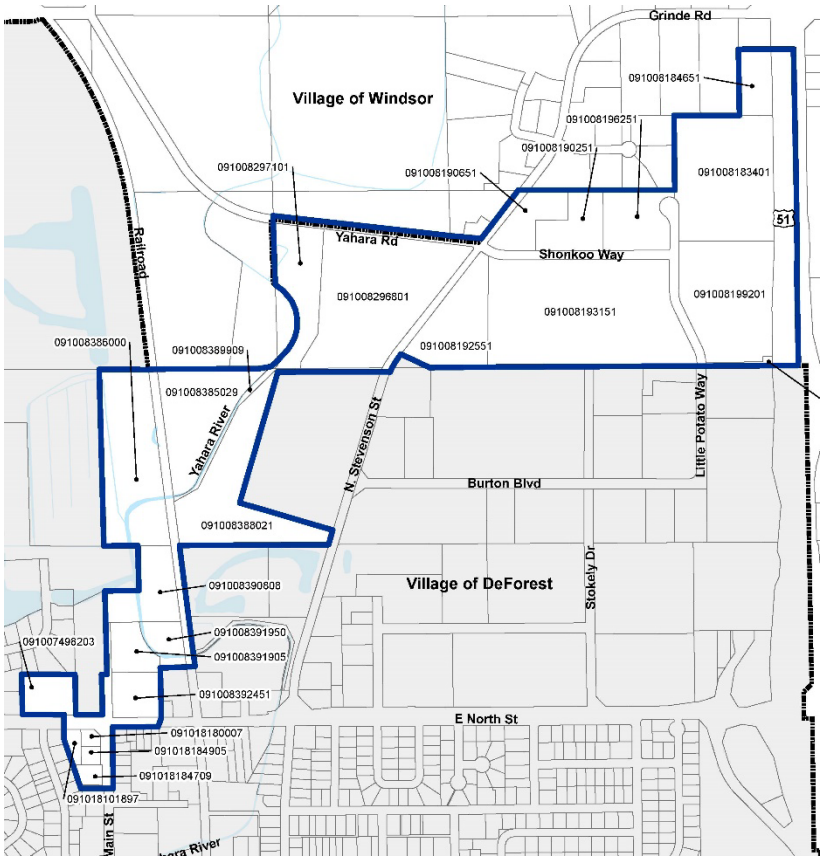
Village of DeForest, Wisconsin
Tax Incremental Financing District No. 6
Project Plan, Amendment #3



Original TID #6 Project Plan Adopted: October 2010

Amendment #1 Adopted: August 2, 2016

Amendment #2 Adopted: October 6, 2022

Amendment #3 Adopted: September 4, 2024

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I. INTRODUCTION

Tax Incremental District No. 6, Village of DeForest ("TID #6") is located on the north side of the Village, west of U.S. Highway 51 and south of Grinde Road. TID #6 includes approximately 190 acres. It encompasses the DeForest Business Park northern expansion area and extends southwesterly to the intersection of North and Main Streets. The boundary of TID #6 is depicted on Map 1, and is unchanged from that in the original project plan and Amendments #1 and #2.

TID #6 was established as a "mixed use" TID as defined by Section 66.1105(4)(gm)4.a., Wis. Stats. It is planned to primarily facilitate the expansion of the DeForest Business Park and to provide some combination of industrial, commercial, and residential land uses. TID #6 may include all three types of uses, with a particular focus on industrial uses.

TID #6 is also intended to facilitate redevelopment, including lands near the intersection of North and Main Streets, as identified in the *Village of DeForest General Plan for Redevelopment* and in Chapters 2 and 5 of the Vision and Directions volume of the *Village of DeForest Comprehensive Plan*. Finally, the TID #6 Project Plan is also designed to improve auto, bicycle, and pedestrian transportation connections to the area, facilitating the Village's economic development and recreation goals, including those associated with the Marvin and Marie Schweers Natural Area and Bakke Conservancy.

By statute, mixed use TIDs normally have up to a 20-year term and a 15-year expenditure period for most project costs. Sections §66.1105(7)(am)2 and 4 of statutes authorize the Joint Review Board, upon request of the Village Board, to extend the term for two additional periods of three years each. On April 6, 2016, the Village Board adopted Resolution 2016-030 requesting both extensions. On July 6, 2016, the Joint Review Board adopted Resolution 2016-801 extending the maximum term of TID #6 by a total of six years.

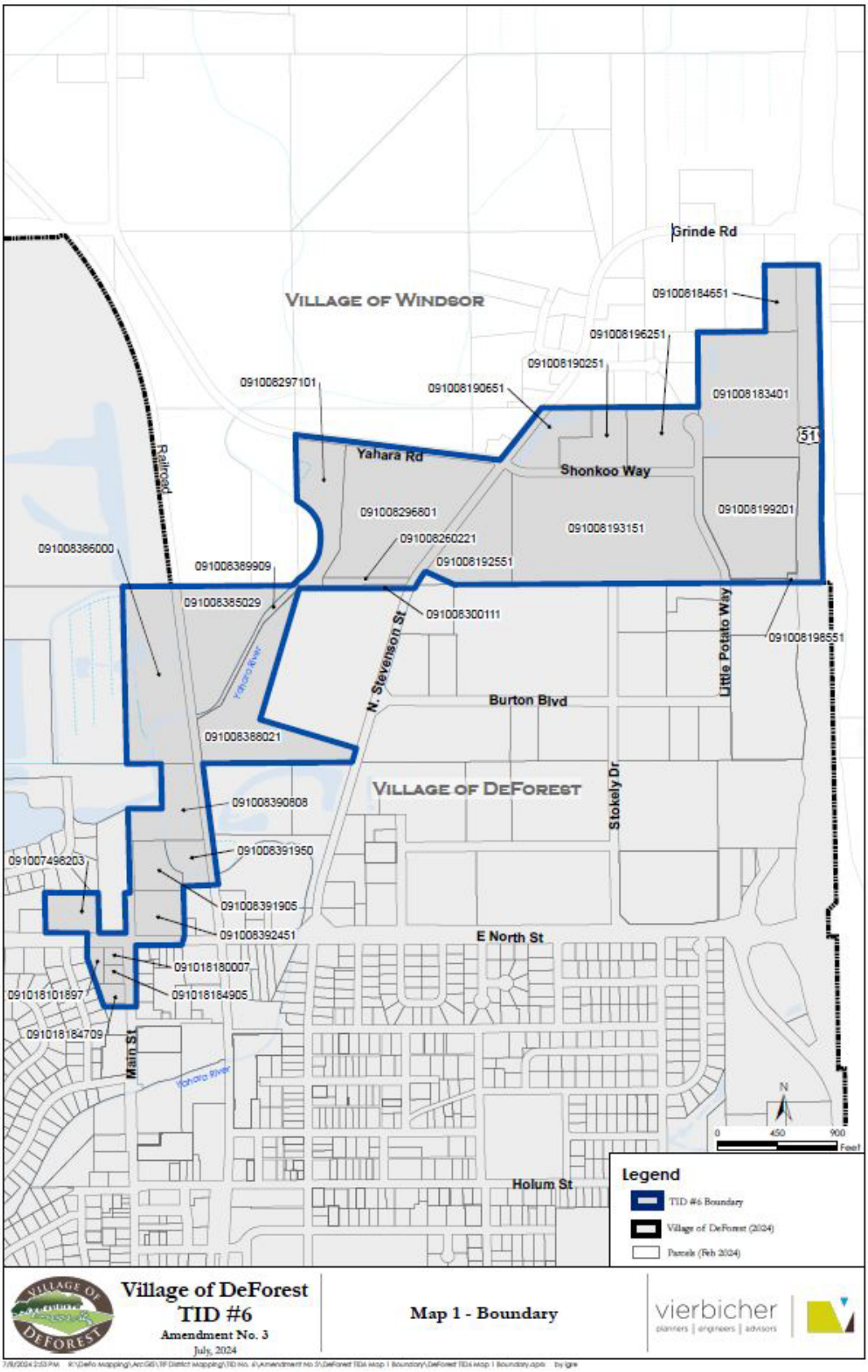
The existing uses and conditions within the TID are as represented on Map 2, and reflect continued industrial development in most of the TID. The zoning designations of parcels within TID #6 are shown in Map 3.

This Amendment #3 replaces the version of the Amended Project Plan adopted in October 2022, as the official plan and guide for the development of TID #6. Implementation of the Project Plan, including construction of public improvements and the provision of incentives listed within this Plan, will require a case-by-case authorization by the Village Board. Public expenditures will be based on market conditions and the status of development at the time each expenditure is being contemplated. The Village Board is not mandated to make any expenditure described in this Project Plan.

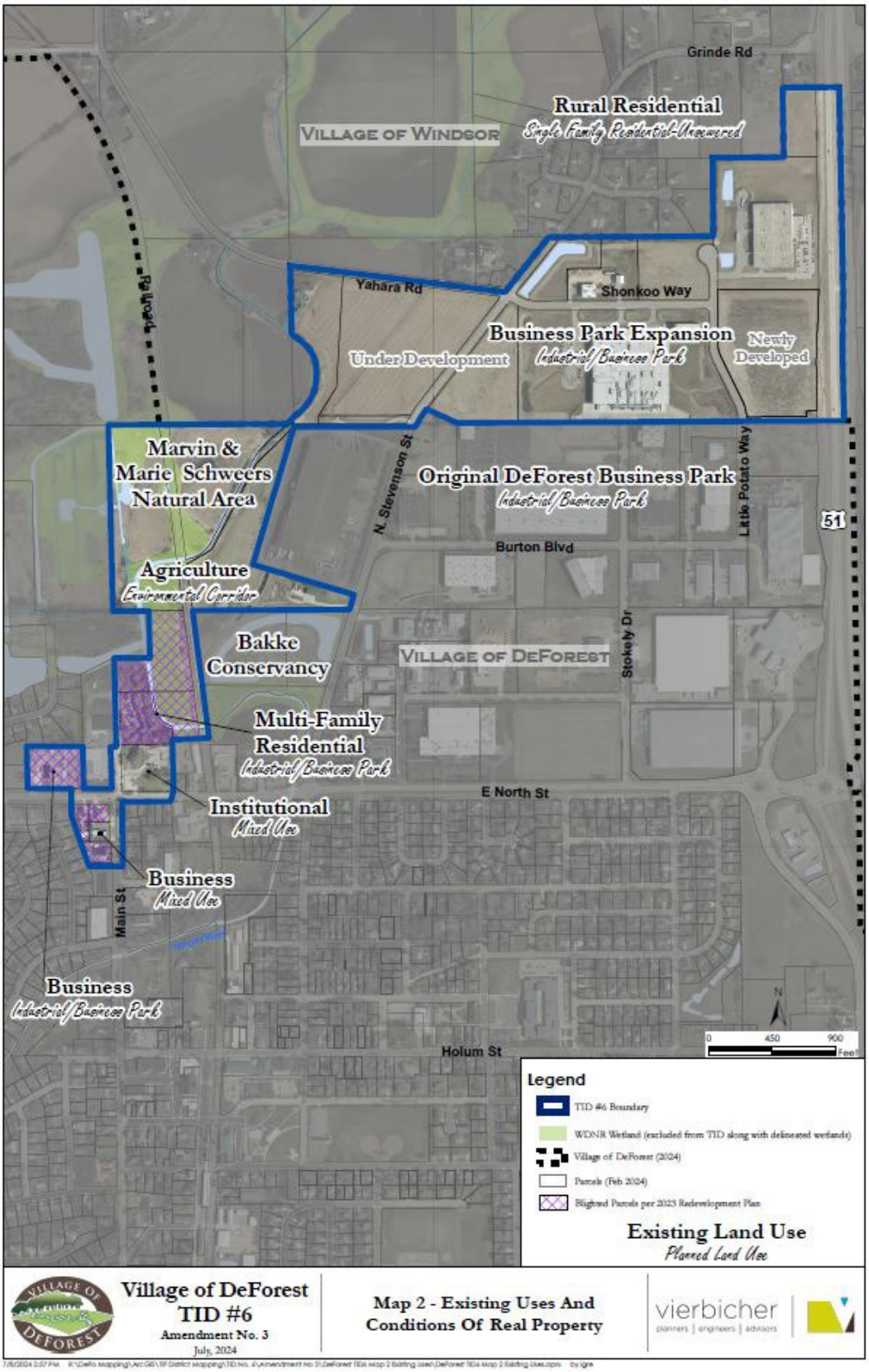
This Amendment #3 is driven primarily by proposed redevelopment activity, including that to be undertaken by the Community Development Authority of the Village of DeForest ("CDA"). The Village has entered into an agreement with the CDA setting forth funding terms pertaining to a mixed-use development the CDA intends to support. This

Amendment #3 will allow the Village a funding mechanism to facilitate this development project.

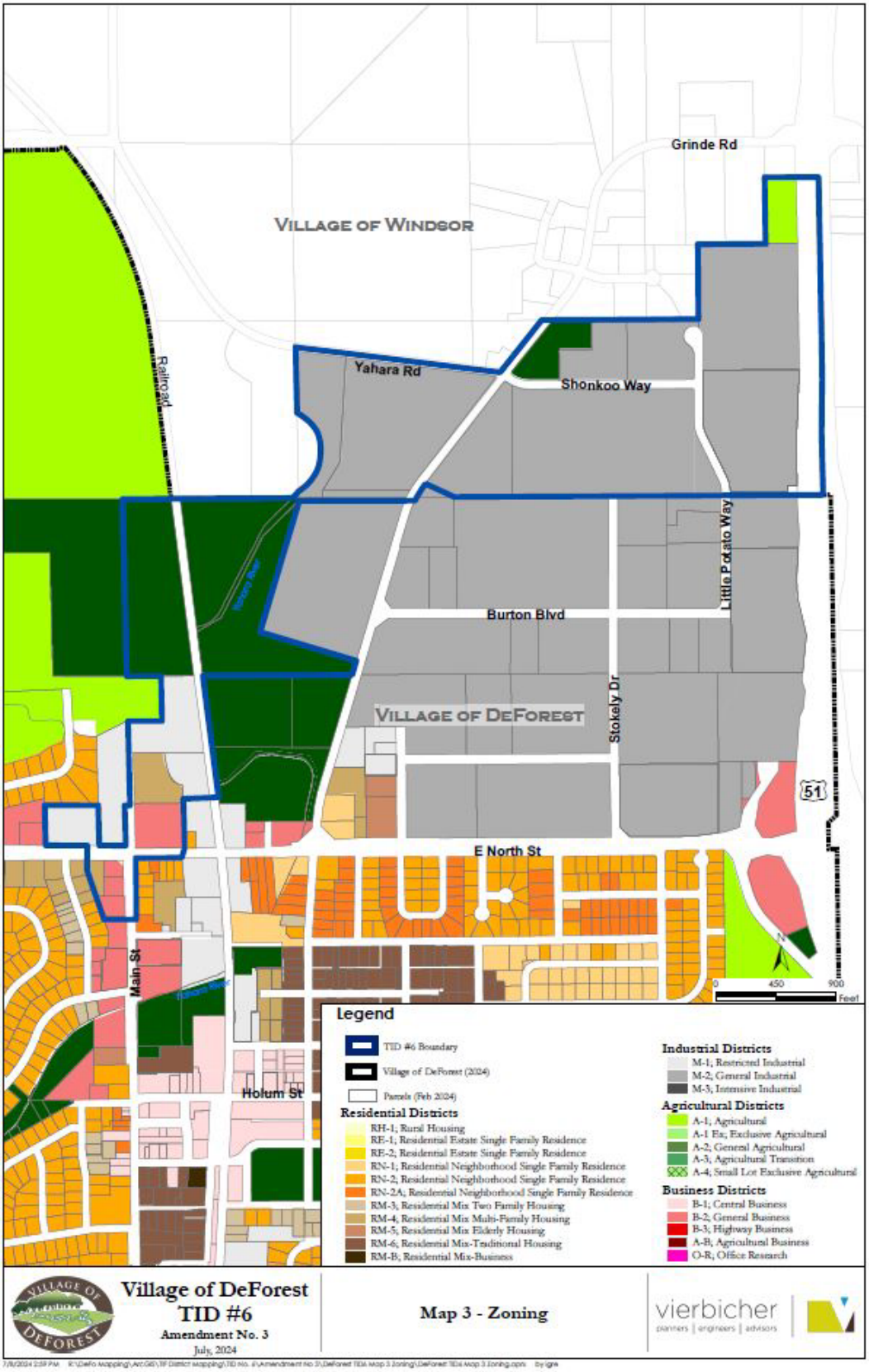
Map 1 – Boundary


Grinde Rd
VILLAGE OF WINDSOR
091008184651
091008196251
091008190251
091008297101
091008190651
091008183401
51
Railroad
Yahara Rd
Shonkoo Way
091008296801
091008199201
091008193151
091008260221
091008386000
091008192551
091008389909
091008385029
091008300111
091008196551
N. Stevenson St
Little Potato Way
Burton Blvd
091008388021
VILLAGE OF DEFOREST
Stokely Dr
091008390808
091008391950
091007496203
091008391905
091008392451
E North St
091018180007
091018101897
091018184905
091018184709
Main St
Holum St
N
0
450
900
Feet
Legend
TID #6 Boundary
Village of DeForest (2024)
Parcels (Feb 2024)
Village of DeForest
TID #6
Amendment No. 3
July, 2024
Map 1 - Boundary
vierbicher
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Map 2 – Existing Uses and Conditions of Real Property



Map 3 – Zoning


Grinde Rd
VILLAGE OF WINDSOR
Railroad
Yahara Rd
Shonkoo Way
Little Potato Way
Burton Blvd
Stokely Dr
VILLAGE OF DEFOREST
51
E North St
Main St
Holum St
0 450 900
Feet
Legend
TID #6 Boundary
Village of DeForest (2024)
Parcels (Feb 2024)
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
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
Business Districts
B-1; Central Business
B-2; General Business
B-3; Highway Business
A-B; Agricultural Business
O-R; Office Research
Village of DeForest
TID #6
Amendment No. 3
July, 2024
Map 3 - Zoning
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II. GOALS AND OBJECTIVES

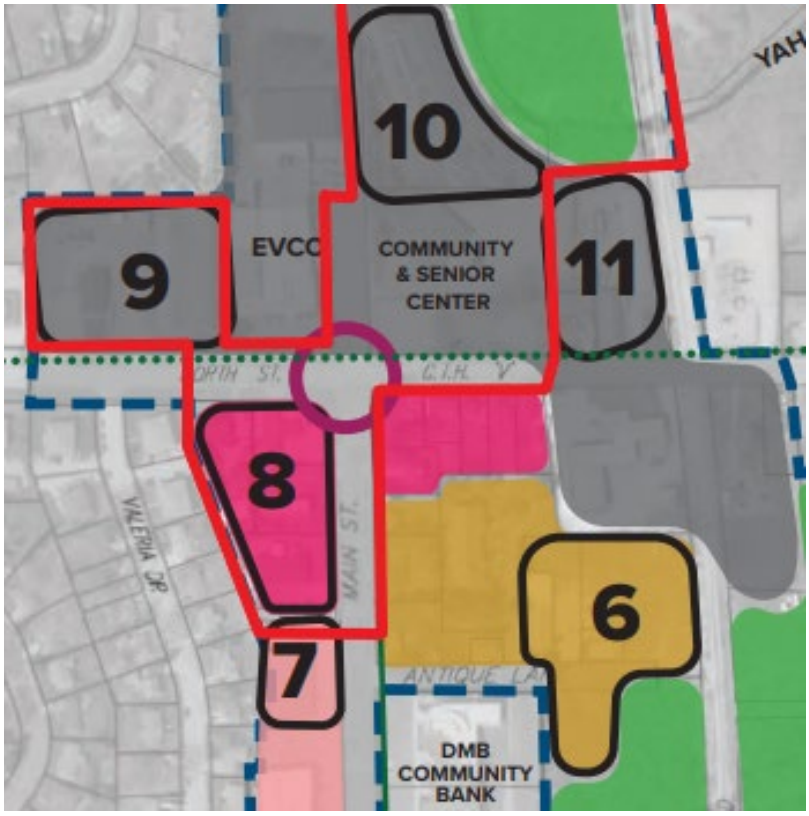
This TID #6 Project Plan serves the goals reflected in the Village's Comprehensive Plan and other planning documents by:

- Promoting the orderly development of the Village.
- Increasing non-residential tax base in the Village and facilitating high-quality industrial development.
- Encouraging new uses that would serve employment needs, and support commercial and recreational needs in DeForest, including the desire to create family-supporting jobs.
- Expanding upon the successful but fully developed DeForest Business Park. This Project Plan includes project listings and costs for the northerly expansion area for the DeForest Business Park.
- Revitalizing the central part of the Village including the North Street/Main Street intersection area.
- Maximizing land values per acre.
- Facilitating connections to the existing bicycle trail network, creating a pedestrian-friendly environment, and facilitating joint recreational/economic development objectives for the area.

The planned land uses and economic direction for TID #6 are derived from several Village key reports and planning documents. These include the Comprehensive Plan, the General Plan for Redevelopment, DeForest Area Economic Opportunity Study, Parks and Open Space Plan, Northern Corridor Park & Bakke Conservancy Master Plan; and a "white paper" entitled Expanding Green Manufacturing and Bio-Based Industry in DeForest.

The southern portion of TID #6, near the corner of North and Main Streets, serves as the DeForest downtown's gateway from the north. Public investments and redevelopment within TID #6 present a unique opportunity for the Village to improve the appearance, functions, and uses for the North and Main Street gateway area, as described in the Village's General Plan for Redevelopment and Comprehensive Plan.

Through these plans, the Village contemplates several improvements for its Downtown. These are generally represented in a conceptual development plan for Redevelopment Project Area A within the General Plan for Redevelopment, a portion of which is presented on the following page. The area within the red line is within TID #6. General redevelopment concepts within the TID #6 area on this map include the following:



- Site 9, along North Street West of Main Street. This site may be appropriate for expanded or new indoor industrial space with managed impacts to adjacent residential areas.
- Site 8, Southwest corner of Main and North Streets. This site currently includes three businesses and a residential property to the west. An attractive, prominent "anchor" building at Site 8 would help announce the gateway position of this site. Assembly of more than one property in this area is probably necessary for effective redevelopment. This site would be ideal for a standalone commercial building; a mixed-use building with retail, service, or office use on the first floor and residential units above; or some combination of those building types.
- Site 10, Main Street North of Cornerstone Community Center. This area currently contains a 32-unit, multifamily residential building owned and operated by the DeForest Community Development Authority (CDA). The CDA is currently exploring alternative locations for a replacement facility, which would free Site 10 and potentially the existing building there for an alternative use. Given surrounding uses and accessibility issues, this area is identified as being more appropriate for future industrial and/or storage uses than for housing.

While sites 8, 9 and 10 of Redevelopment Project Area A are within the boundaries of TID #6, other redevelopment areas and projects that may be financed or otherwise supported under this Project Plan are located within ½ mile of the TID #6 boundary. Such radius is depicted on Map 4. Redevelopment of some of these areas, especially for development of workforce housing, could provide homes for workers whose employers are located within TID #6 and aid the sustainability of the District in an era of labor shortage, more expensive transportation and housing, and market volatility.

III. SUMMARY OF PLAN AMENDMENTS

The original Project Plan contemplated total project costs of $15,151,557, of which $11,668,807 represented public works and improvement costs, $250,000 was allocated for development incentives, $490,000 for administration and professional fees, and $2,742,750 for financing.

Amendment #1 increased the total project costs to $22,381,740 by increasing the development incentives to $4,250,000, administrative and professional fees to $994,817, and financing to $5,468,117.

Amendment #2 increased the total project costs to $24,863,543, by increasing the budget for public works and improvements to $12,537,326, administrative costs to $881,018, professional fees to $748,947, and financing costs to $6,446,252, while leaving the development incentives budget of $4,250,000 unchanged.

This Amendment #3 proposes to increase the total project costs to $27,885,229, decreasing the budget for public works and improvements to $11,968,430, increasing the budgets for development incentives to $6,434,236, administrative costs to $1,116,207, professional fees to $1,037,181, and financing costs to $7,329,175, in the manner described later in this Project Plan.

Specific projects, costs, and other amendments are discussed in the sections that follow.

IV. PROJECT COST SUMMARY

A. Public Works and Improvements

Table 4-1 identifies the public improvement projects included in this Project Plan and their costs. Improvements already completed at the time of Amendment #3 have their actual costs represented in the table. Costs shown for Improvements not yet completed are estimates. The additional project costs authorized with this Amendment #3 include costs for reconstruction of a segment of Stevenson Street, installing street lights along a segment of Burton Boulevard within ½ mile of the District boundary, and acquisition of properties for redevelopment including properties not in the District but within ½ mile of the District where redevelopment would benefit the District. With the impending expenditure deadline in 2025, certain public improvement projects anticipated in previous versions of this Project Plan have been removed from Table 4-1 with this Amendment #3. Overall, the public works and improvements budget would decrease by $568,895 from that presented in Amendment #2. Allocation for this District's contribution is included in Table 4-1. Expected non-TID contributions to projects are included in Table 4-7.

Wisconsin Statutes allow for the expenditure of funds within a ½ mile radius of the District boundary if the expenditures are completed within the Village's corporate limits and approved by the JRB. The value of redeveloped properties outside of the TID does not contribute tax increment to fund the Village's project costs, but would benefit TID #6 through the provision of workforce housing and immediately provide additional tax revenue to all affected taxation districts. Approval of this Project Plan

by the JRB is intended to include authorization for the listed expenditures outside the District.

Table 4-1 – Public Infrastructure Construction

(Bold numbers reflect actual project costs already incurred)

Project Number	Projects	Previous Plan Estimate	Changes by Amendment #3	Revised Plan Estimate	Timing
1	New business park street and utility construction	$2,182,510	-	**$2,182,510**	Completed 2016-2020
2	Stevenson Street reconstruction including utilities and trail	508,066	-	**508,066**	Completed 2016
3	Individual lot improvements and stormwater basin for business park expansion	162,650	-	**162,650**	Completed 2016-2020
4	Landscaped berm at north edge of business park	294,100	-	**294,100**	Completed 2016-2020
5	New well house, pumps, and reservoir	-	-	-	Deleted in Amendment #2
6	M&M Schweers Dog Park trailhead parking lot	-	-	-	Deleted in Amendment #2
7	Stevenson Street trail segment	128,469	-	**128,469**	Completed 2016
8	Stevenson/North intersection improvements	189,750	(189,750)	-	Deleted
9	North/Main intersection improvements	189,750	-	189,750	2025
10	North Street Trail	466,327	(466,327)	-	Deleted
11	Technology enhancements	150,000	-	**150,000**	Completed 2016-2020
12	Gateway improvements	50,000	(40,000)	**10,000**	Completed 2024
13	Yahara Road reconstruction	-	-	-	Deleted in Amendment #2
14	Private utility extensions	200,000	(200,000)	-	Deleted
15	Madison Metropolitan Sewerage District fees	293,495	-	**293,495**	2015-2025

16	Renewable energy investments	200,000	(200,000)	-	Deleted
17	Agriculture-to-development conversion fees	59,080	(59,080)	-	Deleted
18	Business park land acquisition	3,871,933	-	**3,871,933**	Completed
19	Potential purchase of area properties for redevelopment	2,804,900	340,100	3,145,000	2024-2025
20	Potential business relocation expenses	200,000	-	200,000	2024-2025
21	Potential environmental remediation	250,000	-	250,000	2024-2025
22	Downtown business incentives	50,000	-	**50,000**	Completed 2024
23	Burton Blvd resurfacing & lighting	286,295	11,057	297,352	2025
24	Stevenson Street Reconstruction	-	235,105	235,105	2025
Total Estimated Costs		**$12,537,325**	**$(568,895)**	**$11,968,430**	

B. Additional Development Incentives.

A budget for development incentives in the amount of $4,250,000 was included in Project Plan Amendment #2. This Project Plan (Amendment #3) increases the amount budgeted for development incentives by $2,184,236, to a total of $6,434,236.

The increase in the development incentives budget is proposed to induce a mixed-use redevelopment project(s) within TID #6, with any such incentive committed prior to TID #6's expenditure deadline. If a project is not undertaken for any reason, the full budget for development incentives will not be expended.

Consistent with prior plans, decisions to provide incentives within TID #6 will involve comparing a particular development opportunity against a set of criteria that reflects the Village's objectives and ideals. The general criteria that will be utilized remain the same as those identified in the original project plan when the District was created.

C. Other Expenditures.

Previous project plans for this District combined administrative and professional costs as a single line item. In Amendment #2 administrative and professional costs were separated from each other to provide more clarity. With that Amendment #2, administrative expenses were budgeted at $881,018 and professional fees at $748,947. This Amendment #3 increases the administrative costs budget by $235,189 to $1,116,207. The professional costs budget is increased by $288,234 to $1,037,181.

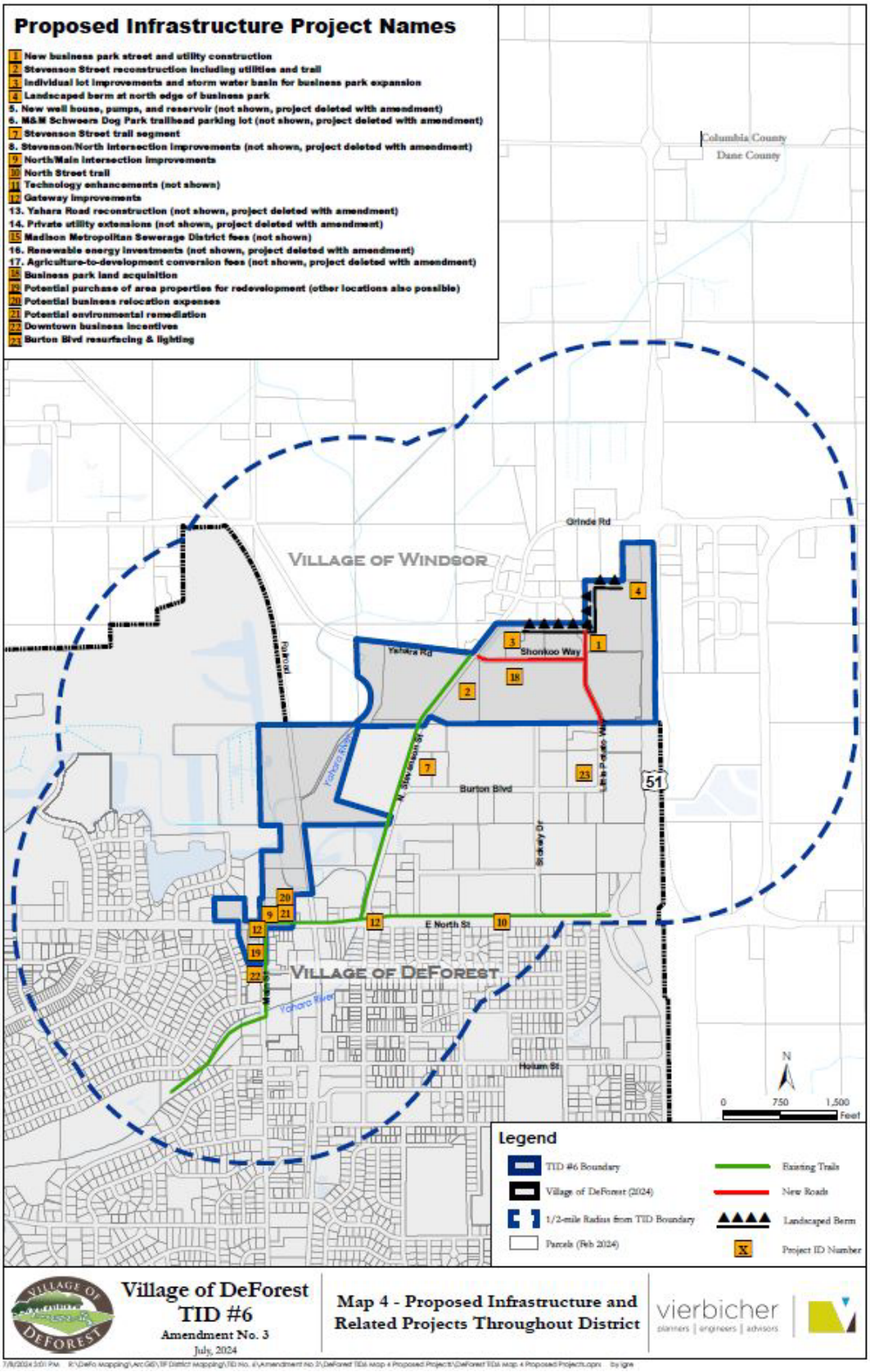
Projected financing costs increase via this Amendment #3 by $894,939 to $7,329,175, which is reflected in Table 4-2 below as the combination of “Debt Issuance Costs” and “Interest on Advances.” Through 2023, $3,482,313 was spent in TID #6 for financing public projects.

D. Estimated Total Project Expenditures.

With this Amendment #3, the Village anticipates making project cost expenditures of approximately $11,968,430 for projects in Table 4-1, development incentives of $6,434,236, administrative costs of $1,116,207, professional costs of $1,037,181, and borrowing costs of $7,329,175, for a total of $27,885,229 in budgeted costs.

The Village has completed the majority of projects in Table 4-1 in several phases and anticipates completing the remaining projects prior to the expenditure period deadline. The approximate location and description of the various infrastructure improvement projects in Table 4-1 is depicted on Map 4. A breakdown of the timing and amounts of the various projected expenditures is shown in Table 4-1. The timing and scope of remaining projects have been adjusted to correspond with the level of development activity and tax increment generation recently experienced. Continual monitoring and potential adjustments will be considered going forward. The financial projections in this Project Plan are based on the assumption that most development incentives will be provided with “pay-as-you-go” developer financing, with public infrastructure improvements Village financed most likely through general obligation or utility borrowing. A discussion and listing of financing mechanisms is located in Section V.C. of this Project Plan.

Map 4 – Proposed Infrastructure and Related Projects



V. SPECIFIC PROJECT PLAN COMPONENTS

A. Economic Feasibility.

The economic forecasts contained in Tables 4-2 to 4-6 below demonstrate that this Project Plan is feasible. Conservative estimates of development values as reflected in Table 4-3 predict the creation of $90,241,700 in new value increments overall in TID #6, including $57,230,300 established as of the January 1, 2024 assessment date. That development is projected to yield approximately $23,402,476 in tax increment as shown in Table 4-3. The tax increment generated is projected based on an estimated equalized mill rate of $18.12 remaining unchanged for the life of the TID, which reflects the actual 2023 DeForest mill rate.

That new tax increment, along with grant funds and business incentive loan repayments, will be sufficient to reimburse the estimated $27,920,452 in total project costs described in Table 4-2 below, even if all projects are implemented. Project costs for new infrastructure will be expended only as determined appropriate in light of known or anticipated development requiring that infrastructure and, if development projections are not experienced, project costs may be delayed or eliminated altogether. The use of developer funding where possible further would enhance the fiscal feasibility of this Project Plan by assuring that the project costs associated with a particular development will be payable only to the extent the development generates sufficient tax increment.

1. Detailed Project Costs.

a) Public Infrastructure Costs.

The various categories of planned infrastructure costs were identified in previous Plan amendments and are updated by Section IV.A., above. Engineering estimates of probable costs for public infrastructure improvements are reflected in Table 4-1. All costs are based on 2023 prices and are preliminary estimates. The actual cost of each item is expected to increase to reflect inflationary increases and other uncontrollable circumstances between 2023 and the time of construction. Even if infrastructure project costs increased by up to 5%, the TID would still generate enough revenue to allow for all projects to proceed. To the extent the infrastructure costs are assumed by developers, the resultant cost savings may be allocated to general development grants or other financial assistance pursuant to development agreements.

b) Development Incentives.

Amendment #3 includes a plan for up to $6,434,236 to be provided in development incentives. There are approximately $1,315,764 unencumbered funds in the current budget. An increase of $2,184,236 is proposed in order to accommodate incentives for redevelopment projects as further described in Section IV.B.

c) Administrative and Professional Costs.

The total project costs also include administrative costs incurred by the Village in planning, creating, administering, and eventually terminating the District. Those costs include expenses incurred for public information and notices with respect to the District and this Project Plan. This Amendment #3 contemplates $2,153,388 in administrative and professional costs combined. Administrative expenses are now anticipated to be $1,116,207 and professional fees are now anticipated to be $1,037,181.

d) Financing Costs.

With this Amendment #3, it is anticipated that financing costs will be $7,329,175, which represents an increase of $894,939 from that estimated in the previous amendment.

Total anticipated project costs, and the projected timing of various expenditures are outlined in Table 4-2 below. Table 4-2 is based on the assumption that all project costs are paid directly by the Village, except that incentive payments may be made under “pay-as-you-go” agreements or as loans to be repaid.

Table 4-2 – Project Costs

Village of DeForest
TIF District # 6 Northern Business Park Expansion
Summary of Costs

Financial Date	Capital Costs	Purchase of Land	Administrative Costs (Internal)	Operating Costs (External)	Incentives	Debt Issuance Costs	Interest on Advances	Total Expenditures	TID Year	Net Costs to Recover 12/31
2010	$ -	$ 2,850,186.30	$ 7,219.62	$ 39,298.89	$ -	$ -	$ 456.89	$ 2,897,161.70	0	$ (2,897,162)
2011	-	-	27,465.45	9,502.89	-	-	154,321.09	191,289.43	1	(3,083,697.47)
2012	-	-	23,432.92	33,088.32	-	-	128,637.25	185,158.49	2	(3,264,758.87)
2013	-	-	21,146.08	13,344.23	-	3,000.00	142,269.04	179,759.35	3	(3,239,000.76)
2014	-	-	22,055.81	2,420.31	-	-	126,501.77	150,977.89	4	(3,383,719.86)
2015	-	-	32,507.73	18,300.25	-	-	117,648.65	168,456.63	5	(3,547,194.61)
2016	3,355,174.60	1,015,577.07	49,636.51	119,360.84	150,000.00	50,862.47	252,089.95	4,992,701.44	6	(7,510,731.49)
2017	56,890.03	-	39,054.14	71,972.90	-	60,374.48	289,543.46	517,835.01	7	(7,350,150.55)
2018	105.00	6,170.00	37,402.92	24,221.87	110,000.00	87,272.73	361,228.62	626,401.14	8	(7,191,018.42)
2019	70,309.80	-	29,243.41	21,099.42	110,000.00	-	377,472.90	608,125.53	9	(7,168,323.44)
2020	268,531.99	-	33,275.31	12,977.49	110,000.00	446.42	340,987.51	766,218.72	10	(7,159,034.19)
2021	-	-	37,816.81	20,098.09	187,790.00	446.42	337,237.51	583,388.83	11	(6,653,209.02)
2022	-	-	41,666.01	48,350.88	223,605.80	446.42	331,112.51	645,181.62	12	(6,304,063.46)
2023	53,500.00	-	41,804.47	35,299.85	213,920.00	10,032.59	309,925.01	664,481.92	13	(5,872,986.34)
2024	10,000.00	-	43,058.60	36,358.85	202,950.20	300.00	334,993.59	627,661.24	14	(5,486,101.58)
2025	972,207.45	3,345,000.00	44,350.36	37,449.61	1,442,622.40	129,516.22	294,745.50	6,265,891.55	15	(10,552,996.39)
2026	-	-	45,680.87	38,573.10	1,432,294.60	-	480,992.79	1,997,541.37	16	(11,260,932.45)
2027	-	-	47,051.30	39,730.29	1,467,128.40	-	476,918.43	2,030,828.43	17	(11,649,688.21)
2028	-	-	48,462.84	40,922.20	246,800.60	-	466,469.07	802,654.71	18	(10,673,244.72)
2029	-	-	49,916.72	42,149.87	226,145.00	-	420,125.97	738,337.56	19	(9,014,362.36)
2030	-	-	51,414.23	43,414.36	165,817.20	-	365,132.86	625,778.64	20	(7,854,806.63)
2031	-	-	52,956.65	44,716.79	145,161.60	-	295,514.75	538,349.79	21	(6,507,822.05)
2032	-	-	54,545.35	46,058.30	-	-	214,046.64	314,650.29	22	(4,887,137.97)
2033	-	-	56,181.71	47,440.05	-	-	151,303.53	254,925.29	23	(3,006,728.89)
2034	-	-	57,867.16	48,863.25	-	-	113,485.42	220,215.83	24	(991,610.35)
2035	-	-	59,603.18	50,329.15	-	-	74,567.31	184,499.63	25	1,259,224.39
2036	-	-	61,391.27	51,839.02	-	-	28,750.00	141,980.29	26	3,552,578.47
	$ 4,786,718.87	$ 7,216,933.37	$ 1,116,207.45	$ 1,037,181.06	$ 6,434,235.80	$ 342,697.75	$ 6,986,478.02	$ 27,920,452.32		

2. Revenue Projections.

   The goal of this Project Plan is to assure that project costs are reimbursed through new taxes (tax increments) generated by the increased equalized value in the District (value increments) resulting from the new development this Plan is designed to facilitate. Where opportunities exist to recover project costs through alternative methods, such as loan repayments or sale of land, the Village will consider such methods with the financial health of the District in mind. It is anticipated that new development will yield approximately $90,241,700 in new equalized tax base in the District. As noted above, if the development projections do not materialize as expected, the Village will reduce or delay its investment of project costs to reflect anticipated revenues. The timing of the anticipated development and resulting revenues are reflected in Table 4-3.

Table 4-3 – Projected Value Increments and Tax Increments

Village of DeForest
TIF District # 6 Northern Business Park Expansion
Tax Increment Calculation

Financial Date	Valuation Date	Construction Date	New Development Growth	End Value	Equalized Tax Rate	TIF Increment Revenue	Cumulative	TID Year
2010	01/01/09	2008	$ -	$ -	$ -	$ -	$ -	0
2011	01/01/10	2009	-	-	-	-	-	1
2012	01/01/11	2010	-	-	-	-	-	2
2013	01/01/12	2011	-	-	-	-	-	3
2014	01/01/13	2012	-	-	-	-	-	4
2015	01/01/14	2013	-	-	-	-	-	5
2016	01/01/15	2014	-	-	-	-	-	6
2017	01/01/16	2015	-	-	-	-	-	7
2018	01/01/17	2016	29,122,000.00	29,122,000.00	21.41	623,532.46	623,532.46	8
2019	01/01/18	2017	(1,290,700.00)	27,831,300.00	20.93	582,553.51	1,206,085.97	9
2020	01/01/19	2018	(742,800.00)	27,088,500.00	22.19	600,990.53	1,807,076.50	10
2021	01/01/20	2019	7,815,100.00	34,903,600.00	22.07	770,268.19	2,577,344.69	11
2022	01/01/21	2020	4,132,300.00	39,035,900.00	21.05	821,574.23	3,398,918.92	12
2023	01/01/22	2021	4,588,700.00	43,624,600.00	18.89	824,016.53	4,222,935.45	13
2024	01/01/23	2022	2,432,600.00	46,057,200.00	18.12	834,635.45	5,057,570.90	14
2025	01/01/24	2023	11,173,100.00	57,230,300.00	18.12	1,037,111.19	6,094,682.09	15
2026	01/01/25	2024	5,000,000.00	62,230,300.00	18.12	1,127,719.76	7,222,401.85	16
2027	01/01/26	2025	19,450,000.00	81,680,300.00	18.12	1,480,187.12	8,702,588.97	17
2028	01/01/27	2026	7,561,400.00	89,241,700.00	18.12	1,617,212.65	10,319,801.62	18
2029	01/01/28	2027	1,000,000.00	90,241,700.00	18.12	1,635,334.37	11,955,135.99	19
2030	01/01/29	2028	-	90,241,700.00	18.12	1,635,334.37	13,590,470.36	20
2031	01/01/30	2029	-	90,241,700.00	18.12	1,635,334.37	15,225,804.73	21
2032	01/01/31	2030	-	90,241,700.00	18.12	1,635,334.37	16,861,139.09	22
2033	01/01/32	2031	-	90,241,700.00	18.12	1,635,334.37	18,496,473.46	23
2034	01/01/33	2032	-	90,241,700.00	18.12	1,635,334.37	20,131,807.83	24
2035	01/01/34	2033	-	90,241,700.00	18.12	1,635,334.37	21,767,142.20	25
2036	01/01/35	2034	-	90,241,700.00	18.12	1,635,334.37	23,402,476.57	26
			$ 90,241,700.00			$ 23,402,476.57		

3. Cash Flow.

Table 4-4 shows the projected cash flow and fund balance analysis for the District under this Project Plan assuming that all anticipated public and private improvements occur as projected. The difference between the Total Revenues shown in Table 4-4 and the TIF Revenues shown in Table 4-3 results from the Village's anticipated non-increment, revenue sources, totaling $8,070,555. These revenue sources include grant funds and proceeds from business incentive loan repayments. These forecasts show that the District should have a positive fund balance as of the end of 2035.

Table 4-4 – Cash Flow

Village of DeForest
TIF District # 6 Northern Business Park Expansion
Fund Balance

Financial Date	Net Costs to Recover 1/1	Total Revenues	Total Expenditures	Net Income (Loss)	Net Costs to Recover 12/31	TID Year
2010	$ -	$ -	$ 2,897,161.70	$ (2,897,161.70)	$ (2,897,161.70)	0
2011	(2,897,161.70)	4,753.66	191,289.43	(186,535.77)	(3,083,697.47)	1
2012	(3,083,697.47)	4,097.09	185,158.49	(181,061.40)	(3,264,758.87)	2
2013	(3,264,758.87)	205,517.46	179,759.35	25,758.11	(3,239,000.76)	3
2014	(3,239,000.76)	6,258.79	150,977.89	(144,719.10)	(3,383,719.86)	4
2015	(3,383,719.86)	4,981.88	168,456.63	(163,474.75)	(3,547,194.61)	5
2016	(3,547,194.61)	1,029,164.56	4,992,701.44	(3,963,536.88)	(7,510,731.49)	6
2017	(7,510,731.49)	678,415.95	517,835.01	160,580.94	(7,350,150.55)	7
2018	(7,350,150.55)	785,533.27	626,401.14	159,132.13	(7,191,018.42)	8
2019	(7,191,018.42)	630,820.51	608,125.53	22,694.98	(7,168,323.44)	9
2020	(7,168,323.44)	775,507.97	766,218.72	9,289.25	(7,159,034.19)	10
2021	(7,159,034.19)	1,089,214.00	583,388.83	505,825.17	(6,653,209.02)	11
2022	(6,653,209.02)	994,327.18	645,181.62	349,145.56	(6,304,063.46)	12
2023	(6,304,063.46)	1,095,559.04	664,481.92	431,077.12	(5,872,986.34)	13
2024	(5,872,986.34)	1,014,546.00	627,661.24	386,884.76	(5,486,101.58)	14
2025	(5,486,101.58)	1,198,996.74	6,265,891.55	(5,066,894.81)	(10,552,996.39)	15
2026	(10,552,996.39)	1,289,605.31	1,997,541.37	(707,936.06)	(11,260,932.45)	16
2027	(11,260,932.45)	1,642,072.67	2,030,828.43	(388,755.76)	(11,649,688.21)	17
2028	(11,649,688.21)	1,779,098.20	802,654.71	976,443.49	(10,673,244.72)	18
2029	(10,673,244.72)	2,397,219.92	738,337.56	1,658,882.36	(9,014,362.36)	19
2030	(9,014,362.36)	1,785,334.37	625,778.64	1,159,555.73	(7,854,806.63)	20
2031	(7,854,806.63)	1,885,334.37	538,349.79	1,346,984.58	(6,507,822.05)	21
2032	(6,507,822.05)	1,935,334.37	314,650.29	1,620,684.08	(4,887,137.97)	22
2033	(4,887,137.97)	2,135,334.37	254,925.29	1,880,409.08	(3,006,728.89)	23
2034	(3,006,728.89)	2,235,334.37	220,215.83	2,015,118.54	(991,610.35)	24
2035	(991,610.35)	2,435,334.37	184,499.63	2,250,834.74	1,259,224.39	25
2036	1,259,224.39	2,435,334.37	141,980.29	2,293,354.08	3,552,578.47	26
	$ -	$ 31,473,030.79	$ 27,920,452.32	$ 3,552,578.47	$ 3,552,578.47	

4. Allocation of Project Costs by Taxation District.

   Tax increments are generated by the combined mill rates of all taxation districts overlying the TID. Table 4-5 shows the share of the tax generated by new value increments in the District contributing to the total project costs included in this Project Plan.

Table 4-5 – Costs by Taxation Jurisdiction

Total Project Costs	$ 27,920,452	
Total Value Increment	$ 90,241,700	
TAXING DISTRICT	**MILL RATE CONTRIBUTION TO PROJECT COSTS**	**ESTIMATED NEW ANNUAL TAX REVENUE ON TID CLOSURE**
Village of DeForest	$ 8,895,076.54	$ 537,823.84
DeForest Area School District	$ 16,650,467.37	$ 1,006,738.75
Dane County	$ 4,356,703.44	$ 263,419.76
MATC	$ 1,046,299.44	$ 63,262.50

B. Kind, Number and Location of Public Improvements.

Projects added by this Amendment #3 are described in Section IV.A. The locations of those projects are shown in Map 4.

C. Timing and Methods of Financing Project Costs.

Table 4-6 outlines the projected timing of projected borrowing based on the assumption that the Village will finance all project costs other than most development incentives, which are expected to be primarily developer-funded. It is anticipated that both financing methods and timing of borrowings will be adjusted 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. The Village anticipates that financing will take one of the following forms:

1. Advances from Village Funds:

   The Village had advanced organizational costs in preparing this Project Plan and 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 Project Plan.

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

   The Village may issue a municipal revenue obligation to one or more developers who provide financing for projects included in this Project Plan. Repayment of the amounts due to the developer under the bonds are typically 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 normally limited to the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are usually 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. 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 4-6 – Timing of Potential Debt Issuance

Year	Advances Beginning	Advances Received	Advances Repaid	Advances Ending	TIF Year
2010	$ -	$ 3,250,000.00	$ -	$ 3,250,000.00	0
2011	3,250,000.00	-	-	3,250,000.00	1
2012	3,250,000.00	300,000.00	-	3,550,000.00	2
2013	3,550,000.00	3,463,718.83	3,250,000.00	3,763,718.83	3
2014	3,763,718.83	-	-	3,763,718.83	4
2015	3,763,718.83	675,000.00	300,000.00	4,138,718.83	5
2016	4,138,718.83	8,463,718.83	3,463,718.83	9,138,718.83	6
2017	9,138,718.83	8,365,000.00	10,000,000.00	7,503,718.83	7
2018	7,503,718.83	4,900,000.00	4,838,718.83	7,565,000.00	8
2019	7,565,000.00	-	50,000.00	7,515,000.00	9
2020	7,515,000.00	-	50,000.00	7,465,000.00	10
2021	7,465,000.00	-	150,000.00	7,315,000.00	11
2022	7,315,000.00	-	150,000.00	7,165,000.00	12
2023	7,165,000.00	655,000.00	850,000.00	6,970,000.00	13
2024	6,970,000.00	66,000.00	690,000.00	6,346,000.00	14
2025	6,346,000.00	5,691,397.20	751,600.00	11,285,797.20	15
2026	11,285,797.20	1,200,000.00	1,065,739.72	11,420,057.48	16
2027	11,420,057.48	1,100,000.00	1,190,739.72	11,329,317.76	17
2028	11,329,317.76	-	1,020,739.72	10,308,578.04	18
2029	10,308,578.04	-	1,125,739.72	9,182,838.32	19
2030	9,182,838.32	-	1,425,739.72	7,757,098.60	20
2031	7,757,098.60	-	1,780,739.72	5,976,358.88	21
2032	5,976,358.88	-	1,835,739.72	4,140,619.16	22
2033	4,140,619.16	-	1,035,739.72	3,104,879.44	23
2034	3,104,879.44	-	1,055,739.72	2,049,139.72	24
2035	2,049,139.72	-	1,249,139.72	800,000.00	25
2036	800,000.00	-	800,000.00	-	26
		$ 38,129,834.86	$ 38,129,834.86		

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

No change in the Village's *Comprehensive Plan* is required for the implementation of the Project Plan with this Amendment #3. With the adoption of both the *General Plan for Redevelopment* and an updated *Comprehensive Plan* Vision & Directions volume in 2023, all Village plans are in full alignment with this Project Plan.

The current zoning of the property in the District is shown on Map 3. The present zoning in this TID is generally appropriate for its future development as a mixed use TID in accordance with the Village's *Comprehensive Plan* and planned land use indicators on Map 2. Some rezoning of land in the southern portion of the TID—near

the North/Main Street intersection—may be required to facilitate planned redevelopment there. Rezoning to PUD (Planned Unit Development) or other districts may be necessary or beneficial in the future to maximize redevelopment opportunities in the North/Main intersection area. Any such rezoning activities are required to be consistent with both the Village's *Comprehensive Plan* and its *General Plan for Redevelopment* under Village ordinance and Wisconsin law.

E. Estimated Non-project Costs.

Some of the projects identified in this Project Plan will benefit both TID #6 and areas outside of the District. A share of the costs attributable to the non-TID area (Non-Project Costs) will be paid through sources other than tax increments. Table 4-7 enumerates the non-TID portions of funding that will be allocated to certain infrastructure projects.

Table 4-7 – Non-Project Costs

Project Name	Location and Description	Non-TID Cost Estimate
Burton Blvd Reconstruction	Anticipated 2025 reconstruction of Burton Blvd and replace streetlights due to deterioration.	$490,520
Highway V bridge	2016 bridge reconstruction project along Highway V over Yahara River, including relocation of utilities.	$1,381,000 Completed
Stevenson Street Reconstruction	Anticipated 2025 roadway reconstruction project, from Highway V to the DeForest Dog Park	$388,172
Total Estimated Non-Project Costs		$3,466,750

F. Potential Relocation

It is anticipated that there may be displaced persons from some of the redevelopment project activities as currently contemplated. If projects causing displacement of individuals or businesses are pursued, the Village will prepare and obtain approval of a relocation plan as required by law, and will provide relocation assistance and payments as outlined in the approved plan.

VI. PROMOTION OF ORDERLY DEVELOPMENT IN THE VILLAGE

This Project Plan continues to promote the orderly development of the Village by advancing the following priorities within the Village's *Comprehensive Plan*, last updated in 2023:

- Promote an orderly, sequential pattern of land use and community development in order to ensure that the provision of public services, roads, and utilities keep pace with development.
- Develop much of the TID #6 area as the DeForest Business Park northern expansion area, providing jobs for local residents and enhancing the Village's tax base.

- Attract new businesses in diverse industries and promote and assist existing DeForest businesses.
- Proactively work to retain existing businesses and help them grow.
- Maintain the function and condition of existing roadways.
- Recruit targeted businesses and industries that provide good jobs and high tax base per acre.
- Expand bicycle, pedestrian, and transit options.
- Support more housing for DeForest's seniors and workforce.
- Advance revitalization in the Village's downtown and other redevelopment areas identified and detailed in the Village's 2023 *General Plan for Redevelopment*.

VII. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to §66.1105(5)(b), Wis. Stats. the Village estimates that approximately 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

Appendix A: Taxing Jurisdiction Correspondence

VILLAGE OF DEFOREST

120 S. STEVENSON STREET
DEFOREST, WI 53532
PHONE (608) 846-6751
WWW.VI.DEFOREST.WI.US

June 28, 2024

Ms. Jamie Kuhn, Executive
Dane County
210 Martin Luther King Blvd.
Madison, WI 53703

Dr. Rebecca Toetz, Superintendent
DeForest Area School District
500 S. Cleveland Avenue
DeForest, WI 53532

Madison Area Technical College
Attn: Dr. Jack E. Daniells, III, President
3550 Anderson Street
Madison, WI 53704

Ms. Gail Lovick, School Board President
DeForest Area School District
500 S. Cleveland Avenue
DeForest, WI 53532

Ms. Cahill-Wolfgram, President
Village of DeForest
124 Meadow Lane
DeForest, WI 53532

Mr. Tom Hovel, President
Madison Metropolitan Sewerage District
1610 Moorland Road
Madison, WI 53713

Re: TID #6 – Amendment of TID, Village of DeForest, Wisconsin

Dear Governmental Officials:

The Village of DeForest is proposing to amend Tax Incremental District No. 6 (TID #6). The purposes of amending the TID are as follows:

- The proposed amendment for TID #6 will remove certain public infrastructure projects, add an additional street reconstruction project, update cost estimates for certain remaining public projects, allocate additional funds for property acquisition for redevelopment, allocate additional funds for development incentives, and update administrative, professional and financing costs. The cost of the proposed amendment in TID #6 is a $3,021,687 increase to the estimates contained in the current plan.

Details of the amendment can be found in the amended project plan. A copy of the proposed amended project plan is available and will be provided upon request at the Village Clerk's office located at the DeForest Village Hall, 120 S. Stevenson Street, DeForest, Wisconsin, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Thursday and between 7:30 a.m. and 2:00 p.m. on Friday.

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

On February 2, 2009, the DeForest Village Board adopted Resolution 2009-05 creating a standing joint review board as authorized by §66.1105(3)(g), Wis. Stats. The current members of the joint

review board will continue to serve in that capacity unless any appointing authority wishes to make a new appointment.

The public hearing before the Village Planning & Zoning Commission has been scheduled for Tuesday, July 23, 2024 beginning at 6:00 PM. Joint Review Board members are encouraged to attend the public hearing to hear any public comments on the proposed TID #6 amendment.

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

Sincerely,

VILLAGE OF DEFOREST

Bill Chang
Village Administrator

CC: Chuck Hicklin, Dane County Controller
Laurie Grigg, Madison College
Kathy Davis, DeForest Area School District
Jeff Miller, JRB Public Member
Carol Herwig, Village of DeForest Finance Director
Jim Simpson, Planning and Zoning Member
Colleen Little, Planning and Zoning Member
Doug Wierzba, Planning and Zoning Member
Jean Mancheski, Planning and Zoning Member
Justin Nagel, Planning and Zoning Member
Shannon Kellogg, Planning and Zoning Member
Lisa Streit, Planning and Zoning Member
Mike Broge, Alternate Planning and Zoning Member

Enclosure: Public Hearing Notice

Publish on July 12, 2024

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST
PROPOSED PROJECT PLAN AMENDMENT TO
TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEFOREST.

Join Zoom Meeting
https://us06web.zoom.us/j/81503194261?pwd=ZPHNAUjjQIblMoajhuMd0MTijaRjkI.1
Meeting ID: 815 0319 4261
Passcode: 582535
Phone: 1-312-626-6799
DeForest Village Hall – Commons Conference Room
July 23, 2024 at 6:00 PM
120 S. Stevenson Street, DeForest WI 53532

PLEASE TAKE NOTICE that the Planning and Zoning Commission of the Village of DeForest will conduct a public hearing at 6:00 p.m., on July 23, 2024, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District No. 6, Village of DeForest ("TID #6") as follows:

- To amend the project plan to remove project costs associated with a multi-use path along North Street; add property acquisition costs for redevelopment; add project costs for a proposed reconstruction of a segment of Stevenson Street; add funds for development incentives; and set forth other lesser budget amendments. The total proposed increase to the TID #6 project plan is approximately $3,021,687. Details can be found in the amended project plan.

Copies of the proposed amended project plan are available and will be provided upon request at the Village Clerk's office located at the DeForest Village Hall, 120 S. Stevenson Street, DeForest, Wisconsin, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Thursday and between 7:30 a.m. and 2:00 p.m. on Friday.

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed project plan amendment, by joining the meeting either in-person or via the virtual meeting link shown above. At the conclusion of the public hearing, the Commission may take action to adopt the project plan amendments as proposed or with revisions.

Alex Allon
Community Development Director

Any person with a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the DeForest Village Office at 846-6751, 120 S. Stevenson Street by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request. It is anticipated that the members of the joint review board appointed to review and approve amendments to the project plans will be in attendance at the hearing. Other members of governmental bodies, committees, commissions and boards may be present to observe and gather information in regard to the subject matter of the hearing. The only action taken will be that of the Planning & Zoning Commission.

Posted: DeForest Village Hall www.vi.deforest.wi.us

VILLAGE OF DEFOREST

120 S. STEVENSON STREET
DEFOREST, WI 53532
PHONE (608) 846-6751
WWW.VI.DEFOREST.WI.US

CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING

I, Callista Lundgren, do hereby certify that I am the duly appointed and acting Village Clerk for the Village of DeForest, Dane County, State of Wisconsin and that attached hereto is a true and correct copy of the Letter Notifying Taxing Entities of the Public Hearing Notice for TID #6 to be discussed at a Regular Planning and Zoning Commission Meeting on July 23 at 6:00 PM. I further certify that the notice was mailed to the following recipients:

✓	Jamie Kuhn	Dane County Executive	210 Martin Luther King Blvd., Room 421	Madison	WI	53703
✓	Jack E Daniels, III	Madison College, President	1701 Wright Street	Madison	WI	53704
✓	Laurie Grigg, c/o Jill Spilde	Madison College Representative, JRB Member	1701 Wright Street	Madison	WI	53704
✓	Jane Cahill Wolfgram	Village of DeForest President, JRB Member	124 Meadow Lane	DeForest	WI	53532
✓	Rebecca Toetz	DeForest Area Schools Superintendent	500 S. Cleveland St	DeForest	WI	53532
✓	Gail Lovick	DeForest Area Schools President	500 S. Cleveland St	DeForest	WI	53532
✓	Kathy Davis	DeForest Area Schools Representative, JRB Member	500 S. Cleveland St	DeForest	WI	53532
✓	Tom Hovel	Madison Metropolitan Sewerage District	1610 Moorland Rd	Madison	WI	53713
✓	Jeff Miller	JRB Member	914 Mack Ln	DeForest	WI	53532
✓	Chuck Hicklin	Dane County Controller, JRB Member	210 Martin Luther King Blvd., Room 426	Madison	WI	53703
✓	Jim Simpson	Planning & Zoning Member	205 Acker Pkwy.	DeForest	WI	53532
✓	Lisa Streit	Planning & Zoning Member	4624 Mistflower Ct	DeForest	WI	53532
✓	Colleen Little	Planning & Zoning Member	704 Cumberland Ct	DeForest	WI	53532
	Jean Mancheski	Planning & Zoning Member	625 W Mohawk Trl	DeForest	WI	53532
✓	Mike Broge	Planning & Zoning Member	405 Riverwood Bend	DeForest	WI	53532
✓	Shannon Kellogg	Planning & Zoning Member	6968 Crystal Creek Lane	DeForest	WI	53532
✓	Doug Wierzba	Planning & Zoning Member	491 Dahl Dr	DeForest	WI	53532
✓	Justin Nagel	Planning & Zoning Member	6253 John F Kennedy Dr	DeForest	WI	53532
✓	Carol Herwig	Village of DeForest Finance Director	120 S. Stevenson St	DeForest	WI	53532

Dated this 27 day of June 20 24 .

Callista Lundgren, Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this 27 day of June, 2024 the above named Callista Lundgren, Village Clerk to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public Dane County, Wisconsin
My Commission Expires: 1/31/2027

BILL CHANG NOTARY PUBLIC STATE OF WISCONSIN

VILLAGE OF DEFOREST

120 S. STEVENSON STREET
DEFOREST, WI 53532
PHONE (608) 846-6751
WWW.VI.DEFOREST.WI.US

July 30, 2024

Ms. Jamie Kuhn, Executive
Dane County
210 Martin Luther King Blvd.
Madison, WI 53703

Dr. Rebecca Toetz, Superintendent
DeForest Area School District
500 S. Cleveland Avenue
DeForest, WI 53532

Madison Area Technical College
Attn: Dr. Jack E. Daniells, III, President
3550 Anderson Street
Madison, WI 53704

Ms. Gail Lovick, School Board President
DeForest Area School District
500 S. Cleveland Avenue
DeForest, WI 53532

Ms. Cahill-Wolfgram, President
Village of DeForest
124 Meadow Lane
DeForest, WI 53532

Mr. Tom Hovel, President
Madison Metropolitan Sewerage District
1610 Moorland Road
Madison, WI 53713

Re: TID #6 – Amendment of TID, Village of DeForest, Wisconsin

Dear Governmental Officials:

On behalf of the Village of DeForest, I previously wrote to advise you the Village is proposing to amend Tax Incremental District No. 6 (TID #6). Included with that notification was a notice of public hearing on the amendment to be held before the Village's Planning & Zoning Commission on July 23, 2024. Due to a clerical error in posting of the Commission's meeting notice for July 23, the public hearing was not held and is being rescheduled.

The public hearing will now be held on Tuesday, August 27, 2024 beginning at 6:00 PM as provided in the attached notice Joint Review Board members are encouraged to attend the public hearing to hear any public comments on the proposed TID #6 amendment.

Aside from the change in the public hearing date, there are no changes in the proposed amendment, and all information regarding that amendment as outlined in my letter of June 28 remains the same. If you have any questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

VILLAGE OF DEFOREST

Bill Chang
Village Administrator

CC: Chuck Hicklin, Dane County Controller
Laurie Grigg, Madison College
Kathy Davis, DeForest Area School District
Jeff Miller, JRB Public Member
Carol Herwig, Village of DeForest Finance Director
Jim Simpson, Planning and Zoning Member
Colleen Little, Planning and Zoning Member
Doug Wierzba, Planning and Zoning Member
Jean Mancheski, Planning and Zoning Member
Justin Nagel, Planning and Zoning Member
Shannon Kellogg, Planning and Zoning Member
Lisa Streit, Planning and Zoning Member
Mike Broge, Alternate Planning and Zoning Member

Enclosure: Public Hearing Notice

Publish on August 16, 2024

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST
PROPOSED PROJECT PLAN AMENDMENT TO
TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEFOREST.

Join Zoom Meeting
https://us06web.zoom.us/j/89491087474?pwd=CWLqmWF4AaiSpU0rAgfFO0LvpF9Rmv.1
Meeting ID: 894 9108 7474
Passcode: 904885
Phone: 1-312-626-6799
DeForest Village Hall – Commons Conference Room
120 S. Stevenson Street, DeForest WI 53532

PLEASE TAKE NOTICE that the Planning and Zoning Commission of the Village of DeForest will conduct a public hearing at 6:00 p.m., on August 27, 2024, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District No. 6, Village of DeForest ("TID #6") as follows:

- To amend the project plan to remove project costs associated with a multi-use path along North Street; add property acquisition costs for redevelopment; add project costs for a proposed reconstruction of a segment of Stevenson Street; add funds for development incentives; and set forth other lesser budget amendments. The total proposed increase to the TID #6 project plan is approximately $3,021,687. Details can be found in the amended project plan.

Copies of the proposed amended project plan are available and will be provided upon request at the Village Clerk's office located at the DeForest Village Hall, 120 S. Stevenson Street, DeForest, Wisconsin, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Thursday and between 7:30 a.m. and 2:00 p.m. on Friday.

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed project plan amendment, by joining the meeting either in-person or via the virtual meeting link shown above. At the conclusion of the public hearing, the Commission may take action to adopt the project plan amendments as proposed or with revisions.

Alex Allon
Community Development Director

Any person with a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the DeForest Village Office at 846-6751, 120 S. Stevenson Street by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request. It is anticipated that the members of the joint review board appointed to review and approve amendments to the project plans will be in attendance at the hearing. Other members of governmental bodies, committees, commissions and boards may be present to observe and gather information in regard to the subject matter of the hearing. The only action taken will be that of the Planning & Zoning Commission.

Posted: DeForest Village Hall www.vi.deforest.wi.us

VILLAGE OF DEFOREST

120 S. STEVENSON STREET
DEFOREST, WI 53532
PHONE (608) 846-6751
WWW.VLDEFOREST.WI.US

CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING

I, Callista Lundgren, do hereby certify that I am the duly appointed and acting Village Clerk for the Village of DeForest, Dane County, State of Wisconsin and that attached hereto is a true and correct copy of the Letter Notifying Taxing Entities of the Public Hearing Notice for TID #6 to be discussed at a Regular Planning and Zoning Commission Meeting on August 27 at 6:00 PM. I further certify that the notice was mailed to the following recipients:

Jamie Kuhn	Dane County Executive	210 Martin Luther King Blvd., Room 421	Madison	WI	53703
Jack E Daniels, III	Madison College, President	1701 Wright Street	Madison	WI	53704
JRB Member, c/o Jill Spilde	Madison College Representative, JRB Member	1701 Wright Street	Madison	WI	53704
Jane Cahill Wolfgram	Village of DeForest President, JRB Member	124 Meadow Lane	DeForest	WI	53532
Rebecca Toetz	DeForest Area Schools Superintendent	500 S. Cleveland St	DeForest	WI	53532
Gail Lovick	DeForest Area Schools President	500 S. Cleveland St	DeForest	WI	53532
Kathy Davis	DeForest Area Schools Representative, JRB Member	500 S. Cleveland St	DeForest	WI	53532
Tom Hovel	Madison Metropolitan Sewerage District	1610 Moorland Rd	Madison	WI	53713
Jeff Miller	JRB Member	914 Mack Ln	DeForest	WI	53532
Chuck Hicklin	Dane County Controller, JRB Member	210 Martin Luther King Blvd., Room 426	Madison	WI	53703
Jim Simpson	Planning & Zoning Member	205 Acker Pkwy.	DeForest	WI	53532
Lisa Streit	Planning & Zoning Member	4624 Mistflower Ct	DeForest	WI	53532
Colleen Little	Planning & Zoning Member	704 Cumberland Ct.	DeForest	WI	53532
Jean Mancheski	Planning & Zoning Member	625 W Mohawk Trl	DeForest	WI	53532
Mike Broge	Planning & Zoning Member	405 Riverwood Bend	DeForest	WI	53532
Shannon Kellogg	Planning & Zoning Member	6968 Crystal Creek Lane	DeForest	WI	53532
Doug Wierzba	Planning & Zoning Member	491 Dahl Dr	DeForest	WI	53532
Justin Nagel	Planning & Zoning Member	6253 John F Kennedy Dr	DeForest	WI	53532
Carol Thompson	Village of DeForest Finance Director	120 S. Stevenson St.	DeForest	WI	53532

Dated this 30 day of July 20 24.

Callista Lundgren, Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this 30 day of July, 2024 the above named Callista Lundgren, Village Clerk to me known to be the person who executed the foregoing instrument and acknowledge the same.

Joell Heiman

Notary Public Dane County, Wisconsin
My Commission Expires: 10/25/2026



Appendix B: Proofs of Publication

Affidavit - Proof of Publication

STATE OF WISCONSIN } **SS.**
Dane County

Jennifer Noble being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Sun Prairie Star, SunPrairieStar.com SPS**, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

06/14/24

Publishing Fees: **$49.73**

Signature:

Jennifer J Noble

Subscribed and sworn to before me this **25th day of June, A.D. 2024**

Notary Public

Mary Jo Currie

My Commission Expires: 12-16-26

MARY JO CURRIE
Notary Public
State of Wisconsin

Ad ID: 0

VILLAGE OF DEFOREST
NOTICE OF JOINT REVIEW BOARD MEETING Tuesday June 25, 2024 at 11:00 am ZOOM https://us06web.zoom.us/j/82165711104 Meeting ID: 821 6571 1104 Phone: (312) 626-6799

NOTICE IS HEREBY GIVEN, that the Village of DeForest Joint Review Board (JRB) will hold a meeting on June 25, 2024 at 11:00 am virtually via Zoom. The purpose of this meeting is for the JRB to review the Annual Report for DeForest Tax Incremental Districts Nos. 2-9. The meeting is open to the public via the link above.
The JRB will also hold an initial meeting regarding a proposed amendment to Tax Incremental District No. 6, Village of DeForest, at the above time and place. The purposes of the meeting will be to obtain information and discuss the proposed amendment to the district project plan, and the Board may take action with respect to selection of a chairperson and public member if requested by any member. The Board will also set a date, time and location for a meeting to take action on the proposed amendment to the district noted above if approved by the Village Board.
Copies of the TID Annual Report(s) are available for review in the Village Clerk's Office located at the DeForest Village Hall, 120 S Stevenson Street and copies will be provided upon request.
Dated this 6th day of June 2024
Callista Lundgren
Village Clerk
Publication Dates: June 14, 2024
Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the DeForest Village Office at 846-6751, 120 S. Stevenson Street by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request. Wisconsin Statutes require all agendas for committee, commission and Board meetings to be posted 24 hours prior to the meeting date and time. Other members of governmental bodies, committees, commissions and boards may be present to observe and gather information in regard to the agenda items as listed. The only action taken will be that of the Joint Review Board members present. PUB. Star;
June 14, 2024
WNAXLP

Affidavit - Proof of Publication

STATE OF WISCONSIN } SS.
Dane County

Jennifer Noble being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Sun Prairie Star, SunPrairieStar.com SPS**, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

08/16/24

Publishing Fees: **$67.30**

Signature:

Subscribed and sworn to before me this **16th day of August, A.D. 2024**

Notary Public

My Commission Expires: 12-16-26

MARY JO CURRIE
Notary Public
State of Wisconsin

Ad ID: 0

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST
PROPOSED PROJECT PLAN AMENDMENT TO TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEFOREST.
Join Zoom Meeting
https://us06web.zoom.us/j/89491087474?pwd=CWLqmWF4AaiSpU0rAqfFO0LvpF9Rmv.1
Meeting ID: 894 9108 7474
Passcode: 904885
Phone: 1-312-626-6799
August 27, 2024 at 6:00 PM
DeForest Village Hall – Commons Conference Room
120 S. Stevenson Street,
DeForest WI 53532

PLEASE TAKE NOTICE that the Planning and Zoning Commission of the Village of DeForest will conduct a public hearing at 6:00 p.m., on August 27, 2024, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District No. 6, Village of DeForest ("TID #6") as follows:

- To amend the project plan to remove project costs associated with a multi-use path along North Street; add property acquisition costs for redevelopment; add project costs for a proposed reconstruction of a segment of Stevenson Street; add funds for development incentives; and set forth other lesser budget amendments. The total proposed increase to the TID #6 project plan is approximately $3,021,687. Details can be found in the amended project plan.

Copies of the proposed amended project plan are available and will be provided upon request at the Village Clerk's office located at the DeForest Village Hall, 120 S. Stevenson Street, DeForest, Wisconsin, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Thursday and between 7:30 a.m. and 2:00 p.m. on Friday.

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed project plan amendment, by joining the meeting either in-person or via the virtual meeting link shown above. At the conclusion of the public hearing, the Commission may take action to adopt the project plan amendments as proposed or with revisions

Alex Allon
Community Development Director

Any person with a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the DeForest Village Office at 846-6751, 120 S. Stevenson Street by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request. It is anticipated that the members of the joint review board appointed to review and approve amendments to the project plans will be in attendance at the hearing. Other members of governmental bodies, committees, commissions and boards may be present to observe and gather information in regard to the subject matter of the hearing. The only action taken will be that of the Planning & Zoning Commission.

PUB. Star;
August 16, 2024
WNAXLP

Appendix C: Joint Review Board Minutes

Joint Review Board
OF THE VILLAGE OF DEFOREST
Wednesday September 4, 2024 9/4/2024 11:00:00 AM
Zoom
https://us06web.zoom.us/j/84886454766
Meeting ID: 848 8645 4766 Phone: (312) 626-6799

MINUTES

1. Call to Order

- Chairperson Jane Cahill-Wolfgram called the meeting to order at 11:04 a.m.

2. Roll Call

- Members Present:
  - Jane Cahill-Wolfgram (Village of DeForest)
  - Laurie Grigg (Madison College)
  - Kathleen Davis (DeForest Area School District)
  - Adam Gallagher (Dane County)
- Members Absent:
  - Jeff Miller (Public Member at Large)
- Also Present:
  - Bill Chang, Village of DeForest Administrator
  - Alex Allon, Village of DeForest Community Development Director
  - Carol Thompson, Village of DeForest Finance Director

3. Approval of Minutes

3.1. Minutes 9.25.2024

- Motion to approve made by Gallagher. Motion was seconded by Davis. Motion carried 4-0.

4. New Business

4.1. Resolution 2024-801: A Resolution Approving DeForest Village Board Resolution 2024-082 Approving a Third Amendment to the Project Plan for Tax Incremental District No. 6, Village of DeForest, Dane County, WI.

- Allon presented on the proposed project plan amendment to TID #6, highlighting the budgetary changes and other amendments. Grigg asked what the reason for one Village of DeForest Trustee's vote in opposition to the approving resolution was. Allon indicated that he did not know. Chairperson Cahill-Wolfgram indicated that typically the individual who voted no is opposed to the use of Tax Incremental Financing as an incentive mechanism.
- Motion to approve Resolution 2024-801 was made by Gallagher. Motion was seconded by Grigg. Motion carried 4-0.

5. Any other business that lawfully comes before the Joint Review Board

- No other business was discussed.

6. Adjourn

- Motion to adjourn was made by Davis. Motion was seconded by Gallagher. Motion carried 4-0. Meeting adjourned at 11:13 a.m.

Any person who has a qualifying disability as defined by the ADA that requires the meeting or materials at the meeting to be in an accessible location or format should contact the Village Office no later than Wednesday prior to the meeting. Office hours are 7:30 a.m. to 4:30 p.m. Monday through Thursday and 7:30 a.m. to 2:00 p.m. on Friday or call 846-6751.

Other members of governmental bodies, committees, commissions and boards may be present to observe and gather information in regards to the agenda items as listed. The only action taken will be that of the DeForest Joint Review Board.

Posted: DeForest Village Hall WWW.VI.DEFOREST.WI.US

Appendix D: DeForest Planning & Zoning Commission Minutes

Planning and Zoning Commission
Tuesday August 27, 2024 6:00 PM
Minutes

1. **Call to Order and Roll Call.** Present at roll call: Jim Simpson, Mike Broge, Shannon Kellogg, Lisa Streit, Doug Wierzba, Colleen Little. Jean Mancheski and Justin Nagel was absent. Staff present: Brandi Cooper, Zoning Administrator, Alex Allon, Community Development Director, Mark Roffers, Village Planning Consultant, and Rachel Covey, Community Development Administrative Assistant

2. **Pledge of Allegiance.**

3. **Approval of Minutes.**
   3.1. July 23, 2024
   3.2. August 12, 2024

   Motion to approve both sets of minutes by Little. Seconded by Kellogg. Motion carried 6-0.

4. **Appearances before the Commission.** None

5. **Action/Recommendation**

   5.1. Discussion and recommendation on a Board ordinance approving a certified survey map combining approximately 26.4 acres of land located east of Hickory Lane, Parcels #0909-242-2021-1, 0909-242-2032-1, and a portion of vacated Linde Lane.

   Cooper reminded the Commission that back in June it recommended to Village Board that a portion of Linde Ln be vacated east of Hickory Ln. The applicants now have brought forth a CSM to be approved and recorded now that Linde Ln has been vacated. The new CSM will combine the newly vacated portion of Linde Ln and two existing parcels.

   A large drainage easement is currently located through the middle of the lot. The applicant has requested a release of this easement from the Drainage District, which was approved and awaiting final signatures from the district.

   There is a condition for an additional five feet of right of way on the eastern side of Hickory Ln. be dedicated to the Village to comply with the future transportation map of the Village' Comprehensive Plan. Any land dedicated to the Village requires Village Board approval following a Commission, which is why the Commission is being asked to act on a recommendation of the CSM (and not offer approval).

   Cooper also pointed out the potential wetland on east end of the parcel. One requirement before any building permits can be issued will be a wetland delineation for the site. This will ensure that proper setbacks are implemented from any wetlands as recommended by CARPC policy.

   Streit asked if the commission wanted to specifically put the 75 feet wetland setback in the approval conditions.

Ron Trachtenberg, attorney for the property owner, informed the Commission that the reason they did not want to delineate the wetland at this time is because the property may not be developed for some time. A wetland delineation is only good for five years. Further, at such time, the setback policy may be different than the current 75 feet.

Motion by Broge to recommend that the Village Board approve the CSM subject to the following conditions:

1. Prior to the addition of Village signature on the CSM, the applicant shall:
   a. Provide a recorded easement release from Drainage District 22 for its removal of the recorded drainage easement and note its release on the CSM, or indicate the location and dimensions of that drainage easement on the CSM.
   b. Provide a recorded easement release for the sewer easement and add notation to CSM referencing release, or indicate the location and dimensions of that drainage easement on the CSM.
2. Prior to issuance of any early start and/or building permits, a professional wetland delineation is required, and all State, regional, and local rules regarding wetland disturbance and setbacks shall be followed.
3. The CSM shall be recorded within 180 days of Village Board approval or such approval shall be null and void.

Seconded by Streit. Motion carried 6-0.

5.2. Public Hearing on a proposal to rezone the northern approximately 24.38 acres of Parcel 0910-313-9845-1 (excluding proposed public rights-of-way) from the B-2 General Business district to a combination of the PUD Planned Unit Development and C-1 Conservancy districts, and to consider a PUD Preliminary Development Plan, in order to facilitate a proposed multiple-family residential development west of US Interstate 39/90/94 and north of Dalmore Drive.

Simpson opened the public hearing at 6:14 PM.

Roffers let the Commission know that Continental Properties is looking to rezone to the Planned Unit Development district, and along with that submit a Preliminary Development Plan that would specify the development mix and layout on the lands to be rezoned. This would be done as a recommendation to the Village Board.

Simpson asked if Roffers wanted to highlight any changes since the last time Continental presented. Roffers noted that there have been efforts to improve access to and around the property. This is to improve public safety and general access to and through the property. The applicants have also worked to produce a solid stormwater plan, which has resulted in some layout adjustments and a large basin west of the Tierney Crossing extension.

Katie Skelton and Henry Houden from Continental Properties Company, Inc. overviewed of the proposal.

Simpson closed the public hearing at 6:25 PM.

5.3. Discussion and recommendation on a Board ordinance to rezone the northern approximately 24.38 acres of Parcel 0910-313-9845-1 (excluding proposed public rights-of-way) from the B-2 General Business district district to a combination of the PUD Planned Unit Development and C-1 Conservancy districts, and to consider a PUD Preliminary Development Plan, in order to facilitate a proposed multiple-family residential development west of US Interstate 39/90/94 and north of Dalmore Drive.

Simpson opened the item for discussion.

Broge asked for clarification on what the vehicle maintenance area will include. Skelton informed him that the vehicle care center would be for vacuuming and washing vehicles, but not repairs or maintenance like oil changes.

Broge asked about police and fire concerns and if those were addressed. Roffers mentioned that the fire concerns included whether the ladder truck could negotiate its way through the development, which the applicant has provided an exhibit to verify. Fire also is interested in internal fire suppression among other matters that are addressed with detailed plans. Police concerns have decreased with the increased public roads and private access to and through the development, including through a recommended condition in the proposed PDP approval ordinance. Police will only patrol public streets; they will not go onto private roads/driveways. There are lingering concerns related to the size of the development and distance from the Police Station.

Broge also asked if the stormwater basins would be fenced. Roffers replied that he did not believe they would be fenced. The location of the basins are relatively remote from the residences.

Streit asked if the road widths are still 1.5 cars wide. Roffers explained that each of the roads and drives will be at least 24 feet in width. This will provide space for two cars going opposite ways to pass each other.

Simpson asked if the two public roads will temporarily end in a cul de sac bulb or a hammerhead turnaround. Roffers replied that subdivision ordinance does require at least the hammerhead turnaround.

Simpson suggested that some of the driveways look wider than they need to be, particularly near the north end of the development. Sketon mentioned that this area is being reviewed by the project engineer again. Final engineering plans should address that concern.

Roffers would like to make a slight change in one recommended condition in the draft rezoning/PDP ordinance being requested for recommendation to the Village Board. AHe asked that the words "variations of" removed from section 3, condition 5.

Motion by Broge, seconded by Wierzba, to recommend Village Board approval of the rezoning of the subject site to PUD and C-1, as indicated in the draft Village Board ordinance included in the Commission packet, and approval of a Preliminary Development Plan, provided that prior to the submittal of an FDP for the PUD, the applicant shall amend and resubmit the PDP document as follows:

1. Include the Village Board approval date, page numbers, and all maps including the

submitted Open Space Exhibit.

2. Under Section B, amend the 5th sentence to read: "Regardless of owner, the project will be staffed with a professional management team that will have offices in the on-site clubhouse, and 24/7 accessibility from tenants."
3. Also under Section B, generally indicate the proposed plan for resident security (on site and in buildings) and a coordination strategy with the Village of DeForest Police Department in event of need for public police support, with indication that such information will be detailed in the Final Development Plan ("FDP").
4. Under Section C, amend the 3rd-5th sentences to read: "The 22.31 acres of Area A east of Tierney Crossing will be zoned PUD and the 2.07 acres of Area A west of Tierney Crossing will be zoned C-1 Conservancy (and is therefore not regulated by this PDP). Areas B and C will be retained by the seller, not rezoned as a part of this proposal, and also not subject to this PDP. At time of writing, all of Areas A, B, and C were zoned B-2 General Business zoning district."
5. Under Section C, amend the sentence that crosses over PDP pages 2 and 3 to read: "Exterior materials will include glass; fiber cement board and batten, lap, and flat panel siding; and stone veneer or queen brick near the foundations. Vinyl siding will not be used."
6. Under Section C, amend the sentence that reads "The architectural elevations include 26.3% decorative materials" to "Masonry and windows will comprise 26.3% of the combined building wall area for each residential and clubhouse building with fiber cement siding and doors comprising most of the remainder, except that masonry and windows will comprise at least 35% of the public and private road-facing elevations of Buildings 1-6, 8, and the clubhouse building facing Tierney Crossing."
7. Under Section E.7, indicate that the clubhouse will have one façade sign (rather than 3).
8. Under Section F, change "Multiple-Family Residential home occupations, with accessory support facilities (e.g. clubhouse)" to "Multiple-Family Residential, accessory support facilities (e.g., clubhouse), Home Occupations (subject to Chapter 15 rules)."
9. Under Section G, amend the 2nd bullet to read: "The percentage of exterior building walls to be surfaced with masonry or windows is estimated at 26.3%, with most of the remainder to be surfaced with durable composite material siding. Continental seeks flexibility to the extent that this material mix may not meet the RM-4's 35% decorative material standard, as "decorative" is determined by the Planning and Zoning Commission."
10. Under Section G, amend the 3rd bullet to read: "Buildings 2 and 3, near the southwest corner of the PUD, may approach a 20 foot setback from the proposed south lot line, which may be less than the associated setback in the RM-4 district depending on interpretation. The exact setbacks of these buildings will be determined after final engineering and specified in the FDP."
11. Under Section G, amend the 1st sentence on the 7th page to read: "The developer does not propose any other ordinance variations. The FDP will include final architectural plans and variations; selections for exterior and interior materials, systems, and fixtures; detailed site and engineering plans for on-site and off-site improvements; and detailed landscaping, on-site snow storage, lighting, bike/ped facilities, and other plans and details."

P&Z Minutes 8.27.2024

12. Under Section G, add the following sentence: "The FDP will include a long-term project maintenance plan and funding mechanism for carrying out that plan; details for on-site management, maintenance, and security; and a plan for coordination with public police and fire departments in event of incident or emergency."
13. In Exhibit A, provide a direct private driveway connection to the eastern north-south public road from the paved area between buildings 8 and 10, reconcile the density calculation in the site information table with density information provided in Section C of the PDP narrative, and include a revised plan date. Update other exhibits with overlapping features accordingly.

Motion carried 6-0.

Roffers left the meeting.

5.4. Public Hearing on proposed project plan amendments to Tax Incremental District No. 6, Village of DeForest.

Simpson opened the public hearing at 6:42 PM.

Allon let the Commission know that its job tonight is to make sure the plan amendment is feasible and conforms with our Comprehensive Plan and Redevelopment Plan. The amendment should also promote the goals of TID No. 6. Allon went on to note that this TID is approaching an expenditure period deadline of October 2025. Items proposed to be removed via this plan amendment include infrastructure projects that will no longer take place. A proposed addition to the plan includes redevelopment incentives. Overall, the project budget would increase from just under $25 million to just under $28 million.

Simpson closed the public hearing at 6:45 PM.

5.5. Discussion and action on a resolution to amend the Project Plan for Tax Incremental District No. 6, Village of DeForest.

Simpson asked if there is a limit of how many times you can amend a plan pertaining to a TID and how many times you can change a boundary. Allon said you can change a boundary four times but he is not aware of any limit of how many times you can amend a plan for a TID.

Allon went over some of the highlights of what the proposed funds may be spent on and what is proposed to be removed from the plan.

Motion by Little to approve Resolution 2024-912, recommending and approving proposed project plan amendments to Tax Incremental District No. 6, Village of DeForest. Seconded by Kellogg. Motion carried 6-0.

6. Presentation/Discussion. – None

7. Any Other Business That Lawfully Comes Before the Village of DeForest Planning and Zoning Commission

7.1. Chair's Report-Simpson gave an update on recent Village Board items.
7.2. Staff Report-Allon let the Commission know that there is a housing workshop on September 26, 2024.

7.3. Site Plan Approvals - None
7.4. CSM Approvals - None
7.5. Development Process and Enforcement Suggestions - None
7.6. Next Meeting Date:
7.6.1. September 24, 2024

8. **Adjourn.** Motion to adjourn by Little. Seconded by Kellogg. Motion carried 6-0. Adjourned at 6:58 PM.

P&Z Minutes 8.27.2024

Appendix E: Planning & Zoning Commission Resolution Authorizing Amendment to Tax Incremental District No. 6

VILLAGE OF DEFOREST
PLANNING AND ZONING COMMISSION

RESOLUTION 2024-912

A RESOLUTION APPROVING AND RECOMMENDING A THIRD AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEFOREST.

WHEREAS, the Village Board of DeForest, Wisconsin created Tax Incremental District No. 6, Village of DeForest ("TID #6"), which was approved by the Joint Review Board on October 7, 2010; and

WHEREAS, the Village Board and Joint Review Board have approved two prior amendments to the approved project plan for TID #6 ("TID #6 Project Plan"), with the most recent amendment having been approved by the Joint Review Board on October 6, 2022; and

WHEREAS, the Planning and Zoning Commission ("Commission") has the legal responsibility for the planning of TID #6; and

WHEREAS, the Commission has determined that certain further amendments to the TID #6 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #6; and

WHEREAS, the Commission caused notice of a public hearing on the proposed third amendment to the TID #6 Project Plan, published as a Class 1 notice in the DeForest Times-Tribune on August 16, 2024 and provided directly to the overlying taxing jurisdictions; and

WHEREAS, pursuant to the published notice, the Commission held a public hearing commencing at 6:00 p.m. on August 27, 2024; and

WHEREAS, after considering the comments and suggestions submitted at such hearing, the Commission has determined that the proposed TID #6 Project Plan Amendment #3, as set forth in Exhibit A, is feasible, conforms to the Village's Comprehensive Plan, and will serve to promote the intent and goals for which TID #6 was created.

NOW, THEREFORE, BE IT RESOLVED, that the TID #6 Project Plan Amendment #3, attached hereto as Exhibit A, is hereby adopted and recommended for approval by the DeForest Village Board.

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

Adopted this 27th day of August, 2024.

Attest: _____
Brandi Cooper, Zoning Administrator

_____
James Simpson, Chairperson

Vote: 6-0

Appendix F: Village Board Resolution Creating and Approving Amendment to TID Project Plan No. 6

RESOLUTION 2024-082

A RESOLUTION APPROVING A THIRD AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEFOREST, WISCONSIN.

WHEREAS, the Village Board created Tax Incremental District No. 6, Village of DeForest ("TID #6"), which was approved by the Joint Review Board on October 7, 2010; and

WHEREAS, the Village Board and Joint Review Board have approved two prior amendments to the approved project plan for TID #6 ("TID #6 Project Plan"), with the most recent amendment having been approved by the Joint Review Board on October 6, 2022; and

WHEREAS, the Planning and Zoning Commission ("Commission") has determined that certain further amendments to the TID #6 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #6; and

WHEREAS, following a public hearing on August 27, 2024 as required by law, the Commission adopted its Resolution 2024-912, finding that the proposed TID #6 Project Plan Amendment #3, as set forth in Exhibit A, is feasible, conforms to the Village's Comprehensive Plan, and will serve to promote the intent and goals for which TID #6 was created, adopted the Project Plan Amendment, and recommended its approval by the Village Board; and

WHEREAS, the Village Board has reviewed the proposed amendment as approved by Resolution 2024-912 and accepts the recommendation of the Commission;

NOW, THEREFORE, BE IT RESOLVED that the DeForest Village Board makes the following findings with respect to the proposed amendments as adopted by Planning & Zoning Commission Resolution 2024-912:

1. The project plan, as amended, is feasible;

2. The plan, as amended, is in conformity with the master plan of the Village of DeForest; and

BE IT FURTHER RESOLVED, that the proposed amendments to the project plan as adopted by Commission Resolution 2024-912 and attached hereto as Exhibit A are hereby approved and the project plan for TID #6, Village of DeForest, Wisconsin is hereby so amended.

ADOPTED at a regular meeting of the Village Board this 3rd day of September, 2024.

Jane Cahill Wolfgram
Village President

Attest: Callista Lundgren
Callista Lundgren, Village Clerk

Date Adopted: 9.3.24 Vote: 6-1
Trustee Landgraf voted no

Appendix G: Joint Review Board Approval of Amendment to TID No. 6

VILLAGE OF DEFOREST
JOINT REVIEW BOARD

RESOLUTION 2024-801

A RESOLUTION APPROVING DEFOREST VILLAGE BOARD RESOLUTION 2024-xxx APPROVING A THIRD AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEFOREST, DANE COUNTY, WI.

WHEREAS, §66.1105(4)(h), Wis. Stats. requires that a Joint Review Board convened pursuant to §66.1105(4m), Wis. Stats. review and approve a proposed amendment to a project plan for a tax incremental district; and

WHEREAS, the Village of DeForest convened this Board as a standing joint review board as authorized by §66.1105(3)(g), Wis. Stats.; and

WHEREAS, the Board held a duly noticed meeting on June 25, 2024 prior to the public hearing on a third amendment to the project plan for Tax Incremental District No. 6, Village of DeForest (TID #6), and

WHEREAS, the Board has reviewed the public record, planning documents and resolutions adopted by the Planning and Zoning Commission of the Village of DeForest and the Village Board of DeForest approving the amendment of the TID #6 project plan.

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

1. In the judgement of the Board, the development expected in TID #6 as described in the public records, planning documents, and resolutions identified above would not occur without the creation of a tax incremental district and the use of tax incremental financing;

2. The economic benefits of TID #6, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of improvements identified in the project plan;

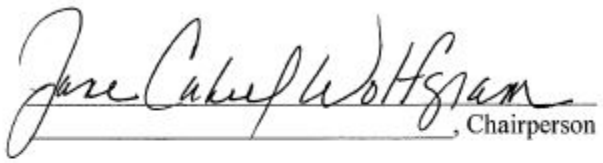
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED, that DeForest Village Board Resolution 2024-xxx approving a third amendment to the project plan for Tax Incremental District No. 6, Village of DeForest is hereby approved.

BE IT FURTHER RESOLVED, that the Village of DeForest is hereby authorized to implement the projects identified in the amended project plan without further action by this Board.

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

Adopted this 4th day of September, 2024.



_____, Chairperson

Vote: Aye: 4
Nay: 0

Appendix H: Village Attorney Opinion

REUTER, WHITISH & EVANS, S.C.
4600 American Parkway, Suite 104
Madison, Wisconsin 53718

ALLEN D. REUTER
BARBARA O. WHITISH (1953-2013)
DANIEL J. EVANS
DAVID D. RELLES
KEVIN F. MILLIKEN (Of Counsel)

TELEPHONE
(608) 250-9053

FACSIMILE
(608) 250-9054

August 28, 2024

Village Board of Trustees
Village of DeForest
120 S. Stevenson Street
DeForest, Wisconsin 53532

RE: Certification of Amended Project Plan for Tax Incremental District No. 6, Village of DeForest (Amendment No. 3)

Dear Board Members:

I have reviewed the Amended Project Plan (Amendment No. 3) for Tax Incremental District No. 6, Village of DeForest adopted by Resolution 2024-912 of the DeForest Planning & Zoning Commission on August 27, 2024 for compliance with the requirements of the Wisconsin Tax Increment Law. I find that the Project Plan, as amended, is complete and complies in all respects with the requirements for project plans set forth in §66.1105 of the Wisconsin Statutes and in particular it contains the following required information:

1. A statement as to how the creation of the Tax Incremental District promotes the orderly development of the Village.

2. A statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided by law, outside the district.

3. An economic feasibility study.

4. A detailed list of estimated project costs.

5. A description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred.

6. A map showing existing uses and conditions of real property in the district.

7. A map showing proposed improvements and uses in the district.

8. A statement addressing any proposed changes in zoning ordinances, master

(comprehensive) plan, building codes and Village ordinances.

9. A list of estimated non-project costs related to the district.

10. A statement of the proposed method for the relocation of any persons to be displaced.

Very truly yours,

REUTER, WHITISH & EVANS, S.C.

By: 
Allen D. Reuter
Village Attorney