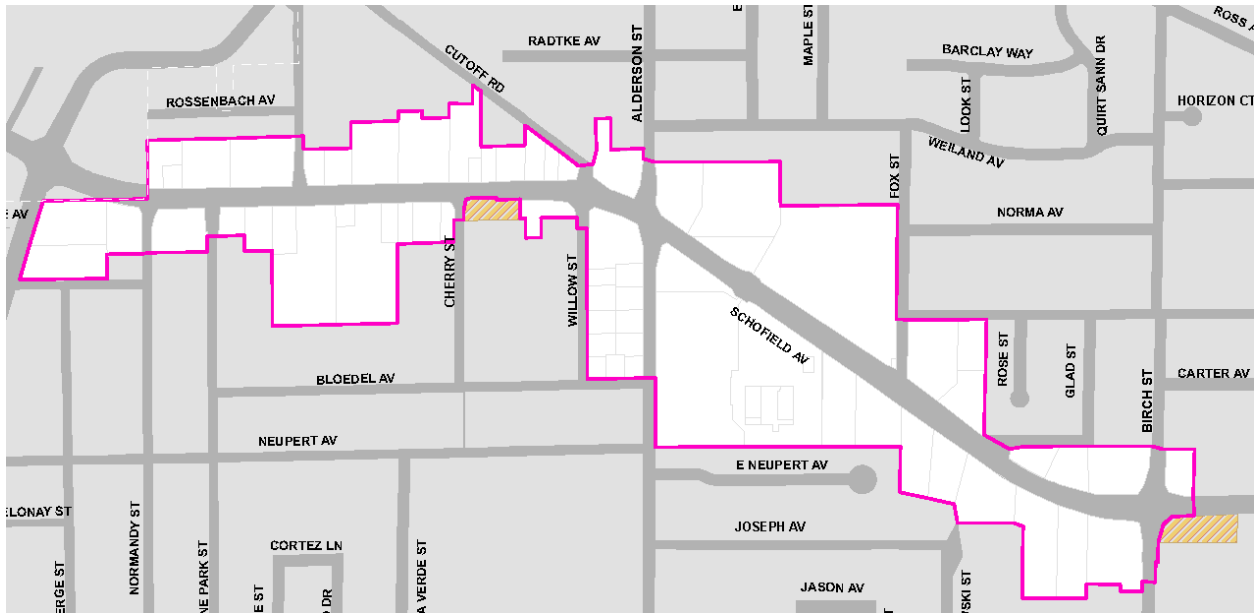




Village of Weston, Wisconsin Tax Incremental District No. 2 Project Plan Amendment #2



Original TID #2 Project Plan Adopted in May 2004

Amendment #1 to Project Plan Adopted in January 2005

Amendment #2 to Project Plan Authorized by Plan Commission: PENDING

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

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

Table of Contents

A. TID #2 Background	2
B. Purpose of this Amendment #2.....	2
C. Effect on Remainder of TID #2 Project Plan	2
D. Findings.....	3
Appendix A: Boundary Description.....	7
Appendix B: Taxing Jurisdiction Correspondence.....	14
Appendix C: Proofs of Publication	15
Appendix D: Joint Review Board Minutes.....	16
Appendix E: Plan Commission Public Hearing Minutes	17
Appendix F: Plan Commission Resolution.....	18
Appendix G: Village Board Resolution	19
Appendix H: Joint Review Board Resolution.....	20
Appendix I: Village Attorney Opinion	21

A. TID #2 Background

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. 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.

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.

B. Purpose of this Amendment #2

This Amendment #2 to the TID #2 Amended Project Plan #2 (“Amendment #2”) is a territory amendment only. It consists of 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 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 village’s 2021 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 territory 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.

The amended TID #2 territory, including these subtractions, is depicted on Maps 1, 2, and 3. The amended territory is legally described in Appendix A. As amended, TID #2 includes 110.2 acres.

C. Effect on Remainder of TID #2 Project Plan

This Amendment #2 removes property from TID #2, but makes no other amendment to the existing project plan for the TID. The current project plan, as previously amended, is ratified and affirmed, except with respect to the territory as amended by this Amendment #2. All project expenditures allowable under the current project plan remain permissible, but are limited to locations that are within the TID #2 territory as revised by Amendment #2.

D. Findings

This Amendment #2:

- Will promote the continued orderly (re)development within TID #2 and for the village as a whole.
- 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, including the Scofield Avenue Corridor Plan.
- Is economically feasible insofar as the development already in place and anticipated to occur within the remainder of TID #2 will generate sufficient tax increment to pay for the cost of the current liabilities and projected expenditures within TID #2 well within the maximum permissible life of the TID.

Map 1: TID #2 Boundary Including Amendments

Map 2: Amended TID #2 Boundary and Parcels (West Tile)

Map 3: Amended TID #2 Boundary and Parcels (East Tile)

APPENDIX A: BOUNDARY DESCRIPTION

Village of Weston, Redevelopment Project Area No. 2 & TID No. 2

An area of land located in the Southeast Quarter and the Southwest Quarter and the Northwest Quarter of Section 17, and the Northeast Quarter and the Southeast Quarter and the Fractional Southwest Quarter of Section 18, Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin bound by the following described line;

Commencing at the Northeast corner of Lot 1, Certified Survey Map, Volume 35, Page 74, being the Point of Beginning;

Thence Southerly, 584 feet more or less, along the West right of way line of Fox Street to the West extension of the South right of way line of Mount View Avenue;

Thence Easterly, 60 feet more or less, to the Northwest corner of Lot 1, Certified Survey Map, Volume 29, Page 86;

Thence Easterly, 400 feet more or less, to the Northeast corner of Lot 2, Certified Survey Map, Volume 32, Page 56;

Thence Southerly, 589 feet more or less to the Southeast corner of Lot 1, Certified Survey Map, Volume 32, Page 56;

Thence Westerly, 18 feet more or less, to the Northerly right of way line of Schofield Avenue;

Thence Southeasterly, 164 feet more or less to the South right of way line of Glad Street;

Thence Easterly, 727 feet more or less to the West right of way line of Birch Street;

Thence Southeasterly, 61 feet more or less, to the Southwest corner of Lot 3, Certified Survey Map, Volume 5, Page 188;

Thence Easterly, 160 feet more or less, to the Southeast corner Lot 3, Certified Survey Map, Volume 5, Page 188;

Thence Southerly, 236 feet more or less, to the Northerly right of way line Schofield Avenue;

Thence Southerly to the South right of way line of Schofield Avenue;

Thence Westerly to the Easterly right of way line of Birch Street;

Thence Southerly along the Easterly right of way line of Birch Street to the North line of a parcel of land described in Document No. 1564920;

Thence West to the West right of way of Birch Street;

Thence Southerly along the Westerly right of way line of Birch Street to the Northeast corner of Lot 1, Birch Street Addition;

Thence Westerly, 112.7 feet more or less, along the North line of Lot 1, Birch Street Addition;

Thence Northerly, 39 feet more or less, along the North line of Lot 1, Birch Street Addition;

Thence Westerly, 175 feet more or less, along the North line of Lot 1, Birch Street Addition;

Thence Southerly, 75 feet more or less, to the Southeast corner of Certified Survey Map, Volume 17, Page 223;

Thence Westerly, 320 feet more or less; Thence Northerly, 366 feet more or less;

Thence Northwesterly, 50 feet more or less, to the Southeast corner of Parcel 1, Certified Survey Map, Volume 20, Page 188

Thence Westerly, 287 feet more or less, to the southwest corner of Parcel 1, Certified Survey Map, Volume 20, Page 188;

Thence Northwesterly, 96 feet more or less, to the Southeast corner of Parcel 2, Certified Survey Map, Volume 43, Page 48;

Thence Northwesterly, 286 feet more or less, to the Southwest corner of Parcel 1, Certified Survey Map, Volume 43, Page 48;

Thence Northerly, 233 feet more or less, to the Southeast corner of Parcel B, Certified Survey Map, Volume 38, Page 172;

Thence Westerly, 1255 feet more or less, to the Southwest corner of Lot 1, Certified Survey Map, Volume 17, Page 293;

Thence Northerly, 365 feet more or less, to the extension of the North right of way line of Bloedel Avenue;

Thence Westerly, 345 feet more or less, along the extension of the North right of way line of Bloedel Avenue and the North right of way line of Bloedel Avenue to the East right of way line of Willow Street;

Thence Northerly, 800 feet more or less, along the East right of way line of Willow Street to a point that is East of the Southeast corner of Parcel 1, Certified Survey Map, Volume 15, Page 104;

Thence West to the West right of way line of Willow Street and the Southeast corner of Parcel 1, Certified Survey Map, Volume 15, Page 104;

Thence West along the South line of Parcel 1, Certified Survey Map, Volume 15, Page 104 to the West line of Lot 1, Certified Survey Map, Volume 63, Page 92;

Thence North along the West line of Lot 1, Certified Survey Map, Volume 63, Page 92 to the Southerly right of way line of Schofield Avenue;

Thence Westerly along the Southerly right of way line of Schofield Avenue to the Easterly right of way line of Cherry Street;

Thence Southerly along the Easterly right of way line of Cherry Street to the Southwest corner of Lot 1, Block 3, Krueger's Addition to Pine Park Addition;

Thence West to the West right of way line of Cherry Street;

Thence South along the West right of way line of Cherry Street to the Southeast corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Westerly, 289 feet more or less, along the South line of Lot 7, Block 1, Krueger's Addition to Pine Park Addition to the Southwest corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Southerly, 382 feet more or less, to the Southeast corner of Certified Survey Map, Volume 14, Page 8;

Thence Westerly, 640 feet more or less;

Thence Northerly, 383 feet more or less, to the Southeast corner of Lot 2, Certified Survey Map, Volume 36, Page 180;

Thence Westerly, 142 feet more or less, to the Southwest corner of Lot 2, Certified Survey Map, Volume 36, Page 180

Thence Northerly, 80.00 to the North line of the South 80 feet of Lot 1, Block 3, Pine Park Addition;

Thence Westerly, 142 feet more or less along the North line of the south 80 feet of Lot 1, Block 3, Pine Park Addition to the East right of way line of Pine Park Street;

Thence Southwesterly, 95 feet more or less, to the Southeast corner of Certified Survey Map, Volume 66, Page 98;

Thence Westerly, 284 feet more or less along the South line of Certified Survey Map, Volume 66, Page 98 to the East right of way line of Normandy Street;

Thence Southwesterly, 53 feet more or less, to the West right of way of Normandy Street and the Northwest corner of Parcel 2 of Certified Survey Map, Volume 12, Page 13;

Thence West along the North line of Parcel 2 of Certified Survey Map, Volume 12, Page 13 to the Northwest corner of Parcel 2 of Certified Survey Map, Volume 12, Page 13;

Thence South along the West line of Parcel 2 of Certified Survey Map, Volume 12, Page 13 to the North right of way line of Post Avenue;

Thence Westerly along the North right of way line of Post Street to the Easterly right of way line of State Highway 51;

Thence Northeasterly, 418 feet more or less, along the Easterly right of way line of State Highway 51 to the North line of Block 1, Myrea's Acre Lots;

Thence Easterly, 535 feet more or less, along the north line of Block 1, Myrea's Acre Lots to a point that is in the extension of the West line of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Northerly, 306 feet more or less, along the extension and the West line of Parcel 1, Certified Survey Map, Volume 25, Page 120 to the Northwest corner of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Easterly, 750 feet more or less, along the North lines of Parcel 1, Certified Survey Map, Volume 25, Page 120 and Lot 1, Certified Survey Map, Volume 83, Page 81 to the West right of way line of Pine Street;

Thence Southeasterly, 82 feet more or less, to the East right of way line of Pine Street and the South line of Certified Survey Map, Volume 7, Page 57;

Thence Easterly, 240 feet more or less, to East line of the West 240 feet of Certified Survey Map, Volume 7, Page 57;

Thence Northerly, 133 feet more or less, along the East line of the West 240 feet of Certified Survey Map, Volume 7, Page 57 to the North line of Certified Survey Map, Volume 7, Page 57;

Thence Easterly, 239 feet more or less, to the Northeast corner of Certified Survey Map, Volume 7, Page 57;

Thence Northerly along the West line of Lot 1, Certified Survey Map, Volume 66, Page 43 to the Northwest corner of Parcel 1, Certified Survey Map, Volume 66, Page 43;

Thence Easterly along the North lines of Lot 1, Certified Survey Map, Volume 66, Page 43 to the West line of Lot 2 of Certified Survey Map, Volume 42, page 155;

Thence North along the West line of Lot 2, Certified Survey Map, Volume 42, Page 155 to the Southerly right of way line of Cutoff Road;

Thence Southeasterly along the Southerly right of way line of Cutoff Road to the East line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Southerly, 277.5 feet more or less, along the East line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Easterly, 225 feet more or less, along the North line of Certified Survey Map, Volume 17, Page 35 and Lot 1, Certified Survey Map, Volume 16, Page 119 to the West line of Lot 1, Certified Survey Map, Volume 16, Page 120;

Thence Northerly, 104 feet more or less, to the Northwest corner of Lot 1, Certified Survey Map, Volume 16, Page 120;

Thence Southeasterly, 427 feet more or less, along the Southerly right of way line of Cutoff Road;

Thence Northerly, 295 feet more or less:

Thence Easterly, 78 feet more or less;

Thence Southerly, 160 feet more or less to the Northwest corner of Parcel 1, Certified Survey Map, Volume 42, Page 46;

Thence Easterly along the North Line of Parcel 1, Certified Survey Map, Volume 42, Page 46, 168 feet more or less, to the West right of way line of Alderson Street;

Thence Southeasterly, 93 feet more or less, to the Northwest corner of Lot 1, Certified Survey, Volume 20, Page 273;

Thence Easterly, 641 feet more or less, along the North line of Lot 1, Certified Survey, Volume 20, Page 273, and Lot 2, Certified Survey, Volume 68, Page 145 to the East line of Lot 2, Certified Survey, Volume 68, Page 145;

Thence Southerly along the East line of Lot 2, Certified Survey, Volume 68, Page 145, 225 feet more or less to the North line of Lot 1, Certified Survey Map, Volume 35, Page 74;

Thence Easterly, 603 feet more or less, along the North line of Lot 1, Certified Survey Map, Volume 35, Page 74 to the Point of Beginning.

Containing 112.3 acres more or less.

Excepting any wetlands.

APPENDIX B: TAXING JURISDICTION CORRESPONDENCE

APPENDIX C: PROOFS OF PUBLICATION

APPENDIX D: JOINT REVIEW BOARD MINUTES

APPENDIX E: PLAN COMMISSION PUBLIC HEARING MINUTES

APPENDIX F: PLAN COMMISSION RESOLUTION

APPENDIX G: VILLAGE BOARD RESOLUTION

APPENDIX H: JOINT REVIEW BOARD RESOLUTION

APPENDIX I: VILLAGE ATTORNEY OPINION