



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



Original TID #2 Project Plan Adopted in May 2004

Amendment #1 to Project Plan Adopted in January 2005

Amended Project Plan #2 Authorized by Plan Commission: PENDING

Amended Project Plan #2 Adopted by the Weston Village Board: PENDING

Amended Project Plan #2 Approved by the Joint Review Board: PENDING

Table of Contents

A. Introduction.....	1
B. Purpose of this Plan.....	1
C. Benefits of TID #2 Amended Project Plan	3
D. Existing Land Uses and Conditions of Real Property	5
E. Consistency with Other Village Plans	7
F. Zoning.....	13
G. Proposed Public Projects, Estimated Costs, and Economic Feasibility Analysis	15
Appendix A: Boundary Description.....	34
Appendix B: TID Project Boundary and Parcel Maps (Map Tiles 1 and 2)	35
Appendix C: Taxing Jurisdiction Correspondence.....	36
Appendix D: Proofs of Publication	37
Appendix E: Joint Review Board Minutes	38
Appendix F: Plan Commission Public Hearing Minutes	39
Appendix G: Plan Commission Resolution.....	40
Appendix H: Village Board Resolution	41
Appendix I: Joint Review Board Resolution	42
Appendix J: Village Attorney Opinion	43

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A. Introduction

The Village of Weston established Tax Incremental District No. 2 (TID #2) in 2004 to facilitate the orderly redevelopment along Schofield Avenue generally between Business Highway 51 and Birch Street. The village adopted the first amendment to the Project Plan in 2005, which added two parcels increasing its size to approximately 112.1 acres. Until this point, the same document has served as both the TID #2 Project Plan and a statutory redevelopment plan for the coterminous Redevelopment Project Area #2.

TID #2 was established as a “blighted area district”, as defined by Section 66.1105(4)(gm)4), Wis. Stats. Pursuant to statutes, at time of creation not less than 50 percent, by area, of the real property in each blighted area district must be in need of rehabilitation or conservation work. At the time of TID #2 creation, 55.4 percent of the real property area was found to be blighted.

There has been significant redevelopment and investment within and assisted by TID #2 since its creation. This has featured retail, commercial services, banking, office, and multitenant development. In addition, TID #2 financed the reconstruction and enhancement of Schofield Avenue, which included traffic control devices, streetscaping, sidewalks, landscaping, medians, banners, and turn lanes and supported nearby business investment.

The Village of Weston must close TID #2 no later than March 2031 and make or allocate expenditures by March 2026. The final year of increment collection is 2032.

Since 2005, the village has amended its land use, redevelopment, and infrastructure plans affecting the TID #2 area. These include the 2016 *Vision and Directions* volume (Volume 2) of the *Village of Weston Comprehensive Plan*, the 2021 *Schofield Avenue Corridor Plan*, and the village’s capital improvement program. These newer plans and programs—and the limited remaining periods for TID #2—suggest the need for this Amended Project Plan #2 for TID #2. The redevelopment project plan elements of the combined 2005 TID #2 Project Plan/Redevelopment Area #2 Project Plan remain unchanged. In other words, that 2005 document remains the redevelopment plan for the approximately 112-acre redevelopment area #2.

B. Purpose of this Plan

This TID #2 Amended Project Plan #2 and territory amendment (“Project Plan”) enumerates possible development incentives and potential TID-benefitting public infrastructure and land acquisition projects to advance further redevelopment and tax increment within TID #2.

Rejuvenating TID #2 for its final decade in the manner described in this Project Plan has several benefits to property owners and businesses within the TID, and to taxpayers within the Village and beyond. The *Schofield Avenue Corridor Plan* presents a compelling vision for continuing to transform the TID #2 area as a modern center of business and mixed use (re)development. This vision includes, for example, redevelopment projects that include new multiple family housing. These types of projects will significantly increase tax base, provide patrons for local businesses in a challenging retail and service environment, and supply employees for Weston retailers and industries in a time of labor shortage. The vision also includes new opportunities for direct

support for new business investment within TID #2, so it may continue to serve as a thriving commercial center despite changes in market conditions and consumer spending habits.

The tax benefits of continued redevelopment within TID #2 are significant. Over the remaining life of TID #2, the Village conservatively anticipates redevelopment projects totaling over \$30 million in assessed value on properties that have less than \$6 million in assessed value today. However, this type of transformational redevelopment will not occur “but for” development incentives and infrastructure investments from TID #2. This is because redevelopment of existing development properties is inherently more expensive than “greenfield” development—a situation that has been exacerbated by higher building material costs and labor shortages. Further, experience suggests continued Village investment in TID #2—including infrastructure and “placemaking” improvements—will promote more private investment.

As indicated in Map 1, this Project Plan includes a small subtraction to the TID #2 boundary, removing three parcels from TID #2 (parcel numbers 192-2808-174-0937, 192-2808-184-0122, and 192-2808-184-0123). As depicted in Map 1, these three parcels area are in two areas south of Schofield Avenue and total 1.9 acres. These parcels are part of larger planned redevelopment sites identified in the *Schofield Avenue Corridor Plan*, in places where the same entity owns adjacent land outside the 2005 TID #2 boundary. Section 66.1105(4)(gm)1, Wis. Stats., requires that “[t]he boundaries [of a tax incremental district] shall include only those whole units of property as are assessed for general property tax purposes.” The boundary subtractions are included since (a) the above three parcels would likely be redeveloped through combination with the adjacent parcels that were never in TID #2 and (b) the village may not legally add land to TID #2, because its TIDs contain more than 12 percent of the total equalized value of taxable property within the village. As suggested below, the village may still consider incentives for redevelopment in these reduction areas and adjacent common ownership to their south provided a clear benefit to TID #2 is established. This may include, by way of example, a business that by its nature will attract significant additional traffic to the TID #2 area or a mixed use project that will include large numbers of projected employees and/or patrons supporting businesses within TID #2.

The amended TID #2 boundary, including subtractions, is depicted on Map 1 and other maps in this Project Plan. The amended boundary is officially designated through the legal description in Appendix A. As amended, TID #2 includes 110.2 acres.

Appendix B includes “tile” maps that zoom in on the east and west sides of the amended TID #2 and that indicate parcel numbers.

Implementation of this Project Plan, including construction of public improvements and provision of incentives listed within it, will require a case-by-case authorization by the Village Board. Public expenditures on infrastructure, incentives, and other listed projects will be based on market conditions and the status of the TID 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.

Redistribution of infrastructure project and development incentive costs within the overall budget estimate will not require another amendment to the Project Plan, provided that all projects meet the purpose and intent of TID #2.

C. Benefits of TID #2 Amended Project Plan

This Project Plan will promote the continued orderly (re)development within TID #2, on nearby lands that contributes to the further development in TID #2, and for the village as a whole. The Project Plan makes these contributions by, within TID #2 and up to ½ mile of its boundary:

- Facilitating further high-quality commercial, mixed use, and residential revitalization and tax base growth to an extent that would not occur “but for” TID #2 support.
- Increasing commercial activity, jobs, and residents within and near TID #2 with the intent to spur related growth and activity within TID #2.
- Promoting higher-end, sustainable site and building designs and practices, in combination with other village planning and zoning standards.
- Supporting continued infrastructure projects within and near TID #2 that facilitate easy access, safe and reliable utility service, and an attractive place for private investment to and within TID #2.
- Enable the village to contribute to the advancement of TID #2 as a center of business development and gathering in a rapidly evolving market.
- In general, aiding in the implementation of the adopted *Schofield Avenue Corridor Plan* for the portion of its planning area that intersects with TID #2, including the potential redevelopment sites and opportunities identified in that *Plan*.

Village of Weston

Marathon County, Wisconsin



Map 1: TID #2 Boundary Including Amendments



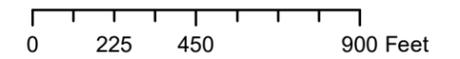
Map Creation Date: 7/29/2021

Adoption Date (Village): N/A

Map Author: Nate Crowe

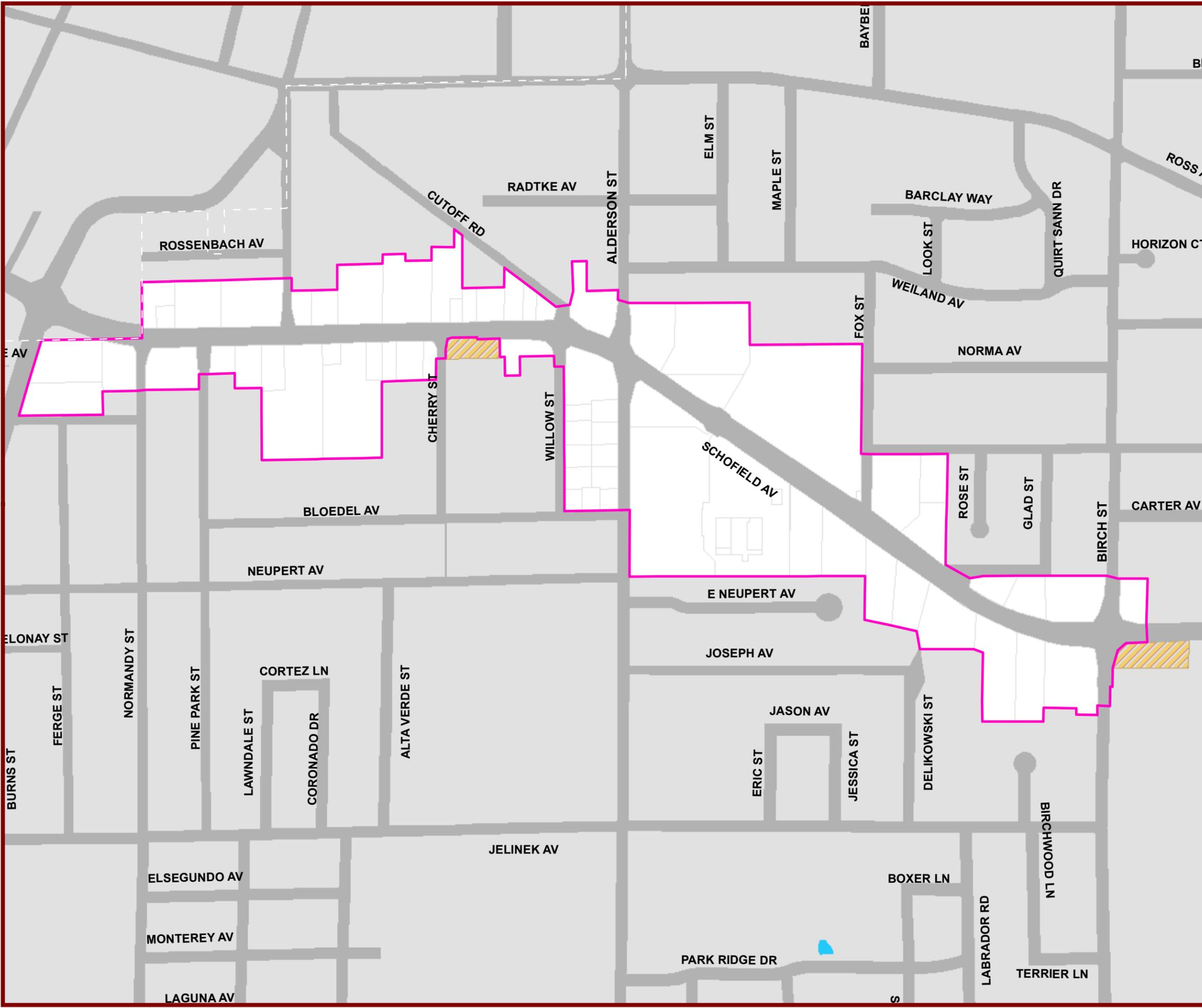
Map by the Technology Services Department
Village of Weston

Map Version 1



Legend

- Weston Village Limits (2021)
- TID #2 Boundary per Amended Project Plan
- Surface Water
- Roads
- Land being removed from TID 2.
- Parcels



D. Existing Land Uses and Conditions of Real Property

Map 2 depicts existing uses and conditions of real property within the amended TID boundary.

Different portions of TID #2 were developed and redeveloped at significantly different times beginning in the 1940s. Initial development aligned with Schofield Avenue's original purpose as State Highway 29 and the primary entryway to Wausau from the east. In the past few decades, Schofield Avenue has evolved as suburbanization has increased and Highway 29 was rerouted. This evolution has not been uniform or complete.

The segment of Schofield Avenue within TID #2 underwent extensive urbanization (e.g., curb and gutter, medians) and streetscaping (e.g., landscaping, decorative lights, monuments) in the mid-2000s following the establishment of TID #2. This segment consists of four travel lanes, medians, designated left and right turn lanes, and sidewalks.

Existing land uses along Schofield Avenue within TID #2 primarily consist of commercial services and retail. These occupy both modern buildings and older buildings. Sometimes these are former residential buildings fully or partially converted to commercial use. Labeled under the number 3 on Map 2, TID #2 also contains a former mobile home park, vacant at time of writing.

The condition of real property within TID #2 is mixed. While it contains several modern commercial buildings and sites, it also includes older buildings and sites with signs of deterioration and obsolescence. Some of these same lots, plus others, are often too small for modern commercial and mixed use development, suggesting the need for consolidation and redevelopment to achieve the objectives for TID #2 and the *Schofield Avenue Corridor Plan*. Site improvements sometimes do not meet modern expectations, such as gravel parking lots and unscreened outdoor storage.

Village of Weston Marathon County, Wisconsin



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



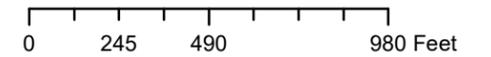
Map Creation Date: 7/29/2021

Adoption Date (TID): xx/xx/xxxx

Map Author: Nate Crowe

Map Version 2

Map by the Technology Services Department
Village of Weston



Legend

- Weston Village Limits (2021)
- Surface Water
- TID #2 Boundary per Amended Project Plan
- Parcel Lines

Predominant Existing Use Predominant Future Use

1	Commercial	Community Commercial/Office
2	Commerical/Residential Mix or Flex	Commerical/Residential Mix or Flex
3	Manufactured Home Park	Multiple Family Residential
4	Single Family Residential	Multiple Family Residential
5	Commercial	Community Commercial/Office



Note: See the Schofield Avenue Corridor Plan for a more detailed depiction and description of recommended future land uses.

E. 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), *Schofield Avenue Corridor Plan* (adopted 2021), and *Community Entryway and Wayfinding Plan* (adopted 2019).

The following sections summarize applicable *Comprehensive Plan* goals, objectives, and recommendations for the TID #2 area.

Economic Development Recommendations

TID #2 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 #2 best advances the following economic development initiatives included in Volume 2 of the *Comprehensive Plan*:

- 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 redevelopment opportunities, TID #2 will help the Village of Weston attract retailers and commercial service providers of a variety of types.
- Attract Families and Professionals to Weston. TID #2 will aid in the creation of higher-end shopping, dining, and related opportunities to grow the resident base, both inside and outside of TID #2. In addition, TID #2 provides land area and incentives for mixed-use and multiple-family residential redevelopment.

TID #2 also best advances the following economic development policies in Volume 2:

- Collaborate with regional and local business development agencies to advance economic development, retain existing businesses, and help them succeed and grow, and provide business services and networking.
- 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.

Future 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 #2 area:

- Planned streetscaping on Business Highway 51 south of the Business Highway 51/Schofield Avenue intersection.
- Planned streetscaping on Schofield Avenue east of Birch Street.
- Planned road reconstruction of Ferge Street, near the southwest corner of TID #2.
- Suggested improvements to numerous intersections along Schofield Avenue, including at Alderson Street and Birch Street.

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 #2 and a suggestion that pedestrian facilities are generally to be included in any intersection improvement.

Schofield Avenue Corridor Plan

The *Schofield Avenue Corridor Plan* includes the village's vision for the area north and south of Schofield Avenue, extending 3.5 miles from Business Highway 51 in the west to Ryan Street in the east. The *Corridor Plan* is a blueprint for future (re)development, zoning decisions, and transportation investments along and near Schofield Avenue. The planning area for this *Corridor Plan* includes all of TID #2.

The *Corridor Plan* identifies lands in TID #2 for a variety of future land uses, including:

- "Community Commercial/Office" land uses between Business 51 and Pine Park Street, and between Willow Street/Cut Off Road and Birch Street, which include commercial service, retail, restaurant, office, institutional, and related non-residential land uses.
- "Commercial/Residential Mix or Flex" uses between Pine Park Street and Willow Street/Cut Off Road, which include "Community Commercial/Office", "Multiple Family Residential", or some combination skillfully integrated in the same building or site. Housing units should generally be located further from Schofield Avenue and/or in upper stories.
- "Multiple Family Residential" uses, including on and near the southern portions of the former mobile home park site south of the Schofield Avenue/Pine Street intersection and south of the Willow Street/Schofield Avenue intersection.

These desired future land uses reflect the uses proposed under this TID #2 Project Plan, as generally depicted in Map 2.

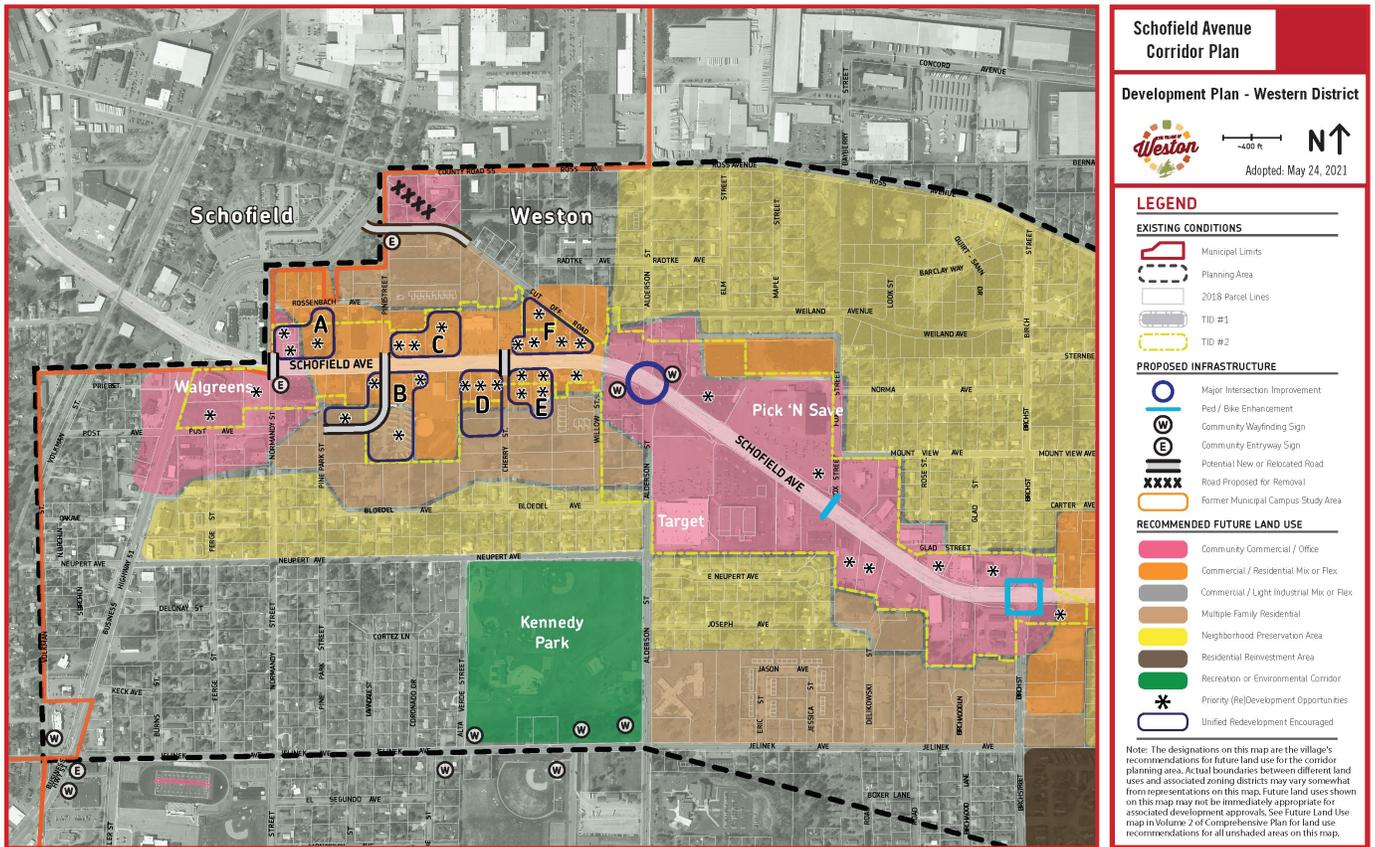
Maps 3 through 5, reproduced from the *Schofield Avenue Corridor Plan* on the following pages, provide a vision of future land use and conceptual redevelopment opportunities within and near TID #2. Actual redevelopment projects and sites will likely vary somewhat from those depicted on these maps, and there may be other redevelopment projects/sites that are not depicted on these maps. Most redevelopment projects will require assembly of different adjacent lots, demolition of existing buildings, and reconfiguration of existing site improvements. Through this Project Plan and the *Schofield Avenue 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.

Also through the *Corridor Plan*, the village envisions transportation and utility improvements, including improvements to existing intersections and upgrades to bike/pedestrian crossings and other infrastructure.

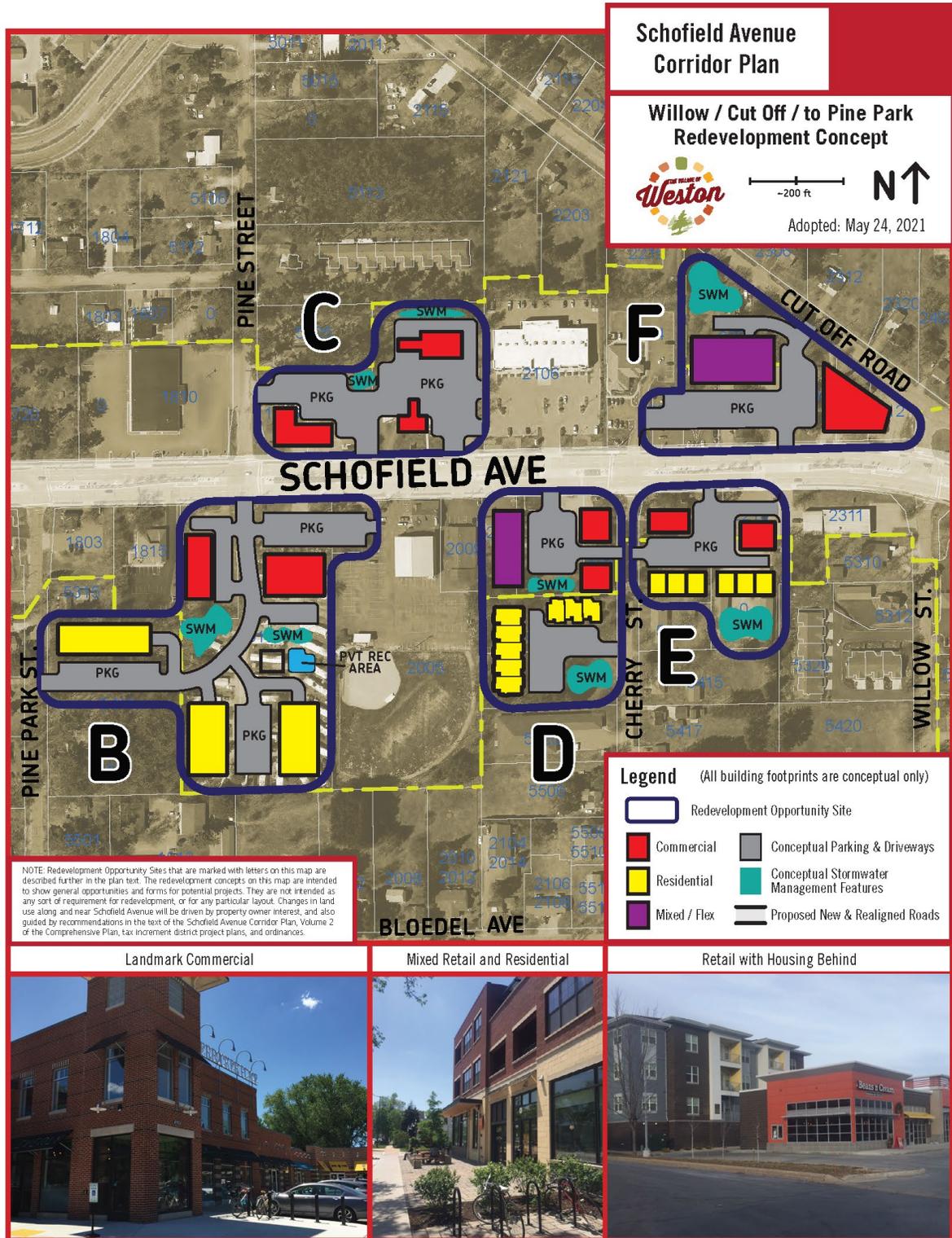
Community Entryway and Wayfinding Plan

The *Community Entryway and Wayfinding Plan* guides the village in the design, location, and messaging of entryway and wayfinding signs. The intent is to enhance visitor experience and comfort, a sense of place among residents and businesses, and economic growth. This is being accomplished by installing an affordable, comprehensible, and dynamic signage package in the village. The *Community Entryway and Wayfinding Plan* advises new and replacement entryway/wayfinding signs along Schofield Avenue. This includes the retrofitting of the large entryway sign at the intersection of Schofield Avenue and Normandy Street. Map 3 indicates the proposed locations of entryway and wayfinding signs along Schofield Avenue.

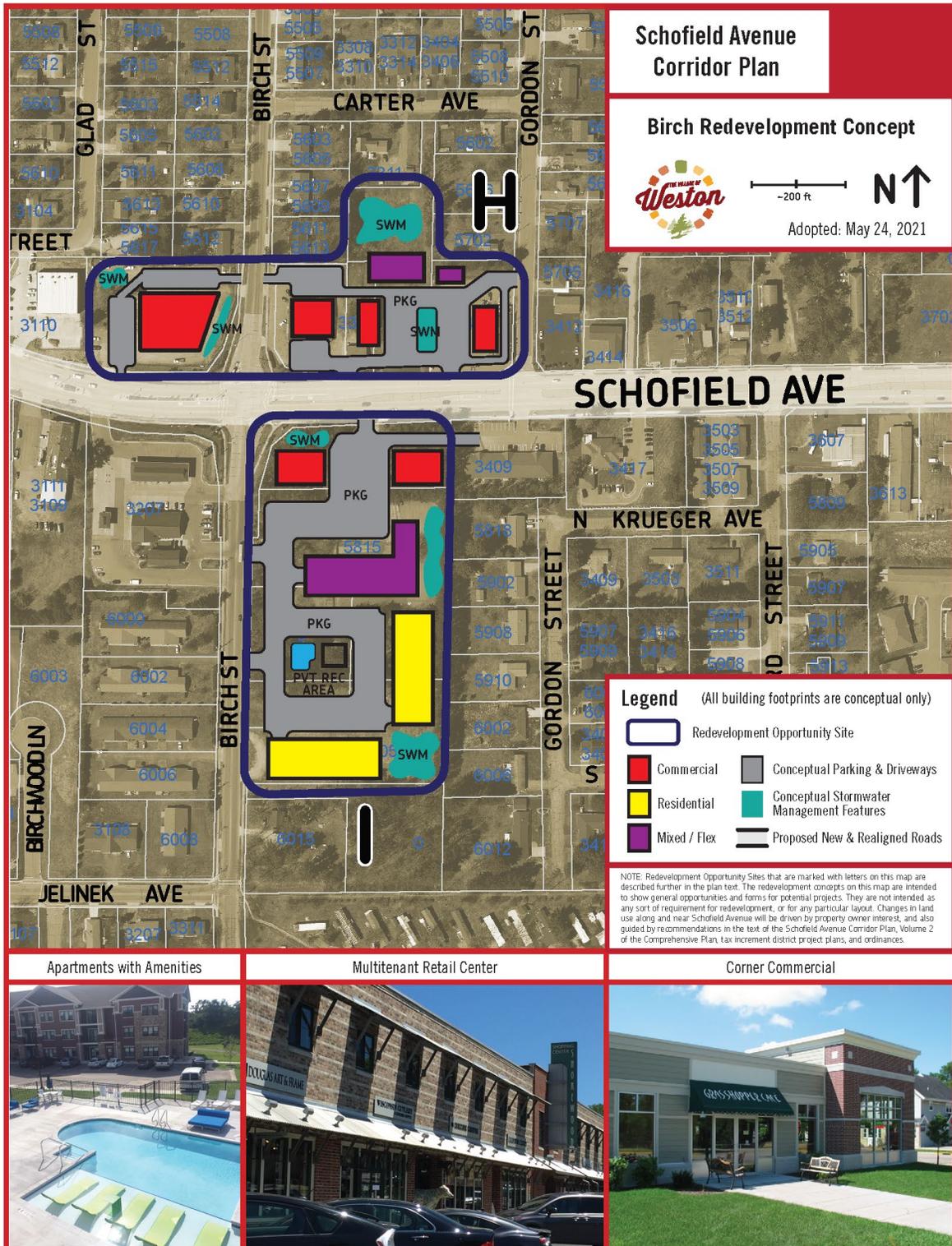
Map 3: Development Plan—Schofield Avenue Corridor Western District



Map 4: Redevelopment Concept—Willow/Cut Off to Pine Park Area



Map 5: Redevelopment Concept—Birch Street Area



F. Zoning

Map 6 depicts zoning in TID #2 as of July 2021. The vast majority of lands within TID #2 are zoned B-2 Highway Business, which allows a range of commercial service, retail, and compatible uses. Other lands in TID #2, particularly south of Schofield Avenue, are currently zoned 2F Two Family Residential, SF-S Single Family Residential-Small Lot, B-1 Neighborhood Business, and MH Manufactured Home.

Future zoning may differ somewhat from current zoning to implement the *Schofield Avenue Corridor Plan* and other village plans. Almost certainly, the MH-zoned site will be rezoned to accommodate recommended redevelopment there. In 2021, the village established a PD Planned Development zoning district. The PD district is intended to encourage and promote improved environmental design by allowing for greater freedom, imagination, and flexibility in land developments so zoned, as compared applying one or more standard zoning districts. Given its emphasis on mixed uses and creative design, the PD district may be utilized in conjunction with redevelopment projects in TID #2.

Regardless of zoning district, future development within TID #2 will be subject to village zoning, subdivision, and other related ordinances governing land development. Over the past five years, the village has updated and later refined its zoning and subdivision ordinances to streamline development approval processes and to assure that all new development within and outside of TID #2 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 6: Existing Zoning within TID #2



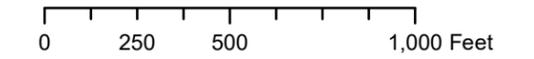
Map Version 2

Map Creation Date: 7/29/2021

Adoption Date (Village): N/A

Map Author: Nate Crowe

Map by the Technology Services Department
Village of Weston



Legend

TID #2 Boundary per Amended Project Plan

Surface Water

Weston Village Limits (2021)

Parcels

Zoning Districts

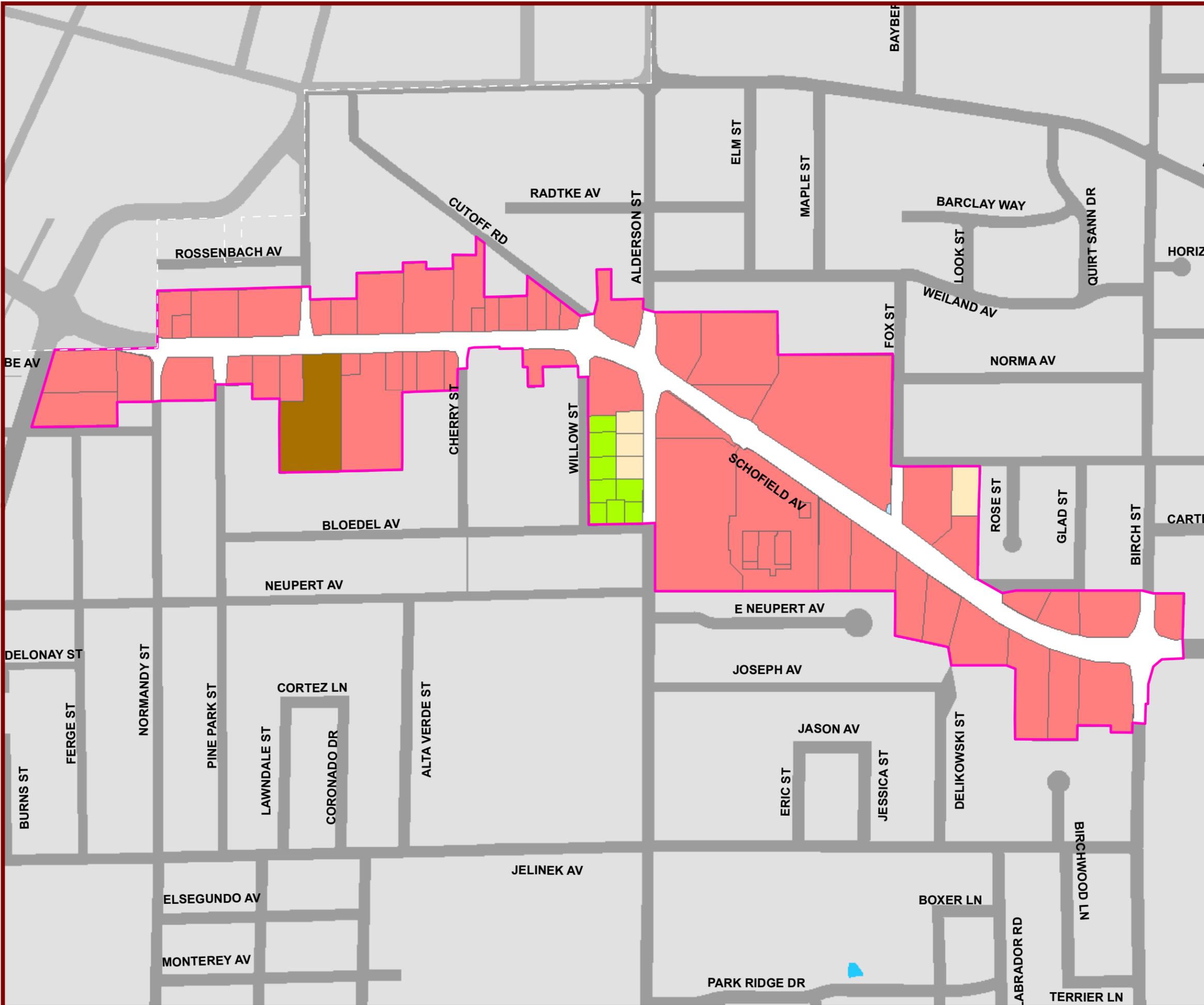
2F - Two Family Residential

B-1 - Neighborhood Business

B-2 - Highway Business

INT - Institutional

MH - Manufactured Home



G. 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 and redevelopment in TID #2. There are several categories of proposed project activities, including:

- Public infrastructure projects that facilitate safe and adequate transportation, public utility, aesthetic, and other infrastructure investments within TID #2. Map 7 identifies the location of the proposed public improvements that may be funded by TID #2, both within TID #2 and benefitting TID #2 within required statutory distances. The project activities on Map 7 refer to the specific project activities listed in Table 1.
- Potential redevelopment incentive funding to facilitate individual commercial, mixed-use, and/or multiple family residential 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, provided that such expenditures are authorized in the project plan and benefit the TID. Table 1 specifically indicates projects that may be completed to benefit TID #2 which are not within the TID but are within ½ mile of the TID, often with only a fraction of their projected costs potentially paid by TID #2 based on proportional expected benefit.

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. Including a project in Table 1 merely allows the project to be considered with full or partial support from TID #2.
- These project activities and costs are budget estimates based on 2021 dollars, as estimated by the Village's Director of Public Works based on recent bids on comparable projects or on original opinions of probable costs. Actual costs for each project may vary.
- Expenditures will depend on a continual reassessment of the health and capacity of TID #2. Scheduling of project activities will be carefully evaluated to ensure that the projected economic stimulation is occurring, or is expected to occur, prior to committing to the project. If TID #2 cannot afford any particular expenditure, or that expenditure is not then expected to achieve sufficient benefit to TID #2, it will not be undertaken.

- Costs of specific projects may be reallocated to other projects, provided that the total expenditures do not exceed the total estimated project costs at the bottom of Table 1.
- At the discretion of the Village Board, funding for any given infrastructure or related project listed in Table 1 may be shifted to a development incentive instead.
- 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, such as to increase the development incentive pool available to assist (re)development as described in Table 2.
- The potential projects in Table 1 are categorized into 1st, 2nd, and 3rd priority projects. The 1st priority projects are entirely within and have full benefit to private (re)development and business activity in TID #2. The 2nd priority projects have arguably less direct benefits, and often focus on safety or aesthetic enhancements for TID #2. The 3rd priority projects are typically outside but within ½ mile of TID #2, again with arguably less direct benefits. Completion of any 3rd priority project would be dependent on strong health of TID #2 and successful completion of a number of higher priority projects.
- There are more projects in Table 1 and Map 7 than the cash flow analysis, included later in this Project Plan, assumes will be able to be undertaken given revenue projections. The cash flow analysis, in fact, assumes that only the 1st priority projects could be undertaken. (Or, possibly one or more lower priority projects could be upgraded without further amendment to this Project Plan and undertaken.) The subtotal for 1st priority projects is included near the bottom of Table 1 and carried forward to the cash flow analysis. The village felt it was important to include this more expansive list of potential projects in TID #2 for two reasons. First, it is possible that the conservative revenue projections may end up being low. Second, this may be the last time that the TID #1 Project Plan is amended.

Table 1: Potential Infrastructure and Related Project Costs Assignable to TID #2

Project # on Map 7	Project	Description	Estimated Cost Assigned to TID #2	Implementation Priority
1	Repave Schofield Avenue from Birch Street to western village limits	Repave Schofield Avenue road surface for approximately 1.15 miles between Normandy and Birch Streets. Project will likely include spot replacement of curb and gutter and storm sewer infrastructure improvements between Fox and Birch Streets where localized flooding occurs during heavy rain events. Cost estimate is based on a similar recent project.	\$3,500,000	1 st
2	Improve Design of Birch Street/Schofield Avenue intersection	Improve the geometrics and design of this intersection to address persistent crashes and improve safety for motorists, pedestrians, and bicyclists. Precise improvements should be based on an Intersection Control Evaluation (ICE) study and detailed safety analysis of this intersection. A roundabout or other geometric changes will be considered. Cost estimate is based on recent Alderson/Ross intersection improvement. A portion of this intersection benefits development that is within ½ mile of TID #2.	\$1,500,000	2 nd
3	Improve Schofield Avenue Pedestrian Crossings	Improve mid-block crossings of Schofield Avenue with new pedestrian crossing signals and improved cross walk configurations and pavement markings. Cost estimate is based on improvements at up to three such crossings, with the crossing at Fox Street being the priority likely followed by crossings at Pine and/or Cherry Streets.	\$150,000	2 nd
4	Replace community entryway sign	Per the Schofield Avenue Corridor Plan and Community Entryway and Wayfinding Plan, replace existing large primary entryway sign at intersection of Schofield Avenue and Normandy Avenue with a new sign, including removal of the existing aluminum cabinet and planter and replacement with custom aluminum sign cabinet.	\$30,000	2 nd

Project # on Map 7	Project	Description	Estimated Cost Assigned to TID #2	Implementation Priority
5	Enhance streetscaping along Schofield Avenue between Birch Street and County Road X	Per the <i>Schofield Avenue Corridor Plan</i> , along the approximately 0.47 mile segment of Schofield Avenue between Birch Street and County Road X, install street terrace trees at approximately 100 foot intervals and potentially other minor streetscape, pedestrian, and related enhancements. The intent is not to fully replicate already-installed streetscaping improvements west of Birch Street, but to improve the appearance and comfort of this segment in line with the recommendations of the <i>Schofield Avenue Corridor Plan</i> . Some of this TID-benefitting project is located outside of the TID boundary, but within ½ mile of TID #2. About ½ of estimated cost is assigned to street terrace tree installation and ½ to other potential streetscape enhancements.	\$50,000	2 nd
6	Install business-supporting, safety, and aesthetic infrastructure along Business Highway 51	Install aesthetic and community-enhancing components along the approximately 0.55 segment of Business Highway 51 in Weston, likely in conjunction with State’s anticipated reconstruction of Business 51 in the middle 2020s. Improvements would be designed to enhance the business environment, experience, and wayfinding along Business Highway 51 and in TID #2. May include decorative streetlights, landscaping, monuments, public art, and banners, in coordination with WisDOT, Rothschild, and Schofield. Most of this TID-benefitting project is located outside of the TID #2 boundary, but within ½ mile of TID #2. Cost estimate is based on a \$350 per-foot cost for comparable projects elsewhere in Wisconsin, with ¼ of the estimated project cost for the Weston segment assigned to TID #2.	\$254,100	3 rd
7	Reconstruct Alderson Street/Jelinek Avenue intersection	Reconstruct the Alderson Street and Jelinek Avenue intersection, including bike and pedestrian enhancements and other improvements per Village ordinance standards. All of this TID-benefitting project is located outside of the TID #2 boundary, but within ½ mile of TID #2. Cost estimate is per an opinion of probable cost prepared by the Director of Public Works, with ½ of the estimated project cost assigned to TID #2.	\$540,900	3 rd

Project # on Map 7	Project	Description	Estimated Cost Assigned to TID #2	Implementation Priority
8	Reconstruct Alderson Street/Ross Avenue intersection	Reconstruct the Alderson Street and Ross Avenue intersection, including with bike and pedestrian enhancements and other improvements per Village ordinance standards. All of this TID-benefitting project is located outside of the TID #2 boundary, but within ½ mile of TID #2. Cost estimate is per an opinion of probable cost prepared by the Director of Public Works, assuming some cost share with City of Schofield, with ½ of the estimated Weston project cost assigned to TID #2.	\$714,000	2 nd
9	Install sidewalks on both sides of Alderson Street	Construct sidewalk segments so that both sides of the arterial Alderson Street in TID #2 and within ½ mile of TID #2 have sidewalk on both sides. This includes new sidewalk installation on the east side of Alderson Street between Jelinek Avenue and Neupert Avenue, the west side of Alderson Street between Neupert Avenue and Schofield Avenue, and both sides of Alderson Street between Schofield Avenue and Ross Avenue. Project will improve pedestrian access among recreation opportunities in and near Kennedy Park, current and planned housing, commercial service and retail uses in TID #2, and industrial uses and opportunities along Ross Avenue. Most of this TID-benefitting project is located outside of the TID #2 boundary, but within ½ mile of TID #2. Cost estimate is per an estimate of 5,330 lineal feet and \$50 per lineal foot including driveway replacement, with ½ of the estimated project cost assigned to TID #2.	\$133,300	3 rd

Project # on Map 7	Project	Description	Estimated Cost Assigned to TID #2	Implementation Priority
10	Install water treatment plant for Well #1 and Well #5	Install new water treatment plant at Well #5 (Bloedel Well) to include pressure filters with backwash tank and chemical feed in new building at Well #5 site, new building and pump at Well #1 site, piping from Well #1 to the new treatment plant, and Well #5 pump modifications with VFD controls and standby generator. Well #5 and the proposed treatment plant are located adjacent to the TID #2 boundary and Well #1 is within ½ mile of TID #2. These wells are the main sources of drinking water for the properties located within TID #2. Cost estimate is per an opinion of probable cost prepared by AECOM and reviewed by the Director of Public Works, with ¼ of the estimated project cost assigned to TID #2.	\$1,272,300	3rd
11	Acquire and prepare land for redevelopment	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 designated within the <i>Schofield Avenue Corridor Plan</i> .	\$750,000	1st
Total of 1st Priority Projects Only			\$4,250,000	
Grand Total of All Potential Projects Listed Above			\$8,894,600	

Notes:

This table includes the maximum array of projects that may be funded, or partially funded, by TID #2. Inclusion of any project in this table is no guarantee or mandate for TID funding. Each project would have to be individually authorized by the Village Board following adoption of this Project Plan for the project to be carried out with or without TID #2 funding.

These or additional infrastructure projects may be funded by the TID via financial incentives to private entities under the “Development Incentives” program described later in this Project Plan.

Cost estimates above include contingency (generally 10%) and engineering, legal, and administrative expenses (generally 15%).



Map 7 : Proposed Infrastructure and Related Projects



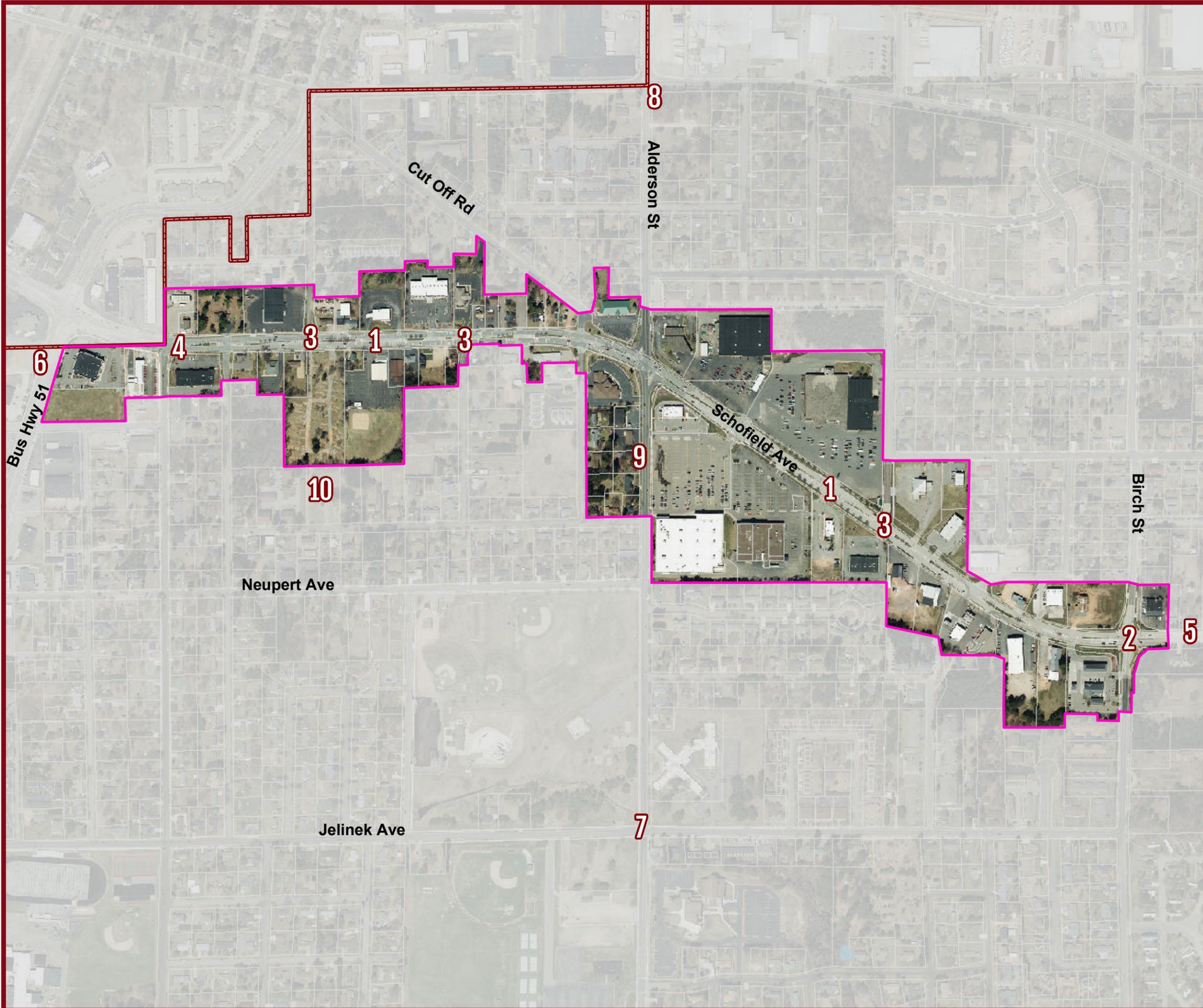
Map Creation Date: 8/25/2021
Adoption Date (TID): xx/xx/xxxx
Map Author: Nate Crowe
Map by the Technology Services Department
Village of Weston



Legend

Weston Boundary TID #2 Boundary

- 1 Repave Schofield Ave from Birch St to western village limits
- 2 Improve Design of Birch St/Schofield Ave intersection
- 3 Improve Schofield Ave pedestrian crossings
- 4 Replace community entryway sign
- 5 Enhance streetscaping along Schofield Ave between Birch St and County Rd X
- 6 Install business supporting, safety, and aesthetic infrastructure along Business Highway 51
- 7 Reconstruct Alderson St/Jelinek Ave intersection
- 8 Reconstruct Alderson St/Ross Ave intersection
- 9 Install sidewalks on both sides of Alderson St
- 10 Install water treatment plant for Well #1 and Well #5
- 11 Acquire and prepare land for redevelopment (locations may vary)



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* (including the *Schofield Avenue Corridor 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 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.
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 on other projects in TID #2 that will advance the objectives in this Project Plan and other village plans.
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. Infrastructure projects including or beyond those described in Table 1 and the *Schofield Avenue Corridor Plan*, required 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 acquisition for future resale for development.
4. Land cost write downs.
5. Efforts to close financing gaps.

6. Site preparation, including demolition, remediation, and relocation when necessary.
7. Marketing expenses, including those that may be required to adjust marketing materials and communications associated with the potential renaming of Schofield Avenue.
8. Job training.
9. Provision of development amenities that enhance the overall TID (e.g., building quality or landscaping that exceeds minimum ordinance standards).
10. 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.

The focus of the development incentive funds will be on redevelopment projects within TID #2, including but not limited to those described in Maps 3-5 and in the *Schofield Avenue Corridor Plan*. The village may consider development incentives for redevelopment projects outside of, but within ½ mile of the TID #2 boundary, where the project demonstratively benefits TID #2 such as through projected spin-off development. Such incentives may, in particular, be directed to redevelopment opportunity areas E and I on Maps 4 and 5, which are directly adjacent to TID #2 and were partially in TID #2 before the boundary amendment included with this Project Plan.

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 a least some TID funding through future tax increment or as otherwise guaranteed by the recipient of TID assistance. Given the relatively short remaining life of TID #2, it may not be possible to fully recover each incentive through tax increment on each project, but no incentive would in any case be granted which jeopardizes the financial health of TID #2.

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 #2 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 #2 Project Plan and the first amendment to the Project Plan, and the status of actual expenditures as of December 31, 2020.

All future projected costs are based on 2021 prices and are preliminary estimates. The village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2021 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.**

2021 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.

The village may, near the end of the projected 2026 spending period, assign some or all of the then-current cash balance for TID #2 in an escrow account, to potentially be allocated to expenditures authorized in this Project Plan between 2026 and 2031. All such expenditures would be subject to subsequent Village Board authorization.

Table 2: Original and Amended TID #2 Project Costs

Cost Category	(1) Original & Amendment #1 Project Costs	(2) Actual Expended Costs as of 12/31/2020	(3) 2021 Expense Allowance Supported by Cash Flow Analysis ¹	(2) + (3) Total Amended Costs
Public Infrastructure ²	\$1,800,000	\$3,230,030	\$3,500,000	\$6,730,030
Land Acquisition & Preparation for Redevelopment ³	\$0	\$0	\$750,000	\$750,000
Development Incentives ⁴	\$310,000	\$271,746	\$2,750,000	\$3,021,746
General Administrative, Legal, & Planning	\$180,000	\$653,919	\$723,550	\$1,377,469
Financing Costs (Interest) ⁵	\$921,238	\$1,694,994	\$360,000	\$2,054,994
Totals	\$3,211,238	\$5,850,689	\$8,083,550	\$13,934,239

Notes:

- ¹ The expense allowances in column 3 illustrate additional expenses TID #2 would be able to absorb under the development and revenue projections in Tables 4 and 5. Each projected expense will require subsequent authorization from the Village Board; inclusion in this table and Project Plan does not provide such authorization.
- ² Includes only the 1st priority public infrastructure project listed in Table 1, for reasons described in the presentation of Table 1 earlier in this Project Plan.
- ³ Includes potential Village land acquisition, preparation, and/or relocation to facilitate land resale to private entities for redevelopment, as described in Table 1. Original project plan included this category of potential expense but assigned no budget for such activities.
- ⁴ Intended to incentivize private (re)development that is in accordance with the general criteria and eligible types of projects in the "Development Incentives" section earlier in this Project Plan.
- ⁵ Projected interest expense in column (3) assumes that the "public infrastructure" project in this table, but no other projected expense, is financed by debt. This is typical, but is not the required financing arrangement for any expense under this Project Plan.

Other Potential Sources of Funding

TID project costs can be 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 #2, including those listed in Table 1 and other projects near TID #2 that may benefit TID #2. 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	Non-TID Cost Estimate
Install secondary community entryway signage near TID #2 (e.g., Business 51 near Jelinek, Cut Off Road)	\$15,000
Realign Cut Off Road near its Metro Drive intersection	\$550,000
Install business-supporting, safety, and aesthetic infrastructure along Business Highway 51	\$762,300
Reconstruct Alderson Street/Jelinek Avenue intersection	\$540,900
Reconstruct Alderson Street/Ross Avenue intersection	\$714,000
Install sidewalks on both sides of Alderson Street	\$133,300
Install water treatment plant for Well #1 and Well #5	\$3,816,900

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.
- American Rescue Plan (ARP). The American Rescue Plan is intended to deliver \$350 billion for eligible state, local, territorial, and Tribal governments to respond to the COVID-19 emergency and bring back jobs.

General Economic Feasibility

The information and Tables 4—7 prepared by Ehlers Public Finance Advisors and 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 the 1st priority 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 or other village needs.
- The development already in place and anticipated to occur as a result of the implementation of this Project Plan will generate sufficient tax increment to pay for the cost of the projected 1st priority projects, development incentives, and other projected expenditures (see Table 6).
- Based on the development/increment assumptions and projected expenditures, the TID could close up to two years earlier than required by law. This could change depending on actual—and not just projected—activity in TID #2 over time.

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 Project Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that a municipality 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 #2, 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 may 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 intended for the specific benefit of the associated development. 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 and development incentives provided 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, Wisconsin										
Tax Increment District #2										
Development Assumptions										
Construction Year		Actual	Area A	Area B	Area D	Area F	Area H	Annual Total	Construction Year	
17	2020	3,025,900						3,025,900	2020	17
18	2021							0	2021	18
19	2022					2,718,300		2,718,300	2022	19
20	2023			9,400,000				9,400,000	2023	20
21	2024						2,113,100	2,113,100	2024	21
22	2025				2,353,000			2,353,000	2025	22
23	2026					2,508,000		2,508,000	2026	23
24	2027							0	2027	24
25	2028		2,336,500		4,898,700		3,500,100	10,735,300	2028	25
26	2029							0	2029	26
27	2030							0	2030	27
Totals		3,025,900	2,336,500	9,400,000	7,251,700	5,226,300	5,613,200	32,853,600		

Notes:

Note: Redevelopment opportunity areas indicated by the above area lettering (e.g., Area A, Area B) are as represented on Maps 3-5 of this Project Plan, with such maps reproduced from the *Schofield Avenue Corridor Plan*. Projected timing and amount of increment is per an analysis prepared by the village’s planning consultant, based on the concepts depicted in Maps 3-5, other guidance in the *Corridor Plan*, typical values supplied by the village assessor, and other available information.

Table 5: Revenue Projections

Village of Weston, Wisconsin								
Tax Increment District #2								
Tax Increment Projection Worksheet								
Type of District	Blighted Area				Base Value	34,853,000		
District Creation Date	May 17, 2004				Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2004		Base Tax Rate	\$21.75			
Max Life (Years)	27				Rate Adjustment Factor			
Expenditure Period/Termination	22	5/17/2026						
Revenue Periods/Final Year	27	2032						
Extension Eligibility/Years	Yes	4						
Recipient District	Yes							

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
16 2019	4,293,800	2020	0	26,049,500	2021	\$21.75	566,459
17 2020	3,025,900	2021	0	29,075,400	2022	\$21.75	632,259
18 2021	0	2022	0	29,075,400	2023	\$21.75	632,259
19 2022	2,718,300	2023	0	31,793,700	2024	\$21.75	691,369
20 2023	9,400,000	2024	0	41,193,700	2025	\$21.75	895,777
21 2024	2,113,100	2025	0	43,306,800	2026	\$21.75	941,727
22 2025	2,353,000	2026	0	45,659,800	2027	\$21.75	992,894
23 2026	2,508,000	2027	0	48,167,800	2028	\$21.75	1,047,432
24 2027	0	2028	0	48,167,800	2029	\$21.75	1,047,432
25 2028	10,735,300	2029	0	58,903,100	2030	\$21.75	1,280,876
26 2029	0	2030	0	58,903,100	2031	\$21.75	1,280,876
27 2030	0	2031	0	58,903,100	2032	\$21.75	1,280,876
Totals	41,795,200		0		Future Value of Increment		11,290,238

Notes:

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

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

Table 6: Cash Flow Analysis

Village of Weston, Wisconsin																		
Tax Increment District #2																		
Cash Flow Projection 2020-2032																		
Year	Projected Revenues				Expenditures								Balances			Year		
	Tax Increments	Inter. Gov	Debt Service Reserve	Total Revenues	CDA Lease Revenue Bonds, 2004B 1,815,000 Dated Date: 08/09/04 Principal 10/1 Interest		Future Debt Issuance 3,500,000 Dated Date: 04/01/26 Principal Est. Rate Interest			Potential Development incentives	Land Assembly	Administration & Professional Services	Total Expenditures	Annual	Cumulative		Principal & Incentives Outstanding	
2020																162,015		2020
2021	566,459	24,100	257,041	847,600	690,000	32,713						60,000	782,713	64,888	226,903			2021
2022	632,259	24,100		656,359								60,900	60,900	595,459	822,361	2,750,000		2022
2023	632,259	24,100		656,359					275,000	750,000		61,818	1,086,818	(430,459)	391,902	2,475,000		2023
2024	691,369	24,100		715,469					275,000			62,754	337,754	377,715	769,617	2,200,000		2024
2025	895,777	24,100		919,877					275,000			63,709	338,709	581,168	1,350,784	1,925,000		2025
2026	941,727	24,100		965,827					275,000			64,684	339,684	626,144	1,976,928	5,150,000		2026
2027	992,894	24,100		1,016,994			600,000	3.00%	148,500			65,677	1,089,177	(72,183)	1,904,745	4,275,000		2027
2028	1,047,432	24,100		1,071,532			600,000	3.00%	78,000			66,691	1,019,691	51,841	1,956,587	3,400,000		2028
2029	1,047,432	24,100		1,071,532			600,000	3.00%	60,000			67,725	1,002,725	68,807	2,025,394	2,525,000		2029
2030	1,280,876	24,100		1,304,976			600,000	3.00%	42,000			68,779	985,779	319,197	2,344,591	1,650,000		2030
2031	1,280,876	24,100		1,304,976			600,000	3.00%	24,000			69,855	968,855	336,122	2,680,713	775,000		2031
2032	1,280,876	24,100		1,304,976			500,000	3.00%	7,500			70,952	853,452	451,525	3,132,237	0		2032
Total	11,290,238	289,200	257,041	11,836,479	690,000	32,713	3,500,000		360,000			783,544	8,866,257					Total

Notes:

1. Total future project costs funded 2022-2032 \$ 8,083,544

Projected TID Closure

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:			2020		Percentage	
County			4,710,921		20.69%	
Municipality			6,578,626		28.89%	
School District			10,155,967		44.61%	
Technical College			1,322,088		5.81%	
TOTAL			22,767,602		100.00%	
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2021	117,208	163,677	252,681	32,894	566,459	2021
2022	130,823	182,689	282,032	36,715	632,259	2022
2023	130,823	182,689	282,032	36,715	632,259	2023
2024	143,054	199,769	308,400	40,147	691,369	2024
2025	185,348	258,832	399,580	52,017	895,777	2025
2026	194,856	272,109	420,077	54,685	941,727	2026
2027	205,443	286,894	442,901	57,656	992,894	2027
2028	216,728	302,652	467,229	60,823	1,047,432	2028
2029	216,728	302,652	467,229	60,823	1,047,432	2029
2030	265,030	370,105	571,362	74,379	1,280,876	2030
2031	265,030	370,105	571,362	74,379	1,280,876	2031
2032	265,030	370,105	571,362	74,379	1,280,876	2032
	<u>2,336,101</u>	<u>3,262,278</u>	<u>5,036,248</u>	<u>655,611</u>	<u>11,290,238</u>	

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

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 and near TID #2 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.

DRAFT

APPENDIX A: BOUNDARY DESCRIPTION

INSERT DESCRIPTION OF AMENDED TID #2 BOUNDARY FROM SURVEYOR WHEN AVAILABLE; IN GENERAL, APPENDICES WILL BE INSERTED AS THEY COME AVAILABLE DURING THE FINAL STEPS OF THE PROCESS

Excluding all lands classified as wetlands.

DRAFT

APPENDIX B: TID PROJECT BOUNDARY AND PARCEL MAPS (MAP TILES 1 AND 2)

DRAFT



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



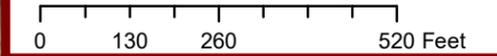
Map Creation Date: 7/28/2021

Adoption Date (TID): xx/xx/xxxx

Map Author: Nate Crowe

Map Version 1

Map by the Technology Services Department
Village of Weston

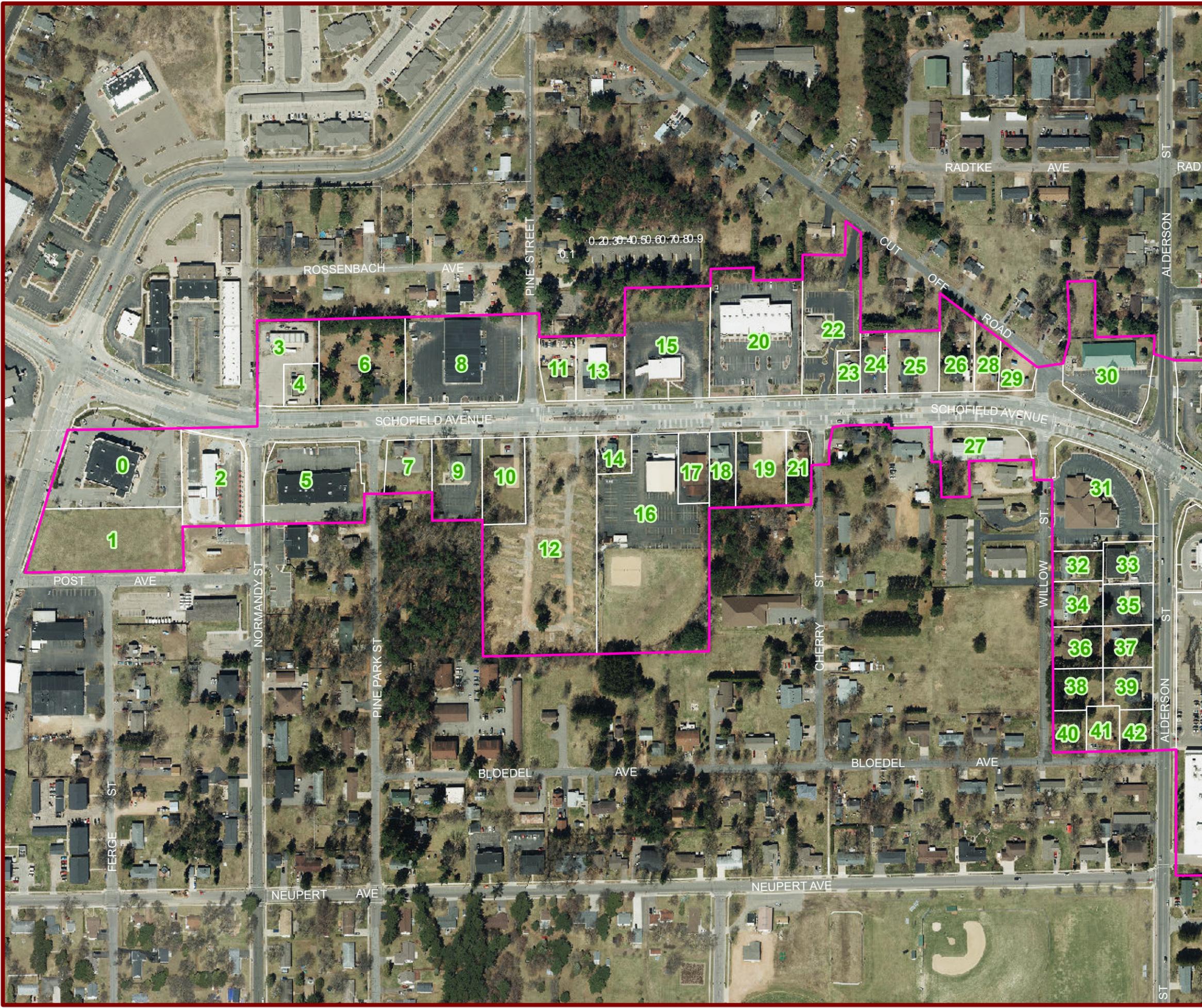


Legend

TID #2 Boundary per Amended Project Plan Parcels

Map ID	PIN	Map ID	PIN
0	19228081831010	36	19228081840149
1	19228081831011	37	19228081840148
2	19228081830005	38	19228081840249
3	19228081810953	39	19228081840248
4	19228081810952	40	19228081840151
5	19228081840232	41	19228081840152
6	19228081810956	42	19228081840151
7	19228081840058	43	19228081730996
8	19228081810930	44	19228081730960
9	19228081840060	45	19228081730958
10	19228081840996	46	19228081730937
11	19228081810985	47	19228081730938
12	19228081840998	48	19228081730172
13	19228081810984	49	19228081730173
14	19228081840995	50	19228081730174
15	19228081810958	51	N/A
16	19228081840999	52	19228081730175
17	19228081840974	53	19228081730177
18	19228081840100	54	19228081730992
19	19228081840101	55	19228081730949
20	19228081810936	56	19228081730948
21	19228081840099	57	19228081730994
22	19228081810970	58	19228081730941
23	19228081810960	59	19228081730162
24	19228081810959	60	19228081730940
25	19228081810968	61	19228081730163
26	19228081810971	62	19228081730025
27	19228081840234	63	19228081730952
28	19228081810962	64	19228081730986
29	19228081810967	65	19228081730985
30	19228081810052	66	19228081730979
31	19228081840231	67	19228081730978
32	19228081840144	68	19228081730982
33	19228081840145	69	19228081730939
34	19228081840146	70	19228081740984
35	19228081840147		

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





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



Map Creation Date: 7/28/2021

Adoption Date (TID): xx/xx/xxxx

Map Author: Nate Crowe

Map Version 1

Map by the Technology Services Department
Village of Weston



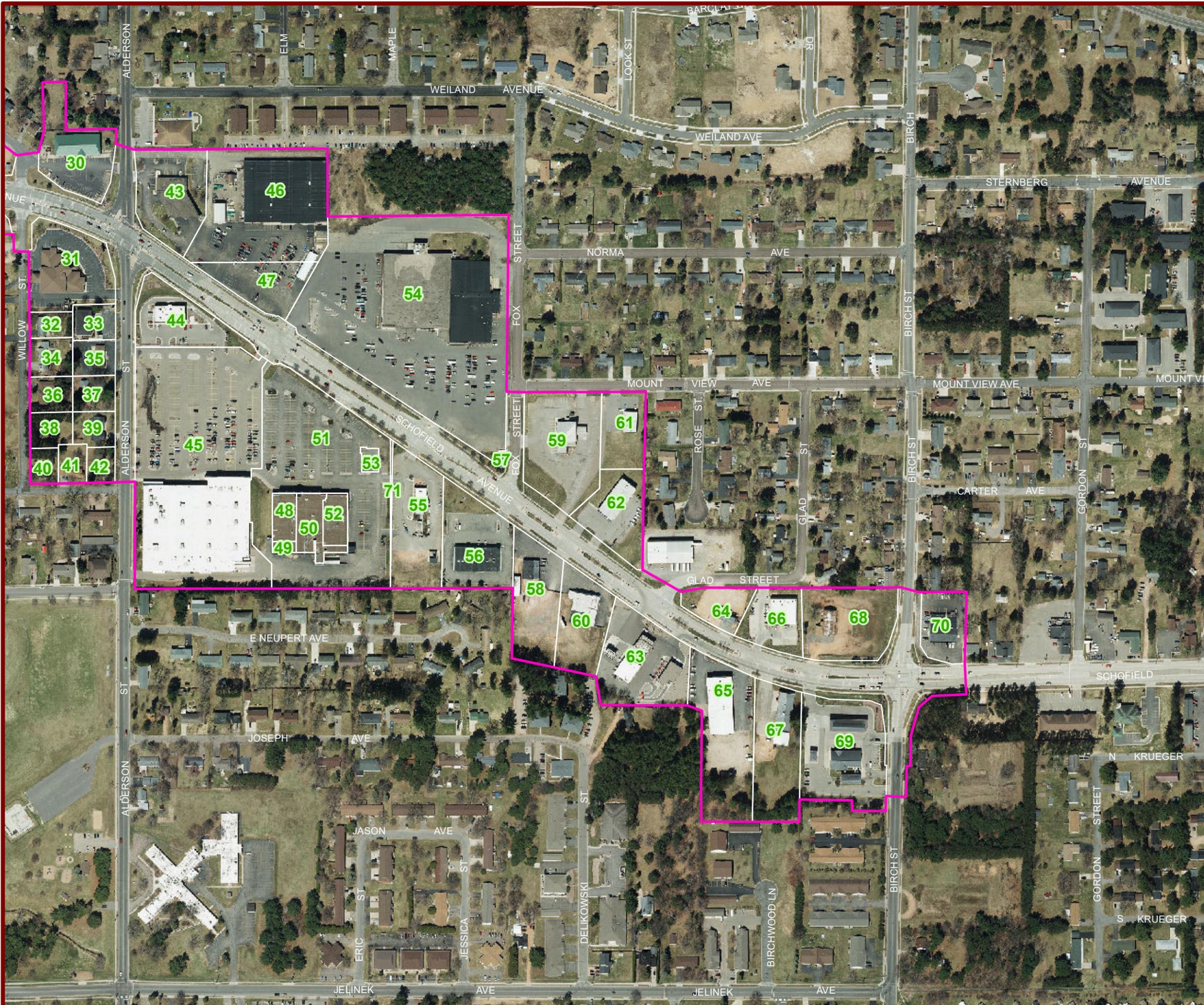
Legend

TID #2 Boundary per Amended Project Plan

Parcels

Map ID	PIN	Map ID	PIN
0	19228081831010	36	19228081840149
1	19228081831011	37	19228081840148
2	19228081830005	38	19228081840249
3	19228081810953	39	19228081840248
4	19228081810952	40	19228081840151
5	19228081840232	41	19228081840152
6	19228081810956	42	19228081840151
7	19228081840058	43	19228081730996
8	19228081810930	44	19228081730960
9	19228081840060	45	19228081730958
10	19228081840996	46	19228081730937
11	19228081810985	47	19228081730938
12	19228081840998	48	19228081730172
13	19228081810984	49	19228081730173
14	19228081840995	50	19228081730174
15	19228081810958	51	N/A
16	19228081840999	52	19228081730175
17	19228081840974	53	19228081730177
18	19228081840100	54	19228081730992
19	19228081840101	55	19228081730949
20	19228081810936	56	19228081730948
21	19228081840099	57	19228081730994
22	19228081810970	58	19228081730941
23	19228081810960	59	19228081730162
24	19228081810959	60	19228081730940
25	19228081810968	61	19228081730163
26	19228081810971	62	19228081730025
27	19228081840234	63	19228081730952
28	19228081810962	64	19228081730986
29	19228081810967	65	19228081730985
30	19228081810052	66	19228081730979
31	19228081840231	67	19228081730978
32	19228081840144	68	19228081730982
33	19228081840145	69	19228081730939
34	19228081840146	70	19228081740984
35	19228081840147	71	19228081730947

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



APPENDIX C: TAXING JURISDICTION CORRESPONDENCE

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APPENDIX D: PROOFS OF PUBLICATION

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APPENDIX E: JOINT REVIEW BOARD MINUTES

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APPENDIX F: PLAN COMMISSION PUBLIC HEARING MINUTES

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APPENDIX G: PLAN COMMISSION RESOLUTION

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APPENDIX H: VILLAGE BOARD RESOLUTION

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APPENDIX I: JOINT REVIEW BOARD RESOLUTION

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APPENDIX J: VILLAGE ATTORNEY OPINION

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