VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476
REQUEST FOR CONSIDERATION

Public Mtg/Date:	**Village Board – 9/17/2018**
Description:	**Approve Resolution No. 2018-046 - Resolution approving a Second Amendment to the TID No. 1 Project Plan, Village of Weston, Wisconsin.**
From:	**Jennifer Higgins, Director of Planning & Development**
Question:	**Should the Village Board Approve the Resolution?**

Background

Please see the memo prepared by MDRoffers attached for additional history and background information.

The required Public Hearing for the Project Plan Amendment will be held just prior to the BOT meeting Monday at the special CDA Meeting. Following the public hearing, the CDA will be asked to approve Resolution No. 2018-CDA-008 which approves the Project Plan Amendment and recommends the BOT also approve it. Please see 9/17/18 CDA Meeting Packet for a draft version of the Resolution.

Committee Action:	**TBD – CDA will be holding the public hearing at their meeting on 9/17/18 @ 4:30pm. The tentative plan is to adopt Resolution No. 2018-CDA-008 recommending approval of the Project Plan to the BOT.**
Fiscal Impact:	**TBD depending on projects approved to be undertaken in the future by CDA & BOT.**
Recommendation:	**Director Recommends approving the Resolution.**

Recommended Language for Official Action

I move to Approve Resolution No. 2018-046 - Resolution approving a Second Amendment to the TID No. 1 Project Plan, Village of Weston, Wisconsin.

Additional action: Approval by the Joint Review Board (JRB) tentatively scheduled for October 3, 2018

☒ Are there additional reference documents which have been attached to this report?

MDRoffers Consulting

To: Village of Weston Board of Trustees and Community Development Authority (CDA)

From: Mark Roffers, Village of Weston Planning Consultant

Date: September 12, 2018

Re: Proposed Project Plan Amendments for Weston Tax Incremental District (TID) #1

Recommendation: Following the public hearing, I recommend that the CDA adopt Resolution No. 2018-CDA-008, which would approve and recommend the amended TID #1 Project Plan. Following CDA action, I also recommend that the Village Board adopt Resolution 2018-046, also approving the amended TID #1 Project Plan. Following the recommended CDA and Village Board actions on the amended TID #1 Project Plan, action by the Joint Review Board will also be required (currently scheduled for October 3rd).

History/Review

The village established TID #1 and adopted the TID #1 Project Plan in 1998. TID #1 is an "industrial" TID, where the majority of real property must be suitable and zoned for industrial use. In 2002, the village adopted the first and only amendment to the TID #1 Project Plan "to add redevelopment and blight elimination projects to the Project Plan." The village adopted Redevelopment Area #1 Plan at the same time, with an area coterminous to TID #1.

There has been significant development in TID #1, including Weston Business and Technology Park (North and South), the Weston Regional Medical Center, and other commercial and office development projects in the greater Highway 29/X interchange area.

In 2015, the State Legislature amended the statutes in a manner that allows Weston to close TID #1 no later than March 2031, and a TID #1 expenditure period through 2026. As of January 1, 2018, 21.58 percent of the village's equalized value was contained in its two TIDs. That same statutory change allowed the project plan for TID #1 to be amended no more than once, even those this percentage exceeds the normal limit for value within TIDs.

The village has since 2015 been developing and supporting plans, improvement programming, and other efforts to set the stage for the final amendment to the TID #1 Project Plan. These have included a complete update to the village's *Comprehensive Plan,* the *County Road X Corridor Plan*, a pending Redevelopment Area Plan #3 covering much of the same area, and a development plan and discussions for what is now called the Camp Phillips Centre project

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southeast of the Highway 29/X interchange. These efforts have also included discussions among various parties including the Village Board, Plan Commission, Community Development Authority, and Joint Review Board through a 2017 meeting and another meeting on August 13, 2018.

A review of the Redevelopment Area #3 Project Plan is included in a separate memo. The idea is that nearly all of the amended boundary for TID #1 would either be in Redevelopment Area #1 or #3, increasing financing options for TID projects.

Overview of Amended TID #1 Project Plan

The proposed amended Project Plan enumerates potential public infrastructure projects, possible development incentives, and other public efforts to enhance the environment for (re)development within the County Road X corridor of TID #1. This would involve a territory amendment that would extend TID #1 north along County Road X and adjust boundaries in certain other places. There would be a small net increase in the lands in TID #1, from 2,211 to 2,230 acres. The amended Project Plan also documents further efforts to complete transportation and other improvements to advance developments in the other parts of TID #1, including new industrial development in and near the Business and Technology Park – South. The proposed amended Project Plan documents how the proposed amendments are consistent with and advance other adopted village plans and policies, particularly by encouraging a wider variety of commercial options, redevelopment of older properties especially along Country Road X, and continued industry, health care, and other job-generating uses in various parts of TID #1.

The amended Project Plan includes a list of proposed infrastructure projects that could conceivably be supported by the TID. These are mainly projects that were not listed in the 1998 project plan or the 2002 first amendment, but there are a few carry-forwards. Table 1 and Map 6 of the proposed amended Project Plan list and describe those projects. There are more projects and expenses in Table 1 and Map 6 (~$92 million) than the financial analysis assumes will be able to be undertaken given revenue projections. The Plan includes a large number of projects because (a) increment projections *could* end up being higher than expected and (b) this will be the last time the village will be able to amend the TID #1 Project Plan.

It was this matter that generated the most discussion at the August 13th Joint Review Board meeting. The Joint Review Board asked staff and consultants for a clearer presentation within a revised Plan of the infrastructure projects they felt were feasible under the cash flow analysis in the Plan, and those other projects that may only be undertaken if revenue (development) projections actually end up exceeding current expectations.

As a result of the Joint Review Board review, the attached revised draft amended TID #1 Project Plan has the following changes from the version shared in August:

- Includes in more places the premise that the Plan enumerates more potential infrastructure projects than the village may be able to undertake, given the conservative projections of new tax increment and the limited pay-back period. See pages 2, 17, and 26 of the attached Plan for such discussions.
- Identifies, through use of bold type in Table 1, those 1st and 2nd priority infrastructure projects that village staff and consultants believe the TID could afford under the cash flow analysis included later in the Project Plan. Of the $92,065,660 combined cost of ALL projects listed in Table 1, the cash flow analysis currently supports $41,615,971—or above one-half of the universe of potential project costs. It is possible that other 2nd and even 3rd priority projects could be swapped in place of one or more bolded projects if, for example, one of the bolded 1st or 2nd priority projects proves infeasible or unnecessary in the future.
- Reconfigures Table 2 so that it includes only those infrastructure projects and their projected cost ($41,615,971) that the subsequent cash flow analysis includes.
- Revises Table 3 to make it clearer that the items listed in Table 3 and their amounts are not intended as guarantees that the entities from which outside support may be sought will provide it, or that such entities will provide the support in the amount indicated. Also, any suggestion of a Ryan Street interchange was removed from Table 3. The statute requires the Project Plan to identify potential non-TID sources of funding for infrastructure projects, which is why Table 3 is included.
- Adds text on potential methods of financing, including CDA Lease Revenue Bonds, General Obligation debt, and cash from increment generated (see pages 27 and 30).

The proposed amended Project Plan lists other added authorized expenditures, including for development incentives ($5 million), administrative, legal, and planning support (~$2.4 million), and financing costs (~$18.3 million). These are included in Table 2 and factored into the later cash flow analysis in Tables 4 through 7. That analysis also includes TID revenue projections from appreciation in existing development plus conservative assumptions on new development through the remaining life of the TID. These assumptions include 75% of the developer's projected tax value from the Camp Phillips Centre development.

It is important to note that all additional expenditures suggested by the Project Plan could be undertaken only with subsequent Village Board authorization on a case-by-case basis. Further, most future expenditures should be undertaken only with a guarantee of future revenues (tax increment) that support the expenditures.

VILLAGE OF WESTON
COMMUNITY DEVELOPMENT AUTHORITY (CDA)
NOTICE OF PUBLIC HEARING

PROPOSED PROJECT PLAN AMENDMENTS TO
TAX INCREMENTAL DISTRICT NO. 1 VILLAGE OF WESTON

Monday, September 17, 2018 – 4:30 p.m.
Weston Municipal Center – Board Room
5500 Schofield Avenue
Weston, WI 54476

PLEASE TAKE NOTICE that the Community Development Authority of the Village of Weston will conduct a public hearing at 4:30 pm, on Monday, September 17, 2018, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to consider boundary, budgetary and narrative amendments to the previously approved project plan for Tax Incremental District (TID) No. 1, Village of Weston. The primary purpose of the amendments is to enumerate potential public infrastructure projects, possible development incentives, and other public efforts to enhance the environment for (re)development within the Camp Phillips corridor of the amended TID #1. The Project Plan also documents further efforts to complete transportation and other improvements to advance and finalize developments in the other parts of TID #1. This proposed amended Project Plan includes an amended TID #1 boundary, adding lands mainly in the Camp Phillips corridor redevelopment area and subtracting lands elsewhere.

Copies of the proposed amended Project Plan are available and will be provided upon request at the Village Clerk's office located at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The total proposed increase to the TID #1 Project Plan budget is $151,167,918. The project costs identified in the Plan include grants which the Village anticipates may be made in cash by the Village to owners, lessees or developers of land within TID #1. Details can be found in the amended Project Plan.

The hearing notice with applicable documents is also available for public inspection on the Village of Weston website located at www.westonwi.gov.

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the amended District and Project Plan. At the conclusion of the public hearing the Community Development Authority may take action to adopt the amended Project Plan as proposed or with revisions.

Dated this 23rd day of August 2018

Jennifer Higgins
Director of Planning & Development

Published as a legal ad in the Wausau Daily Herald on Monday, August 27, 2018 and Friday, September 7, 2018.

VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2018-046

A RESOLUTION, approving a Second Amendment to the TID No. 1 Project Plan, Village of Weston, Wisconsin.

WHEREAS, the Village Board of Weston, Wisconsin created Tax Incremental District No.1, Village of Weston ("TID #1"), which was subsequently approved by the Joint Review Board on March 30, 1998 and was amended for the first time in November 2002; and

WHEREAS, the Community Development Authority ("CDA") has determined that certain amendments to the approved TID #1 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #1; and

WHEREAS, the CDA, after public hearing as required by law, adopted Resolution 2018-CDA-008 on September 17, 2018 pursuant to §66.1105(4)(h), Wis. Stats., amending the TID #1 Project Plan and recommending approval by the Village Board; and

WHEREAS, the Village Board has reviewed the proposed amendment as approved by CDA Resolution 2018-CDA-008 and accepts the recommendation of the CDA.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Weston makes the following findings with respect to the proposed amendments as adopted by the CDA Resolution 2018-CDA-008:

1. The project plan, as amended, is feasible;

2. The plan, as amended, is in conformity with the Comprehensive Plan of the Village of Weston;

BE IT FURTHER RESOLVED, that the proposed amendments to the TID #1 Project Plan as adopted by the CDA Resolution 2018-CDA-008 and attached hereto as Exhibit A are hereby approved and the TID #1 Project Plan, Village of Weston, Wisconsin is hereby so amended.

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 17th day of the month of September, 2018.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: Barbara Ermeling
BARBARA ERMELING, President

ATTEST:

By: Sherry Weinkauf
SHERRY WEINKAUF, Clerk

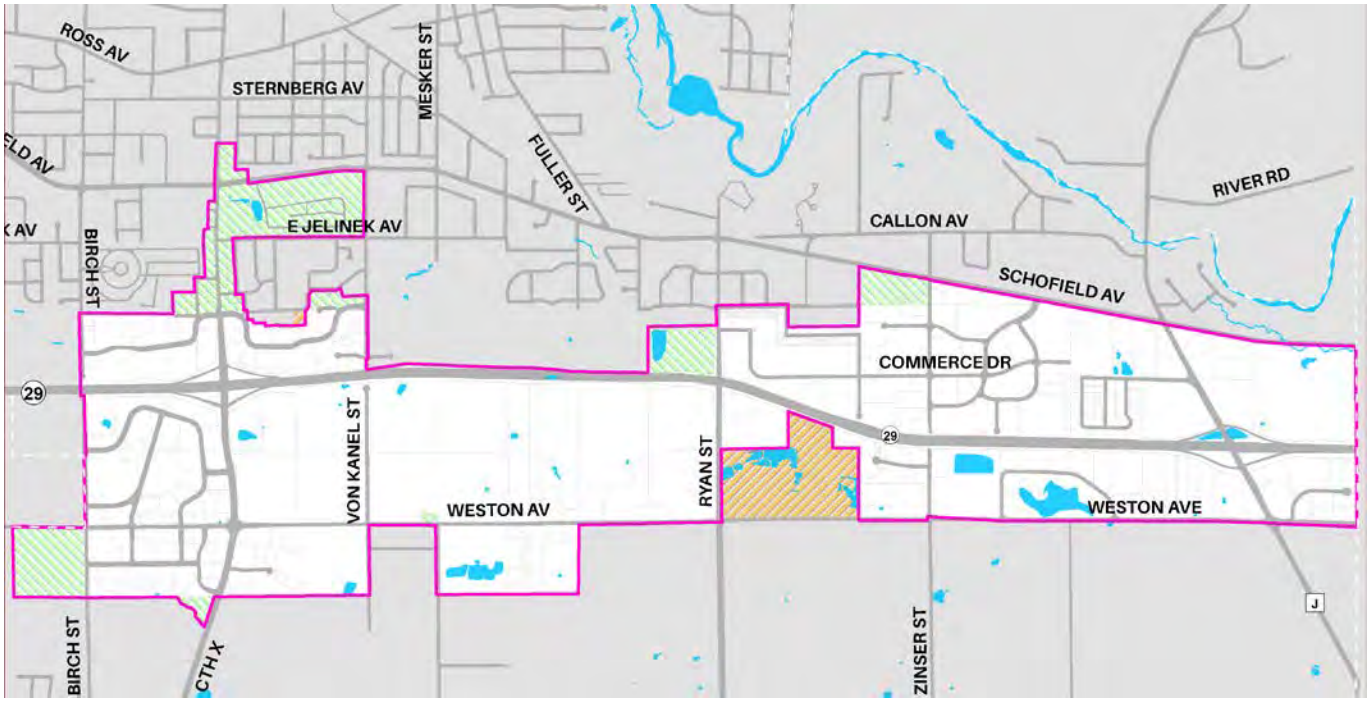
Ayes: 6

Nays: 0

EXHIBIT A: Village of Weston, Wisconsin; Tax Incremental Financing District No. 1; Project Plan, Amendment #2

EXHIBIT A

Village of Weston, Wisconsin
Tax Incremental District No. 1
Project Plan, Amendment #2



Original TID #1 Project Plan Adopted in March 1998
Amendment #1 to Project Plan Adopted in November 2002

Amended Project Plan #2 Authorized by Community Development Authority: Pending
Amended Project Plan #2 Adopted by the Weston Village Board: Pending
Amended Project Plan #2 Approved by the Joint Review Board: Pending

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A. Introduction

The Village of Weston established Tax Incremental District No. 1 (TID #1) in 1998 primarily to facilitate the orderly development of the greater State Highway 29 corridor within the village for uses designed to grow Weston's economy. TID #1 generally follows State Highway 29 through the village, from Birch Street on the west to the eastern village limits on the east. As established in 1998 and amended in 2002, TID #1 included approximately 2,211 acres.

There has been significant new private sector development within and assisted by TID #1 since its creation. This includes, but is not limited to, the following:

- Weston Regional Medical Center, in the southwest quadrant of the intersection of State Highway 29 and County Road X, also known as Camp Phillips Road. The Medical Center encompasses Saint Clare's Hospital, constructed in 2006.
- The adjacent Stone Ridge and Cross Pointe Business Parks, which include a hotel, financial institutions, offices and related uses, a senior housing complex, an assisted living facility, and some remaining vacant lots.
- The Shadow Ridge and Barbican Center commercial and office development centers, straddling County Road X just north of State Highway 29, which include hotels, clinics, and restaurants, but also several remaining vacant lots.
- The original Weston Business and Technology Park located between Schofield Avenue and State Highway 29, which is now almost completely developed with industrial uses.
- The Weston Business and Technology Park – South, located between State Highway 29 and Weston Avenue, where infrastructure is largely installed but vacant lots remain for further industrial building construction.

These developments signal the success of TID #1 to date. The village has targeted additional lands in and adjacent to the original TID #1 boundary for further industrial use, economic development, and redevelopment through a complete update to the *Village of Weston Comprehensive Plan*. These include the 2016 *Vision and Directions* volume (Volume 2), *2016 Broadband Technology Plan*, and 2017 *County Road X Corridor Plan*. In particular, these plans suggest village support for further infrastructure investments, incentives, and other public actions to advance development and redevelopment along the County Road X corridor, in and near the 1998/2002 TID #1 boundary. This includes the area generally between Community Center Drive/Barbican Avenue and Schofield Avenue, advised for mixed use redevelopment, and the "southeast quadrant" of the State Highway 29/County Road X interchange, advised mainly for larger-scale commercial development. Planned development here has most recently been referred to as "Camp Phillips Centre."

B. Purpose of this Plan

This Amended Project Plan #2 and territory amendment ("Project Plan") enumerates potential public infrastructure projects, possible development incentives, and other public efforts to enhance the environment for (re)development within the County Road X Corridor of TID #1 as described in the previous section. The Project Plan also documents further efforts to complete

transportation and other improvements to advance and finalize developments in the other parts of TID #1, including new industrial development in and near the Business and Technology Park – South.

This Project Plan includes an amended TID #1 boundary, adding lands mainly in the County Road X Corridor redevelopment area but also lands planned and zoned for industrial use elsewhere. The amended boundary would also remove the former "Prohaska Tree Farms" lands between State Highway 29 and Weston Avenue, which have been acquired by the village. The amended TID #1 boundary, including additions and subtractions, is depicted on Map 1. The amended boundary is officially designated through the legal description in Appendix A. As amended, TID #1 includes 2,230 acres.

Appendix B is a series of "tile" maps that zoom on various areas of the amended TID #1 and indicate parcel numbers.

Implementation of the Project Plan, including construction of public improvements and provision of incentives listed within this Project Plan, will require a case-by-case authorization by the Village Board. Public expenditures will be based on market conditions and the status of development at the time each expenditure is being contemplated. The Village Board is not mandated to make any expenditure described in this Project Plan but is limited to the types of expenditures listed herein. Because it appears highly unlikely that the village will be afforded another opportunity to amend this Project Plan, it took a fairly liberal approach in identifying a full range of public improvements that could conceivably be undertaken with some support from TID #1. It is very doubtful that the actual increment and limited pay-back period will enable completion of all or even most of the potential improvements identified in this Project Plan.

Redistribution of project or incentive costs within the overall budget estimates will not require another amendment to the Project Plan, provided that the projects meet the purpose and intent of TID #1.

C. Explanation of the Tax Incremental District; Statutory Designations

TID #1 was established as an "industrial" TID, as defined by Section 66.1105(4)(gm)(4)(a), Wis. Stats. Pursuant to statutes, the majority of lands within each industrial TID must be suitable and zoned for industrial use. This requirement continues to be met within TID #1, as 56.6 percent of real property within the amended boundary of TID #1 is both suitable for industrial use and zoned in a manner which allows light industrial uses.

Also pursuant to statutes and Department of Revenue interpretations:

- Industrial TIDs created between 1995 and 2004 normally have up to a 23-year retirement period and an 18-year expenditure period for most project costs. In 2015, the Wisconsin State Legislature amended the statutes in a manner that allows Weston to close TID #1 no later than March 2031, and a TID #1 expenditure period through 2026.
- The increment value of current TIDs, plus the base value of any new districts or added territory, normally may not exceed 12 percent of the total equalized value in the

municipality. In 2015, that same statutory change allowed the project plan for Weston's TID #1 to be amended no more than once when this normal limit is exceeded. As of January 1, 2018, 21.58 percent of the village's equalized value was contained in its two tax incremental districts.

- The percentage of territory within the tax incremental district which the local legislative body estimates will be devoted to retail business at the end of the maximum expenditure period should be specified, if that estimate is at least 35 percent. The village expects TID #1 to be under 35 percent by land area, particularly given the amount of land that is currently used or planned for industrial, office/business park, and medical uses.

Village of Weston

Marathon County, Wisconsin

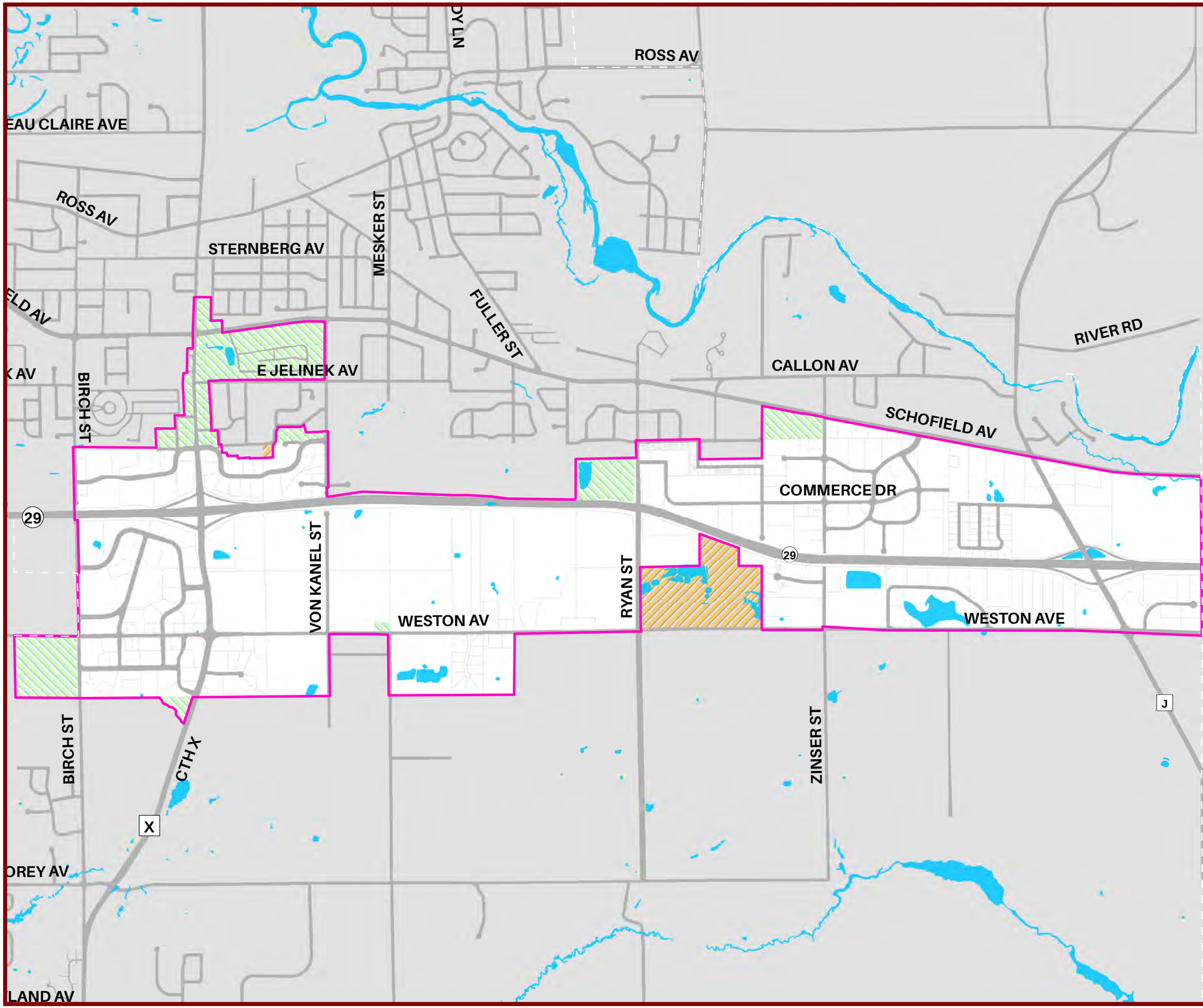
Map 1: TID #1 Boundary Including Amendments

Map Creation Date:	7/10/2018
Adoption Date (Village):	xx/xx/xxxx
Map Author:	Nate Crowe

Map Version 3

Map by the Technology Services Department
Village of Weston

0 0.25 0.5 1 Miles



Legend

- Weston Village Limits (2017)
- TID #1 Boundary per Amended Project Plan
- Surface Water
- Roads
- Lands NOT in the 1998/2002 TID Boundary, but added to TID by Amended Project Plan #2
- Lands in 1998/2002 TID Boundary, but removed from TID by Amended Plan #2
- Parcels

D. Promotion of Orderly Development in the Village

This Project Plan facilitates high-quality industrial development, other economic development, and the revitalization of the Camp Philips/County Road X corridor, as advised in the village's *Comprehensive Plan* and other adopted village planning documents detailed in later sections of this Project Plan. More specifically, this Project Plan:

- Promotes orderly development of the village.
- Increases industrial and other non-residential tax base in the village.
- Encourages new uses that would serve employment, shopping, hospitality, and tax base needs in Weston, including the desire to create family-supporting jobs and advance resident attachment to the village from areas generally beyond the TID #1 boundaries.
- Aims to expand upon the successful but nearly full Weston Business and Technology Park. This Project Plan includes project listings and costs for further industrial development of both parts of the Weston Business and Technology Park.
- Promotes higher-end, sustainable site and building designs and practices, in combination with other village planning and zoning districts.
- Facilitates better connections to the existing highway, road, and bicycle trail network, and facilitates Weston's joint recreational/economic development objectives for the general area.

E. Existing Land Uses and Conditions of Real Property

Map 2 depicts existing uses and conditions of real property within the amended TID boundary. The following descriptions, by subarea within TID #1, supplement the information on Map 2.

South of State Highway 29/County Road X Interchange

Lands south of the County Road X/State Highway 29 interchange include a mix of undeveloped areas, generally to the east of County Road X, and relatively new development, generally to the west. The Weston Regional Medical Center serves as a cornerstone to the west. Adjacent lands include office and service-related commercial development, including a hotel, financial uses, and automotive businesses.

The condition of real property within this subarea is generally high, as buildings are newer and subject to strict zoning standards and private covenants. Undeveloped lands east of County Road X have some wetland areas, which by this Project Plan are excluded from the TID (see Appendix A). At time of writing, the village and proposed developer had filed a general permit application to adjust wetland boundaries in this area.

Immediately North of State Highway 29/County Road X Interchange

Newer development is also located north of State Highway 29 in this same interchange area, within the Shadow Ridge and Barbican Center developments. These include medical clinics, restaurants, hotels, other retail uses, and an assisted living facility. Still, there are several vacant lots in this subarea.

The condition of real property within this subarea is generally high, as buildings are newer and subject to higher-end zoning standards and private covenants.

Along and Near County Road X, North of Community Center Drive

Along County Road X, north of the current Community Center Drive/Barbican Avenue, existing development is generally residential, except for commercial development close to the Schofield Avenue intersection. Residences include a mix of older single family residences and duplexes, mixed-age rental apartments, and older mobile homes along East Jelinek Avenue. There are also a number of small lots and numerous residential driveways on County Road X.

The village conducted a blight study of this subarea and determined that the area met the statutory definition of blight. This determination was mainly attributable to obsolete platting or faulty lot layout, diversity of ownership, or deteriorated sites and buildings. The blight study is included as an addendum to an accompanying redevelopment plan covering this portion of the County Road X corridor (Redevelopment Area #3).

North of State Highway 29/County Road J Interchange

The Village of Weston Business and Technology Park is located within this subarea. Existing land use west of the County Road J is primarily industrial. A residential subdivision is adjacent to the eastern boundary of the Business and Technology Park. The area east of County Road J is primarily undeveloped, currently in agriculture and forestry use. A non-metallic mine is located along Ringle Road at the east edge of TID #1.

The condition of buildings and properties in this subarea is mixed, but generally typical of an industrial park setting. Buildings and properties closest to the interchange are generally in greatest need of investment.

South of State Highway 29/County Road J Interchange

Several industrial uses are located in the subarea between Ryan Street on the west and County Road J on the east, including those within the Village of Weston Business and Technology Park – South. Much of the remainder of the land within the amended TID #1 boundary within this subarea is undeveloped. There are some commercial uses (e.g., fast food restaurant, meat market) near the interchange.

Given their generally newer vintage, the condition of industrial buildings and properties in this area are generally higher than that north of this same interchange. Also, like lands on the north side of the interchange, buildings and other site improvements closer to the interchange are often the oldest.

Between State Highway 29 and Weston Avenue, near Center of TID

The central portion of TID #1, south of State Highway 29 between County Road X and Ryan Street, is generally undeveloped and in agricultural or forestry use. There is an auto salvage yard *north* of State Highway 29 and west of Ryan Street.

Village of Weston
Marathon County, Wisconsin

Map 2: Existing and Planned Uses and Conditions of Real Property in TID #1

Map Version 3

Map Creation Date:	7/10/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

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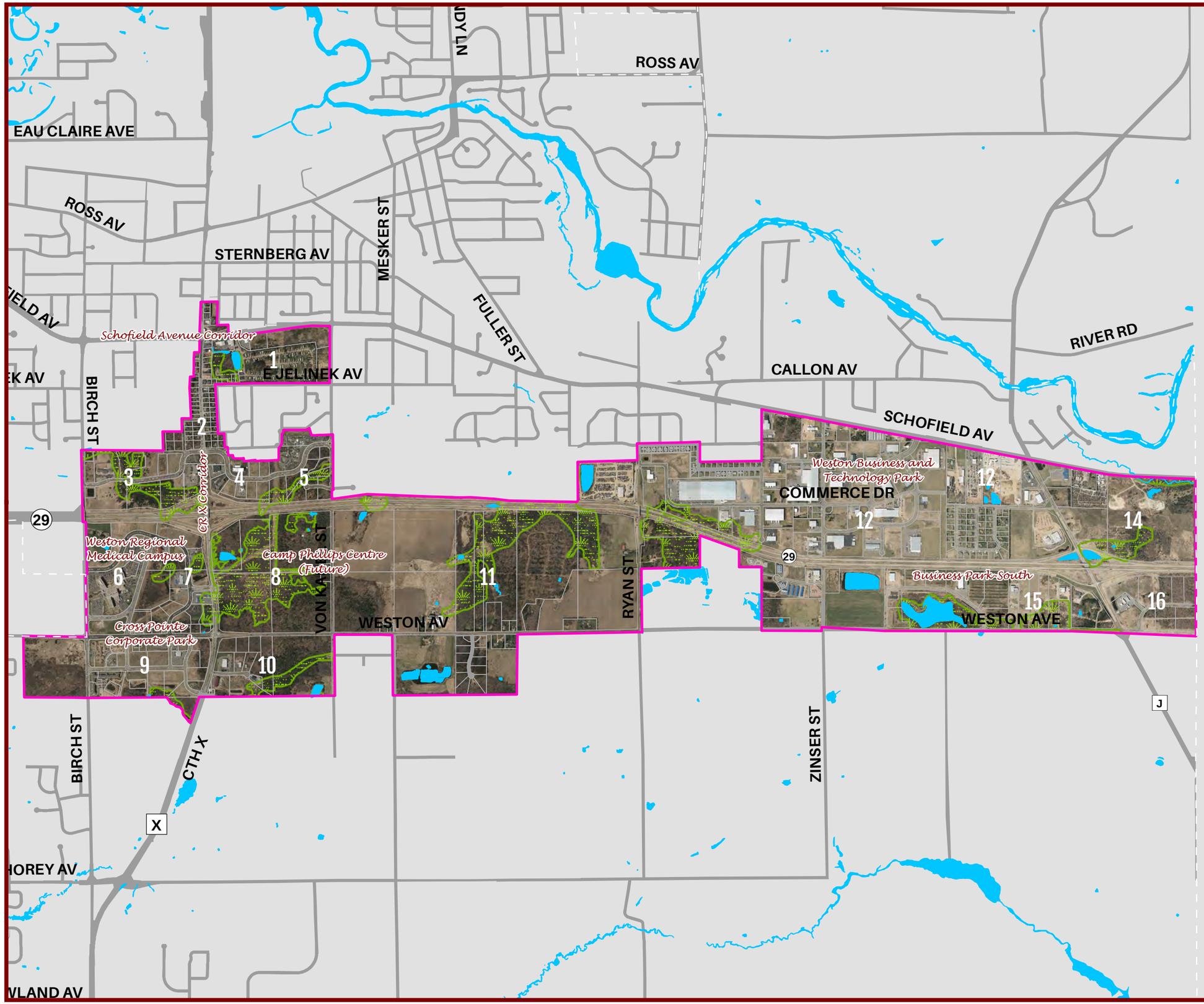


Legend

- TID #1 Boundary
- Surface Water
- Parcel Lines
- Weston Village Limits (2017)
- Wetland (WI DNR)

	Existing Use	*Future Use*
1	Manufactured Home Park/ Vacant	*Commercial*
2	Residential	*Mixed Use*
3	Commercial/ Medical/Vacant	*Commercial*
4	Commercial	*Commercial*
5	Institutional/ Vacant	*Business Park*
6	Medical	*Institutional/ Business Park*
7	Commercial	*Business Park*
8	Vacant/ Single Family Residential	*Commercial*
9	Institutional/ Vacant	*Institutional/ Business Park*
10	Industrial	*Industrial*
11	Agriculture/Vacant	*Mixed Use/ Industrial*
12	Industrial	*Industrial*
13	Mineral Extraction/ Industrial	*Industrial*
14	Industrial/ Vacant	*Industrial/ Business Park*
15	Commercial/ Vacant	*Commercial/ Industrial*

Note: Existing land uses include wetland in certain locations, particularly south of State Highway 29. Per statute, all wetlands are excluded from the TID. Wetland boundaries may be legally amended following amendment to this TID project plan.

F. Consistency with Other Village Plans

This Project Plan is consistent with, and designed to effectively implement, the goals, objectives, policies, and initiatives for this area as represented in the *Village of Weston Comprehensive Plan*. The *Comprehensive Plan* is comprised of the following three volumes:

- **Volume 1: Conditions and Issues.** Includes descriptions of current conditions and trends affecting the village, and projects population and future land use demand. Volume 1 was last updated in 2016.
- **Volume 2: Vision and Directions.** Contains the village's vision, goals, objectives, policies, and initiatives to guide its future enhancement and development. Volume 2 was also last updated in 2016.
- **Volume 3: Supplemental Plans.** Includes a variety of village plans that extend beyond statutorily required comprehensive plan elements. Such extensions are either in subject matter or geographic focus. Included among the plans in Volume 3 are the *County Road X Corridor Plan* (adopted 2017) and *Broadband Technology Plan* (adopted 2016).

The following sections summarize *Comprehensive Plan* goals, objectives, and recommendations regarding land use, economic development, transportation, redevelopment, recreation, and broadband for the proposed TID area. These desired future land uses in the *Comprehensive Plan* reflect the uses proposed under this TID #1 Project Plan.

Comprehensive Plan: Land Use Recommendations

Through the Future Land Use map in Volume 2 of its *Comprehensive Plan*, the village plans the vast majority of the land within TID #1 for "Industrial", "Commercial," "Business/Office Park", or "Mixed Use/Flex" development. Many of these future land use categories are also represented on Map 2 of this Project Plan, and are summarized as follows:

- **Industrial.** This planned or future land use category is mapped over the Business and Technology Park areas north and south of State Highway 29, some adjacent lands, and mainly undeveloped lands around the Ryan Street overpass of State Highway 29. Future development in areas so mapped will focus on manufacturing, distribution, and compatible uses in higher-end industrial park settings.
- **Commercial.** This future land use category is mapped in three parts of the County Road X Corridor: the southeast quadrant ("Camp Phillips Centre"), between State Highway 29 and Community Center Drive/Barbican Avenue, and at the County Road X/Schofield Avenue intersection. The Commercial category is also mapped near the State Highway 29/County Road J interchange. This category is intended to allow for thoughtfully-designed developments including commercial service, retail, hospitality, office, and health care uses. Some implementing zoning districts also allow for light industrial uses by conditional use permit. Within the County Road X Corridor, recommended future uses and design are further articulated within the *County Road X Corridor Plan*.
- **Business/Office Park.** This category is mapped northeast and southwest of the State Highway 29/County Road X interchange, within parts of the greater Weston Regional Medical Center area and Barbican Center. The Business/Office Park category allows for

high-end office, research, health care, and related and support uses such as day cares, health club/fitness centers, and banks. The primary implementing zoning district also allows for light industrial uses by conditional use permit.

- **Mixed Use/Flex.** Most of the County Road X Corridor between Community Center Drive/Barbican Avenue and Schofield Avenue is in this category. Much of the undeveloped area between Von Kanel and Ryan Streets south of State Highway 29 is also in this category. The Mixed Use/Flex category provides for a carefully designed blend or option of commercial services, retail, lodging, business/office park, multiple family residential, and/or institutional land uses, including mixed-use sites and buildings. Within the County Road X Corridor, recommended future uses and design are further articulated within the *County Road X Corridor Plan*.

Comprehensive Plan: Economic Development Recommendations

TID #1 supports the village's long term economic development strategy, as articulated within the *Comprehensive Plan*. While the village's strategy is articulated in detail in the Economic Development chapter of Volume 2 of the *Comprehensive Plan*, that entire volume has an emphasis on economic growth and health. TID #1 best advances the following economic development initiatives specifically listed in Volume 2 of the *Comprehensive Plan*:

- **Help Expand and Attract Industries in Targeted Sectors.** TID #1 and this Project Plan enables the village to support tech based, light manufacturing businesses in and near the Weston Business and Technology Park, including the possible expansion of the "South" Park between State Highway 29 and Weston Avenue.
- **Attract Retailers in Targeted Sectors.** In 2014, the village hired The Retail Coach—a retail analytics firm—to help develop a retail recruitment strategy. Its work supports the perception that Weston is missing some key retail and dining sectors. By providing a diversity of commercial development opportunities, TID #1 will help the Village of Weston attract retailers at a variety of scales. These include larger-scale retail development in the southeast quadrant of the County Road X Corridor, and food-based and smaller-scale businesses in places like the County Road X Corridor segment north of Community Center Drive/Barbican Avenue.
- **Attract Families and Professionals to Weston.** TID #1 will create higher-end jobs, shopping, dining, and related opportunities to grow the resident base, mainly outside of TID #1. In addition, TID #1 provides area and incentives for a mixed-use development along the revitalized County Road X Corridor, including higher-end multiple family housing components.

TID #1 also best advances the following economic development policies specifically listed in Volume 2 of the *Comprehensive Plan:*

- Maintain a positive, business-friendly environment by integrating customer service and a business-first attitude throughout village government.
- Support the redevelopment, infill, and rehabilitation of underutilized sites that are planned for commercial, industrial, and mixed uses in the community.

- Continue to support infrastructure improvements that drive economic activity, such as improvements to the utility, highway, and broadband networks.

Comprehensive Plan: Transportation/Official Map Recommendations

The Transportation chapter of Volume 2 of the *Comprehensive Plan* includes the Future Transportation/Official Map, which also serves as the village's statutory Official Map. That map identifies the following potential highway and road improvement projects within and near the TID #1 area:

- A "Future Highway Interchange Study Area" near the current Ryan Street overpass of State Highway 29.
- Future State Highway 29 overpasses at Von Kanel, Municipal, and Zinser Streets.
- Planned road (re)construction projects for Weston Avenue and County Road X.
- Suggested improvements to numerous intersections along County Road X, Weston Avenue, and County Road J.
- Construction of a new road network in an area bounded by County Road X on the west, State Highway 29 on the north, Weston Avenue on the south, and Ryan Street on the east.

Through the Transportation chapter and elsewhere in the *Comprehensive Plan,* the village also supports increased opportunities for biking and walking, including trail development in TID #1 for bike commuters and residents. Pedestrian improvements are generally to be included in any intersection improvement.

Comprehensive Outdoor Recreation Plan Recommendations

The Parks and Recreation chapter of Volume 2 of the *Comprehensive Plan* also serves as the village's Comprehensive Outdoor Recreation Plan. That chapter/plan identifies a planned community park/recreation complex within TID #1, between Weston Avenue and State Highway 29 near Zinser Street. This park will provide a range of natural recreation and active sports opportunities, which are expected to generate spin-off industrial and business development opportunities within TID #1. If the park does not develop in this area, it may instead be appropriate for further industrial development.

Through this plan/chapter, the village also identifies a system of existing and planned off-street bicycle trails and connecting on-street routes. Major trails are planned to connect to the TID #1 area, offering a viable transportation option for village residents to commute to work and to patronize TID #1 businesses. These include existing and planned trails along Von Kanel Street, Ryan Street/Zinser Street, County Road X. A new off-street bicycle trail is also planned to run parallel with Weston Avenue, connecting County Road X on the west to the Dale E. Smith Waterfowl Refuge on the east.

County Road X Corridor Plan

The *County Road X Corridor Plan* includes the village's vision for the undeveloped area southeast of the interchange of County Road X and State Highway 29, incorporating the results

of the village's southeast quadrant neighborhood planning effort. This southeast quadrant area is envisioned as a new and vibrant commercial hub including large-scale and mid-sized retail uses, entertainment uses, a "town center" area, and potentially employment-oriented and multiple family residential uses. The version development plan map for this "southeast quadrant" area that is included in the *County Road X Corridor Plan* is reproduced in this Project Plan as Map 3. The development plan has evolved somewhat since that *Corridor Plan* was adopted in 2017, as the "Camp Phillips Centre" project moves towards zoning approvals.

Much of the corridor between Community Center Drive/Barbican Avenue and Schofield Avenue is planned for mixed use and commercial redevelopment over the remaining term of TID #1. Through this Project Plan and the *County Road X Corridor Plan*, the village desires to be in a position to facilitate and assist with such redevelopment, when property owners are interested and per the terms of these plans. Map 4, reproduced from the *County Road X Corridor Plan*, provides a vision of planned land uses for this area. These may include retail and service businesses, restaurants, groceries, offices, mixed commercial/residential projects, and modern apartment complexes. Most redevelopment projects will require assembly of several properties and cooperation from multiple property owners.

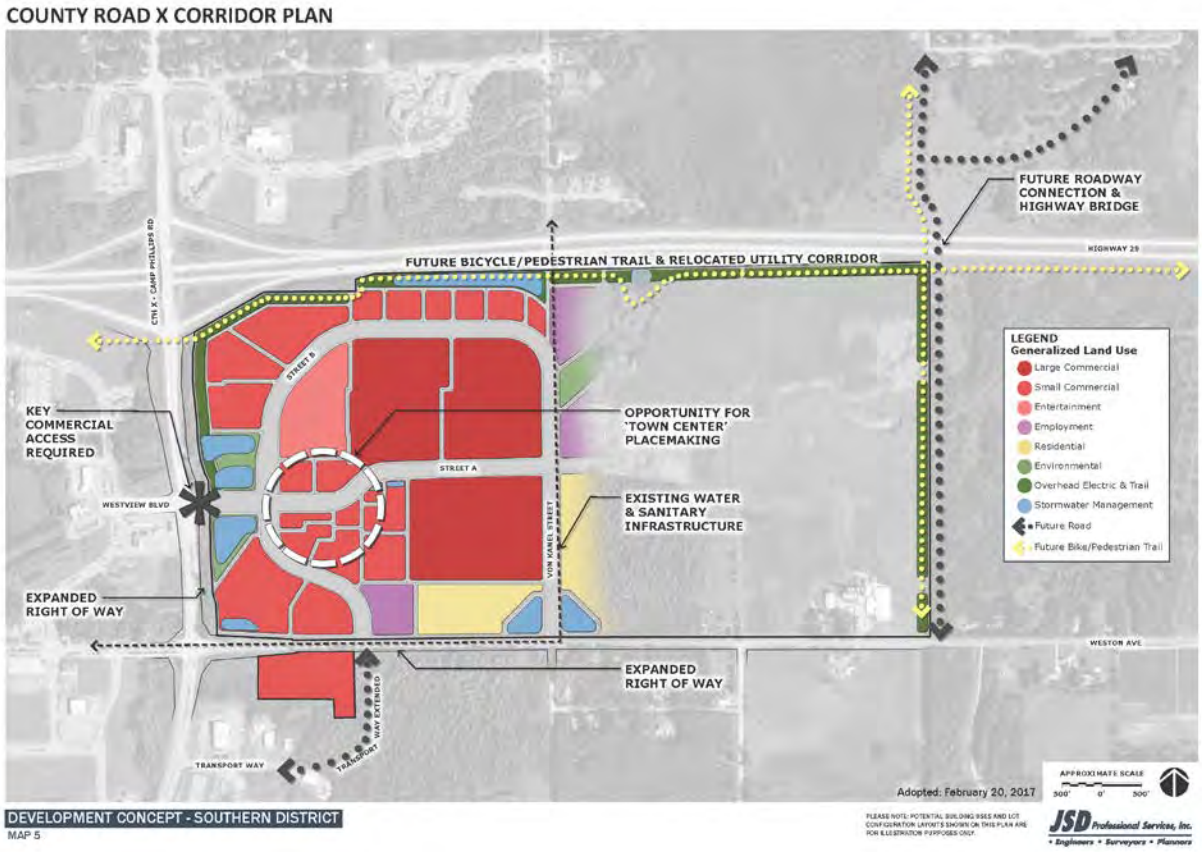
Also through the *Corridor Plan*, the village contemplates several improvements for County Road X. These are generally represented on Map 4, with many enumerated within this Project Plan (see Table 1 and Map 6).

Broadband Technology Plan Recommendations

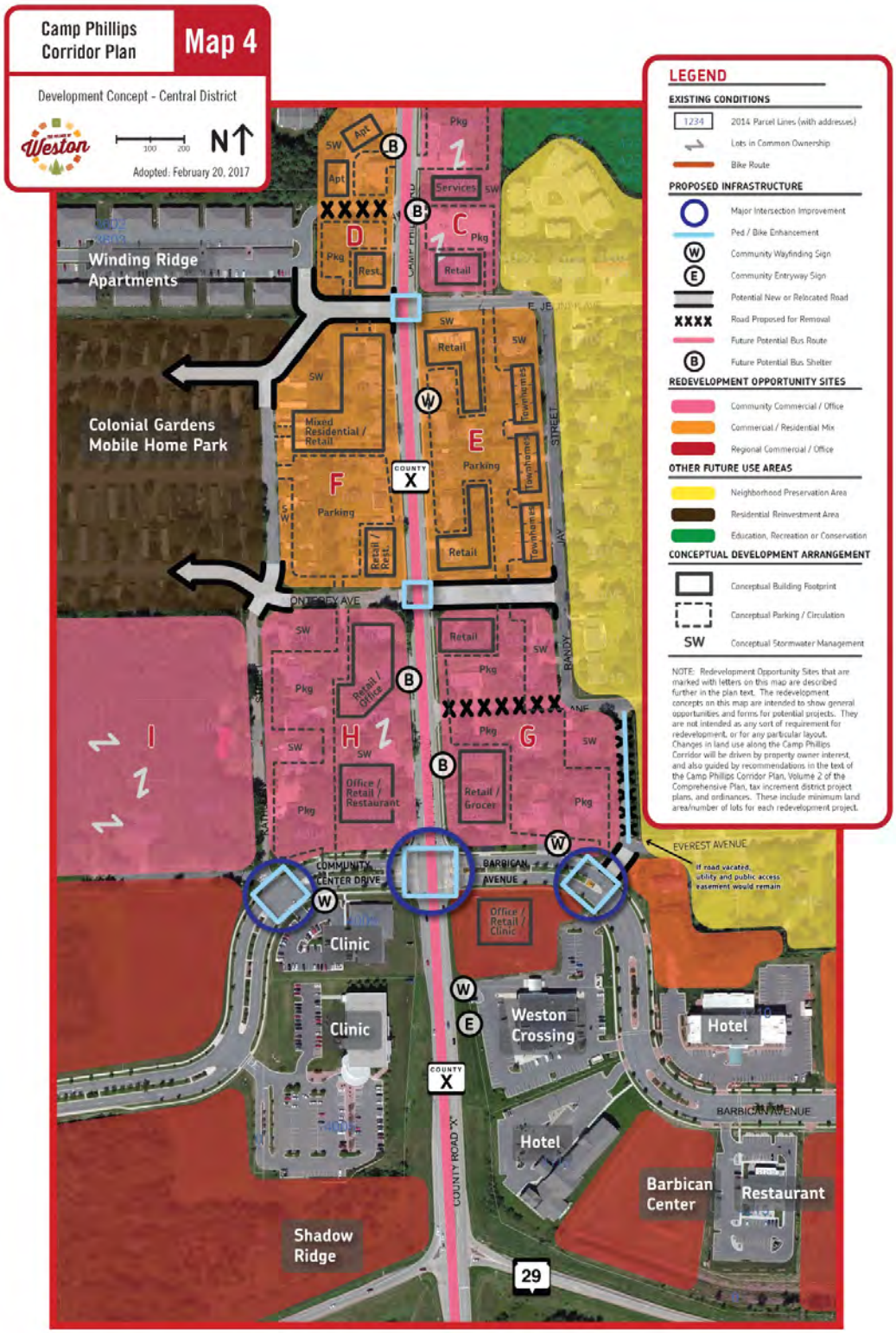
Recognizing the importance of broadband technology in facilitating economic development, the village collaborated with the Town of Weston to prepare a Broadband Technology Plan, which the village adopted in 2016. The Broadband Technology Plan identifies recommendations to improve the availability and quality of high-speed internet service.

Through that plan, the village advises use of tax incremental financing to assist private internet service providers with service extensions or businesses with technology investments and identifies the area south of State Highway 29 in TID #1, including and surrounding the Business and Technology Park – South, as a priority area for new and expanded broadband service.

Map 3: Development Plan Map, County Road X Corridor "Southeast Quadrant" (from *County Road X Corridor Plan*)



Map 4: Development Plan Map, County Road X Corridor Central District (from *County Road X Corridor Plan*)



G. Zoning

Map 5 depicts the parcels by number and zoning in TID #1 as of July 2018. Lands within TID #1 are generally zoned in a combination of the following districts: B-2 Highway Business (largest percentage of area), AR Agriculture and Residential, LI Limited Industrial, GI General Industrial, INT Institutional, B3 General Business, BP Business Park, SF-S Single Family Residential – Small Lot. There are also small areas (less than 2% each) of the following zoning districts: RR-5 Rural Residential-5 Acre, RR-2 Rural Residential-2 Acre, 2F Two Family Residential, and SF-L Single Family Large Lot.

Present zoning in the TID is generally appropriate for its future development as an "industrial" TID in accordance with the village's *Comprehensive Plan* and much of the planned land use indicated on Map 2. The majority of real property within TID #1 is zoning districts that allow industrial land uses as permitted or conditional uses.

Lands currently residentially zoned along County Road X may eventually require rezoning to one of the village's business or other districts in accordance with the 2017 *County Road X Corridor Plan*.

Regardless of zoning district, future development within TID #1 will be subject to village zoning, subdivision, and other related ordinances governing land development. The village upgraded its zoning and subdivision ordinances in 2015 and 2016 to streamline development approval processes and to assure that all new development within and outside of TID #1 is of high and lasting quality. These include commercial and industrial building, signage, lighting, and landscape design standards. Meeting these progressive village standards may lead to greater tax increment than otherwise would be possible.

Village of Weston
Marathon County, Wisconsin

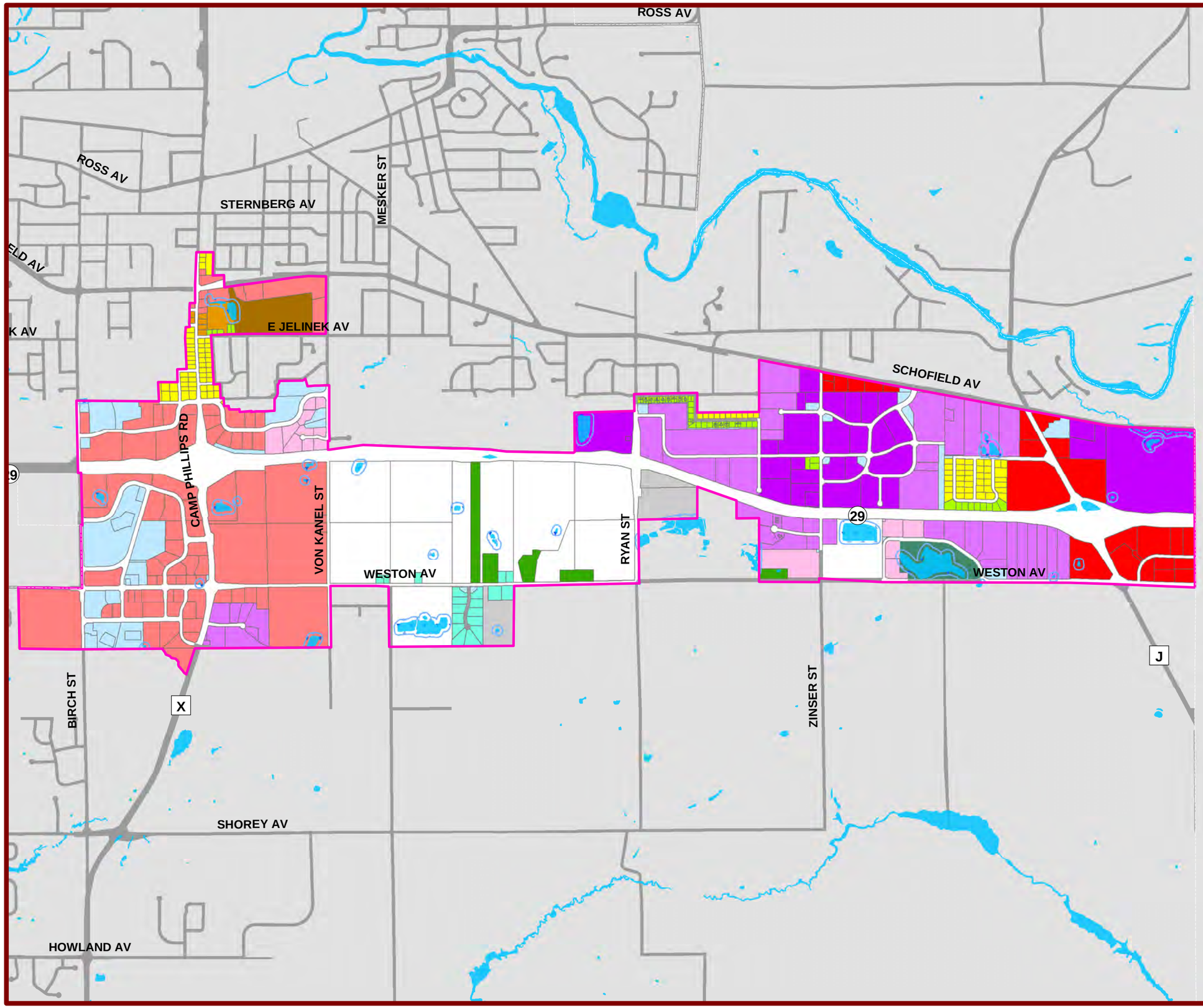
Map 5 : Existing Zoning within TID #1

Map Creation Date:	7/10/2018
Adoption Date (Zoning):	2/23/2017
Adoption Date (TID):	XX/XX/2017
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

Map Version 3

0 0.25 0.5 1 Miles



Legend

- TID #1 Boundary
- Surface Water
- Village of Weston Limits (2017)
- VIllage of Weston Shoreland Overlay Zoning

Zoning Districts

- AR - Agriculture and Residential*
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-2 - Highway Business
- B-3 - General Business *
- BP - Business Park*
- LI - Limited Industrial *
- GI - General Industrial *

* Zoning that allows industrial use

I. Proposed Public Projects, Estimated Costs, and Economic Feasibility Analysis

The goal of the proposed project activities identified in this section is to provide the necessary public improvements, developer incentives, and environment to attract and stimulate further private investment, development, and redevelopment in TID #1. There are several categories of proposed project activities, including:

- Projects that facilitate safe and adequate transportation, public utility, technology, and other infrastructure investments within TID #1. Map 6 identifies the location of the proposed public improvements that may be funded by TID #1. The project activities on Map 6 refer to the specific project activities listed in Table 1.
- Potential development incentive funding to facilitate individual commercial and industrial building projects or mixed use redevelopment building projects. It is the intent of the Weston Village Board to work with individual property owners, developers, and businesses by potentially offering funding support based on performance criteria, further described below.
- Administration, legal, planning, engineering, and other associated costs to administer and implement the Project Plan.
- Financing costs, including interest expense and fees to issue debt.

Proposed Public Projects and Estimated Costs

This subsection describes proposed public works/infrastructure projects and their estimated costs. Table 1 allocates the projects and their respective costs. Wisconsin Statutes allow for the expenditure of funds within a ½ mile radius of a TID boundary if the expenditures are completed within the village's corporate limits. Table 1 specifically indicates projects that may be completed to benefit TID #1 which are not within the TID but are within ½ mile of the TID.

Table 1 also includes an anticipated prioritization for each TID infrastructure project. The prioritization included in Table 1 is based on providing public works improvements that have the greatest chance of stimulating immediate economic development or redevelopment after they are undertaken.

When reviewing Table 1, it is important to consider the following:

- Each project activity and expenditure will require specific implementation authorization by the Village Board, even though it is included in this Project Plan and shown in Table 1.
- These project activities and costs are estimates and may be adjusted and refined. The adjustments and refinements may include reallocating the cost of specific projects within the limitation of the total estimated project costs.
- Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring, or is expected to occur, prior to proceeding with other project activities. This monitoring will occur on a continuing basis and the timing of various projects will be adjusted to maximize the success of the TID.
- Actual timing will depend on the construction of actual private buildings, the development review process (e.g., rezoning, platting, etc.), and a continual

reassessment of the health of the district. The project costs are budgeted estimates only; actual costs for each project may vary.

- At the discretion of the Village Board, funding for any given infrastructure project listed in Table 1 may be shifted to a development incentive instead, if the village secures another funding source to complete the infrastructure project, and overall expenditures do not increase. The village will not provide a development incentive at the expense of an infrastructure project not being completed.
- Circumstances may arise where a developer desires, or the needs of a particular development opportunity may call for, the construction of public infrastructure listed in Table 1 at a time earlier than the village anticipates and/or when the village does not believe the specific level of investment is warranted. In cases where a planned infrastructure project is voluntarily constructed by a developer or other party without public funding, the project costs allocated to that infrastructure may be reallocated to increase the development incentive pool available to assist additional development.
- **There are more projects in Table 1 and Map 6 than the cash flow analysis, included later in this Project Plan, assumes will be able to be undertaken given revenue projections. Given those increment projections, it is likely that all of the 1st priority and some of the 2nd priority projects could be undertaken. (Or, possibly one or more 3rd priority projects could be upgraded without further amendment to this Project Plan and undertaken.) The village felt it was important to include this more expansive list of potential projects in TID #1 for two reasons. First, it is possible that the conservative revenue projections may end up being low. Second, this is almost certainly the last time that the TID #1 Project Plan can be amended. It is unlikely that the state legislature will afford yet another opportunity to amend TID #1. Table 1 is formatted in such a manner that projects carried forward to the cash flow analysis later in this Project Plan are indicated in bold text. The subtotal for those bolded projects is included at the bottom of Table 1 and carried forward to the cash flow analysis.**

The projects in Table 1 are organized by general geographic area within the amended TID #1 boundary.

Table 1: Potential Infrastructure and Related Project Costs Assignable to TID #1

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
1	**Southeast Quadrant (Camp Phillips Centre) Infrastructure Projects**	**Projects 1a through 1h encompass a variety of infrastructure to facilitate development of the southeast quadrant of Highway 29 and County Road X in accordance with the County Road X Corridor Plan.**	**County Road X Corridor, Southeast Quadrant**	**Sum of 1a-1h below**	**1st**
1a	**New Street and Utility Extensions**	**Easterly extension of Westview Boulevard to Von Kanel Street, new north-south streets from Weston Avenue to approximately 1/3 mile north, and associated utilities. Includes clearing and grubbing and site grading for street construction. Intended to provide access and utilities to and within a high-end commercial development.**	**County Road X Corridor, Southeast Quadrant**	**$5,387,965**	**1st**
1b	**Von Kanel Street Reconstruction**	**Reconstruction of Von Kanel Street from Weston Avenue to State Highway 29, and associated utilities. Intended to improve a critical north-south street within the development from its current rural design.**	**County Road X Corridor, Southeast Quadrant**	**$2,123,412**	**1st**
1c	**Major Utility Transmission Line Relocations**	**Relocations of American Transmission Company (ATC) high voltage electrical lines & poles and ANR Pipeline Company high pressure natural gas main. Critical to create viable development sites and circulation pattern for larger scale development.**	**County Road X Corridor, Southeast Quadrant**	**$6,978,750**	**1st**
1d	**Wetland Mitigation**	**Estimated fee in lieu of mitigation based on 25 acres, a 1.7:1 mitigation ratio, and $60,000 per acre, per Wisconsin Department of Natural Resources guidance. Critical to create viable development sites and circulation pattern for larger scale commercial and other development.**	**County Road X Corridor, Southeast Quadrant**	**$2,932,500**	**1st**
1e	**Site Preparation**	**Clearing and grubbing, site grading, and other site preparation for commercial and other development.**	**County Road X Corridor, SE Quadrant**	**$3,508,100**	**1st**

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
1f	**Enhancement Infrastructure**	**Aesthetic and community components for the Camp Phillips Centre project, such as decorative street lights, landscaping, monuments, public art, banners, entryway and development signs and features, way finding and development signs and features, all intended to support a higher-end commercial environment.**	**County Road X Corridor, Southeast Quadrant**	**$920,000**	**1st**
1g	**Dry Utility Extension**	**Public support to bridge financing gaps for extension of gas, electric, fiber optic/broadband, cable, telephone, and other technology infrastructure to facilitate a regionally-competitive and technology-equipped commercial development district.**	**County Road X Corridor, Southeast Quadrant**	**$500,000**	**2nd**
1h	**Path/Trail System**	**Construction of a trail network for walking, biking, and other non-motorized transportation, consistent with expectations for a higher-end commercial development.**	**County Road X Corridor, Southeast Quadrant**	**$725,000**	**1st**
2	**County Road X Reconstruction, State Highway 29 to Weston Avenue**	**Reconstruct segment of County Road X between State Highway 29 southern ramp terminals and Weston Avenue, including left-turn lanes and traffic signals to accommodate traffic into Camp Phillips Centre and support development elsewhere in TID #1.**	**County Road X Corridor, Southeast Quadrant**	**$2,408,305**	**1st**
3	**Weston Avenue Reconstruction, County Road X to Von Kanel Street**	**Reconstruct Weston Avenue from County Road X to Von Kanel Street with pedestrian facilities, public sewer and water main replacement (including water main looping), storm sewer, utility relocations and other minor utility work, and other regulatory and community enhancements. Accommodates traffic into Camp Phillips Centre and development elsewhere in TID #1.**	**County Road X Corridor, Southeast Quadrant**	**$2,680,900**	**1st**
4	**Improvements to County Road X/State Highway 29 Interchange**	**Replacement of County Road X and State Highway 29 interchange bridge, on-off ramps, and intersection modifications based on Transportation Impact Analysis related to the proposed development of Camp Phillips Centre. Project will have expansive benefit in other parts of TID #1 as well.**	**County Road X Corridor, Regional Medical Center**	**$3,551,775 [1]**	**1st**

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
5	**Extension of Transport Way to Weston Avenue**	**Extend Transport Way north to Weston Avenue, plus rear access street, including associated utility, stormwater, and other improvements per village standards. Potential project includes right-of-way acquisition. Provides secondary Transport Way entrance/exit for convenience and emergency services, opens up new economic development area, and eliminates private driveways on Weston Avenue.**	**County Road X Corridor, Southeast Quadrant**	**$1,700,000**	**1st**
6	Weston Avenue Reconstruction, Birch Street to Alderson Street	Reconstruct Weston Avenue from Birch Street to Alderson Street, including Alderson Street intersection, with bike and pedestrian enhancements, public sewer and water main replacement (including water main looping), storm sewer, and other regulatory and community enhancements.	Weston Regional Medical Center Campus area	$2,577,000 [1]	2nd
7	Water Tower Construction at Weston Avenue	Construct new water tower east of Ministry Parkway, including benefits both within and outside of TID #1.	Weston Regional Medical Center Campus area	$639,000 [1]	2nd
8	Extension of Cross Pointe Boulevard to Weston Avenue	First westerly, then northerly extension of Cross Pointe Boulevard to Weston Avenue, through "Life is Good" property, and associated utility, stormwater, and other improvements per village standards.	Regional Medical Center Campus area	$1,825,000	3rd
9	County Road X Corridor Land Acquisition, Preparation, and Relocation, Community Center Drive to Schofield Avenue	Potential public acquisition, land assembly, building demolition, and site remediation in advance of future resale and redevelopment. Also, potential expenses associated with the voluntary relocation of existing businesses and residents to facilitate redevelopment. Such activities would be focused in redevelopment opportunity areas from Community Center Drive to just north of Schofield Avenue, as designated within the County Road X Corridor Plan.	County Road X Corridor, Central and Northern Districts	$14,040,000	2nd

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
10	County Road X Reconstruction, Schofield Avenue to Ross Avenue	Reconstruct County Road X segment from Schofield Avenue to Ross Avenue, including adjustments to the Ross Avenue and Sternberg Avenue intersections. See separate project for reconstruction of County Road X intersection with Schofield Avenue. Also may include access improvements to Weston School; bike and pedestrian enhancements such as new sidewalk/path, new or improved crosswalks, and bicycle lanes; public sewer and water mains; storm sewer; street lights; street trees; and other regulatory and community enhancements. See County Road X Corridor Plan for details. Portions of this TID-benefitting project are outside of the TID boundary but within ½ mile of TID #1.	County Road X Corridor, Northern District	$1,357,500 [1]	3rd
11	County Road X Reconstruction, Community Center Drive/Barbican Avenue to State Highway 29	Reconstruct segment of County Road X from Community Center Drive/Barbican Avenue south to Highway 29, including reconstruction of secondary intersections east and west along Community Center Drive and Barbican Avenue, including new or improved crosswalks, public sewer and water main replacement; storm sewer; street lights; street trees; and other regulatory and community enhancements. See the County Road X Corridor Plan for more recommendations.	County Road X Corridor, Central District	$1,593,039	2nd
12	County Road X Corridor Community Enhancement Infrastructure, Weston Avenue to Ross Avenue	Aesthetic and community components along County Road X, focused between Weston Avenue and Ross Avenue. May include decorative street lights, landscaping, monuments, public art, banners, entryway signs and features, and way finding signs and features. Features designed to enhance the County Road X Corridor, announce community entry, and support a higher-end commercial and mixed use environment. See County Road X Corridor Plan for additional details. Portions of this TID-benefitting project are outside of the amended TID boundary, but within ½ mile of TID #1.	County Road X Corridor, Central District, Southeast Quadrant, and Campus Area	$1,699,550 [1]	3rd

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
13	County Road X Reconstruction, Community Center Drive to Schofield Avenue	Reconstruct segment of County Road X from Community Center Drive/Barbican Avenue north to Schofield Avenue, including reconstruction of Schofield Avenue/County Road X intersection. Also may include construction of a new street east of County Road X to intersect with East Monterey Avenue, in conjunction with potential closure of Douglas Lane west of Randy Jay Street; a new street west of County Road X to intersect with East Jelinek Avenue in conjunction with potential driveway relocation; bike and pedestrian enhancements like new sidewalk, crosswalks, and bike lanes; sewer and water main replacement; storm sewer; street lights; street trees; other regulatory/community enhancements. See County Road X Corridor Plan for additional details.	County Road X Corridor, Central and Northern Districts	$4,823,500	2nd
14	**Weston Avenue Reconstruction, Von Kanel Street to Ryan Street**	**Reconstruct Weston Avenue from Von Kanel Street to Ryan Street to urban standards, including bike and pedestrian enhancements, public sewer and water, storm sewer, and other regulatory and community enhancements. May include right-of-way acquisition.**	**Central Weston Avenue area**	**$7,924,264**	**2nd**
15	Ryan Street Reconstruction	Reconstruct Ryan Street between Commerce Drive and Weston Avenue to urban standards, including bike and pedestrian enhancements, public sewer and water main replacement, storm sewer, and other regulatory and community enhancements. Multiuse path alongside Ryan Street could be built as separate project from remainder of street reconstruction. Does not include improvements to the Ryan Street bridge over State Highway 29.	Central Weston Avenue area	$2,000,000	2nd

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
16	Bull Junior Creek Stormwater and Flood Management	Create flood control devices to limit or mitigate regular spring flooding of private land and Weston Avenue within this area, which limits economic opportunities within and access to TID #1. This TID-benefitting project will be outside of the amended TID boundary but will have a direct benefit on TID #1 by limiting flooding over Weston Avenue and in the Business Park – South area. Permitted under Section 66.1105(2)(f)1 k of Wisconsin Statutes, provided that TID bears only proportionate share of cost.	Central Weston Avenue area	$150,000 [2]	3rd
17	Extension of Municipal Street to Weston Avenue	Construct an extension of Municipal Street south from its current terminus north of State Highway 29 to Weston Avenue, including an over/underpass of State Highway 29 and associated utility, stormwater, and other improvements per village standards. Would provide secondary road from TID #1 area to remainder of village and region, particularly important if and when County Road X becomes congested. North of State Hwy 29, this Municipal Street extension would not be within TID #1 but is within ½ mile of TID #1 and would benefit TID #1.	Central Weston Avenue area	$3,333,500	3rd
18	State Highway 29 Bike/Pedestrian Overpass at Zinser Street	Construction of a bike/pedestrian overpass to facilitate multimodal movement to the Business and Technology Park South and existing and planned recreational facilities south of State Highway 29. Bike/ped improvements may extend north to Schofield Avenue.	Central Weston Avenue area	$2,250,000	3rd
19	Access Road to Connect Business and Technology Park to County Road J	Construction of an access road, either using Christie Lane or constructing a new road, providing direct access from County Road J to Weston Business and Technology Park.	Business and Technology Park	$561,600	3rd

Project # on Map 6	Project [2]	Description	General Area	Estimated Cost Assigned to TID #1	Priority (If bold text, included in later cash flow analysis)
20	Weston Avenue Reconstruction, Ryan Street to Country Road J	Reconstruct Weston Avenue from Ryan Street to County Road J (including the J intersection) to urban standards, including bike and pedestrian enhancements, public sewer and water main, storm sewer, and other regulatory and community enhancements. Will serve the Weston Business and Technology Park – South and connect the Camp Phillips Center development to industrial jobs and the State Highway 29/County Road J interchange. Portions of this TID-benefitting project are outside of the amended TID boundary, but within ½ mile of TID #1.	Weston Business and Technology Park	$11,260,000	2nd
21	East Jelinek and Von Kanel Streets Reconstruction	Reconstruct East Jelinek Avenue from County Road X to Von Kanel Street, and Von Kanel Street from East Jelinek to Schofield Avenues. Improvements would tie in to redevelopment of County Road X corridor and support redevelopment of the properties between East Jelinek and Schofield Avenue west of Von Kanel and east of the entrance to the Stillwater Landing Mobile Home Park. Project would include street reconstruction and entrances, utilities, storm sewer, bicycle/pedestrian facilities, and right-of-way acquisition.	County Road X Corridor, Central and Northern Districts	$2,340,000	3rd
22	**Construction of Well 7**	**Construction of a new well house, pumps, reservoir, and well access. Location planned for Yellowbanks Park, which is outside of TID #1. However, new well would serve increased capacity needs for redevelopment along the County Road X corridor and other lands within TID #1. Permitted under Section 66.1105(2)(f)1 k of Statutes, if TID bears only proportionate share of cost.**	**County Road X Corridor, Central and Northern Districts**	**$275,000 [1]**	**1st**
Total Estimated Cost of All Above Projects [1]				$92,065,660	
Total Estimated Cost of Those Above Projects included in Cash Flow Analysis (bolded projects) [1]				$41,615,971	

Notes:
[1] Cost estimate is for portion of total project cost assignable to TID #1 (see also Table 3).
[2] Additional infrastructure projects may be funded by the TID under the Development Incentives program described later in this Project Plan. Cost estimates above include contingency (10%) and engineering, legal, and administrative expenses (15%).

Development Incentives

In addition to direct cost support for feasible projects described in Table 1, this Project Plan includes a program for TID funding incentives for building projects and investments that significantly advance the goals of this TID. The availability of incentives depends on an analysis of each particular building opportunity under a set of criteria that reflects the village's objectives and the focus on success of the TID. The general criteria that will be utilized are as follows:

1. Compatibility with village's vision, design standards, and recommended land uses, as articulated in the village's *Comprehensive Plan* and generally described earlier in this Project Plan.
2. Projects that meet and ideally exceed applicable zoning requirements, particularly those that will positively affect property values following construction.
3. Capacity to open new markets and niches, such as advanced manufacturing, food-based businesses, and shopping and dining opportunities not currently present in Weston.
4. Extent to which project will meet/exceed tax increment value targets of the TID, or for the particular subarea in which the project is proposed.
5. Level of village risk in providing financial support, including consideration of an increment guarantee from the entity seeking the incentive.
6. Potential catalytic effect of project, for example as the first significant redevelopment project along County Road X.
7. Likelihood of business attracting other desirable businesses to Weston, through agglomeration, spin-off development, or supplier/customer relationships.
8. Extent to which the project complements or advances existing businesses in Weston.
9. Likely timetable for development and build-out of site is relatively short.
10. Projected number of employees and quality of jobs.
11. Projected wage/salary structure.
12. Extent to which the project incorporates principles of sustainable ("green") building and site design, advancing the village's charter member status as a "Green Tier Legacy" community.
13. Impact on the environment and nearby land uses, transportation, and utilities is negligible or mitigated by the project.
14. Impact on village service costs.
15. Level of competition from other states, regions, and municipalities.

The types of projects and initiatives for additional development incentive funds will vary depending upon the needs of each building project that the village elects to fund. Possible uses for these development incentive funds include, but are not limited to, assisting businesses and developers with the private costs incurred for:

1. Local public road and/or utility and construction projects beyond those described in Table 1, but specifically needed to serve the building project that is being considered.
2. Reimbursement for utility connection and impact fees associated with public infrastructure for which the village has adopted and requires such fees.
3. Land cost write downs.

4. Efforts to close financing gaps.
5. Site preparation, including demolition, remediation, and relocation when necessary.
6. Marketing expenses.
7. Job training.
8. Provision of development amenities that enhance the overall TID (e.g., building quality or landscaping that exceeds minimum ordinance standards).
9. Other reasonable expenses that may be necessary to accomplish the development project in a manner that meets the village's criteria, as described in the previous list.

Direct development incentive funds will be offered only if a binding agreement is executed between the entity requesting the funding and the village. Such agreements will be designed to assure completion of projects/initiatives for which funding support is provided, and future reimbursement of TID funding through future tax increment or as otherwise guaranteed by the recipient of TID assistance.

Summary of Total Estimated TID Project Costs

Table 2 contains information relative to the projects and expenditures that the village anticipates it will undertake within TID #1 during the remainder of the expenditure period. In addition, included for reference purposes, is a listing of the project cost estimates for the original TID #1 Project and the 1st amended plan, and the status of actual expenditures as of December 31, 2017.

All future projected costs are based on 2018 prices and are preliminary estimates. The village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The village also reserves the right to increase certain project costs to the extent others are reduced or not implemented. This Project Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects.

2018 amended project costs for infrastructure may be financed directly by the village or the village may provide a development incentive to reimburse for public infrastructure costs. The village can use either approach to pay for public infrastructure costs listed.

All projects identified in Table 1 are TID eligible, but Table 2 provides the aggregate cost for only those projects supported by the cash flow analysis later in this Project Plan. The village will use increment generated within TID #1 to pay for project costs supported by the overall cash flow of TID #1 and will used a phased approach, so project costs are incurred to match the pace of development. While all projects in Table 1 are TID eligible, the village does not anticipate increment will be sufficient to support all of the project costs. The village can use increment to pay for project costs identified in Table 1 that are not being supported by the cash flow analysis if increment is available and exceeds projections, or if other projects costs identified as being funded do not proceed or are not authorized by the Village Board. The village will be able to adjust the prioritization of projects based on the increment generated and the ability of the TID to support project costs.

Table 2: Original and Amended TID #1 Project Costs

Cost Category	(1) Original & Amendment #1 Project Costs	(2) Actual Expended Costs as of 12/31/2017	(3) 2018 Project Cost Allowance Supported by Cash Flow Analysis	(2) + (3) Total Amended Costs
Infrastructure & Related Project Construction	$20,101,575	$49,229,010	$41,615,971	$90,844,981
Development Incentives (beyond Table 1 infrastructure)	$1,875,000	$4,088,892	$5,000,000	$9,088,892
General Administrative, Legal, & Planning	$495,000	$2,024,433	$2,415,000	$4,439,433
Financing Costs (interest)	$22,993,926	$25,348,481	$18,268,446	$43,616,927
Inflation Cost Adjustment	$1,806,503	N/A	N/A	N/A
Totals	**$47,272,004**	**$80,690,816**	**$67,299,417**	**$147,990,233**

The $41,615,971 of infrastructure costs included in the 2018 Project Cost Allowance will be funded with a combination of CDA Lease Revenue Bonds, General Obligation debt, and cash as illustrated in the cash flow analysis. Development incentives and general administrative, legal, and planning costs will be paid with cash from increment generated.

Village of Weston

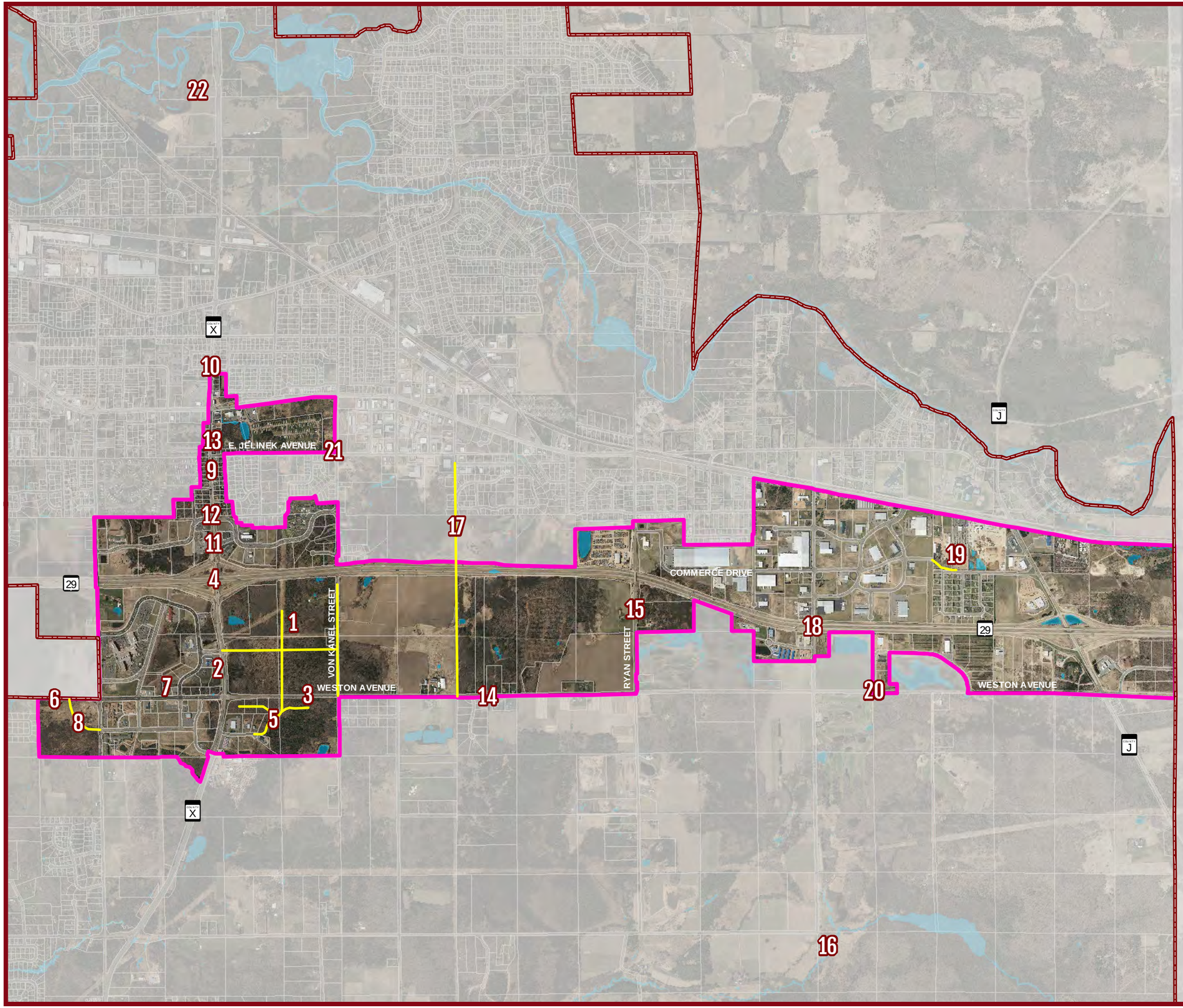
Marathon County, Wisconsin

Map 6 : Proposed Infrastructure and Related Projects

Map Creation Date:	8/7/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 0.25 0.5 1 Miles



Legend

- Potential Future Roads
- TID #1 Boundary
- Weston Boundary
- Surface Water

1	Southeast Quadrant (Camp Phillips Centre) Infrastructure Projects
2	County Rd X Reconstruction, State Highway 29 to Weston Avenue
3	Weston Avenue Reconstruction, County Road X to Von Kanel Street
4	Improvements to County Road X/State Highway 29 Interchange
5	Extension of Transport Way to Weston Avenue
6	Weston Avenue Reconstruction, Birch Street to Alderson Street
7	Water Tower Construction at Weston Avenue
8	Extension of Cross Pointe Boulevard to Weston Avenue
9	Camp Phillips Corridor Land Acquisition, Preparation and relocation, Community Center Drive to Schofield Avenue
10	County Road X Reconstruction, Schofield Avenue to Ross Avenue
11	County Road X Reconstruction, State Highway 29 to Community Center Drive intersection
12	County Road X Community Enhancement Infrastructure, Weston Avenue to Ross Avenue
13	County Rd X Reconstruction, Community Center Drive to Schofield Avenue
14	Weston Ave Reconstruction, Von Kanel Street to Ryan Street
15	Ryan Street Reconstruction
16	Bull Jr Creek Drainage Improvements for Neighborhood Storm water and Flood Management
17	Extension of Municipal Street to Weston Avenue
18	State Highway 29 Bike/Pedestrian Overpass at Zinser Street
19	Access Road to Connect Weston Business and Technology Park-North to County Road J via Christie Lane
20	Weston Ave Reconstruction, Ryan Street to County Road J
21	Reconstruction of E. Jelinek, County Road X to Von Kanel Street; and reconstruction of Von Kanel Street, Barbican Avenue to Schofield Avenue
22	Construction of Well 7

Other Potential Sources of Funding

TID project costs are generally funded from the issuance of debt, with the principal and interest paid back with tax increment from property within the TID, or directly by tax increments generated by the TID.

The Project Plan was written with the assumption that there would be some non-TID funding to offset TID project costs in Table 1. Non-TID funding is defined as funds from sources that will not be reimbursed through tax increments generated by the TID.

Table 3 enumerates the expected non-TID portions of funding that may be allocated to certain infrastructure projects serving TID 1, including but not necessarily limited to those listed in Table 1. The items listed in Table 3 and their amounts are not intended as guarantees that the entities from which outside support may be sought will provide it, or that such entities will provide the support in the amount indicated.

Table 3: Potential Non-TID Infrastructure Project Costs

Project Name	Location and Description	Non-TID Cost Estimate
Weston Avenue Water Tower	Potential funding from the water utility and impact fees to partially support this project.	$639,000
Bull Creek Jr. Stormwater and Flood Management	Flood control devices to limit or mitigate regular spring flooding of private land and Weston Avenue within this area.	$150,000
County Road X Reconstruction, Schofield Avenue to Ross Avenue	Potential funding from state, federal, and/or county governments, and/or from grants, assessments, or other means, to reconstruct this segment of Camp Phillips Road (County Road X).	$1,357,500
Ryan Street Multiuse Path (portion of Ryan Street Reconstruction project)	State or federal TAP-21, Stewardship, or other funding to support bike/ped facilities for this path component.	$87,500
County Road X Corridor Community Enhancement Infrastructure	Potential funding from state, federal, and/or county governments, and/or from grants, assessments, or other means for items like decorative street lights, landscaping, monuments, public art, banners, entryway signs and features, and way finding signs and features.	$1,699,550
Improvements to County Road X/Highway 29 Interchange	Potential funding from state, federal, and/or county governments, and/or from grants, assessments, or other means to reconstruct this interchange.	$3,551,775
Total Estimated Non-TID Infrastructure Costs		**$7,485,325**

It is the intent of the Village staff to identify potential non-TID funding sources, such as those listed below, for individual projects identified within this Project Plan and occurring in the TID. It will be the Village staff's responsibility, with Village Board approval, to submit applications

from promising funding sources and to develop any special assessment formulas as part of a comprehensive funding strategy.

- **State and Federal Economic Development Grants.** There are numerous State and federal grants available for economic development projects. Some of these include, but are not limited to, historic tax credits, low interest loans, the Community Based Economic Development (CBED) program, Transportation Economic Assistance (TEA), Community Development Block Grant (CDBG), and other programs administered by the Wisconsin Economic Development Corporation (or current equivalent agency).
- **Special Assessments.** Special assessments may be used as an independent source of funding, but more likely as a form of security for guarantees of tax base development.
- **Transportation Enhancement (TAP-21) Grants.** This State program is designed to support the costs for amenities associated with transportation projects including streetscaping, landscaping, and pedestrian improvements.
- **Technology Infrastructure Cost Recovery and Grants.** There are State and federal grants designed to enhance broadband internet service, including the Broadband Expansion Grant program from the Public Service Commission.
- **Renewable Energy Competitive Incentives Program (RECIP).** These grants may be available for infrastructure investment for renewable energies (i.e., wind, solar, biomass, biogas, geothermal).
- **U.S. Department of Energy Funding.** Competitive funding opportunities are available from the USDE through the Office of Energy Efficiency & Renewable Energy (EERE), the Advanced Research Projects Agency - Energy (ARPA-E), and other federal offices. Loan programs are also available for certain renewable energy and energy efficiency projects.

General Economic Feasibility

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to accomplish priority #1 projects and some priority #2 projects listed within Table 1 of this Project Plan, as highlighted in Table 1. A listing of “Available Financing Methods” follows.
- The village expects to complete the projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development.
- The development anticipated to occur as a result of the implementation of this Project Plan will generate sufficient tax increments to pay for only portions of the cost of the projects. Future development beyond what is included in this Plan will be needed to generate increment for all future phases.

Available Financing Methods

The following is a list of the types of obligations the village may choose to utilize:

- **General Obligation (G.O.) Bonds or Notes.** The village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN).
- **Bonds Issued to Developers ("Pay as You Go" Financing).** The village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Project Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of TID #1, the village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the village and, therefore, do not count against the village's statutory borrowing capacity.
- **Tax Increment Revenue Bonds.** The village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the village, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.
- **Utility Revenue Bonds.** The village can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible project costs in an equal amount.
- **Special Assessment "B" Bonds.** The village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the village determines that special assessments are appropriate, the village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the village's statutory

borrowing capacity. If special assessments are levied, the village must reduce the total eligible project costs under this Project Plan in an amount equal to the total collected.

Financing Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The village reserves the right to alter the implementation of this Project Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued. If financing as outlined in this Project Plan proves unworkable, the village reserves the right to use alternate financing solutions for the projects as they are implemented.

Table 4: Development Assumptions

Village of Weston, WI
Tax Increment District #1
Development Assumptions

Construction Year	Barbican Avenue	Community Center Drive 156 and 143	Annabel Court	Birchwood Highlands	Other senior housing (5 phases)	Weston Business and Technology park	Other Development or demolition	Camp Philips (75% of projected Value)	Annual Total	Construction Year
2018	1,500,000			831,100			0	0	2,331,100	2018
2019				1,200,000		1,500,000	0	8,959,976	11,659,976	2019
2020						1,500,000	(1,830,000)	11,973,560	11,643,560	2020
2021						1,500,000	6,000,000	10,769,612	18,269,612	2021
2022		3,500,000				1,500,000	4,000,000	15,553,256	24,553,256	2022
2023	4,000,000					1,500,000	0	7,186,645	12,686,645	2023
2024					1,000,000	1,500,000	0	15,720,952	18,220,952	2024
2025			8,000,000		1,000,000	1,500,000	14,000,000	1,928,829	26,428,829	2025
2026					1,000,000	1,500,000	0	7,699,666	10,199,666	2026
2027	4,000,000	3,500,000			1,000,000	1,500,000	0	1,750,448	11,750,448	2027
2028					1,000,000	1,500,000	8,500,000	1,762,880	12,762,880	2028
2029						1,500,000	0	1,849,787	3,349,787	2029
Totals	9,500,000	7,000,000	8,000,000	2,031,100	5,000,000	16,500,000	30,670,000	85,155,608	163,856,708	
	2018 Kwik Trip Commercial 2023 & 2027 40,000 sq feet $100/sq. ft.	Comparable to existing development on street	100,000 sq. ft. Strip Mall $80/sq. foot			50,000 sq feet $30/sq. foot				

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Table 5: Revenue Projections

Village of Weston, WI

Tax Increment District #1

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)	
District Creation Date	March 30, 1998	
Valuation Date	Jan 1,	1998
Max Life (Years)	23	
Expenditure Period/Termination		3/30/2026
Revenue Periods/Final Year		3/30/2031
Extension Eligibility/Years	Special Leg.	
Recipient District	No	

Base Value	15,241,600
Appreciation Factor	0.00%
Base Tax Rate	$23.03
Rate Adjustment Factor	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
2016	11,084,100	2017	0	**220,684,100**	2018	**$23.03**	**5,082,333**
2017	17,837,700	2018	0	**238,521,800**	2019	$23.03	**5,493,133**
2018	2,331,100	2019	0	240,852,900	2020	$23.03	**5,546,818**
2019	11,659,976	2020	0	252,512,876	2021	$23.03	**5,815,346**
2020	11,643,560	2021	0	264,156,436	2022	$23.03	**6,083,496**
2021	18,269,612	2022	0	282,426,047	2023	$23.03	**6,504,244**
2022	24,553,256	2023	0	306,979,303	2024	$23.03	**7,069,703**
2023	12,686,645	2024	0	319,665,948	2025	$23.03	**7,361,875**
2024	18,220,952	2025	0	337,886,899	2026	$23.03	**7,781,502**
2025	26,428,829	2026	0	364,315,728	2027	$23.03	**8,390,155**
2026	10,199,666	2027	0	374,515,394	2028	$23.03	**8,625,052**
2027	11,750,448	2028	0	386,265,842	2029	$23.03	**8,895,664**
2028	12,762,880	2029	0	399,028,721	2030	$23.03	**9,189,592**
2029	3,349,787	2030	0	402,378,508	2031	$23.03	**9,266,737**
Totals	**$192,778,508**		**0**			**Future Value of Increment**	**101,105,648**

Notes:

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

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Table 6: Cash Flow Analysis

Village of Weston, WI

Tax Increment District #1

Cash Flow Projection (New TID development and 75% of Camp Philips value) Page 1 of 3

Year	Projected Revenues							Expenditures								
								CDA Lease Revenue Bonds $19,255,000			CDA Lease Revenue Bonds $42,600,000					
								Dated Date:	07/13/17		Dated Date:	04/01/19				
	Tax Increments	Computer Aid	BAB Rebate	Reserve Fund Payout	Transfer from Special Revenue CDA/TIF #1	Refunding Proceeds	Total Revenues	Principal	Rate	Interest	Principal	Est. Rate	Interest[1]	Total New CDA Debt Payments	CDA Coverage	Year
2017								(10/1)			(10/1)					2017
2018	$5,082,333	$28,469	$35,930		$35,000		$5,181,731	$1,130,000	1.25%	$426,863				$1,556,863	3.33	2018
2019	$5,493,133	$27,900	$32,318		$35,000		$5,588,350	$1,135,000	1.40%	$412,738	$1,850,000	2.40%	$730,807	$4,128,545	1.35	2019
2020	$5,546,818	$27,342	$23,271		$35,000		$5,632,431	$1,145,000	1.50%	$396,848	$300,000	2.58%	$1,417,214	$3,259,062	1.73	2020
2021	$5,815,346	$26,795			$35,000	$2,000,000	$7,877,141	$1,160,000	1.60%	$379,673	$1,350,000	2.75%	$1,409,474	$4,299,147	1.83	2021
2022	$6,083,496	$26,259			$35,000		$6,144,755	$1,180,000	1.75%	$361,113	$1,650,000	2.86%	$1,372,349	$4,563,462	1.35	2022
2023	$6,504,244	$25,734			$35,000		$6,564,977	$1,200,000	1.90%	$340,463	$2,025,000	3.01%	$1,325,159	$4,890,622	1.34	2023
2024	$7,069,703	$25,219			$35,000		$7,129,922	$1,225,000	2.00%	$317,663	$2,525,000	3.16%	$1,264,207	$5,331,869	1.34	2024
2025	$7,361,875	$24,715			$35,000		$7,421,589	$1,255,000	2.15%	$293,163	$2,825,000	3.28%	$1,184,417	$5,557,579	1.34	2025
2026	$7,781,502	$24,220			$35,000		$7,840,722	$1,285,000	2.25%	$266,180	$3,230,000	3.39%	$1,091,757	$5,872,937	1.34	2026
2027	$8,390,155	$23,736			$35,000		$8,448,891	$1,320,000	2.40%	$237,268	$3,900,000	3.41%	$982,260	$6,439,527	1.31	2027
2028	$8,625,052	$23,261			$35,000		$8,683,313	$1,355,000	2.60%	$205,588	$4,225,000	3.52%	$849,270	$6,634,857	1.31	2028
2029	$8,895,664	$22,796			$35,000		$8,953,460	$1,400,000	2.75%	$170,358	$4,590,000	3.65%	$700,550	$6,860,907	1.30	2029
2030	$9,189,592	$22,340			$35,000		$9,246,932	$1,395,000	2.85%	$131,858	$5,025,000	3.74%	$533,015	$7,084,872	1.31	2030
2031	$9,266,737	$21,893		$6,185,500	$35,000		$15,509,130	$3,070,000	3.00%	$92,100	$9,105,000	3.79%	$345,080	$12,612,180	1.23	2031
Total	$101,105,648	$350,678	$91,518	$6,185,500	$490,000	$2,000,000	$110,223,345	$19,255,000		$4,031,870	$42,600,000		$13,205,555	$79,092,425		Total

Notes:

1. Rates based on Last CDA issue spread to AAA MMD, adjusted for AAA MMD of 6/25/18 + .50

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Village of Weston, WI

Tax Increment District #1

Cash Flow Projection (New TID development and 75% of Camp Philips value) Page 2 of 3

Expenditures														
		Proposed G.O. Note $2,000,000			Proposed Takeout of 2018 G.O. Note $2,000,000									
		Dated Date:		08/01/18	Dated Date:		08/01/21							
Year	Total Existing G.O. Debt Payments	Principal	Rate	Interest	Principal	Rate	Interest	Interest /Fiscal Charges	Cross Pointe Payments	ATC Contract	Admin. (Salaries & Benefits)	Other Capital Expenditures	Total Expenditures	Year
2017		(8/1)			(8/1)									2017
2018	$540,113			$60,000				$5,000	$125,000	$500,000	$141,321		$2,928,297	2018
2019	$907,989			$60,000				$5,000	$150,000		$145,561		$5,397,094	2019
2020	$1,833,095			$60,000				$5,000	$150,000		$149,927		$5,457,084	2020
2021	$117,508	$2,000,000	3.00%	$60,000				$5,000	$500,000		$154,425		$7,136,080	2021
2022					$165,000	4.00%	$80,000	$5,000	$210,000		$159,058	$1,900,000	$7,082,520	2022
2023					$175,000	4.00%	$73,400	$5,000			$163,830	$1,260,000	$6,567,851	2023
2024					$180,000	4.00%	$66,400	$5,000			$168,745	$1,375,000	$7,127,014	2024
2025					$185,000	4.00%	$59,200	$5,000			$173,807	$1,445,000	$7,425,586	2025
2026					$195,000	4.00%	$51,800	$5,000			$179,021	$1,535,000	$7,838,758	2026
2027					$205,000	4.00%	$44,000	$5,000			$184,392		$6,877,919	2027
2028					$210,000	4.00%	$35,800	$5,000			$189,924		$7,075,581	2028
2029					$220,000	4.00%	$27,400	$5,000			$195,621		$7,308,928	2029
2030					$230,000	4.00%	$18,600	$5,000			$201,490		$7,539,962	2030
2031					$235,000	4.00%	$9,400	$5,000			$207,535		$13,069,114	2031
Total	$3,398,706	$2,000,000		$240,000	$2,000,000		$466,000	$70,000	$1,135,000	$500,000	$2,414,656	$7,515,000	$98,831,787	Total

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Village of Weston, WI

Tax Increment District #1

Cash Flow Projection Page 3 of 3

Balances				All Debt	All Debt Coverage	
Year	Annual	Cumulative	Principal Outstanding (All Debt)			Year
2017		($419,165)	$22,328,685			2017
2018	$2,253,435	$1,834,270	$22,786,725	$2,156,976	2.40	2018
2019	$191,256	$2,025,526	$61,606,020	$5,096,534	1.10	2019
2020	$175,347	$2,200,872	$58,408,100	$5,152,157	1.09	2020
2021	$741,061	$2,941,933	$55,785,000	$6,476,655	1.22	2021
2022	($937,764)	$2,004,169	$52,790,000	$4,808,462	1.28	2022
2023	($2,874)	$2,001,295	$49,390,000	$5,139,022	1.28	2023
2024	$2,908	$2,004,203	$45,460,000	$5,578,269	1.28	2024
2025	($3,997)	$2,000,207	$41,195,000	$5,801,779	1.28	2025
2026	$1,964	$2,002,171	$36,485,000	$6,119,737	1.28	2026
2027	$1,570,972	$3,573,143	$31,060,000	$6,688,527	1.26	2027
2028	$1,607,733	$5,180,875	$25,270,000	$6,880,657	1.26	2028
2029	$1,644,531	$6,825,407	$19,060,000	$7,108,307	1.26	2029
2030	$1,706,970	$8,532,377	$12,410,000	$7,333,472	1.26	2030
2031	$2,440,016	$10,972,392	$0	$12,856,580	1.21	2031
Total				$87,197,131		Total

Notes:

1. Cumulative fund balance for 2017 is based on audited results.

Table 7: Estimated Portion of Taxes Paid by Each Taxing Jurisdiction

Statement of Taxes Data Year:	2017	
County	44,386,374	74.68%
Municipality	5,683,373	9.56%
School District	9,242,253	15.55%
Technical College	125,670	0.21%
Total	59,437,670	

Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2018	3,795,343	485,968	790,277	10,746	5,082,333	2018
2019	4,102,117	525,248	854,154	11,614	5,493,133	2019
2020	4,142,207	530,381	862,502	11,728	5,546,818	2020
2021	4,342,736	556,058	904,257	12,295	5,815,346	2021
2022	4,542,983	581,698	945,952	12,862	6,083,496	2022
2023	4,857,186	621,930	1,011,377	13,752	6,504,244	2023
2024	5,279,454	675,998	1,099,303	14,948	7,069,703	2024
2025	5,497,640	703,935	1,144,734	15,565	7,361,875	2025
2026	5,811,006	744,060	1,209,984	16,453	7,781,502	2026
2027	6,265,531	802,259	1,304,626	17,739	8,390,155	2027
2028	6,440,945	824,719	1,341,151	18,236	8,625,052	2028
2029	6,643,031	850,595	1,383,230	18,808	8,895,664	2029
2030	6,862,528	878,700	1,428,934	19,430	9,189,592	2030
2031	6,920,137	886,076	1,440,930	19,593	9,266,737	2031
	75,502,844	9,667,625	15,721,410	213,769	101,105,648	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

EHLERS
LEADERS IN PUBLIC FINANCE

Potential Relocation

It is anticipated that there will be no displaced persons (residents) from project activities as currently contemplated. It is possible that future redevelopment activities in the County Road X Corridor area and elsewhere may require relocation expenses under Wisconsin law. If projects causing displacement of individuals or businesses are pursued, the village will prepare and obtain approval of a relocation plan as required by law and will provide relocation assistance and payments as outlined in the approved plan.

APPENDIX A: BOUNDARY DESCRIPTION

A parcel of land located in the SE ¼ of the SW ¼ , SW ¼ of the SW ¼, and NW ¼ of the SW ¼ all of Section 16; the SE ¼ of the SE ¼ and NE ¼ of the SE ¼ all of Section 17; the NE ¼ of the SW ¼ , SE ¼ of the NW ¼ , SE ¼ of the SE ¼ , SW ¼ of the SE ¼ , NE ¼ of the SE ¼ , NW ¼ of the SE ¼ , SW ¼ of the NE ¼ , SE ¼ of the NW ¼ and NE ¼ of the NE ¼ all of Section 20; the SW ¼ of the NW ¼ , SE ¼ of the NW ¼ , NE ¼ of the NW ¼ , NW ¼ of the NW ¼, SW ¼ of the SW ¼ , SE ¼ of the SW ¼ , NE ¼ of the SW ¼ , NW ¼ of the SW ¼, SW ¼ of the SE ¼ , SE ¼ of the SE ¼ , NE ¼ of the SE ¼ , NW ¼ of the SE ¼, SE ¼ of the NE ¼ and SW ¼ of the NE ¼ all of Section 21; SW ¼ of the SW ¼ , SE ¼ of the SW ¼ , NE ¼ of the SW ¼ , NW ¼ of the SW ¼, SE ¼ of the NE ¼ , SW ¼ of the NE ¼, NW ¼ of the SE ¼, NE ¼ of the SE ¼ and the SW ¼ of the SE ¼ all of Section 22; the SW ¼ of the NW ¼ , SE ¼ of the NW ¼ , NE ¼ of the NW ¼ , SE ¼ of the SW ¼ , NE ¼ of the SW ¼ , NW ¼ of the SW ¼, SW ¼ of the SE ¼, SE ¼ of the SE ¼ , NE ¼ of the SE ¼ , NW ¼ of the SE ¼, SW ¼ of the NE ¼, SE ¼ of the NE ¼, NE ¼ of the NE ¼ and the NW ¼ of the NE 1/4 all of Section 23; the SW ¼ of the SW ¼ , SE ¼ of the SW ¼ , NE ¼ of the SW ¼ , NW ¼ of the SW ¼, SW ¼ of the SE ¼ , SE ¼ of the SE ¼ , NE ¼ of the SE ¼ , NW ¼ of the SE ¼, SE ¼ of the NE ¼, SW ¼ of the NE ¼, SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ all of Section 24; the NE ¼ of the NW ¼ , NW ¼ of the NW ¼ , the NE ¼ of the NE ¼ and the NW ¼ of the NE ¼ all of Section 25; the NW ¼ of the NW ¼ , NE ¼ of the NW ¼, NW ¼ of the NE ¼ and NE ¼ of the NE ¼ all of Section 27, the NW ¼ of the NW ¼, NE ¼ of the NW ¼, NE ¼ of the NE ¼ and the NW ¼ of the NE ¼ all of Section 28; the NE ¼ of the NW ¼ , NW ¼ of the NE ¼, NE ¼ of the NE ¼ and the SE ¼ of the NE ¼ all of Section 29, all of 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 NE ¼ 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 west line of said NE ¼ of the NW ¼ of Section 26; thence northerly along said west line of the NE ¼ of the NW ¼ of Section 26 to the NW corner of said NE ¼ of the NW ¼ of Section 26; thence Northerly along the west line of the SE ¼ of the SW ¼ of Section 23 and the East line of Marathon County Certified Survey Map No. 17439 recorded in Volume 83 of Certified Survey Maps on Page 96 to the NW corner of said SE ¼ of the SW ¼ of Section 23; thence westerly along the North line of said SW ¼ of the SW ¼ of Section 23 and the north line of said Marathon County Certified Survey Map No. 17439 to the west line of Lot 4 of Highview Business Park; thence northerly along said west line of Lot 4 of Highview Business Park to the southerly right of way of State Highway 29; thence westerly along said southerly right of way of State Highway 29 to west line of Marathon County Certified Survey Map No. 10226, recorded in Volume 42 of Certified Survey Maps on Page 49 and the west line of the SW

¼ of said Section 21; thence southerly along said west line of Marathon County Certified Survey Map No. 10226 to the north line of Marathon County Certified Survey Map No. 17439, recorded in Volume 83 of Certified Survey Maps on Page 96; thence westerly along said north line of Marathon County Certified Survey Map No. 17439 to the east right of way line of Ryan Street; thence southerly along the east right of way line of Ryan Street to the south right of way of Weston Avenue; thence westerly along said south right of way line of Weston Avenue to the East line the NW ¼ of the NW ¼ of said Section 27; thence southerly along said east line of the NW ¼ of the NW ¼ of Section 27 to the South Line of said NW ¼ of the NW ¼ of Section 27; thence Westerly along said South line of the NW ¼ of the NW ¼ of Section 27 to the SE corner of the NE ¼ of the NE ¼ of said Section 28; thence Westerly along the south line of said NE ¼ of the NE ¼ and NW ¼ of the NE ¼ of said Section 28 to the west right of way line of Heeren Street; thence northerly along said west right of way line of Heeren Street to the south right of way line of Weston Avenue; thence westerly along said south right of way 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 NW ¼ of the NE ¼ of said Section 28; thence westerly along the south line of said NW ¼ of the NE ¼ , and the south line of the N ½ of the NW ¼ of Section 28 to the southeast corner of the NE ¼ of the NE ¼ of Section 29; thence westerly along the south line of said NE ¼ of the NE ¼ of Section 29 to the westerly right of way of County Trunk Highway "X" (Camp Phillips Road); thence southwesterly along the westerly right of way of County Road "X" (Camp Phillips Road) to the southwesterly line of Outlot 1 of Marathon County Certified Survey Map No. 13692, recorded in Volume 60 of Certified Survey Maps on Page 69; thence northwesterly along said southwesterly line of Outlot 1 of Marathon County Certified Survey Map No. 13692 to the south line of said NE ¼ of the NE ¼ of Section 29; thence westerly along the south line of said NE ¼ of the NE ¼, NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Section 29 to the southwest corner of said NE ¼ of the NW ¼ of Section 29; thence northerly along the west line of said NE ¼ of the NW ¼ of Section 29 to the northwest corner of said NE ¼ of the NW ¼ of Section 29; thence easterly along the north line of said NE ¼ of the NW ¼ of Section 29 to the northeast corner of said NE ¼ of the NW ¼ of Section 29; thence northerly along the west line of the SW ¼ of the SE ¼ of said Section 20 to the northwest corner of said SW ¼ of the SE ¼ of Section 20; thence westerly along the south line of the NE ¼ of the SW ¼ 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 said SE ¼ of the NW ¼ of Section 20; thence easterly to the northeast corner of said SE ¼ of the NW ¼ of Section 20; thence easterly along the north line of the S ½ of said NE ¼ of Section 20 to East line of Marathon County Certified Survey Map No. 405, recorded in Volume 2 of Certified Survey Maps on Page 155; thence northerly along said east line of Marathon County Certified Survey Map No. 405 to the northwest corner of a parcel of land described in Document No. 1122279; thence easterly along said east line of Marathon County Certified

Survey Map No. 405, north line of said parcel of land described in Document No. 1122279 and the north line of Lot 2 of Marathon County Certified Survey Map No. 6802, recorded in Volume 25 of Certified Survey Maps on Page 203, to the west right of way of Kathleen Street; thence northerly along said west right of way of Kathleen Street to the north right of way of East Monterey Avenue; thence easterly along said north right of way line of East Monterey Avenue to the west line of East View Lots Addition; thence northerly along said west line of East view Lots Addition to the south line of Lot 1 of Marathon County Certified Survey Map No. 14148, recorded in Volume 62 of Certified Survey Maps on Page 155; thence easterly along said south line of Lot 1 of Marathon County Certified Survey Map No. 14148 to the west line of Lot 3 of said Marathon County Certified Survey Map No. 14148; thence northerly along said west line of Lot 3 and Lot 2 of Marathon County Certified Survey Map No. 14148 to the north line of said Lot 2 of Marathon County Certified Survey Map No. 14148; thence easterly along said north line of Lot 2 of Marathon County Certified Survey Map No. 14148 to the east line of said Lot 1 of Marathon County Certified Survey Map No. 14148 and the west right of way of Winding Ridge Way; thence northerly along said west right of way of Winding Ridge Way to the southwest corner of Lot 3 of Indian Hills Addition; thence northerly along the west line of said Indian Hills Addition to the north right of way of Weston Pines Lane; thence easterly along said north right of way of Weston Pines Lane to the west right of way line of County Road "X" (Camp Phillips Road); thence northerly along said west right of way of County Road "X" (Camp Phillips Road) to an angle point in the west right of way; thence northwesterly along the west right of way of County Road "X" (Camp Phillips Road) to the south right of way of County Road "JJ" (Schofield Avenue); thence north to the north right of way of said County Road "JJ" (Schofield Avenue); thence easterly along the north right of way of County Road "JJ" (Schofield Avenue) to the said west right of way of County Road "X" (Camp Phillips Road); thence northerly along the west right of way of County Road "X" (Camp Phillips Road) to the westerly extension of the north line of a parcel of land described in Document No. 1473058; thence easterly along said north line and westerly extension thereof a parcel of land described in Document No. 1473058 to the northwest corner of a parcel of land described in Document No. 1569634; thence easterly along the north line of said parcel of land described in Document No. 1569634 to the west right of way of Zadra Street; thence southerly along said west right of way of Zadra Street to the North line of Parcel 1 of Marathon County Certified Survey Map No. 9044, recorded in Volume 36 on Page 47; thence easterly along said north line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to the east line of said Parcel 1 of Marathon County Certified Survey Map No. 9044; thence southerly along said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said northerly right of way of County Road "JJ" (Schofield Avenue); thence southerly along the southerly extension of said east line of Parcel 1 of Marathon County Certified Survey Map No. 9044 to said southerly right of way of County Road "JJ" (Schofield Avenue); thence easterly along said southerly right of way of County Road "JJ" (Schofield

Avenue) to the west right of way of Von Kanel Street; thence southerly along said west right of way of Von Kanel Street to the north right of way of East Jelinek Avenue; thence westerly along said north right of way of East Jelinek Avenue to the northerly extension of the west right of way Randy Jay Street; thence southerly along said northerly extension and west right of way of Randy Jay Street to the north right of way of Douglas Lane; thence easterly along said north right of way of Douglas Lane to the northerly extension of the east right of way line of Robin Street; thence southerly along the northerly extension and east right of way of Robin Street to the north right of way of East Everest Avenue; thence southerly to the south right of way of East Everest Avenue and the northeast corner of Outlot 2 of Barbican Center; thence southerly along the east line of said Outlot 2 of Barbican Center to the north line of Lot 11 of said Barbican Center; thence easterly along the north line of said Lots 11, 9 and 8 of Barbican Center to the West line of Lot 1 of Marathon County Certified Survey Map No. 16716, recorded in Volume 78 of Certified Survey Maps on Page 65; thence easterly along said west line of Lot 1 of Marathon County Certified Survey Map No. 16716 to the southeast corner of Lot 1 of Marathon County Certified Survey Map No. 12704, recorded in Volume 55 of Certified Survey Maps on Page 22; thence northerly along said west line of Lot 1 of Marathon County Certified Survey Map No. 16716 to the southerly right of way of East Everest Avenue; thence northerly along said southerly and easterly right of way of East Everest Avenue and the easterly right of way of Tower Ridge Place to the south right of way of Crest Ridge Avenue; thence easterly along the south right of way of Crest Ridge Avenue to the westerly line of Lot 39 of Ridgeview Subdivision; thence southerly along said westerly line of Lot 39 of Ridgeview Subdivision to the south line of said Lot 39 of Ridgeview Subdivision; thence easterly along the south line of Lots 39, 38, 37 and 35 of said Ridgeview Subdivision to the west right of way line of Von Kanel Street; thence easterly on the easterly extension of the south line of said Lots 39, 38, 37 and 35 of Ridgeview Subdivision to the east right of way 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 line of the SW ¼ of the NE ¼ of said Section 22; thence northerly along said west line of the SW ¼ of the NE ¼ of Section 22 to the North line of a parcel of land described in Document No. 1164409; thence along said north line of Document No. 1164409 to the west right of way of Ryan Street; thence northerly along said west right of way of Ryan Street to the north right of way of Feith Avenue; thence easterly along said north right of way of Feith Avenue to the intersection of the northerly extension of the east right of way of Randy Lyn Street and said north right of way of Feith Avenue; thence southerly along said east right of way of Randy Lyn Street and said northerly extension thereof to the North right of way of Ryan Amy Drive; thence easterly along the north right of way of Ryan Amy Drive to the west line of Marathon County Certified Survey Map No. 16818, recorded in Volume 79 of Certified Survey Maps on Page 19; thence along said west line of Marathon County Certified Survey Map No. 16818 to the southwest corner of

Marathon County Certified Survey Map No. 1182, recorded in Volume 5 of Certified Survey Maps on Page 110; thence northerly along the west line and northerly extension of said Marathon County Certified Survey Map No. 1182 to the north right of way of County Road “JJ” (Schofield Avenue); thence easterly along said north right of way line of County Road "JJ'' (Schofield Avenue) 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.

Village of Weston
Marathon County, Wisconsin

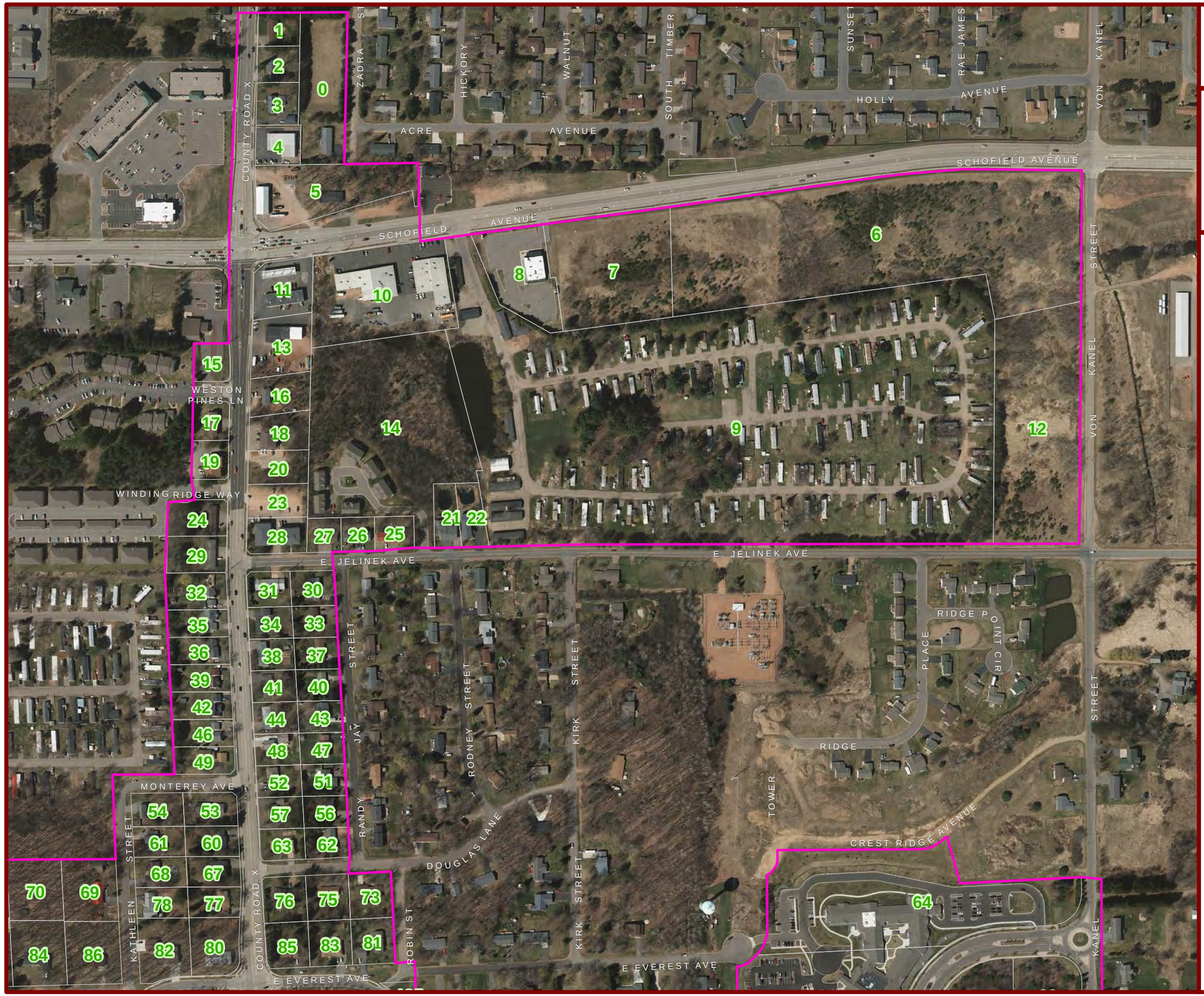
Map B-1: Amended TID #1 Boundary and Parcels (Tile 1)

Map Version 3

Map Creation Date:	8/29/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 150 300 600 Feet



Legend

Parcel Boundaries

Amended TID #1 Boundary

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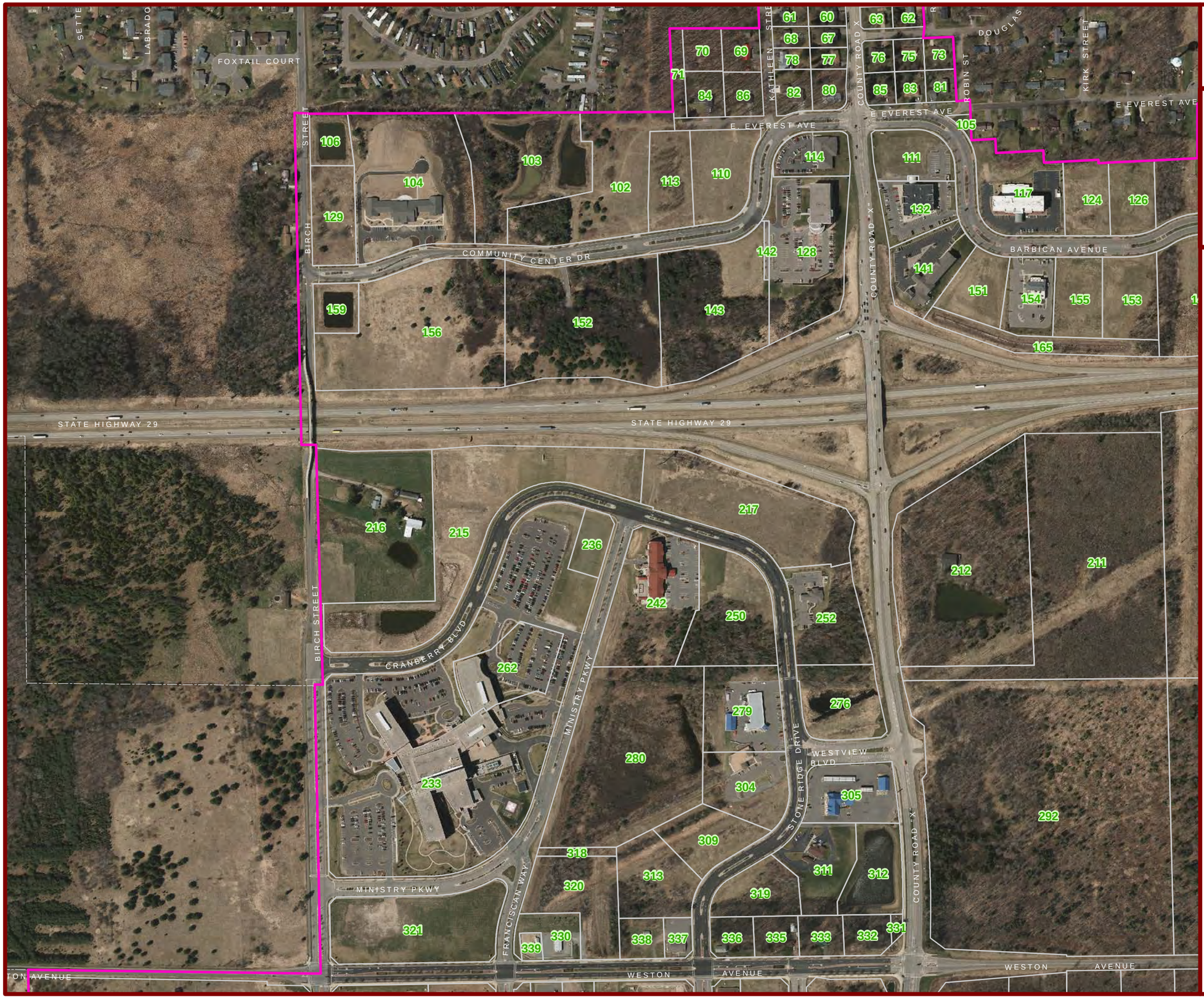
1	19228081630984	37	19228082120016
2	19228081630978	38	19228082120003
3	19228081630987	39	19228082010004
4	19228081630946	40	19228082120015
5	19228081630973	41	19228082120004
6	19228081630966	42	19228082010003
7	19228081630945	43	19228082120014
8	19228081630944	44	19228082120005
9	19228081630943	45	19228082320992
10	19228081630952	46	19228082010002
11	19228081630971	47	19228082120013
12	19228081630963	48	19228082120006
13	19228081630967	49	19228082010001
14	19228081630962	51	19228082120012
15	19228081740035	52	19228082120007
16	19228081630972	53	19228082010012
17	19228081740036	54	19228082010013
18	19228081630010	56	19228082120011
19	19228081740037	57	19228082120008
20	19228081630009	60	19228082010011
21	19228081630951	61	19228082010014
22	19228081630950	62	19228082120010
23	19228081630008	63	19228082120009
24	19228081740214	67	19228082010010
25	19228081630954	68	19228082010015
26	19228081630955	73	19228082120021
27	19228081630956	75	19228082120020
28	19228081630007	76	19228082120019
29	19228081740213	77	19228082010009
30	19228082120018	78	19228082010016
31	19228082120001	80	19228082010008
32	19228082010007	81	19228082120022
33	19228082120017	82	19228082010017
34	19228082120002	83	19228082120023
35	19228082010006	85	19228082120024

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin



Map B-2: Amended TID #1 Boundary and Parcels (Tile 2)

Map Version 3

Map Creation Date:	8/30/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet

Legend

Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number
69	19228082010989
70	19228082010997
71	19228082010995
84	19228082010998
86	19228082010988
102	19228082010026
103	19228082010021
104	19228082010031
106	19228082010020
110	19228082010982
113	19228082010029
114	19228082010981
128	19228082010980
129	19228082010030
142	19228082010018
143	19228082010028
152	19228082010023
156	19228082010024
159	19228082010019
215	19228082040971
216	19228082040986
217	19228082040962
233	19228082040959
236	19228082040957
242	19228082040956

Map ID	Parcel ID Number
250	19228082040955
252	19228082040961
262	19228082040958
276	19228082040960
279	19228082040974
280	19228082040958
304	19228082040967
305	19228082040966
309	19228082040966
311	19228082040978
312	19228082040977
313	19228082040965
318	19228082040984
319	19228082040964
320	19228082040954
321	19228082040973
330	19228082040953
331	19228082040968
332	19228082040001
333	19228082040002
335	19228082040003
336	19228082040004
337	19228082040005
338	19228082040006
339	19228082040994

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin

Map B-3: Amended TID #1 Boundary and Parcels (Tile 3)

Map Version 3

Map Creation Date: 8/27/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

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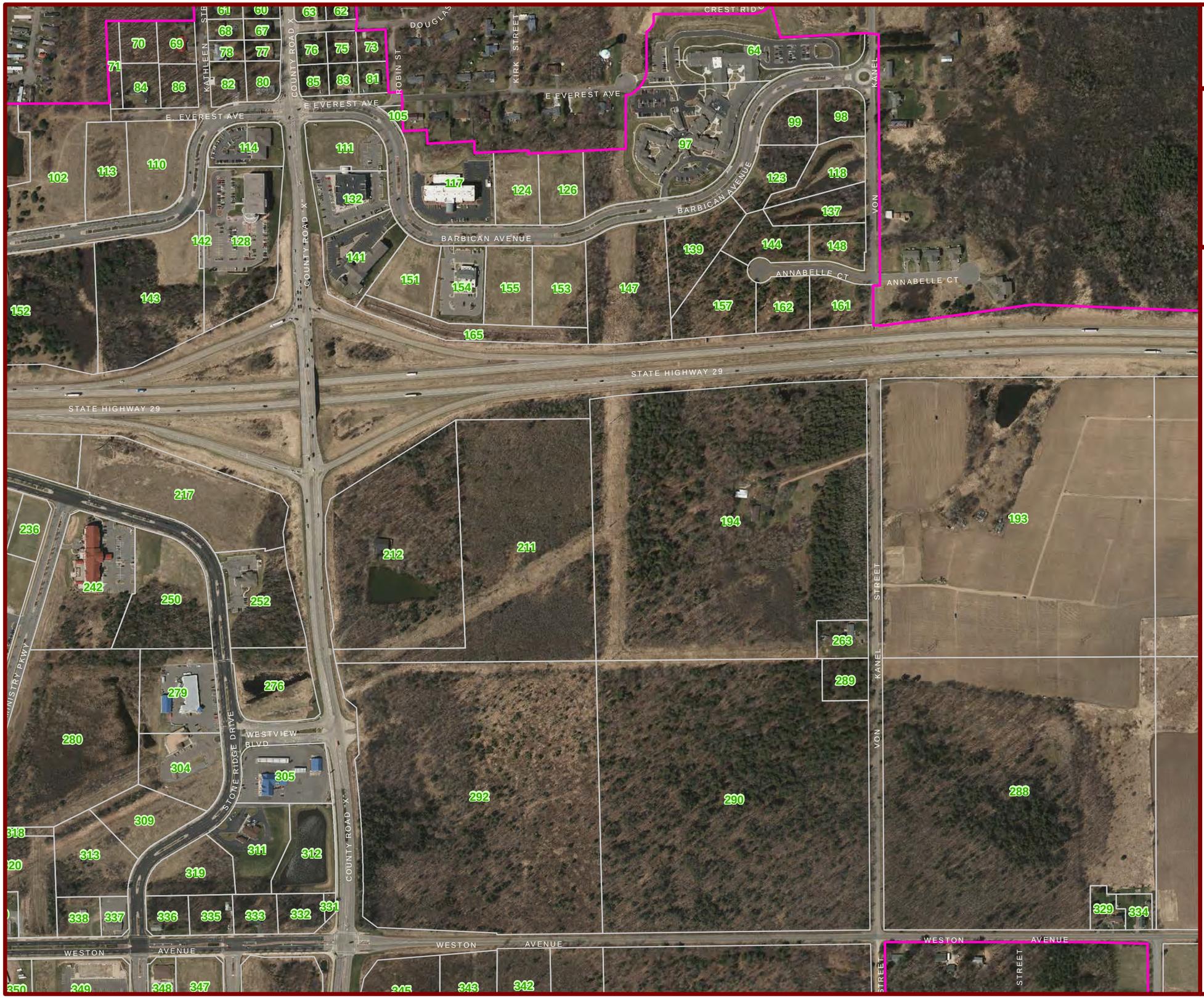

Legend

Parcel Boundaries
Amended TID #1 Boundary

Map ID	Parcel ID Number
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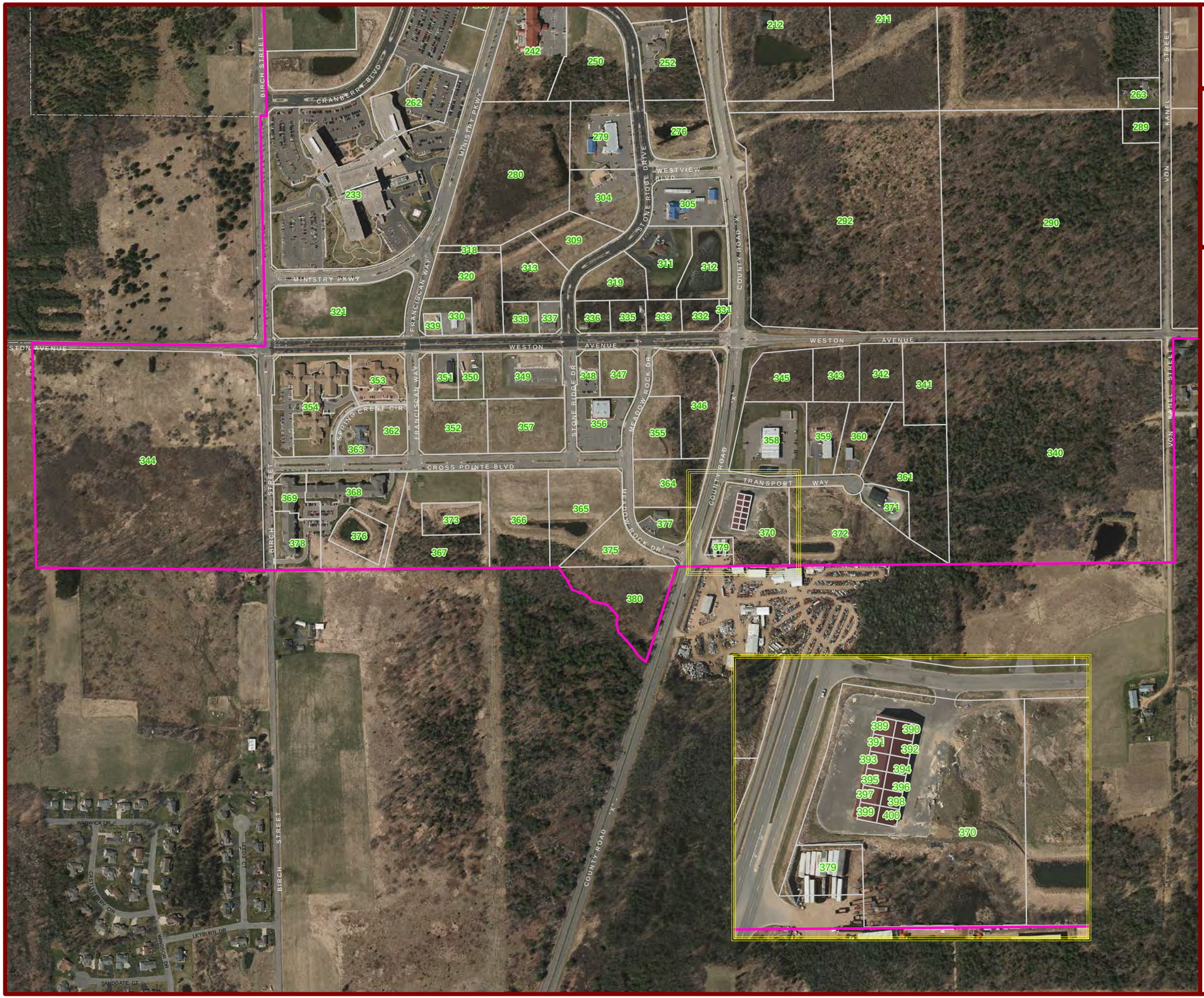
97	19228082120180
98	19228082120104
99	19228082120103
105	19228082120085
111	19228082120181
117	19228082120175
118	19228082120110
123	19228082120102
124	19228082120081
126	19228082120080
132	19228082120177
137	19228082120111
139	19228082120101
141	19228082120075
144	19228082120106
147	19228082120100
148	19228082120105
151	19228082120076

Map ID	Parcel ID Number
153	19228082120079
154	19228082120077
155	19228082120078
157	19228082120107
161	19228082120109
162	19228082120108
165	19228082120084
193	19228082140998
194	19228082130999
211	19228082130997
212	19228082130996
263	19228082130998
288	19228082140997
289	19228082130992
290	19228082130993
292	19228082130991
329	19228082140995
334	19228082140991

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin



Map B-4: Amended TID #1 Boundary and Parcels (Tile 4)

Map Version 3

Map Creation Date:	8/30/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet

Legend

Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
340	19228082820999	366	19228082910015
341	19228082820992	367	19228082910022
342	19228082820001	368	19228082910019
343	19228082820002	369	19228082910030
344	19228082920999	370	19228082820022
345	19228082820003	371	19228082820987
346	19228082910010	372	19228082820007
347	19228082910032	373	19228082910023
348	19228082910033	375	19228082910013
349	19228082910006	376	19228082910021
350	19228082910989	377	19228082910025
351	19228082910990	378	19228082910031
352	19228082910005	379	19228082910981
353	19228082910036	380	19228082910983
354	19228082910035	389	19228082820010
355	19228082910011	390	19228082820016
356	19228082910008	391	19228082820011
357	19228082910007	392	19228082820017
358	19228082820990	393	19228082820012
359	19228082820004	394	19228082820018
360	19228082820005	395	19228082820013
361	19228082820006	396	19228082820019
362	19228082910029	397	19228082820014
363	19228082910028	398	19228082820020
364	19228082910024	399	19228082820015
365	19228082910014	400	19228082820021

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin

Map B-5: Amended TID #1 Boundary and Parcels (Tile 5)

Map Version 3

Map Creation Date:	8/29/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

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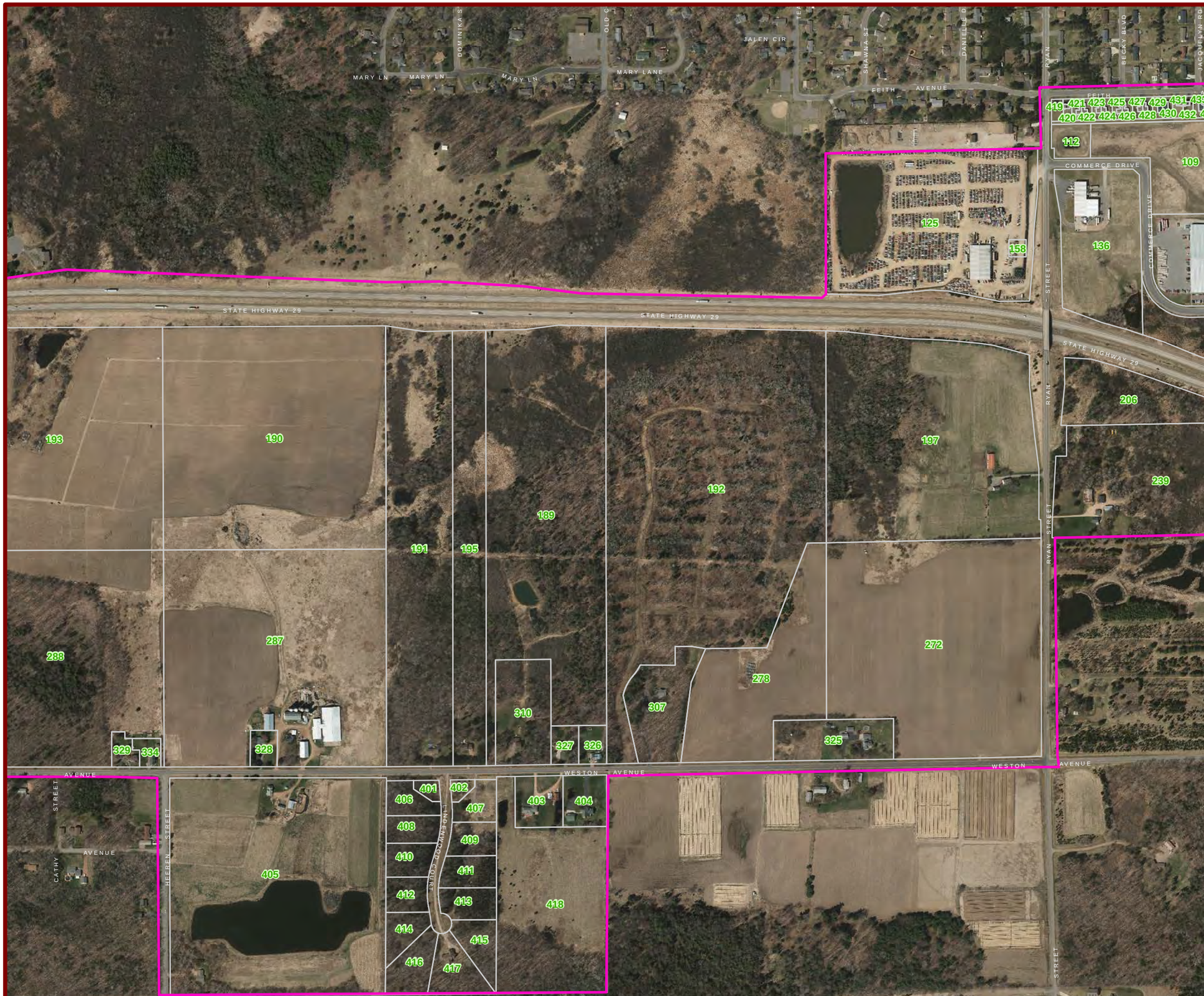

Legend

Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number
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158	19228082210982
189	19228082230985
190	19228082140999
191	19228082230986
192	19228082230984
195	19228082230987
197	19228082240997
272	19228082240996
278	19228082230988
287	19228082140993
307	19228082230983
310	19228082230996
325	19228082230992
326	19228082230994
327	19228082230995
328	19228082140992
401	19228082720013

Map ID	Parcel ID Number
402	19228082720014
403	19228082720992
404	19228082720996
405	19228082810999
406	19228082720001
407	19228082720012
408	19228082720002
409	19228082720011
410	19228082720003
411	19228082720010
412	19228082720004
413	19228082720009
414	19228082720005
415	19228082720008
416	19228082720006
417	19228082720007
418	19228082720993

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin

Map B-6: Amended TID #1 Boundary and Parcels (Tile 6)

Map Version 3

Map Creation Date: 8/29/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 125 250 500 Feet

Legend

Parcel Boundaries
Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
109	19228082210109	442	19228082210115
112	19228082210108	443	19228082210116
136	19228082210980	444	19228082210080
149	19228082210131	445	19228082320050
169	19228082210131	446	19228082210107
178	19228082330001	447	19228082320066
180	19228082330004	448	19228082320048
419	19228082210127	449	19228082320060
420	19228082210128	450	19228082320059
421	19228082210125	451	19228082320058
422	19228082210126	452	19228082320057
423	19228082210123	453	19228082320056
424	19228082210124	454	19228082320055
425	19228082210121	455	19228082320044
426	19228082210122	456	19228082320064
427	19228082210119	457	19228082320065
428	19228082210120	458	19228082320042
429	19228082210099	459	19228082320041
430	19228082210100	460	19228082320040
431	19228082210117	461	19228082320029
432	19228082210118	462	19228082320030
433	19228082210101	463	19228082320031
434	19228082210102	464	19228082320032
435	19228082210111	465	19228082320033
436	19228082210112	466	19228082320034
437	19228082210129	467	19228082320035
438	19228082210130	468	19228082320036
439	19228082210084	469	19228082320037
440	19228082210083	470	19228082320038
441	19228082210082	471	19228082320039

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

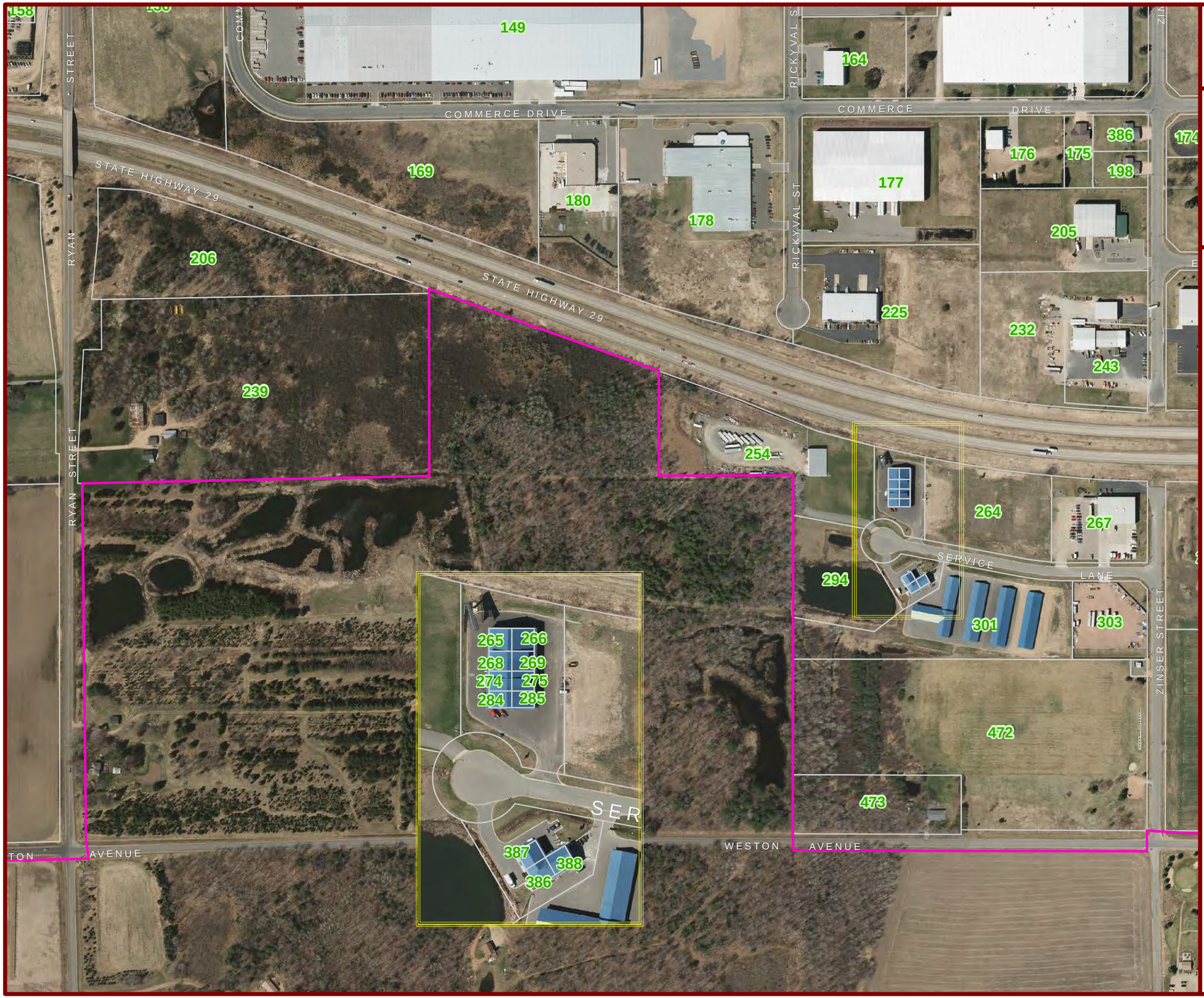
Village of Weston
Marathon County, Wisconsin

Map B-7: Amended TID #1 Boundary and Parcels (Tile 7)

Map Version 3

Map Creation Date: 8/29/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 187.5 375 750 Feet



Legend

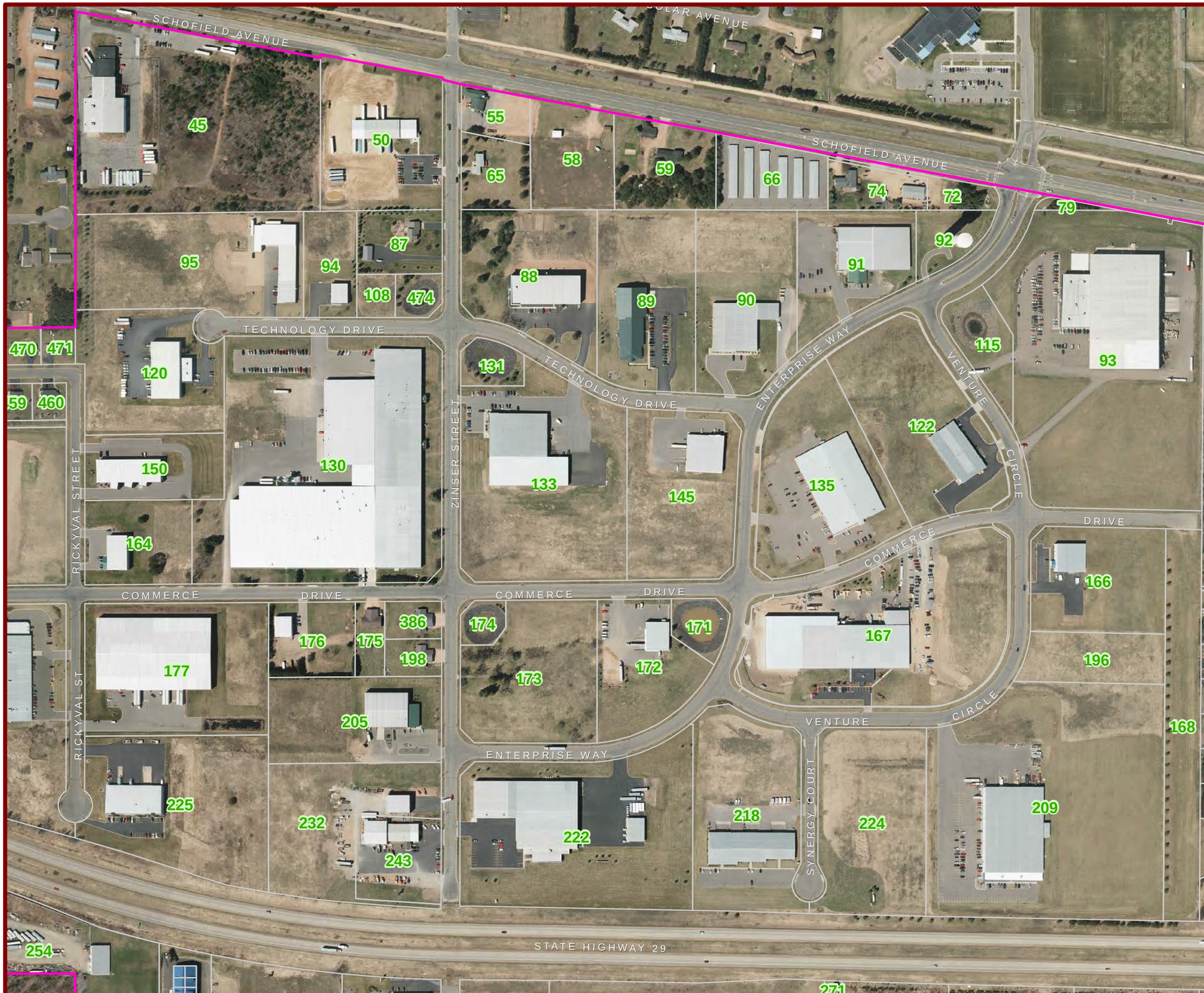
Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number
206	19228082240991
239	19228082240998
254	19228082330008
264	19228082330021
265	19228082330025
266	19228082330026
267	19228082330005
268	19228082330024
269	19228082330027
274	19228082330023

Map ID	Parcel ID Number
275	19228082330028
284	19228082330022
285	19228082330029
294	19228082330012
301	19228082330019
303	19228082330015
386	19228082330018
387	19228082330016
388	19228082330017
472	19228082330993
473	19228082330996

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.



Village of Weston
Marathon County, Wisconsin

Map B-8: Amended TID #1 Boundary and Parcels (Tile 8)

Map Version 3

Map Creation Date: 8/29/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 150 300 600 Feet

Legend

Parcel Boundaries
Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
45	19228082320992	133	19228082310018
50	19228082320976	135	19228082310025
55	19228082310987	145	19228082310019
58	19228082310990	150	19228082320952
59	19228082310956	164	19228082320953
65	19228082310991	166	19228082340023
66	19228082310986	167	19228082340002
72	19228082310957	168	19228082340006
74	19228082310958	171	19228082340013
79	19228082310957	172	19228082340014
87	19228082320970	173	19228082340012
88	19228082310962	174	19228082340011
89	19228082310959	175	19228082330972
90	19228082310020	176	19228082330959
91	19228082310021	177	19228082330954
92	19228082310022	196	19228082340022
93	19228082310965	198	19228082330967
94	19228082320954	205	19228082330960
95	19228082320941	209	19228082340009
108	19228082320939	218	19228082340992
115	19228082310964	222	19228082340994
120	19228082320942	224	19228082340991
122	19228082310024	225	19228082330957
130	19228082320945	232	19228082330969
131	19228082310023	243	19228082330992
474	19228082320938	386	19228082330968

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin

Map B-9: Amended TID #1 Boundary and Parcels (Tile 9)

Map Version 3

Map Creation Date: 8/29/2018
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston

0 125 250 500 Feet

Legend

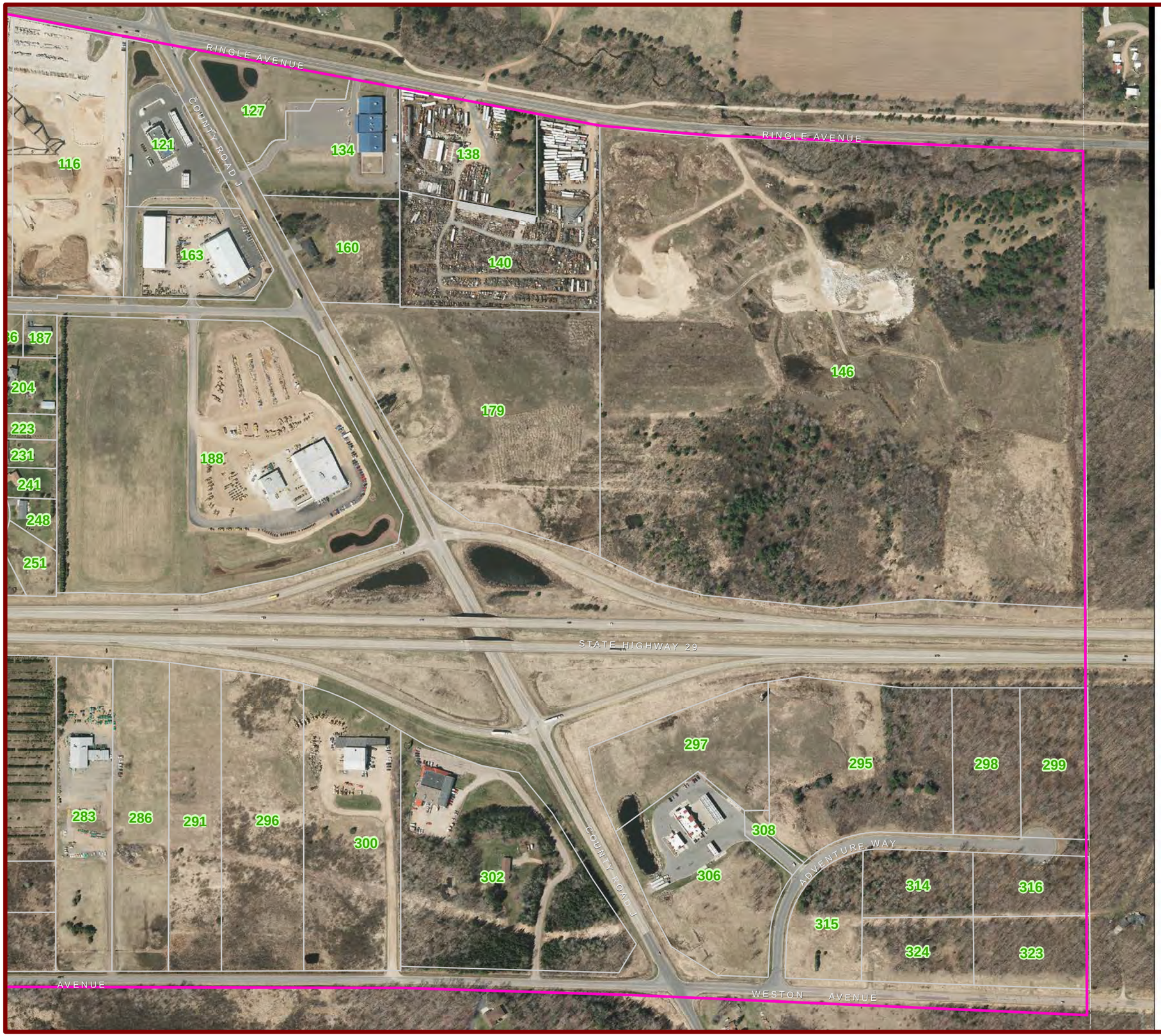
Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number
96	19228082420984
100	19228082420982
107	19228082420983
116	19228082420963
119	19228082420985
121	19228082420960
127	19228082420964
134	19228082420965
160	19228082420976
163	19228082420961
170	19228082430002
181	19228082430018
182	19228082430017
183	19228082430010
184	19228082430009
185	19228082430004
186	19228082430048
187	19228082430049
188	19228082430999
199	19228082430019
200	19228082430016
201	19228082430011
202	19228082430008
203	19228082430005
204	19228082430985
207	19228082430020
208	19228082430015
210	19228082430012
213	19228082430007
214	19228082430006
219	19228082430021

Map ID	Parcel ID Number
220	19228082430014
221	19228082430013
223	19228082430984
226	19228082430041
227	19228082430036
228	19228082430022
229	19228082430047
230	19228082430042
231	19228082430983
234	19228082430040
235	19228082430037
237	19228082430023
238	19228082430046
240	19228082430043
241	19228082430035
244	19228082430039
245	19228082430024
246	19228082430038
247	19228082430045
248	19228082430034
249	19228082430044
251	19228082430033
253	19228082430025
255	19228082430032
256	19228082430026
257	19228082430027
258	19228082430028
259	19228082430029
260	19228082430030
261	19228082430031

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.



Village of Weston
Marathon County, Wisconsin

Map B-10: Amended TID #1 Boundary and Parcels (Tile 10)

Map Version 3

Map Creation Date:	8/30/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 150 300 600 Feet

Legend

Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number
138	19228082410996
140	19228082410992
146	19228082440999
179	19228082440991
283	19228082430992
286	19228082430991
291	19228082430989
295	19228082440002
296	19228082430977
297	19228082440011
298	19228082440003

Map ID	Parcel ID Number
299	19228082440004
300	19228082430978
302	19228082440990
306	19228082440010
308	19228082440012
314	19228082440006
315	19228082440007
316	19228082440005
323	19228082440009
324	19228082440008

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

Village of Weston
Marathon County, Wisconsin

Map B-11: Amended TID #1 Boundary and Parcels (Tile 11)

Map Version 3

Map Creation Date:	8/30/2018
Adoption Date (TID):	xx/xx/xxxx
Map Author:	Nate Crowe

Map by the Technology Services Department
Village of Weston

0 200 400 800 Feet

Legend

Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number
270	19228082340024
271	19228082340024
273	19228082340024
277	19228082340024
281	19228082340024
282	19228082340024
317	19228082340024
322	19228082240996

Map ID	Parcel ID Number
381	19228082330023
382	19228082330028
383	19228082040960
384	19228082230988
385	19228082430052
475	19228082430992
476	19228082330029

Note: Not all parcels shown on this tile map are included in the above list. See other adjacent tile maps for those parcel ID numbers.

APPENDIX C: TAXING JURISDICTION CORRESPONDENCE

APPENDIX D: PROOFS OF PUBLICATION

APPENDIX E: JOINT REVIEW BOARD MINUTES

APPENDIX F: COMMUNITY DEVELOPMENT AUTHORITY PUBLIC HEARING MINUTES

APPENDIX G: COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION

APPENDIX H: VILLAGE BOARD RESOLUTION

APPENDIX I: JOINT REVIEW BOARD RESOLUTION

APPENDIX J: VILLAGE ATTORNEY OPINION