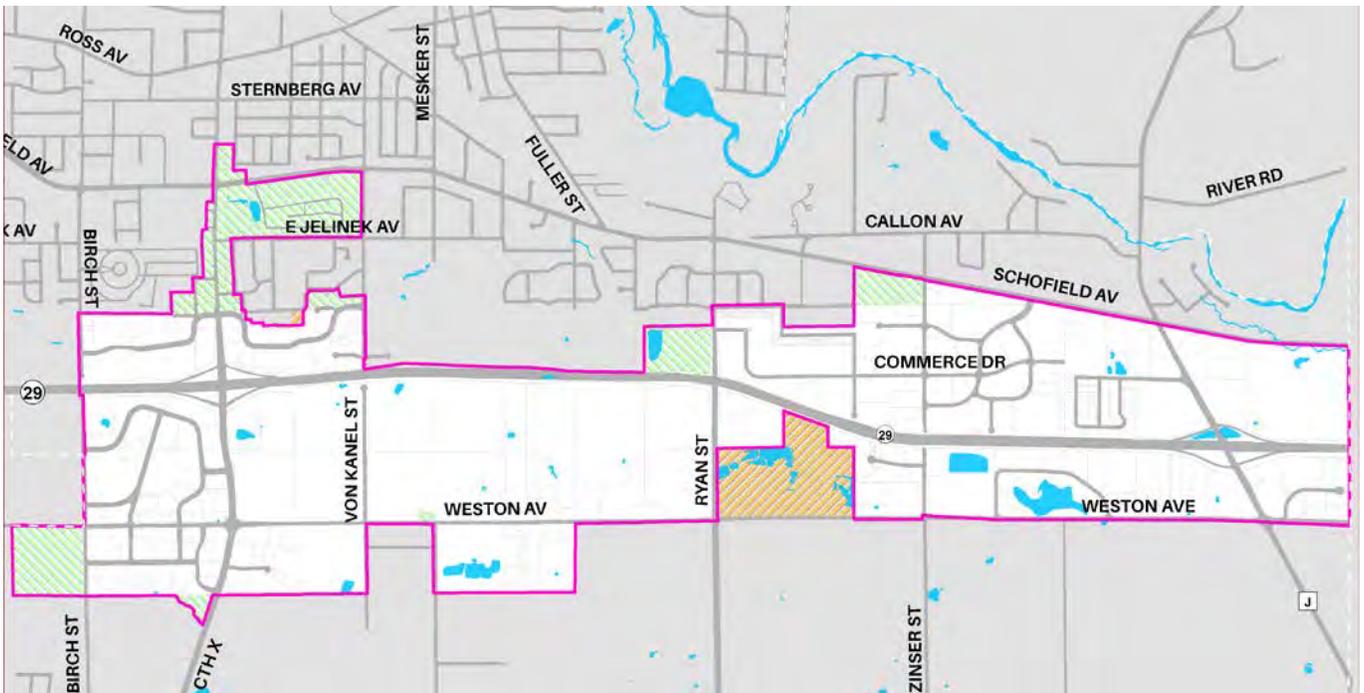




Village of Weston, Wisconsin Tax Incremental District No. 1 Project Plan, Amendment #2



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: 9/17/2018
Amended Project Plan #2 Adopted by the Weston Village Board: 9/17/2018
Amended Project Plan #2 Approved by the Joint Review Board: 10/3/2018

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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: 10/24/2018

Adoption Date (Village): 9/17/2018

Map Author: Nate Crowe

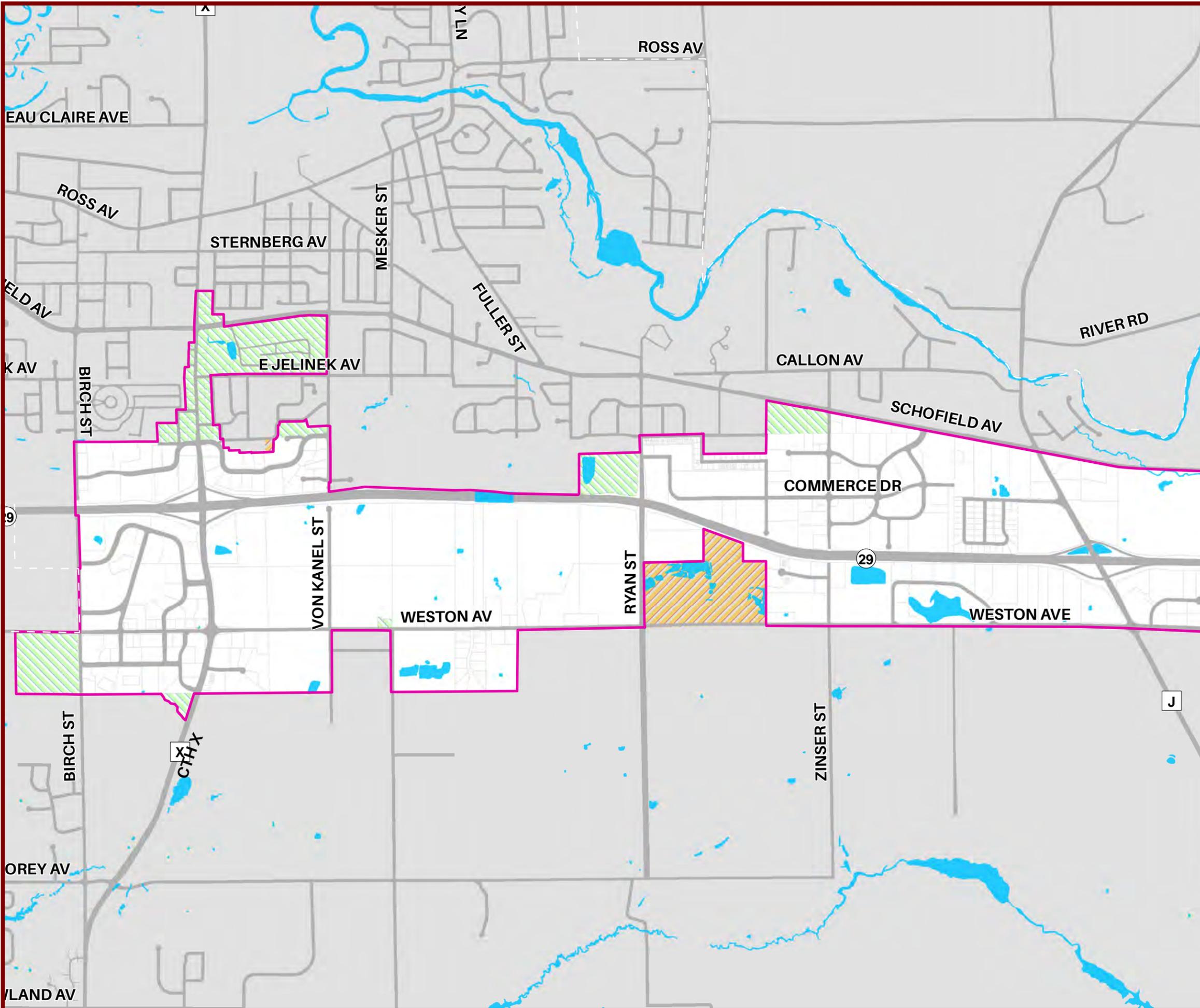
Map Version 4

Map by the Technology Services Department
Village of Weston



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 Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map Version 4

Map by the Technology Services Department
Village of Weston

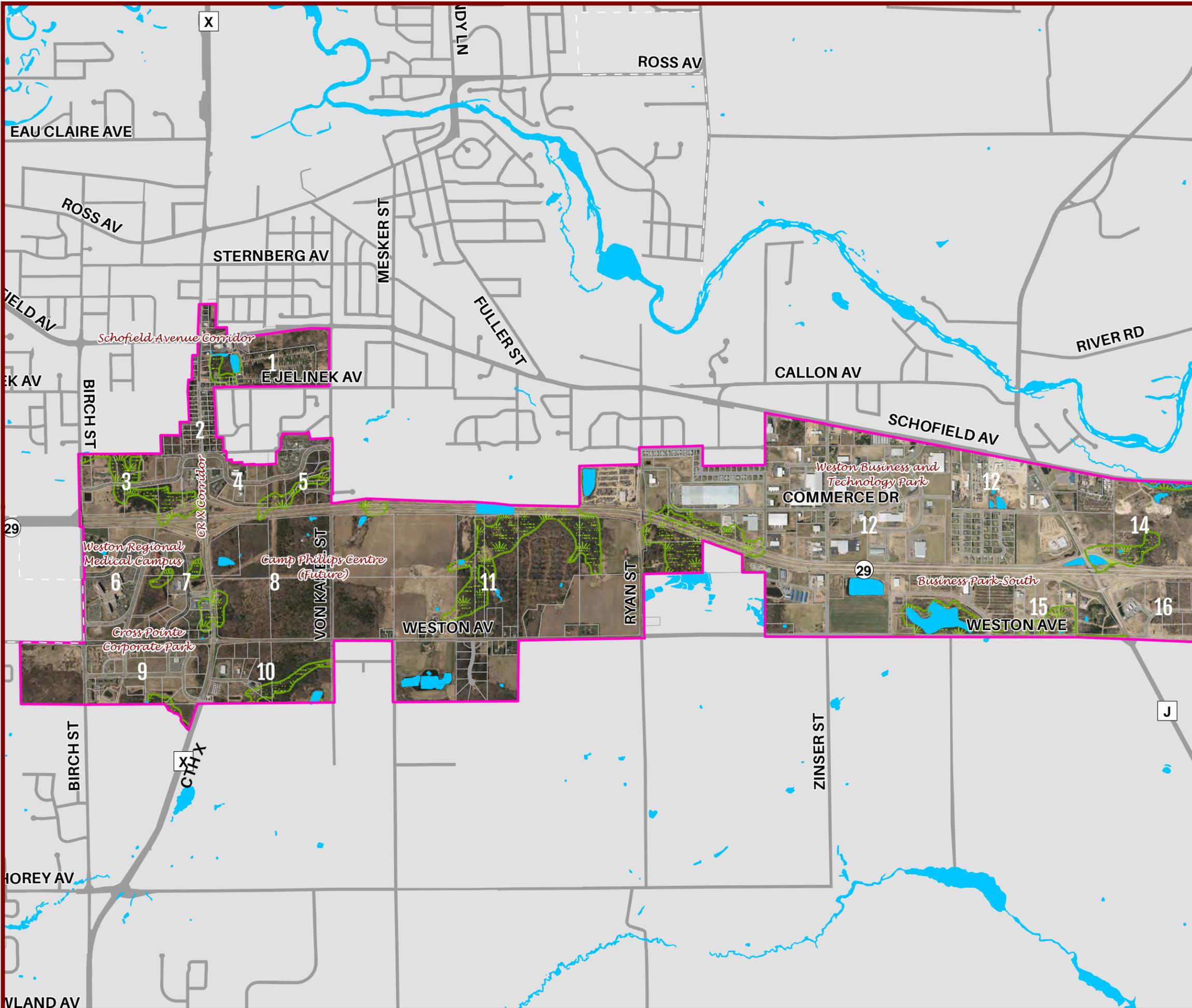
0 0.25 0.5 1 Miles

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 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.

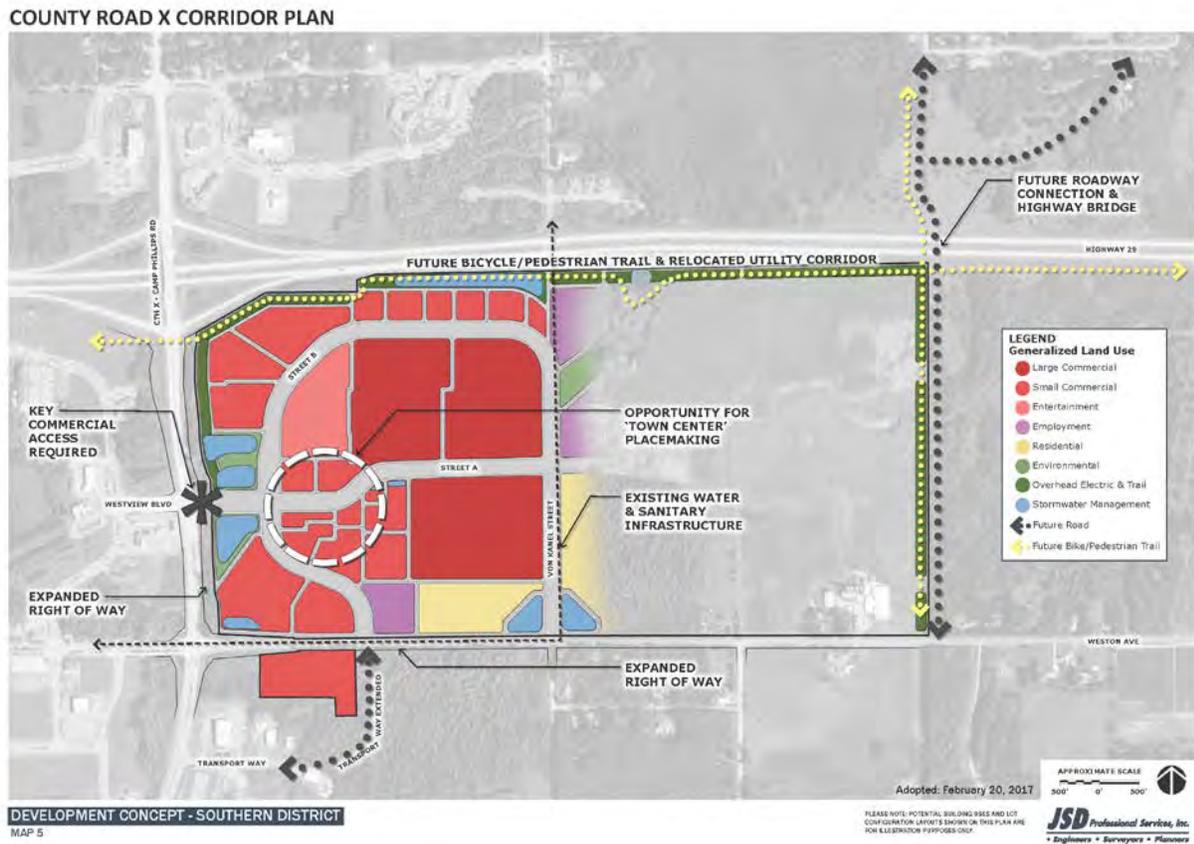
Also through the *Corridor Plan*, the Village contemplates several improvements for County Road X. These are generally represented on Map 4, with many enumerated within this Project Plan (see Table 1 and Map 6).

Broadband Technology Plan Recommendations

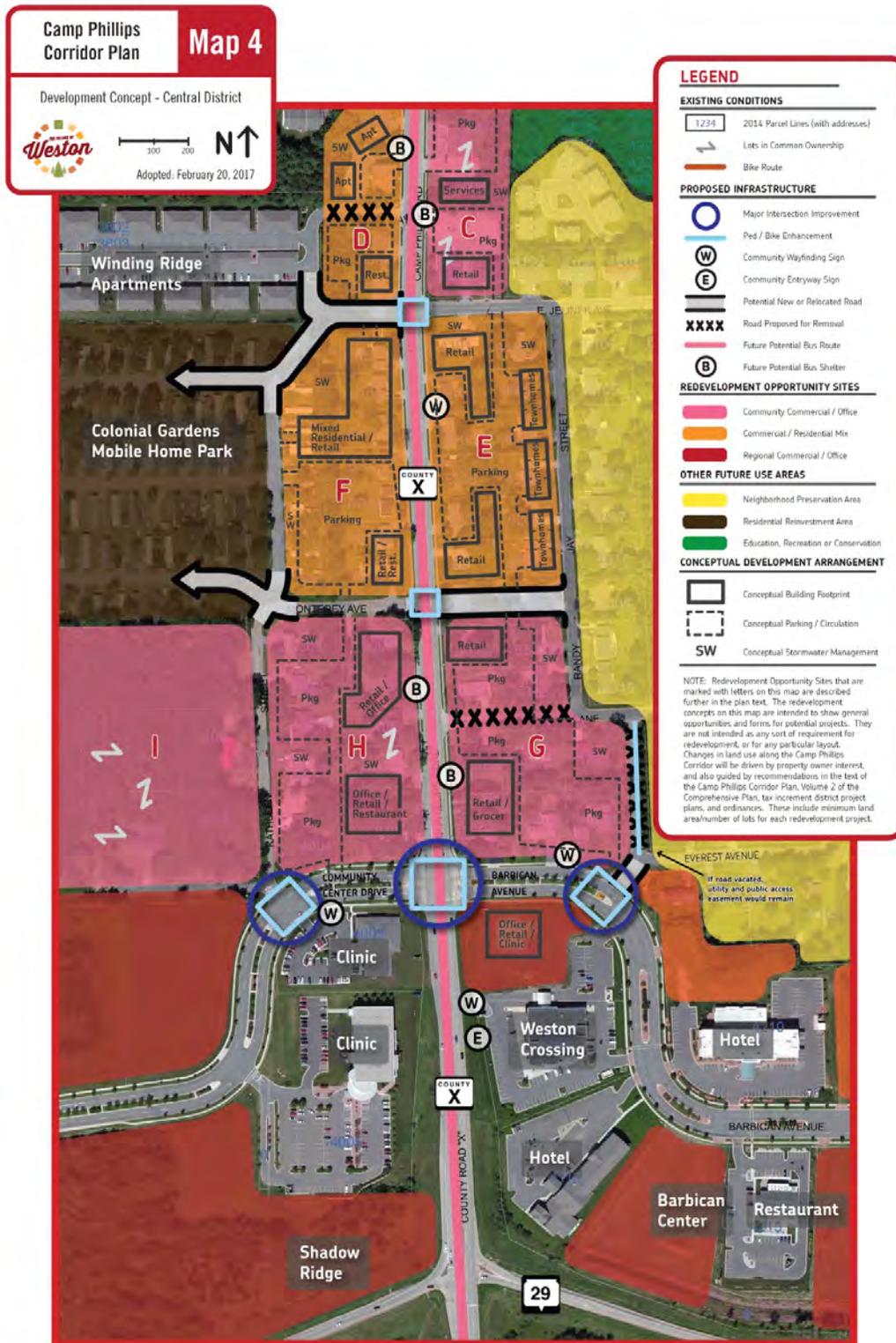
Recognizing the importance of broadband technology in facilitating economic development, the village collaborated with the Town of Weston to prepare a Broadband Technology Plan, which the village adopted in 2016. The Broadband Technology Plan identifies recommendations to improve the availability and 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: 10/24/2018

Adoption Date (Zoning): 2/23/2017

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston



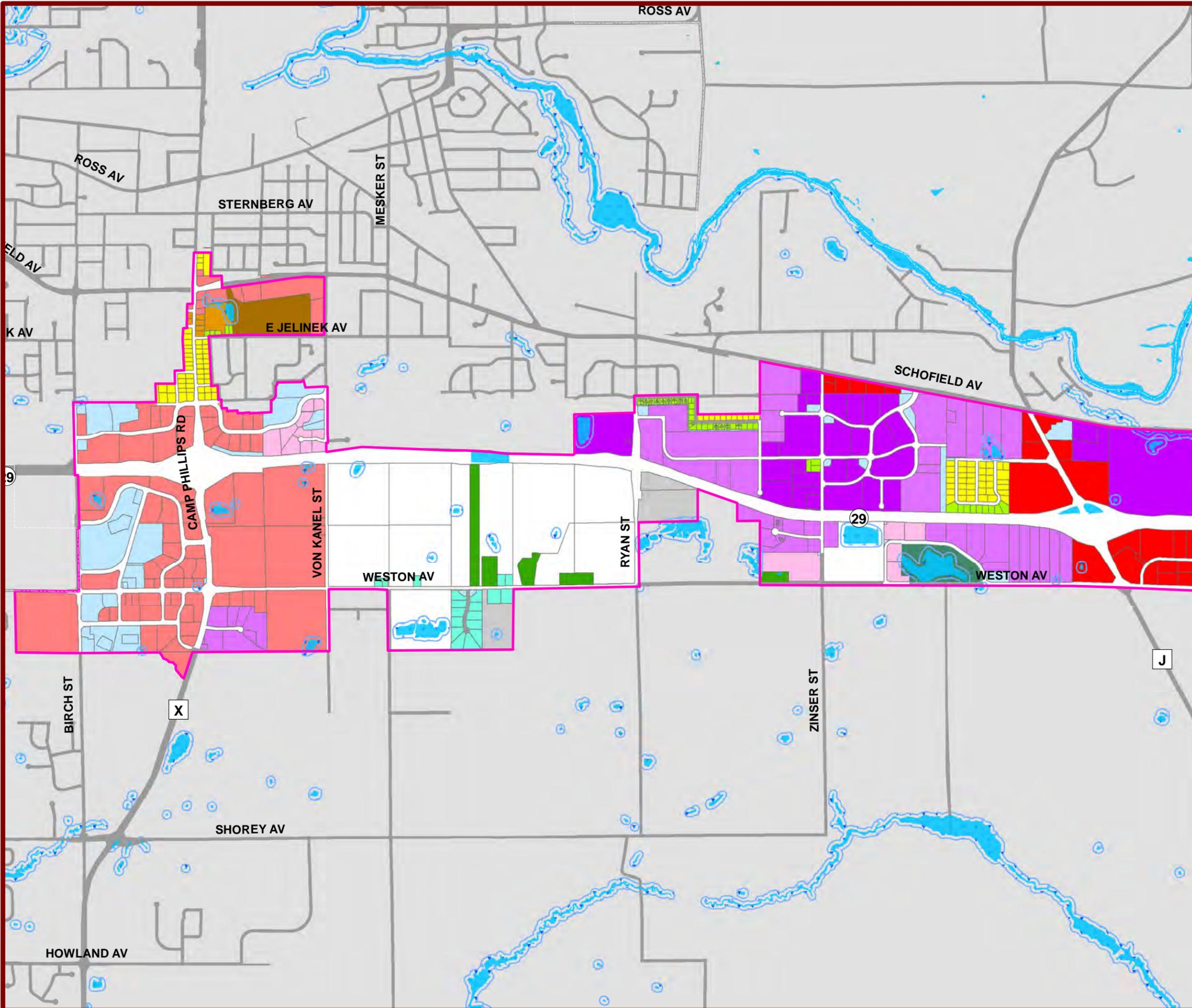
Map Version 4

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	2 nd
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	2 nd
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	3 rd
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	2 nd

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	3 rd
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	2 nd
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	3 rd

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	2 nd
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	2 nd

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	3 rd
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	3 rd
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	3 rd
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	3 rd

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	2 nd
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	3 rd
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 use 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

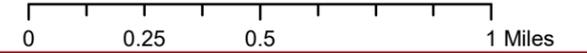
Marathon County, Wisconsin



Map 6 : Proposed Infrastructure and Related Projects



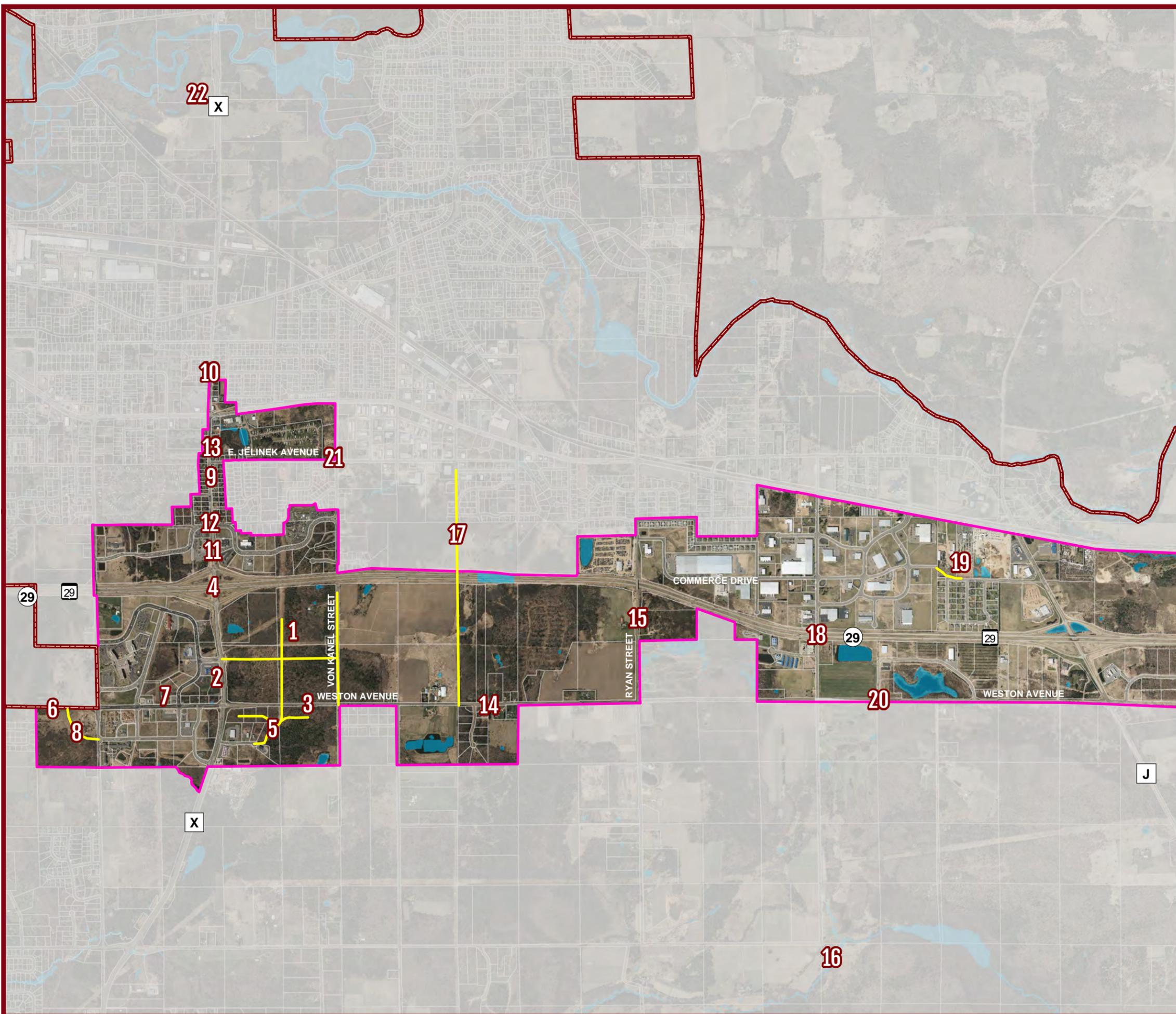
Map Creation Date: 10/24/2018
 Adoption Date (TID): 09/17/2018
 Map Author: Nate Crowe
 Map by the Technology Services Department
 Village of Weston



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 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	<u>9,500,000</u>	<u>7,000,000</u>	<u>8,000,000</u>	<u>2,031,100</u>	<u>5,000,000</u>	<u>16,500,000</u>	<u>30,670,000</u>	<u>85,155,608</u>	<u>163,856,708</u>	
<p>2018 Kwik Trip Commercial 2023 & 2027 40,000 sq feet \$100/sq. ft.</p> <p>Comparable to existing development on street</p> <p>100,000 sq. ft. Strip Mall \$80/sq. foot</p> <p>50,000 sq feet \$30/sq. foot</p>										



Table 5: Revenue Projections

Village of Weston, WI							
Tax Increment District #1							
Tax Increment Projection Worksheet							
Type of District	Ind (Pre 10-1-04)			Base Value	15,241,600		
District Creation Date	March 30, 1998			Appreciation Factor	0.00%		
Valuation Date	Jan 1,	1998		Base Tax Rate	\$23.03		
Max Life (Years)	23			Rate Adjustment Factor			
Expenditure Period/Termination	3/30/2026						
Revenue Periods/Final Year	3/30/2031						
Extension Eligibility/Years	Special Leg.						
Recipient District	No						

Construction Year	Valuation 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.



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							
	Tax Increments	Computer Aid	BAB Rebate	Reserve Fund Payout	Transfer from Special Revenue CDA/TIF #1	Refunding Proceeds	Total Revenues	CDA Lease Revenue Bonds \$19,255,000 Dated Date: 07/13/17			CDA Lease Revenue Bonds \$42,600,000 Dated Date: 04/01/19			Total New CDA Debt Payments	CDA Coverage
							Principal	Rate	Interest	Principal	Est. Rate	Interest ¹			
2017							(10/1)			(10/1)					2017
2018	\$5,082,333	\$28,469	\$35,930		\$35,000		\$1,130,000	1.25%	\$426,863				\$1,556,863	3.33	2018
2019	\$5,493,133	\$27,900	\$32,318		\$35,000		\$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		\$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	\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$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



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														
Year	Total Existing G.O. Debt Payments	Proposed G.O. Note \$2,000,000			Proposed Takeout of 2018 G.O. Note \$2,000,000			Interest /Fiscal Charges	Cross Pointe Payments	ATC Contract	Admin. (Salaries & Benefits)	Other Capital Expenditures	Total Expenditures	Year
		Principal	Rate	Interest	Principal	Rate	Interest							
		Dated Date: 08/01/18			Dated Date: 08/01/21									
		(8/1)			(8/1)									
2017														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



Village of Weston, WI
Tax Increment District #1
Cash Flow Projection Page 3 of 3

Year	Balances			All Debt	All Debt Coverage	Year
	Annual	Cumulative	Principal Outstanding (All Debt)			
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						<u>59,437,670</u>	

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
	<u>75,502,844</u>	<u>9,667,625</u>	<u>15,721,410</u>	<u>213,769</u>	<u>101,105,648</u>	

Notes:
The projection shown above is provided to meet the requirements 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ all of Section 16; the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all of Section 17; the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ all of Section 20; the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ all of Section 21; SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ all of Section 22; the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ all of Section 23; the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ all of Section 24; the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ all of Section 25; the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ all of Section 27, the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ all of Section 28; the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 25 to the south right of way line of Weston Avenue; thence westerly along said south right of way line of Weston Avenue to the west line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26; thence northerly along said west line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26 to the NW corner of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26; thence Northerly along the west line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23; thence westerly along the North line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 22; thence northerly along said west line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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.

APPENDIX B: TID PROJECT BOUNDARY AND PARCEL MAPS (TILES 1 THROUGH 11)



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



Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map Version 4

Map by the Technology Services Department
Village of Weston

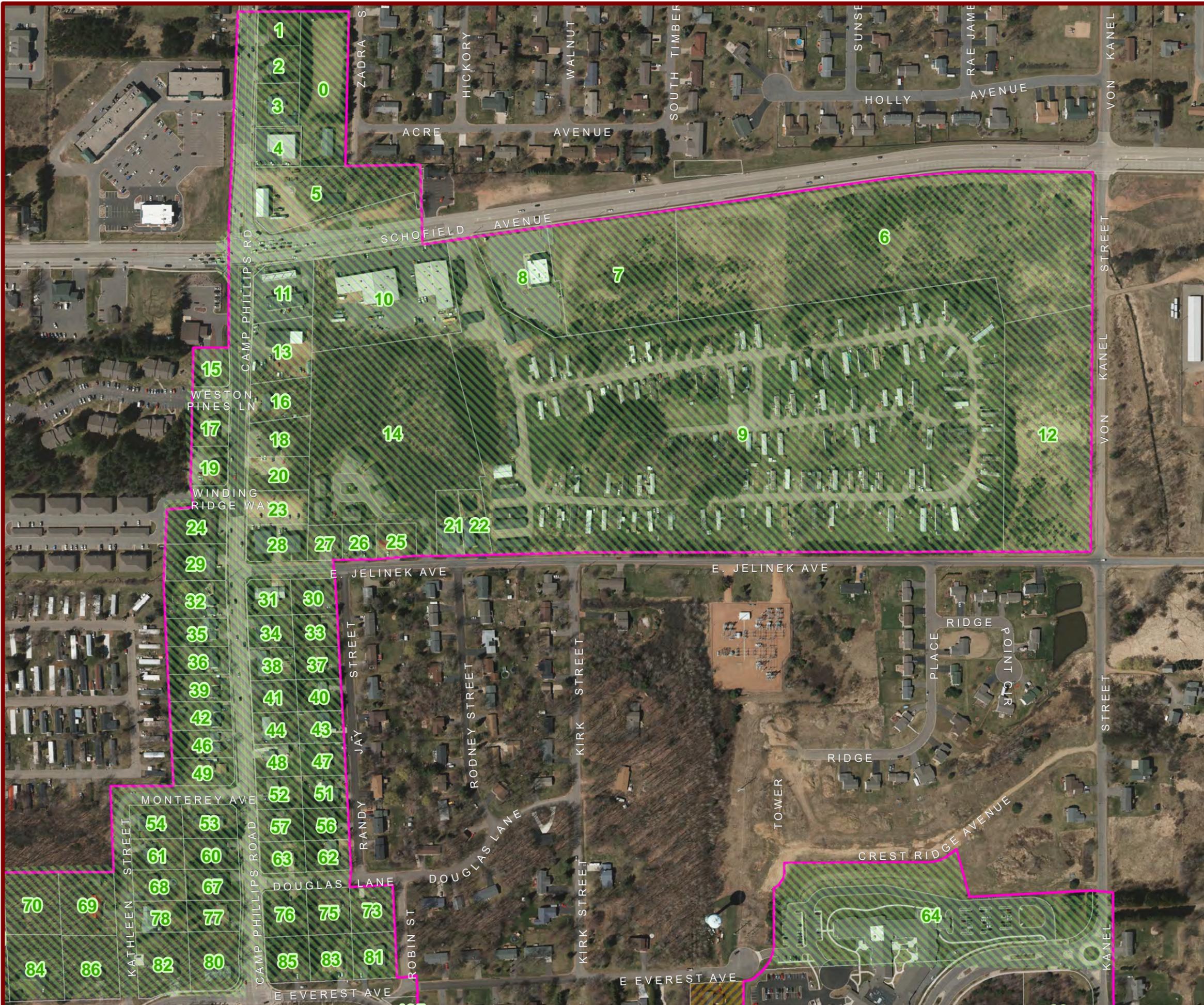
0 150 300 600 Feet

Legend

- Lands NOT in the 1998/2002 TID Boundary, but added to TID by Amended Project Plan #2
- Amended TID #1 Boundary
- Parcel Boundaries
- Lands in 1998/2002 TID Boundary, but removed from TID by Amended Plan #2

Map ID	PIN	Map ID	PIN
0	19228081630947	36	19228082010005
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 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston

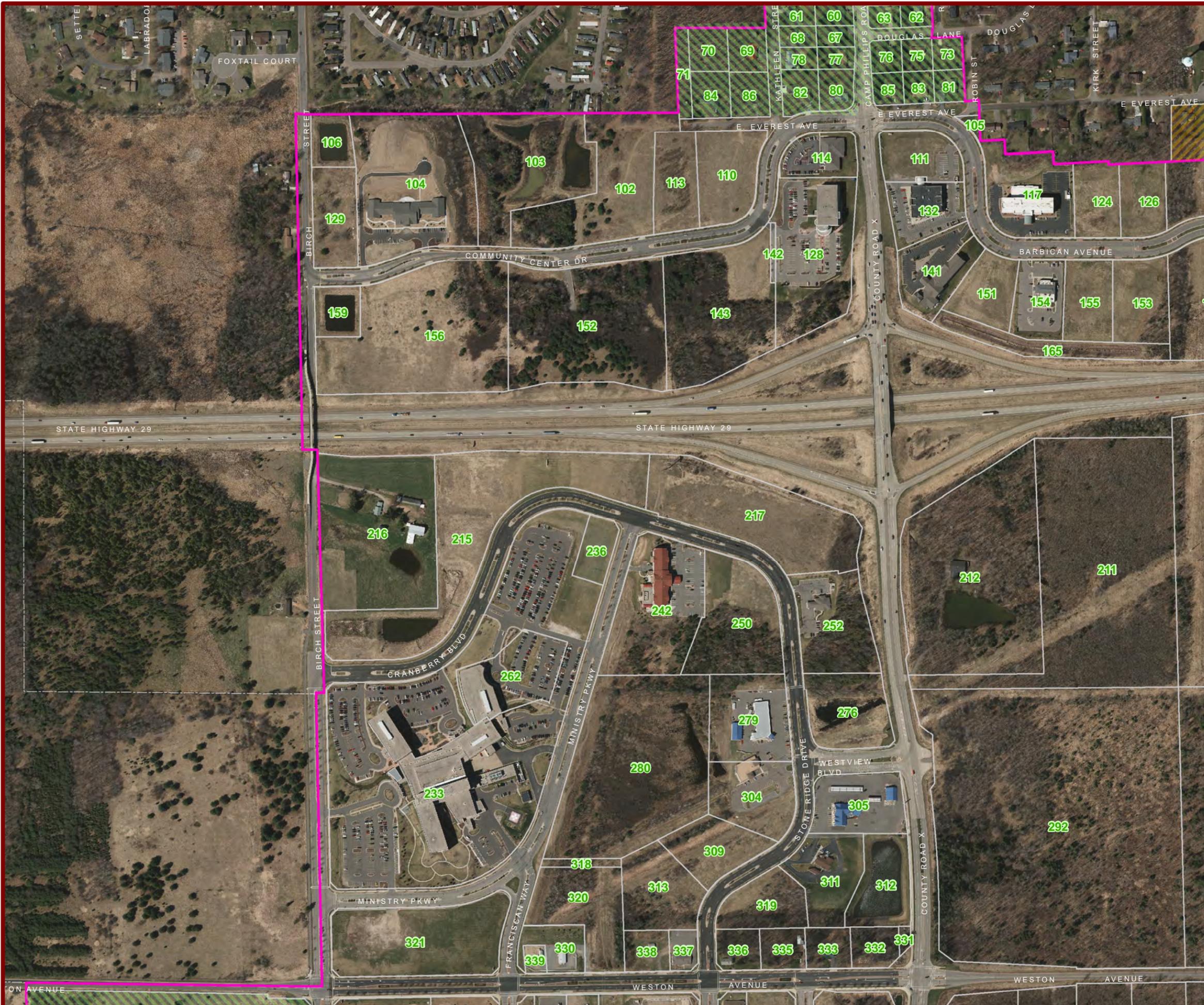


Legend

- 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
- Parcel Boundaries
- Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
69	19228082010989	250	19228082040955
70	19228082010997	252	19228082040961
71	19228082010995	262	19228082040958
84	19228082010998	276	19228082040960
86	19228082010988	279	19228082040974
102	19228082010026	280	19228082040958
103	19228082010021	304	19228082040967
104	19228082010031	305	19228082040966
106	19228082010020	309	19228082040966
110	19228082010982	311	19228082040978
113	19228082010029	312	19228082040977
114	19228082010981	313	19228082040965
128	19228082010980	318	19228082040984
129	19228082010030	319	19228082040964
142	19228082010018	320	19228082040954
143	19228082010028	321	19228082040973
152	19228082010023	330	19228082040953
156	19228082010024	331	19228082040968
159	19228082010019	332	19228082040001
215	19228082040971	333	19228082040002
216	19228082040986	335	19228082040003
217	19228082040962	336	19228082040004
233	19228082040959	337	19228082040005
236	19228082040957	338	19228082040006
242	19228082040956	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 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet

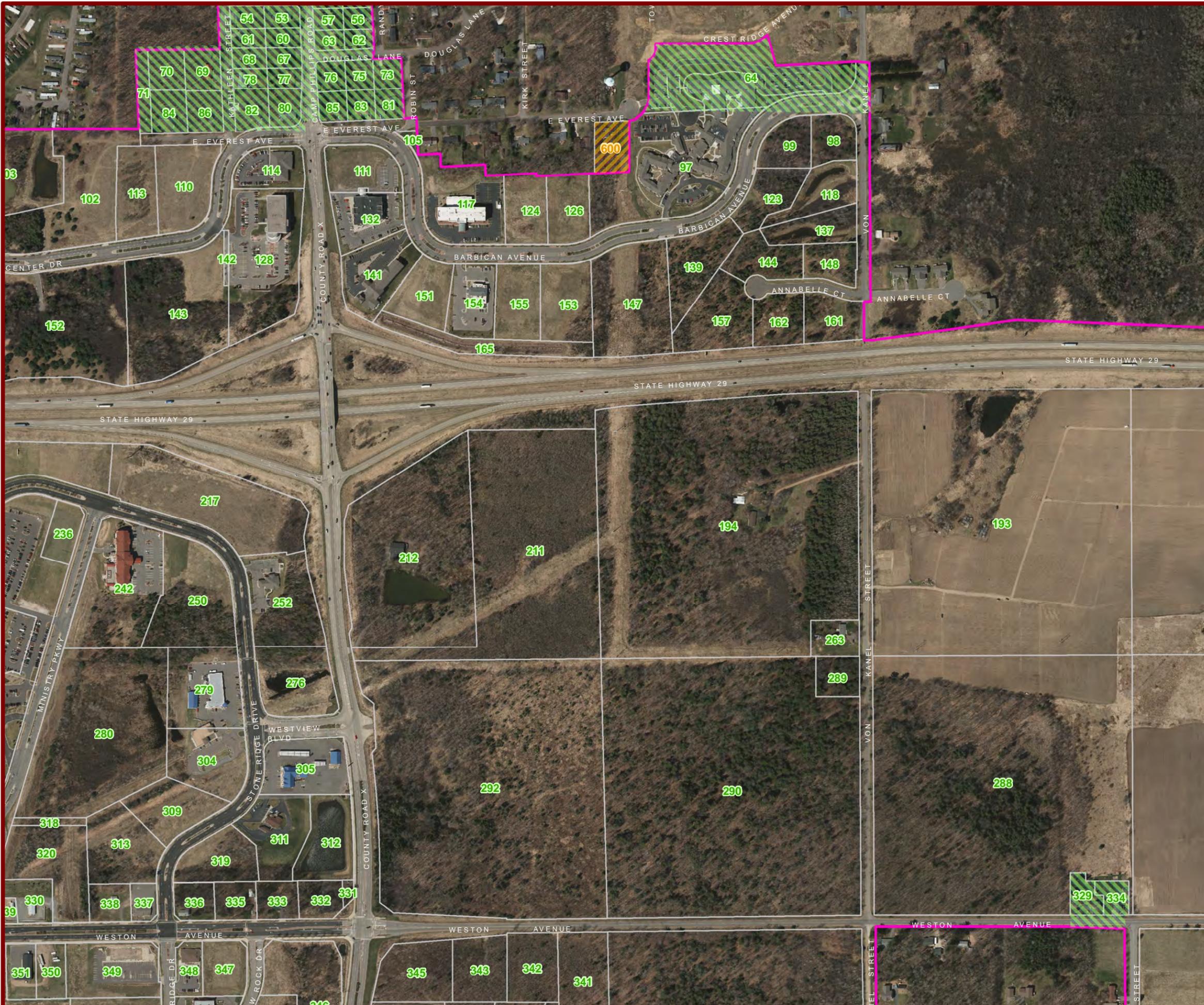
Legend

Parcel Boundaries

Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
64	19228082120179	153	19228082120079
97	19228082120180	154	19228082120077
98	19228082120104	155	19228082120078
99	19228082120103	157	19228082120107
105	19228082120085	161	19228082120109
111	19228082120181	162	19228082120108
117	19228082120175	165	19228082120084
118	19228082120110	193	19228082140998
123	19228082120102	194	19228082130999
124	19228082120081	211	19228082130997
126	19228082120080	212	19228082130996
132	19228082120177	263	19228082130998
137	19228082120111	288	19228082140997
139	19228082120101	289	19228082130992
141	19228082120075	290	19228082130993
144	19228082120106	292	19228082130991
147	19228082120100	329	19228082140995
148	19228082120105	334	19228082140991
151	19228082120076	600	19228082120976

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.





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



Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map Version 4

Map by the Technology Services Department
Village of Weston

0 250 500 1,000 Feet

Legend

- 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

- 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 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston

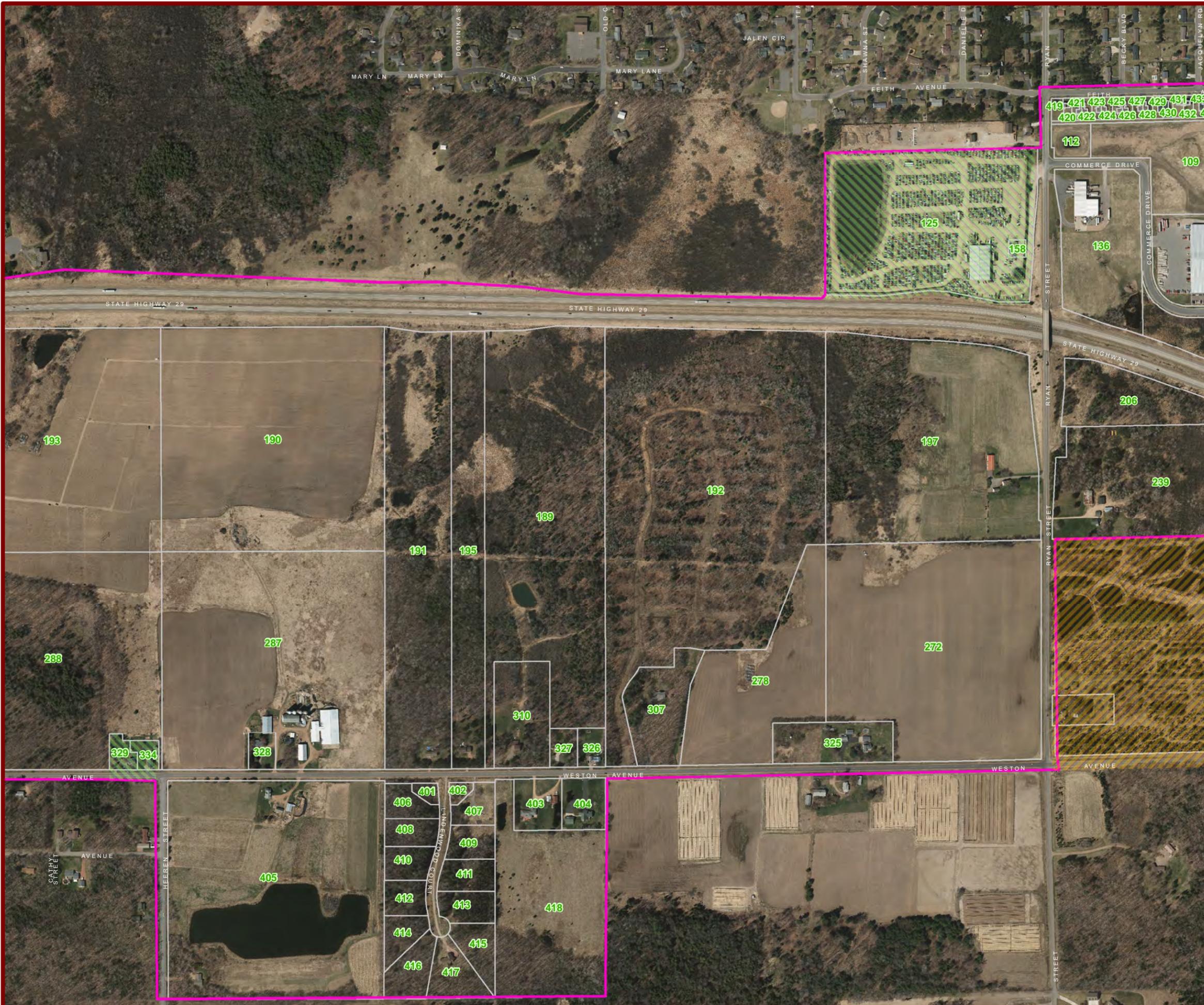


Legend

- 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
- Parcel Boundaries
- Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
125	19228082210987	402	19228082720014
158	19228082210982	403	19228082720992
189	19228082230985	404	19228082720996
190	19228082140999	405	19228082810999
191	19228082230986	406	19228082720001
192	19228082230984	407	19228082720012
195	19228082230987	408	19228082720002
197	19228082240997	409	19228082720011
272	19228082240996	410	19228082720003
278	19228082230988	411	19228082720010
287	19228082140993	412	19228082720004
307	19228082230983	413	19228082720009
310	19228082230996	414	19228082720005
325	19228082230992	415	19228082720008
326	19228082230994	416	19228082720006
327	19228082230995	417	19228082720007
328	19228082140992	418	19228082720993
401	19228082720013		

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 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston

0 125 250 500 Feet

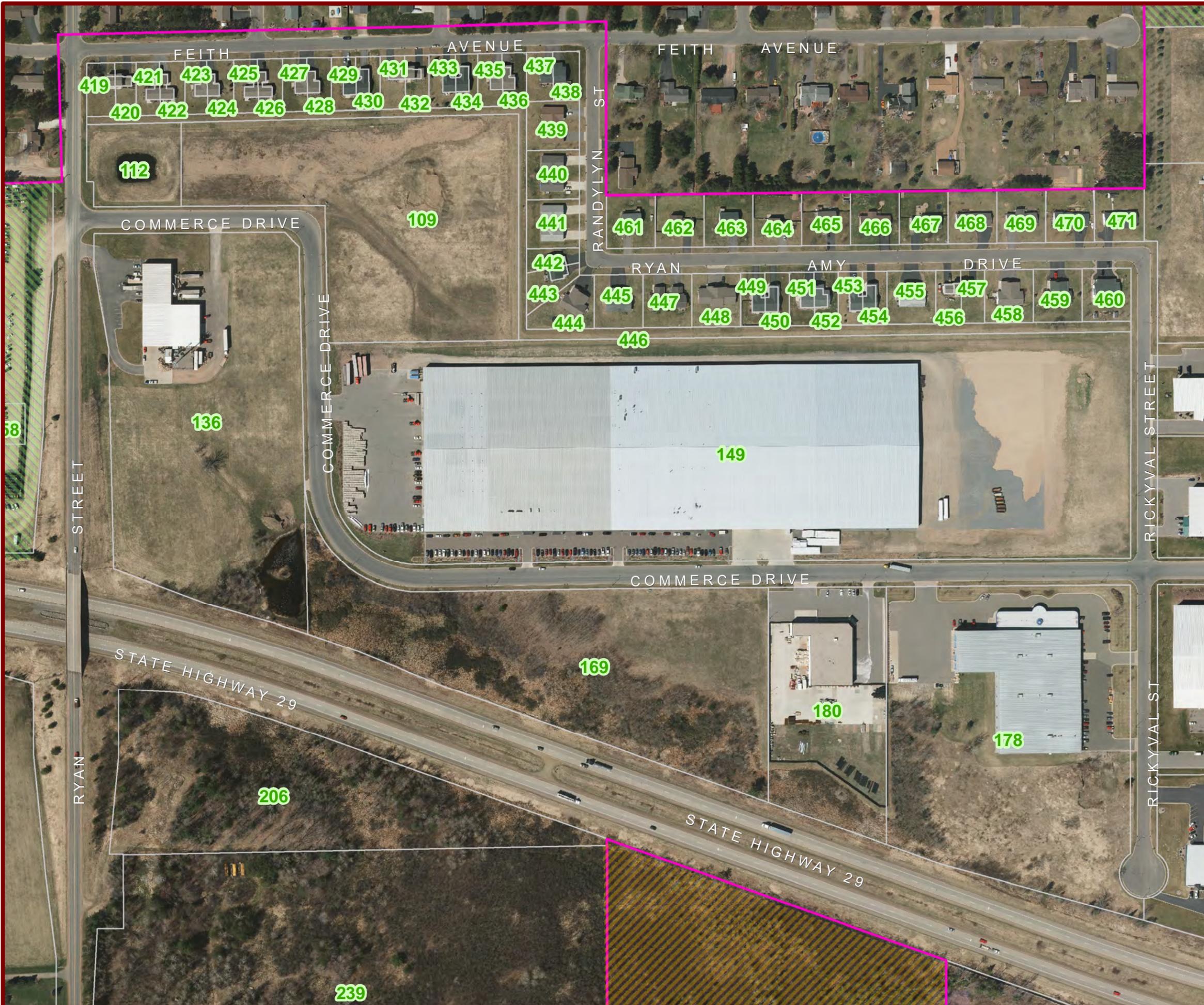
Lands NOT in the 1998/2002 TID Boundary, but added to TID by Amended Project Plan #2

Amended TID #1 Boundary

Lands in 1998/2002 TID Boundary, but removed from TID by Amended Plan #2

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.





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



Map Version 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston

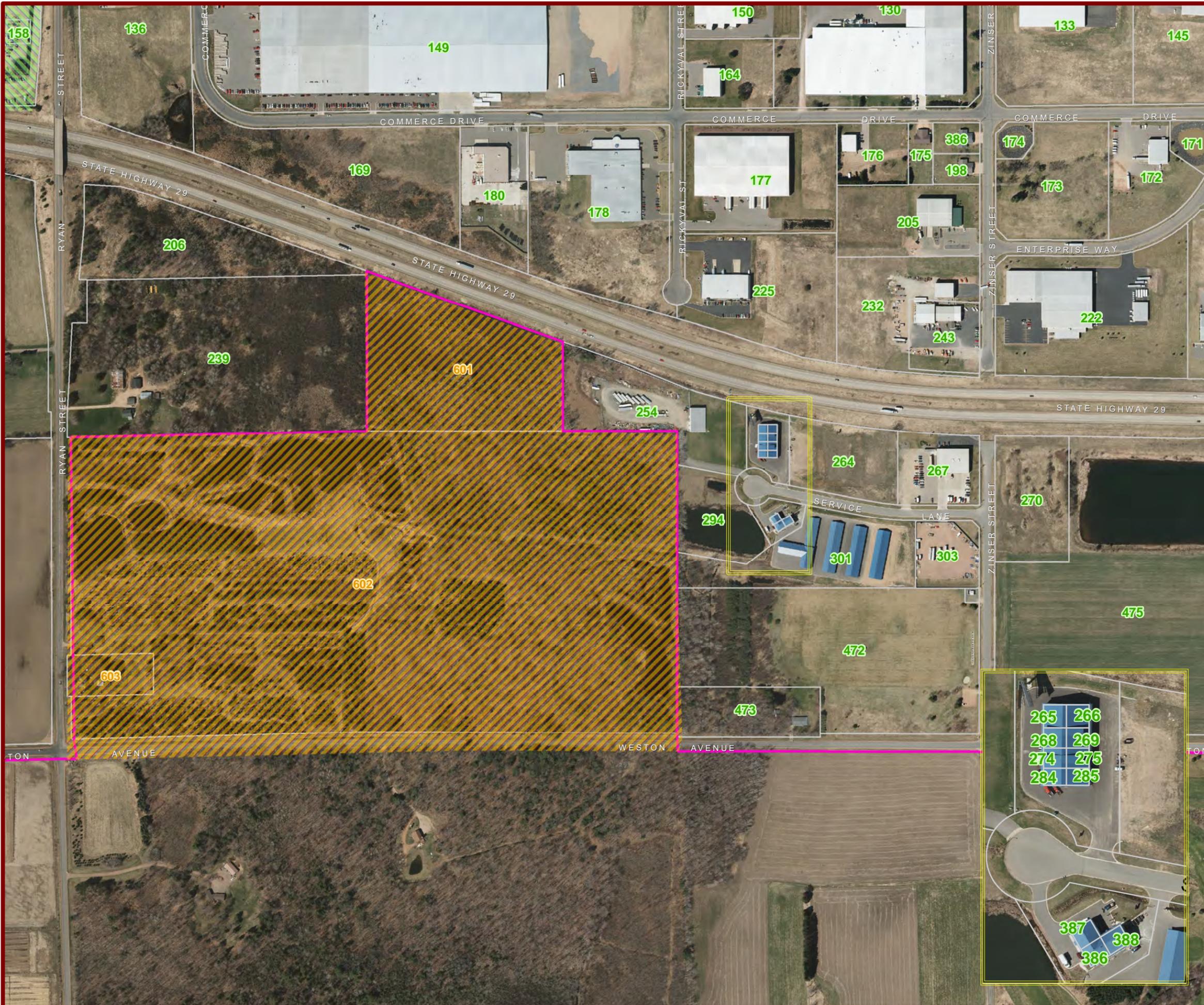
0 225 450 900 Feet

Legend

- 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
- Parcel Boundaries
- Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
206	19228082240991	285	19228082330029
239	19228082240998	294	19228082330012
254	19228082330008	301	19228082330019
264	19228082330021	303	19228082330015
265	19228082330025	386	19228082330018
266	19228082330026	387	19228082330016
267	19228082330005	388	19228082330017
268	19228082330024	472	19228082330993
269	19228082330027	473	19228082330996
274	19228082330023	601	19228082330953
275	19228082330028	602	19228082240990
284	19228082330022	603	19228082240994

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.



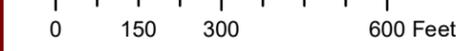
Village of Weston Marathon County, Wisconsin



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



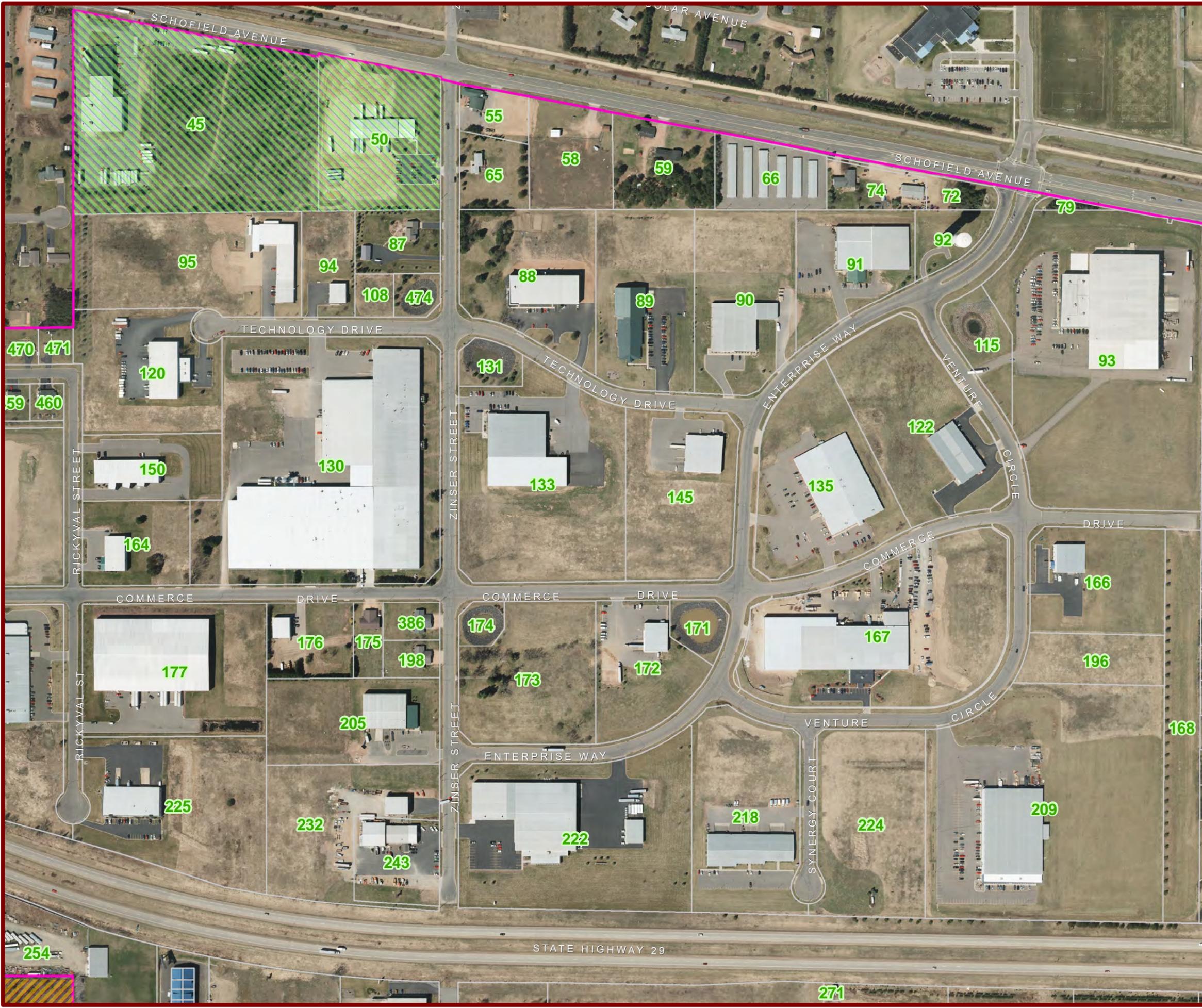
Map Creation Date: 10/24/2018
Adoption Date (TID): 09/17/2018
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston



- Legend**
- 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
 - 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 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston



Legend

Parcel Boundaries (white outline) Amended TID #1 Boundary (pink outline)

Map ID	Parcel ID Number	Map ID	Parcel ID Number
96	19228082420984	220	19228082430014
100	19228082420982	221	19228082430013
107	19228082420983	223	19228082430984
116	19228082420963	226	19228082430041
119	19228082420985	227	19228082430036
121	19228082420960	228	19228082430022
127	19228082420964	229	19228082430047
134	19228082420965	230	19228082430042
160	19228082420976	231	19228082430983
163	19228082420961	234	19228082430040
170	19228082430002	235	19228082430037
181	19228082430018	237	19228082430023
182	19228082430017	238	19228082430046
183	19228082430010	240	19228082430043
184	19228082430009	241	19228082430035
185	19228082430004	244	19228082430039
186	19228082430048	245	19228082430024
187	19228082430049	246	19228082430038
188	19228082430999	247	19228082430045
199	19228082430019	248	19228082430034
200	19228082430016	249	19228082430044
201	19228082430011	251	19228082430033
202	19228082430008	253	19228082430025
203	19228082430005	255	19228082430032
204	19228082430985	256	19228082430026
207	19228082430020	257	19228082430027
208	19228082430015	258	19228082430028
210	19228082430012	259	19228082430029
213	19228082430007	260	19228082430030
214	19228082430006	261	19228082430031
219	19228082430021		

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 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston

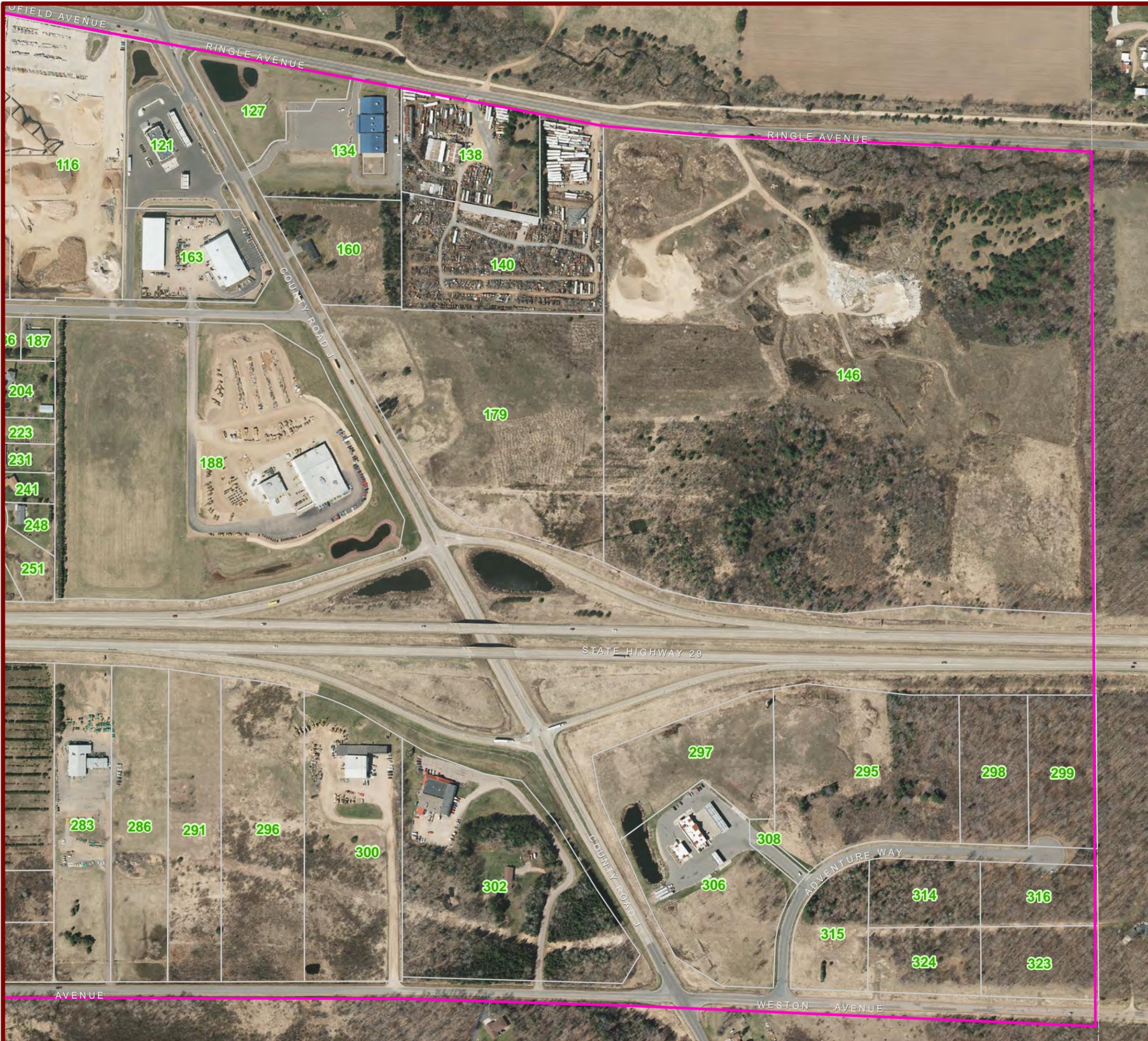
0 150 300 600 Feet

Legend

Parcel Boundaries Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
138	19228082410996	299	19228082440004
140	19228082410992	300	19228082430978
146	19228082440999	302	19228082440990
179	19228082440991	306	19228082440010
283	19228082430992	308	19228082440012
286	19228082430991	314	19228082440006
291	19228082430989	315	19228082440007
295	19228082440002	316	19228082440005
296	19228082430977	323	19228082440009
297	19228082440011	324	19228082440008
298	19228082440003		

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.





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



Map Version 4

Map Creation Date: 10/24/2018

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

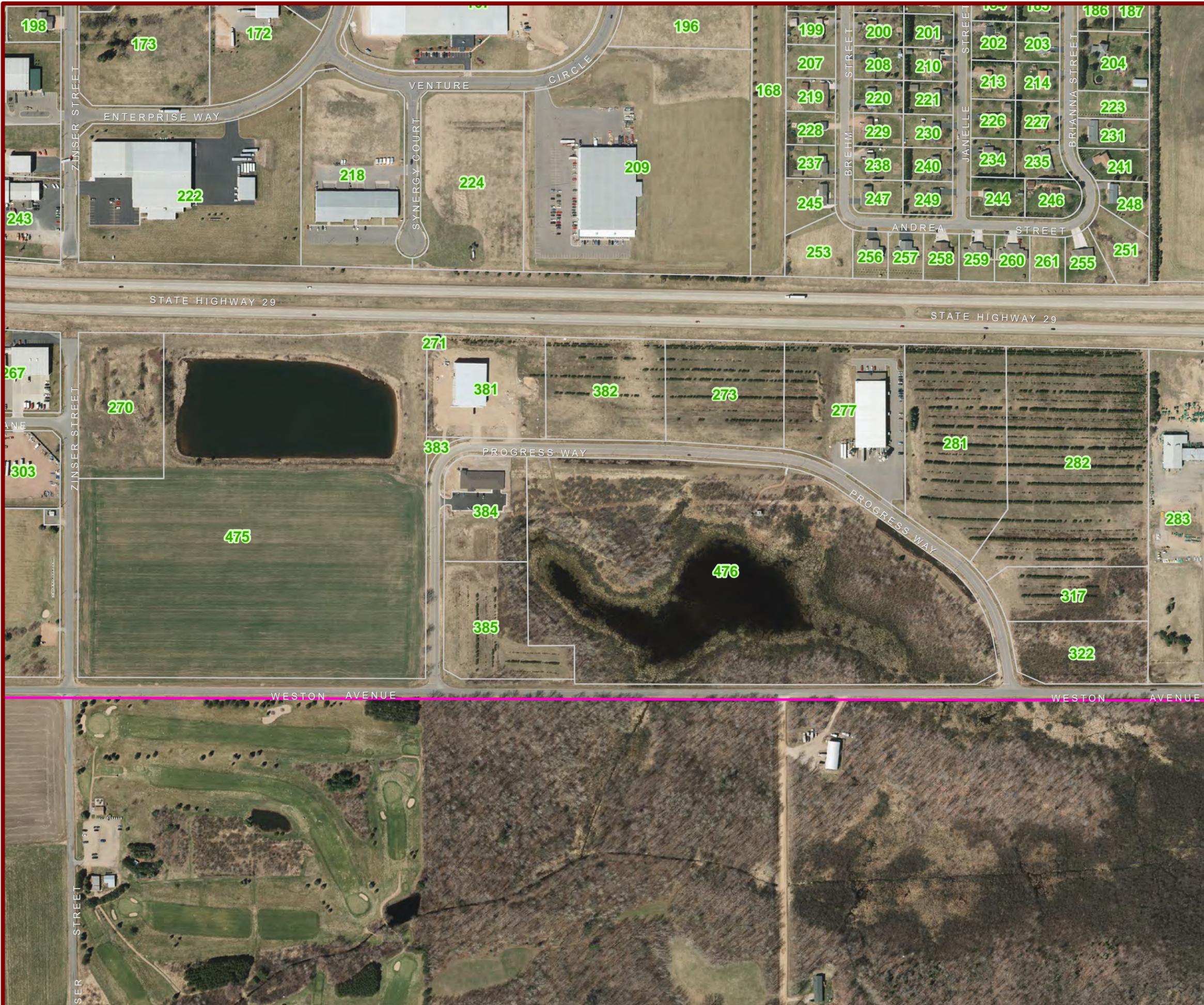
Map by the Technology Services Department
Village of Weston



Legend

Parcel Boundaries Amended TID #1 Boundary

Map ID	Parcel ID Number	Map ID	Parcel ID Number
270	19228082340024	381	19228082330023
271	19228082340024	382	19228082330028
273	19228082340024	383	19228082040960
277	19228082340024	384	19228082230988
281	19228082340024	385	19228082430052
282	19228082340024	475	19228082430992
317	19228082340024	476	19228082330029
322	19228082240996		



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

**CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING**

I, Sherry Weinkauf, do hereby certify that I am the duly appointed and acting Clerk for the Village of Weston, Marathon County, State of Wisconsin and that attached hereto is a true and correct copy of the Letter Notifying Taxing Entities of the initial Joint Review Board (JRB) meeting to consider amendments to Tax Incremental District (TID) #1 and its Project Plan to be discussed at a JRB meeting on August 13, 2018 at 3:00 PM. Included within the letter was a copy of the agenda to that initial JRB meeting. I further certify that the notice was mailed to the following recipients:

Brad Karger, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Kristine Gilmore, Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Kristi Palmer, Finance Dir.
Marathon County, 500 Forest
Street
Wausau, WI 54403

Larry Schaefer, School Board President DC
Everest School District
2176 Creciente Drive
Kronenwetter, WI 54455

Lori A. Weyers, President North
Central Technical College,
1000 W Campus Dr.
Wausau, WI 54401

Jack Stoskopf, Assistant Superintendent DC
Everest School District
6300 Alderson Street
Weston, WI 54476

Roxanne Lutgen, Vice President –
Finance
North Central Technical College,
1000 W Campus Dr. Wausau, WI
54401

Barbara Ermeling, President
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

Bob Bender, 3710 Sternberg
Avenue, Weston, WI 54476

Dated this 6th day of August, 2018.


Sherry Weinkauf, Village Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally, came before me this 6th day of August, 2018 the above-named Sherry Weinkauf, Village Clerk to me known to be the person who executed the foregoing instrument and acknowledge the same.


Notary Public Marathon County, Wisconsin
My Commission Expires: 5-21-22



Weston Municipal Center
5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

August 6, 2018

Re: TID #1 – Amendment to Project Plan, Village of Weston, Wisconsin

Brad Karger, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Kristi Palmer, Finance Dir.
Marathon County, 500
Forest Street
Wausau, WI 54403

Lori A. Weyers, President
North Central Technical
College,
1000 W Campus Dr.
Wausau, WI 54401

Roxanne Lutgen, Vice
President – Finance
North Central Technical
College,
1000 W Campus Dr.
Wausau, WI 54401

Bob Bender
3710 Sternberg Avenue
Weston, WI 54476

Kristine Gilmore, Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Larry Schaefer, School Board President
DC Everest School District
2176 Creciente Drive
Kronenwetter, WI 54455

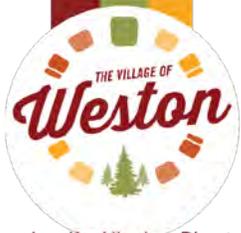
Jack Stoskopf, Assistant Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Barbara Ermeling, President
Village of Weston
5909 Willard Lane
Weston, WI 54476

Dear Government Officials:

The Village of Weston is proposing to amend Tax Incremental District No. 1, Village of Weston (TID #1), and the TID #1 Project Plan. The primary purpose of amending TID #1 and its Project Plan 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/County Road X corridor of TID #1. An amended Project Plan would also document further efforts to complete transportation and other improvements to advance and finalize developments in the other parts of TID #1. This proposal includes an amended TID #1 boundary, adding lands mainly in the Camp Phillips/County Road X corridor redevelopment area and subtracting lands elsewhere. The amendment to the Project Plan is intended to support the development of parcels within and near the boundaries of TID #1 that would not otherwise occur.

Section 66.1105, Wis. Stats, requires that the Village notify all of the affected taxing jurisdictions of proposed amendments to the Project Plan and convene a joint review board to review and approve the amended TID Project Plan. Enclosed is an agenda of the initial meeting of the joint review board at which the proposed amended Project Plan will be discussed.



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

When the original TID #1 Project Plan was approved by the Weston Village Board in 1998 a standing joint review board, as authorized by §66.1105(3)(g), Wis. Stats, was created. At its April 5, 2017 meeting, the current members of the joint review board, listed below, were seated and will continue to serve in that capacity unless any appointing authority wishes to make a new appointment. If you replace, or have replaced, your representative on the standing joint review board, please provide us with new contact information for that individual as soon as practical. The initial meeting of the joint review board will be held on August 13, 2018 at 3:00 PM. This meeting was scheduled to accommodate the availability of the current members of the standing joint review board, as follows:

Joint Review Board Members:

Barbara Ermeling, Village President {Chair}
Jack Stoskopf, D.C. Everest School District
Roxanne Lutgen, Northcentral Technical College
Kristi Palmer, Marathon County
Bob Bender, Village of Weston Public Member

Preliminary materials associated with the proposed amended Project Plan amendment will be available for review by the board at the time of the August 13th meeting.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,



Jennifer Higgins
Director of Planning & Development

CC: Village Board of Trustees
Village Community Development Authority
Keith Donner, Public Works Director
Sherry Weinkauff, Village Clerk

Enclosure: Agenda for Initial JRB Meeting



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN OFFICIAL MEETING AGENDA OF THE JOINT REVIEW BOARD (JRB).

TO THE HONORABLE VILLAGE PRESIDENT BARBARA ERMELING AND FOUR (4) APPOINTED MEMBERS OF THE JOINT REVIEW BOARD: The following items were listed on the agenda in the Village Clerk's Office and will be ready for your consideration at the next regular meeting of the Joint Review Board which has been scheduled for Monday, August 13, 2018, at 3:00 p.m., in the Board Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston.

<p>A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993). No official actions other than those of the Joint Review Board shall take place.</p>
--

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

1. Meeting called to order by JRB Chair Barbara Ermeling.
2. Roll Call by Secretary Parker – Barbara Ermeling, Village President {C}{Village}, Jack Stoskopf, Assistant Superintendent {D.C. Everest School District}; Roxanne Lutgen, Vice President - Finance {Northcentral Technical College}; Kristi Palmer, Finance Director {Marathon County}, Bob Bender, resident/public member {Village}.
3. Opportunity for citizens to be heard.
4. Written communications received.
5. [Approval of minutes from the previous regular meeting: April 5, 2017.](#)
6. Presentation and Discussion on performance and status of TID #1
 - a. [Acknowledgement of TID #1 Annual Report](#)
 - b. Draft Project Plan Amendment
 - c. [Timeline/Schedule for Adoption](#)
7. Presentation and Discussion on performance and status of TID #2
 - a. [Acknowledgement of TID #2 Annual Report – Schofield Avenue Business Corridor](#)
8. Consideration and potential action designating an official custodian of the records of the JRB.
9. Set next meeting date, time and Location.
10. Any other business that lawfully comes before the JRB.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION.

11. Adjournment of JRB.

**CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING**

I, Sherry Weinkauf, do hereby certify that I am the duly appointed and acting Clerk for the Village of Weston, Marathon County, State of Wisconsin and that attached hereto is a true and correct copy of the Letter Notifying Taxing Entities of the Public Hearing to consider amendments to Tax Incremental District (TID) #1 and its Project Plan to be discussed at a Community Development Authority (CDA) Meeting on September 17, 2018 at 4:30 PM. Included within the letter was a copy of the CDA Public Hearing Notice. I further certify that the notice was mailed to the following recipients:

Brad Karger, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Bob Bender
3710 Sternberg Avenue
Weston, WI 54476

Kristi Palmer, Finance Dir.
Marathon County, 500 Forest
Street
Wausau, WI 54403

Kristine Gilmore, Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Lori A. Weyers, President North
Central Technical College,
1000 W Campus Dr.
Wausau, WI 54401

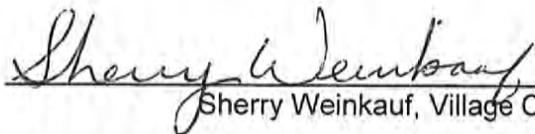
Larry Schaefer, School Board President
DC Everest School District
2176 Creciente Drive
Kronenwetter, WI 54455

Roxanne Lutgen, Vice President –
Finance
North Central Technical College,
1000 W Campus Dr. Wausau, WI
54401

Jack Stoskopf, Assistant Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Barbara Ermeling, President
Village of Weston
5909 Willard Lane
Weston, WI 54476

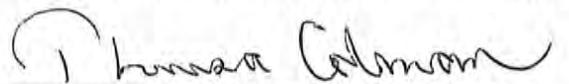
Dated this 22 day of August, 2018.

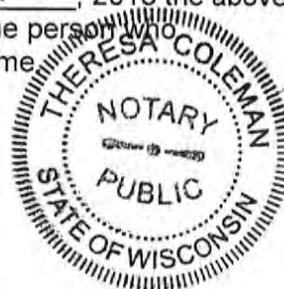

Sherry Weinkauf, Village Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally, came before me this 22nd day of August, 2018 the above-named Sherry Weinkauf, Village Clerk to me known to be the person who executed the foregoing instrument and acknowledge the same.


Notary Public Marathon County, Wisconsin
My Commission Expires: 5-21-22



Weston Municipal Center
5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

August 22, 2018

Re: TID #1 – Amendment to Project Plan, Village of Weston, Wisconsin

Brad Karger, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Bob Bender
3710 Sternberg Avenue
Weston, WI 54476

Kristi Palmer, Finance Dir.
Marathon County, 500
Forest Street
Wausau, WI 54403

Kristine Gilmore, Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Lori A. Weyers, President
North Central Technical
College,
1000 W Campus Dr.
Wausau, WI 54401

Larry Schaefer, School Board President
DC Everest School District
2176 Creciente Drive
Kronenwetter, WI 54455

Roxanne Lutgen, Vice
President – Finance
North Central Technical
College,
1000 W Campus Dr.
Wausau, WI 54401

Jack Stoskopf, Assistant Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Barbara Ermeling, President
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

Dear Government Officials:

The Village of Weston is proposing to amend Tax Incremental District No. 1, Village of Weston (TID #1), and the TID #1 Project Plan. The primary purpose of amending TID #1 and its Project Plan 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/County Road X corridor of TID #1. An amended Project Plan would also document further efforts to complete transportation and other improvements to advance and finalize developments in the other parts of TID #1. This proposal includes an amended TID #1 boundary, adding lands mainly in the Camp Phillips/County Road X corridor redevelopment area and subtracting lands elsewhere. The amendment to the Project Plan is intended to support the development of parcels within and near the boundaries of TID #1 that would not otherwise occur.

Section 66.1105, Wis. Stats, requires that the Village notify all of the affected taxing jurisdictions of proposed amendments to the Project Plan and convene a joint review board to review and approve the amended TID Project Plan. Enclosed is a copy of the legal notice advertising the public hearing at which the proposed amended Project Plan will be discussed.



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

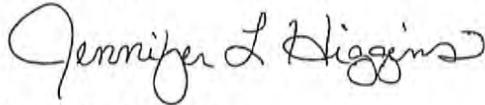
5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

Preliminary materials associated with the proposed amended Project Plan amendment were available for review by the board at the time of the August 13th meeting. The proposed amended Project Plan is available on the Village's website at www.westonwi.gov.

The public hearing before the Village Community Development Authority has been scheduled for Monday, September 17, 2018 at 4:30 PM. Joint Review Board members are encouraged to attend the public hearing to hear any public comments on the proposed TID #1 amendment.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,



Jennifer Higgins
Director of Planning & Development

CC: Village Board of Trustees
Village Community Development Authority
Keith Donner, Public Works Director
Sherry Weinkauf, Village Clerk
Jessica Trautman, Village Finance Director
Jenna Trittin, Village Deputy Finance Director

Enclosure: Public Hearing Notice



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

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

**CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING**

I, Sherry Weinkauf, do hereby certify that I am the duly appointed and acting Clerk for the Village of Weston, Marathon County, State of Wisconsin and that attached hereto is a true and correct copy of the Letter Notifying Taxing Entities of a Joint Review Board (JRB) meeting to consider amendments to Tax Incremental District (TID) #1 and its Project Plan to be discussed at a JRB meeting on October 3, 2018 at 3:00 PM. Included within the letter was a copy of the agenda to the JRB meeting. I further certify that the notice was mailed to the following recipients:

Brad Karger, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Kristine Gilmore, Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Kristi Palmer, Finance Dir.
Marathon County
500 Forest Street
Wausau, WI 54403

Larry Schaefer, School Board President DC
Everest School District
2176 Creciente Drive
Kronenwetter, WI 54455

Lori A. Weyers, President North
Central Technical College,
1000 W Campus Dr.
Wausau, WI 54401

Jack Stoskopf, Assistant Superintendent DC
Everest School District
6300 Alderson Street
Weston, WI 54476

Roxanne Lutgen, Vice President –
Finance
North Central Technical College,
1000 W Campus Dr.
Wausau, WI 54401

Barbara Ermeling, President
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

Bob Bender, 3710 Sternberg
Avenue, Weston, WI 54476

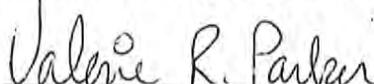
Dated this 20th day of September, 2018.


Sherry Weinkauf, Village Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally, came before me this 20th day of September, 2018 the above-named Sherry Weinkauf, Village Clerk to me known to be the person who executed the foregoing instrument and acknowledge the same.


Notary Public Marathon County, Wisconsin

My Commission Expires: 05-17-2019



Weston Municipal Center
5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

September 20, 2018

Re: TID #1 – Amendment to Project Plan, Village of Weston, Wisconsin

Brad Karger, Administrator
Marathon County
500 Forest Street
Wausau, WI 54403

Kristi Palmer, Finance Dir.
Marathon County,
500 Forest Street
Wausau, WI 54403

Lori A. Weyers, President
North Central Technical
College,
1000 W Campus Dr.
Wausau, WI 54401

Roxanne Lutgen, Vice
President – Finance
North Central Technical
College,
1000 W Campus Dr.
Wausau, WI 54401

Bob Bender
3710 Sternberg Avenue
Weston, WI 54476

Kristine Gilmore, Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Larry Schaefer, School Board President
DC Everest School District
2176 Creciente Drive
Kronenwetter, WI 54455

Jack Stoskopf, Assistant Superintendent
DC Everest School District
6300 Alderson Street
Weston, WI 54476

Barbara Ermeling, President
Village of Weston
5909 Willard Lane
Weston, WI 54476

Dear Government Officials:

The Village of Weston is proposing to amend Tax Incremental District No. 1, Village of Weston (TID #1), and the TID #1 Project Plan. The primary purpose of amending TID #1 and its Project Plan 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/County Road X corridor of TID #1. An amended Project Plan would also document further efforts to complete transportation and other improvements to advance and finalize developments in the other parts of TID #1. This proposal includes an amended TID #1 boundary, adding lands mainly in the Camp Phillips/County Road X corridor redevelopment area and subtracting lands elsewhere. The amendment to the Project Plan is intended to support the development of parcels within and near the boundaries of TID #1 that would not otherwise occur.

Section 66.1105, Wis. Stats, requires that the Village notify all of the affected taxing jurisdictions of proposed amendments to the Project Plan and convene a joint review board to review and approve the amended TID Project Plan. Enclosed is an agenda of the upcoming meeting of the joint review board at which the proposed amended Project Plan will be discussed and hopefully approved.



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

When the original TID #1 Project Plan was approved by the Weston Village Board in 1998 a standing joint review board, as authorized by §66.1105(3)(g), Wis. Stats, was created. At its April 5, 2017 meeting, the current members of the joint review board, listed below, were seated and will continue to serve in that capacity unless any appointing authority wishes to make a new appointment. If you replace, or have replaced, your representative on the standing joint review board, please provide us with new contact information for that individual as soon as practical. The upcoming meeting of the joint review board will be held on October 3, 2018 at 3:00 PM. This meeting was scheduled to accommodate the availability of the current members of the standing joint review board, as follows:

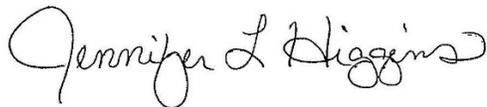
Joint Review Board Members:

Barbara Ermeling, Village President {Chair}
Jack Stoskopf, D.C. Everest School District
Roxanne Lutgen, Northcentral Technical College
Kristi Palmer, Marathon County
Bob Bender, Village of Weston Public Member

The meeting packet for the October 3, 2018 meeting is already available on the Village's website at <http://www.westonwi.gov/AgendaCenter/ViewFile/Agenda/10032018-858>. It includes a copy of the draft Project Plan Amendment.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,



Jennifer Higgins
Director of Planning & Development

CC: Village Board of Trustees
Village Community Development Authority
Keith Donner, Public Works Director
Sherry Weinkauf, Village Clerk

Enclosure: Agenda for JRB Meeting



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

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Weston, WI 54476
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**VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD MEETING
TAX INCREMENTAL DISTRICT #1 & #2
WEDNESDAY OCTOBER 3, 2018 at 3:00 PM
WESTON MUNICIPAL CENTER
BOARD ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476
Agenda**

- 1) Call Meeting to Order.
- 2) Roll Call.
- 3) Opportunity for citizens to be heard.
- 4) Written Communications received.
- 5) Approval of minutes – August 13, 2018.
- 6) Presentation on Proposed Project Plan Amendment to Tax Incremental District # 1.
- 7) Deliberation and Action on Resolution 2018-JRB-001: A Resolution Approving Weston Village Board Resolution 2018-046 Approving a Second Amendment to the TID #1 Project Plan, Village of Weston, Wisconsin.
- 8) Any other business that lawfully comes before the JRB.
- 9) Adjournment of JRB.

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact Valerie Parker, at the Weston Village Offices at 715-359-6114, 5500 Schofield Avenue by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.

Wisconsin State Statutes requires all agendas for committee, commission and Board meetings to be posted 24 hours prior to the meeting date and time. The final agenda and all meeting materials will be available for public inspection on the Village of Weston website located at <http://www.westonwi.gov/agendacenter>.

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

Sherry Weinkauf
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Monday, September 24, 2018.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN OFFICIAL MEETING AGENDA OF THE JOINT REVIEW BOARD (JRB).

TO THE HONORABLE VILLAGE PRESIDENT BARBARA ERMELING AND FOUR (4) APPOINTED MEMBERS OF THE JOINT REVIEW BOARD: The following items were listed on the agenda in the Village Clerk's Office and will be ready for your consideration at the next regular meeting of the Joint Review Board which has been scheduled for Wednesday, October 3, 2018, at 3:00 p.m., in the Board Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston.

<p>A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993). No official actions other than those of the Joint Review Board shall take place.</p>
--

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

1. Meeting called to order by JRB Chair Barbara Ermeling.
2. Roll Call by Secretary Parker – Barbara Ermeling, Village President {C}{Village}, Jack Stoskopf, Assistant Superintendent {D.C. Everest School District}; Roxanne Lutgen, Vice President - Finance {Northcentral Technical College}; Kristi Palmer, Finance Director {Marathon County}, Bob Bender, resident/public member {Village}.
3. Opportunity for citizens to be heard.
4. Written communications received.
5. [Approval of minutes from the previous regular meeting: August 13, 2018.](#)
6. [Presentation on Proposed Project Plan Amendment to Tax Incremental District # 1 \(Staff, Ehlers\)](#)
7. [Deliberation and Action on Resolution 2018-JRB-001: A Resolution Approving Weston Village Board Resolution 2018-046 Approving a Second Amendment to the TID #1 Project Plan, Village of Weston, Wisconsin.](#)
8. Any other business that lawfully comes before the JRB.
9. Adjournment of JRB.

APPENDIX D: PROOFS OF PUBLICATION

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

40-06-56740 321.000

Description:

8/13/18 JRB Mtg
Notice

Approved by

[Signature]
Initials

8/28/18
Date

\$45.81

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0003075330
No. of Affidavits: 1
Total Ad Cost: \$45.81
Published Dates: 08/06/18

(Signed)

[Signature]
Legal Clerk

(Date)

8-14-18



Signed and sworn before me

[Signature]

My commission expires

9-19-21

VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD MEETING
TAX INCREMENTAL DISTRICT #1 & #2
MONDAY, AUGUST 13, 3:00 PM
WESTON MUNICIPAL CENTER BOARD ROOM
5500 SCHOFIELD AVENUE, WESTON, WI 54476

Agenda
1) Call Meeting to Order.
2) Roll Call.
3) Opportunity for citizens to be heard.
4) Written Communications received.
5) Approval of minutes – April 5, 2017.
6) Presentation and discussion on performance and status of TID #1, including proposed project plan and boundary amendment.
7) Presentation and discussion on performance and status of TID #2.
8) Consideration and potential action on designating an official custodian of the records of the JRB.
9) Set next meeting date, time and location.
10) Any other business that lawfully comes before the JRB.
11) Adjournment of JRB.

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact Valerie Parker, at the Weston Village Offices at 715-359-6114, 5500 Schofield Avenue by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.

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

Sherry Weinkauff
Village Clerk
Run: August 6, 2018 WNAXLP

WESTON VILLAGE OF
Re: Joint Board Mtg

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

40-06-56740 -321-000

Description:

TID #1 Project Plan
Amendment WDH Public Hearing Notice

Approved by

10/26/18

Initials

JLH

Date

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0003120639
No. of Affidavits: 1
Total Ad Cost: \$143.32
Published Dates: 08/27/18, 09/07/18

(Signed)

Janah B.

Legal Clerk

(Date)

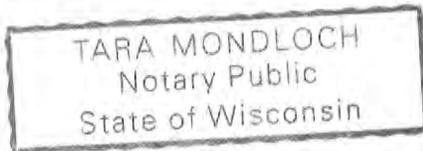
9-13-18

Signed and sworn before me

Tara Mondloch

My commission expires

Aug 6 2021



WESTON VILLAGE OF
Re: Tax Inc, No 1

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.

Run: Aug. 27, Sept. 7 2018 WNAXLP

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

40-06-56740-321-000

Description:

10/31/18 JRB

mtg notice

Approved by

JRB

10/16/18

\$48.66

VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD
MEETING
TAX INCREMENTAL DISTRICT #1 &
#2
WEDNESDAY OCTOBER 3, 2018 at
3:00 PM
WESTON MUNICIPAL CENTER
BOARD ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476

Agenda

- 1) Call Meeting to Order.
 - 2) Roll Call.
 - 3) Opportunity for citizens to be heard.
 - 4) Written Communications received.
 - 5) Approval of minutes - August 13 2018.
 - 6) Presentation on Proposed Project Plan Amendment to Tax Incremental District # 1.
 - 7) Deliberation and Action on Resolution 2018-JRB-001: A Resolution Approving Weston Village Board Resolution 2018 046 Approving a Second Amendment to the TID #1 Project Plan, Village of Weston, Wisconsin.
 - 8) Any other business that lawfully comes before the JRB.
 - 9) Adjournment of JRB.
- Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting materials at the meeting to be in an accessible location or format must contact Valerie Parker, at the Weston Village Offices at 715-359-6114, 5500 Schofield Avenue by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.
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I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0003167601
No. of Affidavits: 1
Total Ad Cost: \$48.66
Published Dates: 09/24/18

(Signed) Kevin Young (Date) 10-1-18
Legal Clerk

Signed and sworn before me

Dicky Jolly

My commission expires 9-19-21



other board, commission, or committee of the Village, aside from the Joint Review Board. Should a quorum of other government bodies be present, they would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 40 (1993).
Sherry Weinkauff
Village Clerk
Published as a legal ad in the Wausau Daily Herald on Monday, September 24 2018.
Run: Sept. 24, 2018 WNAXLP

WESTON VILLAGE OF

Text of Ad: 09/19/2018

VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD
MEETING
TAX INCREMENTAL DISTRICT #1 &
#2
WEDNESDAY OCTOBER 3, 2018 at
3:00 PM
WESTON MUNICIPAL CENTER
BOARD ROOM
5500 SCHOFIELD AVENUE,
WESTON, WI 54476
Agenda

- 1) Call Meeting to Order.
- 2) Roll Call.
- 3) Opportunity for citizens to be heard.
- 4) Written Communications received.
- 5) Approval of minutes – August 13, 2018.
- 6) Presentation on Proposed Project Plan Amendment to Tax Incremental District # 1.
- 7) Deliberation and Action on Resolution 2018-JRB-001: A Resolution Approving Weston Village Board Resolution 2018-046 Approving a Second Amendment to the TID #1 Project Plan, Village of Weston, Wisconsin.
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- 9) Adjournment of JRB.

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Sherry Weinkauff
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Monday, September 24, 2018.

Run: Sept. 24, 2018 WNAXLP

APPENDIX E: JOINT REVIEW BOARD MINUTES

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT REVIEW BOARD
held on Monday, August 13, 2018, at 3:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

- 1. Meeting called to order by Joint Review Board Chair & Village President Barb Ermeling.**
- 2. Roll Call of Joint Review Board by Secretary Parker.**

Roll call indicated 5 Joint Review Board members present.

<u>Member</u>	<u>Present</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Bender, Bob	YES

Village Staff in attendance: Higgins, Donner, Trittin, and Parker. Trustees Mark Maloney and Jon Ziegler were present for part of the meeting. Greg Johnson, of Ehlers Associates, was present. There were 2 audience members present.

- 3. Opportunity for citizens to be heard.**
None.

- 4. Written communications received.**
None.

- 5. Approval of minutes from the previous regular meeting: April 5, 2017.**

Motion by Palmer, second by Lutgen: to approve the minutes from the April 5, 2017, meeting.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Bender, Bob	YES

- 6. Presentation and Discussion on Performance and Status of TID #1**
 - a. Acknowledgement of TID #1 Annual Report**

Trittin explained at the beginning of 2017, the fund balance in TID #1 was \$436,555, and the revenues exceeded the expenditures by \$686,863. The ending fund balance was \$1,123,418.

Motion by Palmer, second by Bender: to acknowledge the TID #1 Annual Report.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Bender, Bob	YES

b. Draft Project Plan Amendment

Higgins explained that back in 2017, the Village brought the JRB together to discuss the project plan amendment, but then the project was put on hold. Now we are bringing the draft project plan amendment back before JRB. We have a draft plan to discuss today, as we would like to start the approval process for the CDA and BOT. We are looking to start this process with them next week. She introduced Greg Johnson, who has been working with Mark Roffers to put together this plan. Roffers provided an overview in this meeting packet, which has been adjusted since the last time JRB met in 2017. The main difference from 2017 is the boundary amendments. She pointed out the areas that we are removing and the areas that we would like to add to the boundary. Stoskopf confirmed we are looking at an addition of about 19 acres.

Higgins stated some of the reason that the plan was halted, was to allow us to work on a Capital Improvement Plan and include many of those projects in the plan, which Public Works completed that. Those are listed in Table 1 of the packet, called Proposed Infrastructure and Related Project Costs Assignable in TID #1.

Donner discussed some of the projects, such as Camp Phillips Centre area, County Road X Corridor plan, potential Weston Avenue improvements, and County Road X redevelopment improvements (north of the interchange). Donner stated the projects are categorized based on their level of priority. We are in the process of getting approvals lined up for the Camp Phillips Centre area, and if the approvals come through, we'll be focusing our attention to that area; but if the approvals do not come through, then there may be more focus on the redevelopment on the County Road X Corridor. All of this is dependent on the financial capabilities.

Johnson gave a summary of draft project plan presented, explaining how this plan includes a summary of the Original and Amended TID #1 Project Costs (Table 2 of the packet), showing what costs have been expended and what has been added in. He explained how the Village received special legislation in 2015, which allowed the Village to expand the life of the TID and also allows the Village 1 project plan amendment. Now, the Village is trying to identify any future projects and costs now, and through the remainder of the TID's life. He emphasized that this is the Village's only opportunity to add any potential future projects into the plan. He stated that as development within this TID unfolds, the currently rated future projects may change in rank, and some of the projects may never occur. The Village just wants any of these potential projects to be classified as TID eligible since this is our last amendment. Prior to the Village executing financial commitments, the Village will continue with development agreements with developers on the Camp Phillips Centre project, before the Village expends any dollars on that project. Prior to doing this, the project plan needs to be amended.

Palmer confirmed that as of today, the Village has spent over \$80 million; that they are then planning to add over \$117 million; this total project will be just over \$198 million.

Johnson directed everyone to Table 4 in the packet, where it lists development assumptions within TID #1, and the projected increment value. He stated what is in that table is not a full list. He pointed out how the Camp Phillips Centre project is projected to be the largest for potential in future increment value. He explained how the Village has been working with Forward Development Group (FDG), the developers for that project, and how FDG has been working towards securing land options. We are only taking 75% of the increment value that they are projecting.

Johnson stated the overall projected increment value is approximately \$164 million over the life of the TID, but with the bulk of that coming from the Camp Phillips Corridor.

Johnson explained Table 5, which summarizes our tax revenue stream, and stated by 2029 our annual tax increment will reach just over \$9 million.

Palmer questioned if the total cost is \$198 million, and the future value increment is \$131 million, where is the other \$60 million costs coming from. Johnson stated those would be funded through the Village itself or would be projects that would not be completed. Johnson stated Village will only fund what the TIF will support.

Palmer confirmed they are being asked to approve a plan with \$198 million in costs, but only \$131 million in revenue, hoping the \$60 million will come from somewhere else.

Johnson stated what the Village is identifying is to have the flexibility to look at those project costs. The reason the Village has identified those other project costs is this is their last chance to add projects into this district, so they want to identify as many project costs that could come forward within the district, not necessarily knowing how much final revenue will be generated. Knowing that not all those projects can be funded, but including them in the plan so that they could be TID eligible.

Lutgen asked for language shown in this plan that states what Johnson just explained.

Palmer questioned (in Table 3) the County Road X Reconstruction project, from Schofield Avenue to Ross Avenue, at a cost of \$1.3 million, and how it states this project may receive a share of funds from the County. She stated the Village needs to obtain approval from the County before she will vote "yes" to that project. She pointed out a similar statement for the County Road X, Highway 29 Interchange, at a cost of \$3.5 million. She has issues approving something where up to \$5 million is being asked of the County, potentially, on top of providing their increment for this large project.

Donner stated we are not assuming we are getting the funding with the County & State. We would certainly pursue a partnership to get cost share. Right now we are still in the process of going through a transportation impact analysis to understand what the responsibilities are of the State, Federal Highway Administration, background traffic, etc. In terms of trying to get any kind of commitment, we are out ahead of everything, but these projects need to be listed in the plan in order to be eligible in the future. If we get funding, it helps the situation to be able to fund other projects. We have talked in principal with the County Highway Commissioner and County Administrator, who are aware of these projects. Donner pointed out how these projects are ranked, and questioned what staff can do to satisfy their concerns. Donner stated if there are not sufficient funds to do a project, then the project would not occur.

Johnson pointed out the last paragraph on Page 17 of the Project Plan, explains how there are more projects than the financial analysis 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. 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 the last time the TID #1 Project Plan can be amended.

Stoskopf stated he understands why staff is overplanning for what could occur in the future.

Bender asked if this type of plan amendment is typical. Johnson stated no, and emphasized that there is no ability to amend this plan once adopted. Johnson stated if Village has other projects that the TIF does not support, then the Village will pay with other means.

Johnson then continued through the draft plan summarizing Table 6: Cash Flow Analysis.

Lutgen questioned which of the projects shown in Table 1, are being projected in Table 6? Johnson stated all of the Priority 1 projects, and a portion of the Priority 2 projects. Johnson explained how depending on future development that some of the Priority 2 projects may interchange with the Priority 3 projects.

Palmer questioned the Ryan Street/Highway 29 Interchange project, for \$13 million (Table 3), asking if the Village has had conversations with the Federal Government on that? Donner stated there was just an e-mail exchange, and since this is just a draft, it actually came off the project plan, and should have come off the spreadsheet. He said this was a pie in the sky project they put in, and we did not know what to include. That \$13 million project should come out.

Donner suggested we discuss more qualifying language to make this more palatable. Palmer stated her only concern, when looking at Map #6 (Proposed Infrastructure and Related Projects), where some of the key areas of development are contingent on others funding a portion of it, and if those do not get done, such as #4 and #10, because you are waiting on other parties to fund those, then how does the plan still maintain its integrity in getting the development done?

She suggested staff prioritize the projects by TIF funding, and then secondary by other funding. This way, if something is in the works, and it does not have the funding, it will not keep a whole section of the TIF from developing the way we want it to.

Lutgen stated she is concerned about the potential of the TIF at the end of its life ending up under water.

Johnson stated how before the Village would take any project costs on, they will get commitments from developers and guarantees that the development would move forward. Lutgen stated she would like to see in the report how we'll get commitments. Johnson stated we could add language that if the TIF is in deficit, that the Village will eat those costs. The Village will only be able to undertake what it can support.

Ermeling stated this is our last amendment, and if we don't add a future project, then later need a certain project, it won't be covered by the TIF.

Johnson stated just because it is in the plan does not commit the Village to undertaking the project. It just makes those TID eligible if needed.

Stoskopf does not blame the Village for asking this, but does not want this to get left with someone else in the future.

Lutgen stated she has not seen this happen in all the other districts she works with, and how this is quite out of the ordinary. She questioned staff, when speaking with the State, did the State suggest this? Johnson answered no. Johnson stated the special legislations was also unique, and there are no other guidance on TID project plans.

Palmer confirmed there is no possibility to go for the distressed status. Johnson stated that opportunity has passed. He pointed out how currently, the TID is cash flowing now. Palmer confirmed if the TID is not successful, there is no way to go back to the State for extensions.

Stoskopf asked if it would be possible to scale down the list of projects to bring the costs closer? Donner stated the key thing needed is the wetland permit. Based on the results, it may have a big impact on development in TIF 1, and what we will be focusing on.

Lutgen would like to see a table of what we can afford, and a secondary table for what we would like to do if we have funding. Johnson feels the Village would like to see the JRB support, if we can do this. Ermeling feels the Board of Trustees would like to see this too. Johnson stated he could adjust the cash flow tables.

Lutgen stated it is not the JRB's role to state which projects a municipality should or should not do, they expect the proposed plan to be written clearly for them to approve. She said they have questions, will the projects be successful, will they be beneficial, will they cash flow, how many jobs will be created, the things that support their entities. Johnson feels this can be taken care of.

Lutgen questioned if Table 2 will still show \$198 million? Johnson commented he could add a column to say what will be funded through the cash flow.

Ermeling stated with any of those projects, if we do not have funds, we will not do the project.

Johnson stated the project plan sets the course, and these are just a tool, not a financial commitment. All financial commitments need to be evaluated much more closely before we could commit to those dollars.

Stoskopf does not fault the Village of adding the projects in the plan now.

Ermeling asked if the requested changes are made if the JRB would be willing to approve. Palmer feels that answer can't be given at this time, and that they need to see what they have available, because they have to evaluate it based on the information provided.

Lutgen suggested the modifications not have that \$60 million gap. To help that, you do not want to have \$198 million versus \$131 million on a different page. She suggested on Table 2 to show the projects that are cash flowing then show projects in the maybe column that may occur later. Palmer stated a column for projects we'd really like to do, but just do not have the money for it now.

Johnson stated we can show those on a separate table. Stoskopf feels a table will make it more clear.

c. Timeline/Schedule for Adoption

Higgins feels we may need to postpone everything for a month, as it sounds like the JRB wants to meet again to review this plan again. Johnson questioned if JRB would be find seeing the revisions at their final meeting, rather than another draft review meeting. He stated we could make the changes and send out to the JRB for their review. This way, the Village could continue with its process.

Higgins stated next week the CDA and Board of Trustees will be meeting to adopt a resolution to officially start the process. This gets us to a September 17th public hearing before the CDA. Then, sometime in October, the JRB will meet to finalize the project plan. She is looking at the first week in October to meet. Palmer requested not a Monday meeting, and Wednesdays are good. A tentative October 3rd meeting was agreed upon. Lutgen stated the afternoons work best for her.

7. Presentation and Discussion on Performance and Status of TID #2

a. Acknowledgement of TID #2 Annual Report – Schofield Avenue Business Corridor

Trittin stated this is a similar report, as the TID #1. She stated the Fund balance on January 1, 2017 was \$321,600, and the revenues exceeded the expenditures by \$98,766, and the ending fund balance was \$420,366.

Higgins stated the Village Plan Commission started a planning project for the Schofield Avenue Corridor in TIF 2. We are doing a corridor plan similar to Camp Phillips Road/County Road X, to guide us on future redevelopment projects. She pointed out the Alpine Manufactured Home Park has closed, and we are looking at that as a redevelopment site, along with a few other places for sale along Schofield Avenue.

Motion by Stoskopf, second by Lutgen: to acknowledge the TID #2 Annual Report.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Bender, Bob	YES

8. Consideration and Potential Action Designating an Official Custodian of the Records of the JRB.

Higgins stated we did not officially designate a custodian or records for the JRB at our last meeting. Staff is asking if the JRB is okay with the Village being the custodian of the JRB minutes.

Motion by Bender, second by Palmer: to designate the Village as the Official Custodian of the Records of the JRB.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Bender, Bob	YES

9. Set Next Meeting Date

Higgins stated the next meeting is tentatively scheduled for Wednesday, October 3rd, she will send out a message to confirm the time.

10. Any Other Business that Lawfully Comes Before the JRB.

Trittin stated the State released the preliminary equalized values, and TID #1 went up 8% and TID #2 went up 4%. Johnson stated they are both cash flowing.

11. Adjournment of JRB.

Motion by Palmer, second by Lutgen, to adjourn at 4:12 p.m.

Barb Ermeling, Joint Review Board Chair & Village President
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT REVIEW BOARD

held on Wednesday, October 3, 2018, at 3:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

- 1. Meeting called to order by Joint Review Board Chair & Village President Barb Ermeling at 3:00 p.m.**
- 2. Roll Call of Joint Review Board by Secretary Parker.**

Roll call indicated 5 Joint Review Board members present.

<u>Member</u>	<u>Present</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES (at about 3:05 p.m.)
Bender, Bob	YES

Village Staff in attendance: Higgins, Donner, Trautman, and Parker. Greg Johnson, of Ehlers Associates, was present. There were 4 audience members present.

- 3. Opportunity for citizens to be heard.**
None.
- 4. Written communications received.**
None.

- 5. Approval of minutes from the previous regular meeting: August 13, 2018.**

Motion by Lutgen, second by Stoskopf: to approve the minutes from the August 13, 2018, meeting.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	--- (not present yet)
Bender, Bob	YES

- 6. Presentation on Proposed Project Plan Amendment to Tax Incremental District #1.**

Donner deferred this discussion to Johnson. Johnson explained, based on comments at the last JRB meeting, an updated memo by MDRoffers that was included in the packet which outlined the history of this TID #1, along with how the Plan has been updated to address the comments and concerns of the JRB at their August 13th meeting.

Johnson recapped this plan amendment which has been granted through the State special legislation. He then described all of the revisions drafted by MDRoffers to the amended TID#1 Project Plan and pointed out how the 1st and 2nd priority infrastructure projects are now bolded in Table 1, and the 3rd priority projects are not bolded. He also explained that there may be cases where some of the 2nd and 3rd priority projects may be swapped in place of some of the 1st priority projects.

Johnson confirmed to Stoskopf the bolded project items, versus the non-bolded items. Palmer questioned if the #1 – 5 projects that are bolded are the estimated costs in the TID 1 are costs that will be born by the TID or costs that are born by the increment and/or other funding sources. Johnson clarified those costs will be supported by the increment of the TID District, whether it is new development or existing cash flow.

Lutgen stated her concern was that she did not want to be authorizing projects for other governmental bodies.

Higgins confirmed to Palmer that the boundary has not changed since the last time the JRB reviewed this document.

Johnson confirmed to Lutgen the changes in the tables, primarily being in Table 2, where they revised the format to distinguish the cash flow analysis.

Johnson explained that Table 3 points out the potential non-TID project costs, where funding may come from, but not guaranteeing that entities on the outside will support those projects.

Stoskopf stated it appears the Village went through the work to present what was requested at the last JRB meeting.

Palmer questioned on Table 3, the Improvements to County Road X/Highway 29 Interchange going from \$13 million to \$3.5 million, and questioned if that is contingent on the funding the Village would get through the increment? Donner stated Table 3 indicates funding we would seek from outside sources. Donner stated Palmer was actually referencing the Ryan Street project, not the County Road X/Highway 29 Interchange. The Ryan Street Interchange project was removed from this table and the number therefore dropped to \$3.5 million.

Lutgen questioned Table 5, where there was a total of \$131 million, and now there is \$101 million. Johnson stated he shortened the history, to not include all of the past construction years. He stated in the last version there was more history shown, and looking from this point forward (from audited 2017 numbers going forward), all developer assumptions are unchanged.

7. Deliberation and Action on Resolution 2018-JRB-001: A Resolution Approving Weston Village Board Resolution 2018-046 Approving a Second Amendment to the TID #1 Project Plan, Village of Weston, Wisconsin.

Stoskopf stated that no perfect plan going out 13 years is possible. He explained that even with the school district's referendum, they thought that they knew what their priorities would be, but things continue to change and with the costs in steel and tariffs are now changing the dynamic of what they do, so it is hard to predict that many years out. He feels the over-planning for this one-time opportunity is a wise choice.

Motion by Stoskopf, second by Bender: to approve Resolution 2018-JRB-001.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Stoskopf, Jack	YES
Lutgen, Roxanne	YES
Palmer, Kristi	YES
Bender, Bob	YES

8. Any Other Business that Lawfully Comes Before the JRB.

None.

9. Adjournment of JRB.

Motion by Lutgen, second by Palmer, to adjourn at 3:28 p.m.

Barb Ermeling, Joint Review Board Chair & Village President
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

APPENDIX F: COMMUNITY DEVELOPMENT AUTHORITY PUBLIC HEARING MINUTES

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE COMMUNITY DEVELOPMENT AUTHORITY
September 17, 2018, at 4:30 p.m.

1. Meeting called to order by Community Development Authority Chair Hooshang Zeyghami.
Zeyghami called the meeting or order.

2. Roll Call.

Roll call indicated 5 Community Development Authority members present.

<u>Member</u>	<u>Present</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	YES
Hagedorn, Todd	YES
Knopf, Michelle	NO Absent/excused
Jelmeland, David	YES
Winkels, Stephen	YES Joined the meeting during the public hearing

3. Approval of minutes from August 20, 2018 Meeting:

Motion by Maloney, second by Berger to approve the minutes.

Yes Vote: 5 No Votes:0 Abstain:0 Not Voting:2 Result: Pass

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	YES
Hagedorn, Todd	YES
Knopf, Michelle	-
Jelmeland, David	YES
Winkels, Stephen	-

4. Acknowledge Report: August 20, 2018 Building Permits.

Motion by Maloney, second by Jelmeland to acknowledge the August 20, 2018 Building Permits.

Yes Vote: 5 No Votes:0 Abstain:0 Not Voting:2 Result: Pass

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES

Berger, Scott	YES
Hagedorn, Todd	YES
Knopf, Michelle	-
Jelmeland, David	YES
Winkels, Stephen	-

5. Discussion and Action on Appointment of Executive Director of CDA.

Motion by Maloney, second by Berger to appoint Keith Donner as the Executive Director of the CDA.

Yes Vote: 5 No Votes:0 Abstain:0 Not Voting:2 Result: Pass

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Berger, Scott	YES
Hagedorn, Todd	YES
Knopf, Michelle	-
Jelmeland, David	YES
Winkels, Stephen	-

6. Presentation on Proposed Project Plan Amendment to Tax Incremental District No. 1 & Proposed Redevelopment Area #3 Project Plan (Staff, MDROffers, Ehlers).

Donner explained there are two separate hearings on the agenda. Both Mark Roffers and Greg Johnson will make comments on the presentation. Roffers presented on the TIF and Redevelopment plans. A 15-day additional comment period will be accepted for the Redevelopment plan. He asked the CDA members to make recommendations on the hearings. He gave a broad overview of the plans. Greg Johnson explained what Tax Incremental Financing is. Mark Roffers explained what redevelopment planning is. He said the Village is proposing to take advantage of a onetime/last time opportunity to amend the TIF plan. This will allow the Village to expand for potential infrastructure projects and funding to advance industrial, commercial office and mixed-use development. This would change the TID #1 boundary, in particular, it would extend it north from the Schofield Avenue/Camp Phillips Road intersection area. The proposal is also to create a redevelopment area #3 to correspond with the extension of TID #1 north along Camp Phillips Road. The Village is proposing to do these things to advance the Camp Phillips Centre development, which is slated to include large-scale retail and office, promote reinvestment along Camp Phillips Road and advance the Village 2017 County Road X Corridor Plan, which does not focus on the mobile home park. There is no proposal to rezone any lands in the Village, no removal of any homes, no requirement that land owners develop their land, no Village land acquisition for redevelopment, and no spending on public infrastructure or incentives within TID #1. He explained the TID #1 project plan and the amendments to the plan. He explained the priorities, which includes the Camp Phillips Centre project, Highway 29 interchange, extend Transport Way to Weston Avenue and the construction of Well #7. Greg Johnson explained the funding for TID #1. He said actual project costs are \$41.6 million. He also said this is the last opportunity to amend the plan. Roffers referred to a map and showed the proposed redevelopment area #3. He explained the objectives. Stillwater indicated their concerns

and shared information with residents, and not all was accurate. There will be no action to rezone the mobile home park or relocate residents. He asked the CDA members to approve Resolution 2018-CDA-008. Roffers explained the options which are to adopt the redevelopment plan, as presented, not adopt, or remove Stillwater Landing Mobile Home Park based on the objections and the fact this area is not the focus of the Village plan. Staff proposal is to recommend the Village reduce the size of the redevelopment area and remove the mobile home park.

7. Public Hearing on Creation of Redevelopment Area #3.

a. Open Public Hearing

Zeyghami opened the public hearing.

b. Public Hearing/Public Comment Period.

Kathy Olson 6210, Camp Phillips Road, asked how long the residents must wait. The area needs to be developed and Camp Phillips Road needs work. She asked for the project to move along faster. Zeyghami said the process takes time but he understands her concerns. Donner said he projects these properties will not redevelop. There would need to be a public/private partnership.

Mark Hazelbaker, representing the residents in the Stillwater Mobile Home Park. He said the residents are present out of concern. The former administrator made some bad comments regarding the mobile home park. He commended the Board for addressing the concerns. They do not feel like their homes are a blight. They hope to continue to see future improvements in the park. Their position is to remove Stillwater Mobile Home Park from the redevelopment area. The letter he sent previously is no longer necessary.

Donna Carlson Reeves, Redlands Blvd, CA, a prospective buyer of Stillwater Mobile Home Park, feels reassured after the presentation. He understands the redevelopment plan will allow the Village to do things in the future like eminent domain, rezoning, and relocating homes. He supports removing the park from the plan.

Mike Wasiczuk, 4101 East Jelinek, asked about widening roads and the enhancement of Camp Phillips Road. He does not want to have to pay to have his home moved. Mark Roffers commented the plans do not include removing any homes. It will be up to the homeowners if they would decide to sell.

Debra Kaetterhenry, 6206 Camp Phillips Road asked about timelines. She asked if the properties would ever be taken. She feels like they are in limbo. She is concerned about trying to sell her home. She said additional work needs to be done first before there is any interest by a developer. Donner said the Village is waiting on approval of a permit application submitted to the DNR. Once received we will have a better idea on timelines.

Ken Umbarger, 4311 Schofield Avenue, thanked the Board. He said he has a prospective buyer for the park. He posted letters for residents and did not mean to give out inaccurate information. He also thanked the residents for coming out. They are proud of the progress of the park. These people do not have a lot of options for housing. He appreciates the proposal to take the mobile home park out of the redevelopment area. He also thanked Mark Roffers for the informed presentation.

David Barwik, 4005 E Monterey Avenue, talked about the possibility of houses being removed on Camp Phillips north. He said a lot of the homeowners want to stay and some want to retire there. The Camp Phillips corridor will change. He is concerned on how homeowners will move on. He is concerned on how they might get out of the area. He understands the future. He does not want to get taken for a ride.

Mark Roffers said the Village is not presently in a position to financially take anyone's home. There are some Camp Phillips home owners that want to sell and some that don't. He recommends providing a guide for confused home owners. Zeyghami said if any property is purchased, at any time, the proper procedure will be followed. Donner agreed that a proper procedure would need to be followed. The Board will not do anything beyond their means. They have always been conservative.

Matt Dassow, 4102/4104 East Jelinek Avenue, asked about the TIF calculation on his assessment. Roffers said the assessment on property remain the same whether inside or outside the TIF.

Cindy Wilke, 6102 Camp Phillips Road, is concerned about a possible extension of East Jelinek Avenue. She is worried about having to move her driveway. Mark Roffers said this is not very likely at this time.

Zeyghami said the public hearing comment period will remain open for the next two weeks.

c. Defer Action to next CDA Meeting.

No action taken.

8. Public Hearing on Proposed Project Plan Amendments to Tax Incremental District No. 1.

a. Open Public Hearing

Zeyghami opened the hearing at 6:01 p.m.

b. Public Hearing/Public Comment Period.

There were no comments.

c. Close Public Hearing.

Zeyghami closed the hearing at 6:03 p.m.

d. Discussion by CDA.

There were no comments made by CDA members.

e. Recommendation from Staff.

Staff recommends the CDA approve Resolution No. 2018-CDA-008 and forward to the Board with a recommendation to adopt.

f. Discussion and action by CDA on Resolution No. 2018-CDA-008: A Resolution approving and recommending a second amendment to the TID#1 Project Plan for the Village of Weston, Marathon County, WI.

Motion by Maloney, second by Berger to approve Resolution No. 2018-CDA-008.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

<u>Member</u>	<u>Voting</u>
<i>Zeyghami, Hooshang</i>	YES
<i>Maloney, Mark</i>	YES
<i>Berger, Scott</i>	YES
<i>Hagedorn, Todd</i>	YES
<i>Knopf, Michelle</i>	-
<i>Jelmeland, David</i>	YES
<i>Winkels, Stephen</i>	YES

FUTURE ITEMS

9. Next meeting date(s):

- a. Tuesday, October 16 @ 6pm – Regular Meeting**
- b. Tuesday, November 20 @ 6pm – Regular Meeting**
- c. Tuesday, December 18 @ 6pm – Regular Meeting**

10. Remarks from Staff and Commission Members.

No comments.

11. Adjournment of CDA.

Motion by Maloney second by Jelmeland to adjourn at 6:06 p.m.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

<u>Member</u>	<u>Voting</u>
<i>Zeyghami, Hooshang</i>	YES
<i>Maloney, Mark</i>	YES
<i>Berger, Scott</i>	YES
<i>Hagedorn, Todd</i>	YES
<i>Knopf, Michelle</i>	-
<i>Jelmeland, David</i>	YES
<i>Winkels, Stephen</i>	YES

APPENDIX G: COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION

VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2018-CDA-008

A RESOLUTION, approving and recommending a second amendment to the Tax Incremental District No. 1 (“TID #1”) Project Plan for the Village of Weston, Marathon County, WI.

WHEREAS, the Village Board of Weston, Wisconsin created TID #1, which was approved in March 1998 and amended for the first time in November 2002; and.

WHEREAS, the Community Development Authority (“CDA”) has the legal responsibility for the planning of TID #1; and.

WHEREAS, the 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 caused notice of a public hearing on the proposed second amendment to the TID #1 project plan, published as a class 2 notice in the Wausau Daily Herald on August 27 and September 7, 2018; and

WHEREAS, pursuant to the published notice, the CDA held a public hearing commencing at 4:30 p.m. on September 17, 2018; and

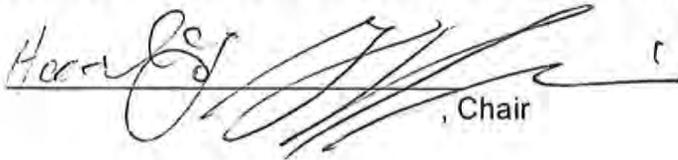
WHEREAS, after considering the comments and suggestions submitted at such hearing, the CDA has determined that the proposed TID #1 Project Plan, Amendment #2, as set forth in Exhibit A, is feasible, conforms to the Village’s Comprehensive Plan, and will serve to promote the intent and goals for which TID #1 was created.

NOW, THEREFORE, BE IT RESOLVED that the TID #1 Project Plan, Amendment #2, attached hereto as Exhibit A, is hereby adopted and recommended for approval by the Weston Village Board.

BE IT FURTHER RESOLVED, that the Planning & Development Director/Zoning Administrator is hereby authorized and directed to file this resolution with the Village Board and take any other action necessary to request consideration by the Village Board of the actions recommended hereby.

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

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

By: , Chair

ATTEST:

By: , Executive Director of the CDA

Ayes: 10

Nays: 0

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

APPENDIX H: VILLAGE BOARD RESOLUTION

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 Weinkauff*
SHERRY WEINKAUF, Clerk

Ayes: 6

Nays: 0

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

APPENDIX I: JOINT REVIEW BOARD RESOLUTION

VILLAGE OF WESTON, WISCONSIN

RESOLUTION NO. 2018-JRB-001

- A RESOLUTION,** approving Weston Village Board Resolution 2018-046 approving a Second Amendment to the TID #1 Project Plan, Village of Weston, Wisconsin.
- WHEREAS,** §66.1105(4)(h), Wis. Stats. requires that a Joint Review Board convened pursuant to §66.1105(4m), Wis. Stats. review and approve a proposed amendment to a project plan for a tax incremental district; and
- WHEREAS,** the Village of Weston elected to convene this Board as a standing joint review board as authorized by §66.1105(3)(g), Wis. Stats.; and
- WHEREAS,** the Board held meetings on April 5, 2017 and August 13, 2018 prior to the public hearing on a Second Amendment to the project plan for Tax Incremental District Number One, Village of Weston (TID #1 Project Plan), and elected a chairperson as required by §66.1105(4m)(a), Wis. Stats.; and
- WHEREAS,** the Board has reviewed the public record, planning documents, and resolutions adopted by the Community Development Authority of the Village of Weston and the Village Board of Weston approving the Second Amendment to the TID #1 Project Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Joint Review Board finds that:

1. In the judgment of the Board, the development expected in the District as described in the public records, planning documents, and resolutions identified above would not occur without a tax incremental district and tax incremental financing;
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of improvements identified in the cash flow analysis of the TID #1 Project Plan; and
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

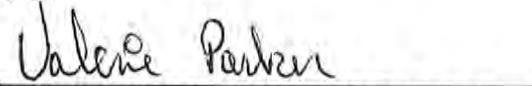
BE IT FURTHER RESOLVED, that the Village Board Resolution 2018-046 amending the TID #1 Project Plan, Village of Weston, is hereby approved.

BE IT FURTHER RESOLVED, that the Chairperson of the Board shall forward this Resolution to the Village Clerk not later than 7 days after the date hereof.

Adopted this 3rd day of October, 2018.

By: 
BARBARA ERMELING, JRB Chair

ATTEST:

By: 
VALERIE PARKER, JRB Clerk

Ayes: 5

Nays: 0

APPENDIX J: VILLAGE ATTORNEY OPINION

September 17, 2018

SENT VIA EMAIL

VILLAGE BOARD OF TRUSTEES

Village of Weston
Municipal Center
5500 Schofield Ave.
Weston, WI 54476

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

Dear Board:

Village of Weston, Wisconsin Tax Incremental District No. 1 Project Plan, Amendment #2 (the "Project Plan") is scheduled for a public hearing on September 17, 2018, before the CDA. Wis. Stat. §66.1105(4)(f) requires the Village Attorney to review the Project Plan and confirm that it is complete and complies with Wis. Stat. §66.1105(4)(f).

It is my opinion that the Project Plan is complete and compliant with Wis. Stat. §66.1105(4)(f) because it contains the following:

1. A statement listing the kind, number, and location of all proposed public works or improvements within TID #1 as amended by proposed Amendment #2, or to the extent provided by law, outside TID #1 as amended by proposed Amendment #2;
2. An economic feasibility study;
3. A detailed list of estimated project costs, along with a description of the methods of financing all estimated project costs;
4. The time when the related costs or monetary obligations are to be incurred;
5. A map showing existing uses and conditions of real property in TID #1 as amended by proposed Amendment #2;

6. A map showing proposed improvements and uses in TID #1 as amended by proposed Amendment #2;

7. A statement addressing any proposed changes in zoning ordinances, master plan, building codes, and Village ordinances;

8. A list of estimated non-project costs;

9. A statement of the proposed method for the relocation of any persons to be displaced; and

10. A statement as to how the creation of the proposed changes to TID #1 as amended by proposed Amendment #2 promotes the orderly development of the Village.

If any revisions are made to the Project Plan, please send them to me for my review so that I can provide a new opinion letter.

Very Truly,

A handwritten signature in black ink that reads "Matthew E. Yde". The signature is written in a cursive style with a large, stylized 'M' and 'Y'.

Matthew E. Yde

MEY:lak