

VILLAGE OF WESTON
TAX INCREMENT FINANCE
DISTRICT

PLAN AMENDMENT
PROJECT PLAN OVERVIEW

February 12, 2018

BACKGROUND

- TID #1
 - Established in 1998
 - Expenditure period of 18 years (2016)
 - Closure after 23 years (2021)
- Plan Amendment 2015
 - Special legislation
 - Extend expenditure period through 2026
 - Closure no later than March 31, 2031

PROJECT PLAN

- MD Roffers
- Ehlers
- JSD
- Forward Development
- Village Staff

SIGNIFICANT COMPONENTS

- Infrastructure to Support
 - County Road X Corridor Plan
 - Blighted Area Re-development
 - Economic Development in TID

PROJECT PLAN

- 24 Projects
- Total Estimated TIF Eligible \approx \$95 M
 - Priority 1 \approx \$31 M
 - Priority 2 \approx \$45 M
 - Priority 3 \approx \$19 M
- Amendment needs to be approved by Joint Review Board

FINANCIAL CONSTRAINTS

- Village Capacity to Finance +
 - Developer Contributions
 - Utility Contributions
 - Impact Fees
 - Special Assessments
 - Etc.

Major Areas Targeted For Improvements

- Camp Phillips Centre
 - Currently Given Highest Priority
 - Economic Development Potential
- County Road X Corridor Redevelopment
 - Secondary Priority
 - Gateway to Village
- Weston Avenue Corridor
 - Secondary Priority
 - Supports CPC and Business Park

PRELIMINARY ESTIMATES

TID #1 PROJECT PLAN

			PRIORITY 1	PRIORITY 2	PRIORITY 3
Subtotal Camp Phillips Centre On-Site	\$	20,387,100	\$	500,000	\$ -
Subtotal Camp Phillips Centre - Off-Site	\$	9,951,015	\$	-	\$ 3,333,500
Subtotal CTH X Corridor Blighted Area *	\$	-	\$	18,863,500	\$ 2,764,888
Subtotal CTH X Corridor Other*	\$	-	\$	-	\$ 3,239,663
Subtotal Weston Avenue	\$	-	\$	21,184,264	\$ 2,400,000
TID - Wide	\$	275,000	\$	-	\$ -
Weston Regional Medical Campus	\$	-	\$	3,166,000	\$ 1,825,000
Subtotal Other Projects	\$	-	\$	-	\$ 5,561,600
		\$ 30,613,115	\$ 43,713,764	\$ 19,124,650	



Map 6 - Proposed Infrastructure and Related Projects



Map Date: 3/6/2017

Adoption Date (Village): 2/23/2017

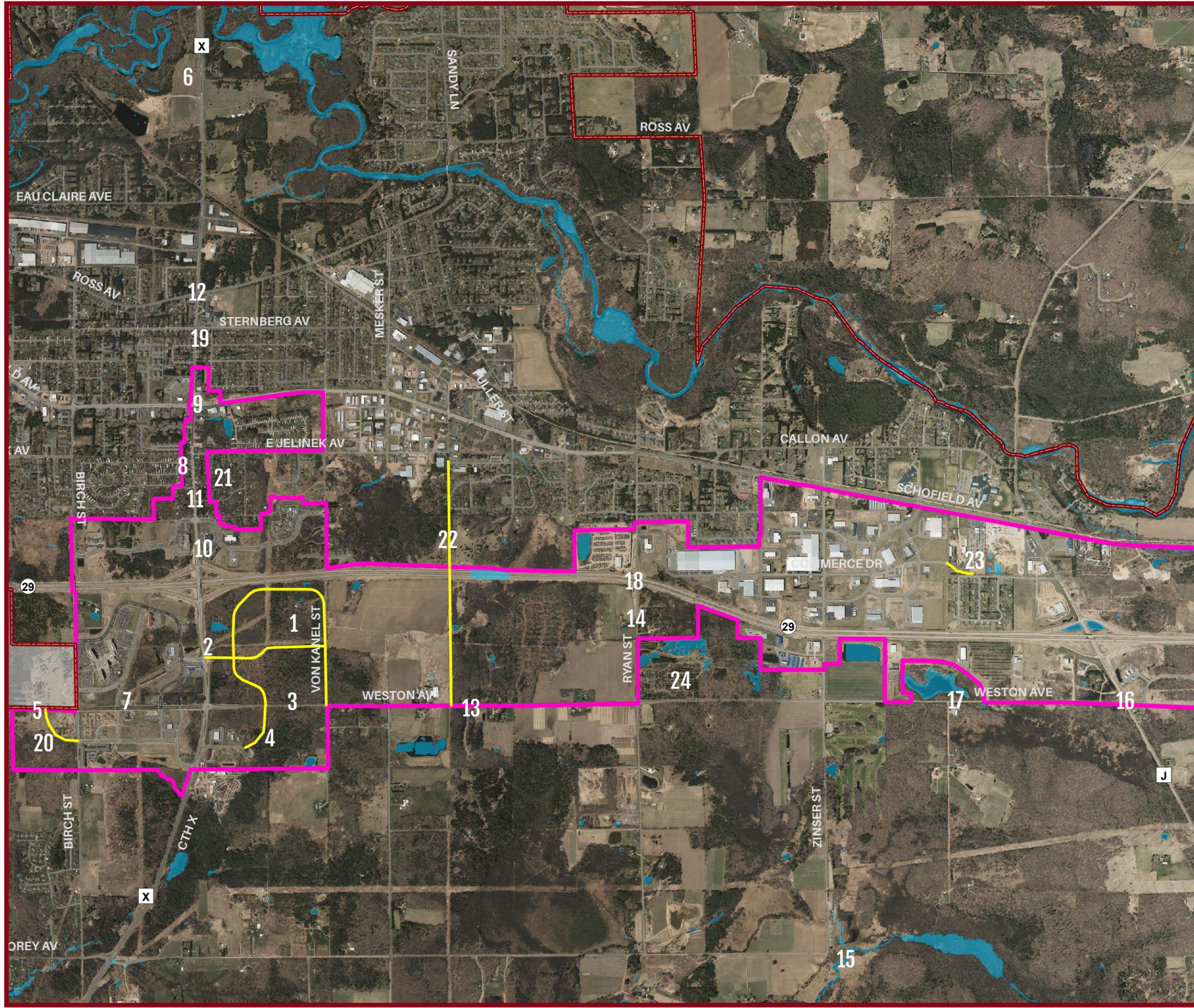
Map by the Technology Services Department
Village of Weston



Legend

- New Roads
- TIF 1 Boundary
- Weston Boundary
- Surface Water

1	SE Quadrant (Camp Phillips Centre) Development Projects
2	Camp Phillips Road Reconstruction, Segment D (Weston Ave to STH 29, including Weston Avenue intersection)
3	Weston Ave Reconstruction (Camp Phillips to Von Kanel)
4	Extension of Transport Way
5	Weston Avenue Reconstruction, Segment A (Birch Street to Alderson Street)
6	Well 7 Construction
7	Weston Avenue Water Tower
8	Camp Phillips Corridor Land Acquisition and Preparation - Community Center Drive to Schofield Avenue
9	Schofield Avenue and Camp Phillips Road Intersection Reconstruction
10	Camp Phillips Road Reconstruction, Segment C (Community Center Dr/Barbican Ave intersection south to STH 29)
11	Camp Phillips Road Reconstruction, Segment A (Community Center Drive to Schofield Avenue)
12	Camp Phillips and Ross Avenue Intersection
13	Weston Ave Reconstruction (Von Kanel to Ryan St)
14	Ryan Street Reconstruction (Between Commerce Drive and Weston Avenue)
15	Bull Jr Creek Stormwater and Flood Management
16	Weston Avenue/CTH J Intersection Improvements
17	Weston Ave Reconstruction (Ryan St to CTH J)
18	New Highway 29 Interchange at Ryan Street
19	Camp Phillips Road Reconstruction, Segment B (Schofield Avenue to Ross Avenue)
20	Northwesterly Expansion of Cross Pointe Boulevard to Weston Avenue (through Life Is Good property)
21	Camp Phillips Corridor Potential Relocation Expenses
22	Southerly Extension of Municipal Street
23	Access Road to Connect Weston Business and Technology Park to CTH J
24	SEWER SERVICE TO PROHASKA Tree Farm Park





LAND USE KEY:

PHASE 1

LOT 1 - 18.99 ACRES

Large Retail - 210,000 sq. ft.
Surface Parking - 414 stalls
Percentage of net land = 18.83%

LOT 2 - 13.04 ACRES

Large Retail - 150,000 sq. ft.
Surface Parking - 536 stalls
Percentage of net land = 12.93%

LOT 3 - 21.72 ACRES

Large Retail - 186,931 sq. ft.
Surface Parking - 784 stalls
Percentage of net land = 21.53%

LOT 4 - 2.01 ACRES

Commercial/Retail - 20,900 sq. ft.
Surface Parking - 122 stalls
Percentage of net land = 1.99%

LOT 5 - 1.14 ACRES

Commercial/Retail - 8,000 sq. ft.
Surface Parking - 41 stalls
Percentage of net land = 1.13%

LOT 6 - 1.08 ACRES

Commercial/Retail - 8,900 sq. ft.
Surface Parking - 80 stalls
Percentage of net land = 1.07%

LOT 7 - 1.72 ACRES

Commercial/Retail - 18,400 sq. ft.
Surface Parking - 110 stalls
Percentage of net land = 1.71%

LOT 8 - 1.55 ACRES

Commercial/Retail - 18,400 sq. ft.
Surface Parking - 98 stalls
Percentage of net land = 1.54%

LOT 9 - 1.32 ACRES

Commercial/Retail - 17,365 sq. ft.
Surface Parking - 64 stalls
Percentage of net land = 1.31%

LOT 10 - 1.58 ACRES

Commercial/Retail - 19,850 sq. ft.
Surface Parking - 79 stalls
Percentage of net land = 1.57%

LOT 11 - 1.36 ACRES

Commercial/Retail - 19,850 sq. ft.
Surface Parking - 59 stalls
Percentage of net land = 1.35%

LOT 12 - 2.46 ACRES

Hospitality - 16,770 sq. ft.
Surface Parking - 95 stalls
Percentage of net land = 2.44%

LOT 13 - 2.12 ACRES

Commercial/Retail - 19,923 sq. ft.
Surface Parking - 120 stalls
Percentage of net land = 2.10%

LOT 14 - 1.58 ACRES

Commercial/Retail - 14,377 sq. ft.
Surface Parking - 89 stalls
Percentage of net land = 1.57%

LOT 15 - 1.25 ACRES

Commercial/Retail - 13,850 sq. ft.
Surface Parking - 65 stalls
Percentage of net land = 1.24%

LOT 16 - 4.12 ACRES

A - Office- 12,900 sq. ft.
B - Office- 16,975 sq. ft.
C - Office - 16,975 sq. ft.
D - Office - 12,900 sq. ft.
Surface Parking - 134 stalls
Percentage of net land = 4.08%

LOT 17 - 5.16 ACRES

A - Residential- 15,840 sq. ft.
17 units
B - Residential- 15,840 sq. ft.
17 units
C - Residential- 23,830 sq. ft.
26 units
D - Residential- 23,830 sq. ft.
26 units
Surface Parking - 64 stalls
Percentage of net land = 5.12%

LOT 18 - 10.19 ACRES

A - Residential- 15,110 sq. ft.
40 units
B - Residential- 20,900 sq. ft.
60 units
C - Residential- 16,500 sq. ft.
44 units
D - Residential- 16,500 sq. ft.
44 units
E - Residential- 16,500 sq. ft.
44 units
Surface Parking - 183 stalls
Percentage of net land = 10.10%

LOT 19 - 1.91 ACRES

1st Floor-Commercial - 30,028 sq. ft.
2nd Floor-Residential - 30,028 sq. ft.
32 units
Surface Parking - 50 stalls
Percentage of net land = 1.89%

LOT 20 - 2.25 ACRES

1st Floor-Commercial - 26,235 sq. ft.
2nd Floor-Residential - 26,235 sq. ft.
29 units
Surface Parking - 71 stalls
Percentage of net land = 2.23%

LOT 21 - 1.41 ACRES

Office- 11,900 sq. ft.
Surface Parking - 70 stalls
Percentage of net land = 1.40%

LOT 22 - 1.42 ACRES

Office- 14,960 sq. ft.
Surface Parking - 65 stalls
Percentage of net land = 1.41%

LOT 23 - 1.49 ACRES

Office- 14,960 sq. ft.
Surface Parking - 61 stalls
Percentage of net land = 1.48%

STORMWATER

A - 129,587 sq. ft.
B - 106,318 sq. ft.
C - 17,395 sq. ft.

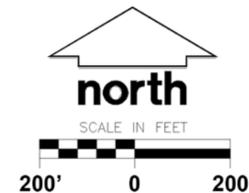
CAMP PHILLIPS CENTRE

Location: Weston, Wisconsin

Date: 01.23.18

**PREFERRED OPTION 1-A
CONCEPT SITE PLAN**

PLEASE NOTE: POTENTIAL BUILDING AND SITE LAYOUTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE COPYRIGHT PROTECTED BY JSD PROFESSIONAL SERVICES.
© 01-23-2018



OPTION 1-A: PUBLIC OFF-SITE AND ON-SITE IMPROVEMENTS EXHIBIT

OFF-SITE:

- O1 - CTH X Improvements**
(South of STH 29 Interchange to Weston Ave.)
- O2 - Weston Ave. Improvements**
(CTH X to section B3/Street B)
- O3 - Weston Ave. Improvements**
(B3/Street B to Von Kanel St.)
- O4 - CTH X Improvements**
(North of STH 29 Interchange to Community Center Dr./Barbican Ave.)
- O5 - STH 29 Interchange Reconstruction**

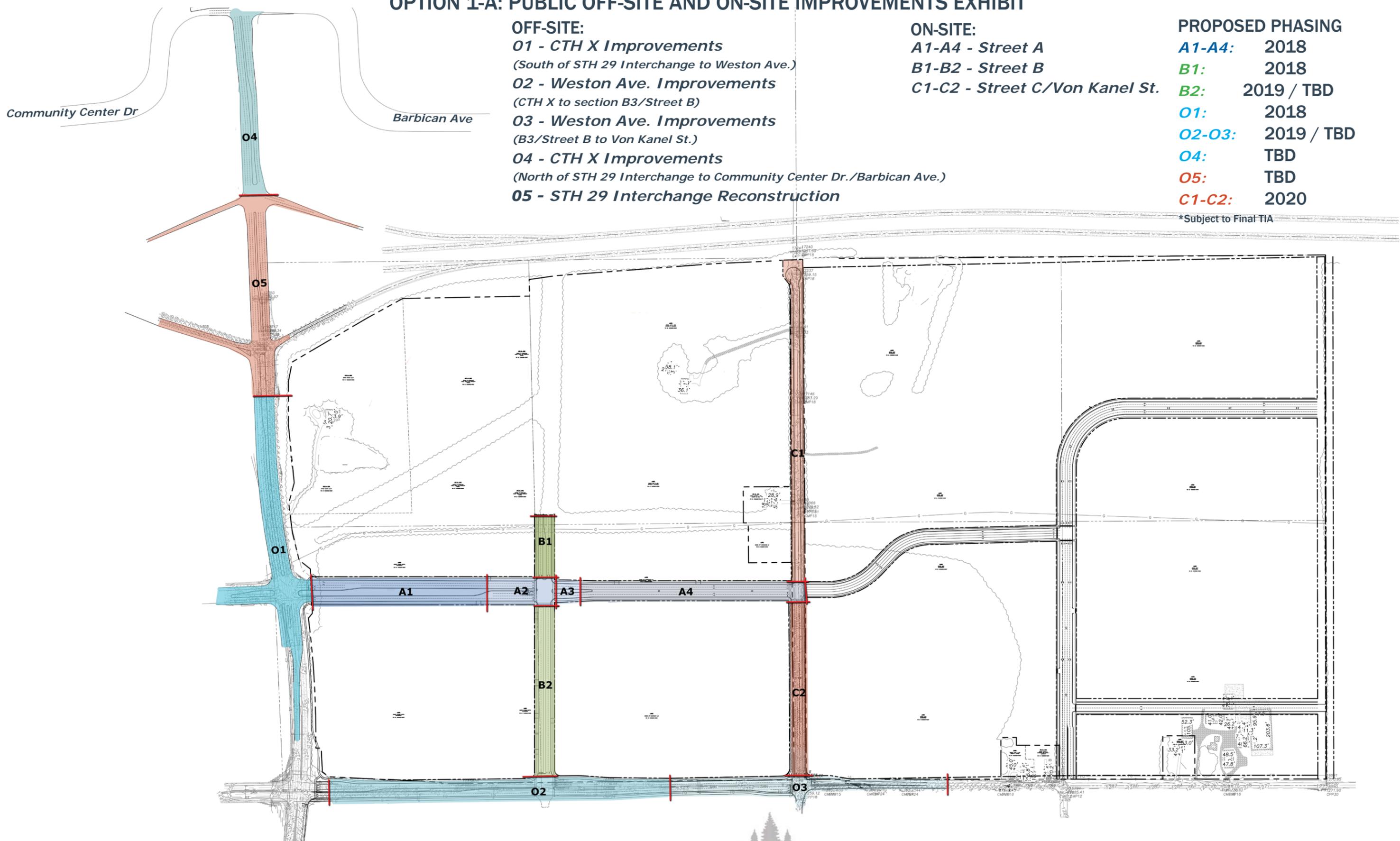
ON-SITE:

- A1-A4 - Street A**
- B1-B2 - Street B**
- C1-C2 - Street C/Von Kanel St.**

PROPOSED PHASING

- A1-A4:** 2018
- B1:** 2018
- B2:** 2019 / TBD
- O1:** 2018
- O2-O3:** 2019 / TBD
- O4:** TBD
- O5:** TBD
- C1-C2:** 2020

*Subject to Final TIA



CAMP PHILLIPS CENTRE - OPTION 1A ON-SITE / OFF-SITE IMPROVEMENTS SUMMARY - 2018

PUBLIC / PRIVATE ON-SITE IMPROVEMENTS (DEVELOPER)				
ROADWAYS				
STREET SEGMENT A1**	\$1,000,901			
STREET SEGMENT A2**	\$395,266			
STREET SEGMENT A3**	\$137,320			
STREET SEGMENT A4**	\$940,271			
		TOTAL STREET A**		\$2,473,757
STREET SEGMENT B1**	\$319,211			
STREET SEGMENT B2**	\$716,453			
		TOTAL STREET B**		\$1,035,663
INTERSECTION STREETS A/B*	\$250,000	INTERSECTION STREETS A/B*		\$250,000
		PUBLIC / PRIVATE ON-SITE ROADWAY TOTAL:		\$3,759,421
GRADING				
	\$3,050,507	GRADING TOTAL:		\$3,050,507
LANDSCAPE/HARDSCAPE				
	\$500,000	LANDSCAPE/HARDSCAPE TOTAL:		\$500,000
PATH/TRAIL SYSTEM				
	\$580,000	PATH/TRAIL SYSTEM TOTAL:		\$580,000
DEVELOPMENT SIGNAGE				
	\$300,000	DEVELOPMENT SIGNAGE TOTAL:		\$300,000
SOFT COSTS (15%)				
	\$1,228,489	SOFT COST TOTAL:		\$1,228,489

PUBLIC / PRIVATE ON-SITE (DEVELOPER) TOTAL \$9,418,417

PUBLIC / PRIVATE OFF & ON-SITE IMPROVEMENTS** (VILLAGE OF WESTON)				
ROADWAYS				
TOTAL STREET C (Von Kanel St.)**	\$994,198	PUBLIC OFF-SITE ROADWAY TOTAL:		\$1,494,198
INTERSECTION STREETS A/C*	\$250,000			
INTERSECTION STREETS B/O2*	\$250,000			
SEGMENT O2 (Weston Ave.)	\$0			
SEGMENT O3 (Weston Ave.)	\$0			
ATC UTILITY RELOCATION				
	\$2,543,000	ATC UTILITY RELOCATION TOTAL:		\$2,543,000
ANR UTILITY RELOCATION				
Relocation Required	\$3,040,000	ANR UTILITY RELOCATION TOTAL:		\$3,040,000
WETLAND MITIGATION (FEE IN LIEU)***				
(Based on 25 acres of impact)	\$2,550,000	WETLAND MITIGATION TOTAL:		\$2,550,000
1.7:1.0 Ratio & \$60,000 / acre				
SOFT COSTS (15%)				
Does not include ANR & ATC Eng. Contracts	\$224,130	SOFT COST TOTAL:		\$224,130

PUBLIC OFF-SITE (VILLAGE) TOTAL \$9,851,328

PUBLIC OFF-SITE IMPROVEMENTS (VILLAGE OF WESTON & MARATHON COUNTY)				
ROADWAYS				
SEGMENT O1**** (CR X S OF 29)	\$1,323,416	PUBLIC OFF-SITE IMPROVEMENTS TOTAL:		\$2,597,847
SEGMENT O4**** (CR X N OF 29)	\$1,274,431			
SOFT COSTS (15%)				
	\$389,677	SOFT COST TOTAL:		\$389,677

PUBLIC OFF-SITE (VILLAGE-COUNTY) TOTAL \$2,987,524

PUBLIC OFF-SITE IMPROVEMENTS (STATE OF WI, MARATHON COUNTY & VILLAGE OF WESTON)				
ROADWAYS				
SEGMENT O5***** (STH 29 Inter.)	\$3,785,700	OFF-SITE IMPROVEMENTS TOTAL:		\$3,785,700
SOFT COSTS (15%)				
	\$567,855	SOFT COST TOTAL:		\$567,855

PUBLIC OFF-SITE (STATE-COUNTY-VILLAGE) TOTAL \$4,353,555

PROJECT TOTAL \$26,610,824

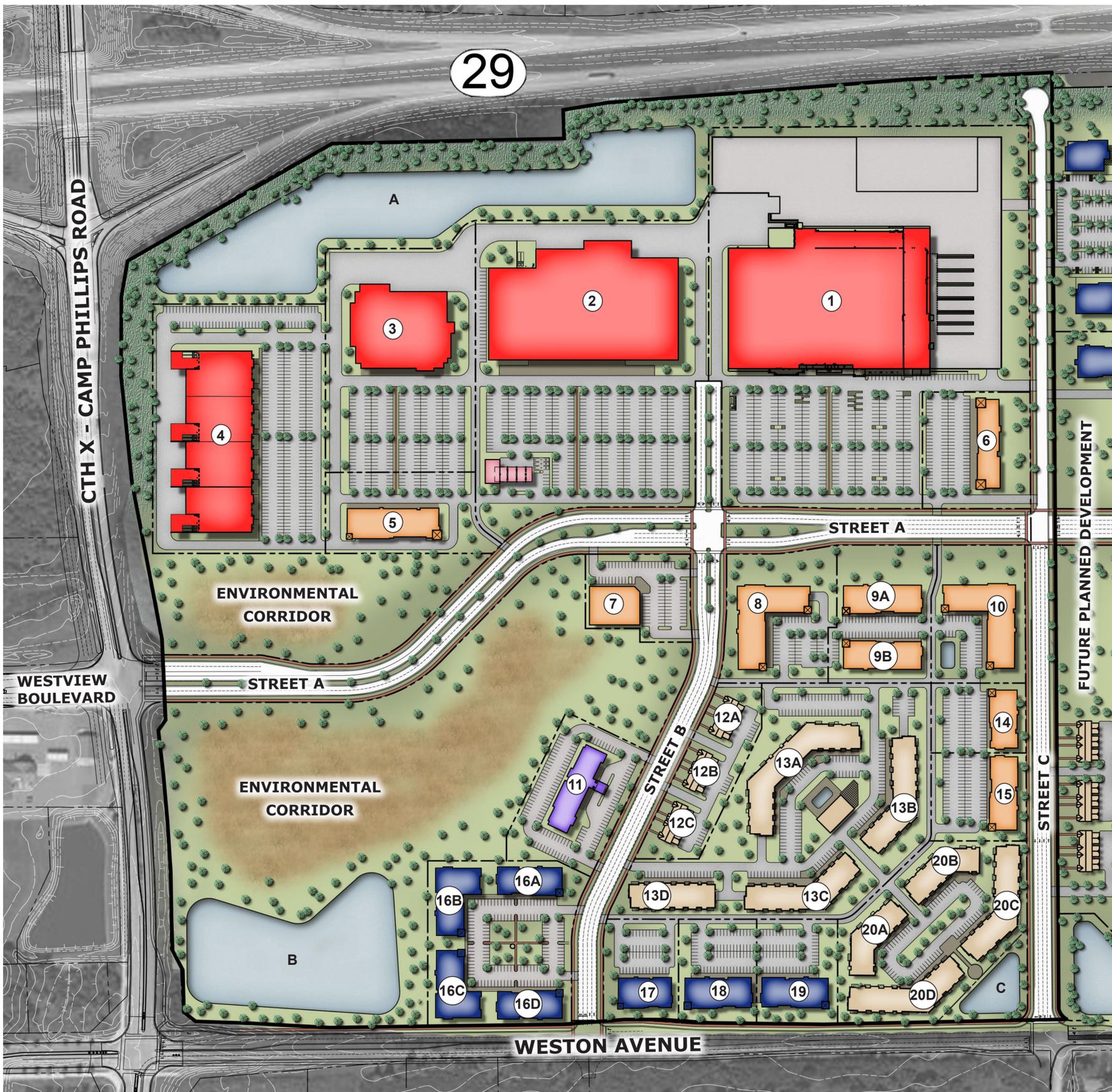
* Includes traffic control and traffic signals only. Pavement costs included in roadway costs.

***Estimated cost - \$2.75-3.00M

**Includes 10% contingency

****Includes 15% contingency

***** - Assumes STH 29 Interchange widening, if reconstruct, costs increase to \$4,941,600 + \$741,240 (15%) = \$5,682,840



LAND USE KEY:

PHASE 1

LOT 1 - 18.53 ACRES

Large Retail - 210,000 sq. ft.
Surface Parking - 414 stalls
Percentage of net land = 21.90%

LOT 2 - 11.48 ACRES

Large Retail - 150,000 sq. ft.
Surface Parking - 424 stalls
Percentage of net land = 13.56%

LOT 3 - 5.83 ACRES

Large Retail - 57,165 sq. ft.
Surface Parking - 230 stalls
Percentage of net land = 6.89%

LOT 4 - 7.37 ACRES

Commercial/Retail - 81,800 sq. ft.
Surface Parking - 361 stalls
Percentage of net land = 8.71%

LOT 5 - 2.17 ACRES

Commercial/Retail - 20,492 sq. ft.
Surface Parking - 50 stalls
Percentage of net land = 2.56%

LOT 6 - 2.16 ACRES

Commercial/Retail - 15,043 sq. ft.
Surface Parking - 112 stalls
Percentage of net land = 2.55%

LOT 7 - 1.44 ACRES

Commercial/Retail - 14,377 sq. ft.
Surface Parking - 110 stalls
Percentage of net land = 1.70%

LOT 8 - 2.43 ACRES

Commercial/Retail - 26,235 sq. ft.
Surface Parking - 71 stalls
Percentage of net land = 2.87%

LOT 9 - 2.35 ACRES

A - Commercial/Retail - 15,700 sq. ft.
B - Commercial/Retail - 15,700 sq. ft.
Surface Parking - 71 stalls
Percentage of net land = 2.78%

LOT 10 - 2.18 ACRES

Commercial/Retail - 26,235 sq. ft.
Surface Parking - 71 stalls
Percentage of net land = 2.58%

LOT 11 - 2.32 ACRES

Hospitality - 16,770 sq. ft.
Surface Parking - 95 stalls
Percentage of net land = 2.74%

LOT 12 - 1.85 ACRES

A - Residential- 6,100 sq. ft.
4 units
B - Residential- 6,100 sq. ft.
4 units
C - Residential- 6,100 sq. ft.
4 units
Surface Parking - 18 stalls
Percentage of net land = 2.19%

LOT 13 - 8.44 ACRES

A - Residential- 31,741 sq. ft.
80 units
B - Residential- 22,545 sq. ft.
60 units
C - Residential- 22,545 sq. ft.
60 units
D - Residential- 17,000 sq. ft.
44 units
Surface Parking - 174 stalls
Percentage of net land = 9.97%

LOT 14 - 1.13 ACRES

Commercial/Retail - 11,614 sq. ft.
Surface Parking - 72 stalls
Percentage of net land = 1.34%

LOT 15 - 1.44 ACRES

Commercial/Retail - 16,374 sq. ft.
Surface Parking - 80 stalls
Percentage of net land = 1.70%

LOT 16 - 4.15 ACRES

A - Office- 12,900 sq. ft.
B - Office- 16,975 sq. ft.
C - Office - 16,975 sq. ft.
D - Office - 12,900 sq. ft.
Surface Parking - 134 stalls
Percentage of net land = 4.90%

LOT 17 - 1.30 ACRES

Office - 11,900 sq. ft.
Surface Parking - 70 stalls
Percentage of net land = 1.54%

LOT 18 - 1.40 ACRES

Office - 14,960 sq. ft.
Surface Parking - 65 stalls
Percentage of net land = 1.65%

LOT 19 - 1.46 ACRES

Office - 14,960 sq. ft.
Surface Parking - 61 stalls
Percentage of net land = 1.73%

LOT 20 - 5.20 ACRES

A - Residential- 15,840 sq. ft.
17 units
B - Residential- 15,840 sq. ft.
17 units
C - Residential- 23,830 sq. ft.
26 units
D - Residential- 23,830 sq. ft.
26 units
Surface Parking - 64 stalls
Percentage of net land = 6.14%

STORMWATER

A - 250,946 sq. ft.
B - 166,044 sq. ft.
C - 17,395 sq. ft.

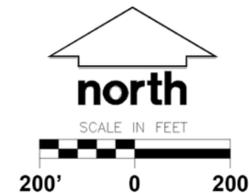
CAMP PHILLIPS CENTRE

Location: Weston, Wisconsin

Date: 01.23.18

**PREFERRED OPTION 1-B
CONCEPT SITE PLAN**

PLEASE NOTE: POTENTIAL BUILDING AND SITE LAYOUTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE COPYRIGHT PROTECTED BY JSD PROFESSIONAL SERVICES.
© 01-23-2018



OPTION 1-B: PUBLIC OFF-SITE AND ON-SITE IMPROVEMENTS EXHIBIT

OFF-SITE:

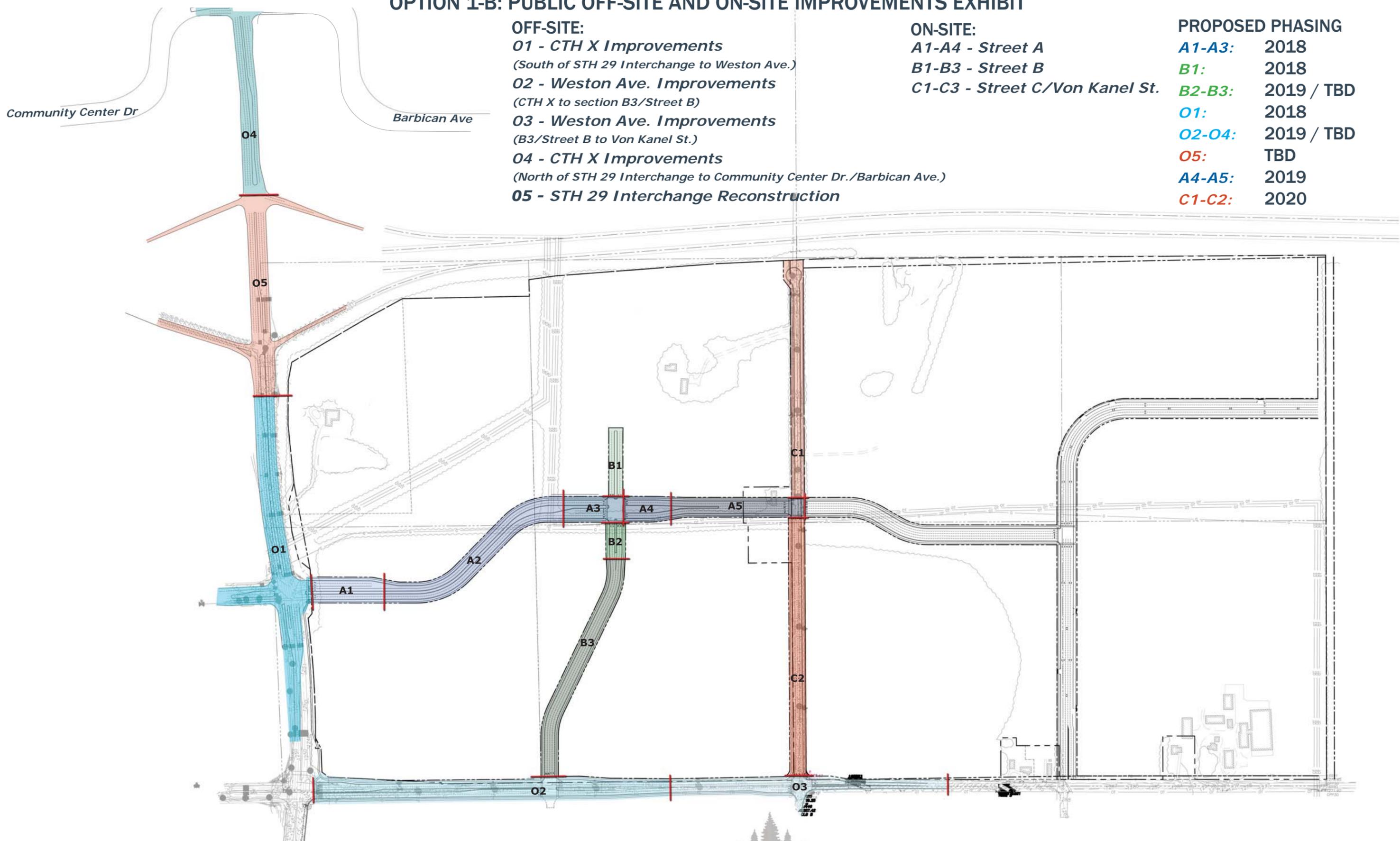
- O1 - CTH X Improvements**
(South of STH 29 Interchange to Weston Ave.)
- O2 - Weston Ave. Improvements**
(CTH X to section B3/Street B)
- O3 - Weston Ave. Improvements**
(B3/Street B to Von Kanel St.)
- O4 - CTH X Improvements**
(North of STH 29 Interchange to Community Center Dr./Barbican Ave.)
- O5 - STH 29 Interchange Reconstruction**

ON-SITE:

- A1-A4 - Street A**
- B1-B3 - Street B**
- C1-C3 - Street C/Von Kanel St.**

PROPOSED PHASING

- A1-A3:** 2018
- B1:** 2018
- B2-B3:** 2019 / TBD
- O1:** 2018
- O2-O4:** 2019 / TBD
- O5:** TBD
- A4-A5:** 2019
- C1-C2:** 2020



CAMP PHILLIPS CENTRE - OPTION 1B ON-SITE / OFF-SITE IMPROVEMENTS SUMMARY 2018

PUBLIC / PRIVATE ON-SITE IMPROVEMENTS (DEVELOPER)			
ROADWAYS			
STREET SEGMENT A1**	\$442,720		
STREET SEGMENT A2**	\$1,024,354		
STREET SEGMENT A3**	\$342,792		
STREET SEGMENT A4**	\$256,138		
STREET SEGMENT A5**	\$592,147		
		TOTAL STREET A**	\$2,658,151
STREET SEGMENT B1**	\$313,171		
STREET SEGMENT B2**	\$168,241		
STREET SEGMENT B3**	\$923,402		
		TOTAL STREET B**	\$1,404,814
INTERSECTION STREETS A/B*	\$250,000	INTERSECTION STREETS A/B*	\$250,000
		PUBLIC / PRIVATE ON-SITE ROADWAY TOTAL:	\$4,312,965
GRADING			
	\$3,050,507	GRADING TOTAL:	\$3,050,507
LANDSCAPE/HARDSCAPE			
	\$500,000	LANDSCAPE/HARDSCAPE TOTAL:	\$500,000
PATH/TRAIL SYSTEM			
	\$580,000	PATH/TRAIL SYSTEM TOTAL:	\$580,000
DEVELOPMENT SIGNAGE			
	\$300,000	DEVELOPMENT SIGNAGE TOTAL:	\$300,000
SOFT COSTS (15%)			
	\$1,311,521	SOFT COST TOTAL:	\$1,311,521

PUBLIC / PRIVATE ON-SITE (DEVELOPER) TOTAL \$10,054,993

PUBLIC / PRIVATE OFF & ON-SITE IMPROVEMENTS** (VILLAGE OF WESTON)			
ROADWAYS			
TOTAL STREET C (Von Kanel St.)**	\$1,086,887	PUBLIC OFF-SITE ROADWAY TOTAL:	\$1,586,887
INTERSECTION STREETS A/C*	\$250,000		
INTERSECTION STREETS B/O2*	\$250,000		
SEGMENT O2 (Weston Ave.)	\$0		
SEGMENT O3 (Weston Ave.)	\$0		
ATC UTILITY RELOCATION			
	\$2,543,000	ATC UTILITY RELOCATION TOTAL:	\$2,543,000
ANR UTILITY RELOCATION*			
Assuming Relocation Required*	\$3,040,000	ANR UTILITY RELOCATION TOTAL:	\$3,040,000
WETLAND MITIGATION (FEE IN LIEU)***			
(Based on 18 acres of impact)	\$1,865,580	WETLAND MITIGATION TOTAL:	\$1,865,580
1.7:1.0 Ratio & \$60,000 / acre			
SOFT COSTS (15%)			
Does not include ANR & ATC Eng. Contracts	\$238,033	SOFT COST TOTAL:	\$238,033

PUBLIC OFF-SITE (VILLAGE) TOTAL \$9,273,500

PUBLIC OFF-SITE IMPROVEMENTS (VILLAGE OF WESTON & MARATHON COUNTY)			
ROADWAYS			
SEGMENT O1**** (CR X S OF 29)	\$1,323,416	PUBLIC OFF-SITE IMPROVEMENTS TOTAL:	\$2,597,847
SEGMENT O4**** (CR X N OF 29)	\$1,274,431		
SOFT COSTS (15%)			
	\$389,677	SOFT COST TOTAL:	\$389,677

PUBLIC OFF-SITE (VILLAGE-COUNTY) TOTAL \$2,987,524

PUBLIC OFF-SITE IMPROVEMENTS (STATE OF WI, MARATHON COUNTY & VILLAGE OF WESTON)			
ROADWAYS			
SEGMENT O5***** (STH 29 Inter.)	\$3,785,700	OFF-SITE IMPROVEMENTS TOTAL:	\$3,785,700
SOFT COSTS (15%)			
	\$567,855	SOFT COST TOTAL:	\$567,855

PUBLIC OFF-SITE (STATE-COUNTY-VILLAGE) TOTAL \$4,353,555

PROJECT TOTAL \$26,669,572

* Includes traffic control and traffic signals only. Pavement costs included in roadway costs.

***Estimated cost - \$2.75-3.00M

**Includes 10% contingency

****Includes 15% contingency

***** - Assumes STH 29 Interchange widening, if reconstruct, costs increase to \$4,941,600 + \$741,240 (15%) = \$5,682,840