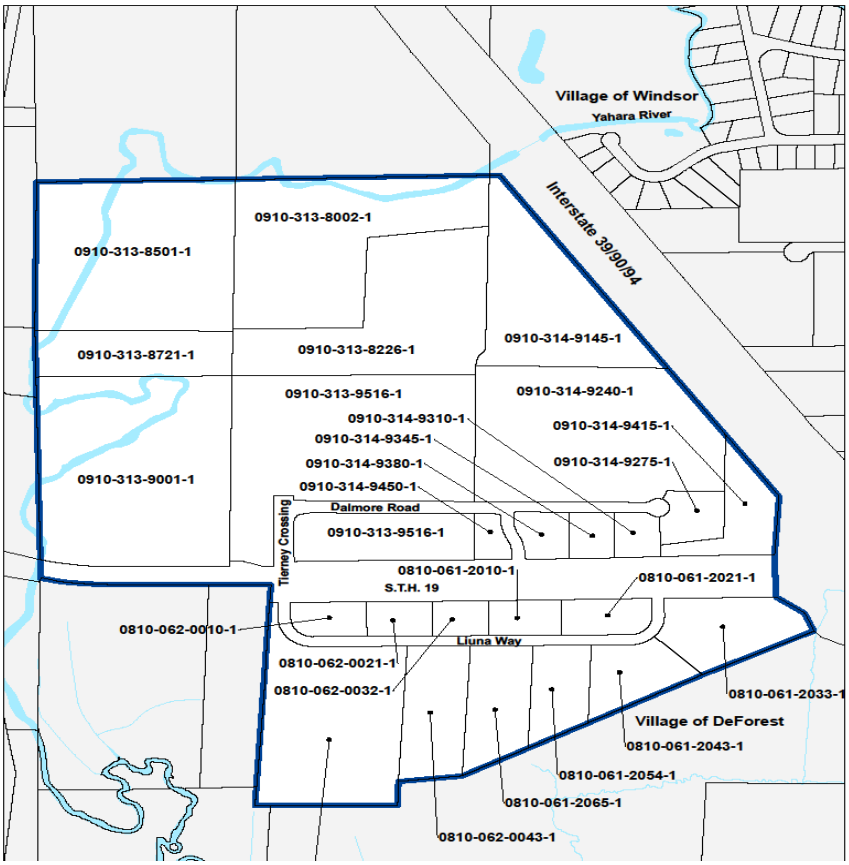
Tax Incremental District No. 8,

Village of DeForest, Wisconsin

Project Plan Amendment #1

August 7, 2018



Original Project Plan Adopted: August 15, 2017

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I. INTRODUCTION.

Tax Incremental District No. 8, Village of DeForest ("TID #8") was created on May 16, 2017 as a mixed-use district under §66.1005(4)(gm)4.a., Wis. Stats. At the time TID #8 was created, the lands within its boundaries were undeveloped agricultural lands. The District is comprised of approximately 270 acres of land located west of, and adjacent to Interstate 90/94/39 and north of, and adjacent to, STH 19.

On June 19, 2018, the Village of DeForest and the Town of Burke entered into a boundary agreement authorizing the transfer of the southern right-of-way of STH 19 west of the interstate to the Village's jurisdiction. The lands to the south of STH 19 consisting of the Union Conservancy Plat are now contiguous to TID #8 and are being added to TID #8 by this Amendment. **Map 1** depicts the TID #8 boundaries as affected by this Amendment and a legal description of the amended District boundaries is attached as Appendix A-1. All mapped wetlands are excluded from the District in accordance with §66.1105(2)(k), Wis. Stats.

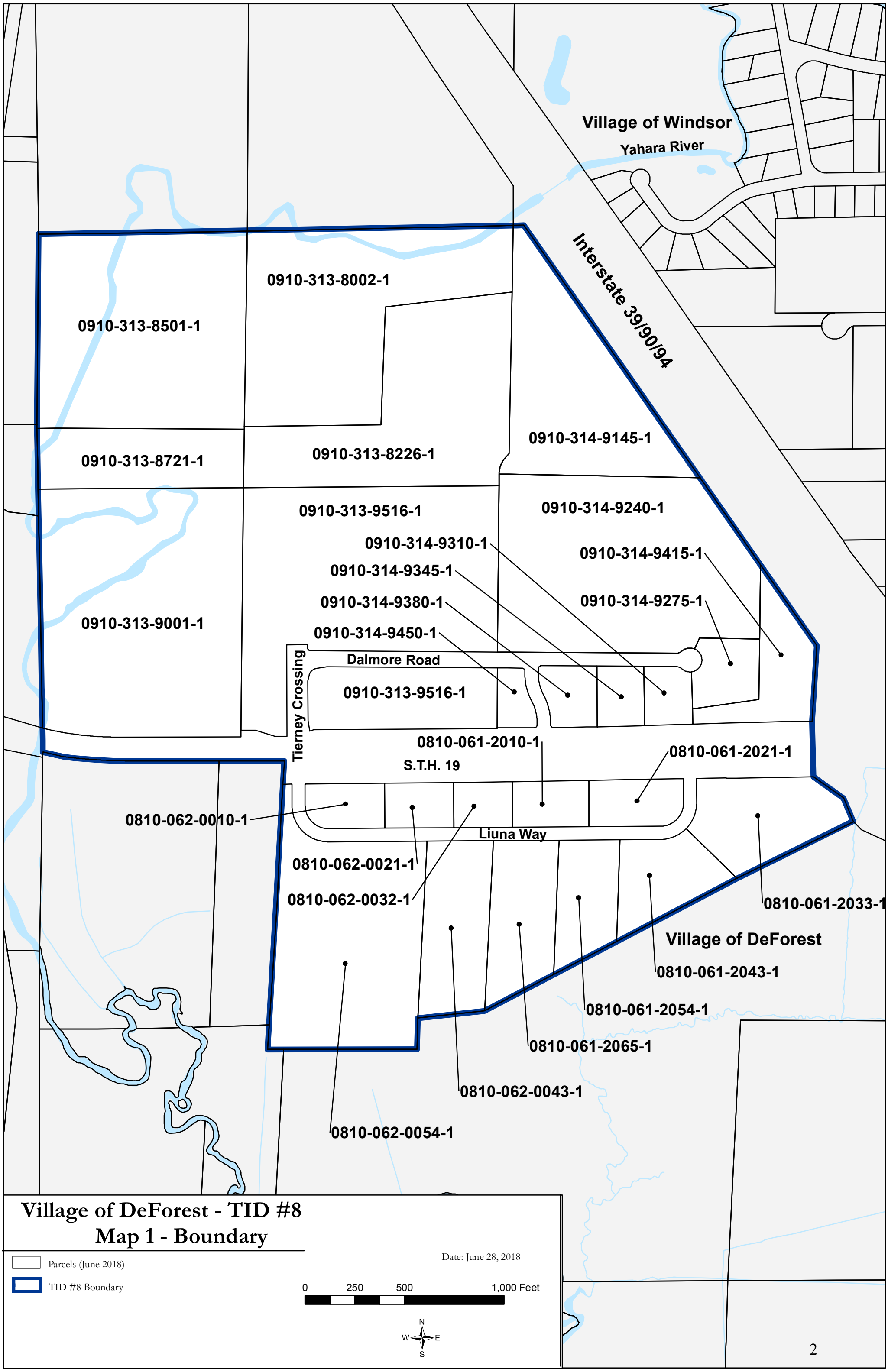
The existing uses and conditions within the TID #8 Amendment #1 remain unchanged from the time of the original Plan, except that a 218,000 ft^2 Fleet Farm retail store is under construction and is scheduled to open in October, 2018. A gas station/convenience store which is part of the same project is also planned for an October opening. The additional area added to TID #8 by this Amendment consists of a public roadway (Liuna Way) with full utility services to a single commercial building plus 10 additional vacant lots include in the Union Conservancy Park which was platted in 2008 and zoned for commercial uses since. The existing uses and conditions in TID #8 as updated and amended from the initial Project Plan are shown in **Map 2.** The zoning designations of the parcels in TID #8 have been amended to accommodate the current and planned development, and all zoning classifications are shown in **Map 3**

This Amendment modifies, but does not wholly replace, the Project Plan as previously adopted. The projects and project costs reflected in the original Plan continue as part of the Plan and are being supplemented by additional projects and project costs identified in this Amendment.

II. PROJECT COST SUMMARY.

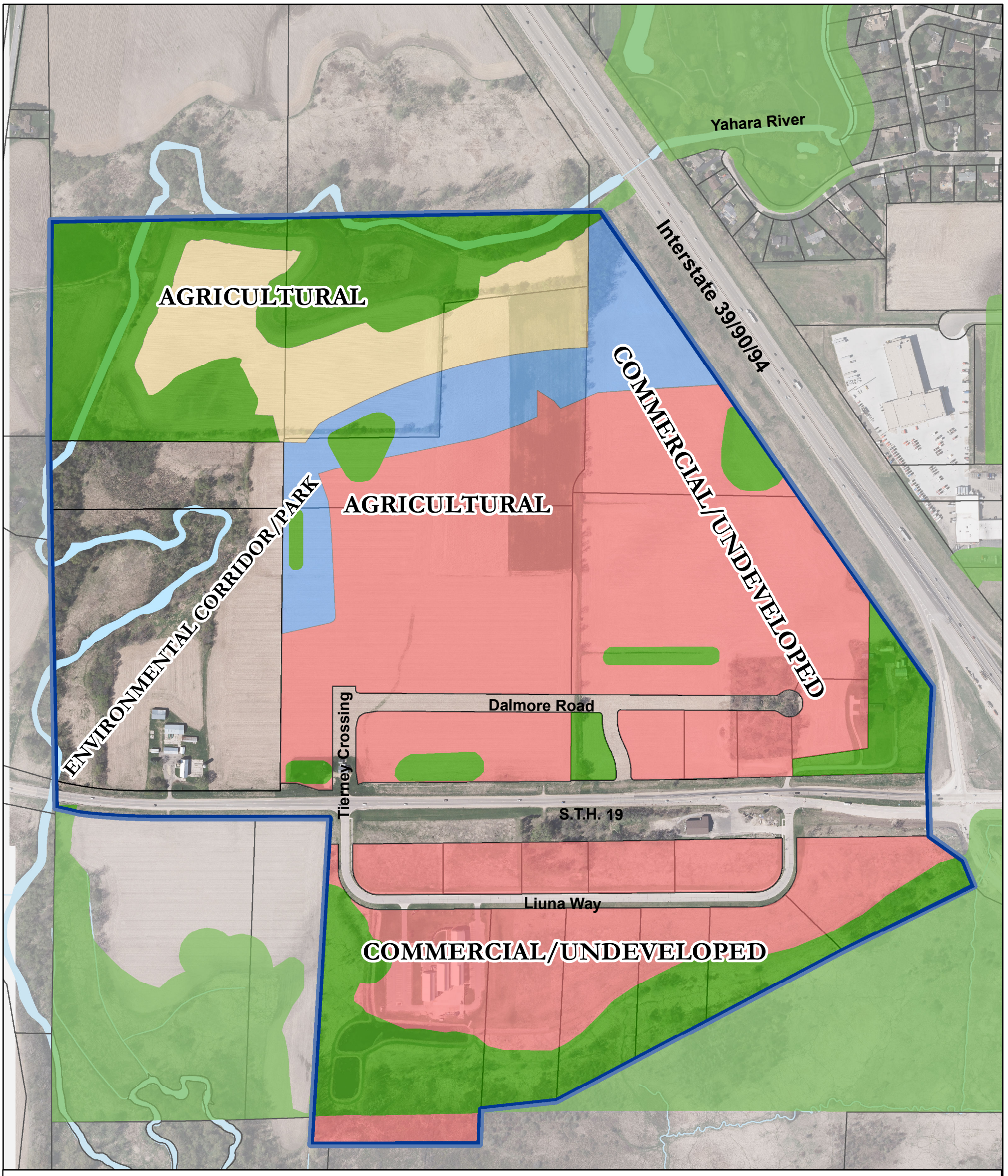
The original Project Plan contemplated total project costs of $19,760,304 of which $10,113,924 represented infrastructure costs, $2,874,800 was allocated to development incentives, $930,000 to administrative and planning costs and just over $5,841,000 to financing costs. This Amendment #1 adds an additional $671,260 in infrastructure costs to address the anticipated local share of costs to be incurred by the Wisconsin Department of Transportation (WisDOT) for planned upgrades to STH 19 through TID #8. The total for the STH 19 project costs of $1,300,000 is now shown as Project #23. Previous Project #19 Intersection A Improvements totaling $575,340 and Project #20 Intersection B Improvements totaling $53,400 have been included in the Project #23 costs. Development incentives are also increased to $3,874,800 to provide adequate funds to compete for quality development in the expanded TID #8 commercial area.

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



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Date: 7/9/2018



Village of DeForest - TID #8
Map 2 - Existing Uses and Conditions of Real Property

EXISTING LAND USE

Parcels (June 2018)

TID #8 Boundary

PLANNED LAND USE

Highway Business District
- Commercial Services
- Retail
- Hospitality
- Office

Transitional District
- Institutional
- Office
- Parks & Open Space
- Commercial Services
- Retail
- Hospitality
- Multiple Family Residential

Yahara District
- Institutional
- Office
- Parks & Open Space
- Multiple Family Residential

CARPC Environmental Corridor

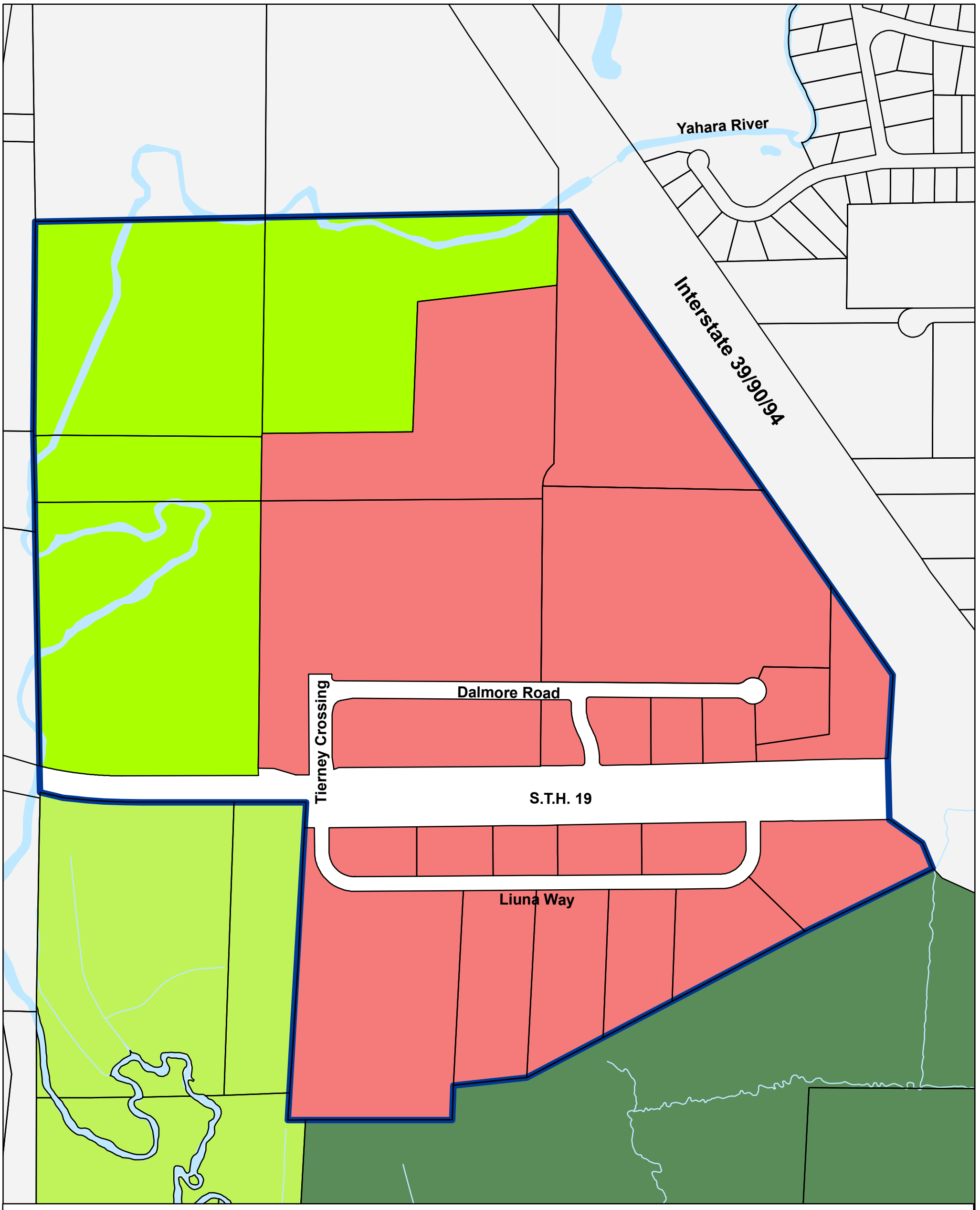
N W E S

Date: July 9, 2018

0 250 500 1,000 Feet

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Date: 7/9/2018



Village of DeForest - TID #8
Map 3 - Zoning

Date: July 9, 2018

0 250 500 1,000 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 (June 2018)

TID #8 Boundary

Document Path: R:\DeFo Mapping\ArcGIS\TIF District Mapping\TID No. 8\DeForest_TID8_Map3_Zoning.mxd

Date: 7/9/2018

III. PROJECT AMENDMENT SUMMARY.

A. Public Works and Improvements.

Table 1 of the original Project Plan addresses the specific infrastructure projects proposed for the District. The following Table 1.1 retains those same projects and adds additional projects proposed by this Amendment. The new infrastructure projects authorized by this Amendment consist of traffic improvements connected to the STH 19 reconstruction.

B. Other Project Costs.

The original Project Plan included $2,874,800 in project costs for development incentives based on the assumption that the Village would finance infrastructure directly, and incentives would be used to promote individual business developments. This Amendment increases the budget for development incentives to $ $3,874,800. While some commercial development is likely to occur along the STH 19 frontage without incentives, it is anticipated that higher quality and value development is possible only with an appropriate incentive package. Such development may exceed normal Village standards and expectations and/or provide land uses, business types, or jobs being targeted by the Village. In general, eligible uses would provide exceptional long-term benefits to the community in the Village Board's judgment.

This Plan Amendment also increases the total budget for administrative costs for the District. The original Plan anticipated $930,000 in total administrative and planning costs. This Amendment separates those costs into two categories – general administrative expenses and professional consultant costs. The size and complexity of the Fleet Farm development, including resolution of highway access issues, coordination of local and state road improvement plans, and the interplay of two separate property owners resulted in administrative expenses in 2017 that exceeded the original estimate by almost $204,000. This Amendment recognizes that continued coordination of access and development issues will require additional legal, engineering and planning services, and increases the total administrative/consultant project costs to $2,078,970.56.

The remaining category of project costs – financing expenses – is modified to reflect the revised timing and scope of anticipated borrowings. Anticipated financing costs with this Amendment are reflected in Table 2.1 below.

C. Estimated Total Project Expenditures.

With this Amendment, the Village anticipates making expenditures of approximately $20,150,653 for infrastructure-related costs, non-infrastructure development incentives and administrative, professional consulting and borrowing costs, with the goal of generating over $146,000,000 in new value increments in TID #8.

IV. SPECIFIC PROJECT PLAN COMPONENTS.

A. Kind, Number and Location of Public Improvements.

The public improvement projects contemplated by this Amendment include all projects identified in the original Plan and adds additional project costs for upgrades to STH 19 as part of the Wisconsin Department of Transportation (WisDOT) STH 19 reconstruction project planned for 2020. Preliminary designs for the project include the addition of turn lanes and other traffic improvements that exceed the design specifications approved by WisDOT before the development of TID #8. Because the need for enhancements to STH 19 are driven by the development of TID #8, WisDOT will allocate the related expense, including engineering design cost, to the Village.

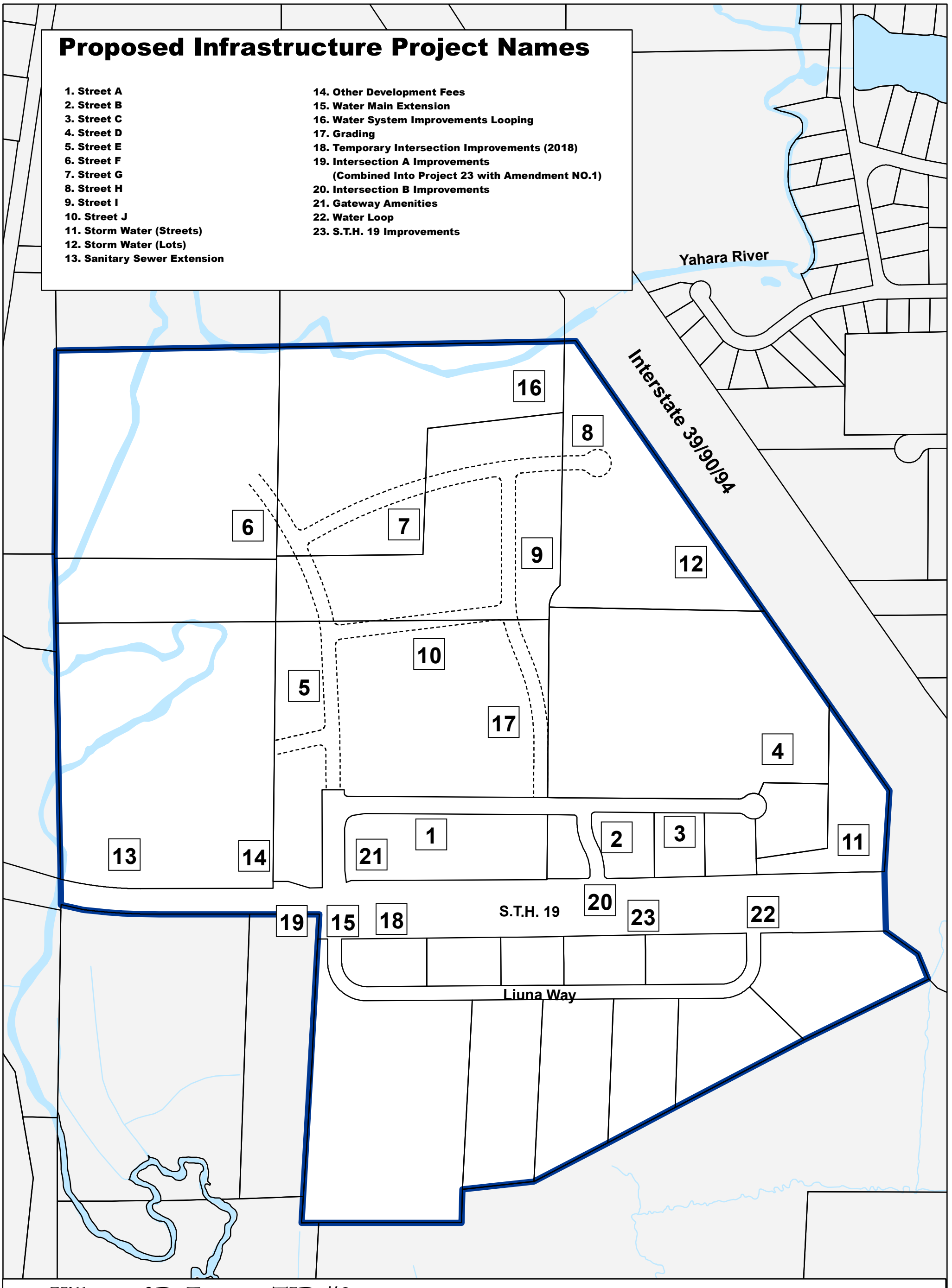
The estimated cost of each proposed public improvement project in TID #8 is listed in Table 1.1. The location of each of the public improvements contemplated by this Plan is depicted in **Map 4.**

TABLE 1.1 -- Public Improvement Project Costs.

Project Name	Linear Feet	Project Description	Cost
Project 1	1,450	Street A	$ 1,052,700
Project 2	725	Street B	$ 526,350
Project 3	725	Street C	$ 526,350
Project 4	425	Street D	$ 295,800
Project 5	1,275	Street E	$ 887,400
Project 6	280	Street F	$ 194,880
Project 7	1,020	Street G	$ 709,920
Project 8	500	Street H	$ 348,000
Project 9	1,250	Street I	$ 870,000
Project 10	850	Street J	$ 591,600
Project 11	-	Storm Water (Streets)	$ 150,000
Project 12	-	Storm Water (Regional)	$ 780,000
Project 13	-	Sanitary Sewer Extension	$ 122,904
Project 14	-	Regulatory Fees	$ 480,000
Project 15	-	Water Main Extension	$ 149,280
Project 16	-	North Water Loop	$ 252,000
Project 17	-	Grading	$ 1,000,000
Project 18	-	Temporary Intersection Improvements	$ 360,000
Project 19	0	Intersection A Improvements - Combined with Project #23 as part of Plan Amendment #1.	$ -
Project 20	0	Intersection B Improvements - Combined with Project #23 as part of Plan Amendment #1.	$ -
Project 21	0	Gateway Amenities	$ 100,000
Project 22	0	Water Loop - South	$ 88,000
Project 23	0	Highway 19 Improvements	$ 1,300,000
Total			**$ 10,785,184**

Proposed Infrastructure Project Names

1. Street A
2. Street B
3. Street C
4. Street D
5. Street E
6. Street F
7. Street G
8. Street H
9. Street I
10. Street J
11. Storm Water (Streets)
12. Storm Water (Lots)
13. Sanitary Sewer Extension
14. Other Development Fees
15. Water Main Extension
16. Water System Improvements Looping
17. Grading
18. Temporary Intersection Improvements (2018)
19. Intersection A Improvements
    (Combined Into Project 23 with Amendment NO.1)
20. Intersection B Improvements
21. Gateway Amenities
22. Water Loop
23. S.T.H. 19 Improvements



Village of DeForest - TID #8
Map 4 - Proposed Infrastructure and Related Projects

Date: July 9, 2018

0 250 500 1,000 Feet

N W E S

X Project ID Number

FUTURE ROADS

Parcels (June 2018)

TID #8 Boundary

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Date: 7/10/2018

B. Detailed Project Costs and Timing.

1. Public Infrastructure Construction.

Specific information regarding quantities of individual components of the planned public improvements is contained in the engineer's opinion on probable costs attached as Appendix B to the original Plan. Quantities and costs for the improvements added by this Amendment are included in Appendix B-1.

2. Administrative Costs.

The total project costs also include administrative costs incurred in planning, creating, administering and terminating the District. Administrative costs include Village staff time for planning, engineering, legal, audit and financial services, and the costs of public information and notices with respect to the District and this Plan. This Amendment assigns $866,445 to administrative costs including $11,445 incurred in 2017.

3. Professional Consultant Expenses.

This Amendment contemplates expenses for professional planning, engineering and legal services in the planning, creation and administration of TID #8 and for the implementation of the various projects including public improvement construction, development agreements and land divisions. A total of $1,122,525.56 is allocated for professional services, including $267,525.56 incurred in 2017.

4. Development Incentives.

This Amendment provides for up to $6,657,000 to be provided in development incentives. Development incentives will be provided to developers or individual businesses only pursuant to written development agreements providing for specified private development.

5. Financing Costs.

The public infrastructure improvements completed to date and in the future will require borrowing by the Village and later repayment through tax increments. This Amendment includes the estimated cost of that borrowing (initiation costs and interest) of $ $3,586,297.50.

Total anticipated project costs, and the projected timing of various expenditures are outlined in Table 2.1 below. Table 2.1 is based on the assumption that all project costs are paid directly by the Village, except that incentive payments will be made under "pay-as-you-go" agreements. If the opportunity arises, some public construction projects may be completed by developers and the amounts allocated for construction of that project converted to additional development incentives.

TABLE 2.1 -- Project Cost Expenditures.

Financial Date	Construction Costs (Incl. Eng.)	Administrative Costs	Outside Consultants	Incentives & TID Bond Payments	Financing Costs	Total Expenditures	TID Year
2017	$ 125,480	$ 11,445	$ 267,526	$ -	$ 450	$ 404,900	**0**
2018	$ 4,905,904	$ 45,000	$ 45,000	$ -	$ 269,648	$ 5,265,552	**1**
2019	$ 2,740,200	$ 45,000	$ 45,000	$ -	$ 232,000	$ 3,062,200	**2**
2020	$ 1,300,000	$ 45,000	$ 45,000	$ 111,200	$ 358,400	$ 1,859,600	**3**
2021	$ 1,461,600	$ 45,000	$ 45,000	$ 217,400	$ 410,400	$ 2,179,400	**4**
2022	$ -	$ 45,000	$ 45,000	$ 242,300	$ 462,000	$ 794,300	**5**
2023	$ -	$ 45,000	$ 45,000	$ 257,900	$ 434,000	$ 781,900	**6**
2024	$ 252,000	$ 45,000	$ 45,000	$ 278,800	$ 390,000	$ 1,010,800	**7**
2025	$ -	$ 45,000	$ 45,000	$ 299,700	$ 330,000	$ 719,700	**8**
2026	$ -	$ 45,000	$ 45,000	$ 320,600	$ 248,000	$ 658,600	**9**
2027	$ -	$ 45,000	$ 45,000	$ 320,600	$ 156,400	$ 567,000	**10**
2028	$ -	$ 45,000	$ 45,000	$ 320,600	$ 88,400	$ 499,000	**11**
2029	$ -	$ 45,000	$ 45,000	$ 404,200	$ 32,000	$ 526,200	**12**
2030	$ -	$ 45,000	$ 45,000	$ 293,000	$ -	$ 383,000	**13**
2031	$ -	$ 45,000	$ 45,000	$ 186,800	$ -	$ 276,800	**14**
2032	$ -	$ 45,000	$ 45,000	$ 161,900	$ -	$ 251,900	**15**
2033	$ -	$ 45,000	$ 45,000	$ 146,300	$ -	$ 236,300	**16**
2034	$ -	$ 45,000	$ 45,000	$ 125,400	$ -	$ 215,400	**17**
2035	$ -	$ 45,000	$ 45,000	$ 104,500	$ -	$ 194,500	**18**
2036	$ -	$ 45,000	$ 45,000	$ 83,600	$ -	$ 173,600	**19**
2037	$ -	$ 45,000	$ 45,000	$ -	$ -	$ 90,001	**20**
	$10,785,184	$ 911,445	$ 1,167,526	$ 3,874,800	$ 3,411,698	$ 20,150,653	

C. Economic Feasibility.

The economic forecasts contained in Tables 3.1 to 5.1. below demonstrate that this Project Plan Amendment is feasible. Conservative estimates of development values as reflected in Table 3.1 predict the creation of $146,406,938 in new value increments in TID #8, which includes $25,000,000 attributable to the Fleet Farm development. New development in TID #8 is projected to yield approximately $46,594,300 in tax increments as shown in Table 3-1. The tax increment generated is projected based on an estimated equalized mill rate of $21.00 remaining unchanged for the life of the TID. For comparison purposes, the 2017 DeForest mill rate was $21.41 on an equalized basis.

Those new tax increments will be sufficient to reimburse the estimated $23,127,453.06 in total project costs described in shown in Table 2.1, assuming 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. Development incentives will be directly tied to assured new tax base, and will generally be paid only upon completion of the development.

TABLE 3.1 – Projected Value Increments and Tax Increments.

Financial Date	Valuation Date	Construction Date	TIF Value Increment	New Development Growth	End Value	Equalized Tax Rate	TIF Increment Revenue	Cumulative	TID Year
2017	01/01/17	2016	$ -	$ -	$ -	$ 21.41	$ -	$ -	0
2018	01/01/18	2017	$ -	$ 5,200,700	$ 5,200,700	$ 21.00	$ -	$ -	1
2019	01/01/19	2018	$ 5,200,700	$ 19,799,300	$ 25,000,000	$ 21.00	$ 109,200	$ 109,200	2
2020	01/01/20	2019	$ 25,000,000	$ 6,733,302	$ 31,733,302	$ 21.00	$ 525,000	$ 634,200	3
2021	01/01/21	2020	$ 31,733,302	$ 43,936,834	$ 75,670,136	$ 21.00	$ 666,400	$ 1,300,600	4
2022	01/01/22	2021	$ 75,670,136	$ 13,272,003	$ 88,942,138	$ 21.00	$ 1,589,100	$ 2,889,700	5
2023	01/01/23	2022	$ 88,942,138	$ 28,610,514	$ 117,552,652	$ 21.00	$ 1,867,800	$ 4,757,500	6
2024	01/01/24	2023	$ 117,552,652	$ 13,722,026	$ 131,274,678	$ 21.00	$ 2,468,600	$ 7,226,100	7
2025	01/01/25	2024	$ 131,274,678	$ 10,643,760	$ 141,918,438	$ 21.00	$ 2,756,800	$ 9,982,900	8
2026	01/01/26	2025	$ 141,918,438	$ -	$ 141,918,438	$ 21.00	$ 2,980,300	$ 12,963,200	9
2027	01/01/27	2026	$ 141,918,438	$ -	$ 141,918,438	$ 21.00	$ 2,980,300	$ 15,943,500	10
2028	01/01/28	2027	$ 141,918,438	$ 4,488,500	$ 146,406,938	$ 21.00	$ 2,980,300	$ 18,923,800	11
2029	01/01/29	2028	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 21,998,300	12
2030	01/01/30	2029	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 25,072,800	13
2031	01/01/31	2030	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 28,147,300	14
2032	01/01/32	2031	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 31,221,800	15
2033	01/01/33	2032	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 34,296,300	16
2034	01/01/34	2033	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 37,370,800	17
2035	01/01/35	2034	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 40,445,300	18
2036	01/01/36	2035	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 43,519,800	19
2037	01/01/37	2036	$ 146,406,938	$ -	$ 146,406,938	$ 21.00	$ 3,074,500	$ 46,594,300	20
				$146,406,938			**$ 46,594,300**		

D. Income/Fund Balance Analysis.

Table 4.1 shows the projected cash flow and cost recovery projections of the District under this Plan Amendment assuming that all anticipated public and private improvements occur as projected. These forecasts show that after initial advances the District will be able to meet its financial obligations as they occur. These projections show that all project costs should be reimbursed through tax increments by 2030, the 11th year of the TID.

TABLE 4.1 – Cash Flow / Net Costs to Recover

Financial Date	Net Costs to Recover 1/1	Total Revenues	Total Expenditures	Net Income (Loss)	Net Costs to Recover 12/31	TID Year	Advance Balance	Net Working Cash
2017	$ -	$ 64	$ 404,900	$ (404,836)	$ (404,836)	**0**	$ 450,000	$ 45,164
2018	$ (404,836)	$ -	$ 5,265,552	$ (5,265,552)	$ (5,670,388)	**1**	$ 5,800,000	$ 129,612
2019	$ (5,670,388)	$ 112,200	$ 3,062,200	$ (2,950,000)	$ (8,620,388)	**2**	$ 8,960,000	$ 339,612
2020	$ (8,620,388)	$ 528,000	$ 1,859,600	$ (1,331,600)	$ (9,951,988)	**3**	$ 10,260,000	$ 308,012
2021	$ (9,951,988)	$ 669,400	$ 2,179,400	$ (1,510,000)	$ (11,461,988)	**4**	$ 11,550,000	$ 88,012
2022	$ (11,461,988)	$ 1,592,100	$ 794,300	$ 797,800	$ (10,664,188)	**5**	$ 10,850,000	$ 185,812
2023	$ (10,664,188)	$ 1,870,800	$ 781,900	$ 1,088,900	$ (9,575,288)	**6**	$ 9,750,000	$ 174,712
2024	$ (9,575,288)	$ 2,471,600	$ 1,010,800	$ 1,460,800	$ (8,114,488)	**7**	$ 8,250,000	$ 135,512
2025	$ (8,114,488)	$ 2,759,800	$ 719,700	$ 2,040,100	$ (6,074,388)	**8**	$ 6,200,000	$ 125,612
2026	$ (6,074,388)	$ 2,983,300	$ 658,600	$ 2,324,700	$ (3,749,688)	**9**	$ 3,910,000	$ 160,312
2027	$ (3,749,688)	$ 2,983,300	$ 567,000	$ 2,416,300	$ (1,333,388)	**10**	$ 2,210,000	$ 876,612
2028	$ (1,333,388)	$ 2,983,300	$ 499,000	$ 2,484,300	$ 1,150,912	**11**	$ 800,000	$ 1,950,912
2029	$ 1,150,912	$ 3,077,500	$ 526,200	$ 2,551,300	$ 3,702,212	**12**	$ -	$ 3,702,212
2030	$ 3,702,212	$ 3,077,500	$ 383,000	$ 2,694,500	$ 6,396,712	**13**	$ -	$ 6,396,712
2031	$ 6,396,712	$ 3,077,500	$ 276,800	$ 2,800,700	$ 9,197,412	**14**	$ -	$ 9,197,412
2032	$ 9,197,412	$ 3,077,500	$ 251,900	$ 2,825,600	$ 12,023,012	**15**	$ -	$ 12,023,012
2033	$ 12,023,012	$ 3,077,500	$ 236,300	$ 2,841,200	$ 14,864,212	**16**	$ -	$ 14,864,212
2034	$ 14,864,212	$ 3,077,500	$ 215,400	$ 2,862,100	$ 17,726,312	**17**	$ -	$ 17,726,312
2035	$ 17,726,312	$ 3,077,500	$ 194,500	$ 2,883,000	$ 20,609,312	**18**	$ -	$ 20,609,312
2036	$ 20,609,312	$ 3,077,500	$ 173,600	$ 2,903,900	$ 23,513,212	**19**	$ -	$ 23,513,212
2037	$ 23,513,212	$ 3,077,500	$ 90,001	$ 2,987,499	$ 26,500,711	**20**	$ -	$ 26,500,711
		$ 46,651,364	$ 20,150,653					

E. Timing and Methods of Financing Project Costs.

Table 5.1 outlines the timing of projected borrowing based on the assumption that the Village will finance all project costs, except for development incentives, which are expected to be developer funded. It is anticipated that both financing methods and timing of borrowings 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. The Village anticipates that financing will take one 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 may issue a municipal revenue obligation to one or more developers who provide financing for projects included in this Plan. 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 revenue obligations 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. Revenue obligations 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 5.1 -- Timing of Potential Advances.

Year	Advances Beginning	Proposed Advances	Advances Received	Scheduled Advance Payments	Advances Ending	TID Year
2017	$ -	$ 450,000	$ -	$ -	$ 450,000	**0**
2018	$ 450,000	$ 5,800,000	$ -	$ 450,000	$ 5,800,000	**1**
2019	$ 5,800,000	$ 3,160,000	$ -	$ -	$ 8,960,000	**2**
2020	$ 8,960,000	$ 1,500,000	$ -	$ 200,000	$ 10,260,000	**3**
2021	$ 10,260,000	$ 1,690,000	$ -	$ 400,000	$ 11,550,000	**4**
2022	$ 11,550,000	$ -	$ -	$ 700,000	$ 10,850,000	**5**
2023	$ 10,850,000	$ -	$ -	$ 1,100,000	$ 9,750,000	**6**
2024	$ 9,750,000	$ -	$ -	$ 1,500,000	$ 8,250,000	**7**
2025	$ 8,250,000	$ -	$ -	$ 2,050,000	$ 6,200,000	**8**
2026	$ 6,200,000	$ -	$ -	$ 2,290,000	$ 3,910,000	**9**
2027	$ 3,910,000	$ -	$ -	$ 1,700,000	$ 2,210,000	**10**
2028	$ 2,210,000	$ -	$ -	$ 1,410,000	$ 800,000	**11**
2029	$ 800,000	$ -	$ -	$ 800,000	$ -	**12**
2030	$ -	$ -	$ -	$ -	$ -	**13**
2031	$ -	$ -	$ -	$ -	$ -	**14**
2032	$ -	$ -	$ -	$ -	$ -	**15**
2033	$ -	$ -	$ -	$ -	$ -	**16**
2034	$ -	$ -	$ -	$ -	$ -	**17**
2035	$ -	$ -	$ -	$ -	$ -	**18**
2036	$ -	$ -	$ -	$ -	$ -	**19**
2037	$ -	$ -	$ -	$ -	$ -	**20**
		$12,600,000		$ 12,600,000		

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

The conformance of the Project Plan Amendment with the Village's Comprehensive Plan, is explained in the report of the Village's Planning Consultant attached as Appendix C-1. No change in the Comprehensive Plan is required for the implementation of the Project Plan with this Amendment.

The current zoning of the property in the District is shown on Map 3. The developable lands within TID #8 are now all zoned B-2 General Business which contemplates the uses intended by this Plan. No text amendments to the zoning code or other ordinances are anticipated to be necessary to allow the development as planned. No building code or other ordinance changes are anticipated.

G. Estimated Non-project Costs.

Table 6 of the original Project Plan lists the non-TID costs for the District. The project being added by this Amendment are driven solely by the development in TID #8, and no change to the non-TID costs is being made.

H. Relocation of Displaced Persons.

There will be no need to relocate any persons or businesses in conjunction with this Plan. In the event relocation becomes necessary at some time during the implementation period, and if the project is determined to be governed by the relocation laws, the Village will meet the requirements of the relocation statutes and administrative rules. Before negotiations begin for the acquisition of property any person who may be displaced as a result of the acquisition will be given a pamphlet on "Relocation Rights" approved by the Wisconsin Department of Administration. The Village will file an appropriate relocation plan and provide the relocation benefit provided in that plan.

I. Promotion of Orderly Development in the Village.

The manner in which this Amendment supports and promotes the orderly development of the Village, and the consistency of this project with the Village's existing Comprehensive Plan are discussed in detail in the report of the Village's planning consultant attached as Appendix C-1.

V. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS.

Pursuant to §66.1105(5)(b), Wis. Stats. the Village estimates that approximately 50% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

APPENDIX A
TID #8 Boundary Description

The Southwest Quarter and Part of the Southeast Quarter of Section 31, Township 9 North, Range 10 East, and part of the Northeast Quarter and the Northwest Quarter of Section 6, Township 8 North, Range 10 East, Village of DeForest, Dane County, Wisconsin more particularly described as follows:

Beginning at the Southwest Corner of said Section 31;

thence along the West line of the SW1/4 of Section 31, N00°57'31"E, 1531.77 feet;

thence continuing along the West line of the SW1/4 of Section 31, N01°35'07"W, 1022.46 feet to the West Quarter Corner of Section 31;

thence along the North line of the SW1/4 of Section 31, N89°34'53"E, 2353.03 feet to the Center of Section 31;

thence along the North line of said SE1/4 of Section 31, N89°11'45"E, 48.85 feet to the westerly right-of-way of Interstate 39-90-94;

thence along the said westerly right-of-way of Interstate 39-90-94, S34°59'24"E, 2607.34 feet;

thence along the said westerly right-of-way of Interstate 39-90-94, S03°54'47"W, 372.43 feet to the Northerly right-of-way of STH 19;

thence S00°49'27"E, 124.80 feet to the South line of said Section 31;

thence S04°12'43"E, 163.60 feet to the south right-of-way line of STH 19 and the northeasterly corner of Lot 6 of Union Conservancy Place;

thence S54°50'36"E, along the northeasterly line of said Lot 6, 185.02 feet to the westerly right-of-way of Interstate 39-90-94;

thence S22°212'39"E, along the westerly right-of-way of Interstate 39-90-94, 125.11;

thence S43°49'38"E, along the westerly right-of-way of Interstate 39-90-94, 4.65 feet to the southeasterly line of said Lot 6;

thence S63°07'03"W, along the southeasterly line of said Lot 6, 652.01 feet to the southerly corner thereof;

thence S62°17'12"W, along the southeasterly lines of Lots 7, 8 and 9 of Union Conservancy Place, 1409.42 feet, to the southwest corner of said Lot 9;

thence S83°18’43”W, along the south line of Lot 10 of Union Conservancy Place, 329.40 feet to the southwest corner of said Lot 10 and the east line of Lot 11 of Union Conservancy Place;

thence S00°25’39”W, along the east line of said Lot 11, 158.41 feet to the southeast corner thereof;

thence S89° 35’19”W, along the south line of said Lot 11, 654.46 feet to the northwest corner of Outlot 1 of Union Conservancy Place;

thence N86°20’49”W, along the south line of said Lot 11, 139.83 feet to the southwest corner thereof;

thence N03°39’11”E, along the west line of said Lot 11, 364.19 feet;

thence N03°38’30”E, along the west line of said Lot 11, 396.58 feet;

thence N02°30’16”E, along the west line of said Lot 11, 442.51 feet;

thence N03°39’50”E, along the west line of said Lot 11, 142.48 feet to the northwest corner thereof and the south right-of-way line of STH 19;

thence N03°39’32”E, along the said south right-of-way line of STH 19, 105.01 feet, more or less, to the northeast corner of lands described in Dane County Register of Deeds Document No. 5176362;

thence S89°58’50”W, continuing along the said south right-of-way line of STH 19 and the north line of said lands described in Dane County Register of Deeds Document No. 5176263, 753.33 feet to an arc to the right;

thence 356.90 feet continuing along said south right-of-way line of STH 19 and the north line of said lands described in Dane County Register of Deeds Document No. 5176263, an arc to the right having a radius of 2840.45 feet, an included angle of 7°11’57”, (a chord of 356.67 feet which bears N86°35’52”W);

thence N71°26’25”W, continuing along said south right-of-way line of STH 19 and the north line of said lands described in Dane County Register of Deeds Document No. 5176263, 110.42 feet to the west line of Section 6, Township 8 North, Range 10 East;

thence N00°56’35”E, along the said west line of Section 6, Township 8 North, Range 10 East, 11.16 feet more or less, returning to the Point of Beginning.

EXCLUDING there from all wetlands.

Note: Bearings are from record documents and are for description clarity and information purposes only.

TID #8
Intersection Improvements (STH 19)
Projects #19 & 20
Opinion of Probable Cost
7/2/2018

Bid Item Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
General					
1	Common Excvation	CY	5000	$ 6.00	$ 30,000.00
2	Base Aggregate Desnse Base Course	TON	4000	$ 12.00	$ 48,000.00
3	Select Crushed Material	TON	4400	$ 10.00	$ 44,000.00
4	Concrete Pavement 8.5 In.	SY	7000	$ 36.00	$ 252,000.00
5	HMA Pavement	TON	60	$ 75.00	$ 4,500.00
6	Aspahlt Surface Temporary	TON	600	$ 55.00	$ 33,000.00
7	Curb & Gutter Type A -18"	LF	80	$ 19.00	$ 1,520.00
8	Curb & Gutter Type D -18"	LF	225	$ 17.00	$ 3,825.00
9	Curb & Gutter Type A -30"	LF	245	$ 17.00	$ 4,165.00
10	Curb & Gutter Type D -30"	LF	300	$ 22.00	$ 6,600.00
11	Concrete Curb & Gutter 4" Sloped 36" Type A	LF	3850	$ 20.00	$ 77,000.00
12	Concrete Curb Type G	LF	100	$ 20.00	$ 2,000.00
13	Concrete Sidewalk 4"	SF	17000	$ 5.00	$ 85,000.00
14	Geogrid Type SR	SY	7500	$ 2.00	$ 15,000.00
15	24" RCP Apron Endwall	EA	3	$ 1,000.00	$ 3,000.00
16	12" RCP Storm Sewer	LF	289	$ 65.00	$ 18,785.00
17	18" RCP Storm Sewer	LF	35	$ 70.00	$ (2,275.00)
18	24" RCP Storm Sewer	LF	278	$ 75.00	$ 20,850.00
19	Inlet Covers Type H	EA	24	$ 565.00	$ 13,560.00
20	Inlet Covers Type MS	EA	3	$ 420.00	$ (1,260.00)
21	Inlet 2x3	EA	24	$ 1,235.00	$ 29,640.00
22	Inlet Median Grate	EA	3	$ 1,690.00	$ (5,070.00)
23	Traffic Control	LS	1	$ 15,000.00	$ 15,000.00
24	Erosion Control	LS	1	$ 15,000.00	$ 15,000.00
25	Traffic Signals	LS	1	$ 200,000.00	$ 200,000.00
26	Signing/Marking	LS	1	$ 15,000.00	$ 15,000.00
27	Roadway Incidentals	LS	1	$ 15,000.00	$ 15,000.00
28	Mobilization	LS	1	$ 50,000.00	$ 50,000.00
				Subtotal - Street & Sitework	$ 993,840.00
				Engineering & Contingency	$ 300,000.00
				Total -	$ 1,293,840.00

Appendix C
Planning Consultant Report

The original Project Plan contained an evaluation of consistency of the Project Plan with Village plans and ordinances in effect at the time (2017). Since then, the Village has not updated or significantly amended its Comprehensive Plan, other adopted plans, or land development ordinances.

As part of the Amendment #1 process, the Village's planning consultant determined that that 2017 evaluation remains valid with respect to Amendment #1. This is true even though the TID boundary has expanded to include the Union Conservancy Park development south of STH 19. This is because the intended uses and emphases for such lands are similar to those for lands north of STH 19 in the TID (i.e., planned commercial).

Further, the Village's planning consultant has determined that the additional project included in this Amendment #1 is consistent with and advances a "high" priority initiative within the Village's Comprehensive Plan to "Advance Transportation Projects with Major Economic Impacts" such as the North Mendota Parkway. The North Mendota Parkway is a long-planned express route between the DeForest and Middleton areas, which depends upon an upgraded STH 19 in the DeForest area.

Appendix D
Taxing Jurisdiction Correspondence

VILLAGE OF DEFOREST

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

June 28, 2018

Mr. Joseph Parisi, Executive
Dane County
210 Martin Luther King Blvd.
Madison, WI 53703

Dr. Eric Runez, Superintendent
DeForest Area School District
520 E. Holum Street
DeForest, WI 53532

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

Ms. Jan Berg, School Board President
DeForest Area School District
520 E. Holum Street
DeForest, WI 53532

Mr. Judd Blau, President
Village of DeForest
414 Rosemal Lane
DeForest, WI 53532

Re: TIF No. 5 – Amendment of TID, Village of DeForest, Wisconsin
TIF No. 7 – Amendment of TID, Village of DeForest, Wisconsin
TIF No. 8 – Amendment of TID, Village of DeForest, Wisconsin

Dear Governmental Officials:

The Village of DeForest is proposing to amend Tax Incremental District No. 5 (TID #5), No. 7 (TID #7) and No. 8 (TID #8), Village of DeForest. The purposes of amending the TID's are as follows:

- TID #5 – To amend the project plan budget to include additional project costs associated with proposed enhancements to the planned public Athletic Facility to promote economic activity in the area, to include water main extension costs that will provide for better water looping in the TID #5 area and other lesser budget amendments.
- TID #7 – to amend the project plan to include additional costs to construct water & sewer mains under Reardon Road to promote business expansion, provide reconstruction of Loftus Road and to extend water main under Hwy 51 for future water main looping and other lesser budget amendments.
- TID #8 – To amend the TID #8 boundary to extend south across Hwy 19 and include development parcels currently owned by Wisconsin Laborers Apprenticeship & Training Fund, to amend the project plan budget for additional project costs for Hwy 19 reconstruction and other lesser budget amendments.

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 amendments. 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 24, 2018 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 #5, TID #7 and TID #8 amendment.

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

Sincerely,

VILLAGE OF DEFOREST

Steve Fahlgren
Village Administrator

CC: Chuck Hicklin, Dane County Controller
Tim Casper, Madison College
Kathy Davis, DeForest Area School District
Dennis O'Loughlin, JRB Public Member
Jason Kramar, Planning and Zoning Member
Chip Van Meter, Planning and Zoning Member
Brian Taylor, Planning and Zoning Member
Jean Mancheski, Planning and Zoning Member
Thomas Sandow, Planning and Zoning Member
Scott Reigstad, Planning and Zoning Member
Jim Simpson, Planning and Zoning Member
Michael D. Hickok, Alternate Planning and Zoning Member

Enclosure: Public Hearing Notice

Publish on July 5, 2018 and July 12, 2018

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST
PROPOSED PROJECT PLAN AMENDMENTS TO
TAX INCREMENTAL DISTRICT NO. 5, VILLAGE OF DEFOREST.
TAX INCREMENTAL DISTRICT NO. 7, VILLAGE OF DEFOREST.
TAX INCREMENTAL DISTRICT NO. 8, VILLAGE OF DEFOREST.

Tuesday, July, 24, 2018 – 6:00 p.m.
Village Hall – DeForest Commons
120 S. Stevenson Street
DeForest, Wisconsin 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 24, 2018, at the DeForest Village Hall, 120 S. Stevenson Street, DeForest, Wisconsin, to consider boundary, budgetary and narrative amendments to the previously approved project plan for the above noted Tax Incremental Districts as follows:

- TID #5 – To amend the project plan budget to include additional project costs associated with proposed enhancements to the planned public Athletic Facility to promote economic activity in the area, to include water main extension costs that will provide for better water looping in the TID #5 area and other lesser budget amendments. The total proposed increases to the TID # 5 project plan budget is $3,465,000. Details can be found in the amended project plan.
- TID #7 – to amend the project plan to include additional costs to construct water & sewer mains under Reardon Road to promote business expansion, provide reconstruction of Loftus Road and to extend water main under Hwy 51 for future water main looping and other lesser budget amendments. The total proposed increases to the TID # 7 project plan budget is $850,000. Details can be found in the amended project plan.
- TID #8 – To amend the TID #8 boundary to extend south across Hwy 19 and include development parcels currently owned by Wisconsin Laborers Apprenticeship & Training Fund, to amend the project plan budget for additional project costs for Hwy 19 reconstruction and other lesser budget amendments. The total proposed increases to the TID # 8 project plan budget is $2,000,000. Details can be found in the amended project plan.

Copies of the proposed amended project plans 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 amendments. At the conclusion of the public hearing, the Commission may take action to adopt the project plan amendments as proposed or with revisions.

Steven J Fahlgren
Village Administrator

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.VILDEFOREST.WI.US

CERTIFICATE OF CLERK
AFFIDAVIT OF MAILING

I, LuAnn Leggett, do hereby certify that I am the duly appointed and acting Deputy Administrator/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 TIDs #5, #7, and #8 to be discussed at a Regular Planning and Zoning Commission Meeting on July 24, 2018 at 6:00 PM. I further certify that the notice was mailed to the following recipients:

Joseph Parisi	Dane County Executive	210 Martin Luther King Blvd., Room 421	Madison	WI	53703
Jack E Daniels, III	MATC President	1701 Wright Street	Madison	WI	53704
Tim Casper	MATC Representative, JRB Member	1701 Wright Street	Madison	WI	53704
Judd Blau	Village of DeForest President, JRB Member	414 Rosemal Lane	DeForest	WI	53532
Eric Runez	DeForest Area Schools Superintendent	520 E Holum Street	DeForest	WI	53532
Jan Berg	DeForest Area Schools President	520 E Holum Street	DeForest	WI	53532
Kathy Davis	DeForest Area Schools Representative, JRB Member	520 E Holum Street	DeForest	WI	53532
Dennis O'Loughlin	JRB Member	3934 Partridge Road	DeForest	WI	53532
Chuck Hicklin	Dane County Controller, JRB Member	210 Martin Luther King Blvd., Room 426	Madison	WI	53703
Jason Kramar	Planning & Zoning Member	508 Woodvale Drive	DeForest	WI	53532
Chip Van Meter	Planning & Zoning Member	717 Acker Parkway	DeForest	WI	53532
Brian Taylor	Planning & Zoning Member	416 Stoneridge Terrace	DeForest	WI	53532
Jean Mancheski	Planning & Zoning Member	625 W Mohawk Trl	DeForest	WI	53532
Thomas Sandow	Planning & Zoning Member	7633 Autumn Blaze Trail	DeForest	WI	53532
Scott Reigstad	Planning & Zoning Member	423 Meadow Oak Trail	DeForest	WI	53532
Jim Simpson	Planning & Zoning Member	6810 Conservancy Plaza	DeForest	WI	53532
Michael D. Hickok	Planning & Zoning Alternate Member	902 Mack Lane	DeForest	WI	53532

Dated this 29th day of June, 2018.

LuAnn Leggett, Deputy Administrator/Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this 29 day of June, 2018 the above named LuAnn Leggett, Deputy Administrator/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: 6.27.21

JULIE C MCHUGH NOTARY PUBLIC STATE OF WISCONSIN

Appendix E
Proofs of Publication

PROOF OF PUBLICATION

STATE OF WISCONSIN } SS
County of Dane }

Melissa Feiler being duly sworn, both depose and say that he is the Advertising Manager of The DeForest Times-Tribune, a newspaper published at the Village of DeForest, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

June 21, 2018

(Signed) Melissa Feiler

Subscribed and sworn before me this 22nd day of June, 2018

Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires: December 15, 2018

Number of Lines: 90 Number of Times: 1

Affidavit Fees: $1.00
Printers Fees: $42.81
Total: $43.81

386814 Village of DeForest 6/28 TID 2-7

MARY JO CURRIE
Notary Public
State of Wisconsin

NOTICE OF JOINT REVIEW BOARD MEETING REGARDING THE 2017 TID ANNUAL REPORT FOR TAX INCREMENTAL DISTRICT (TID) NO. 2-7
Thursday, June 28, 2018, 1:30 PM
Village Hall – DeForest Prosperity Conference Room
120 S. Stevenson Street
DeForest, WI 53532

NOTICE IS HEREBY GIVEN, that the Village of DeForest will hold a Joint Review Board (JRB) meeting on June 28, 2018 at 1:30 p.m. at the DeForest Village Hall, located at 120 S. Stevenson Street. The purpose of this meeting is for the JRB to review the Annual Report for TIDs No. 2-7. The meeting is open to the public.

The Village of DeForest Standing Joint Review Board will also hold an initial meeting regarding the proposed amendment to Tax Incremental District No. 5, Tax Incremental District No. 7 and Tax Incremental District No. 8, Village of DeForest, at the above time and place. The meeting will be open to the public. The purposes of the meeting will be to obtain information and discuss the proposed amendments to each district noted above, 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 amendments to each district noted above if approved by the Village Board.

Copies of the TID Annual Report(s) are available for review in the Clerk's Office located at the DeForest Village Hall, 120 S Stevenson Street and will be provided upon request.

Dated this 15th day of June, 2018

LuAnn Leggett
Deputy Administrator/Village Clerk

Publication Dates: June 21, 2018

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. DeForest Times-Tribune; June 21, 2018
WNAXLP

Appendix F
Joint Review Board Minutes

Joint Review Board
OF THE VILLAGE OF DEFOREST
June 28, 2018
Village Hall, DeForest Prosperity Conference Room
120 S. Stevenson Street, DeForest WI 53532
MINUTES

1. Call to Order

- Dennis O'Loughlin called the meeting to order at 1:31 p.m.

2. Roll Call

- Members Present:
  - Dennis O'Loughlin (Member at Large)
  - Chuck Hicklin (Dane County) via phone and screen share
  - Judd Blau (Village of DeForest) via phone and screen share
  - Eric Runez (DeForest Area School District)
  - Tim Casper (Madison College) – via phone and screen share
- Also Present:
  - Steve Fahlgren, Village Administrator
  - Sam Blahnik, Community Development Director
  - Al Reuter, Village Attorney

3. Election of Joint Review Board Chairperson

Motion by Eric Runez to nominate Dennis O'Loughlin JRB Chairperson, seconded by Chuck Hicklin. Motion carried 4-0 with O'Loughlin abstaining.

4. Approval of Minutes

4.1. Joint Review Board Minutes 8.24.2017
Motion to approve by Judd Blau, seconded by Eric Runez. Motion carried 5-0.

5. New Business

5.1. Presentation of 2017 TID Reports and Status Update of Active TIDs
Sam Blahnik, shared a Power Point presentation noting all the activity happening in the Village TIDs. Administrator Fahlgren added comments regarding the financial activity and status of the TIDs including the proposed amendments to TIDs #5, #7 & #8 noted below. The JRB had no comments about the 2017 Annual Reports that are required by Statute and monitored by the DOR.

6. Staff Presentation on Proposed Amendment for Tax Incremental District No. 5, Village of DeForest

Discussed under 5.1 above.

7. Staff Presentation on Proposed Amendment for Tax Incremental District No. 7, Village of DeForest

Discussed under 5.1 above.

8. Staff Presentation on Proposed Amendment for Tax Incremental District No. 8, Village of DeForest

Discussed under 5.1 above.

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

There was none.

10. Adjourn

Motion to adjourn by Tim Casper, seconded by Eric Runez. Motion Carried 5-0. Meeting adjourned at 2:20 p.m.

Appendix G
DeForest Planning & Zoning Commission Minutes

Planning and Zoning Commission
Tuesday July 24, 2018 6:00 PM
DeForest Village Hall – DeForest Commons
120 S. Stevenson St. DeForest WI 53532
Minutes - DRAFT

1. Call to Order and Roll Call. Call to order at 6:00pm. Present at roll call: Jean Mancheski, Scott Reigstad, Jason Kramar, Jim Simpson, Tom Sandow, Chip Van Meter. Staff present: Brandi Cooper, Zoning Administrator, and Mark Roffers, Village Planning Consultant**,** Sam Blahnik, Community Development Director, and Steve Fahlgren, Village Administrator.

2. Pledge of Allegiance.

3. Approval of Minutes.

3.1. June 26, 2018 – Motion to approve by Simpson. Seconded by Sandow. Motion carried 6-0.

4. Appearances before the Commission. There were none.

5. Action/Recommendation

5.1. Public Hearing on an ordinance to amend the Village zoning code (Chapter 15) to establish a special exception process for proposed non-residential signage that exceeds area, height, dimensional, and/or quantitative sign regulations.

Hearing opened at 6:03pm. No one appeared to speak at the hearing. Hearing closed at 6:03pm.

5.2. Recommendation on an ordinance to amend the Village zoning code (Chapter 15) to establish a special exception processes for proposed non-residential signage that exceeds area, height, dimensional, and/or quantitative sign regulations.

Kramar opened the discussion verifying that the amendment would provide some flexibility to the Commission on making decisions regarding signage. Roffers gave an overview; both Fleet Farm and the Village (for the athletic complex) have been seeking some flexibility from current sign regulations, which did not anticipate projects of that size.

Kramar and Roffers spoke about some previous exceptions granted for specific characteristics of certain types of signs, and the procedures under which they occurred, including ordinances that were altered to allow those exceptions. Roffers stated that previous ordinance alterations are essentially being combined under the updated ordinance being presented.

Changes suggested by Kramar in addition to the changes suggested by staff in the packet: Remove “and value” from Section 4(j)(2)(b). Simpson suggested to remove “and installed within the prior 20 years” from Section 4(j)(2)(c).

Motion by Simpson to recommend to the Board the draft ordinance creating a special exception process for signs exceeding normal ordinance maximums with changes identified in the previous paragraph. Seconded by Mancheski. Motion carried 6-0.

5.3. Public Hearing on an application for a special exception to enable signage that exceeds area, height, dimensional, and quantitative regulations at 4630 Dalmore Road (Fleet Farm retail store) and 4620 Dalmore Road (Fleet Farm gas station/car wash).

Hearing opened at 6:16pm. No one appeared to speak at the hearing. Hearing closed at 6:16pm.

5.4. Action on an application for a special exception to enable signage that exceeds area, height, dimensional, and quantitative regulations at 4630 Dalmore Road (Fleet Farm retail store) and 4620 Dalmore Road (Fleet Farm gas station/car wash).

Roffers presented Resolution 2018-908, with some proposed changes compared to the version included in the Commission's packet the prior week. These were under suggested conditions 3 and 5 of the resolution, relating to the proposed sign on the Interstate-facing building wall and on temporary signage.

Mancheski asked for a definition of "temporary" as referenced in suggested condition 5 of the revised resolution. Roffers responded that it would be a sign not affixed permanently to the ground or a building, but the code itself has no definition or time limits for "temporary". General discussion continued regarding if there should be a time limit on temporary signs in the exception being allowed, with the Commission agreeing not to impose a particular time limit.

Motion by Simpson to approve revised Resolution 2018-908, which included revised conditions. Seconded by Sandow. Motion carried 6-0.

5.5. Action to approve an Architectural Control Committee selection for the Heritage Gardens planned unit development.

Cooper stated that Heritage Gardens Architectural Control Committee has selected Michael Beiersdorff as the new third member the Architectural Control Committee, with Commission approval required by the PUD Final Development Plan for Heritage Gardens. Cooper is also recommending that with prior substitution notification to the Village, the Architectural Control Committee be able to utilize a substitute professional to serve when Beiersdorff is unavailable.

Motion by Simpson to approve Michael Beiersdorff as the new third member of the Heritage Gardens Architectural Review Committee, with an allowance for another professional serving temporarily in that role when Mr. Beiersdorff was unavailable with prior notice to the Zoning Administrator. Seconded by Sandow. Motion carried 6-0.

5.6. Public Hearing on proposed Amendment #3 to the Tax Incremental District (TID) #5 Project Plan.

Hearing opened at 6:34pm. No one appeared to speak at the hearing. Hearing closed at 6:34 pm.

5.7. Public Hearing on proposed Amendment #2 to the Tax Incremental District (TID) #7 Project Plan.

Hearings for agenda items 5.7 and 5.8 opened together at 6:35pm. No one appeared to speak at the hearings. Hearings closed at 6:35pm.

5.8. Public Hearing on proposed Amendment #1 to the Tax Incremental District (TID) #8 Project Plan.

5.9. Action on a resolution approving and recommending Amendment #3 to the Tax Incremental District (TID) #5 Project Plan.

Roffers provided a summary of the proposed amendments. For TID #5, the change is primarily requesting additional funds to make the athletic complex a "destination" to bring in supporting business on nearby parcels in TID #5. There are also proposed additional water system and roadway projects. Simpson commented that he would like a paved trail connection to ultimately connect DeForest to Madison, which would include a link within TID #5 between the Upper Yahara River trail and the athletic complex. Roffers noted that Village and County plans show that regional connection. The TID #5 project plan has always included the potential paving of the limestone trail that nearly connects the Upper Yahara Trail to the athletic complex site. Staff determined that it would be premature to make the connection to the athletic complex at this time, because the best exact route is not yet known. An easement is available.

Mancheski asked for clarification on the changes being requested for River Road, specifically if the "old" River Road right-of-way will be vacated. Roffers responded that, north of Cuba Valley/Innovation, the idea is that it would be vacated and the pavement removed to make that area more viable for development. Steve Fahlgren, Village Administrator, noted that there are no plans to vacate" old" River Road south of Cuba Valley Road, as the right-of-way is combined with the Interstate. Further, the road there will serve the athletic complex for the foreseeable future.

Motion to approve Resolution 2018-909 by Kramar. Seconded by Van Meter. Motion carried 6-0.

5.10. Action on a resolution approving and recommending Amendment #2 to the Tax Incremental District (TID) #7 Project Plan.

Roffers summarized that the amendments requested focus on reconstructing Reardon Road with utilities to incentivize (re)development along it. Fahlgren also noted that proposed amendments would enable the Village to acquire land from Mr. Annen for industrial and office development.

Motion to approve Resolution 2018-910 by Simpson. Seconded by Mancheski. Motion carried 6-0.

5.11. Action on a resolution approving and recommending Amendment #1 to the Tax Incremental District (TID) #8 Project Plan.

Roffers stated this amendment includes a TID boundary change to extend TID #8 over and south of Highway 19, into the Union Conservancy Park area. The amendment also includes additional funds for the anticipated local share of Highway 19 improvements plus additional development incentive authorization based on the expanded land area.. Roffers added that the schedules included in the version of the TID plan provided in the Commission's packet have been corrected. Updated hard copies of the schedules were provided to the Commission at the meeting.

Mancheski asked for some clarification on costs associated with Highway 19. Sam Blahnik, Village Community Development Director, clarified which costs will be paid by the Wisconsin Department of Transportation and which paid by the Village. Fahlgren also provided more information on the revised schedules.

Fahlgren provided some broader background on the TIDs and amendments to them, noting that this would likely be the last new or expanded TID in DeForest for some time.

Motion to approve Resolution 2018-911 with revised schedules by Sandow. Seconded by Reigstad. Motion carried 5-0-1 with Mancheski abstaining.

Steve Fahlgren departed.

5.12. Action on a resolution recommending amendments to the Village of DeForest Comprehensive Plan, including amendments to maps indicating jurisdictional boundaries, tax incremental districts, future land use, and future annexation, and to figures indicating recommended improvements to roadways, utilities, and community facilities.

Roffers offered a performance review using the metrics table included in the 2015 Comprehensive Plan. Goals achieved so far include: non-residential value increased, redevelopment of the downtown area, natural resources accomplishments, housing/neighborhood development, land-use and population increase, transportation projects, community facilities, and intergovernmental agreements and relations.

In response to the topic of intergovernmental agreements, Simpson urged a formal boundary agreement with Westport (potentially including Madison) to assure that Madison would not grow into the Highway 19 corridor area and that DeForest would have some growth opportunities in this area. Kramar agreed with Simpson's thoughts. Roffers expressed his opinion, and that of Westport, that Madison growth into this area is highly unlikely. He added that development restrictions on properties in and near the Highway 19 corridor will significantly limit development potential there. Still, he offered to share these opinions with Steve Fahlgren.

Roffers provided information on the suggested Comprehensive Plan text and map amendments. One item suggests that major road improvements be referenced to the Village's Capital Improvement Program (CIP), rather than continuing to have a separate table in the Plan, to avoid conflicts between the two and to acknowledge the fact that road priorities tend to change fairly frequently. Simpson disagreed with removing this table from the Comprehensive Plan. Mancheski expressed concern that the Commission would lose any influence or understanding of major road projects if the table is removed from the Plan.

Simpson and Mancheski indicated that, if the roads table is removed from the Comprehensive Plan, they would like the Commission to be more informed and involved on major road projects that could influence development via some role on the CIP. Roffers indicated that he would share that with others involved in the CIP development process. The draft CIP has yet to be shared with the Village Board.

Roffers stated most of the text amendments to the Comprehensive Plan, listed in detail in the meeting agenda packet, address updating timelines and consolidating items. Within the Community Facilities and Utilities table, Kramar and Mancheski asked to reflect ongoing exploration of the siting and development of an aquatic center, paralleling the language used for potential community and senior center expansion. Simpson asked Roffers to confirm the names of the programs referenced under the stormwater management category in that same table.

Roffers discussed the map amendments suggested, noting in particular the proposal to align the DeForest extraterritorial land division review jurisdiction with the Waunakee-Westport extraterritorial zoning jurisdiction. This change is intended to be more property owner friendly than the current overlapping jurisdictions, and acknowledge the limited growth potential in this part of Westport due to deed restrictions and conservation easements. Kramar and Simpson did not agree that DeForest should unilaterally retract its extraterritorial jurisdiction boundary, instead requesting that Maps 1-2 and 6-1 be re-adjusted accordingly.

Roffers provided a summary of other map changes suggested in the Comprehensive Plan, specifically tax incremental financing districts, future land use, and annexation areas in Towns of Vienna and Burke. The Commission had no further comments.

Motion by Simpson to approve Resolution 2018-912, with changes to the exhibits retaining the maximum possible DeForest extraterritorial jurisdiction in Westport and adjusting the community facilities and utilities timetable as advised by the Commission's discussion. Seconded by Mancheski. Motion carried 5-0 (Van Meter left the meeting at 7:30pm., before the vote was taken).

5.13. Recommendation on a Certified Survey Map for land being dedicated to the public for expansion of right of way, located west of River Road and south of County Highway V (Parcel # 0909-241-85), Village of DeForest.

Roffers explained that the reconstruction of River Road requires a small amount of additional right-of-way. Village staff has been working on acquiring the additional right-of-way from the State Patrol property.

Motion to recommend Village Board approval of the CSM by Sandow. Seconded by Reigstad. Motion carried 5-0.

6. Presentation/Discussion

6.1. Discussion of Village street dimensional standards.

Discussion postponed to a future Commission meeting.

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

7.1. Chair's Report – Nothing

7.2. Staff Report

7.2.1. Building Permit Report – Cooper stated that the total estimated value for commercial permits is consistent with last year, but single-family home permits are down slightly year-to-date. There are a few new developments and plats that have been approved allowing for more lots to be put on the market in the near future which should result in an increase of single-family permits.

7.2.2. Fleet Farm Update – Weekly update provide in packet.

7.3. Site Plan Approvals – There were none

7.4. CSM Approvals – There were none

7.5. Development Process and Enforcement Suggestions – There were none

7.6. Next Meeting Date:

7.6.1. August 28, 2018

8. Adjourn

Motion to adjourn by Mancheski. Seconded by Sandow. Carried 5-0. Adjourned 8:05 pm

Appendix H
Plan Commission Resolution Approving
Project Plan Amendment
for Tax Incremental District No. 8

PLANNING AND ZONING COMMISSION RESOLUTION 2018-911

APPROVING AND RECOMMENDING A FIRST AMENDMENT TO THE TID #8 PROJECT PLAN, VILLAGE OF DEFOREST, DANE COUNTY, WI.

WHEREAS, the Village Board of DeForest, Wisconsin created Tax Incremental District No. 8, Village of DeForest ("TID #8"), which was approved by the Joint Review Board on May 16, 2017; and

WHEREAS, the Planning and Zoning Commission ("Commission") has the legal responsibility for the planning of TID #8; and

WHEREAS, the Commission has determined that certain amendments to the TID #8 Project Plan are necessary, including the first boundary amendment, which will be beneficial to carry out and promote the intended goals of TID #8; and

WHEREAS, the Commission caused notice of a public hearing on the proposed first amendment to the TID #8 Project Plan, published as a Class 2 notice in the DeForest Times Tribune on July 5 and July 12, 2018 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 July 24, 2018; and

WHEREAS, after considering the comments and suggestions submitted at such hearing, the Commission has determined that the proposed TID #8 Project Plan Amendment #1, 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 #8 was created.

NOW, THEREFORE, BE IT RESOLVED, that the TID #8 Project Plan Amendment #1, attached hereto as Exhibit A, is hereby adopted and recommended for approval by the DeForest Village Board.

BE IT FURTHER RESOLVED, that the Commission finds that the equalized value of the taxable property within TID #8 as amended plus the value increment of all the existing tax incremental districts does not exceed 12% of the total equalized value of taxable property within the Village.

BE IT FINALLY 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 24th day of July, 2018.

Jason Kramar, Planning and Zoning Commission Chair

Attest: _____
Brandi Cooper, Zoning Administrator

Vote: 5-0-1 (Mancheski abstained)

EXHIBIT A: Village of DeForest, Wisconsin; Tax Incremental Financing District No. 8; Project Plan Amendment #1

Appendix I
Resolution Approving Project Plan Amendment
For Tax Incremental District No. 8

RESOLUTION 2018-072

A RESOLUTION APPROVING A FIRST AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 8, VILLAGE OF DEFOREST.

WHEREAS, the Village Board created Tax Incremental District No. 8, Village of DeForest ("TID #8"), which was subsequently approved by the Joint Review Board on August 24, 2017; and

WHEREAS, the Planning and Zoning Commission ("Commission") has determined that certain amendments to the approved project plan and district boundaries are necessary or will be beneficial to carry out and promote the intended goals of TID #8; and

WHEREAS, the Commission, after public hearing as required by law, adopted Resolution 2018-911 on July 24, 2018 pursuant to §66.1105(4)(h), Wis. Stats., amending the project plan, including the revision to the boundaries District as outlined therein, for TID #8 and recommending approval by the Village Board; and

WHEREAS, the Village Board has reviewed the proposed amendment as approved by Commission Resolution 2018-911 and accepts the recommendation of the Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of DeForest makes the following findings with respect to the proposed amendments as adopted by the Planning and Zoning Commission Resolution 2018-911;

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

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

3. Notwithstanding the amendment, the equalized value of taxable property within TID #8 plus the value increment of all existing districts of the Village will not exceed 12 percent of the total equalized value of taxable property within the Village.

BE IT FURTHER RESOLVED, that the proposed amendments to the project plan as adopted by the Planning and Zoning Commission Resolution 2018-911 and attached hereto as Exhibit A, including the amendment to the boundaries of TID #8 as provided therein, are hereby approved and the project plan for TID #8, Village of DeForest, Wisconsin is hereby so amended.

Adopted at a regular meeting of the Village Board this 7th day of August, 2018.

Judd Blau, Village President

Attest: _____
LuAnn Leggett, Deputy Administrator/Village Clerk

Vote: 7-0

Attachment: Village of DeForest Tax Incremental District #8 Project Plan

Appendix J
Joint Review Board Approval of Amendment #1 to TID #8

JOINT REVIEW BOARD
RESOLUTION 2018-803

A RESOLUTION APPROVING DEFOREST VILLAGE BOARD RESOLUTION 2018-072 A RESOLUTION APPROVING A FIRST AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 8, VILLAGE OF DEFOREST.

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 elected to convene this Board as a standing joint review board as authorized by §66.1105(3)(g), Wis. Stats.; and

WHEREAS, the Board held a meeting on June 28, 2018 prior to the public hearing on a first amendment to the boundary and project plan for Tax Incremental District Number Eight, Village of DeForest (TID #8), and elected a chairperson as required by §66.1105(4m)(a), Wis. Stats.; 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 first amendment of the TID #8 project plan.

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

1. In the judgment of the Board, the development expected in the District 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 the District, 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 2018-072 amending the project plan for Tax Incremental District No.8, Village of DeForest is hereby approved.

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 14th day of August, 2018.

Dennis O'Laughlin, Chairperson

Vote: Aye: 4
Nay: 0

Appendix K
Village Attorney Opinion

REUTER, WHITISH & EVANS, S.C.

Attorneys at Law
44 East Mifflin Street, Suite 306
Madison, Wisconsin 53703

ALLEN D. REUTER
BARBARA O. WHITISH (1953-2013)
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Village Board of Trustees
Village of DeForest
306 DeForest Street
DeForest, Wisconsin 53532

RE: Certification of Amended Project Plan for Tax Incremental District No. 8, Village of DeForest (Amendment No. 1)

Dear Board Members:

I have reviewed the Amended Project Plan (Amendment No. 1) for Tax Incremental District No. 8, Village of DeForest adopted by Resolution 2018-072 on August 7, 2018 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 necessary 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