommendation that the TID be created but that the Joint Review Board be created. There was discussion on the matter. Chairman Machmueller and Mr. Forrest explained that this was merely a step in the entire process and is necessary. The ultimate decision to create the District would reside with the Village Board. The Joint Review Board will also be making a recommendation to the Village Board. Mr. Forrest further explained that the timeliness of creation of the Joint Review Board has a bearing on when the TID could ultimately be created. A motion was made by Shulta to approve the resolution to authorize creation of a Joint Review Board, second by Stavros. Motion carried.

4c) **POSSIBLE ACTION REGARDING PROCEEDING WITH ZONING CHANGES WITHIN PROPOSED TID**

Gary Becker explained that there will be a number of rezonings required under the TIF project plan. Gary explained that most of the rezonings will involve a rezoning from agricultural (AG) to the desired rezoning under Weston's original zoning ordinance. The AG zoning is considered a holding zone. It was anticipated that those areas would be rezoned at a later date. Gary stated that it would be appropriate to move forward with the rezonings at this time. He also indicated that maps are included in the feasibility study showing the areas where zoning changes will occur and that there is also a table describing the parcels that are proposed to be rezoned. Gary has met with the individual parcel owners and had discussed their plans for development on these parcels. Gary went on to explain the process that would be involved in the rezoning of property. The Planning Commission would prepare a petition for rezoning and then hold a public hearing. He anticipates this will be scheduled at the same time as the hearing for the creation of the TID. The two hearings do not have to be held concurrently but can be separated if desired. Mr. Rakow is concerned about the rezoning and TID hearings being held at the same time. Gary explained that part of the reason for this is that rezonings must be in place before the TID can be adopted by the Village Board. Gary suggested

that another way to proceed would be to have the rezoning hearings held but not publish the rezoning resolution until after the Village Board passes an interim resolution to approve the TID project plan. The Village Board would not be formally adopting the TID but the rezonings could be adopted following the approval of the project plan. This way the rezonings would be in place just prior to the adoption of the TID by the Village Board. The rezonings can be published immediately following the Village Board's approval. However, adoption of the TID cannot occur until 30 days after the recommendation has been made to the Village Board to create it. Machmueller requested that a rezoning hearing be held in January 1998 due to the absence of some Planning Commission members. Gary would like approximately one month to prepare the proposed petition and meet with affected property owners. Mr. Shulta asked if the petition for rezoning would be a single petition for all property affected or individual petitions for each parcel. Gary indicated that he and Mr. Forrest had discussed the issue and were recommending a single petition for all property affected. Stavros questioned the scenario under which the rezonings were adopted and the TID was not. Gary indicated that another rezoning hearing would then have to occur to return the property to its original zoning. Gary explained that is the reason that he recommends Village Board adoption of the project plan prior to the publishing of any rezonings, if the rezoning hearings and the TID creation hearings are not held concurrently. There was further discussion on the actions that were being recommended. Gary explained that there were separate actions being recommended since there is the concern with the timing of the rezoning hearing. If this concern exists Gary recommended that the Village Board pass the separate action of approving the project plan after public hearings are held on the creation of the TID and after the rezoning hearings are held. The publishing of the rezonings would follow the resolution to adopt the project plan and the resolution to adopt or create the TID would follow as the final action. Mr. Oberlander was concerned about the Planning Commission being able to review and comment on proposed zoning changes. Gary indicated that he would expect some input from the Planning Commission on proposed zoning changes and that those discussions would need to take place prior to the rezoning hearing. Mr. Oberlander also questioned whether the Planning Commission should consider any rezoning requests in the area proposed to be included in the TID until final decisions have been made due to the other issues that would be addressed, mainly the architectural review standards. His feeling was that we should not consider rezoning requests and site plan reviews until those decisions have been made, in effect placing a moratorium on development and rezoning in the areas to be included in the TID. Mr. Donner questioned whether desires of individual property owners could effect the rezonings and the feasibility of the TID if their desires for rezoning did not match those of the project plan. Gary indicated that there was some ability to modify some of the rezonings without affecting TID feasibility. It was also discussed as to what point the Weston Meadows area should be brought into the project plan if it were to be included in the TID. Gary indicated that the best time to add this particular area would be prior to the creation of the TID. Gary also explained that changes in the boundaries of the TID can occur up to the time the resolution is made to adopt the TID. That is one of the reasons for the time delay between the hearing and the adoption of the TID. The project plan can be adopted but if there are boundary changes desired on the

TID, those can occur after that time.

Machmueller indicated no action would be taken at this time on zoning changes within the proposed TID.

Wally Osswald objected to the suggestion that a moratorium be placed on rezonings and site plan reviews until the TID decisions have been made.

Bill Forrest handed out an update from Rob Rudd of Vierbicher and Associates on architectural review and site plan. Machmueller asked that this item be put on the December 8, 1997 Planning Commission meeting for discussion.

4d) **DISCUSSION ON RELOCATION PLAN**

Gary Becker gave rundown of relocation options originally presented in the September meeting. The options were reviewed in meetings with residents. The Brehm residents overwhelmingly favor option B (Acquire, relocate, sell properties) which is the most costly option since it allows each homeowner maximum flexibility and control. Machmueller asked for comments. Residents indicated that they wanted the flexibility to relocate somewhere of their choice. It was also indicated the residents did not feel comfortable with the physical move of their home. They were concerned about the physical damage of the home if it were to be moved to a different location (walls cracking, etc.). There was a question asked about financial data and its availability. Gary felt it would be available within a month or so. Discussion then followed on the need to review the priority of projects and the amount of funding required from TID or other sources. Gary Becker will be meeting with Director of Public Works prior to the next meeting to review the priorities and costs. There was no action taken on the relocation plan.

5) **NEW BUSINESS**

There was no new business to come before the Board.

6) **ADJOURN**

A motion was made to adjourn the meeting at 7:20 p.m. by Stavros, second by Oberlander. Motion carried.

Respectfully Submitted,



Keith Donner
Director of Public Works

VILLAGE OF WESTON PLANNING COMMISSION
5500 SCHOFIELD AVENUE
WESTON, WI 54476

February 9, 1998 - 6:00 P.M.

1. CALL TO ORDER

- a. Open public hearing - Creation and adoption of TID No. 1 Project Plan and proposed district boundaries.
- b. Open rezoning hearings for Village of Weston Planning Commission:
 1. Agriculture (AG) to Business Park (BP)
 2. Suburban/Residence (SR) to Business Park (BP)
 3. Community Retail and Service to (B2) to Business Park (BP)
 4. Agriculture (AG) to Rural Residential (RR)
 5. Agriculture (AG) to Manufacturing and Warehousing (M1)
 6. General Commercial (B3) to Business Park (BP)

2. MINUTES

3. VISITORS

- a. Stan Budleski: Discussion of Wandering Springs West

4. CLOSE HEARINGS

- a. Close public hearing for creation and adoption of TID No. 1 Project Plan and proposed district boundaries.
- b. Close rezoning hearings for Village of Weston Planning Commission:
 1. Agriculture (AG) to Business Park (BP)
 2. Suburban/Residence (SR) to Business Park (BP)
 3. Community Retail and Service to (B2) to Business Park (BP)
 4. Agriculture (AG) to Rural Residential (RR)
 5. Agriculture (AG) to Manufacturing and Warehousing (M1)
 6. General Commercial (B3) to Business Park (BP)

5. NEW BUSINESS

- a. Petition to amend urban area sewer service boundary for Cedar Creek Interceptor
- b. Action on public hearing for creation and adoption of TID No. 1 Project Plan and proposed district boundaries.
- c. Action on rezoning hearings for Village of Weston Planning Commission:
 1. Agriculture (AG) to Business Park (BP)
 2. Suburban/Residence (SR) to Business Park (BP)
 3. Community Retail and Service to (B2) to Business Park (BP)
 4. Agriculture (AG) to Rural Residential (RR)
 5. Agriculture (AG) to Manufacturing and Warehousing (M1)
 6. General Commercial (B3) to Business Park (BP)

6. OLD BUSINESS

- a. Rezoning - Andrew and Gloria Burgoyne
- b. Park Terrace Final Plat

7. ADJOURN

It is possible that members of, and possibly a quorum of members of other government bodies of the municipality, may be in attendance at the above mentioned meeting to gather information. No action will be taken by any governmental body at the above mentioned meeting other than the governmental body specifically referred to in this notice.

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this

Village of Weston Planning Commission Meeting
February 9, 1998

1. Call to Order: The meeting was called to order at 6:00 PM by Village President, Vilas Machmueller. Present were Chuck Tanger, Len Shulta, Jan Stavros, George Oberlander and Keith Donner. Bob Rakow was absent and excused due to an out of town trip. Also present were King Forness of Springsted & Associates; Gary Becker of Vierbicher & Associates; Dan Nolan Village Business Manager and Bill Forrest Village Administrator. There were approximately 60 people in attendance at the start of the meeting.

Chairman Machmueller covered some preliminary issues. He asked that if people wished to speak that they wait to be recognized by him, state their name and, if they had the same point to make as another person, that they state they agree with "John Brown" to avoid redundancy and to save time since the meeting was expected to be quite long.

1.a. Open Public Hearing for Creation and adoption of TID No. 1, Project Plan and proposed district boundaries. Chairman Machmueller read the public hearing notice and declared the public hearing open.

1.b. Open Rezoning Hearings for Village of Weston Planning Commission. Chairman Machmueller declared the rezoning hearings open and read only one of the public hearing notices since they were all the same except for the identified parcels and specific zoning change(s).

Chairman Machmueller then turned over the meeting to Gary Becker for a presentation on the Tax Increment District (TID) which he indicated would take approximately 25 minutes. A copy of the notes from the presentation are available at the Village Hall.

Some key points: 1) Only about 2% of Weston's tax base is in Manufacturing. The typical state average is 5%. Manufacturing generates more property tax than it costs to provide services to it whereas the opposite is true for residential property. 2) Without TIF the burden of installing the needed infrastructure falls entirely on the taxpayers, utility customers and property owners benefited. With TIF the TID pays for some of the costs.

The presentation covered the principles of a TIF district, applicable laws, and reviewed the project costs.

Gary also reviewed the sequence of steps involved in the review and approval of the TID creation, TID boundaries and project plan.

Gary's presentation concluded at about 6:30 PM. Gary introduced King Forness, the Village's financial consultant, and indicated that Mr. Forness would be able to answer any questions related to the financing for the project. The hearings were then opened to questions.

Testimony was taken until 8:30 when action was taken on the minutes of the previous meeting. However, before continuing additional questions were raised and discussed for approximately another 15 minutes. The transcript of the questions and discussion from the public hearings is attached. Audio tapes from the hearings are on file at the Village Clerk's office.

2) - Minutes of Previous meeting - Motion to approve the minutes of the last meeting by Tanger, 2nd by Stavros. Question Carried.

3.) Visitors - Stan Budleski - Mr. Machmueller indicated that Stan Budleski had been on the agenda to discuss the proposed development of Wandering Springs West. The two had talked prior to the meeting and since Stan was aware that the meeting was expected to be very long, he asked that his latest proposed layout be presented to the Planning Commission for review. Mr. Machmueller presented a copy of the layout. Mr. Forrest indicated that he plans to meet with the business owners in the area north and west of the proposed development on 2/10 and he will also be meeting with the property owners individually after that and should have something to report back to the Planning Commission for the next meeting.

4. Close Hearings

a. Close hearing for creation and adoption of TID No. 1 Project Plan and proposed district boundaries at 8:48 PM.

b. Close rezoning hearings for Village of Weston Planning Commission at 8:48 PM

5. New Business

a. Petition to amend urban area sewer service boundary for Cedar Creek Interceptor.

Mr. Donner referred the members to information distributed prior to the meeting. Mr. Donner explained the need to amend the sewer service boundary prior to the completion of the major amendment since the completion of the major amendment is being delayed. We are in the design phase for the interceptor sewer and plan to construct in late spring. The DNR will not approve the plans unless the interceptor route is within the urban sewer service area

boundary. The Village Board was presented with the request to consider a minor amendment to the existing 208 boundary on 2/2/98 as required by the procedures in the plan. The Village Board referred the matter to the Planning Commission as the next step. A minor amendment requires that the Planning Commission hold a public hearing on the matter and it was requested that the Planning Commission hold a special meeting for this purpose. After discussion it was decided that a special meeting could be held on Monday, February 23, 1998 at 6:00 PM. Mr. Machmueller indicated he would be absent and Mr. Tanger indicated that he would possibly be absent also.

b. Action on public hearing for creation and adoption of TID No. 1 Project Plan and proposed district boundaries.

Mr. Machmueller asked if there were any major changes to the proposed boundaries. Mr. Becker indicated there were to be some changes. The proposed changes were reviewed on the maps. There was discussion that if the Gibbs property on the southwest corner of Weston and Von Kanel were omitted, it would totally change the project plan because an estimated \$30M of valuation would be removed. After other discussion the following motions were made:

Motion to omit parcel number 19228082720999, reference number 3630 as listed in the Public Hearing Draft of the Project Plan, from the tax increment district boundary, by Tanger, 2nd by Oberlander. Motion carried.

Motion to adopt the TID No. 1 project plan and the boundaries as amended by Oberlander, 2nd by Stavros. Motion carried.

c. Action on rezoning hearings

Jan Stavros pointed out that the proposed zoning as shown on the map included with the Draft Project Plan shows the entire Zinser property to be a single parcel to be zoned M1. The property should be two parcels with the north ½ proposed to be zoned from AG to M1 and the south ½ from AG to BP. There was other discussion as the maps were reviewed. Motion by Stavros to accept the zoning changes as proposed except the parcel numbered 3200 (on the TID boundary map), owned by John Zinser, remain AG and the property listed as number 4006 owned by John Zinser that the north ½ be zoned M1 and the south ½ be zoned BP, 2nd by Oberlander. Motion carried.

6. Old Business

a. Rezoning of the Andrew and Gloria Burgoyne property.

Mr. Machmueller referred the commission to the memo prepared by Al Breu and Keith Donner discussing the options for this proposed rezoning. Mr. Machmueller also expressed his concern that the staff does not recommend any rezoning at this time but, he feels that the situation dictates the Village find a way to protect the Burgoyne's interests. Mr. Donner expressed concern for the need to maintain special records for a conditional rezoning and that we would need to specify what use(s) would be accepted in this case. Mr. Forrest suggested that we amend the zoning ordinance to allow a greenhouse as a conditional use in an R3 area. This would require an amendment to the zoning ordinance. There was additional discussion that we need to find a way to make any change specific only to the Burgoyne's property but, it should fall within the existing zoning ordinance. Motion was made to refer the matter to the Village attorney for a recommendation which would allow the Burgoyne's interest to be protected and specific only to their site, by Tanger, 2nd by Shulta. Motion carried.

b. Park Terrace Final Plat

The developer has not completed revisions to the final plat and was not present for discussion. Motion to table the approval of the Park Terrace Final Plat until the next meeting by Stavros, 2nd by Oberlander. Motion carried.

7. **Adjourn - Motion to adjourn by Tanger, 2nd by Stavros.** Mr. Machmueller thanked everyone for their patience tonight. Meeting adjourned at approximately 9:25 PM

Respectfully submitted,



Keith E. Donner
Director of Public Works

Transcript of questions and discussion from the Public Hearings for the Tax Increment District and Rezoning conducted by Village of Weston Planning Commission on February 9, 1998.

Pat Kelly, 4415 East Everest Avenue.- In the early borrowing stages, (when there is a shortage of increment of \$3M - \$4M) how does this get paid back if the TIF district doesn't support it with the revenue stream in the early stages of the project?

King Forness responded - In the early stages the interest is capitalized and increases the amount borrowed and paid back as revenues increase. All amounts borrowed are backed by the credit of the Village (General Obligation debt). However, the project will be closely monitored and there should be little chance that it would fall upon the taxpayers to repay.

Mary Standaert 4004 E. Everest Avenue - What happens if things go wrong and the district doesn't succeed?

King Forness responded - As previously indicated, the debt issued will be G.O. with the intention that increment from the TID pays it off. However, if the TID is unable to pay it off, the burden of repayment is the responsibility of the taxpayers of the Village.

Tom Kujawa 7606 Von Kanel - You indicated that 16% of the infrastructure would be paid for by sources other than the TIF district. Who pays this 16%.

Gary Becker responded that this 16% would be paid for as it is paid for now, either through utility rates or assessments.

Tom Kujawa - is everyone in the TIF District going to be assessed or are some going to be assessed and others not?

Gary Becker indicated that the assessment policy for private property within the TIF District have not been worked out. The percentages indicated are based on the estimated percentage of benefit each project provides to the TID. Gary gave example of how the TID might not pay for a part of the water main on Birch Street which benefits property outside the TID. Mr. Kujawa was concerned with how he might be assessed since his property is an island within the TID. Gary said he was unable to answer Mr. Kujawa's question since the assessment policy for property inside the TID had not been worked out yet.

Pat Kelly, 4415 East Everest - In the study, has a comparison been done as to how

much revenue would be generated from the property if left in residential (or current zoning) as compared to the proposed zoning for the TID. Mr. Kelly stated that as a taxpayer he was pleased with his tax rate from the Village's perspective, he has no qualms about it, the services are good and he feels he is getting value for his money. He has a problem with the school district. Coming from bigger areas, he has not seen the benefit of all the development as a taxpayer. Even though it appears there is a lot of industrial development tax rates are still high. Have you done a comparison study?

Gary Becker responded --A comparison study has not been done. At the outset the assumption was made that the Village wanted to diversify to spread the burden of paying for municipal services beyond residential.

Mona Kraft, 3910 East Everest - You showed a grant in the project costs. Do you know if this money will be available and when will you know?

Gary Becker responded - It depends on the specific businesses that might locate in the industrial park. Gary gave the example of conditions under which the DOT or DOC might loan money for a business.

Tony Kemnitz, representing the property located at 1717 and 1715 Jagler Lane - You mentioned the plans for a business park on the Zinser property, is there a plan to buy those properties (Jagler Lane) and if so what is the procedure that will be followed?

Bill Forrest responded - the Village has an option on the Zinser property consisting of about 188 acres on the east side of Zinser, 5 acres on the west side of Zinser and an 18 acre parcel owned by Peter Coonen also on the west side of Zinser. Those options are due to expire on June 30, 1998. The timing of the project approval was set up so that those options could be exercised by that time.

Mr. Kemnitz wanted to know if the Village was planning to buy the property on Jagler Lane. Mr. Forrest indicated that the possibility of acquiring the properties on Jagler Lane is included in the project plan. The decision will ultimately need to be made by the Village Board whether or when the acquisition will take place dependent upon the indebtedness for the TID project at any particular time the issue comes up.

Kent Fluegge 6907 Brehm Street - Mr. Fluegge stated that he has a petition from the residents of Brehm's Whispering Winds Subdivision. He asked to read the petition. The petition was read aloud and Chairman Machmueller asked that the petition be presented to the Clerk and entered in the record. A copy of one page of the petition is attached with the statement read by Mr. Fluegge. The petition consists of 3 pages with

27 signatures.

Mona Kraft - Have there been any discussion with businesses (interested in locating in the TID)?

Vilas Machmueller responded - We have had inquires. This is the project plan we don't have any specific people at this point.

Mona Kraft - So at this point its just a guess?

Pat Kelly - Since I live on East Everest Ave. and the TIF District seems to skirt a number of house on E. Everest Ave. and then comes back, I would like to suggest to this group that the TIF District line be extended to include our houses and buy that whole side of the street out so that we're not bordered on wherever it is we're going to end up behind, just like everybody else here in the other subdivision. We don't want to be bordered by whatever it is that is going to go in. The big question is what is it that is going to go in and that's a big unknown. And that begs the question as to where this rezoning to BP is because I don't know what that's all about.

Gary Becker responded - the Town of Weston amended its zoning ordinance several years ago. One of the categories that was created as a transition or holding zone was AG. The intent of setting up AG zoning at the time is that these are holding zones for future zonings. When a TIF District is set up, one of the requirements is that at least 50% of the property in the district must be zoned and suitable for industrial development. The BP zoning that the Village has in its ordinance allow for industrial development as well as all the varieties of commercial development in any of the B classifications in the ordinance. So the reason for the rezoning that is on the agenda for tonight is to rezone enough property to meet the 50% requirement and to transition a lot of that AG property into BP.

Mr. Kelly - but in regard to that there is a lot of property that isn't zoned AG that is going to be rezoned BP?

Gary responded that this was true and pointed out that there was an SR parcel and some B3. Mr. Kelly asked what the zoning was behind him now. Vilas Machmueller indicated that there is some B3 and some SR. Mr. Kelly said he understood that BP was more liberal. Mr. Machmueller indicated that BP was more restrictive. Mr. Kelly was concerned that there had been discussion about industrial use tonight and he had been led to believe that a use like Bishop's Woods would be located there in prior meetings. Mr. Machmueller stated that BP is more restrictive than B3. Mr. Forrest stated that the area north of highway 29 (at the Camp Phillips Road interchange) is not

scheduled for any rezoning at this time. The petition to rezone the property to the south of E. Everest Avenue at the NE corner of the interchange, to B2 is not a part of this petition. Mr. Kelly asked for classification as to what uses are permitted in different zoning classifications and wondered if there was a list he could review. Mr. Kelly expressed concern that the property south of him is being rezoned. Mr. Forrest read the wording for the permitted uses in a BP district from the Village zoning code and indicated BP is a "hybrid" zoning classification. Mr. Machmueller indicated that Mr. Kelly was welcome to come in to review the zoning ordinance any time during business hours.

Mona Kraft - The property directly across the street from me is scheduled for rezoning but, has restrictive covenants limiting it to single family. How does the Village intend to deal with that?

Mr. Machmueller responded that the property south of Ms. Kraft (the NW corner of the Camp Phillips and STH 29 interchange) is not being rezoned. Ms. Kraft asked why the property was in the TIF then? Mr. Machmueller responded that the TIF has nothing to do with the zoning at that location. The intention of the TIF is to get as much acreage as you can where there is possible development for the incremental tax as reviewed earlier. Ms. Kraft wondered why the property was in the TIF if it wasn't going to be rezoned and developed. Gary Becker responded that the development of that property is the property owner's decision and the feeling is that there is potential for development to occur on that property and the surrounding property. Ms. Kraft again stated that there were covenants on that property that would restrict that. Mr. Machmueller indicated that those would have to be addressed at such time (as rezoning was sought). Mr. Forrest stated that it would be up to the property owner to remove the covenants, the Village would not play a role in that.

Roger Rindo, 7102 Brianna Street - There have been significant budget cuts made since the last planning commission meeting. Given the nature of the conversations tonight it seems that we're bringing this project on a very tight shoestring - there are no firm businesses there only inquiries. Given Mr. Becker's comments about the Village's ability and the debt capacity, in your professional opinion, to what degree is this a financial risk to the Village?

Mr. Forness responded - Within the confines of the Wisconsin Tax Increment Law, the way the law is worded, you have to picture the area that is targeted for development within the allotted time period and put that into the boundaries of the district and then outline in the plan the projects to be done to improve any of the properties. It then becomes a monitoring task for the Village so it doesn't get ahead of itself. You always have to put your foot forward. The primary job is to extend water to the basic area(s).

There is a piece in the project plan now that wasn't in at the time of the last meeting, that being the \$6M for possible infrastructure at the Camp Phillips Road interchange area to promote quicker development with higher values which will then help support the additional things we are doing.

Mr. Rindo asked if this would be called incentive money. Mr. Forness responded that it would not be. It is money intended to pay for infrastructure to promote more rapid and better quality development so more revenue is generated. But, there is no question that this will be and ongoing monitoring responsibility to maintain a balance. It is very unlikely that the industry is beating down your door prior to the adoption of a plan and formation of a district.

Jack Hielmeier, 7106 Von Kanel - Mr. Hielmeier is concerned with the identification of the parcel his home is located on. A 6.6 acre parcel has been described but is not shown on the map.

Bill Forrest responded that once the zoning is in place the zoning boundary map would be updated.

Brian Perrodin, owns properties at 7811 and 7815 Jagler Lane - Mr. Perrodin asked if there is a plan to buy out those properties.

Bill Forrest responded that we have identified in the project plan the potential of acquiring properties on Jagler Lane. As Gary Becker indicated \$1.5M in relocation expenses are included.

Mr. Perrodin asked if his properties would be included in that \$1.5M, if this is enough to cover that, to buy us out? Yes?

Gary Becker responded - No. As King Forness mentioned that as we put the project plan together we must look forward 7 years and anticipate all the expenses that might be incurred. This is not saying that they will be done. Decisions must be made on a year by year basis by the Planning Commission and Village Board as to which projects will be done in a particular year. Its not until then that anyone knows for sure but, in putting the project plan together, the Village must anticipate the projects that might be done and include them in the project plan.

Mr. Perrodin asked at what point the Jagler Lane area would be considered.

Bill Forrest responded that it would be between the years 2001 and 2004, after referring

to the project plan and since the project is a priority B, it would depend on the availability of funds at the time.

Mr. Perrodin asked if definitely sewer and water would be installed past his property. The response (unknown) was yes. Mr. Perrodin then asked if there would be any assessments to properties benefitted by water and sewer extensions if those properties are not bought out.

Bill Forrest responded that if the properties are not bought out, the benefit to the property will be evaluated and it will be up to the Public Works and Utility Committee and the Village Board as to whether any assessment will be levied or not. The practice has been that the Village assesses benefitted property.

Kent Fluegge - Why does Jagler Lane, out of the blue, end up with \$1.5M for relocation tentatively, for a subdivision affected on only one side, versus a subdivision that is completely landlocked getting railroaded into \$100,000 to try and buffer or profit by buying empty parcels and keep it from growing any further.

Vilas Machmueller responded that this was primarily due to the borrowing limit and not having enough to go the whole distance at this time. Mr. Fluegge asked if the Town feels their subdivision should incur a bigger price than any other taxpayer in the Village. Mr. Fluegge was asked to clarify. He said he feels that if he should have to take a hit of devaluation of his property, why does their subdivision have to eat that? Why do the people in our subdivision have to bear with that and put up with their inability to possibly sell our homes and landlock our subdivision. Mr. Machmueller responded that he couldn't answer that but, he didn't feel that there would be a devaluation, himself (of the properties in Whispering Winds). Mrs. Wilk (seated next to Mr. Fluegge asked why no one could answer their questions Mr. Forrest stated that he could not find any evidence that there would be any devaluation of that property. Mrs. Wilk then asked if Mr. Forrest would then be willing to buy their home. Mr. Forrest did not feel this was a fair question. The discussion from Mrs. Wilk became emotional and she expressed frustration that she could not be given an answer.

Tom Kujawa 7606 Von Kanel - Am I in the TIF District or not?

Bill Forrest responded that his parcel is inside the boundaries. Mr. Kujawa asked for further clarification (he expressed confusion with representation of zoning, land use, and proposed rezoning on the project plan maps). There was a discussion and Mr. Kujawa was shown his property on the map by Gary Becker. The parcels around his residence are being changed to BP but the one his home is on is not changing Jan Stavros asked Mr. Kujawa what he really wanted to know, and added that his property

could be in the TIF District and the zoning not be changed. Mr. Kujawa said that was one of the things he wanted to know. The other thing he wanted to know is whether everyone around him is being rezoned except his one acre. Mr. Becker stated that the larger parcels around his were being rezoned to BP. (There was some additional discussion which was inaudible on the tape).

Mary Standaert 4004 East Everest Avenue - Are there any studies that have been done to show if property has been devalued in similar cases and can you give assurance that our property will not be devalued?

Mr. Forrest responded that he didn't know that and would not make that assurance but, based on the experience he has (25 years) when this argument comes up, when adjacent properties argue that their property is going to be devalued, traditionally we try to evaluate what will happen, every case is going to be different. I can't give assurance that property won't devalue but, at some point in time the values are likely to be higher. Mr. Forrest suggested that Ms. Standaert consult the assessor to get an opinion of what the impact would be. Mr. Forrest indicated that he pressed the assessor as to what the case would be under a worst case scenario and Greg (Schmidt) reluctantly said that it may be 15%, but, Mr. Forrest said he would not stand by that. He didn't agree with a 15% devaluation and the only way to find out would be that time will tell.

Ms. Standaert asked again if there were studies to back this up. Mr. Forrest reiterated his opinion and relying on the advice of the assessor. George Oberlander indicated that he has discussed the property valuation issue with the assessor and that his home is in the midst of the TIF District and he supports it. One of the things he has found from being on the Planning Commission is that the Commission has gone to great pains to see to it that architectural standards will be established to protect property values. Ms. Standaert was not satisfied and questioned why there were not some studies (to give property owner's some answers). Mr. Machmueller stated that this is why the Planning Commission has recommended the zoning changes (in the Project Plan) to preserve the property owners right to choose what goes in.

Bill Gibbs, 8400 Von Kanel Street - If my property is zoned BP would I be able to change it back to Agricultural? Mr. Machmueller responded that no he would not be able to once the TIF district was formed. That is why (the Village) is so selective as to what properties are rezoned now. Mr. Gibbs then asked how it is determined what to include or not include in the District when the boundaries are proposed? Mr. Becker stated that there are 2 primary criteria. One is to determine what kinds of (infrastructure) improvements are needed to obtain the type of development desired and the majority of the infrastructure needs to be in the TIF District for the most part (e.g. the Cedar Creek Interceptor). The 2nd is to speculate where the development

spurred by the infrastructure will occur. Mr. Gibbs asked to go on record as being opposed to the rezoning of his property and opposed to his property being included in the TIF District.

David Hollman 6907 Brianna Street -Mr. Hollman talked on a number of points (screening and berms for the Whispering Winds Subdivision, compensation for loss of value of property, potential assessment for water and sewer) Mr. Becker responded on the first two items and Mr. Machmueller responded on the assessments.

Mr. Hollman asked what became of the 2 district concept that was considered early on in the feasibility study, now that their neighborhood

Gary Becker responded that when the project first started the Village had wanted to look at 2 study areas. However, the problem with the 2 district concept is that all the infrastructure costs are so high to develop the eastern industrial park that the development at the Camp Phillips Road interchange is necessary to offset those infrastructure costs. The concept of 2 TIF Districts is not feasible. Mr. Hollman questioned this because of the location of the Camp Phillips property in relation to the infrastructure and the proposed industrial park. Mr. Hollman felt the industrial park should be deferred. However, Mr. Machmueller responded that it is necessary to install the infrastructure up front before anyone would consider locating there (e.g. the Plover Industrial Park). Mr. Hollman further questioned why the Village would want to create the TIF District prior to the acquisition of the Zinser property. There was additional discussion on the timing of the District creation and the expiration of the purchase option on the Zinser property. The Village hopes to time the two closely however, the Village also has the ability to extend the option if necessary.

Mr. Hollman then discussed the green fence around the Whispering Winds Subdivision and that it didn't meet his expectations as to what (he felt) was promised at the time FABCO located their business nearby. Vilas Machmueller responded that if (FABCO) didn't fulfill their obligations that the situation would be corrected. Bill Forrest didn't know the specifics and wasn't aware that there was a problem. He was aware that there was to be a negotiated settlement between FABCO and the adjacent property owners and that the Village might not be a party to the resolution. Mr. Machmueller asked Mr. Forrest to investigate this issue further. Mr. Forrest pointed out that the original rezoning and negotiated agreement would have occurred under the Town Board's jurisdiction.

Mr. Hollman asked about the \$9M difference between the equalized value and the indebtedness is going to be. Mr. Becker indicated that the \$9M (difference between \$37M and \$28M) is the difference between the maximum debt capacity and the anticipated costs of the TIF District. \$37M is the anticipated maximum debt capacity of the Village in 7 years at a growth rate of 10% per year. Mr. Hollman feels this \$9M

should be available to relocate the Whispering Winds Sub. King Forness pointed out that the "excess" of \$9M is not being allocated to the TIF District because the Village will require funding of other projects outside the TID. Of the Village's current capacity, there are plans for other projects and funds will be needed for those. Mr. Hollman still insisted that he felt there was an additional \$9M available for the TID. Mr. Forness gave a response to reiterate and emphasize the need for bonding capacity for projects not in the TID and the need for the assessed valuation to reach the projected levels to achieve the bonding capacity of \$37M in 7 years, including the need to spur development at Camp Phillips and 29 early on to create increment.

Mr. Hollman finished by stating that he has supported the TIF District from the start and he still does, but, not when you start hurting people and creating a loss of value without any warranties or guarantees. We're going to get double dipped out there and you can say well I don't think its going to happen well there's a lot of what ifs out there. If it does happen we're going to get hit with loss of value and hard to sell our homes, we have no guarantees as to what buildings are going to look like...we're going to have a lift station on Christy Lane and no idea what that is going to look like, etc. You're going to be opening up a business park we're going to be this island out there, then you're going to hit us with water and sewer (we know you're going to hit us with it because it will be right there), and we're (supposed to believe you) but, I'm only talking about a little "green fence" (as an example of how things don't get done as promised) and nothing has been done. Mr. Hollman stated that he wanted everyone to know that it didn't matter what he or Mr. Fluegge or anyone else said, that the TIF District was going through, but he wants the Planning Commission to know that people are being hurt. Mr. Machmueller responded that he hoped Mr. Hollman was wrong, that people won't be hurt, and that things will work out.

Roger Rindo 7102 Brianna - He understands the reasons being given for the TIF District but, the Village cannot understand how we (Whispering Winds residents) feel. He is particularly concerned as a taxpayer with the speculative nature of the project and the speculation involves my property. He doesn't understand how the Village can decide to proceed without having obtained some studies. He stated his opinion that the world makes decisions on sound hard data and that (for this project) there has been none of that. All we are getting tonight is pure speculation again, the same speculation that we have heard for the last year and a half. He doesn't think it is responsible for this board to decide to proceed with the TIF District with the questions that have been raised tonight and the unhappiness he hears tonight, if the board (Planning Commission) is truly sympathetic and responsible they won't make this decision by the end of March.

Joe Nienow 4020 Schofield Avenue (Little Joe's Pub) - Wanted to address the

devaluation of property values. He has been there for 5 years now and the tavern has been there for over 25 years. When he began (operating his business there) the property it was valued at \$110,000 and if you would look at a listing with Williams Realty today you would see it is (listed for) \$195,000. He understands the concerns with devaluation of property but, in his experience property has increased (appreciated) because of the development taking place and he wishes he could buy this property. He also has property at 7611 Birch Street , the corner of Birch Street and Weston Avenue, and that property, because of the zoning changes and proposed development has increased in value 300 - 400% and there is nothing (no infrastructure) there yet. Land around there has gone from \$10,000 to \$30,000 per acre with nothing there. He hopes this eases people's minds with respect to devaluation of property, because these are two examples very close to home. The other point Mr. Nienow wanted to make is that despite Weston being the 11th largest Village in the state and has been on the tail end of development for too long. The two exits which are already built on STH "29" (Camp Phillips and CTH "J") are the best exits for accessibility in the entire Wausau area. He talked about the problems with accessibility at the Rib Mountain and Business 51 North exit in the Wausau area. It will be 3 years before anything would be built toward the east end of the TIF District (once infrastructure is in place). He pointed out that no one is going to locate there until there is something to sell them on. He also talked about the process he went through to obtain his building permits, etc., from the Planning Commission for his property at Weston and Birch and that it took him 4 -5 months to get screening, lighting, drainage issues, etc., approved and he felt the Planning Commission had done a good job of assuring those issues were done right. Mr. Nienow feels that any good businessman will want the same things taken care of. He feels that everyone is going to benefit in the long run from the TIF District, some to a greater degree than others, but there will be a benefit.

Pat Kelly - Concerned with a couple of things. He has not heard anyone talk about environmental impact studies as far as they address storm water management and influence on the groundwater or even if the properties are suitable for development since he is aware there is a high groundwater table in the area and adjacent wetlands. He expressed concern about some of the topography making all of the property in the proposed TIF District unsuitable for development.

Gary Becker responded that the wetlands identified within the TIF District are excluded from benefitting from the development. Gary was not aware of any environmental studies addressing Mr. Kelly's questions and asked Keith Donner, DPW, if he was aware of any. Mr. Donner responded that there were no studies however, what Mr. Kelly is asking becomes a private landowner issue and is not necessarily unique to the proposed TIF District. Mr. Kelly agrees but he is concerned with the potential for the property in the proposed district to be found unsuitable for development. Mr. Becker pointed out that there already has been development in these areas. Mr. Kelly pointed

out his specific concern with the Camp Phillips and 29 interchange area and that there is property adjacent to wetlands. Gary stated that at least one of the property owners in that interchange area has already done a study to determine the suitability for development.

Dave Hollman - I'm happy for you (addressing Mr. Nienow) that your property has increased in value but that is business property. He feels that their properties (residential) have already lost value. He addressed this to Mr. Machmueller. Mr. Machmueller asked whether this had been brought up with the assessor since he was not aware that any revaluations had been done in the Whispering Winds Sub. area. Mr. Forrest responded that Mr. Hollman is confusing the increase in the Village's overall valuation and its impact on the mill rate. Mr. Machmueller pointed out this had the same effect throughout the Village.

Irene Ryan 6507 Weston Avenue (south side of Weston Ave.) - Questions why one of her parcels is within the boundaries of the District and another outside?

Gary Becker was asked to explain. Mr. Becker reviewed Mrs. Ryan's question on the map of the proposed zoning. Mr. Becker indicated that her properties are not being rezoned and both will remain zoned AG. However, one is in the district and one is out. We could go either way with the one that is outside the proposed district boundaries.

David Gibbs 8400 Von Kanel - Wanted to know the logic behind the answer to the previous question.

Mr. Becker responded that her property is not being split down the middle, there are two separate parcels. There was really no significance to where the boundary line was drawn on the Ryan property. However, Mr. Becker explained that the reason for including properties on the south side of Weston Avenue proceeding to the east was to include the entire wetland area within the boundaries in order to avoid cutting the TIF District into two pieces. Mr. Gibbs questioned why sewer and water were going to be installed fronting his property on Von Kanel south of Weston Avenue. Mr. Donner described the planned route for the water and sanitary sewer (Camp Phillips Road from Shorey to Weston Avenue, Weston Avenue to Von Kanel, and Von Kanel north). Mr. Forrest explained that there had been some previous discussions in previous studies that the interceptor sewer might follow Cedar Creek across the Gibbs property. Mr. Gibbs asked why the maps seemed to show otherwise. Mr. Becker pointed out that engineering has not been completed on any of the projects listed in the project plan and the map is not showing specifically where any sewer and water lines are going to run at this point in time. Mr. Gibbs stated that it raised some concerns because the map

shows existing agricultural land being cut down the middle with sewer and water. Mr. Donner stated that right now the plan is to utilize existing R.O.W.'s for that project (interceptor sewer).

Mrs. Ryan came back to her question and Mr. Becker clarified her desire was to have her properties left out of the TIF District, both are and would remain zoned AG. Mr. Becker informed Mr. Machmueller that her property could be left out of the TIF District.

Gary Buchberger 5410 Weston Avenue - My biggest concern is for the sewer and water planned to be installed on Von Kanel. For the past 50 years we have made our living on agriculture, if this sewer and water passes along the front of our property for ½ mile, how as a farm are we going to be able to afford the cost of sewer and water and still stay in business.

Mr. Donner responded that the decision as to what costs would be assessed related to the Cedar Creek Interceptor has not yet been arrived at. If the District is created the amounts assessed will be reduced (relative to those without the District). It has been the policy of the utility to assess property when it receives a benefit from water and sewer improvements. The costs which are assessed have yet to be decided upon but, with the TID, the assessed costs will be lower with the TID. Mr. Buchberger asked how he as a landowner would be able to continue with his agricultural use and pay any assessments. Mr. Machmueller explained that the assessed costs are proposed to be significantly less with the creation of the TID. The utility will likely assess some of the cost and if you have an objection to the assessment, you will have a right to appeal the amount. Mr. Machmueller explained that he has seen this happen many times during his service with the Sanitary District and the Village Board.

A question was raised (not noted whether from Mr. Buchberger or not) as to whether private wells were allowed. Mr. Machmueller explained that private wells are permitted and that there is a permitting process that the landowner must go through. If proper approval is not obtained the well must be abandoned.

There was discussion on the ability to remove the Gibbs property (currently zoned AG) from the TIF District like was proposed to be done for Mrs. Ryan (the Gibbs property). Mr. Machmueller indicated that would have to be discussed further later on.

Pat Kelly - Asked what the significance is of the \$9M difference between the Village's projected total bonding capacity and the bonding capacity proposed to be used by the TID, in terms of the impact on the Village's ability to do other projects.

Mr. Forness explained that where the bonding capacity will actually wind up in relation to the projections is something which will require monitoring by the Village. The

projects have been given "A", "B", and "C", priorities and it is highly unlikely that "C" projects would be done unless the project was looking favorable. So there will be monitoring required. Mr. Kelly expressed his concern that other needs of the Village might be curtailed as a consequence of the TID. Mr. Forness said there will always be a finite level of bonding the Village can do in any year and that has to be evaluated as projects come up.

Cindy Wilk 6906 Janelle Street - There are so many opposed to this (the TIF District) if you don't have enough money to do the whole job right why do it halfway. I'd like you to sit down and think about it because it's not being done properly, there are a lot of people unhappy.

Mr Machmueller responded that there are a lot of people unhappy and there are a lot that are happy. Mrs. Wilk wondered where they (the happy ones) are. Mr. Machmueller pointed out that there are 8,000 people that are not present at this meeting.

Mary Standaert - Expressed her concern with what happens if the TIF District is not successful. Mr. Machmueller stated that the burden of paying off the TIF District falls back on the Village taxpayers. Ms. Standaert asked if there had been any thought of putting this issue to a vote (referendum). Mr. Machmueller stated that we were not going to be a referendum on this issue and that her input was appreciated.

Ms. Standaert then asked about the timetable indicated in the projects list for the intersections improvements on Camp Phillips Road at Everest and Weston Ave. Mr. Becker reviewed the project list and indicated the projects both have a 1998 date indicated. However, Mr. Becker pointed out the Village Board had not yet approved any project at either location. Ms. Standaert and Ms. Kraft asked what exactly the project would involve. Mr. Becker indicated that the projects are improvements to the intersections to account for increased traffic as a result of the development on the properties. Ms. Standaert and Ms. Kraft then questioned that the intersection project(s) could be included without first knowing what development was going to occur. They then became upset because no one is able to tell them (specifically) what development is going to be taking place on these properties. They left the meeting frustrated that their questions were not answered.

John Young, lives in the City of Wausau - Advises the community to listen to its residents and its taxpayers and not run away from referendums, learn a lesson from the City of Wausau, and start listening to your people. The people are speaking and it doesn't seem that anyone wants to listen.

Mr. Machmueller responded, you live in the City of Wausau, this is not Wausau and this board has always responded to its citizens over the years. I have been involved in Weston Town and Village government for about 27 years and the election is the place to decide if you don't like what is occurring here and, I will repeat that. These are not lifetime jobs.

Brian Perrodin, It seems the people have a valid point here. He doesn't feel that the people are being given the proper opportunity to be heard on the issue of the TIF District (as the U.S. Constitution was supposed to provide). If the people want a referendum, why don't you want one? ... because you are afraid that it would be voted down.

Mr. Machmueller stated that he didn't feel that way but, we are too late for referendums. The reason we never had a TIF District is that we were a Town before and a Town could not have a TIF District, only cities and then villages. There were attempts made for many years to get the TIF law changed at the state level to make the TIF available to everyone or abolish it altogether. Now this is the Village became incorporated because a good share of the Town was lost to the Village of Rothschild. The Cedar Creek Mall was originally a part of the Town of Weston. We are going forward with a TIF District because now that we are a Village we need to save what the Village has left and make it prosperous. That is our goal and objective and we hope to accomplish that.

Mr. Perrodin said that in all his years dealing with the Village he can say that he never has felt he was treated decently or treated the way he wants to be treated out there. Mr. Machmueller questioned as to what time period Mr. Perrodin was referring to because if it was the early 80's I would bet on that. Mr. Perrodin stated that it was about 3 or 4 years ago and he criticized the Planning Commission for pushing the Sutton Transport project though, even though he admits it turned out to be a nice project. Mr. Machmueller disputed Mr. Perrodin's statement about how he was treated and wanted to know who he was referring to. Mr. Perrodin again stated he was pleased with the Sutton project and is happy to have Sutton as a neighbor, but then he referred to the other point (assume he means the TIF District and relocation of subdivisions at Jagler and Brehm) that (the Planning Commission) we have had one discussion after another on and you walk into the meetings and it seems that the issue is done (decided) already. Mr. Machmueller stated that this is exactly why we don't want this type of thing to happen again and that this is why the TIF District needs to be created. He felt that Mr. Perrodin could not have stated the problem in better terms than the example of the existing subdivisions (Whispering Winds and Jagler). and this is exactly why we need to control this development, so this type of thing does not happen again. Mr. Perrodin then said that he (Mr. Machmueller) didn't understand all the work he (Mr. Perrodin) has put into his properties over the past 9 years. Mr. Perrodin said he

wants more than what ifs. He wants some definite timetables such as homes will be bought out on this date , etc. He also feels that the people in the other subdivision deserve more than they are getting since we are talking about their home and their lives. They definitely don't deserve to have people get short with them at the meeting. Mr. Machmueller reiterated that he had apologized at the beginning of the meeting that he might have a tendency to get short at times since he is in a great deal of pain for his back pain and most of the people in attendance know him and know he doesn't lose his temper (in these situations).

Gilbert Moran 7701 Birch - There is one parcel (with his last name) listed as 5.7 acres and another with 31.36 acres. What is the 5.7 acre parcel for?

Gary Becker indicated that the acreage came from the tax records. Mr. Machmueller suggested that this acreage be verified.

Dave Hollman - The question of a referendum was brought up earlier and the reasons why you (the Village) wouldn't want one. Is there any legal recourse to require that a referendum be held if a minimum number of signatures are obtained?

Bill Forrest responded that even though the Village's attorney isn't present, he is not sure that this is even an issue that could be brought to a referendum. Mr. Hollman asked for the record to look into the issue and get back to him. Mr. Forrest stated that he knew what the answer would be.

Kent Fluegge - You mentioned earlier that you weren't going to repeat the mistakes of the past. Why then is it that you want to abut R1 property with M1?

Mr. Machmueller responded that the zoning may be that but, since the Village will be in control of the development, the same mistake would not be repeated as happened before. Mr. Oberlander pointed out that the Whispering Winds subdivision would be abutting BP, not M1. The north half of the Zinser property is proposed to be M1 and the south half abutting the Whispering Winds Sub. would be BP. The M1 would only touch the subdivision at its most remote northwest corner. This is like the development around his home and this is why we are proposing architectural standards to assure that lights are not shining into homes, you can't have A/C units that are not shrouded, you need brick and other things like this to assure that neighboring properties are not negatively affected. Mrs. Wilk asked what would happen though when present board members are gone? Mr. Tanger and Mr. Machmueller stated that the adoption of the architectural standards into the Village ordinances will assure the continuity. Mr. Oberlander pointed out that the proposal should be an improvement over the current

situation because someone could come in today and propose a slaughterhouse and the Planning Commission would have to approve it because it is a permitted use. So we are trying to protect everyone to the best of our ability with the proposed changes.

Dave Hollman then began complaining about the lack of control (lack of buffering, etc.) which he believes is the case with the FABCO, County Concrete, and Midwest RV properties. Mr. Forrest said that those are the conditions that exist on those properties today but, there is no reason to believe that those uses will continue as time goes by. Mr. Hollman then became upset when he was told by Mr. Machmueller that we needed to move along. Mr. Hollman then restated his earlier points that the value of their properties will go down, the Village will come through with water and sewer I'm going to lose value if I have to sell for any reason and I'm not going to get anyone to buy that. I have 3 acres and someone is going to come in out there and they're going to put up duplexes and you're going to tell the neighbors out there that their value isn't going to go down. Mr. Machmueller said he would stick by what he said earlier that he didn't feel their values would go down. Mr. Hollman then asked for a guarantee in writing that if the value goes down that you (Village?) will buy their properties. Don't tell me anything that you're not willing to put in writing. Put it in writing or don't say it.

Pat Kelly - With all these ordinances and these restrictions you are trying to put on, what is the enforcement behind it? I hear this gentleman say that there were certain things that were supposed to be done that apparently aren't being enforced. What gives us the assurance that all of this stuff that's going to go in, that all these things that you say are going to be so beautiful are going to be enforced.

Mr. Machmueller responded that the project is going to be managed. Mr. Kelly questioned that by the time someone comes in and puts up a building and then they decide they want to do something else? Mr. Machmueller repeated that it would be controlled and managed. Mr. Forrest stated that there will be a difference between what was done previously and what will be done with the TID. The buffering which has been provided in the Whispering Winds area was made by informal agreement between the property owners and, at that time, the Town. We are proposing to put ordinances in place that obligate property owners to agree to what they will be doing as a condition of their development of the property.

Mr. Kelly asked how long ago FABCO put up their building? There was some discussion on the question. Mr. Tanger responded that the site plan review for FABCO be researched since there seemed to be a lot of concern that FABCO was not complying with its terms. Mr. Tanger suggested that we revisit the FABCO development and determine what they were supposed to do. The property owners should certainly understand that a green fence could not be expected to be 50' tall from the beginning, but, we need to find and review the site plan from 5 years ago.

Mr. Hollman then questioned the "Board's" ability to follow through with their promises of review and enforcement of site development standards. Mr. Hollman stated that Midwest RV burns tires & vinyl and County Concrete has an uncapped well and does dredging/excavating without permits. These things have been brought to the "board's" attention before and nothing has ever been done. Mr. Hollman was questioned as to which "board" or individual these issues have been brought to. Mr. Tanger said he had no recollection of these issues being raised. Mr. Forrest asked if he had ever filed a complaint. Mr. Hollman claimed he has called the Fire Department in the past, the Village Board, and the building inspector. There was additional discussion with Mr. Hollman making assertions as to the Village's failure to follow-up his complaints although he has not filed a written complaint and didn't feel he should have to since the potential violations are serious. Mr. Machmueller's recollection was that the well abandonment at County Concrete had been resolved but, that would need to be researched, probably through the DNR. Mr. Tanger and Mr. Machmueller asked that Mr. Hollman file a formal written complaint with Everest Metro and the Village to have a paper trail.

Kent Fluegge - Does the Village intend to leave the Brehm subdivision enclosed or is there a plan to open up the Christy Lane to traffic to the business park?

Bill Forrest and Gary Becker responded that there had been different options considered. Although it is too early to say how the whole business park will develop. The residents of Whispering Winds are concerned with the potential to open up Christy Lane as an access to the business park. Bill Forrest indicated that this is an issue which the Planning Commission is aware of and had been discussed at meetings with the neighborhood but, like other details of future projects, is not germane to the question of creating a TIF District but, those concerns will be considered when the detailed design is done.

Roger Rindo - Is it coincidence that there is a difference between the January 7, 1998 infrastructure costs including \$551,600 for upgrade/alterations to Christy Lane and the fact that there is an item for the entrance to the Business Park for the same amount in the budget items presented tonight?

Mr. Machmueller responded that the project costs were for the entrance, wherever it goes and the location for the entrance has not been decided upon yet.

Testimony was suspended at about 8:30 PM to take care of business on the agenda. After acting on minutes of the previous meeting, Jan Stavros asked to continue discussion on the Public Hearing as she had a number of questions

following the testimony heard earlier.

Question for the Brehm addition - You have said you don't want your property to be left residential, what do you want it zoned as (if the TIF District is formed and you have no option other than to stay there)?

Kent Fluegge said the real issue is that they don't wish to stay there and they thought this issue had been made perfectly clear up until now. Cindy Wilk commented they are surrounded by things like County Concrete the Highway and FABCO and when she moved there none of that was there and weren't expecting that. Kent Fluegge said they were told at the time the Town did its long range plan that the area to the west of them was going to remain residential. Now every 4 years or 5 years there is another little piece taken away. Jan Stavros asked who told them that the land to their west was to remain residential? Kent Fluegge and Cindy Wilk said that they had the name at home but couldn't recall at this time. There was additional discussion as to how County Concrete obtained permission for the use of their site and that this is a conflicting land use.

Jan Stavros - If the TIF District is not passed and the zoning is left exactly as it is, what role do you think the Village should have in determining if someone comes in and wants to change their zoning, when a property owner comes in and has an opportunity to sell their land, where do you think the Village should be on telling (current owners) you can't sell your land you can't do that and have to remain AG forever? - There is a potential that these same people that are going to come back at a future time with a buyer that wants to do some type of manufacturing, not business park or something else, that is going to want to rezone. What role should the Village have?

Kent Fluegge responded that the long range plan done by the Town should be followed. Mr. Machmueller indicated that the long range plan identified AG zones as holding zones. Cindy Wilk asked why can't the land be residential? Jan Stavros responded that this was up to the seller and that if the seller didn't have someone who was willing to buy the land and people that wants to buy the homes, then is the seller stuck with the land? - These are theoretical questions and I don't have an answer to them.

Mr. Hollman then brought up the instance from last year where a rezoning petition at CTH "J" and "JJ" was denied after a petition was submitted. He doesn't see why the residents' input should be any less significant in this case. Cindy Wilk said that the TIF District plan should include relocation of their homes. Jan Stavros said she would not have a problem with being in or near a business park.

Jan Stavros - Someone mentioned that they didn't want duplexes near them that would devalue their land.

Dave Hollman said he was commenting that if you (Village) shove water and sewer down my throat that I'm not going to be able to afford it and with 3 acres of land I'll probably have to sell it and whoever buys it would put in duplexes or other multi-family housing and yes, I believe it will devalue property in the area. I have 430 feet of frontage and there is no way I'll be able to afford it and no one would want to buy it unless they can make money off of it.

Len Shulta responded that one of the things he feels people are misunderstanding about the TIF District, is that even if you establish the boundary lines of the district, people can remain where they are indefinitely. No one is forced to move unless someone buys their property. The question was asked earlier, why (relocate) Jagler's before Brehm's. Because Jagler's property is on the line from _____ to the business park on the Zinser property. Once you see the Jagler property go, then you should be on the alert because it's a timing thing.

The discussion went back to making provisions to relocate the Brehm's subdivision. Gary Becker said that a line item was kept in the project plan for a nominal amount in the event that if the TIF District is very successful and there is enough funding in the future, relocation can be done. However, King Forness responded that in terms of raw economic feasibility, the odds of there being enough money, enough debt capacity and enough incremental revenue projected in this district to include the cost of buying out that subdivision are so minute over the allowable time frame that it would have been better that it never was brought up in the first place. It just is not going to be able to happen, the odds of it happening in the 7 year period are so slim that you're worse off if its included and then people live in limbo and never-never land for that 7 year period. That's what it comes down to, that the dollars just won't be there in that time frame.

Joe Nienow - What are the anticipated primary areas of development and what time line is expected to get (infrastructure) out to those areas (Brehm's & Jagler).

Mr. Donner responded that the infrastructure will need to be done within the first 7 years. The Cedar Creek Interceptor is a project that will have to be done regardless of whether the TID is created or not and all the things related to that are estimated to cost ±\$4 M. Once the Cedar Creek Interceptor is completed the existing development in the Robinwood and Eastgate areas (out to Feith Avenue) will likely have water and sewer installed withing the first couple of years. Beyond that it will depend on the needs and the desire (of property owners) to extend but, (its debatable) whether the time frame would really be any different than it would without the TID.

Mr. Nienow asked what the expected development of the areas would be once the

infrastructure is in? is it 7 years or 9 years?

Mr. Forrest responded to other commentary made by Mr. Nienow and others on his question. The time frame of 7 to 9 years is what we would agree seems reasonable at this point.

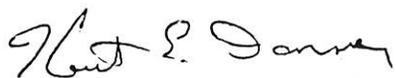
Pat Kelly - I would like to ask this board to consider having an environmental impact study done on the land used within the TID before committing that area to the TID just to make sure that the land is developable. I know what you want to do is start on the corner of Camp Phillips and Hwy 29 and I think before you put all your eggs in one basket and have that area fund the rest of it going forward in future years you should consider having the U.S. Army Corps of Engineers come out and check out that property and make sure that it is in fact something that can be done with that property and it should be done before the TID is created. You're doing it backwards.

Mr. Machmueller indicated that the Army Corps survey is something that is done before property is developed. Mr. Forness asked to respond.. He stated that these types of studies are costly and part of the problem is that studies like this can be funded by the TID but, costs can't be incurred until the TID is created. Mr. Becker asked to respond also. Mr. Kelly responded that the study so far is flawed because it is based on the assumption that revenue will be generated from property which may turn out not to be developable. Mr. Becker was asked to respond to this and he stated that the assumptions made in the project plan should account for decreased density of development due to environmental factors. He gave the example of the Stoneridge property and that the environmental survey had been done by Prohaska. The estimated density of development looks like it will be very close to the assumption made in the project plan. So this pattern is expected to hold for the remainder of the interchange.

Dean Prohaska - represents the land at the southwest corner of Hwy 29 & Camp Phillips Road - I agree with the TIF but, I want to go on record that I oppose the rezoning of my parcels to BP from B2 and B3 (the Stoneridge location). He also added that he feels people are getting the TIF misunderstood. The development is going to occur no matter what. The conversations that are taking place with neighborhoods and the municipality as to the possibility of relocation or buffering, wouldn't be taking place without TIF. The TIF gives municipalities the tools to address problems that may be created as a result of development. People have asked about clients - there are already 3 prospects interested in property that I have. It is not a question of if things will happen but, when. Use the tools you have, I think you have a board that is trying to plan the whole thing instead of doing it piecemeal like it would be done otherwise. If the Village has control on larger parcels things will happen with better results.

Testimony concluded at about 8:45 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Keith E. Donner". The signature is written in a cursive style with a large initial "K".

Keith E. Donner
Director of Public Works

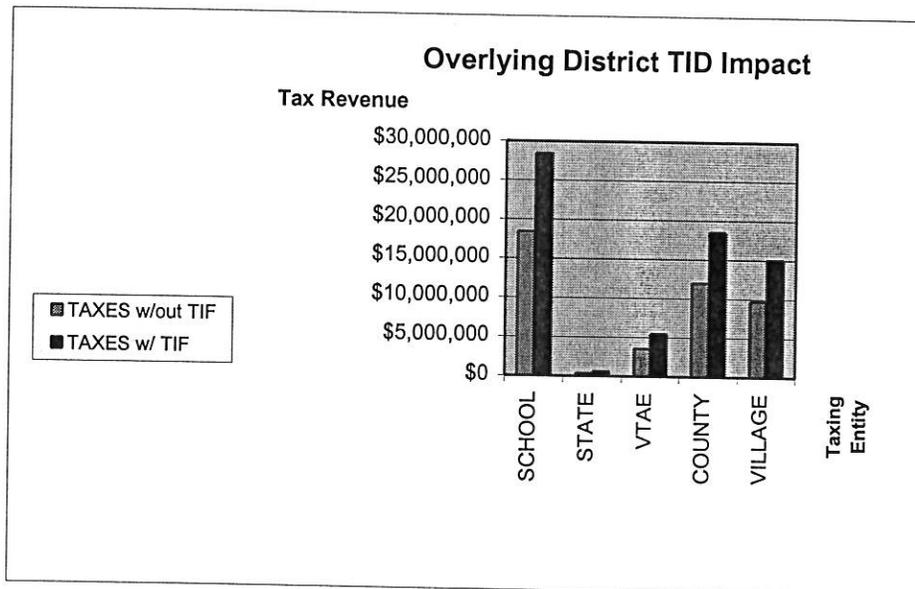
**TAX INCREMENT ANALYSIS - OVERLYING JURISDICTIONS
VILLAGE OF WESTON**

TID #1
3/24/98

BASE VALUE	\$13,372,451
INITIAL TAX RATE	0.021530
INFLATION INCREMENT	1.0%
ANNUAL INCREASE IN TAX RATE	0.0%

OVERLYING JURISDICTIONS					
	SCHOOL	VTAE	STATE	COUNTY	VILLAGE
1997 Share	41.8%	8.0%	0.9%	27.2%	22.1%

ANALYSIS OF IMPACT ON OVERLYING JURISDICTIONS OVER LIFE OF TID			
	TAXES w/out TIF INCREMENT	TAXES w/ TIF INCREMENT	INCREASE PERCENTAGE
SCHOOL	\$18,418,729	\$28,449,648	
STATE	\$386,583	\$597,117	
VTAE	\$3,535,598	\$5,461,100	
COUNTY	\$11,975,439	\$18,497,315	
VILLAGE	\$9,724,344	\$15,020,263	
TOTAL	\$44,040,693	\$68,025,443	54.5%

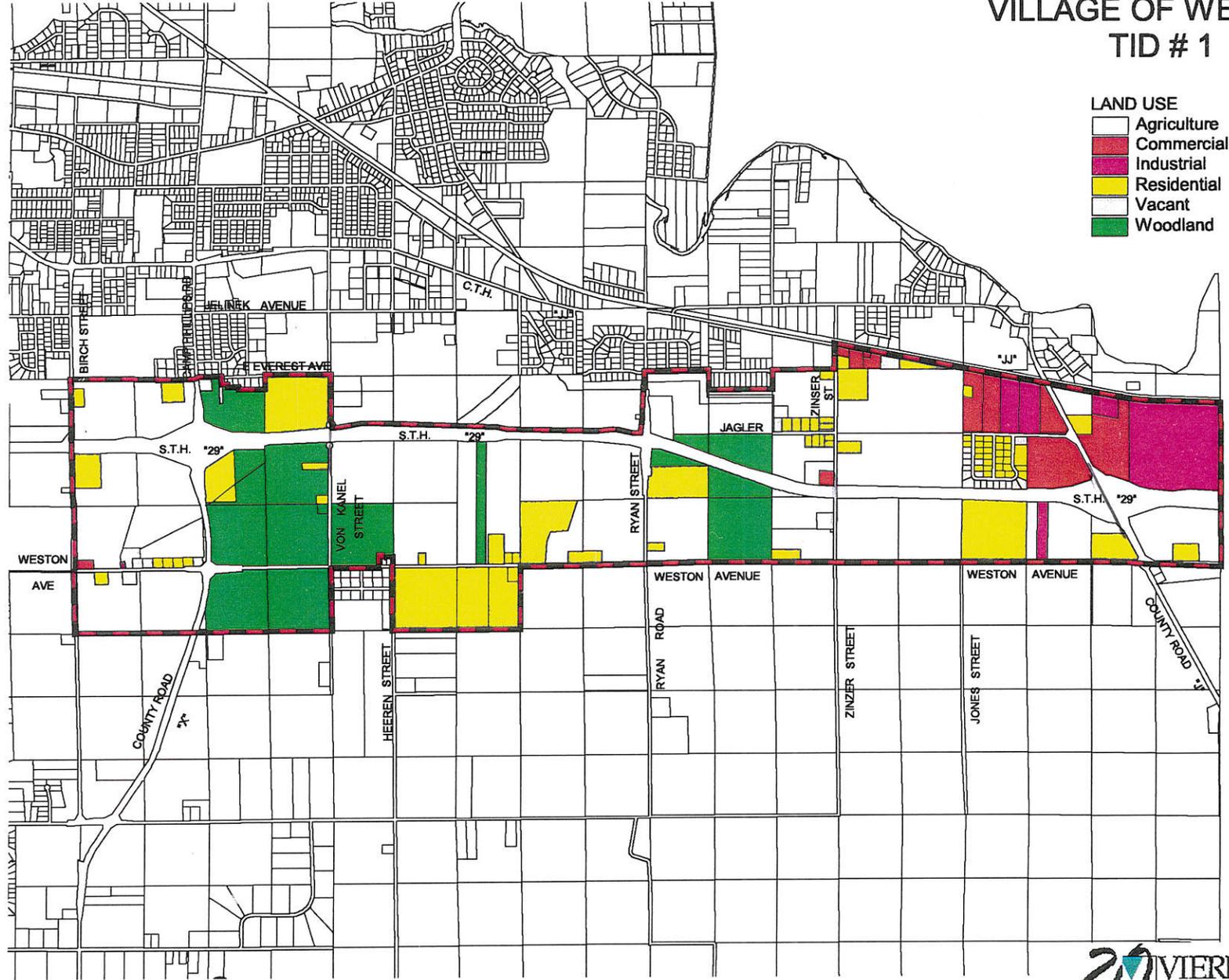


MAPS

100

VILLAGE OF WESTON TID # 1

- LAND USE**
- Agriculture
 - Commercial
 - Industrial
 - Residential
 - Vacant
 - Woodland



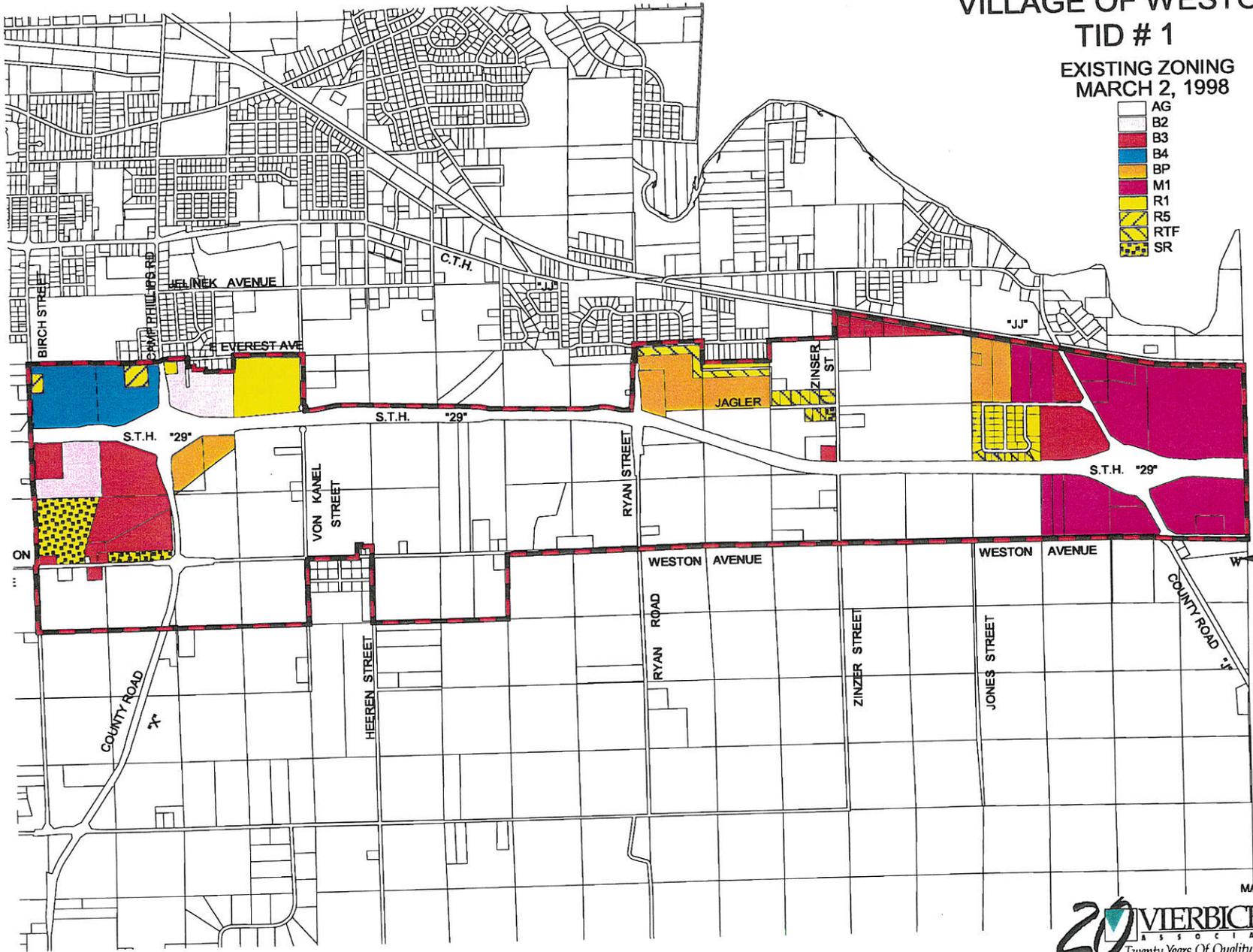
MARCH 2, 1998



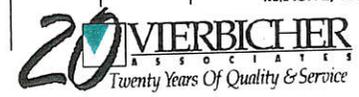
VILLAGE OF WESTON TID # 1

EXISTING ZONING
MARCH 2, 1998

- AG
- B2
- B3
- B4
- BP
- M1
- R1
- R5
- RTF
- SR

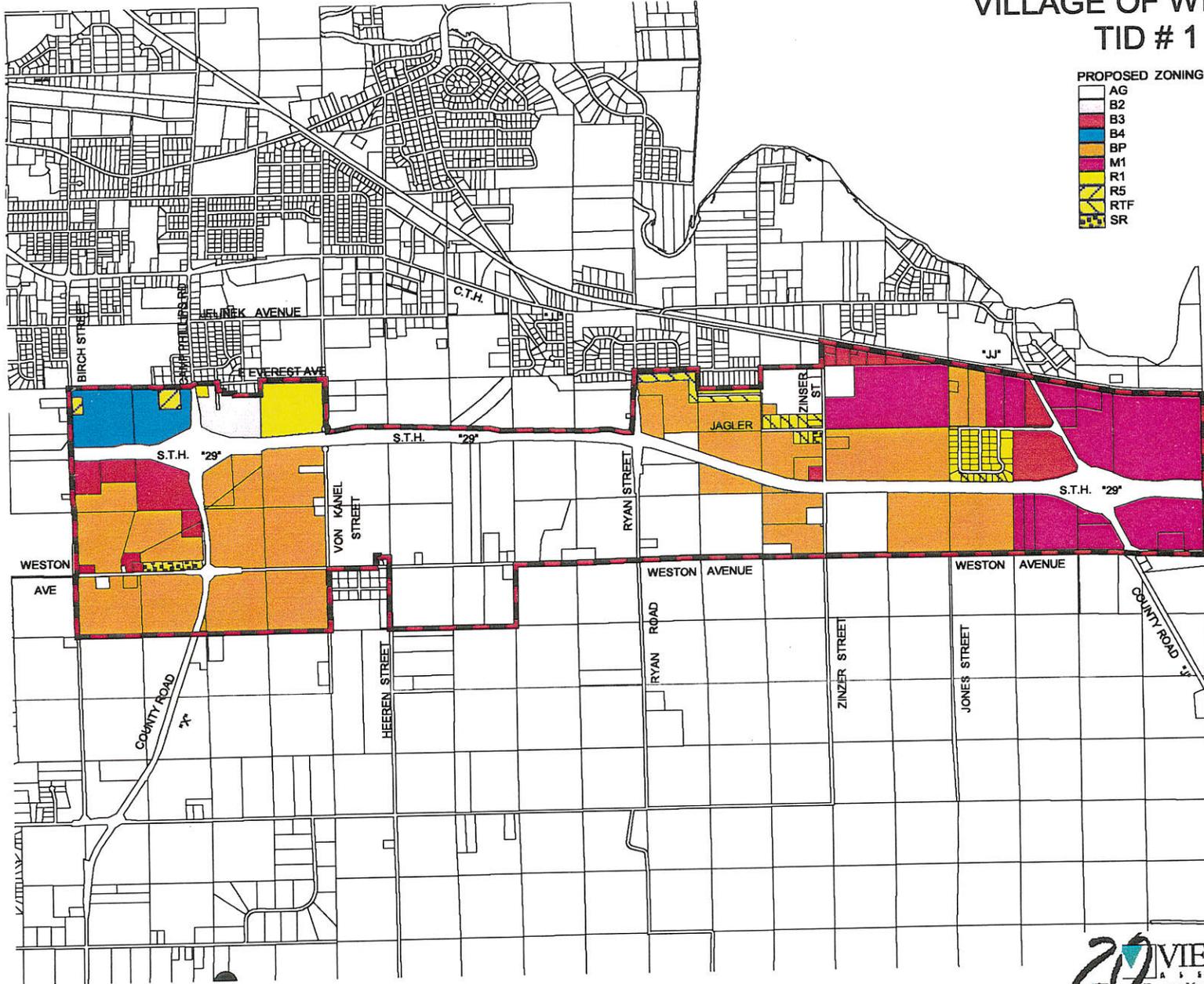
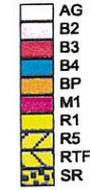


MARCH 2, 1998



VILLAGE OF WESTON TID # 1

PROPOSED ZONING



MARCH 2, 1998

