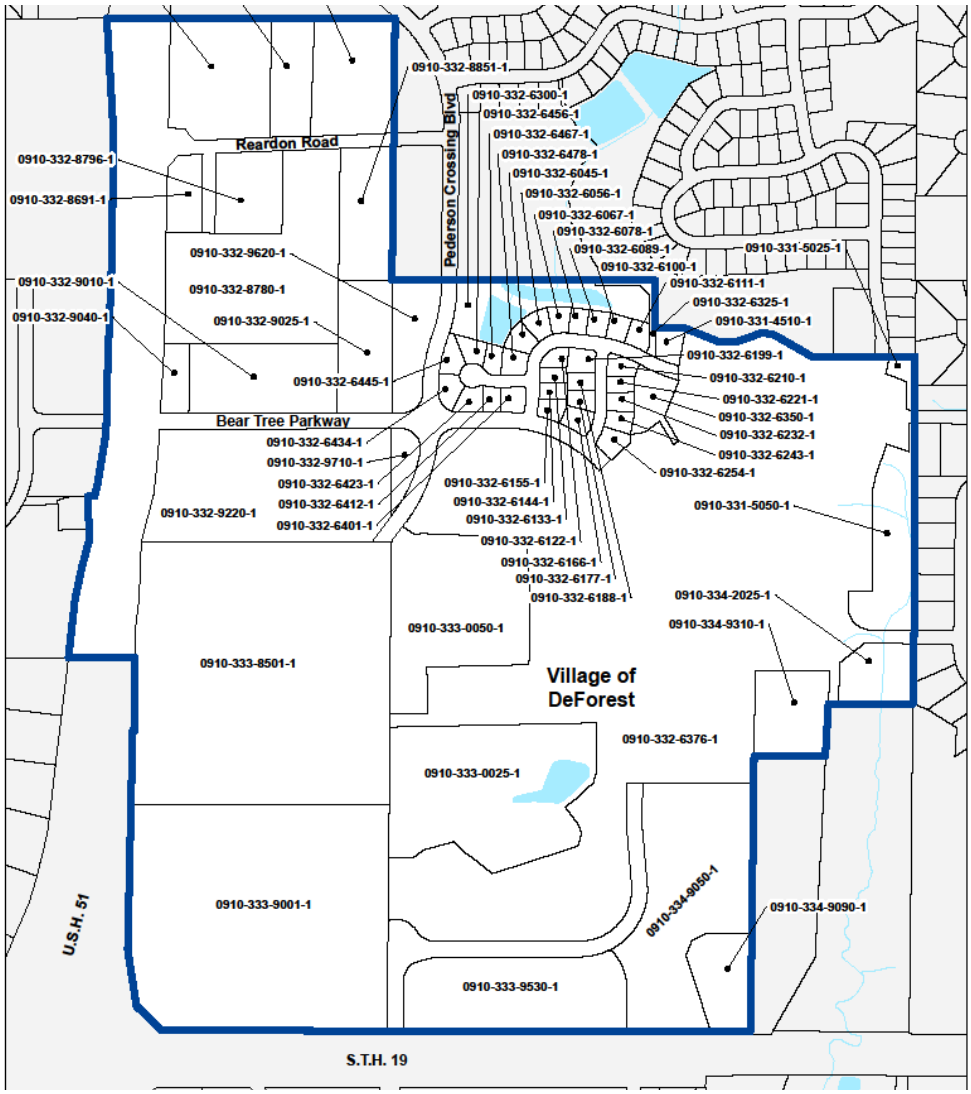
Tax Incremental District No. 7,

Village of DeForest, Wisconsin

Project Plan Amendment #3

Adopted September 1, 2020



Original Project Plan Adopted: June 2011
Amendment #1 to Project Plan Adopted: September 2, 2014
Amendment #2 to Project Plan Adopted: August 7, 2018

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I. INTRODUCTION.

Tax Incremental District No. 7 (TID #7) is located on the south side of the Village, at the northeast corner of the Highway 51/19 interchange. TID #7 includes approximately 336 acres of land slated for mixed-use development. The boundary of TID #7 is depicted on **Map 1.3**, which is unchanged from the original Project Plan Map 1.

The Village created TID #7 in June 2011. The Project Plan for the District was replaced with an amended plan in 2014 (Amendment #1) to improve the short-term financial viability of TID #7 by enabling up to 60 acres within the TID to be developed for residential use. A subsequent amendment in 2018 (Amendment #2) added new public infrastructure projects to promote development and redevelopment opportunities that presented themselves in the Reardon Road Commercial area. That infrastructure was completed in 2019.

Since 2018, significant changes to development proposals within TID #7 have been made which the Village believes will significantly enhance the success of TID #7, necessitating modifications to the existing project plan for the district. This Amendment is intended to replace the current project plan.

II. PROJECT AMENDMENT SUMMARY.

The current TID #7 Project Plan (Amendment #2) contemplates Village borrowing to fund infrastructure improvements and other project costs, while retaining the flexibility to finance those costs through "pay as you go" developer funding. While the Village has funded certain infrastructure improvements to facilitate individual development projects, significant projects remain uncompleted. Although approximately 20 residential lots within the former Norski Dane Property (which had been intended primarily for office/research development) have developed, no nonresidential proposals were presented from the inception of TID #7 in 2011 until late 2019 which would have justified significant public investment. Bear Tree Parkway was extended as an underpass in connection with the expansion of USH 51 to four lanes, and a segment of Bear Tree Parkway was constructed in anticipation of future business development to the south, but no non-residential proposals have materialized on the former Norski Dane property. As of the date of this Amendment, the remaining primary connecting road (formerly Bear Tree Parkway and now named Pederson Crossing Blvd.) and its related sanitary sewer, storm sewer, water main and other infrastructure improvements have been deemed too costly given the lack of assurances that sufficient value increment would be created to justify the expenditure. Reardon Road was also reconstructed and sewer and water facilities were extended to adjacent parcels, but no significant commercial expansion in that area has yet occurred.

In October of 2019, the remaining undeveloped Norski Dane Property was sold to CAH CO DeForest, LLC, which plans to construct corporate offices and assembly facilities for its parent company, Hooper Corporation, and to actively market the remaining developable lands for residential, office, research and complimentary retail uses. On August 11, 2020, CAH CO transferred 1.0 acre of that land and acquired 4.1 acres of adjacent lands. The current property owned by CAH in TID #7 (hereinafter the "CAH Property") along with previously dedicated stormwater management areas serving the development is depicted in **Map 1.3A.**

The Village has conditionally approved a replat and certified survey of the CAH CO property and granted conditional zoning approvals for the proposed development. The changes to the project

plan included in this amendment are primarily focused on addressing changes in the proposed development plans for the CAH Property. The overall proposal varies from the current Project Plan in a number of significant ways.

A. Revised Infrastructure Proposal.

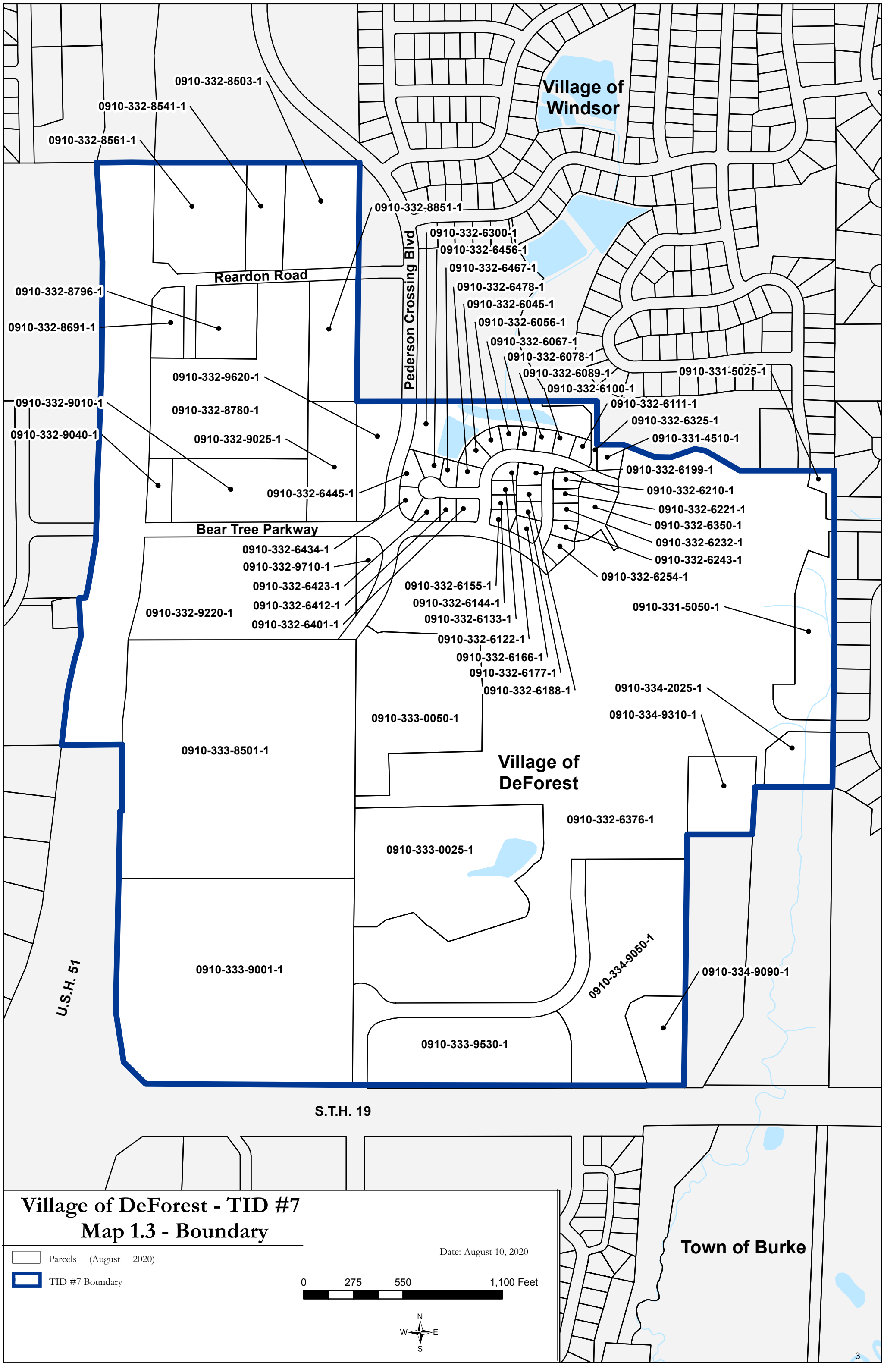
The new development proposal involves a realigned north-south collector street intended to better serve the new corporate office campus and remaining developable lots. Whereas the current Project Plan contemplates the construction of the north-south connector in as many as 4 phases, the new proposal would complete the entire road during 2020-21. Sanitary and storm sewer mains will be installed at the same time, along with the looping of the water mains available at the north and south ends of the development. Those improvements will open much of the CAH Property to immediate development.

Secondly, the assurance that further residential development will be limited creates the opportunity to provide sanitary sewer service through collection mains currently located south of the development in the Savannah Brooks Subdivision. The current Project Plan contemplated the extension of a new sewer main westerly along STH 19 to connect with existing mains at Blanchars Crossing. That project, with its estimated cost of $732,476 (Project No. 8 in Amendment 1, Table 1.2) is eliminated by this Amendment. A similar extension of public water mains to the west has also been eliminated, removing $209,087 from the project plan expenditures (Project No. 7 in Amendment 1, Table 1.2).

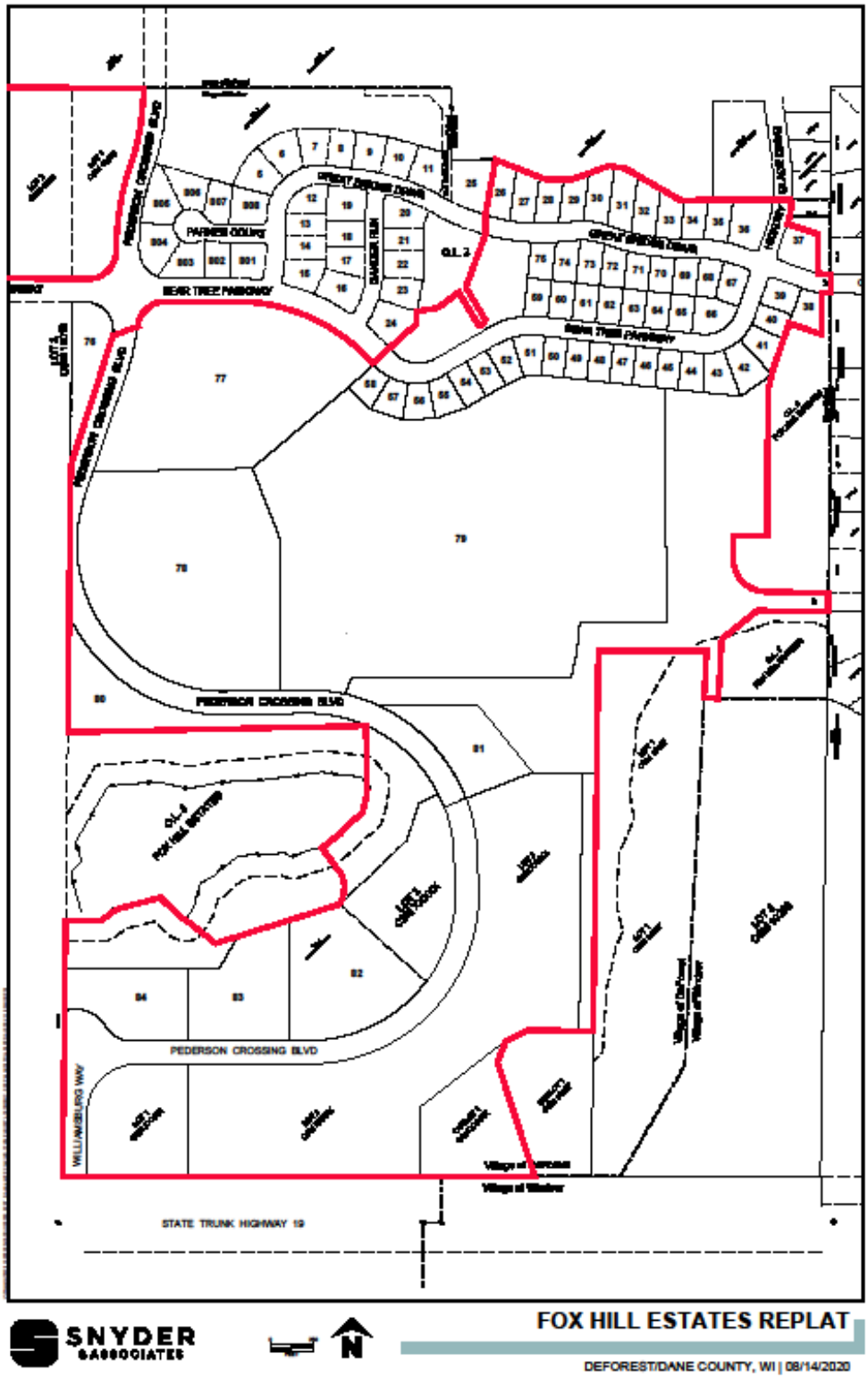
With the accelerated completion of the north-south collector road, roadway and intersection improvements at USH 19 (Projects 5 and 6 in Amendment 1, Table 1.2) will also be completed earlier than planned, if appropriate WisDOT approvals can be obtained. This amendment also updates the USH 19 costs in light of further definition of the required improvements following recent input from the Wisconsin Department of Transportation (WisDOT).

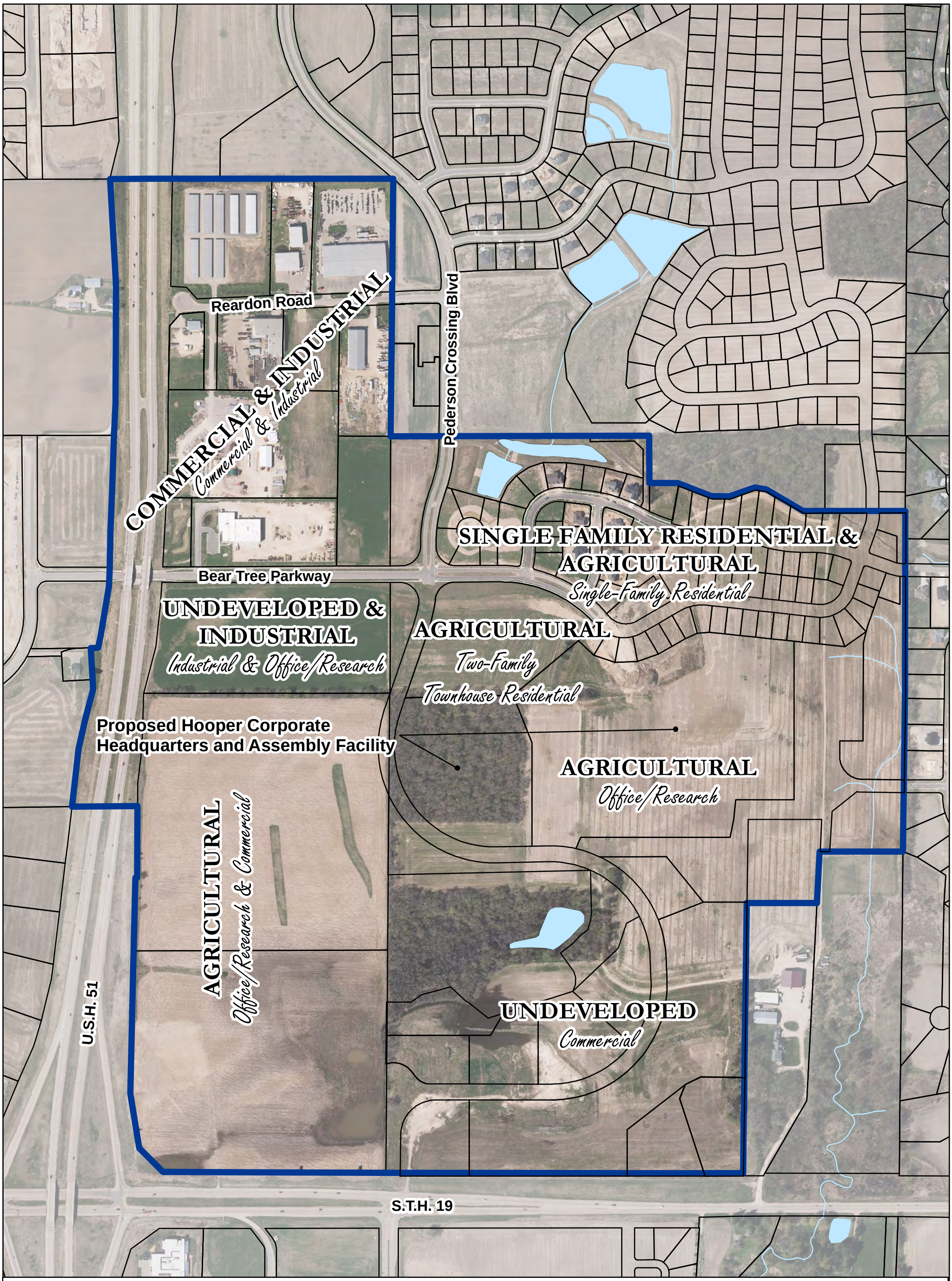
B. Revised Financing Proposal.

Significantly, the new proposal relies on “pay as you go” financing whereby the developer will finance the major infrastructure improvements in exchange for TIF Bonds. The TIF Bonds will be payable only through a portion of the tax increments generated by the new development caused by the developer within the CAH Property. That financing method not only eliminates the public risk of taxpayer financing and preserves the Village’s borrowing capacity, but also creates significant incentive for the developer to actively market the property for the intended development. Successful marketing will be necessary for the developer to recover its infrastructure investment within the remaining life (until 2037) of the TID.


Village of Windsor
0910-332-8503-1
0910-332-8541-1
0910-332-8561-1
0910-332-8851-1
Pederson Crossing Blvd
0910-332-6300-1
0910-332-6456-1
0910-332-6467-1
0910-332-6478-1
0910-332-6045-1
0910-332-6056-1
0910-332-6067-1
0910-332-6078-1
0910-332-6089-1
0910-331-5025-1
0910-332-6100-1
0910-332-6111-1
0910-332-6325-1
0910-331-4510-1
0910-332-6199-1
0910-332-6210-1
0910-332-6221-1
0910-332-6350-1
0910-332-6232-1
0910-332-6243-1
0910-332-6254-1
Reardon Road
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0910-332-8691-1
0910-332-9620-1
0910-332-9010-1
0910-332-8780-1
0910-332-9040-1
0910-332-9025-1
0910-332-6445-1
Bear Tree Parkway
0910-332-6434-1
0910-332-9710-1
0910-332-6423-1
0910-332-6412-1
0910-332-9220-1
0910-332-6401-1
0910-332-6155-1
0910-332-6144-1
0910-332-6133-1
0910-332-6122-1
0910-332-6166-1
0910-332-6177-1
0910-332-6188-1
0910-331-5050-1
0910-334-2025-1
0910-334-9310-1
0910-333-0050-1
0910-333-8501-1
Village of DeForest
0910-332-6376-1
0910-333-0025-1
0910-333-9001-1
0910-334-9050-1
0910-334-9090-1
0910-333-9530-1
U.S.H. 51
S.T.H. 19
Town of Burke
Village of DeForest - TID #7
Map 1.3 - Boundary
Parcels (August 2020)
TID #7 Boundary
Date: August 10, 2020
0 275 550 1,100 Feet
N
W E
S
3

Map 1.3A CAH Property





Village of DeForest - TID #7
Map 2.3 - Existing Uses and Conditions of Real Property

Parcels (April 2020)

TID #7 Boundary

EXISTING LAND USE

Planned Land Use

Date: August 13, 2020

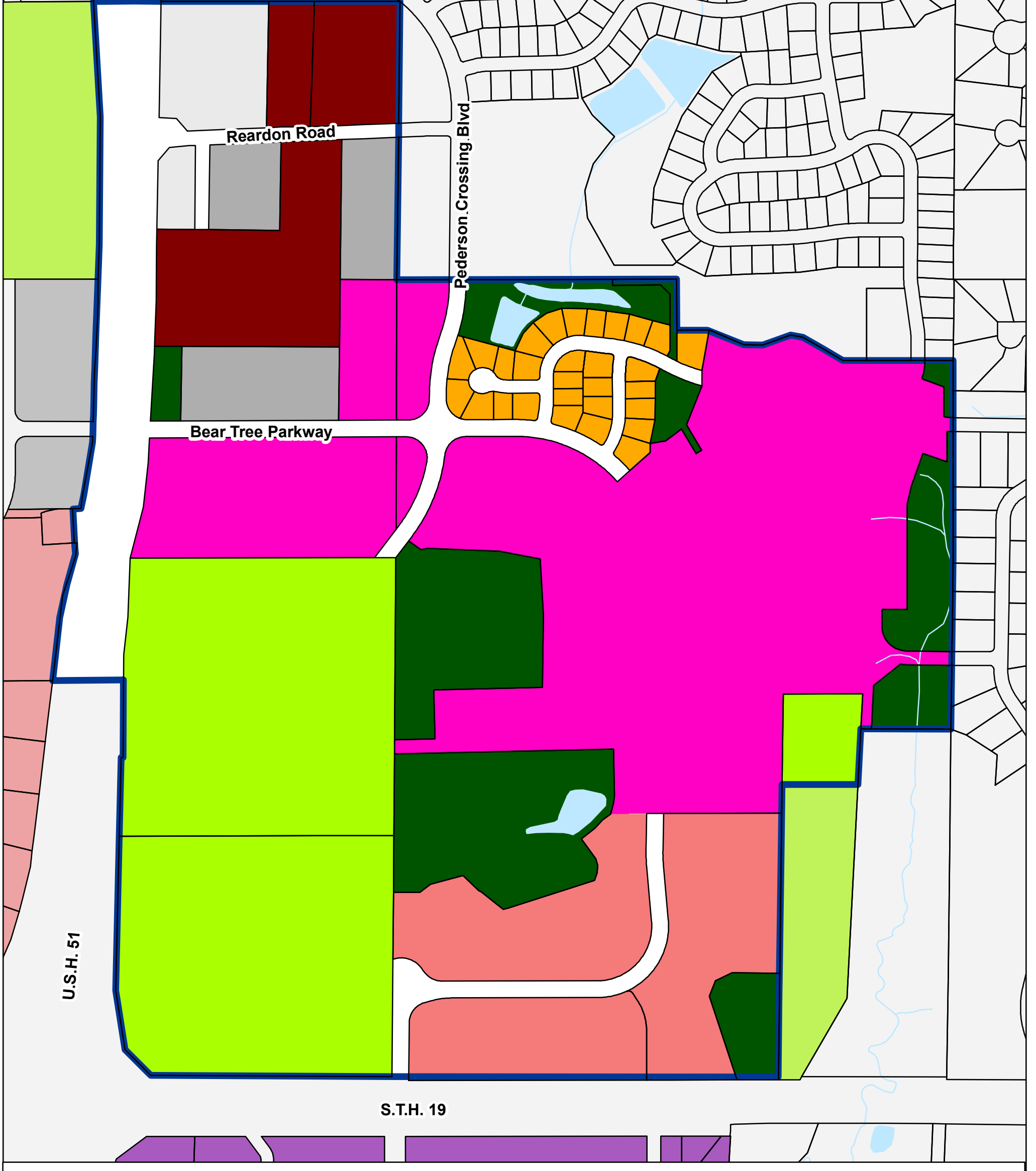
0 275 550 1,100 Feet

N W E S

5

Document Path: R:\DeFo Mapping\ArcGIS\TIF District Mapping\TID No. 7\DeForest_TID7_Map2_Land Use.mxd

Date: 8/13/2020



Village of DeForest - TID #7
Map 3.3 - Zoning

Date: August 10, 2020

0 275 550 1,100 Feet

N W E S

Residential Districts
- RH-1; Rural Housing
- RE-1; Residential Estate Single Family Residence
- RE-2; Residential Estate Single Family Residence
- RN-1; Residential Neighborhood Single Family Residence
- RN-2; Residential Neighborhood Single Family Residence
- RN-2A; Residential Neighborhood Single Family Residence
- RM-3; Residential Mix Two Family Housing
- RM-4; Residential Mix Multi-Family Housing
- RM-5; Residential Mix Elderly Housing
- RM-6; Residential Mix-Traditional Housing
- RM-B; Residential Mix-Business

Business Districts
- B-1; Central Business
- B-2; General Business
- B-3; Highway Business
- A-B; Agricultural Business
- O-R; Office Research

Industrial Districts
- M-1; Restricted Industrial
- M-2; General Industrial
- M-3; Intensive Industrial

Agricultural Districts
- A-1; Agricultural
- A-1 Ex; Exclusive Agricultural
- A-2; General Agricultural
- A-3; Agricultural Transition
- A-4; Small Lot Exclusive Agricultural

Parcels (August 2020)

TID #7 Boundary

III. SPECIFIC PROJECT PLAN COMPONENTS.

A. Promotion of Orderly Development in the Village.

The manner in which the creation of TID #7 and the Project Plan supports and promotes the orderly development of the Village, and the consistency of this project plan with the Village's existing Comprehensive Plan are discussed in the report of the Village's Planning Consultant attached as **Addendum 1.**

B. Kind, Number and Location of Public Improvements.

The public improvement projects included in this Amendment #3 are listed in **Table 1.3A.** Table 1.3A identifies projects already completed under earlier versions of the Project Plan as well as those remaining, deleted or added by this amendment. Table 1.3A also identifies those public improvements which are currently anticipated to be developer-funded.

Developer-funded public improvements are summarized in **Table 1.3B.** Table 1.3B shows the calculation of the principal amount of TIF Bonds that will be issued upon completion of the listed projects. Infrastructure projects are separated into two bonds because the Phase 2 improvements include work within STH 19, which will require approval from WisDOT. As of the date of this plan amendment, final approvals have not been received and the timing of some or all of the STH 19 improvements is uncertain. Phase I improvements have already been approved and the Village has entered into a standard development agreement allowing them to proceed.

The cost identified for each project is an estimate, and actual costs may vary from the estimate once the projects are bid or constructed. Detailed cost estimates are reflected in Appendix A-3. Project costs may be reallocated from one project to another, but the overall project costs will not be increased without approval of an amendment to this plan.

TABLE 1.3 -- Public Improvement and Other Project Costs.

Map No.	Project Name / Description	Project Location	Plan Budget Through Amendment #2	Adjustments	Note	Revised Budget Plan Amendment #3	Year
1	**Bear Tree Parkway/Pederson Crossing (Segment A):** Street construction, site work, sanitary sewer and water distribution, storm sewer, curb, gutter, sidewalk, and multi-use trail (on Bear Tree Parkway). Includes Bear Tree Parkway underpass under Highway 51.	East from Highway 51 to Pederson Crossing, then north to northern TID boundary	$ 1,446,957.00	$ (62,606.44)	A	$ 1,384,350.56	2013
2	**Bear Tree Parkway/Pederson Crossing (Segment B):** Street construction, site work, sanitary sewer and water distribution, storm sewer, curb, gutter, and sidewalk (with multi-use trail along Pederson Crossing).	Southeastern section of Bear Tree Parkway and short segment of Pederson Crossing, within area zoned B-2 as of January 2011	1,605,979.00	(1,535,572.09)	C	70,406.91	2012
3	**Bear Tree Parkway (Segment C):** Street construction, site work, sanitary sewer and water distribution, storm sewer, curb, gutter, and sidewalk (with short segment of multi-use trail near Pederson Crossing).	Eastern segment of Bear Tree Parkway, connecting Segments A and B	1,972,156.00	(1,299,485.77)	C	672,670.23	2012-2015
4	**TID #7 Connector Street:** Street construction, site work, sanitary sewer and water distribution, storm sewer, curb, gutter, and sidewalk.	Predominately extending across Prestigiacomo lands	2,084,172.00	(669,150.00)	A	1,415,022.00	2021-2025
5	**Highway 19 improvements:** Street construction and site work to enable safe access to TID. Cost to be shared with TID #2.	Between Highway 51 a point east of Pederson Crossing, within ½ mile of TID #7	873,792.00	(673,792.00)	C	200,000.00	2021-2025
6	**Highway 19/Williamsburg Way Crossing traffic signals:** Installation of traffic signal and conduit	Highway 19 and Pederson Crossing/Williamsburg Way Intersection	87,980.00	(87,980.00)	C	-	N/A
7	**Highway 19 Water Main Extension:** East extension of Highway 19 water line to serve lands east of Highway 51 within both TID #2 and TID #7, providing necessary system reliability and service	Highway 19 from east of Blanchar's Crossing to Williamsburg Way and within ½ mile of TID #7	209,087.00	(209,087.00)	A	-	N/A
8	**Highway 19 sanitary sewer extension:** East extension of Highway 19 sanitary sewer interceptor from its current terminus west of Highway 51 to Pederson Crossing to accommodate flows within TID #7.	Along Highway 19 and within ½ mile of TID #7	732,476.00	(732,476.00)	A	-	N/A

Table 1.3A (Continued)

Map No.	Project Name / Description	Project Location	Plan Budget Through Amendment #2	Adjustments	Note	Revised Budget Plan Amendment #3	Year
9	**Resurfacing Reardon Road:** Resurfacing of Reardon Road to address its current marginal condition. Project combined with Project #20 in Plan Amendment #2.	Reardon Road right-of-way	-	-	**N/A**	-	N/A
10	**Development aesthetic, open space, and wayfinding components:** Aesthetic components; such as decorative street lights, monuments, public art, banners, and wayfinding signs; designed to enhance the value of the office/research park. Also may include signage to assist in directing people to Reardon Road area, and shelter, interpretive signage, clearance, landscaping, and trails in central open space area.	Potentially TID-wide, with particular focus in Hooper Office and Research Park	474,720.00	(374,720.00)	**A**	100,000.00	2021-2025
11	**Highway 51 and 19 aesthetic improvements:** Gateway features, landscaping, design work and construction management.	Highway 51 and 19 interchange area	232,500.00	(32,500.00)	**A**	200,000.00	2021-2025
12	**Primary multi-use trail segment:** Construction of primary planned bicycle/pedestrian trail providing area-wide connections and access to office/research park.	Between Williamsburg Way/Pederson Crossing intersection and east edge of TID #7 (relocated from original project plan)	196,919.00	3,081.00	**A**	200,000.00	2021-2025
13	**New well house, pumps, and reservoir:** Construction of new well house, pumps, reservoir, and road access.	West and within ½ mile of TID #7	826,125.00	(377,655.00)	**A**	448,470.00	2011
14	**Land acquisition:** Land acquisition for future public services facility(ies)	West and within a ½ mile of TID #7	147,522.00	(147,522.00)	**A**	-	2021
15	**Technology enhancements:** Fiber optics, wireless, cameras, and other technology infrastructure.	TID-wide	400,000.00	(400,000.00)	**A**	-	2021
16	**Potential business relocation expenses:** Potential Village expenses associated with voluntary relocation of existing business to facilitate their future growth elsewhere in Village and site redevelopment in the Reardon Road area.	Reardon Road area	40,000.00	-	**N/A**	40,000.00	2021

Table 1.3A (Continued)

Map No.	Project Name / Description	Project Location	Plan Budget Through Amendment #2	Adjustments	Note	Revised Budget Plan Amendment #3	Year
17	**Potential building removal and environmental remediation:** Potential Village expenses associated with voluntary building removal and environmental (brownfield) analysis and/or minor remediation.	Reardon Road area	100,000.00	-	**N/A**	100,000.00	2021
18	**Reardon Road area sewer project:** Construction of a sanitary sewer to serve Reardon Road area of TID #7 and lands north and east of TID #7, or grading to reduce land elevations in the same area to enable already accounted for sewer project to serve same purpose.	In northwest part of TID #7	71,508.00	-	**N/A**	71,508.00	2021
19	**Highway 51 bridge overpass:** Village share of construction and site work for Highway 51 bridge overpass.	Between North Towne Corporate Park (TID #4) and Annen property (TID #7). Partially in TID #7, rest within ½ mile of TID #7	678,900.00	(373,464.10)	**A**	305,435.90	2013-2014
20	**Reardon / Loftus Road Reconstruction:** Construction of water and sewer main, storm collection and road reconstruction. Includes water main extension under Hwy 51.	Reardon / Loftus Right of Way & Hwy 51.	850,000.00	96,126.11	**A**	946,126.11	2018-2019
21	**Land acquisition:** Purchase of land for development purposes.	Bear Tree Parkway	600,000.00	-	**N/A**	600,000.00	2015-2025
22	**Wetland studies/permitting/mitigation:** Wetland deliniation, permits and mitigation of wetland required by north - south Williamsburg Way construction.	Williamsburg Way	-	100,000.00	**B**	100,000.00	2020
	Total Infrastructure Costs		$ 13,630,793.00	(6,776,803.29)		$ 6,853,989.71	
Notes:							
A	**Projects adjusted to actual expenditure or revised estimate based on current information**						
B	**Project added to TID Plan**						
C	**Developer-funded - Included in TID Bonds**						

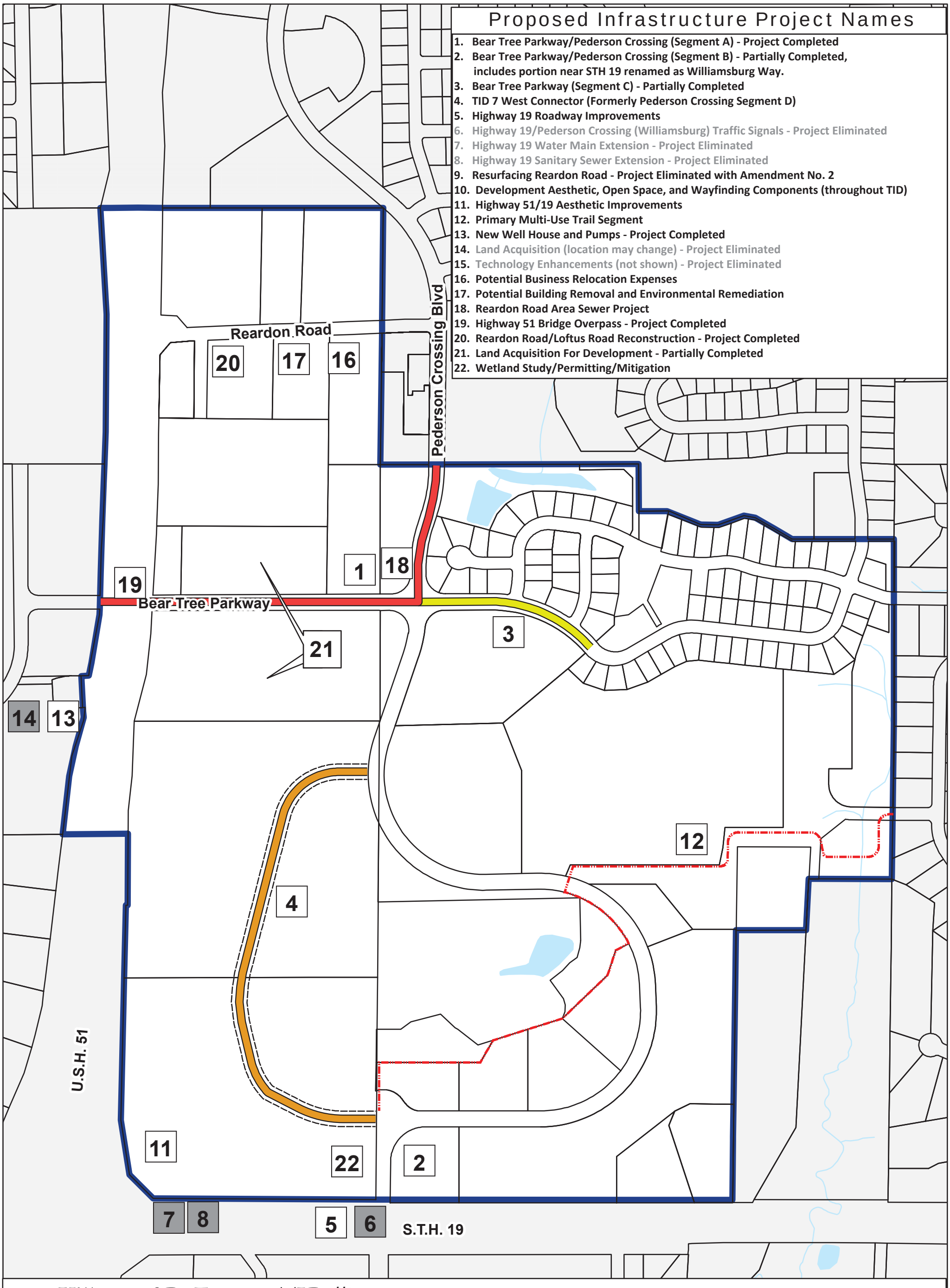
Table 1.3B – Infrastructure Funded by Developer TID Bond

Project Name / Description+AA6:G18	Project Location	Project Costs From Previous Plans	Adjustments	Phase 1 TID Bond	Year
Pederson Crossing/Williamsburg Way: Street construction, site work, sanitary sewer and water distribution, storm sewer, curb, gutter, sidewalk, trails, terrace trees, street lights & stormwater basins	Intersection of Bear Tree Parkway south to Hwy 19.	$ 2,835,057.86	$ 4,036,199.64	$ 6,871,257.50	2020-2021
Hwy 19 Intersection Improvements: Street construction, merge lanes, sidewalk & trail	Hwy 19 & Williamsburg Way	761,772.00	(433,029.50)	328,742.50	2020-2021
		$ 3,596,829.86	$ 3,603,170.14	$ 7,200,000.00	
Public Infrastructure Included in Phase 2 TID Bond **Project Name /** Description	**Project Location**	**Project Costs From Previous Plans**	**Adjustments**	**Phase 2 TID Bond**	**Year**
Hwy 19 Intersection Improvements: Street construction, merge lanes, sidewalk & trail	Hwy 19 & Williamsburg Way	$ -	$ 92,047.90	$ 92,047.90	2020-2025
Highway 19/Williamsburg Way Crossing traffic signals: Installation of traffic signal and conduit	Hwy 19 near Williamsburg Way	-	96,000.00	96,000.00	2020-2025
Hwy 19 Improvements: Merge and Turn Lanes on Hwy 19	Hwy 19 near Williamsburg Way	-	261,952.10	261,952.10	2020-2025
		$ -	$ 450,000.00	$ 450,000.00	

The approximate location of each of the public improvements contemplated by this Plan is depicted in Map 4.3. Minor modifications may be made to the locations if dictated by planning or engineering considerations. Detailed engineering estimates of the construction costs for projects added by this Amendment #2 are contained in Appendix B-3.

Proposed Infrastructure Project Names

1. Bear Tree Parkway/Pederson Crossing (Segment A) - Project Completed
2. Bear Tree Parkway/Pederson Crossing (Segment B) - Partially Completed, includes portion near STH 19 renamed as Williamsburg Way.
3. Bear Tree Parkway (Segment C) - Partially Completed
4. TID 7 West Connector (Formerly Pederson Crossing Segment D)
5. Highway 19 Roadway Improvements
6. Highway 19/Pederson Crossing (Williamsburg) Traffic Signals - Project Eliminated
7. Highway 19 Water Main Extension - Project Eliminated
8. Highway 19 Sanitary Sewer Extension - Project Eliminated
9. Resurfacing Reardon Road - Project Eliminated with Amendment No. 2
10. Development Aesthetic, Open Space, and Wayfinding Components (throughout TID)
11. Highway 51/19 Aesthetic Improvements
12. Primary Multi-Use Trail Segment
13. New Well House and Pumps - Project Completed
14. Land Acquisition (location may change) - Project Eliminated
15. Technology Enhancements (not shown) - Project Eliminated
16. Potential Business Relocation Expenses
17. Potential Building Removal and Environmental Remediation
18. Reardon Road Area Sewer Project
19. Highway 51 Bridge Overpass - Project Completed
20. Reardon Road/Loftus Road Reconstruction - Project Completed
21. Land Acquisition For Development - Partially Completed
22. Wetland Study/Permitting/Mitigation



Village of DeForest - TID #7
Map 4.3 - Proposed Infrastructure and Related Projects

Date: August 13, 2020

0 275 550 1,100 Feet

N W E S

Segment A
Segment C
Segment D
Trail

X Eliminated Project ID Number
X Project ID Number
Parcels (April 2020)
TID #7 Boundary

Document Path: R:\DeFo Mapping\ArcGIS\TIF District Mapping\TID No. 7\DeForest_TID7_Map4_Pro Projects.mxd

Date: 8/13/2020

C. Development Incentives.

The current project plan includes a budget for development incentives which may be used to attract desirable businesses or incentivize quality development that significantly advance the Village's goals and objectives for the TID. This incentive system involves comparing a particular building opportunity—typically expected to be brought forward by a business, property owner, or developer in the TID—against a set of criteria that reflects the Village's objectives and ideals. The incentive system may also be used to help fund general marketing expenses associated with office and research development.

The general criteria that will be utilized are listed below. These factors are considered on a case-by-case basis, and the various factors may be given more or less weight in particular circumstances:

- Compatibility with Village's vision, design standards, and ordinance requirements.
- Capacity to open new markets and niches (especially office and research uses in this area).
- Extent to which project will meet/exceed tax increment value targets of TID.
- Level of Village risk in providing financial support (including consideration of increment guarantee).
- Impact on the environment and nearby land uses, transportation, and utilities (with special consideration given to minimizing Token Creek impact).
- Extent to which the project incorporates principles of sustainable building and site design, particularly water conservation and infiltration.
- Progressive water management techniques that exceed normal requirements, such as green roofs and perhaps pervious areas in parking lots.
- Likelihood of business attracting other desirable businesses to DeForest.
- Extent to which the project complements existing businesses in DeForest, as opposed to directly competing with existing downtown business uses.
- Likely timetable for development and build-out of site is relatively short.
- Projected number of employees and quality of jobs.
- Projected wage/salary structure.
- Impact on Village service costs.
- Project unlikely to select site without additional financial participation.

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

- Local public road and/or utility and construction projects beyond those described in Table 1.3, but specifically needed to serve the building project that is being considered.
- Reimbursement for utility connection or relocation and impact fees associated with public infrastructure for which the Village has adopted and requires such fees.
- Land cost write downs.
- Efforts to close financing gaps.
- Site preparation, building demolition, and/or remediation.
- Marketing expenses.
- Provision of development amenities that also benefit the Village (e.g., building quality, landscaping, sustainability, or other amenity that exceeds minimal standards).
- Other reasonable expenses that may be necessary to accomplish the development project in a manner that meets the Village's criteria.

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

In addition to the general incentive amount listed in the current project plan, the Village is negotiating for development incentives to CAH Co DeForest in connection with the construction of the Hooper headquarters building and related fabrication facility. The incentive amount will be developer-funded, and would be payable only from a portion of the tax increment generated by the development after repayment of all developer-funded infrastructure project under the terms of a development agreement. The amount proposed includes approximately $1.1M the previous developer paid for infrastructure improvements and Village financing costs, which was reimbursable (contingent on sufficient tax increment generation) under a development agreement that has since been assigned to CAH CO. The total amount of this TIF bond may be up to $5,415,000 and would be available in exchange for the developer's commitment to enhance the development with features being negotiated such as:

- Construct underground or structured parking, to minimize the impervious surface of the building site and reduce stormwater runoff (Estimated cost $2,133,000).
- Install gray water recycling equipment to repurpose wastewater generated by the facility for use in irrigation and other non-potable water needs (Estimated cost $585,000).
- Install a geothermal heating system (Estimated cost $1,000,000).
- Install a solar energy system (Estimated cost $76,000).
- Enhanced landscaping beyond the requirements of the Village Zoning Code (Estimated cost $77,000).
- Maintain post-development stormwater runoff volumes throughout the CAH Property at 100% of the predevelopment rate (state law precludes the Village from requiring more than 90% infiltration). (Estimated cost $128,900).
- Incorporation of decorative building materials beyond the requirements of the Village's zoning and building codes (Estimated cost $1,023,000).

The proposed incentive amount is included in the total bond principal amount show in **Table 3.3**, but no interest would be payable on this bond.

D. Non-TID Project Costs.

As a result of the change in development plans for the CAH Property, additional infrastructure projects that do not warrant TIF funding will be completed with non-TID funding. **Table 2.3** shows the changes in non-project costs anticipated in this Amendment.

Table 2.3 – Non-TID Costs.

Project Description	Comments	Amendment #2	Amendment #3	Change
Highway 51 bridge over Bear Tree Parkway	WisDOT funded 50% of bridge project	$ 897,500.00	$ 897,500.00	$ -
Additional local roads in TID #7	Internal roads not shown on Map 4.3 will be funded through non-TID sources	$ 1,320,000.00	$ 1,320,000.00	$ -
New Well House, Pumps and Reservoir (west and within ½ mile of TID #7)	Construct well house, pumps, reservoir and road access.	$ 350,000.00	$ 350,000.00	$ -
Water main extension	Pederson Crossing north east to Single Family Residential Area	N/A	$ 118,701.01	$ 118,701.01
Sewer Main Extension	Pederson Crossing northeast to Single Family Residential Area	N/A	$ 102,731.78	$ 102,731.78
	Totals	$ 2,567,500.00	$ 2,788,932.79	$ 221,432.79

E. Estimated Total Project Expenditures.

This Amendment #3 includes adjustments to anticipated project costs to update the projections from the time Amendment #2 was approved. The changes in project costs as listed in Table 3.2 of Amendment #2 are revised as shown in **Table 3.3** below:

Table 3.3 – Total Budgeted Project Costs

Project Cost Category	Amendment #2	Amendment #3	Change
Infrastructure Construction	$ 12,447,200	$ 6,253,990	$ (6,193,210)
TID Bond Principal	-	13,065,000	13,065,000
TID Bond Interest	-	2,634,604	2,634,604
Property Acquisition	747,522	600,000	(147,522)
Administrative Costs	1,995,819	2,029,912	34,093
Development Incentives	3,000,000	3,000,000	-
Financing Costs	6,368,946	3,370,434	(2,998,512)
	$ 24,559,487	$ 30,953,939	$ 6,394,452

F. Economic Feasibility.

1. Revenue Projections.

The economic forecasts contained in **Tables 4.3 to 7.3** below demonstrate that this Project Plan is feasible with the changes made by this Amendment #3. Estimated development values as reflected in Table 4.3 predict the creation of $139,022,400 in new value increment overall in TID #7 including $18,343,300 established as of the January 1, 2020 assessment date. The total projected increment compares to $173,173,400 projected at the time of Amendment 2. The reduction in anticipated value increments results from more conservative development values proposed by the developers. The development is currently projected to yield approximately $41,694,954 in tax increment as shown in Table 4.3 as compared to the projected $46,003,657 predicted in Amendment 2. The tax increment generated is projected based on an estimated equalized mill rate of $22.00 for fiscal year 2021 remaining unchanged for the life of the TID. For comparison purposes, the DeForest mill rate for fiscal year 2020 was $22.19 on an equalized basis.

Table 4.3 – Projected Value Increments and Tax Increments

Actual through 12/31/19

Financial Date	Valuation Date	Construction Date	TIF Value Increment	New Development Growth	End Value	Equalized Tax Rate	TIF Increment Revenue	Cumulative	TIF Year
2011	**01/01/10**	**2009**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	$ -	**0**
2012	**01/01/11**	**2010**	**-**	**-**	**-**	**-**	**-**	-	**1**
2013	**01/01/12**	**2011**	**-**	**-**	**-**	**-**	**-**	-	**2**
2014	**01/01/13**	**2012**	**-**	**57,500.00**	**57,500.00**	**23.59**	**1,356.22**	1,356.22	**3**
2015	**01/01/14**	**2013**	**57,500.00**	**(57,500.00)**	**-**		**-**	1,356.22	**4**
2016	**01/01/15**	**2014**	**-**	**194,500.00**	**194,500.00**	**22.53**	**4,382.80**	5,739.02	**5**
2017	**01/01/16**	**2015**	**194,500.00**	**3,246,100.00**	**3,440,600.00**	**22.24**	**76,507.37**	82,246.39	**6**
2018	**01/01/17**	**2016**	**3,440,600.00**	**5,279,600.00**	**8,720,200.00**	**21.41**	**186,708.61**	268,955.00	**7**
2019	**01/01/18**	**2017**	**8,720,200.00**	**2,680,200.00**	**11,400,400.00**	**20.93**	**238,628.56**	507,583.56	**8**
2020	**01/01/19**	**2018**	**11,400,400.00**	**3,430,400.00**	**14,830,800.00**	**22.19**	329,039.00	836,622.56	**9**
2021	**01/01/20**	**2019**	**14,830,800.00**	**3,512,500.00**	**18,343,300.00**	**22.00**	403,553.00	1,240,175.56	**10**
2022	**01/01/21**	**2020**	18,343,300.00	11,944,100.00	30,287,400.00	22.00	666,323.00	1,906,498.56	**11**
2023	**01/01/22**	**2021**	30,287,400.00	37,795,000.00	68,082,400.00	22.00	1,497,813.00	3,404,311.56	**12**
2024	**01/01/23**	**2022**	68,082,400.00	9,650,000.00	77,732,400.00	22.00	1,710,113.00	5,114,424.56	**13**
2025	**01/01/24**	**2023**	77,732,400.00	16,700,000.00	94,432,400.00	22.00	2,077,513.00	7,191,937.56	**14**
2026	**01/01/25**	**2024**	94,432,400.00	10,030,000.00	104,462,400.00	22.00	2,298,173.00	9,490,110.56	**15**
2027	**01/01/26**	**2025**	104,462,400.00	5,780,000.00	110,242,400.00	22.00	2,425,333.00	11,915,443.56	**16**
2028	**01/01/27**	**2026**	110,242,400.00	8,000,000.00	118,242,400.00	22.00	2,601,333.00	14,516,776.56	**17**
2029	**01/01/28**	**2027**	118,242,400.00	4,950,000.00	123,192,400.00	22.00	2,710,233.00	17,227,009.56	**18**
2030	**01/01/29**	**2028**	123,192,400.00	15,830,000.00	139,022,400.00	22.00	3,058,493.00	20,285,502.56	**19**
2031	**01/01/30**	**2029**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	23,343,995.56	**20**
2032	**01/01/31**	**2030**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	26,402,488.56	**21**
2033	**01/01/32**	**2031**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	29,460,981.56	**22**
2034	**01/01/33**	**2032**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	32,519,474.56	**23**
2035	**01/01/34**	**2033**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	35,577,967.56	**24**
2036	**01/01/35**	**2034**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	38,636,460.56	**25**
2037	**01/01/36**	**2035**	139,022,400.00	-	139,022,400.00	22.00	3,058,493.00	41,694,953.56	**26**
				$ 139,022,400.00			$ 41,694,953.56		

Those new tax increments will be sufficient to reimburse the estimated $30,953,939 in total project costs described Table 3.3 above assuming all projects are implemented. Project costs will be expended only as determined appropriate in light of known or anticipated development and, if development projections are not experienced, project costs may be delayed or eliminated altogether.

2. TID Expenditures.

Table 5.3 shows the projected timing of expenditures planned for TID #7. The timing of any borrowings and expenditures will be adjusted to correspond to actual development and tax increment generation rates.

Table 5.3 – Expenditures.

Actual through 12/31/19

Financial Date	Construction Costs	Property Acquisition	Administrative Costs	Professional Costs	Incentives	Hooper - TID Bond Principal	Hooper - TID Bond Interest	Interest Expense	Debt Costs	Total Expenditures	TIF Year
2011	**$ 463,470.00**	**$ -**	**$ 4,909.40**	**$ 91,066.52**	**$ -**	**$ -**	**$ -**	**$ 1,327.95**	**$ -**	**$ 560,773.87**	**0**
2012	**894,463.60**	**-**	**23,460.62**	**91,846.71**	**-**	**-**	**-**	**20,254.08**	**-**	**1,030,025.01**	**1**
2013	**795,975.61**	**-**	**21,208.01**	**18,932.44**	**-**	**-**	**-**	**153,857.22**	**-**	**989,973.28**	**2**
2014	**100,515.86**	**-**	**22,095.98**	**8,711.12**	**-**	**-**	**-**	**151,722.03**	**-**	**283,044.99**	**3**
2015	**529,870.01**	**160,383.01**	**38,654.81**	**82,676.80**	**75,000.00**	**-**	**-**	**146,904.71**	**-**	**1,033,489.34**	**4**
2016	**97,038.52**	**-**	**32,135.07**	**24,573.05**	**25,000.00**	**-**	**-**	**197,555.40**	**-**	**376,302.04**	**5**
2017	**16,897.25**	**-**	**37,752.55**	**17,796.45**	**-**	**-**	**-**	**189,022.99**	**-**	**261,469.24**	**6**
2018	**869,893.86**	**-**	**25,257.43**	**27,978.01**	**-**	**-**	**-**	**204,341.21**	**28,600.33**	**1,156,070.84**	**7**
2019	**59,335.00**	**-**	**19,496.21**	**36,494.47**	**-**	**-**	**-**	**240,416.55**	**5,292.50**	**361,034.73**	**8**
2020	100,000.00	-	40,000.00	20,000.00	-	**-**	-	190,106.38	**-**	350,106.38	**9**
2021	2,326,530.00	439,616.99	41,200.00	20,600.00	-	-	-	182,647.70	**-**	3,010,594.69	**10**
2022	**-**	-	42,436.00	21,218.00	-	22,350.30	306,000.00	309,553.86	**-**	701,558.16	**11**
2023	**-**	-	43,709.08	21,854.54	-	560,504.16	305,105.99	260,021.88	**-**	1,191,195.65	**12**
2024	**-**	-	45,020.35	22,510.18	100,000.00	593,854.16	285,980.99	220,758.77	**-**	1,268,124.45	**13**
2025	**-**	-	46,370.96	23,185.48	100,000.00	892,029.16	266,855.99	199,250.00	**-**	1,527,691.59	**14**
2026	**-**	-	47,762.09	23,881.05	250,000.00	1,063,767.83	244,712.32	171,125.00	**-**	1,801,248.29	**15**
2027	**-**	-	49,194.95	24,597.48	250,000.00	1,312,351.04	215,699.11	139,125.00	**-**	1,990,967.58	**16**
2028	**-**	-	50,670.80	25,335.40	500,000.00	1,271,080.85	191,250.00	114,325.00	**-**	2,152,662.05	**17**
2029	**-**	-	52,190.93	26,095.46	500,000.00	816,562.50	172,125.00	100,325.00	**-**	1,667,298.89	**18**
2030	**-**	-	53,756.66	26,878.33	500,000.00	816,562.50	153,000.00	73,200.00	**-**	1,623,397.48	**19**
2031	**-**	-	55,369.35	27,684.68	700,000.00	816,562.50	133,875.00	46,700.00	**-**	1,780,191.53	**20**
2032	**-**	-	57,030.44	28,515.22	-	816,562.50	108,000.00	4,000.00	**-**	1,014,108.15	**21**
2033	**-**	-	58,741.35	29,370.67	-	816,562.50	90,000.00	4,000.00	**-**	998,674.52	**22**
2034	**-**	-	60,503.59	30,251.79	-	816,562.50	72,000.00	4,000.00	**-**	983,317.88	**23**
2035	**-**	-	62,318.70	31,159.35	-	816,562.50	54,000.00	4,000.00	**-**	968,040.54	**24**
2036	**-**	-	64,188.26	32,094.13	-	816,562.50	36,000.00	4,000.00	**-**	952,844.89	**25**
2037	**-**	-	66,113.91	33,056.95	-	816,562.50	-	4,000.00	-	919,733.36	**26**
	$ 6,253,989.71	$ 600,000.00	$ 1,161,547.49	$ 868,364.28	$ 3,000,000.00	$ 13,065,000.00	$ 2,634,604.39	$ 3,336,540.73	$ 33,892.83	$ 30,953,939.44	

3. Sources of Revenues.

While primarily relying on tax increments to fund project costs, special assessments were levied for a portion of the Bear Tree Parkway improvements already completed. In addition to the assessment receivables, the Village intends to use interest income, impact fees and existing obligations to pay debt service under a prior development agreement. **Table 6.3** reflects the various revenue sources and anticipated revenue stream over the life of TID #7.

Table 6.3 – Summary of Revenues

Actual through 12/31/19

Financial Date	Tax Revenues	Grants	Interest Income	Special Assessments (Principal)	Special Assessments (Interest)	Impact Fees	Developer Contributions (Recoverable)	Other	Total Revenues
2011	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2012	**-**	**-**	**2,153.83**	**-**	**-**	**-**	**-**	**-**	**2,153.83**
2013	**-**	**-**	**7,965.28**	**-**	**43,025.66**	**-**	**-**	**-**	**50,990.94**
2014	**1,356.22**	**-**	**2,852.63**	**70,830.56**	**25,579.20**	**-**	**-**	**-**	**100,618.61**
2015	**-**	**-**	**1,381.13**	**-**	**-**	**5,600.00**	**-**	**-**	**6,981.13**
2016	**4,382.80**	**-**	**2,117.35**	**11,630.98**	**66,325.88**	**4,900.00**	**20,760.88**	**-**	**110,117.89**
2017	**76,507.37**	**-**	**2,548.72**	**13,056.43**	**31,688.50**	**4,200.00**	**20,760.88**	**-**	**148,761.90**
2018	**186,708.61**	**-**	**5,642.49**	**125,478.96**	**286.40**	**2,800.00**	**51,549.84**	**31,919.98**	**404,386.28**
2019	**238,628.56**	**3,151.74**	**11,294.91**	**751,346.76**	**74,382.24**	**2,100.00**	**135,474.88**	**5,292.50**	**1,221,671.59**
2020	329,039.00	-	5,000.00	31,498.30	5,669.69	5,600.00	**63,677.56**	-	440,484.55
2021	403,553.00	-	5,000.00	31,498.30	3,779.79	5,600.00	-	-	449,431.09
2022	666,323.00	-	5,000.00	548,693.74	1,889.90	5,600.00	-	-	1,227,506.64
2023	1,497,813.00	-	5,000.00	-	-	-	-	-	1,502,813.00
2024	1,710,113.00	-	5,000.00	-	-	-	-	-	1,715,113.00
2025	2,077,513.00	-	5,000.00	-	-	-	-	-	2,082,513.00
2026	2,298,173.00	-	5,000.00	-	-	-	-	-	2,303,173.00
2027	2,425,333.00	-	5,000.00	-	-	-	-	-	2,430,333.00
2028	2,601,333.00	-	5,000.00	-	-	-	-	-	2,606,333.00
2029	2,710,233.00	-	5,000.00	-	-	-	-	-	2,715,233.00
2030	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2031	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2032	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2033	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2034	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2035	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2036	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
2037	3,058,493.00	-	5,000.00	-	-	-	-	-	3,063,493.00
	$ 41,694,953.56	$3,151.74	$ 125,956.34	$ 1,584,034.03	$ 252,627.26	$ 36,400.00	$ 292,224.04	$ 37,212.48	$ 44,026,559.45

4. Fund Balance/Net Costs to Recover

The anticipated timing of revenue and expenses is expected to leave the Village with a maximum amount of project costs to recover from TID #7 at any given time of approximately $6.5M. **Table 7.3** shows the fund balance and costs to recover for each year during the life of the TID.

Table 7.3 – Fund Balance/Net Costs to Recover.

Financial Date	Fund Balance - Net Costs to Recover Beginning	Total Revenues	Total Expenditures	Fund Balance - Net Costs to Recover Ending
2011	**$ -**	**$ -**	**$ 560,773.87**	**$ (560,773.87)**
2012	**(560,773.87)**	**2,153.83**	**1,030,025.01**	**(1,588,645.05)**
2013	**(1,588,645.05)**	**50,990.94**	**989,973.28**	**(2,527,627.39)**
2014	**(2,527,627.39)**	**100,618.61**	**283,044.99**	**(2,710,053.77)**
2015	**(2,710,053.77)**	**6,981.13**	**1,033,489.34**	**(3,736,561.98)**
2016	**(3,736,561.98)**	**110,117.89**	**376,302.04**	**(4,002,746.13)**
2017	**(4,002,746.13)**	**148,761.90**	**261,469.24**	**(4,115,453.47)**
2018	**(4,115,453.47)**	**404,386.28**	**1,156,070.84**	**(4,867,138.03)**
2019	**(4,867,138.03)**	**1,221,671.59**	**361,034.73**	**(4,006,501.17)**
2020	(4,006,501.17)	440,484.55	350,106.38	(3,916,123.00)
2021	(3,916,123.00)	449,431.09	3,010,594.69	(6,477,286.60)
2022	(6,477,286.60)	1,227,506.64	701,558.16	(5,951,338.12)
2023	(5,951,338.12)	1,502,813.00	1,191,195.65	(5,639,720.77)
2024	(5,639,720.77)	1,715,113.00	1,268,124.45	(5,192,732.22)
2025	(5,192,732.22)	2,082,513.00	1,527,691.59	(4,637,910.81)
2026	(4,637,910.81)	2,303,173.00	1,801,248.29	(4,135,986.10)
2027	(4,135,986.10)	2,430,333.00	1,990,967.58	(3,696,620.68)
2028	(3,696,620.68)	2,606,333.00	2,152,662.05	(3,242,949.74)
2029	(3,242,949.74)	2,715,233.00	1,667,298.89	(2,195,015.63)
2030	(2,195,015.63)	3,063,493.00	1,623,397.48	(754,920.11)
2031	(754,920.11)	3,063,493.00	1,780,191.53	528,381.36
2032	528,381.36	3,063,493.00	1,014,108.15	2,577,766.20
2033	2,577,766.20	3,063,493.00	998,674.52	4,642,584.68
2034	4,642,584.68	3,063,493.00	983,317.88	6,722,759.80
2035	6,722,759.80	3,063,493.00	968,040.54	8,818,212.25
2036	8,818,212.25	3,063,493.00	952,844.89	10,928,860.37
2037	10,928,860.37	3,063,493.00	919,733.36	13,072,620.01
		$ 44,026,559.45	$ 30,953,939.44	

G. Timing and Methods of Financing Project Costs.

Table 8.3 outlines the projected timing of financial obligations to be incurred by the Village to fund project costs. Most of the project costs for the CAH Property will be developer-funded. Those obligations will be reflected in TID Bonds anticipated to be issued in 2021. It is anticipated that financing methods and timing of borrowings for other projects will vary depending on negotiated agreements with developers, the size and timing of individual projects, and the attractiveness of municipal borrowing terms at the time projects are undertaken. Developer funding will be pursued wherever feasible. The Village anticipates that financing will take one or more of the following forms:

1. Advances from Village Funds

   The Village has advanced organizational costs in preparing the original Project Plan and this Amendment, and in the creation of the District. It is anticipated that additional funds will be advanced to cover expenditures of project costs as necessary until funds are borrowed or sufficient tax increments are generated to meet ongoing financial obligations.

2. General Obligation (G.O.) Bonds or Notes

   The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan.

3. Bonds Issued to Developers ("Pay as You Go" Financing)

   The Village will issue a municipal revenue obligations to finance a large portion of the project costs incurred during 2020-2021. Where developer financing becomes available to replace Village expenditures listed in this Project Plan, the Village will use the funds allocated to those expenditures for developer payments pursuant to a TIF Bond. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer for an agreed-upon period of time. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are conditioned on annual appropriations, and are, therefore, not general obligations of the Village and do not count against the Village's borrowing capacity. It is anticipated that direct development incentive grants will be financed through this method.

4. Utility Revenue Bonds

   The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems. 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 underwriters its ability to repay revenue debt with the assigned rates. To the extent revenue bonds are used to finance eligible project costs, the bond proceeds will be considered an advance on those project costs.

Table 8.3- Timing of Advances.

Year	Advances Beginning	Issuances	Adjustments	Payments	Advances Ending	TIF Year
2011	**$ -**	**$ 448,470.00**	**$ -**	**$ -**	**$ 448,470.00**	**0**
2012	**448,470.00**	**3,097,232.76**	**-**	**32,033.57**	**3,513,669.19**	**1**
2013	**3,513,669.19**	**-**	**-**	**75,059.23**	**3,438,609.96**	**2**
2014	**3,438,609.96**	**-**	**-**	**123,783.91**	**3,314,826.05**	**3**
2015	**3,314,826.05**	**1,755,000.00**	**-**	**517,711.43**	**4,552,114.62**	**4**
2016	**4,552,114.62**	**-**	**-**	**42,711.43**	**4,509,403.19**	**5**
2017	**4,509,403.19**	**1,270,000.00**	**-**	**1,337,711.43**	**4,441,691.76**	**6**
2018	**4,441,691.76**	**2,430,000.00**	**-**	**1,677,711.43**	**5,193,980.33**	**7**
2019	**5,193,980.33**	**250,000.00**	**-**	**765,174.48**	**4,678,805.85**	**8**
2020	4,678,805.85	-	-	142,711.43	4,536,094.42	9
2021	4,536,094.42	2,960,000.00	-	192,711.43	7,303,382.99	10
2022	7,303,382.99	1,000,000.00	-	1,618,382.99	6,685,000.00	11
2023	6,685,000.00	1,370,000.00	-	1,745,000.00	6,310,000.00	12
2024	6,310,000.00	-	-	500,000.00	5,810,000.00	13
2025	5,810,000.00	-	-	650,000.00	5,160,000.00	14
2026	5,160,000.00	-	-	670,000.00	4,490,000.00	15
2027	4,490,000.00	-	-	735,000.00	3,755,000.00	16
2028	3,755,000.00	-	-	425,000.00	3,330,000.00	17
2029	3,330,000.00	-	-	875,000.00	2,455,000.00	18
2030	2,455,000.00	-	-	1,100,000.00	1,355,000.00	19
2031	1,355,000.00	-	-	1,355,000.00	-	20
2032	-	-	-	-	-	21
2033	-	-	-	-	-	22
2034	-	-	-	-	-	23
2035	-	-	-	-	-	24
2036	-	-	-	-	-	25
2037	-	-	-	-	-	26
		$ 14,580,702.76	$ -	$14,580,702.76		

H. Proposed Changes to Zoning Ordinances, Master Plans, Building Codes and Village Ordinances.

The conformance of the Project Plan with the Village's Comprehensive Plan is explained in Addendum 1. This Amendment #3 revises infrastructure projects and financing methods, but does not significantly change any development proposal within the District other than as noted above, and does not implicate the Comprehensive Plan in any manner. The current zoning of the property in the District is shown on Map 3.2.

Rezoning is necessary for the unimproved portions of the areas planned for residential uses in Map 2.3 before they may be developed. Rezoning of non-residential and conservancy areas is

also necessary to correspond with approved office and commercial development, stormwater management and recreational plans. That rezoning has been approved, and will take effect upon recording of the replat of the CAH Property. It is also possible that individual development projects proposed within the commercial or office-research areas will require rezoning to a different, but comparable, business district, such as a change from a B-2 General Commercial district designation to OR-Office and Research. In all cases, rezoning will be consistent with the Village's Comprehensive Plan.

H. Relocation.

The current project plan contemplates the possibility of relocation of one or more existing business and the provision of relocation assistance. Although the Village has no current intent to displace any business within the TID, it is possible that future business needs and redevelopment activities in the Reardon Road area may warrant the voluntary relocation of an existing business. The Village intends to collaborate with existing businesses in this area to help find appropriate alternative locations in the Village, if desired. In any case, the Village will conform to the State of Wisconsin Relocation laws and provide all required relocation assistance.

ADDENDUM 1

Promotion of Orderly Development

Consistency with Village Plans, Ordinances, and Studies

This amendment of the TID #7 project plan will provide the Village with the tools to effectively implement the goals and objectives for this area as articulated in the Village of DeForest Comprehensive Plan. This TID #7 Project Plan Amendment #3 is also consistent with all other adopted Village plans and ordinances, including the Village's zoning and subdivision regulations.

The anticipated range of uses and projects within TID #7 are consistent with and would advance the vision and recommendations of the Village's Comprehensive Plan. Earlier in 2020, the Village approved amendments to its Comprehensive Plan, zoning regulations and map (to take effect with the recording of a replat), and official map ordinance to facilitate development in TID #7 in a manner consistent with this TID #7 amendment. Such amendments are documented in this section. In addition, land may be rezoned further in a manner that is consistent with the Village's Comprehensive Plan, this Project Plan, and Wisconsin TID law.

The following sections describe the consistent relationship of Village planning documents and ordinances with the land use, design, economic development, and transportation goals for the amended TID. Earlier sections of this Project Plan also address how this TID advances other adopted Village plans and priorities.

Consistency with Comprehensive Plan Future Land Use Recommendations

The Village of DeForest Comprehensive Plan, as amended on May 5, 2020, categorizes different portions of the land within TID #7 in the following future land use categories:

- *Office/Research*: This future land use category facilitates high-quality indoor professional office, research, development, and testing uses; health care facilities and other institutional uses; support uses such as day care, health club, bank; and compatible assembly operations. Most of the center of TID #7 is planned for future Office/Research use.

- *Commercial:* This future land use category facilitates high-quality indoor retail, commercial service, office, healthcare, and institutional uses. The southern portions of TID #7, closest to Highway 19, are planned for future Commercial use.

- *Industrial/Business Park:* This category facilitates high-quality manufacturing, warehousing, distribution, office, research and development, and support uses and other compatible uses such as day care, health club/fitness, and bank. Lands along Bear Tree Parkway near the northwest corner of TID #7 are planned for future Industrial/Business Park use.

- *Commercial or Industrial:* This flexible category facilitates a range of future uses enabled under the Commercial or Industrial/Business Park categories, or both. Within TID #7, it is mapped over the mainly developed Reardon Road corridor.

- *Single Family Residential-Sewered:* This future land use category facilitates single family detached residences; but may also include home occupations, small community facilities, and parks. It is mapped within the northeastern part of TID #7, over existing and future phases of the Fox Hill Estates residential subdivision plat.

- *Two Family/Townhouse Residential:* This category facilitates small-scale, attached residences with individual entries to the outdoors, such as duplexes, two-flats, townhouses, and rowhouses; and may also include single family detached residences, home occupations, small community facilities, and parks. It is mapped over approximately 10 acres in TID #7 between the planned Office/Research, Industrial/Business Park, and Single Family Residential-Sewered areas.

- *Parks and Public Recreation/Environmental Corridor:* This category includes all publicly owned preserved lands plus continuous systems of public and private open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space. It is mapped throughout TID #7 over lands that have these characteristics.

These future land use categories—and how they are arranged in TID #7—are fully consistent with the TID #7 objectives and projects.

Consistency with Economic Strategy in Comprehensive Plan

TID #7 also advances the Village's long-term economic development strategy, including the following objectives and policies specifically listed in the Comprehensive Plan:

- Expand the local economy, shopping, and jobs through more retail and employment-based land uses.

- Establish complementary land use patterns and roles for the original Village area and "DeForest South."

- Proactively work to retain existing businesses and help them grow.

- Enhance DeForest as a destination for business activity, home ownership, and recreation.

- Recruit targeted businesses and industries that provide good jobs and high tax base per acre. (Listed targets include retail and restaurants; office, research, and health care; agricultural processing; and general manufacturing and distribution.)

- Promote commercial development that will meet the shopping and dining needs of residents and visitors.

The Comprehensive Plan also notes that the Village will utilize tax incremental district project plans to geographically guide:

- Regional office, research, and compatible development to the Innovation Springs, North Towne Trails (now the Hooper Business Park in TID #7), Savannah Brooks, and Union Conservancy Park areas; and

- Retail and commercial service development to the areas of the Interstate/Highway V interchange and the Interstate/Highway 51/19 "triangle". TID #7 is at the east edge of this "triangle".

Consistency with the Official Map

The Future Transportation and Community Facilities map of the Village's Comprehensive Plan doubles as the Village's Official Map. This map designates future major roads and other public facilities to serve the community and future land development.

As amended on May 5, 2020, the Official Map advises a future roadway network through TID #7 reflected by the proposed development pattern, roadway alignments, and infrastructure projects within this amended TID #7. Future roadways include the extension of Pederson Crossing Boulevard and Williamsburg Way through TID #7 as its primary collector street plus other roadway connections through TID #7.

TID #7 will also include bicycle/pedestrian trail segments that will connect with planned regional trails, per the Village's Comprehensive Plan and its Park and Open Space Plan.

Consistency with Village Ordinances

Future development within the TID will be subject to Village zoning, subdivision, and other related ordinances governing land development.

Proposed zoning districts within TID #7 have long been consistent with the objectives and authorized projects in the TID. On May 5, 2020, the Village approved a rezoning affecting the southeastern 137 acres of TID #7 to calibrate zoning to the Hooper Business Park development plan. That rezoning approval has not yet become effective pending the recording of the conditionally approved final plat of the area. The Village also adjusted zoning rules affecting its O-R Office and Research zoning district, which is mapped over much of the center of TID #7. These actions enhanced economic development prospects and consistency with TID #7.

In general, the Village has progressive zoning, subdivision, and erosion control and stormwater management ordinances. Proposed development within the TID will have to meet Village ordinance standards, which may lead to greater increment than would otherwise be possible.

APPENDIX A-3

Engineer's Estimates of Probable Costs for Amendment #3

Project #1
TID #7
Engineers Opinion of Probable Cost
Bear Tree Parkway/Pederson Crossing (Segment A)
3/9/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	14,015	$3.00	$42,045.00
2	Excavation Below Subgrade (EBS)	CY	3,767	$5.00	$18,835.00
3	Crushed Aggregate Base Course (12")	TON	11,300	$9.50	$107,350.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	11,300	$1.50	$16,950.00
5	Finish Grading In Prep. Of Stone Base	LF	2,365	$1.25	$2,956.25
6	HMA Pavement - (5")	TON	2,720	$60.00	$163,200.00
7	HMA Pavement Trail - (2.5")	TON	340	$65.00	$22,100.00
8	Crushed Aggregate Base Course-Trail (9")	TON	1,575	$9.50	$14,962.50
9	Asphalt Cleaning & Sweeping	SY	9,460	$0.12	$1,135.20
10	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
11	Asphaltic Tack Coat	SY	9,460	$0.15	$1,419.00
12	Street Trees	EA	118	$300.00	$35,400.00
13	Traffic Control	LS	1	$5,500.00	$5,500.00
14	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	6,310	$3.50	$22,085.00
15	Erosion Mat DOT Class I, Type A	SY	6,310	$1.50	$9,465.00
16	Erosion Control	LS	1	$15,000.00	$15,000.00
17	Concrete Curb & Gutter - 30"	LF	4,730	$12.00	$56,760.00
				Subtotal	**$540,162.95**
				Contingencies (10%)	**$54,016.30**
				Engineering, Administration & Legal (15%)	**$89,126.89**
				Total Estimated Cost	**$683,306.13**
	SANITARY SEWER				
18	Sanitary Sewer	LF	2,365	$50.00	$118,250.00
19	Sanitary Sewer - 48" Dia. Manhole	EA	6	$2,500.00	$15,000.00
20	Sanitary Sewer Service Lateral	LF	160	$35.00	$5,600.00
21	Select Granular Backfill	CY	5,611	$4.00	$22,444.00
				Subtotal	**$161,294.00**
				Contingencies (10%)	**$16,129.40**
				Engineering, Administration & Legal (15%)	**$26,613.51**
				Total Estimated Cost	**$204,036.91**
	WATER DISTRIBUTION				
22	Water Main	LF	2,365	$66.00	$156,090.00
23	Gate Valves-12"	EA	6	$1,500.00	$9,000.00
24	Gate Valves - 6"	EA	12	$500.00	$6,000.00
25	Hydrant - New w/Marker Flag	EA	6	$2,500.00	$15,000.00
26	Water Main 6" DI	LF	160	$35.00	$5,600.00
27	Select Granular Backfill	CY	3,367	$4.00	$13,468.00
				Subtotal	**$205,158.00**
				Contingencies (10%)	**$20,515.80**
				Engineering, Administration & Legal (15%)	**$33,851.07**
				Total Estimated Cost	**$259,524.87**
	STORM SEWER				
28	Storm Sewer	LF	2,365	$60.00	$141,900.00
29	Storm Sewer Manhole	EA	8	$2,000.00	$16,000.00
30	Storm Sewer Curb Inlet	EA	16	$1,000.00	$16,000.00
31	Select Granular Backfill	CY	1,050	$4.00	$4,200.00
				Subtotal	**$178,100.00**
				Contingencies (10%)	**$17,810.00**
				Engineering, Administration & Legal (15%)	**$29,386.50**
				Total Estimated Cost	**$225,296.50**
	SIDEWALK				
32	Concrete Sidewalk	SF	11,825	$5.00	$59,125.00
				Subtotal	**$59,125.00**
				Contingencies (10%)	**$5,912.50**
				Engineering, Administration & Legal (15%)	**$9,755.63**
				Total Estimated Cost	**$74,793.13**

Total Project Cost:	**$1,446,957.54**

Total Street Length:	2365
Cost Per LF of Street (Subtotal +Contingencies):	$611.82

Project #2
TID #7
Engineers Opinion of Probable Cost
Bear Tree Parkway/Pederson Crossing (Segment B)
3/9/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	12025	$3.00	$36,075.00
2	Excavation Below Subgrade (EBS)	CY	1615	$5.00	$8,075.00
3	Crushed Aggregate Base Course (12")	TON	9690	$9.50	$92,055.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	9690	$1.50	$14,535.00
5	Finish Grading In Prep. Of Stone Base	LF	2029	$1.25	$2,536.25
6	HMA Pavement - (5")	TON	2332	$60.00	$139,920.00
7	HMA Pavement Trail - (2.5")	TON	58	$65.00	$3,770.00
8	Crushed Aggregate Base Course-Trail (9")	TON	238	$9.50	$2,261.00
9	Asphalt Cleaning & Sweeping	SY	8117	$0.12	$974.04
10	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
11	Asphaltic Tack Coat	SY	8117	$0.15	$1,217.55
12	Street Trees	EA	102	$300.00	$30,600.00
13	Traffic Control	LS	1	$5,500.00	$5,500.00
14	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	6538	$3.50	$22,883.00
15	Erosion Mat DOT Class I, Type A	SY	6538	$1.50	$9,807.00
16	Erosion Control	LS	1	$5,000.00	$5,000.00
17	Concrete Curb & Gutter - 30"	LF	4058	$12.00	$48,696.00
				Subtotal	**$428,904.84**
				Contingencies (10%)	**$42,890.48**
				Engineering, Administration & Legal (15%)	**$70,769.30**
				Total Estimated Cost	**$542,564.62**
	SANITARY SEWER				
18	Sanitary Sewer	LF	2256	$50.00	$112,800.00
19	Sanitary Sewer - 48" Dia. Manhole	EA	6	$2,500.00	$15,000.00
20	Sanitary Sewer Service Lateral	LF	200	$35.00	$7,000.00
21	Select Granular Backfill	CY	4873	$4.00	$19,492.00
22	Sanitary Sewer Crossing STH 19	LS	1	$130,000.00	$130,000.00
				Subtotal	**$284,292.00**
				Contingencies (10%)	**$28,429.20**
				Engineering, Administration & Legal (15%)	**$46,908.18**
				Total Estimated Cost	**$359,629.38**
	WATER DISTRIBUTION				
23	Water Main	LF	2256	$66.00	$148,896.00
24	Gate Valves-12"	EA	5	$1,500.00	$7,500.00
25	Gate Valves - 6"	EA	10	$500.00	$5,000.00
26	Hydrant - New w/Marker Flag	EA	5	$2,500.00	$12,500.00
27	Water Main 6" DI	LF	200	$35.00	$7,000.00
28	Select Granular Backfill	CY	2924	$4.00	$11,696.00
29	Water Main Crossing STH 19	LS	1	$80,000.00	$80,000.00
				Subtotal	**$272,592.00**
				Contingencies (10%)	**$27,259.20**
				Engineering, Administration & Legal (15%)	**$44,977.68**
				Total Estimated Cost	**$344,828.88**
	STORM SEWER				
30	Storm Sewer	LF	2256	$60.00	$135,360.00
31	Storm Sewer Manhole	EA	8	$2,000.00	$16,000.00
32	Storm Sewer Curb Inlet	EA	16	$1,000.00	$16,000.00
33	Select Granular Backfill	CY	900	$4.00	$3,600.00
				Subtotal	**$170,960.00**
				Contingencies (10%)	**$17,096.00**
				Engineering, Administration & Legal (15%)	**$28,208.40**
				Total Estimated Cost	**$216,264.40**
	SIDEWALK				
34	Concrete Sidewalk	SF	22560	$5.00	$112,800.00
				Subtotal	**$112,800.00**
				Contingencies (10%)	**$11,280.00**
				Engineering, Administration & Legal (15%)	**$18,612.00**
				Total Estimated Cost	**$142,692.00**

Total Project Cost:	**$1,605,979.28**

Total Street Length:	2256
Cost Per LF of Street (Subtotal +Contingencies):	$711.87

Project #3
TID #7
Engineers Opinion of Probable Cost
Bear Tree Parkway (Segment C)
3/9/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	19,895	$3.00	$59,685.00
2	Excavation Below Subgrade (EBS)	CY	2,675	$5.00	$13,375.00
3	Crushed Aggregate Base Course (12")	TON	16,040	$9.50	$152,380.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	16,040	$1.50	$24,060.00
5	Finish Grading In Prep. Of Stone Base	LF	3,357	$1.25	$4,196.25
6	HMA Pavement - (5")	TON	3,860	$60.00	$231,600.00
7	HMA Pavement Trail - (2.5")	TON	110	$65.00	$7,150.00
8	Crushed Aggregate Base Course-Trail (9")	TON	450	$9.50	$4,275.00
9	Asphalt Cleaning & Sweeping	SY	13,430	$0.12	$1,611.60
10	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
11	Asphaltic Tack Coat	SY	13,430	$0.15	$2,014.50
12	Street Trees	EA	170	$300.00	$51,000.00
13	Traffic Control	LS	1	$5,000.00	$5,000.00
14	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	10,820	$3.50	$37,870.00
15	Erosion Mat DOT Class I, Type A	SY	10,820	$1.50	$16,230.00
16	Erosion Control	LS	1	$5,000.00	$5,000.00
17	Concrete Curb & Gutter - 30"	LF	6,720	$12.00	$80,640.00
				Subtotal	**$701,087.35**
				Contingencies (10%)	**$70,108.74**
				Engineering, Administration & Legal (15%)	**$115,679.41**
				Total Estimated Cost	**$886,875.50**
	SANITARY SEWER				
18	Sanitary Sewer	LF	3,357	$50.00	$167,850.00
19	Sanitary Sewer - 48" Dia. Manhole	EA	9	$2,500.00	$22,500.00
20	Sanitary Sewer Service Lateral	LF	280	$35.00	$9,800.00
21	Select Granular Backfill	CY	7,635	$4.00	$30,540.00
				Subtotal	**$230,690.00**
				Contingencies (10%)	**$23,069.00**
				Engineering, Administration & Legal (15%)	**$38,063.85**
				Total Estimated Cost	**$291,822.85**
	WATER DISTRIBUTION				
22	Water Main	LF	3,357	$60.00	$201,420.00
23	Gate Valves-12"	EA	7	$1,500.00	$10,500.00
24	Gate Valves - 6"	EA	14	$500.00	$7,000.00
25	Hydrant - New w/Marker Flag	EA	7	$2,500.00	$17,500.00
26	Water Main 6" DI	LF	280	$35.00	$9,800.00
27	Select Granular Backfill	CY	4,580	$4.00	$18,320.00
				Subtotal	**$264,540.00**
				Contingencies (10%)	**$26,454.00**
				Engineering, Administration & Legal (15%)	**$43,649.10**
				Total Estimated Cost	**$334,643.10**
	STORM SEWER				
28	Storm Sewer	LF	3,357	$60.00	$201,420.00
29	Storm Sewer Manhole	EA	12	$2,000.00	$24,000.00
30	Storm Sewer Curb Inlet	EA	24	$1,000.00	$24,000.00
31	Select Granular Backfill	CY	1,420	$4.00	$5,680.00
				Subtotal	**$255,100.00**
				Contingencies (10%)	**$25,510.00**
				Engineering, Administration & Legal (15%)	**$42,091.50**
				Total Estimated Cost	**$322,701.50**
	SIDEWALK				
32	Concrete Sidewalk	SF	21,520	$5.00	$107,600.00
				Subtotal	**$107,600.00**
				Contingencies (10%)	**$10,760.00**
				Engineering, Administration & Legal (15%)	**$17,754.00**
				Total Estimated Cost	**$136,114.00**

Total Project Cost:	**$1,972,156.95**

Total Street Length:	3357
Cost Per LF of Street (Subtotal +Contingencies):	$587.48

Project #4
TID #7
Engineers Opinion of Probable Cost
Pederson Crossing (Segment D)
3/9/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	17,258	$3.00	$51,774.00
2	Excavation Below Subgrade (EBS)	CY	2,810	$5.00	$14,050.00
3	Crushed Aggregate Base Course (12")	TON	16,865	$9.50	$160,217.50
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	16,865	$1.50	$25,297.50
5	Finish Grading In Prep. Of Stone Base	LF	3,530	$1.25	$4,412.50
6	HMA Pavement - (5")	TON	4,060	$60.00	$243,600.00
7	HMA Pavement Trail - (2.5")	TON	0	$65.00	$0.00
8	Crushed Aggregate Base Course-Trail (9")	TON	0	$9.50	$0.00
9	Asphalt Cleaning & Sweeping	SY	14,120	$0.12	$1,694.40
10	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
11	Asphaltic Tack Coat	SY	14,120	$0.15	$2,118.00
12	Street Trees	EA	177	$300.00	$53,100.00
13	Traffic Control	LS	1	$5,000.00	$5,000.00
14	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	5,883	$3.50	$20,590.50
15	Erosion Mat DOT Class I, Type A	SY	5,883	$1.50	$8,824.50
16	Erosion Control	LS	1	$5,000.00	$5,000.00
17	Concrete Curb & Gutter - 30"	LF	7,060	$12.00	$84,720.00
				Subtotal	**$685,398.90**
				Contingencies (10%)	**$68,539.89**
				Engineering, Administration & Legal (15%)	**$113,090.82**
				Total Estimated Cost	**$867,029.61**
	SANITARY SEWER				
18	Sanitary Sewer	LF	3,530	$50.00	$176,500.00
19	Sanitary Sewer - 48" Dia. Manhole	EA	9	$2,500.00	$22,500.00
20	Sanitary Sewer Service Lateral	LF	280	$35.00	$9,800.00
21	Select Granular Backfill	CY	8,467	$4.00	$33,868.00
				Subtotal	**$242,668.00**
				Contingencies (10%)	**$24,266.80**
				Engineering, Administration & Legal (15%)	**$40,040.22**
				Total Estimated Cost	**$306,975.02**
	WATER DISTRIBUTION				
22	Water Main	LF	3,530	$60.00	$211,800.00
23	Gate Valves-12"	EA	7	$1,500.00	$10,500.00
24	Gate Valves - 6"	EA	14	$500.00	$7,000.00
25	Hydrant - New w/Marker Flag	EA	7	$2,500.00	$17,500.00
26	Water Main 6" DI	LF	280	$35.00	$9,800.00
27	Select Granular Backfill	CY	5,080	$4.00	$20,320.00
				Subtotal	**$276,920.00**
				Contingencies (10%)	**$27,692.00**
				Engineering, Administration & Legal (15%)	**$45,691.80**
				Total Estimated Cost	**$350,303.80**
	STORM SEWER				
28	Storm Sewer	LF	3,530	$60.00	$211,800.00
29	Storm Sewer Manhole	EA	12	$2,000.00	$24,000.00
30	Storm Sewer Curb Inlet	EA	24	$1,000.00	$24,000.00
31	Select Granular Backfill	CY	1,570	$4.00	$6,280.00
				Subtotal	**$266,080.00**
				Contingencies (10%)	**$26,608.00**
				Engineering, Administration & Legal (15%)	**$43,903.20**
				Total Estimated Cost	**$336,591.20**
	SIDEWALK				
32	Concrete Sidewalk	SF	35,300	$5.00	$176,500.00
				Subtotal	**$176,500.00**
				Contingencies (10%)	**$17,650.00**
				Engineering, Administration & Legal (15%)	**$29,122.50**
				Total Estimated Cost	**$223,272.50**

Total Project Cost:	**$2,084,172.13**

Total Street Length:	3530
Cost Per LF of Street (Subtotal +Contingencies):	$590.42

TID #7
Project #5
Engineers Opinion of Probable Cost
STH 19 Improvements
February 25, 2009

Ref NO.	DESCRIPTION	Estimated Quantity	Unit of Measure	Unit Price	Item Total
1.	Unclassified Excavation	1	LS	$60,000.00	$ 60,000.00
2.	Excavation Below Subgrade with Breaker	1,000	CY	$20.00	$ 20,000.00
3.	Erosion Control	1	LS	$15,000.00	$ 15,000.00
4.	Concrete Curb & Gutter - 36"	2,150	LF	$11.00	$ 23,650.00
5.	Concrete Curb & Gutter - 30"	225	LF	$9.00	$ 2,025.00
6.	Concrete Curb & Gutter - 7'	1,700	LF	$20.00	$ 34,000.00
7.	Roadway Removals	17,000	SY	$1.00	$ 17,000.00
8.	Safety Islands	2	Ea	$1,500.00	$ 3,000.00
9.	New Roadway Structure (Concrete Pavement, Asphalt Shoulders, 6" Dense Aggregate, 12" Select Material)	18,750	SY	$34.50	$ 646,875.00
10.	Pavement Markings & Signs	1	LS	$30,000.00	$ 30,000.00
11.	Traffic Control	1	LS	$15,000.00	$ 15,000.00
12.	Temporary Pavement Structure (Asphalt Pavement & Base)	6,000	SY	$13.50	$ 81,000.00
13.	Traffic Signals (Conduit, Loops & Bases)	1	LS	$15,000.00	$ 15,000.00
14.	Restoration	25,000	SY	$1.75	$ 43,750.00
15.	12" Ductile Iron Water Main	275	LF	$43.00	$ 11,825.00
16.	12" Storm Sewer	315	LF	$28.00	$ 8,820.00
17.	15" Storm Sewer	85	LF	$32.00	$ 2,720.00
18.	24" Storm Sewer	175	LF	$35.00	$ 6,125.00
19.	Storm Sewer Structure	14	Ea	$800.00	$ 11,200.00
20.	6" Pipe Underdrain	3,150	LF	$10.00	$ 31,500.00
21.	Geogrid	5,000	SY	$2.75	$ 13,750.00
				Subtotal:	**$ 1,092,240.00**
				Contingencies (10%)	**$ 109,224.00**
				Engineering, Administration & Legal (15%)	**$ 163,836.00**
				Total Project Cost	**$ 1,365,300.00**

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Project #6
TID #7
Engineers Opinion of Probable Cost
Traffic Signal
Highway 19/Pederson Crossing Traffic Signals
3/22/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Traffic Signal				
1	Traffic Signal	LS	1	$100,000.00	$100,000.00
				Subtotal	**$100,000.00**
				Contingencies (15%)	**$15,000.00**
				Engineering, Administration & Legal (20%)	**$23,000.00**
				Total Estimated Cost	**$138,000.00**

Total Project Cost: **$138,000.00**

Proposed Infastructure Costs Assignable to TID #7: **$87,980.00**

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Project #7
TID #7
Engineers Opinion of Probable Cost
STH 19 Water Extension
3/22/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Crushed Aggregate Base Course (12")	TON	70	$9.50	$665.00
2	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	100	$1.50	$150.00
3	HMA Pavement - (5"), Type E1	TON	20	$80.00	$1,600.00
4	Asphalt Trail (2.5")	TON	2.5	$80.00	$200.00
5	Traffic Control	LS	1	$10,000.00	$5,000.00
6	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	4417	$3.50	$15,459.50
7	Erosion Mat DOT Class I, Type A	SY	4417	$1.50	$6,625.50
8	Erosion Control	LS	1	$5,000.00	$2,500.00
9	Concrete Curb & Gutter - 30"	LF	40	$30.00	$1,200.00
				Subtotal	**$33,400.00**
				Contingencies (15%)	**$5,010.00**
				Engineering, Administration & Legal (20%)	**$7,682.00**
				Total Estimated Cost	**$46,092.00**
	WATER DISTRIBUTION				
10	Water Main - 12" D.I.	LF	3971	$66.00	$262,086.00
11	Gate Valves - 12"	EA	8	$1,500.00	$12,000.00
12	Gate Valves - 6"	EA	8	$800.00	$6,400.00
13	Hydrant - New w/Marker Flag	EA	8	$2,500.00	$20,000.00
14	Water Main Boring & Steel Casing Pipe Under HWY 51	LS	1	$80,000.00	$80,000.00
15	Select Granular Backfill (Trucked-In)	CY	100	$8.00	$800.00
				Subtotal	**$381,286.00**
				Contingencies (15%)	**$57,192.90**
				Engineering, Administration & Legal (20%)	**$87,695.78**
				Total Estimated Cost	**$526,174.68**
	SIDEWALK				
16	Concrete Sidewalk (5")	SF	50	$8.00	$400.00
				Subtotal	**$400.00**
				Contingencies (15%)	**$60.00**
				Engineering, Administration & Legal (20%)	**$92.00**
				Total Estimated Cost	**$552.00**
				Total Project Cost:	**$572,818.68**
				Project Costs Assignable to TID #7:	**$209,087.00** [1]

[1] Total Project provides 40% benefit to existing water system and 60% benefit to undeveloped lands. Of the 60% benefiting undeveloped lands, 61% of this is benefiting TID #7.

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Project #8
TID #7
Engineers Opinion of Probable Cost
STH 19 Sanitary Extension
3/22/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Crushed Aggregate Base Course (12")	TON	70	$9.50	$665.00
2	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	100	$1.50	$150.00
3	HMA Pavement - (5"), Type E1	TON	20	$80.00	$1,600.00
4	Asphalt Trail (2.5")	TON	2.5	$80.00	$200.00
5	Traffic Control	LS	1	$10,000.00	$10,000.00
6	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	4417	$3.50	$15,459.50
7	Erosion Mat DOT Class I, Type A	SY	4417	$1.50	$6,625.50
8	Erosion Control	LS	1	$5,000.00	$5,000.00
9	Concrete Curb & Gutter - 30"	LF	40	$30.00	$1,200.00
				Subtotal	**$40,900.00**
				Contingencies (15%)	**$6,135.00**
				Engineering, Administration & Legal (20%)	**$9,407.00**
				Total Estimated Cost	**$56,442.00**
	SANITARY SEWER				
10	Sanitary Sewer - 15" PVC	LF	3971	$80.00	$317,680.00
11	Sanitary Sewer - 48" Dia. Manhole	EA	13	$3,000.00	$39,000.00
12	Sanitary Sewer Boring & Steel Casing Pipe Under HWY 51	LS	1	$130,000.00	$130,000.00
13	Select Granular Backfill (Trucked-In)	CY	350	$8.00	$2,800.00
				Subtotal	**$489,480.00**
				Contingencies (15%)	**$73,422.00**
				Engineering, Administration & Legal (20%)	**$112,580.40**
				Total Estimated Cost	**$675,482.40**
	SIDEWALK				
14	Concrete Sidewalk (5")	SF	50	$8.00	$400.00
				Subtotal	**$400.00**
				Contingencies (15%)	**$60.00**
				Engineering, Administration & Legal (20%)	**$92.00**
				Total Estimated Cost	**$552.00**
				Total Project Cost:	**$732,476.40**

Project #10
TID #7
Engineers Opinion of Probable Cost
Development Aesthetics
3/11/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
1	Decorative Street Lighting	EA	76	$4,000.00	$304,000.00
2	Entrance Monuments	LS	1	$25,000.00	$25,000.00
3	Signs	LS	1	$15,000.00	$15,000.00
4	Decorative Paving	LS	1	$30,000.00	$30,000.00
				Subtotal	**$344,000.00**
				Contingencies (15%)	**$51,600.00**
				Engineering, Administration & Legal (20%)	**$79,120.00**
				Total Estimated Cost	**$474,720.00**

TID #7
Project #11
Engineers Opinion of Probable Cost
Highway 51 and 19 aesthetic improvements
March 24, 2011

	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Highway Buffer Plantings				
	Shade trees	ea	60	$600	$36,000
	Evergreen trees	ea	100	$450	$45,000
	Shrub plantings	ea	600	$40	$24,000
	Meadow seeding	sf	60,000	$1.00	$60,000
	Turf seeding	sf	30,000	$0.50	$15,000
Note: calculated for 3,000 LF, along the private side of rights of way					
			Subtotal		**$180,000**
	Gateway Features, SW corner				
	Grading	cy	2,000	$10	$20,000
	Utility connection, elec.	ea	1	$20,000	$20,000
	Retaining wall, decorative cmu	ff	200	$40	$8,000
	Gateway base/foundation	ea	1	$12,000	$12,000
	Vertical metal/masonry elements	ea	1	$200,000	$200,000
	Shade trees	ea	6	$600	$3,600
	Evergreen trees	ea	12	$450	$5,400
	Shrub/perennial plantings	sf	3,000	$5.00	$15,000
	Meadow seeding	sf	2,000	$1.00	$2,000
	Turf seeding	sf	4,000	$0.50	$2,000
			Subtotal		**$288,000**
	Gateway Features, NW corner				
	Grading	cy	1,300	$10	$13,000
	Utility connection, elec.	ea	1	$20,000	$20,000
	Retaining wall, decorative cmu	ff	130	$40	$5,200
	Gateway base/foundation	ea	1	$8,000	$8,000
	Vertical metal/masonry elements	ea	1	$160,000	$160,000
	Shade trees	ea	6	$600	$3,600
	Evergreen trees	ea	10	$450	$4,500
	Shrub/perennial plantings	sf	2,000	$5.00	$10,000
	Meadow seeding	sf	1,300	$1.00	$1,300
	Turf seeding	sf	2,500	$0.50	$1,250
			Subtotal		**$227,000**
	Office Park Feature				
	Grading	cy	600	$10	$6,000
	Utility connection, elec.	ea	1	$10,000	$10,000
	Retaining wall, decorative cmu	ff	80	$40	$3,200
	Signage element	ea	1	$20,000	$20,000
	Shade trees	ea	4	$600	$2,400
	Evergreen trees	ea	5	$450	$2,250
	Shrub/perennial plantings	sf	1,000	$5.00	$5,000
	Meadow seeding	sf	600	$1.00	$600
	Turf seeding	sf	1,200	$0.50	$600
			Subtotal		**$50,000**
	Design & Construction Management				
	Design/engineering	ea	1	$75,000	$75,000
	Construction management	ea	1	$25,000	$25,000
			Subtotal		**$100,000**
			Total Project Cost		**$930,000**
	Proposed Infrastructure Project Costs Assignable to TID #7				**$232,500**

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Project #12
TID #7
Engineers Opinion of Probable Cost
Multi-Use Trail
8/12/2020

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Mobilization	LS	1	$10,000.00	$10,000.00
2	Strip Topsoil and Respread Adjacent to Trail	CY	1800	$10.00	$18,000.00
3	Base Aggregate Dense	TON	3710	$15.00	$55,650.00
4	Geotextile Fabric	SY	6300	$2.00	$12,600.00
5	Finish Grading	LF	3977	$4.00	$15,908.00
6	Asphalt Pavement - 2.5" Thick	SY	4420	$13.00	$57,460.00
7	Concrete Pavement - 6" Thick	SF	200	$9.00	$1,800.00
8	Detectable Warning Fields	EA	4	$300.00	$1,200.00
9	Silt Fence	LF	3000	$2.00	$6,000.00
10	Tracking Pad	TON	80	$20.00	$1,600.00
11	Restoration w/ Topsoil, Seed, Fertilizer, & Mulch	SY	13500	$2.20	$29,700.00
				Subtotal	**$209,918.00**
				Contingencies (15%)	**$31,487.70**
				Engineering, Administration & Legal (20%)	**$48,281.14**
				Total Estimated Cost	**$289,686.84**

Project #13
TID #7
Engineers Opinion of Probable Cost
New Well House, Pumps & Reservoir
3/9/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Well House & Pumps				
1	New Well House & Pumps	LS	1	$942,000.00	$942,000.00
				Subtotal	**$942,000.00**
	Reservoir				
2	Reservoir	LS	1	$1,000,000.00	$808,000.00
				Subtotal	**$808,000.00**
				Total Project Cost:	**$1,750,000.00**
				Proposed Infastructure Project Costs Assignable to TID #7:	**$826,125.00** [1]

[1] Total project is 80% assignable to new development. Of this amount, 59% is assignable to TID #7.

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Project #17
TID #7
Engineers Opinion of Probable Cost
Remediation
3/9/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Phase 1 Enviromental				
1	Phase 1 Enviromental Investigation	EA	2	$5,000.00	$10,000.00
2	Phase 2 Enviromental Investigation	EA	2	$10,000.00	$20,000.00
3	Building Material Removal	TON	500	$40.00	$20,000.00
4	Contaminated Soil Removal	CY	1000	$50.00	$50,000.00
				Subtotal	**$100,000.00**
				Total Project Cost:	**$100,000.00**

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Project #18
TID #7
Engineers Opinion of Probable Cost
Sanitary Sewer Extension
3/11/2011

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	5450	$3.50	$19,075.00
2	Erosion Mat DOT Class I, Type A	SY	5450	$1.50	$8,175.00
3	Erosion Control	LS	1	$2,500.00	$2,500.00
				Subtotal	**$29,750.00**
				Contingencies (15%)	**$4,462.50**
				Engineering, Administration & Legal (20%)	**$6,842.50**
				Total Estimated Cost	**$41,055.00**
	SANITARY SEWER				
4	Sanitary Sewer - 15" PVC	LF	2450	$80.00	$196,000.00
5	Sanitary Sewer - 48" Dia. Manhole	EA	7	$3,000.00	$21,000.00
				Subtotal	**$217,000.00**
				Contingencies (15%)	**$32,550.00**
				Engineering, Administration & Legal (20%)	**$49,910.00**
				Total Estimated Cost	**$299,460.00**
				Total Project Cost:	**$340,515.00**
				Proposed Infastructure Project Costs Assignable to TID #7 (21%):	**$71,508.15**

TID #7
Project #19
Engineers Opinion of Probable Cost
(Source: WisDOT District 1 Engineering Staff)
USH 51 Bridge Overpass
March 25, 2011

	Description	Federal/State Funded	Federal/State Percentage	Municipality Funded	Municipality Percentage
	Real Estate Acquisition				
	Raise USH 51 for underpass bridges	$7,500	50%	$7,500	50%
			Subtotal		**$15,000**
	Construction				
	Bear Tree grading (for bridges)	$330,000	50%	$330,000	50%
	Bear Tree NB Bridge	$280,000	50%	$280,000	50%
	Bear Tree SB Bridge	$280,000	50%	$280,000	50%
			Subtotal		**$1,780,000**
	Total Federal/State Cost				$897,500
	Total Municipal Cost				**$897,500**
	Total Project Cost				$1,795,000
	Proposed Infrastructure Project Costs Assignable to TID #7				**$538,500**



Reardon Road and Loftus Road Reconstruction
Opinion of Probable Cost
9-Jul-18

Bid Item Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
Reardon Rd					
	Performance & Payment Bonds	LS	1	$ 5,000.00	$ 5,000.00
	Mobilization	LS	1	$ 8,000.00	$ 8,000.00
	Temporary Traffic Control	LS	1	$ 2,500.00	$ 2,500.00
	Relocate Signs & Mailboxes	LS	1	$ 1,000.00	$ 1,000.00
	Remove Existing Asphalt	SY	4925	$ 2.00	$ 9,850.00
	Common Excavation (Estimated 3,965 CY +/-)	LS	1	$ 25,000.00	$ 25,000.00
	Excavation Below Subgrade (EBS) (Excavation Only)	CY	400	$ 12.00	$ 4,800.00
	Base Aggregate Dense - 1 1/4"	TON	2350	$ 11.50	$ 27,025.00
	Base Aggregate Dense - 3" (Includes Base for EBS)	TON	6274	$ 11.50	$ 72,151.00
	Shouldering	LF	3210	$ 2.00	$ 6,420.00
	Base Aggregate Dense - 1 1/4" (Shouldering)	TON	320	$ 12.00	$ 3,840.00
	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	8225	$ 1.50	$ 12,337.50
	Finish Grading In Prep. Of Stone Base	LF	1605	$ 3.00	$ 4,815.00
	Dust Control	LS	1	$ 1,000.00	$ 1,000.00
	Rock Ditch Check	TON	50	$ 35.00	$ 1,750.00
	Silt Fence	LF	100	$ 2.00	$ 200.00
	Clear Stone Tracking Pad	TON	80	$ 15.00	$ 1,200.00
	Sawcut Asphalt	LF	450	$ 3.00	$ 1,350.00
	HMA Pavement - Upper Layer (2"), Type 4LT 58-28 S	TON	635	$ 55.00	$ 34,925.00
	HMA Pavement - Lower Layer (2.5"), Type 4LT 58-28 S	TON	800	$ 55.00	$ 44,000.00
	Asphalt Cleaning & Sweeping	SY	5500	$ 0.30	$ 1,650.00
	Asphaltic Tack Coat	SY	5500	$ 0.25	$ 1,375.00
	Inlet Protection	EA	2	$ 200.00	$ 400.00
	Erosion Mat DOT Class I, Type A w/ Topsoil, Seed & Fertilizer	SY	6250	$ 3.50	$ 21,875.00
				Subtotal - Street & Sitework	$ 292,463.50
				Contingency (10%)	$ 29,246.35
				Engineering (15%)	$ 48,256.48
				Total -	$ 369,966.33

Sanitary Sewer						
	Sanitary Sewer - 8" PVC SDR 26	LF	1100	$	70.00	$ 77,000.00
	Sanitary Sewer Televising	LF	1100	$	2.00	$ 2,200.00
	Sanitary Sewer - 48" Dia. Manhole	EA	4	$	3,000.00	$ 12,000.00
	Sanitary Sewer Service Lateral - 8" PVC	LF	325	$	70.00	$ 22,750.00
	Sanitary Sewer Wye and Riser only	EA	7	$	200.00	$ 1,400.00
	Sanitary Sewer - Connect to Existing	EA	1	$	1,000.00	$ 1,000.00
	Select Granular Backfill (Trucked-In)	CY	2500	$	10.00	$ 25,000.00
					Subtotal - Sanitary Sewer	$ 141,350.00
					Contingency (10%)	$ 14,135.00
					Engineering (15%)	$ 23,322.75
					Total -	$ 178,807.75
Water Distribution						
	Water Main - 12" D.I.	LF	1250	$	80.00	$ 100,000.00
	Water Main - 8" D.I.	LF	405	$	70.00	$ 28,350.00
	Water Main - 6" D.I.	LF	35	$	70.00	$ 2,450.00
	Water Main -12" D.I. Under USH 51	LF	200	$	100.00	$ 20,000.00
	Water Main - Connect to Existing	EA	1	$	1,000.00	$ 1,000.00
	Gate Valves - 12"	EA	5	$	1,800.00	$ 9,000.00
	Gate Valves - 8"	EA	8	$	1,400.00	$ 11,200.00
	Gate Valves - 6"	EA	3	$	1,200.00	$ 3,600.00
	Hydrant - New w/ Marker Flag	EA	2	$	3,500.00	$ 7,000.00
	Hydrant - Remove and Relocateing Existing	EA	1	$	3,000.00	$ 3,000.00
	Select Granular Backfill (Trucked-In)	CY	1900	$	10.00	$ 19,000.00
					Subtotal - Water Distribution	$ 204,600.00
					Contingency (10%)	$ 20,460.00
					Engineering (15%)	$ 33,759.00
					Total -	$ 258,819.00
Storm Sewer & Storm Water Management						
	Storm Sewer - 24" RCP	LF	70	$	45.00	$ 3,150.00
	Storm Sewer - 18" RCP	LF	85	$	60.00	$ 5,100.00
	Storm Sewer - 15" RCP	LF	155	$	55.00	$ 8,525.00
	Storm Sewer - 12" RCP	LF	220	$	50.00	$ 11,000.00
	Storm Sewer - 36" Concrete Field Inlet	EA	1	$	2,500.00	$ 2,500.00
	12" RCP Apron Endwall W/ Pipe Gate	EA	9	$	1,200.00	$ 10,800.00
	15" RCP Apron Endwall W/ Pipe Gate	EA	4	$	1,500.00	$ 6,000.00
	18" RCP Apron Endwall W/ Pipe Gate	EA	3	$	1,800.00	$ 5,400.00
	24" RCP Apron Endwall W/ Pipe Gate	EA	3	$	2,300.00	$ 6,900.00
	Select Granular Backfill (Trucked-In)	CY	360	$	10.00	$ 3,600.00
					Subtotal - Storm Sewer & Storm Water Management	$ 62,975.00
					Contingency (10%)	$ 6,297.50
					Engineering (15%)	$ 10,390.88
					Total -	$ 79,663.38
					Subtotal - Storm Sewer & Storm Water Management	$ 701,388.50
					Contingency (10%)	$ 70,138.85
					Engineering (15%)	$ 115,729.10
					Total -	$ 887,256.45

Project Schedule: 2018 Construction

Project #22
TID #7
Engineers Opinion of Probable Cost
Wetland Study/Permitting/Mitigation
8/12/2020

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
1	Wetland Study	LS	1	$5,000.00	$5,000.00
2	Wetland Permitting	LS	1	$5,000.00	$5,000.00
3	Wetland Mitigation	LS	1	$90,000.00	$90,000.00
				Total	**$100,000.00**

Appendix B-3

Taxing Jurisdiction Correspondence

Appendix C-3

Proofs of Publication

Appendix D-3

Joint Review Board Minutes

Appendix E-3

DeForest Planning & Zoning Commission Minutes

Appendix F-3

Planning & Zoning Commission
Resolution Adopting Amendment

Appendix G-3

Village Board Resolution Approving Amendment

Appendix H-3

Joint Review Board Approval of TID No. 8

Appendix I-3

Village Attorney Opinion

EXHIBIT A: Village of DeForest, Wisconsin; Tax Incremental Financing District No. 7; Project Plan Amendment #3