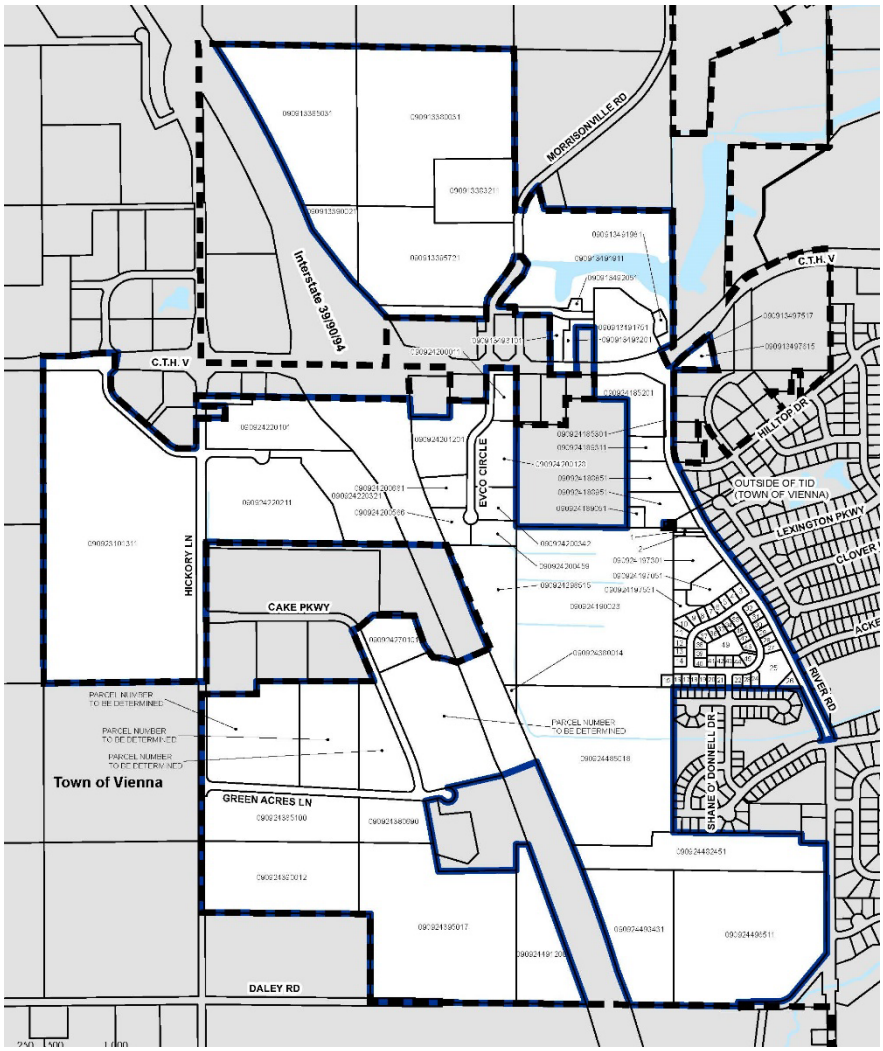
# Amended Project Plan #1

**for**

# Tax Incremental District No. 9,

# Village of DeForest, Wisconsin

**September 7, 2023**



# Table of Contents


**I. DESCRIPTION OF DISTRICT ..... 1**

**Map 1A – TID Boundary ..... 3**

**Map 1B – TID Boundary and ½-Mile Radius ..... 4**

**Map 2 – 2023 TID Boundary Amendment ..... 5**

**Map 3 – Existing Used and Conditions of Real Property ..... 6**

**Map 4 – Zoning ..... 7**

**Map 5 – Proposed Infrastructure Projects ..... 8**

**II. PROJECT PLAN COMPONENTS. ..... 9**

**A. Public Works and Improvements Proposed for the District. ..... 9**

1. Water Distribution. ..... 9
2. Sanitary Sewer Collection. ..... 9
3. Stormwater Facilities. ..... 9
4. Roadway Construction. ..... 9
5. Intersection Improvements. ..... 10

**B. Economic Feasibility. ..... 10**

1. Detailed Project Costs. ..... 10

Table 1 – Infrastructure Costs. ..... 1

Table 2 – Project Costs ..... 2

2. Revenue Projections. ..... 2

Table 3 – Projected Value Increments and Tax Increments. ..... 3

3. Cash Flow. ..... 3

Table 4 – Cash Flow Analysis. ..... 3

**C. Timing and Methods of Financing Project Costs. ..... 4**

1. Advances from Village Funds. ..... 4
2. General Obligation (G.O.) Bonds or Notes: ..... 4
3. Bonds Issued to Developers (“Pay as You Go” Financing): ..... 4
4. Utility Revenue Bonds: ..... 4

Table 5 -- Timing of Potential Debt Issuance. ..... 5

**D. Total Project Costs ..... 5**

Table 6 – Project Costs by Taxing District. ..... 5

**E. Existing Uses and Conditions of Real Property in the District. ..... 5**

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

**Ordinances.** ..... **6**

**G. Estimated Non-Project Costs.** ..... **6**
Table 7 – Non-TID Project Costs ..... 7

**H. Relocation of Displaced Persons.** ..... **7**

**III. PROMOTION OF ORDERLY DEVELOPMENT IN THE VILLAGE.** ..... **7**

**IV. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS** ..... **7**
**APPENDIX A** ..... 2

**Legal Description of TID #9** ..... Error! Bookmark not defined.
**APPENDIX B** ..... 15

**Village Planning Consultant Report on TID #9 Project Plan** ..... **15**
**Appendix C** ..... 21

**Engineering Estimates of Construction Costs** ..... **21**
**Appendix D** ..... 22

**Taxing Jurisdiction Correspondence** ..... **22**
**Appendix E** ..... 23

**Proofs of Publication** ..... **23**
**Appendix F** ..... 24

**Joint Review Board Minutes** ..... **24**
**Appendix G** ..... 25

**DeForest Planning & Zoning Commission Minutes** ..... **25**
**Appendix H** ..... 26

**Planning and Zoning Commission Resolution Approving Amended Project Plan for TID No.9** ..... **26**
**Appendix I** ..... 27

**Village Board Resolution Approving Amended Project Plan for TID No. 9** ..... **27**
**Appendix J** ..... 28

**Joint Review Board Approval of TID No. 9** ..... **28**
**Appendix K** ..... 29

**Village Attorney Opinion** ..... **29**

# I. DESCRIPTION OF DISTRICT

- Type of District, Size and Location. TID No. 9 was created as a mixed-use district in 2017. At creation, the district was comprised of approximately 202.2 acres of land located southwest and northwest of the intersection of River Road and County Trunk Highway (CTH) V, exclusively east of Interstate 90/94/39.

  This Amendment #1 to the Project Plan ("Project Plan") includes the addition of 417.9 acres of undeveloped land and the removal of 20.4 acres. Because the value increments in existing DeForest TIDs currently exceeds the statutory 12% maximum, territory may be added to TID No. 9 only if there is a simultaneous subtraction of land with a greater equalized value (at the time of TID creation) than the current equalized value of the land added. The land being removed from the District had a base equalized value of $900,400 when TID No. 9 was created in 2017. The lands being added have a current (2022) equalized value of $562,000. Therefore, this boundary amendment will result in a $338,400 net reduction in the base value of the District.

  **Map 1A** depicts the boundaries of the District following Amendment #1.

  **Map 1B** also depicts the boundaries following Amendment #1, but also shows all lands within a 1/2-mile radius of these amended boundaries. Tax incremental district law allows expenditures within this radius and the Village if they benefit the TID.

  **Map 2** depicts the lands added and the land subtracted via this Amendment #1. Land west of Interstate I-90/94/39, and land east of the Interstate northwest of the Highway V and Morrisonville Road intersection, are added to the TID. Such lands were recently annexed to the Village. In connection with each of the annexations involved, the Village pledged to pay the Town of Vienna an amount equal to the town's taxes levied on the parcels in the year of annexation for each of the following five years, so the lands qualify for inclusion in the TID per §66.1105(4)(g)1, Wis. Stats. All other lands being added to the District have been part of the Village for more than three years, and are qualified under that same section.

  **Map 3** depicts the existing and planned land uses and conditions within and around the district. The primary uses intended within the District include a mix of commercial, retail, office, institutional, industrial, and residential development. Residential areas are anticipated to be located within the southeastern and extreme northeastern parts of the District. Though a portion of the land included within the boundary of TID No. 9 may develop as newly platted residential subdivisions but shall not be more than 35% of the district's total land area. There are pockets of wetlands indicated in the DNR Wetland Inventory or field delineated, as also indicated on **Map 3**. In addition, the DNR Wetland Inventory Map shows scattered areas of wetlands too small to depict on **Map 3**. Consistent with the tax incremental financing law, all wetland areas are expressly excluded from the District boundaries.

  **Map 4** depicts the current zoning in and around the District. Existing zoning district designations within the TID include Agricultural, Agricultural Transition, Business, Industrial, and Residential districts.

- Estimated Total Project Expenditures. As part of the original 2017 project plan. the Village proposed potential expenditures of approximately $7,383,028 for infrastructure-related project costs, non-infrastructure development incentives of up to $1,000,000, administrative costs of approximately $820,000 and interest expenses of

approximately $3,194,600, for a total of $12,397,628 in project costs. Through this Amendment #1, the Village now anticipates potential expenditures of approximately $26,636,704 for infrastructure-related project costs, non-infrastructure development incentives of up to $6,040,945, administrative costs of approximately $998,698, professional fees of approximately $804,526, and interest expenses of approximately $6,769,619 for a total of $41,250,492 in project costs. An additional $1,134,931.41 in infrastructure costs was originally anticipated to be financed through non-TIF funds. That amount is now expected to be $4,363,376.93.

The Village anticipates completing the projects in several phases. The approximate location and a description of the various infrastructure improvement projects is depicted on **Map 5.** A breakdown of the timing and amounts of the various projected expenditures is shown in Table 2. The timing and scope of individual phases will be adjusted to correspond with the level of development activity and tax increment generation. Project costs will be developer-funded where possible, with the potential for general obligation or utility borrowing where necessary. A discussion and listing of other possible financing mechanisms is located in Section II.C. of this Project Plan.

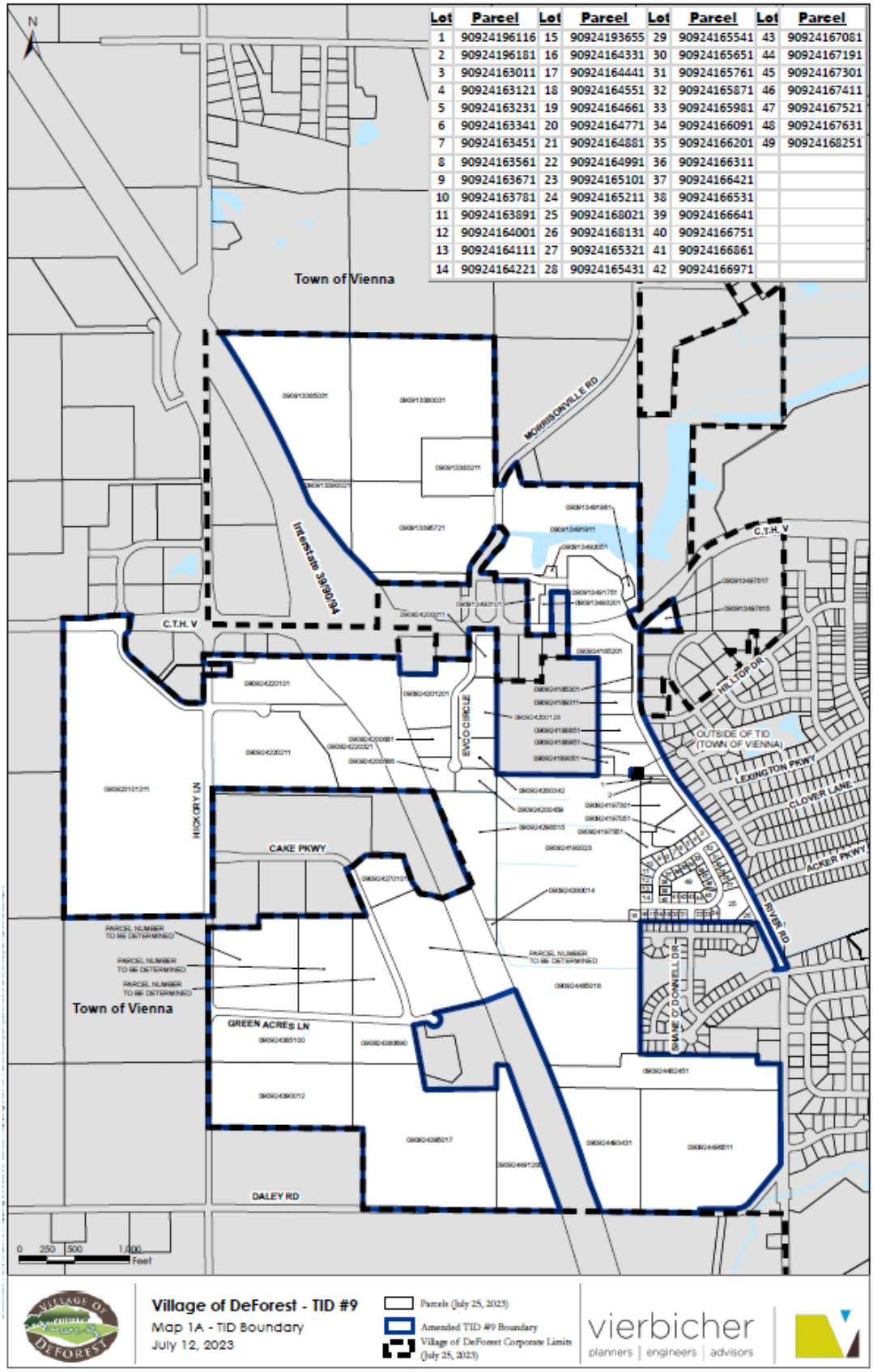
- Economic Development. The projected development in the District is expected to provide additional industrial, retail, commercial service, and mixed use development opportunities for the Village. This Project Plan is consistent with, and addresses, the economic development goal of the Village's Comprehensive Plan, as discussed in more detail in the report of the Village's planning consultant attached as Appendix B.

- Plan Implementation. In 2024, the Village intends to extend its sanitary sewer service west to Hickory Lane and then north and south along Hickory Lane to service lands recently annexed to the Village. The new sanitary sewers will connect with a new sewer interceptor completed in 2018, as authorized under the original TID No. 9 project plan. For other major public infrastructure projects, it is anticipated that development agreements between the Village and property owners will be in place prior to major public expenditures. These agreements typically provide for development guarantees, a payment in lieu of taxes, or funding of infrastructure construction directly by the developer. To further ensure contract enforcement, these agreements might include the levying of special assessments against benefited properties. Cash grants to developers will only be made pursuant to a written development agreement.

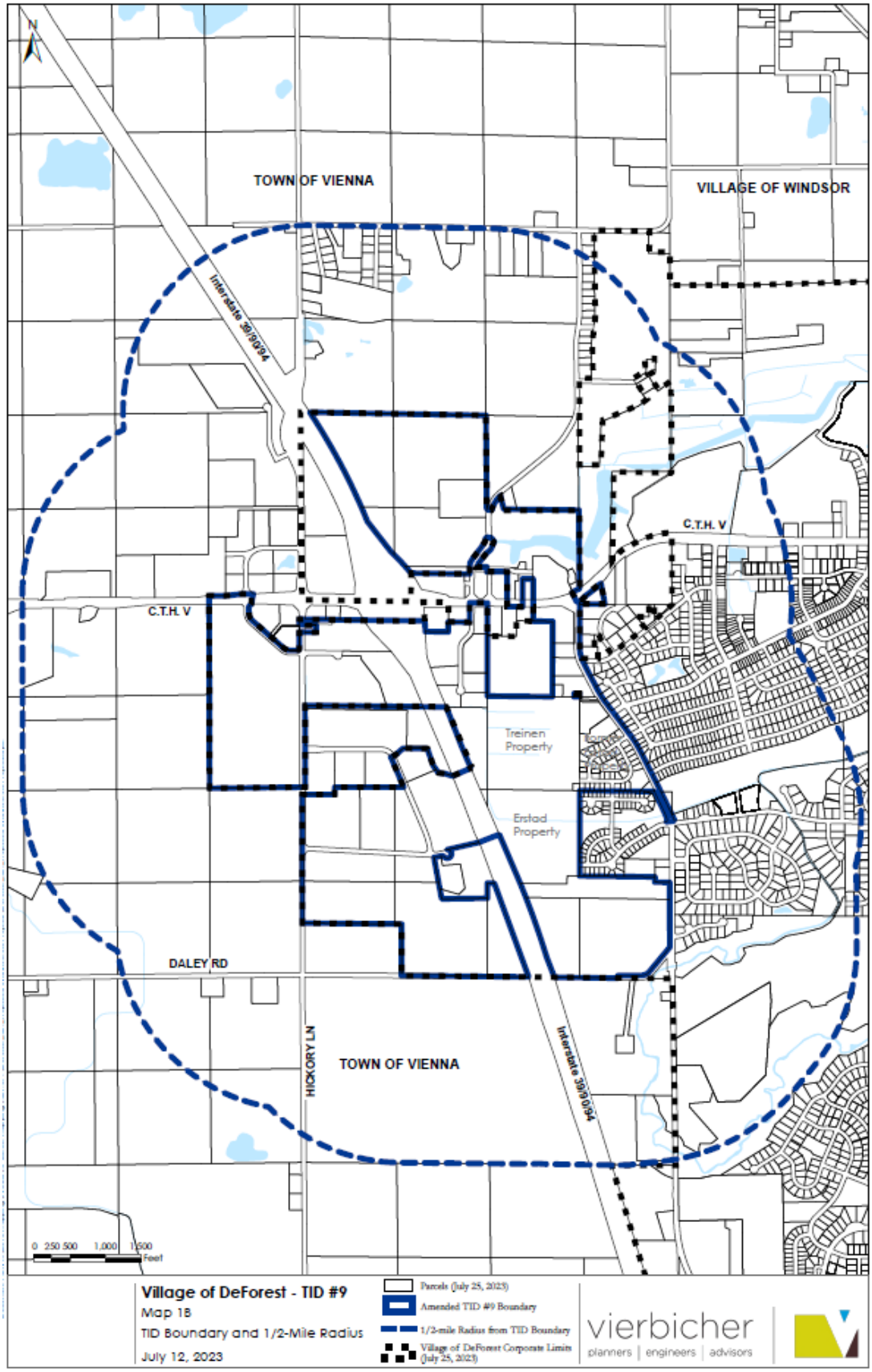
- Expected Termination of District. Based on the Economic Feasibility Study located in Section II.B. of this Plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2036, prior to the expiration of the 20-year maximum life of this District.

## Map 1A – TID Boundary

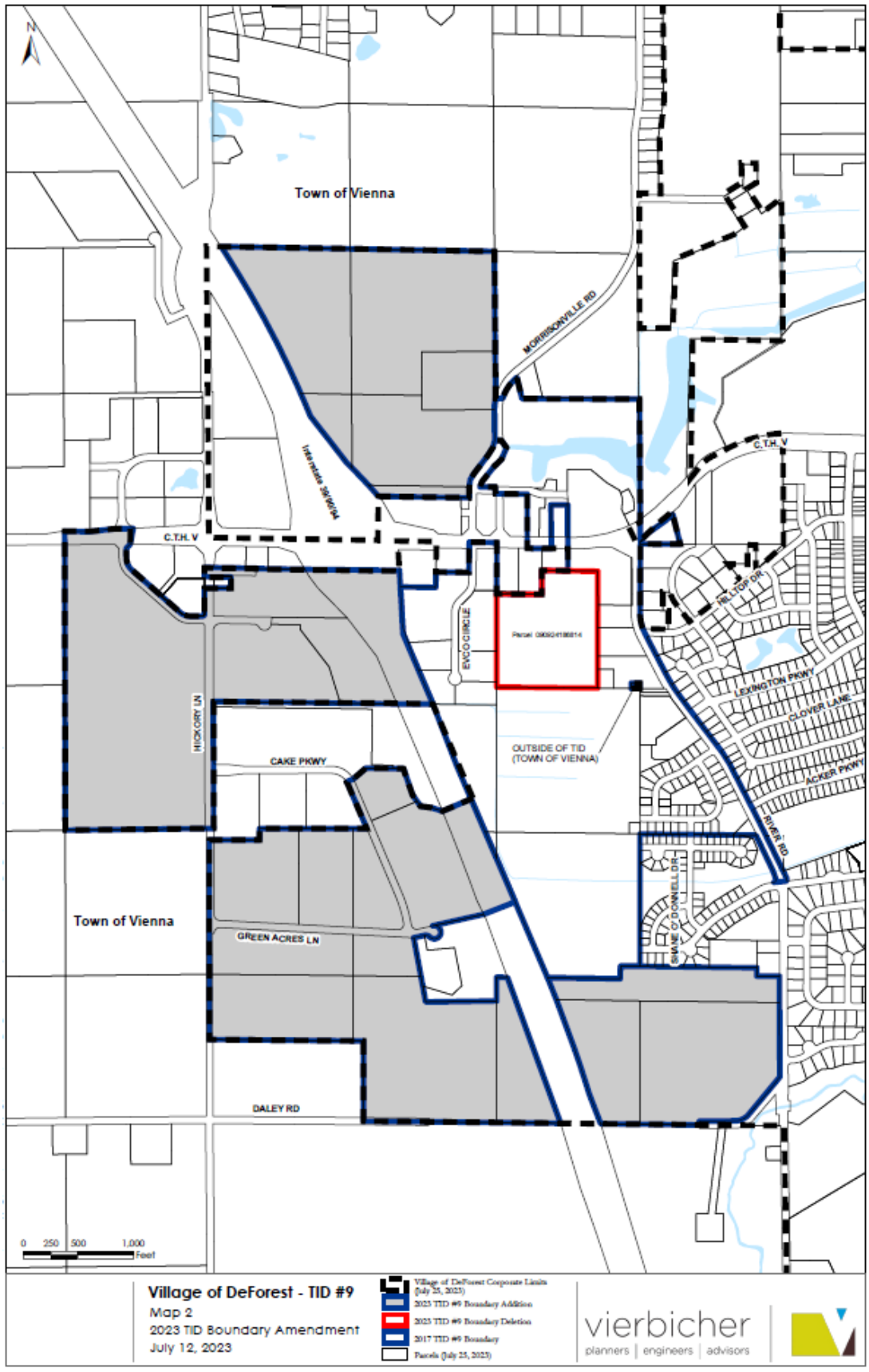
| Lot | Parcel | Lot | Parcel | Lot | Parcel | Lot | Parcel |
|---|---|---|---|---|---|---|---|
| 1 | 90924196116 | 15 | 90924193655 | 29 | 90924165541 | 43 | 90924167081 |
| 2 | 90924196181 | 16 | 90924164331 | 30 | 90924165651 | 44 | 90924167191 |
| 3 | 90924163011 | 17 | 90924164441 | 31 | 90924165761 | 45 | 90924167301 |
| 4 | 90924163121 | 18 | 90924164551 | 32 | 90924165871 | 46 | 90924167411 |
| 5 | 90924163231 | 19 | 90924164661 | 33 | 90924165981 | 47 | 90924167521 |
| 6 | 90924163341 | 20 | 90924164771 | 34 | 90924166091 | 48 | 90924167631 |
| 7 | 90924163451 | 21 | 90924164881 | 35 | 90924166201 | 49 | 90924168251 |
| 8 | 90924163561 | 22 | 90924164991 | 36 | 90924166311 | | |
| 9 | 90924163671 | 23 | 90924165101 | 37 | 90924166421 | | |
| 10 | 90924163781 | 24 | 90924165211 | 38 | 90924166531 | | |
| 11 | 90924163891 | 25 | 90924168021 | 39 | 90924166641 | | |
| 12 | 90924164001 | 26 | 90924168131 | 40 | 90924166751 | | |
| 13 | 90924164111 | 27 | 90924165321 | 41 | 90924166861 | | |
| 14 | 90924164221 | 28 | 90924165431 | 42 | 90924166971 | | |



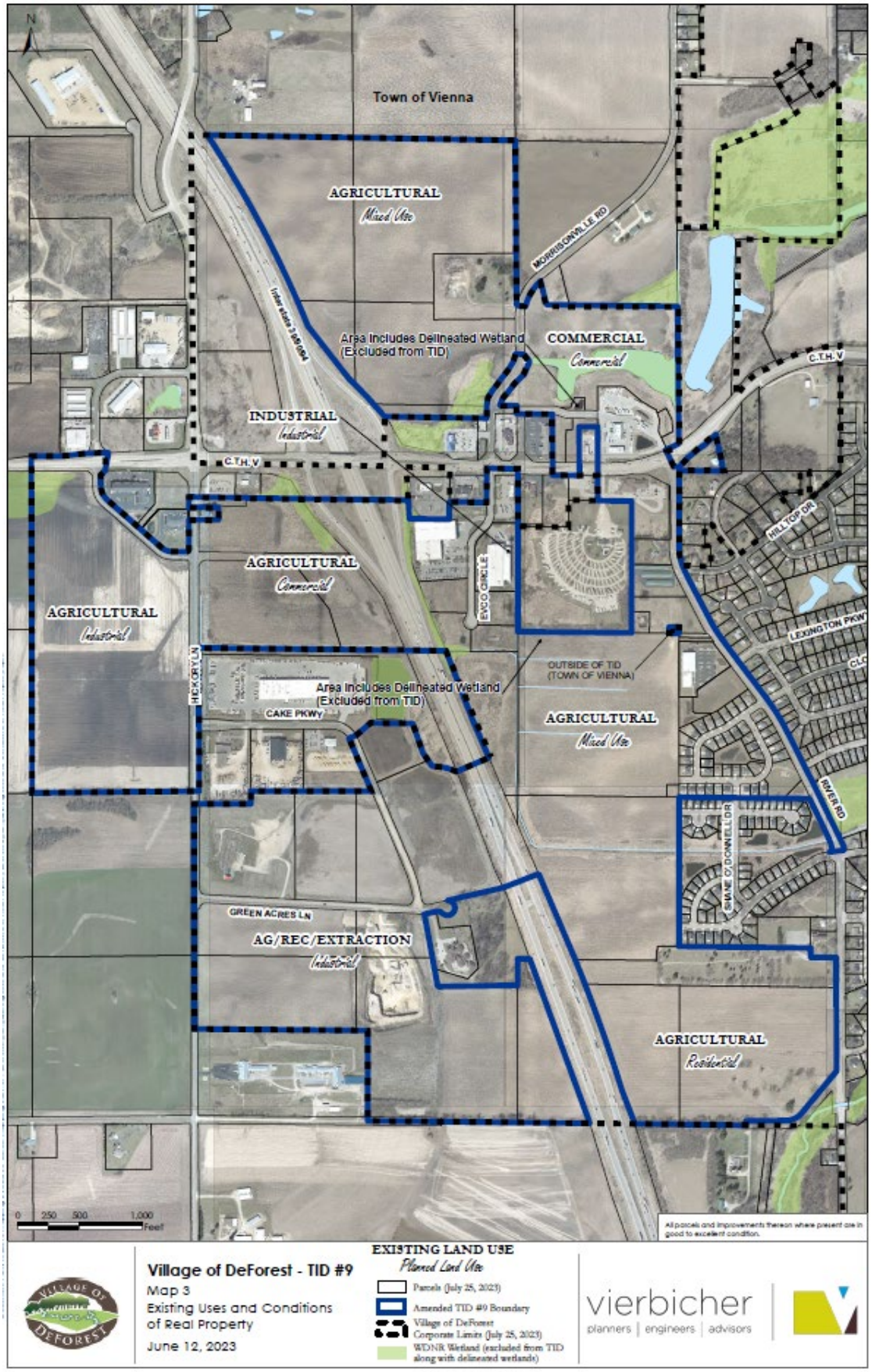
## Map 1B – TID Boundary and ½-Mile Radius



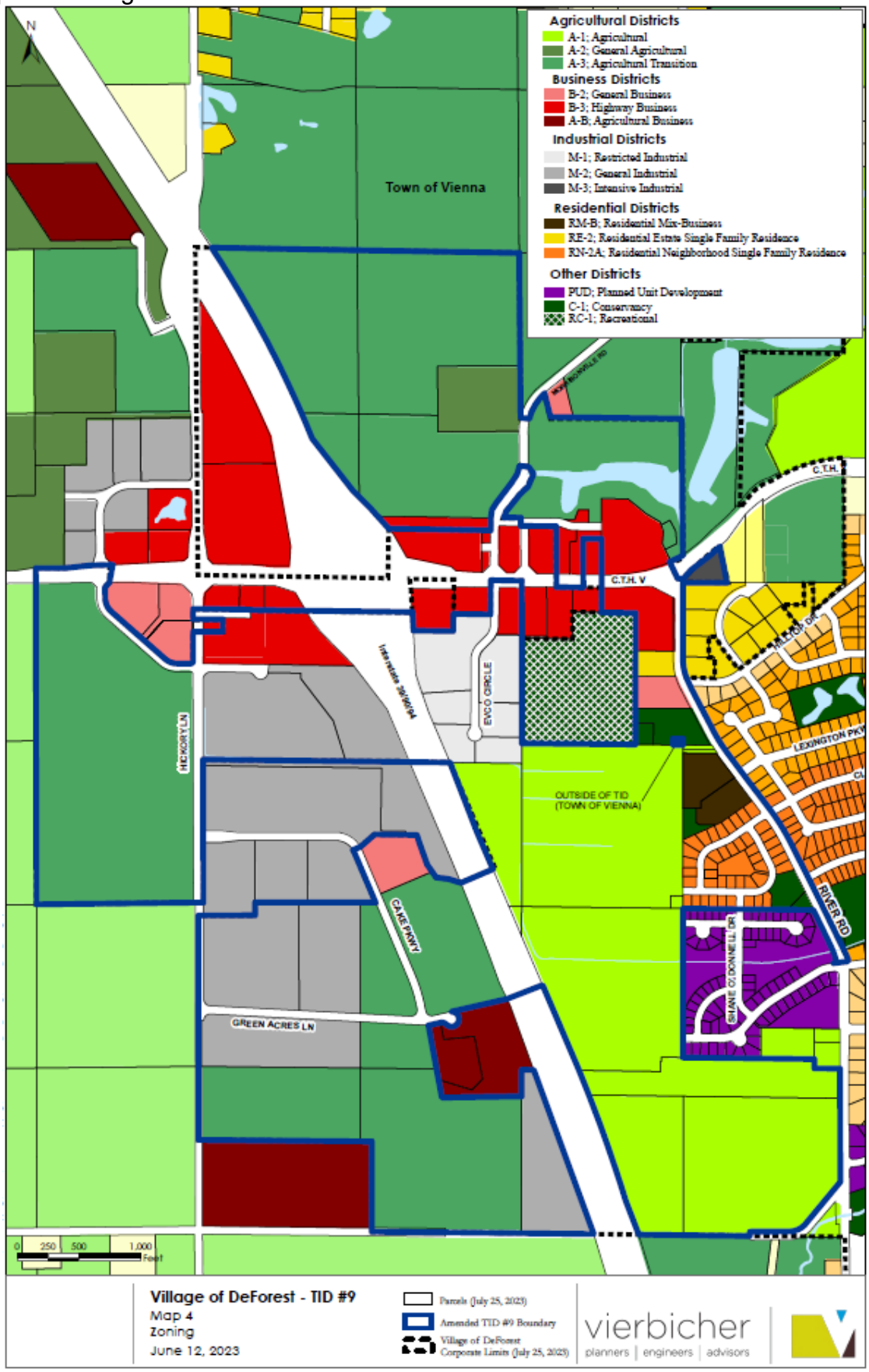
## Map 2 – 2023 TID Boundary Amendment



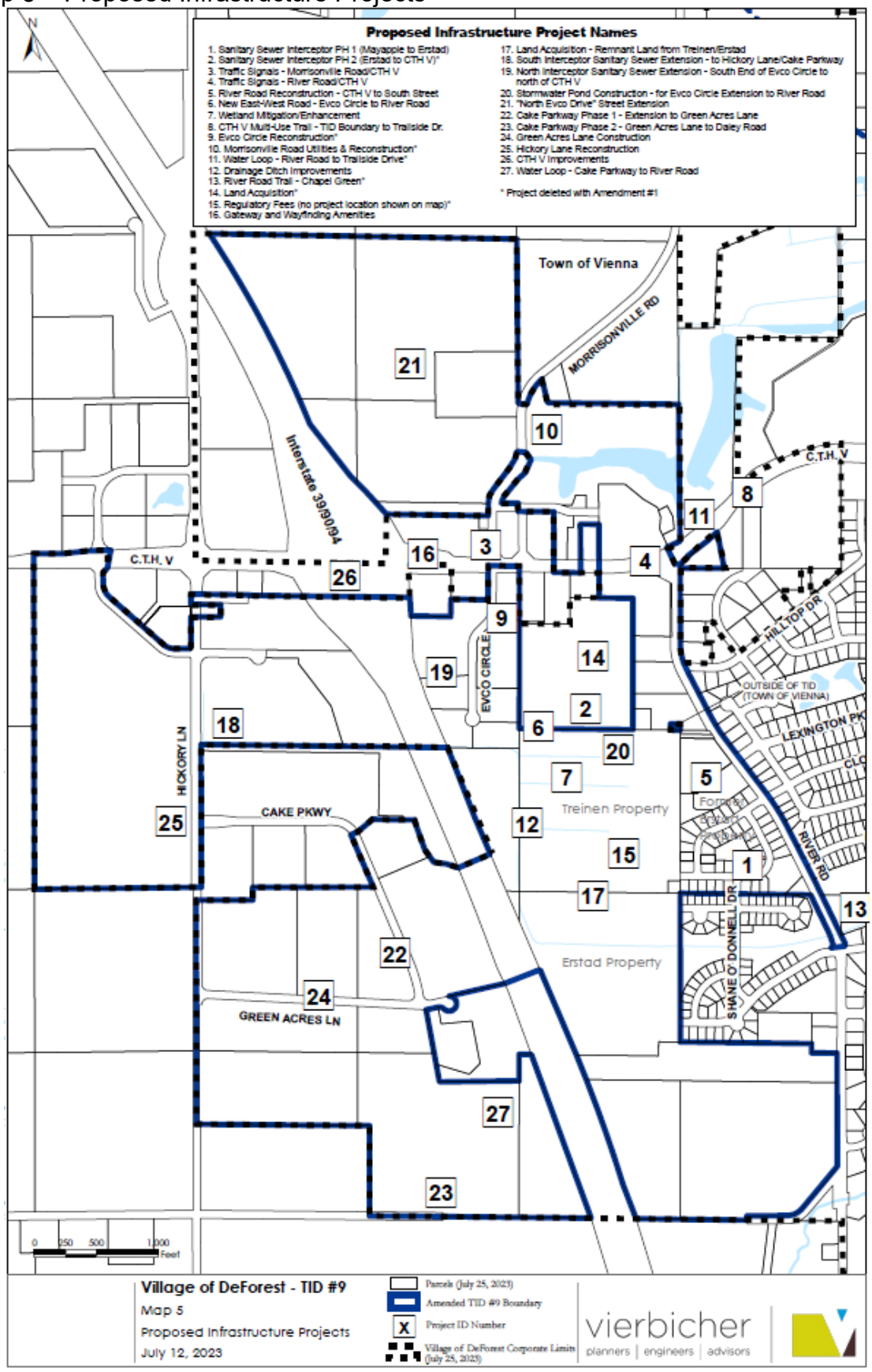
## Map 3 – Existing Used and Conditions of Real Property



## Map 4 – Zoning


N
Town of Vienna
Agricultural Districts
A-1; Agricultural
A-2; General Agricultural
A-3; Agricultural Transition
Business Districts
B-2; General Business
B-3; Highway Business
A-B; Agricultural Business
Industrial Districts
M-1; Restricted Industrial
M-2; General Industrial
M-3; Intensive Industrial
Residential Districts
RM-B; Residential Mix-Business
RE-2; Residential Estate Single Family Residence
RN-2A; Residential Neighborhood Single Family Residence
Other Districts
PUD; Planned Unit Development
C-1; Conservancy
RC-1; Recreational
C.T.H. V
HICKORY LN
ENCO CIRCLE
OUTSIDE OF TID
(TOWN OF VIENNA)
CAKE PKWY
GREEN ACRES LN
RIVER RD
LEXINGTON PKY
SHANE O'DONNELL DR
0 250 500 1,000 Feet
Village of DeForest - TID #9
Map 4
Zoning
June 12, 2023
Parcels (July 25, 2023)
Amended TID #9 Boundary
Village of DeForest Corporate Limits (July 25, 2023)
vierbicher
planners | engineers | advisors

## Map 5 – Proposed Infrastructure Projects



# II. PROJECT PLAN COMPONENTS.

## A. Public Works and Improvements Proposed for the District.

The development proposed in the District will entail the extension of public water, sanitary sewer, dry utilities (electric, natural gas and communications), stormwater management facilities, lot grading, and roadways. Transportation safety and level of service will also require a network of improvements to accommodate traffic flow at several locations along CTH V, Hickory Lane, and Evco Drive. The projects to be wholly or partially funded by the District include the following, and their planned locations are depicted on **Map 5**.

1. Water Distribution.

The projects in this Project Plan include water main extensions to newly annexed properties within the District west of Interstate 90/94/39 along Cake Parkway and Green Acres Lane, and along Evco Drive north of CTH V. This Project Plan also includes looping a water main from Cake Parkway to River Road. This project will provide for a water loop to ensure adequate redundancy and system reliability to provide domestic and fire protection services for properties on the west side of the interstate. This will enhance system reliability and provide firefighting capacity to meet the requirements for the proposed land uses in the TID.

2. Sanitary Sewer Collection.

A sanitary sewer interceptor running from River Road to within Mayapple Court was constructed as a TID project in 2018. The Village now proposes the construction of two sanitary interceptors as part of this Project Plan, a “north” interceptor and a “south” interceptor. The south interceptor will connect the Cake Parkway area and Hickory Lane area to the Village’s existing sewer system in River Road-the 2018 TID Project. The north interceptor will extend north from the south interceptor with the intent of serving lands north of CTH V. The new facilities will provide sanitary service to all lands being added to the District and will increase the service capacity and system reliability to new developments expected in the TID. Local collection sanitary sewer mains will also be constructed throughout the internal roadway system as required to provide adequate service to the development within the District.

3. Stormwater Facilities.

Stormwater facilities will consist of conveyance systems and treatment devices necessary to meet state, county, and local regulatory requirements. Conveyance systems will consist of ditching and piping. Treatment devices will consist of best management practices to control water runoff rates, reduce pollutant loading, and promote infiltration due to the increased impervious surfaces associated with the developments. The Village will construct stormwater retention areas as needed to complete the public infrastructure projects listed in Table 1.

4. Roadway Construction.

The individual parcels within the District will be served by a network of newly constructed roads and intersection improvements, the locations of which are depicted in **Map 5.** Additionally, streets such as “North Evco Drive”, “South Evco Drive”, Cake Parkway, Hickory Lane, and Green Acres Lane will be constructed/reconstructed to

provide more efficient traffic flow and encourage an employer, employee, and consumer-friendly commercial and industrial environment.

Roadway improvements will include excavation, base course, curb and gutter, sidewalks, trails and bicycle lanes, street trees, street lighting, traffic control signage, pavement marking, and restoration landscaping as appropriate to the setting and pursuant to Village ordinances.

5. Intersection Improvements.

The intersections of Evco Circle and Morrisonville Road with CTH V, and CTH I/Hickory Lane with CTH V, will likely require geometric alterations, including the addition of turn lanes, acceleration and deceleration lanes, and intersection traffic control signalization. This Project Plan anticipates the cost of traffic signals at both intersections. The need for traffic signals is dependent on current traffic levels and trip generation by new, and anticipated, developments in and around the TID. The Village also anticipates that additional traffic control at the Interstate/CTH V interchange, such as signalization and alignment revisions associated a ”diverging diamond” interchange, will be necessary to both respond to and promote future trip generation by the developments in and around the District. The Village, the Wisconsin Department of Transportation, and consultants associated with a proposed development just north of the amended TID are currently studying existing and proposed traffic rates to determine the exact nature and timing of such intersection and interchange improvements.

## B. Economic Feasibility.

The economic forecasts contained in Tables 2-5 below demonstrate that this Project Plan is feasible. Conservative estimates of development values as reflected in Table 3 predict the creation of $253,300,153 in new value increments, yielding approximately $49,157,376 in tax increments as shown in Table 3. The tax increment generated is estimated based on the Village’s current mill rate of $18.89 remaining unchanged for the life of the TID.

Those new tax increments will be sufficient to reimburse the estimated $26,468,157 in total project costs described in Section II.C., below, 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. If the projected development does not occur, project costs may be delayed or eliminated altogether. The use of developer funding where possible further enhances 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.

This Project Plan is meant to be neither a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board.

1. Detailed Project Costs.

(a) Public Infrastructure Costs. The various categories of planned infrastructure costs are identified in Section II.A. Engineering estimates of probable costs for public

infrastructure improvements are reflected in Table 1. All costs are based on 2023 prices and are preliminary estimates. The actual costs of each item are expected to increase to reflect inflationary increases and other uncontrollable circumstances between 2023 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without further amending the Project Plan. 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. The total project costs this Plan to $26,636,704.

**Table 1 – Infrastructure Costs.**

| Project No. | Project Name | Previous Plan Estimate | Changes with Amendment #1 | Amendment #1 Plan Estimate | Estimated Construction Period |
|---|---|---|---|---|---|
| 1 | Sanitary Sewer Interceptor Phase 1 (Mayapple to Former Erstad Property) | $734,670 | $265,677 | $1,000,347 | Completed 2018 |
| 2 | Sanitary Sewer Interceptor Phase 2 (Former Erstad Property to CTH V) | $631,290 | $(631,290) | $0 | Delete with this Amendment |
| 3 | Traffic Signals - Morrisonville Road/CTH V | $330,000 | $51,400 | $381,400 | Completed 2018 |
| 4 | Traffic Signals - River Road/CTH V | $330,000 | $51,400 | $381,400 | Completed 2018 |
| 5 | River Road Reconstruction – CTH V to South St. | $1,193,118 | $425,423 | $1,618,541 | Completed 2017-19 |
| 6 | New East-West Road – Evco Cir. to River Rd. | $959,400 | $2,281,997 | $3,241,397 | 2020-2026 |
| 7 | Wetland Mitigation/Enhancement | $250,000 | $0 | $250,000 | 2024-2026 |
| 8 | CTH V Multi-Use Trail – TID Boundary to Trailside Dr. (within 1/2 mile of TID) | $318,240 | $140,760 | $459,000 | 2028-2030 |
| 9 | Evco Circle Reconstruction | $690,000 | $(690,000) | $0 | Deleted with this Amendment |
| 10 | Morrisonville13, 1 Road Utilities & Reconstruction | $267,960 | $(267,960) | $0 | Deleted with this Amendment |
| 11 | Water Loop - River Road to Trailside Dr. (portion outside TID Boundary but within ½ mile) | $226,550 | $(226,550) | $0 | Deleted with this Amendment |

| Project No. | Project Name | Previous Plan Estimate | Changes with Amendment #1 | Amendment #1 Plan Estimate | Estimated Construction Period |
|---|---|---|---|---|---|
| 12 | Drainage Ditch Improvements | $100,000 | $0 | $100,000 | 2030-2032 |
| 13 | River Road Trail - Chapel Green | $51,800 | $(51,800) | $0 | Deleted with this Amendment |
| 14 | Land Acquisition | $1,000,000 | $(1,000,000) | $0 | Deleted with this Amendment |
| 15 | Regulatory Fees | $200,000 | $(200,000) | $0 | Deleted with this Amendment |
| 16 | Gateway and Wayfinding Amenities (some outside TID Boundary but within ½ mile) | $100,000 | $0 | $100,000 | 2023-2025 |
| 17 | Land Acquisition - Remnant Land from Treinen/Erstad Properties | $0 | $800,000 | $800,000 | 2030-2032 |
| 18 | South Interceptor Sanitary Sewer Extension – to Hickory Lane/Cake Parkway | $0 | $2,671,837 | $2,671,837 | 2023-2025 |
| 19 | North Interceptor Sanitary Sewer Extension (South end of Evco Circle to north of CTH V) | $0 | $1,115,774 | $1,115,774 | 2028-2030 |
| 20 | Stormwater Pond Construction – for Evco Circle Extension to River Road | $0 | $63,250 | $63,250 | 2024-2026 |
| 21 | “North Evco Drive” Street Extension | $0 | $2,997,734 | $2,997,734 | 2030-2032 |
| 22 | Cake Parkway Phase 1 – Extension to Green Acres Lane | $0 | $1,457,938 | $1,457,938 | 2025-2028 |
| 23 | Cake Parkway Phase 2 – Green Acres Lane to Daley Rd | $0 | $2,046,884 | $2,046,884 | 2030-2032 |
| 24 | Green Acres Lane Construction | $0 | $1,985,588 | $1,985,588 | 2028-2030 |
| 25 | Hickory Lane Reconstruction | $0 | $3,608,381 | $3,608,381 | 2026-2030 |

| Project No. | Project Name | Previous Plan Estimate | Changes with Amendment #1 | Amendment #1 Plan Estimate | Estimated Construction Period |
|---|---|---|---|---|---|
| 26 | CTH V Improvements (within ½ mile of TID Boundary) | $0 | $1,897,500 | $1,897,500 | 2026-2032 |
| 27 | Water Loop – Cake Parkway to River Road | $0 | $459,733 | $459,733 | 2028-2032 |
| Total Project Costs (Infrastructure) | | $7,383,028 | $19,253,676 | $26,636,704 | |

Detailed estimates of the above construction costs are contained in Appendix C.

(b) Administrative Costs. The original project plan for TID #9 combined administrative and professional costs. These costs have been separated in this Project Plan (Amendment #1) to provide more clarity. The total administrative costs include costs incurred in creating, administering, and terminating the District. Administrative costs may also include reasonable allocations of administrative expenses, including, but not limited to, employee salaries to the extent they relate to services for the District. Costs allocated will bear a direct connection to the time spent by Village employees in connection with the implementation of the Project Plan. This Plan contemplates $998,698 for Administrative Costs.

(c) Professional Services. Such costs include fees for planning, engineering, legal, audit, and financial services, and the costs of public information and notices with respect to the District and this Project Plan. This Project Plan contemplates $804,526 for Professional Service to assist with implementation of the Plan.

(d) Development Incentives. The original project plan contemplated up to $1,000,000 in development incentives. This Project Plan proposes to add approximately $5,040,945 in additional development incentives to be used to stimulate certain developments and enhance desirable business recruitment for a total of $6,040,945. Those incentives may be provided in the form of development grants or loans as determined necessary to enhance the quality and success of the TID.

(e) Financing Costs. Finally, the funding of the various projects will involve financing costs where projects are Village-funded. Except to the extent projects can be funded through TIF bonds where the developer may incur the financing costs, the Village will incur interest expenses. This Project Plan contemplates financing costs of $6,769,619.

The total anticipated cost for this Project Plan is $41,250,492, and the projected timing of various expenditures are outlined in Table 2 below.

**Table 2 – Project Costs**

| Financial Date | Construction Costs | Administrative Costs | Professional Service Costs | Incentives & TID Bond Payments | Financing Costs | Debt Costs | Total Expenditures | TIF Year |
|---|---|---|---|---|---|---|---|---|
| **2017** | **$ 82,168.01** | **$ 8,910.61** | **$ 35,504.21** | **$ 106,675.00** | **$ -** | **$ -** | **$ 233,257.83** | **0** |
| **2018** | **2,979,011.89** | **36,235.06** | **10,221.09** | **-** | **5,496.94** | **39,675.38** | **3,070,640.36** | **1** |
| **2019** | **320,508.41** | **29,243.71** | **18,093.70** | **-** | **197,434.87** | **-** | **565,280.69** | **2** |
| **2020** | **2,107.25** | **33,276.04** | **13,675.48** | **36,794.23** | **147,925.00** | **169.99** | **233,947.99** | **3** |
| **2021** | **-** | **37,816.50** | **8,020.58** | **36,912.79** | **147,925.00** | **169.99** | **230,844.86** | **4** |
| **2022** | **13,868.50** | **39,383.68** | **12,252.48** | **38,673.66** | **147,925.00** | **169.99** | **252,273.31** | **5** |
| **2023** | 100,000.00 | 43,757.00 | 38,000.00 | 39,649.03 | 99,337.50 | - | 320,743.53 | **6** |
| **2024** | 3,031,837.00 | 45,069.71 | 39,140.00 | 32,240.29 | 254,437.38 | 7,633.12 | 3,410,357.50 | **7** |
| **2025** | 3,178,671.00 | 46,421.80 | 40,314.20 | - | 297,502.36 | 8,925.07 | 3,571,834.43 | **8** |
| **2026** | 1,457,938.00 | 47,814.46 | 41,523.63 | 50,000.00 | 391,007.87 | 11,730.24 | 2,000,014.19 | **9** |
| **2027** | 3,608,381.00 | 49,248.89 | 42,769.33 | 325,000.00 | 429,504.39 | 12,885.13 | 4,467,788.74 | **10** |
| **2028** | 1,115,774.00 | 50,726.36 | 44,052.41 | 575,000.00 | 537,716.90 | 16,131.51 | 2,339,401.18 | **11** |
| **2029** | 1,985,588.00 | 52,248.15 | 45,373.99 | 575,000.00 | 517,471.91 | 15,524.16 | 3,191,206.21 | **12** |
| **2030** | 2,356,500.00 | 53,815.59 | 46,735.21 | 575,000.00 | 531,241.93 | 15,937.26 | 3,579,229.98 | **13** |
| **2031** | 2,146,884.00 | 55,430.06 | 48,137.26 | 575,000.00 | 551,553.49 | 16,546.60 | 3,393,551.42 | **14** |
| **2032** | 4,257,467.00 | 57,092.96 | 49,581.38 | 575,000.00 | 548,239.76 | 16,447.19 | 5,503,828.29 | **15** |
| **2033** | - | 58,805.75 | 51,068.82 | 575,000.00 | 617,969.02 | 18,539.07 | 1,321,382.66 | **16** |
| **2034** | - | 60,569.92 | 52,600.89 | 575,000.00 | 472,976.53 | 14,189.30 | 1,175,336.64 | **17** |
| **2035** | - | 62,387.02 | 54,178.91 | 575,000.00 | 337,359.05 | 10,120.77 | 1,039,045.75 | **18** |
| **2036** | - | 64,258.63 | 55,804.28 | 525,000.00 | 212,966.05 | 6,388.98 | 864,417.94 | **19** |
| **2037** | - | 66,186.39 | 57,478.41 | 250,000.00 | 109,169.05 | 3,275.07 | 486,108.92 | **20** |
| | $ 26,636,704.06 | $ 998,698.27 | $ 804,526.27 | $ 6,040,945.00 | $ 6,555,159.99 | $ 214,458.82 | $ 41,250,492.41 | |

2. Revenue Projections.

The goal of this Project Plan is to assure that all 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. It is anticipated that new development will yield approximately $253,300,153 in new equalized tax base in the District, of which approximately $217,653,453 (see red outline, Table 3) is anticipated to be attributable to this amendment. The value created will generate approximately $49,157,376 in tax increments over the life of the District. As noted above, if the development projections do not materialize as expected, the Village will reduce or delay its investment in project costs to reflect anticipated revenues. The timing of the anticipated development and resulting revenues are reflected in Table 3.

**Table 3 – Projected Value Increments and Tax Increments.**

| Financial Date | Valuation Date | Construction Date | Beginning Value | New Development Growth | End Value | Equalized Tax Rate | TIF Increment Revenue | Cumulative | TIF Year |
|---|---|---|---|---|---|---|---|---|---|
| 2017 | 01/01/16 | 2015 | $ - | $ - | $ - | $ 21.41 | $ - | $ - | 0 |
| 2018 | 01/01/17 | 2016 | - | - | - | 21.00 | - | - | 1 |
| 2019 | 01/01/18 | 2017 | - | 6,486,600 | 6,486,600 | 20.93 | 135,775 | 135,775 | 2 |
| 2020 | 01/01/19 | 2018 | 6,486,600 | 7,823,700 | 14,310,300 | 22.19 | 317,491 | 453,266 | 3 |
| 2021 | 01/01/20 | 2019 | 14,310,300 | 4,631,800 | 18,942,100 | 22.07 | 418,023 | 871,289 | 4 |
| 2022 | 01/01/21 | 2020 | 18,942,100 | 4,904,500 | 23,846,600 | 21.05 | 501,891 | 1,373,179 | 5 |
| 2023 | 01/01/22 | 2021 | 23,846,600 | 10,511,100 | 34,357,700 | 18.89 | 648,979 | 2,022,158 | 6 |
| 2024 | 01/01/23 | 2022 | 34,357,700 | 1,289,000 | 35,646,700 | 18.89 | 673,327 | 2,695,485 | 7 |
| 2025 | 01/01/24 | 2023 | 35,646,700 | - | 35,646,700 | 18.89 | 673,327 | 3,368,812 | 8 |
| 2026 | 01/01/25 | 2024 | 35,646,700 | 20,186,555 | 55,833,255 | 18.89 | 1,054,629 | 4,423,441 | 9 |
| 2027 | 01/01/26 | 2025 | 55,833,255 | 44,910,067 | 100,743,322 | 18.89 | 1,902,931 | 6,326,372 | 10 |
| 2028 | 01/01/27 | 2026 | 100,743,322 | 38,744,314 | 139,487,636 | 18.89 | 2,634,768 | 8,961,140 | 11 |
| 2029 | 01/01/28 | 2027 | 139,487,636 | 32,445,198 | 171,932,835 | 18.89 | 3,247,622 | 12,208,762 | 12 |
| 2030 | 01/01/29 | 2028 | 171,932,835 | 24,157,719 | 196,090,554 | 18.89 | 3,703,935 | 15,912,697 | 13 |
| 2031 | 01/01/30 | 2029 | 196,090,554 | 23,066,618 | 219,157,172 | 18.89 | 4,139,638 | 20,052,334 | 14 |
| 2032 | 01/01/31 | 2030 | 219,157,172 | 27,642,982 | 246,800,153 | 18.89 | 4,661,783 | 24,714,118 | 15 |
| 2033 | 01/01/32 | 2031 | 246,800,153 | 3,250,000 | 250,050,153 | 18.89 | 4,723,172 | 29,437,290 | 16 |
| 2034 | 01/01/33 | 2032 | 250,050,153 | 3,250,000 | 253,300,153 | 18.89 | 4,784,561 | 34,221,851 | 17 |
| 2035 | 01/01/34 | 2033 | 253,300,153 | - | 258,366,156 | 18.89 | 4,880,252 | 39,102,104 | 18 |
| 2036 | 01/01/35 | 2034 | 258,366,156 | - | 263,533,480 | 18.89 | 4,977,858 | 44,079,962 | 19 |
| 2037 | 01/01/36 | 2035 | 263,533,480 | - | 268,804,149 | 18.89 | 5,077,415 | 49,157,376 | 20 |
| | | | | $ 253,300,153 | | | $ 49,157,376 | | |

3. Cash Flow.

Table 4 shows the projected cash flow of the District under this Project Plan 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.

**Table 4 – Cash Flow Analysis.**

| Financial Date | Net Costs to Recover 1/1 | Total (Increment) Revenues | Total Expenditures | Net Income (Loss) | Net Costs to Recover 12/31 | Advance Balance (see Table 5) | Net Working Cash |
|---|---|---|---|---|---|---|---|
| 2017 | $ - | $ 3.41 | $ 233,257.83 | $ (233,254.42) | $ (233,254.42) | $ 250,000.00 | $ 16,745.58 |
| 2018 | (233,254.42) | 412,159.13 | 3,070,640.36 | (2,658,481.23) | (2,891,735.65) | 3,835,000.00 | 943,264.35 |
| 2019 | (2,891,735.65) | 149,607.01 | 565,280.69 | (415,673.68) | (3,307,409.33) | 3,835,000.00 | 527,590.67 |
| 2020 | (3,307,409.33) | 322,030.00 | 233,947.99 | 88,082.01 | (3,219,327.32) | 3,835,000.00 | 615,672.68 |
| 2021 | (3,219,327.32) | 417,387.96 | 230,844.86 | 186,543.10 | (3,032,784.22) | 3,835,000.00 | 802,215.78 |
| 2022 | (3,032,784.22) | 507,306.13 | 252,273.31 | 255,032.82 | (2,777,751.40) | 3,835,000.00 | 1,057,248.60 |
| 2023 | (2,777,751.40) | 654,394.67 | 320,743.53 | 333,651.14 | (2,444,100.26) | 3,965,000.00 | 1,520,899.74 |
| 2024 | (2,444,100.26) | 678,742.46 | 3,410,357.50 | (2,731,615.04) | (5,175,715.30) | 7,121,121.44 | 1,945,406.14 |
| 2025 | (5,175,715.30) | 678,742.46 | 3,571,834.43 | (2,893,091.97) | (8,068,807.27) | 9,992,509.30 | 1,923,702.03 |
| 2026 | (8,068,807.27) | 1,060,044.28 | 2,000,014.19 | (939,969.91) | (9,008,777.18) | 10,570,297.15 | 1,561,519.97 |
| 2027 | (9,008,777.18) | 1,908,346.05 | 4,467,788.74 | (2,559,442.69) | (11,568,219.87) | 13,378,735.01 | 1,810,515.14 |
| 2028 | (11,568,219.87) | 2,640,183.53 | 2,339,401.18 | 300,782.35 | (11,267,437.52) | 12,975,422.86 | 1,707,985.34 |
| 2029 | (11,267,437.52) | 3,253,037.63 | 3,191,206.21 | 61,831.42 | (11,205,606.10) | 13,402,110.72 | 2,196,504.62 |
| 2030 | (11,205,606.10) | 3,709,350.37 | 3,579,229.98 | 130,120.39 | (11,075,485.71) | 13,948,524.78 | 2,873,039.07 |
| 2031 | (11,075,485.71) | 4,145,053.41 | 3,393,551.42 | 751,501.99 | (10,323,983.72) | 13,887,087.63 | 3,563,103.91 |
| 2032 | (10,323,983.72) | 4,667,198.93 | 5,503,828.29 | (836,629.36) | (11,160,613.08) | 15,775,650.49 | 4,615,037.41 |
| 2033 | (11,160,613.08) | 4,728,587.85 | 1,321,382.66 | 3,407,205.19 | (7,753,407.89) | 11,905,213.34 | 4,151,805.45 |
| 2034 | (7,753,407.89) | 4,789,976.78 | 1,175,336.64 | 3,614,640.14 | (4,138,767.75) | 8,514,776.20 | 4,376,008.45 |
| 2035 | (4,138,767.75) | 4,885,668.00 | 1,039,045.75 | 3,846,622.25 | (292,145.50) | 5,448,951.20 | 5,156,805.70 |
| 2036 | (292,145.50) | 4,983,273.05 | 864,417.94 | 4,118,855.11 | 3,826,709.61 | 2,729,226.20 | 6,555,935.81 |
| 2037 | 3,826,709.61 | 5,082,830.20 | 486,108.92 | 4,596,721.28 | 8,423,430.89 | 157,651.20 | 8,581,082.09 |
| | | $49,673,923.31 | $41,250,492.41 | | | | |

## C. Timing and Methods of Financing Project Costs.

Table 5 outlines the projected timing of borrowing based on the assumption that the Village will finance all project costs. 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 this and the original 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 general obligation ("G.O.") Bonds or Notes to finance the cost of projects included within this Plan. As shown in Table 5, this Project Plan anticipates borrowing advances up to $25,373,200 through this amendment, which would occur only if the Village determines to proceed with the infrastructure construction. The Village will determine the feasibility of the infrastructure construction though analyzing tax increment generated and determine the public benefit of the Village to issue G.O. Bonds to finance the project. The Village may also require a development agreement to satisfy tax increment guarantee from developer when taking on such a project to benefit the developer. Prior to issuing G.O. Bonds or Notes, the Village shall be in compliance with its financial policies, ordinances, and statute regarding borrowing capacity.

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

The Village may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer for an agreed-upon period of time. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are conditioned on annual appropriations, and are, therefore, not general obligations of the Village and do not count against the Village's borrowing capacity.

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 -- Timing of Potential Debt Issuance.**

| Year | Advances Beginning | Advances Received | Proposed Advances | Actual Advance Payments | Proposed Advance Payments | Advances Ending | TID Year |
|---|---|---|---|---|---|---|---|
| 2017 | $ - | $ 250,000.00 | $ - | $ - | $ - | $ 250,000.00 | 0 |
| 2018 | 250,000.00 | 3,835,000.00 | - | 250,000.00 | - | 3,835,000.00 | 1 |
| 2019 | 3,835,000.00 | - | - | - | - | 3,835,000.00 | 2 |
| 2020 | 3,835,000.00 | - | - | - | - | 3,835,000.00 | 3 |
| 2021 | 3,835,000.00 | - | - | - | - | 3,835,000.00 | 4 |
| 2022 | 3,835,000.00 | - | - | - | - | 3,835,000.00 | 5 |
| 2023 | 3,835,000.00 | 3,965,000.00 | - | 3,835,000.00 | - | 3,965,000.00 | 6 |
| 2024 | 3,965,000.00 | - | 3,396,121.44 | 240,000.00 | - | 7,121,121.44 | 7 |
| 2025 | 7,121,121.44 | - | 3,561,000.00 | 350,000.00 | 339,612.14 | 9,992,509.30 | 8 |
| 2026 | 9,992,509.30 | - | 1,633,500.00 | 360,000.00 | 695,712.14 | 10,570,297.15 | 9 |
| 2027 | 10,570,297.15 | - | 4,042,500.00 | 375,000.00 | 859,062.14 | 13,378,735.01 | 10 |
| 2028 | 13,378,735.01 | - | 1,250,000.00 | 390,000.00 | 1,263,312.14 | 12,975,422.86 | 11 |
| 2029 | 12,975,422.86 | - | 2,225,000.00 | 405,000.00 | 1,393,312.14 | 13,402,110.72 | 12 |
| 2030 | 13,402,110.72 | - | 2,642,851.20 | 425,000.00 | 1,671,437.14 | 13,948,524.78 | 13 |
| 2031 | 13,948,524.78 | - | 2,405,000.00 | 445,000.00 | 2,021,437.14 | 13,887,087.63 | 14 |
| 2032 | 13,887,087.63 | - | 4,770,000.00 | 475,000.00 | 2,406,437.14 | 15,775,650.49 | 15 |
| 2033 | 15,775,650.49 | - | - | 500,000.00 | 3,370,437.14 | 11,905,213.34 | 16 |
| 2034 | 11,905,213.34 | - | - | - | 3,390,437.14 | 8,514,776.20 | 17 |
| 2035 | 8,514,776.20 | - | - | - | 3,065,825.00 | 5,448,951.20 | 18 |
| 2036 | 5,448,951.20 | - | - | - | 2,719,725.00 | 2,729,226.20 | 19 |
| 2037 | 2,729,226.20 | - | - | - | 2,571,575.00 | 157,651.20 | 20 |
| | | $ 8,050,000.00 | $ 25,925,972.64 | $ 8,050,000.00 | $ 25,768,321.44 | | |

## D. Total Project Costs

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

**Table 6 – Project Costs by Taxing District.**

| | | |
|---|---|---|
| Total Project Costs | $ 26,636,704 | |
| Total Value Increment | $ 253,300,153 | |
| TAXING DISTRICT | MILL RATE CONTRIBUTION TO PROJECT COSTS | ESTIMATED NEW ANNUAL TAX REVENUE ON TID CLOSURE |
| Village of DeForest | $ 8,867,663.65 | $ 1,593,101.68 |
| DeForest Area School District | $ 13,720,563.29 | $ 2,464,939.28 |
| Dane County | $ 3,970,976.85 | $ 713,397.59 |
| MATC | $ 1,054,811.26 | $ 189,499.92 |

## E. Existing Uses and Conditions of Real Property in the District.

The District currently consists of a mixture of vacant agricultural and extractive land, new residential development, existing and newer commercial and industrial establishments, and institutional uses (e.g., Wisconsin State Patrol, cemetery) that provide contiguity. The existing and proposed uses and conditions of all parcels in the District are depicted in **Map 3**.

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

This Project Plan is consistent with and effectively implements adopted Village plans and ordinances that address the TID #9 area, as explained more fully in the report attached hereto as Appendix B. The Village's Comprehensive Plan and in particular its Northern Interstate Corridor Plan component, recommends the lands within the District for a combination of commercial, industrial, mixed or flex commercial/industrial, mixed or flex commercial/residential, and moderate to higher density residential uses. This Plan contemplates, and seeks to promote, those same uses, as is generally shown on **Map 3**.

The current zoning of the property in the District is shown on **Map 4**. The property in the much of District will require rezoning to appropriate development districts corresponding to the proposed future uses as generally shown in **Map 3** and described in Appendix B. No text amendments to the zoning code 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.

The traffic signals at the intersections of Morrisonville Road/Evco Circle with CTH V were eligible for cost-sharing with Dane County. River Road Reconstruction was completed in 2018, the complete street reconstruction included contributions from the stormwater utility. Actual Total Cost and Non-TID Costs for these projects are represented in Table 7.

While primarily necessitated by the anticipated TID development, there are portions of the sanitary interceptors that will traverse lands outside of the District. These sections are necessary for connection of the system into TID lands. The 2023 estimated costs of these sections are also represented below.

The County Highway V Improvements will provide a regional benefit and may be eligible for grant funding or developer assistance. This Plan allocates 50% of the cost of the improvements to the TID plan. This project is within ½ mile of the TID boundary.

**Table 7 – Non-TID Project Costs**

| No. | Project | Estimated Total Cost | Estimated Non-TID Cost |
|---|---|---|---|
| 3 | Traffic Signals - Morrisonville Rd/CTH V - COMPLETED | $729,341.30 | $347,941.30 |
| 4 | Traffic Signals - River Rd/CTH V - COMPLETED | $729,341.30 | $347,941.30 |
| 5 | River Road Reconstruction - COMPLETED | $1,972,063.46 | $353,522.33 |
| 8 | Multi-Use Trail | $397,800.00 | $79,560.00 |
| 11 | Water Main Loop – DELETED WITH THIS AMENDMENT | $0 | $0 |
| 18 | Hickory Lane Sanitary Sewer Extension | $3,986,191.00 | $1,150,950.00 |
| 19 | North Evco Drive Sanitary Extension | $1,301,736.00 | $185,962.00 |
| 26 | County Highway V Improvements – within ½ mile of TID | $3,795,000.00 | $1,897,500.00 |
| | **Total** | **$12,911,473.06** | **$4,363,376.93** |

### H. Relocation of Displaced Persons.

It is not anticipated there will be a need to relocate any persons or businesses in conjunction with this Project 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.

## III. PROMOTION OF ORDERLY DEVELOPMENT IN THE VILLAGE.

The manner in which the creation of TID #9 and this Project Plan support and promote the orderly development of the Village, and the consistency of this Project Plan with the Village's existing Comprehensive Plan, are discussed in detail in the report of the Village's planning consultant attached as Appendix B.

## IV. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to §66.1105(5)(b), Wis. Stats. the Village estimates that approximately 29% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

# APPENDIX A

## Revised TID 9 Boundary Description
## Village of DeForest, Dane County Wisconsin

Part of Sections 13, 14, 23 and 24, Town 9 North, Range 9 east, and part of Sections 18, Town 9 North, Range 10 east, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of Section 13, T9N, R9E;

Thence, S89°58'1W"W, along the north line of Hilltop Subdivision, 947.45 feet, more or less, to the southeast corner of lands described in Dane County Register of Deeds Document No. 2656818 and the Point of Beginning;

Thence, N11°04'49"W, 299.98 feet, more or less, along the east line of said lands described in Dane County Register of Deeds Document No. 2656818, to the intersection with the southerly right-of-way line of Dane County Highway "V";

Thence, S47°02'29"W along said southerly right-of-way line, 103.72 feet;

Thence, S52°41'47"W along said southerly right-of-way line, 195.36 feet;

Thence, S42°12'28"W along the said southerly right-of-way line, 100.23 feet, more or less, to the east line of the Southwest Quarter of the Southeast Quarter of said Section 13;

Thence, N84°55'01"W, continuing along the said southerly right-of-way line, 43.94 feet, more or less;

Thence, N25°31'40"W, 148.66 feet, more or less, to the north right-of-way line of Dane County Highway "V";

Thence, N64°34'05"E, along the said north right-of-way line of Dane County Highway "V", 106.09 feet, more or less;

Thence, N52°41'05"E, continuing along the said north right-of-way line of Dane County Highway "V", 12.79 feet, more or less to its intersection with the east line of Lot 2 of Dane County Certified Survey Map No. 14435 and the east line of the Southwest Quarter of the Southeast Quarter of said Section 13, T9N, R9E;

Thence, N00°33'19"W, along the said east line of the Southwest Quarter of the Southeast Quarter of Section 13, 1104.41feet, more or less, to the Northeast corner of said Southwest Quarter of the Southeast Quarter of Section 13;

Thence, N89°16'42"W along the north line of said Southwest Quarter of the Southeast Quarter of Section 13, 1060.62 feet, more or less, to the southwest corner of Lot 1 of

Dane County Certified Survey Map No. 415 and the east line of Lot 2 of Dane County Certified Survey Map 14435;

Thence, N13°53'21"W along the east line of said Lot 2 of Dane County Certified Survey Map 14435 and the west line of said Lot 1 of Dane County Certified Survey Map No. 415, 196.69 feet, more or less, to the intersection with the south right-of-way line of Morrisonville Road, a non-tangent curve concave to the southeast;

Thence, 242.32 feet, more or less, along the said south right-of-way line of Morrisonville Road, a non-tangent curve concave to the southeast having a radius of 407.74 feet, (a chord of 238.77.97 feet, more or less, which bears S30°27'38"W);

Thence, N82°32'50"W, 72.71 feet, more or less, to the west right-of-way line of Morrisonville Road at its intersection with the west line of the Northwest Quarter of the Southeast Quarter of said Section 13;

Thence, N00°27'49"W along the west line of the Northwest Quarter of the Southeast Quarter of Section 13, 1322.96 feet to the northwest corner thereof;

Thence, N89°00'03"W, along the north line of the Northeast Quarter of the Southwest Quarter of said Section 13, T9N, R9E, 1310.47 feet, more or less, to the northwest corner thereof;

Thence, N89°00'03"W, along the north line of the Northwest Quarter - Southwest Quarter of said Section 13, 1178.82 feet, more or less, to the east right-of-way line of Interstate "39/90/94" and the beginning of a non-tangent curve concave to the southwest;

Thence, 1747.54 feet, more or less, along the said east right-of-way line of Interstate "39/90/94", being a non-tangent curve concave to the southwest having a radius of 8906.22 feet, more or less (a chord of 1744.74 feet which bears S27°48'14"E), to the end of said curve;

Thence, S38°00'12"E, continuing along the said east right-of-way line of Interstate "39/90/94", 531.57 feet, more or less;

Thence, S44°47'25"E, continuing along the said east right-of-way line of Interstate "39/90/94", 75.98 feet;

Thence, 349.71 feet, more or less, continuing along the said east right-of-way line of Interstate "39/90/94", a curve to the right having a radius of 4029.37, (a chord of 349.60 which bears S42°54'33"E), to the southwest corner of Lot 2 of Dane County Certified Survey Map No. 9032;

Thence, S89°05'24"E, along the south line of said of Lot 2 of Dane County Certified Survey Map No. 9032, 825.00 feet, more or less, to the southeast corner thereof and the west right-of-way line of Morrisonville Road;

Thence, N00°39'00"E, along the said east right-of-way line of Morrisonville Road, 99.89 feet, more or less, to the northeast corner of said Lot 2 of Dane County Certified Survey

Map No. 9032;

Thence, N07°27’39”E, continuing along the said west right-of-way line of Morrisonville Road, 65.20 feet, more or less;

Thence, N32°12’37”E, continuing along the west right-of-way line of Morrisonville Road, 66.23 feet, more or less;

Thence, N37°14’06”E, continuing along the west right-of-way line of Morrisonville Road, 208.53 feet, more or less;

Thence, N32°17’00”E, continuing along the west right-of-way line of Morrisonville Road, 82.62 feet, more or less;

Thence, N15°47’34”E, continuing along the west right-of-way line of Morrisonville Road, 68.20 feet, more or less;

Thence, S82°32’10”E, 73.81 feet, more or less, to the east right-of-way line of Morrisonville Road and the west line of said Lot 2 of Dane County Certified Survey Map No14435;

Thence, S36°00’08”E, along the said east right-of-way line of Morrisonville Road and the said west line of Lot 2 of Dane County Certified Survey Map No14435, 68.60 feet, more or less;

Thence, S23°21’49”W, continuing along the said east right-of-way line of Morrisonville Road and the said west line of Lot 2 of Dane County Certified Survey Map No14435, 112.09 feet, more or less;

Thence, S46°17’30”W, continuing along the said east right-of-way line of Morrisonville Road and the said west line of Lot 2 of Dane County Certified Survey Map No14435, 89.92 feet, more or less;

Thence, S39°05’05”W, continuing along the said east right-of-way line of Morrisonville Road and the said west line of Lot 2 of Dane County Certified Survey Map No14435, 177.23 feet, more or less;

Thence, S21°36’34”W, continuing along the said east right-of-way line of Morrisonville Road and the said west line of Lot 2 of Dane County Certified Survey Map No14435, 55.09 feet, more or less, to the southwest corner thereof and the north right-of-way line of Holiday Court;

Thence, S89°28’40”E, along the South line of said Lot 2 of Dane County Certified Survey Map 14435 and the said north right-of-way line of Holiday Court, 137.02 feet;

Thence, S00°25’33”E, 66.01 feet, more or less, to the south right-of-way line of Holiday Court and the northeast corner of Lot 1 of Dane County Certified Survey Map No. 9032 ;

Thence, S88°47’42”E, 66.02 feet, more or less, to the northwest corner of Lot 1 of Dane County Certified Survey Map No. 8313;

Thence, S89°32’05”E, 220.92 feet, more or less, along the north line of Lot 1 of Dane County Certified Survey Map 8313 to the northeast corner thereof;

Thence, S00°26’51”E, along the east line of said Lot 1 of Dane County Certified Survey Map 8313 and its southerly extension 491.27 feet, more or less, to the south right-of-way line of Dane County Highway “V”;

Thence, S89°04’39”E, along said South right-of-way line of Dane County Highway “V” and the north line of said lands described in Dane County Register of Deeds Document No. 2213335 and Document No. 3411690, 215.44 feet to its intersection with the southerly extension of the west line of Lot 1 of Dane County Certified Survey Map No. 13588;

Thence, N00°24’47”W, along said southerly extension and the said west line of Lot 1 of Dane County Certified Survey Map No. 13588, 395.06 feet, more or less, to the northwest corner thereof;

Thence, S89°03’44”E, along the north line of said Lot 1 of Dane County Certified Survey Map No. 13588, 150.00 feet, more or less, to the northeast corner thereof and the west line of Lot 1 of Dane County Certified Survey Map No. 14435;

Thence, S00°26’51”E, along the east line of said Lot 1 of Dane County Certified Survey Map No. 13588 and the west line of Lot 1 of Dane County Certified Survey Map No. 14435, 290.50 feet, more or less, to the southeast corner thereof and the north right-of-way line of Dane County Highway “V”;

Thence, S00°14’05”W, 104.50 feet, more or less, to the south right-of-way line of Dane County Highway “V” and the northwest corner of Lot 1 of Dane County Certified Survey Map 14891;

Thence, S00°02’23”E along the West line of said Lot 1 of Dane County Certified Survey Map No. 14891, 200.04 feet, more or less, to the Southwest corner thereof and the north line of lands described in Dane County Register of Deeds Document No. 5685371;

Thence, S89°07’22”E, along the north line of said lands described in Dane County Register of Deeds Document No. 5685371, 273.51 feet, more or less, to the northeast corner thereof;

Thence, S00°02’54”W, along the east line of said lands described in Dane County Register of Deeds Document No. 5685371, the west line of Lot 1 of Dane County Certified Survey Map No. 14891, the west line of lands described in Dane County Register of Deeds Document No. 5168249, the west line of Lot 1 of Dane County Certified Survey Map No. 11200, the west line of Lot 2 and Outlot 1 of Dane County Certified Survey Map No. 11200, 1063.14 feet, more or less, to the southwest corner thereof, the southeast corner of said lands described in Dane County Register of Deeds Document no. 5685371 and the north line of the Southwest Quarter of the Northeast Quarter of Section 24, T9N, R9E;

Thence, N89°25’27”W, along the north line of the said Southwest Quarter of the Northeast Quarter of Section 24, T9N, R9E, 919.31 feet, more or less, to the northwest corner thereof and the east line of Lot 5 of Evco Subdivision;

Thence, N00°02’13”E, along the west line of said Southwest Quarter of the Northeast Quarter of Section 24, T9N, R9E, the west line of Lands described in Dane County Register of Deeds Quit Claim Deed Document No. 4181574 and Document No. 2213335, the east line of said Lots 5, 4, 3, 2 and 1 of Evco Subdivision and its northerly extension, 1318.54 feet, more or less, to the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 24, T9N, R9E;

Thence, N89°04’49”W, along the north line of said Northeast Quarter of the Northwest Quarter of said Section 24, T9N, R9E, 249.44 feet, more or less, to its intersection with the northerly extension of the west right-of-way line of Evco Circle and the northerly extension of the east line of Lot 2 of Dane County Certified Survey Map No. 3442;

Thence, S00°55’09”W, along the said northerly extension of the west right-of-way line of Evco Circle and the northerly extension of the east line of Lot 2 of Dane County Certified Survey Map No. 3442, 280.00 feet, more or less, to the southeast corner thereof;

Thence, N89°04’51”W, along the South line of said Lot 2 of Dane County Certified Survey Map 3442, 300.00 feet, more or less, to the southwest corner thereof and the east line of Lot 1 of Dane County Certified Survey Map No.6085;

Thence, S00°55'06" W, along the east line of said Lot 1 of Dane County Certified Survey Map 6085, 141.00 feet, to the Southeast corner thereof;

Thence, N89°05'04" W, along the south line of Lot 1 of Dane County Certified Survey Map 6085, 322.27 feet, more or less, to the Southwest corner thereof and the east right-of-way line of Interstate 39/90/94;

Thence, N03°14'53"W, along the said east right-of-way line of Interstate “39/90/94”, 146.92 feet, more or less, to its intersection with the westerly extension of the south line of Lot 2 of Dane County Certified Survey Map No. 11327;

Thence, N89°06’40”W, along the said easterly extension and the south lines of Lots 2 and 1 of Dane County Certified Survey Map No. 11327, 1306.90 feet, more or less, to the easterly extent of the right-of-way of Elephant Trail;

Thence, N00°54’06”E, along the said easterly extent of the right-of-way of Elephant Trail, 3.09 feet, more or less, to the northeast corner thereof and the south line of said Lot 1 of Dane County Certified Survey Map No. 11327;

Thence, N89°02’52”W, along the south line of said Lot 2 of Dane County Certified Survey Map No. 11327 and the south line of lands described in Dane County Register of Deeds Document No. 3393072 and its westerly extension, 467.10 feet, more or less, to the west right-of-way line of Hickory Lane and the east line of Lot 2 of Dane County Certified Survey Map No. 11362;

Thence, S00°00’24”W, along the said west right-of-way line of Hickory Lane and the east line of Lot 2 of Dane County Certified Survey Map No. 11362, 85.13 feet, more or less, to its intersection with the westerly extension of the north line of Lot 2 of Dane County Certified Survey No. 15029;

Thence, S89°40’39’E, along the said westerly extension and the north line of Lot 2 of Dane County Certified Survey No. 15029, 240.02 feet, more or less, to the northeast corner thereof;

Thence, S00°04’43”E, along the east line of said Lot 2 of Dane County Certified Survey No. 15029, 100.00 feet, more or less, to the southeast corner thereof;

Thence, N89°59’36”W, along the south line of said Lot 2 of Dane County Certified Survey No. 15029 and its westerly extension, 240.17 feet, more or less, to the west right-of-way line of Hickory Lane and the east line of Vienna Office Condominium, Unit 1;

Thence, S00°00’24”W, along the said west right-of-way line of Hickory Lane and the east line of Vienna Office Condominium, Unit 1, 237.47 feet, more or less, to the beginning of a curve to the right;

Thence, 31.38 feet, more or less, along the said west right-of-way line of Hickory Lane, the east line of Vienna Office Condominium, Unit 1 and the north right-of-way line of Linde Lane, a curve to the right having a radius of 20.06 feet, more or less, (a chord of 28.28 feet, more or less, which bears S45°00’24”W), to the end of said curve;

Thence, N89°59’36”W, along the said north right-of-way line of Linde Lane and the south line of said Vienna Office Condominium, Unit 1, 107.12 feet, more or less, to the beginning of a curve to the right;

Thence, 97.41 feet, more or less, continuing along the said north right-of-way line of Linde Lane and the southwest line of said Vienna Office Condominium, Unit 1, a curve having a radius of 150.00 feet, more or less, ( a chord of 95.71 feet, more or less, which bears N71°23’19”W), to the end of said curve;

Thence, N48°41’17”W, continuing along the northeast right-of-way line of Linde Lane and the southwest line of said Vienna Office Condominium, Unit 1 and along the southwest lines of Lots 2 and 1 of Dane County Certified Survey Map No. 11362, 588.43 feet, more or less, to the beginning of a curve to the right;

Thence, 125.23 feet, more or less, continuing along the said northeast right-of-way line of Linde Lane and the southwest line of said Lot 1 of Dane County Certified Survey Map No. 11362, a curve having a radius f 150.00 feet, (a chord of 121.63 feet, more or less, which bears N24°43’56”W), to the end of said curve;

Thence, N00°48’51”W, along the east right-of-way line of Linde Lane and the west line of said Lot 1 of Dane County Certified Survey Map No. 11362, 88.01 feet, more or less;

Thence, N44°11’10”E, continuing along the east right-of-way line of Linde Lane and the west line of said Lot 1 of Dane County Certified Survey Map No. 11362 and the south right-of-way line of Dane County Highway “V”, 52.00 feet, more or less;

Thence, N10°21’51”E, 146.76 feet, more or less, to the north right-of-way line of said Dane County Highway “V” and the southwest corner of Lot 4 of Evans Subdivision;

Thence, S88°12’57”W, 183.46 feet, more or less, to the southeasterly corner of Lot 1 of Dane County Certified Survey Map No. 7019 at the said north right-of-way line of said

Dane County Highway “V”;

Thence, S83°33’35”W, along the said north right-of-way line of said Dane County Highway “V” and the south line of said Lot 1 of Dane County Certified Survey Map No. 7019, 211.05 feet, to the southwest corner thereof and the southeast corner of Lot 2 of Dane County Certified Survey Map No. 12311;

Thence, N89°34’01”W, along the said north right-of-way line of said Dane County Highway “V” and the south line of said Lot 2 of Dane County Certified Survey Map No. 12311, 230.47 feet, more or less, to its intersection with the northerly extension of the west line of Lot 4 of Dane County Certified Survey Map No. 11362 and the east lines of the Northwest and Southwest Quarters of the Northeast Quarter of Section 23, T9N, R9E;

Thence, S00°07’25”E, along the said northerly extension, the east lines of the Northwest and Southwest Quarters of the Northeast Quarter of Section 23, T9N, R9E and the west line of Lot 4 of Dane County Certified Survey Map No. 11362, 2719.01 feet, more or less, to the southwest corner thereof;

Thence, N89°21’07”E, along the south line of said Lot 4 of Dane County Certified Survey Map No. 11362 and the north line of the Northeast Quarter of the Southwest Quarter of Section 23, T9N, R9E and its easterly extension, 1350.28 feet, more or less, to the east right-of-way line of Hickory Lane, and the west line of Lot 1 of Dane County Certified Survey Map No. 12703;

Thence, N00°04’44”W, along the said east right-of-way line of Hickory Lane, and the west line of Lot 1 of Dane County Certified Survey Map No. 12703, the west line of Lot 1 of Dane County Certified Survey Map No. 14250 and the west line of Outlot 1 of Vienna Business Center, 1156.87 feet, more or less, to the northwest corner thereof and the southwest corner of Lot 1 of Dane County Certified Survey Map No. 11050;

Thence, S89°11’52”E, along the south line of Lots 2 and 1 of Dane County Certified Survey Map No. 11050, 1671.25 feet, more or less, to the southeast corner thereof and the southwest right-of-way line of Interstate “39/90/94”;

Thence, S89°41’29”E, 326.36 feet, more or less, to the east right-of-way line of Interstate “39/90/94” and the northwest corner of lands described in Dane County Register of Deeds Document No. 5224258;

Thence S21°10’50”E, along said east right-of-way line of Interstate “39/90/94” and the southwest line of said of lands described in Dane County Register of Deeds Document No. 5224258, 606.09 feet, more or less;

Thence, S23°13’23”E, continuing along said east right-of-way line of Interstate “39/90/94” and the southwest line of said of lands described in Dane County Register of Deeds Document No. 5224258, 334.79 feet, more or less;

Thence, S69°08’44”W, 281.90 feet, more or less to the west right-of-way line of Interstate “39/90/94” and the northeast corner of lands described in Dane County Register of Deeds Document recorded in Volume 13781, Page 81 and the southeast corner of lands described in Dane County Register of Deeds Document No. 2181966;

Thence, N72°27’19”W, along the south line of said lands described in Dane County Register of Deeds Document No. 2181966, 104.20;

Thence, N82°47’20”W, continuing along the south line of said lands described in Dane County Register of Deeds Document No. 2181966, 101.41 feet, more or less;

Thence, N35°07’37”W, along the southwest line of said lands described in Dane County Register of Deeds Document No. 2181966 the northeast line of lands described in Volume 13781, Page 81 of the Dane County Deed Registry and the northeast line of lands described in Dane County Register of Deeds Document No. 4006270, 126.56 feet, more or less;

Thence, N19°03’13”W, along the southwest line of said lands described in Dane County Register of Deeds Document No. 2181966 and the northeast line of said lands described in Dane County Register of Deeds Document No. 4006270, 253.36 feet, more or less, to the northeast corner thereof;

Thence, N89°11’32”W, along the north line of said lands described in Dane County Register of Deeds Document No. 4006270, 341.85 feet, more or less, to the northwest corner thereof;

Thence, S49°08’27”W, along the northwest line of said lands described in Dane County Register of Deeds Document No. 4006270, 151.26 feet, more or less, to the east right-of-way line of Cake Parkway;

Thence, S66°54’26”W, 66.70 feet, more or less, to the west right-of-way line of said Cake Parkway and the east line of Lot 5 of Vienna Business Center and the beginning of a non-tangent curve concave to the southwest;

Thence, 28.73 feet, more or less, along the said west right-of-way line of said Cake Parkway and the east line of said Lot 5 of Vienna Business Center, a non-tangent curve concave to the southwest having a radius of 167.02 feet, an included angle of 09°51’17”(a chord of 28.69 feet which bears S27°58’34”E), to the end of said curve;

Thence, S23°02’51”E, continuing along the west right-of-way line of Cake Parkway and the east line of said Lot 5 of Vienna Business Center, 433.75 feet, more or less, to the southeast corner thereof;

Thence, S89°58’59”W, along the south line of said east line of said Lot 5 of Vienna Business Center, 125.86 feet, more or less, to the west line of the Northeast Quarter of the Southwest Quarter of said Section 24;

Thence, S89°58’59”W, along the south line of said Lot 5 of Vienna Business Center, the south line of lands described in Dane County Register of Deeds Document No. 5150973 and the north line of lands described in Dane County Register of Deeds Document No. 5150974, 849.76 feet, more or less, to the northwest corner thereof and the east line of Lot 1 of Dane County Certified Survey Map No.12703;

Thence, S00°04’43”E, along the west line of Lot 1 of Dane County Certified Survey Map No. 13816 and the east line of said of Lot 1 of Dane County Certified Survey Map

No.12703, 104.20 feet, more or less, to the southeast corner thereof;

Thence, S89°58’59”W, along the south line of said of Lot 1 of Dane County Certified Survey Map No.12703 and the north line of said lands described in Dane County Register of Deeds Document No. 2181968, 458.12 feet, more or less, to the west line of the Southwest Quarter of said Section 24;

Thence, S00°02’59”E, along the said west line of the Southwest Quarter of Section 24, 1814.92 feet, more or less, to its intersection with the westerly extension of the north line of Lot 1 of Dane County Certified Survey Map No. 9289;

Thence, S89°28’07”E, along said westerly extension and the north line of Lot 1 of Dane County Certified Survey Map No. 9289, 1401.81 feet, more or less, to the northeast corner thereof;

Thence, S00°00’18”E, along the east line of said Lot 1 of Dane County Certified Survey Map No. 9289 and its southerly extension, 730.24 feet, more or less, to the south line of the Southwest Quarter of said Section 24;

Thence, S89°29’41”E, along the said south line of the Southwest Quarter of Section 24, 1210.59 feet, more or less, to the southeast corner thereof;

Thence, S89°15’41”E, along south line of the Southwest Quarter of the Southeast Quarter, 584.20 feet, more or less, to the west right-of-way line of Interstate “39/90/94”;

Thence, N20°04’33”W, along the said west right-of-way line of Interstate “39/90/94” and the east line of said lands described in Dane County Register of Deeds Document No. 3522946, 1412.51 feet, more or less, to the northeast corner thereof;

Thence, N89°16’39”W, along the south line of said Lot 1 of Dane County Certified Survey Map No. 9324 and the south line of said lands described in Dane County Register of Deeds Document No. 3522946, 98.44 feet, more or less, to the northwest corner thereof;

Thence, S00°02’14”W, along the west line of said lands described in Dane County Register of Deeds Document No. 3522946 and the east line of said Lot 1 of Dane County Certified Survey Map No. 9324, 215.00 feet, more or less, to the southeast corner thereof;

Thence, S89°07’12”W, along the north line of said lands described in Dane County Register of Deeds Document No. 3522946 and the south line of said Lot 1 of Dane County Certified Survey Map No. 9324, 645.00 feet, more or less, to the southwest corner thereof;

Thence, N10°30’39”W, along the west line of said Lot 1 of Dane County Certified Survey Map No. 9324, 594.23 feet, more or less, to the south line thereof;

Thence, N77°15’12”E, 100.07 feet, more or less, to the south right-of-way line of Green Acres Way and the beginning of a curve to the right;

Thence, 50.84 feet, more or less, continuing along the south right-of-way line of Green

Acres Way, being said curve to the right having a radius of 50.00 feet, an included angle of 58°15’47”, (a chord of 48.68 feet which bears S73°36;03”E), to the beginning of a reverse curve to the left;

Thence, 249.56 feet, more or less, continuing along the south right-of-way line of Green Acres Way, being said reverse curve to the right, having a radius of 60.00 feet, an included angle of 238°18’42”, (a chord of 104.80 which bears N16°22’29”E, to the end of set curve at the north line of Lot 1 of Dane County Certified Survey Map No. 9324;

Thence, N77°15’20”E, along the said north line of Dane County Certified Survey Map No. 9324, 474.03 feet, more or less, to the southwest right-of-way line of Interstate “39/90/94”;

Thence, N68°39’21”E, 308.00 feet, more or less, to the east right-of-way line of Interstate “39/90/94”;

Thence, S23°13’23”E, along the said east right-of-way line of Interstate 39/90/94. 659.64 feet, more or less;

Thence, S22°32’33”E, continuing along the said east right-of-way line of Interstate “39/90/94”, 91.55 feet, more or less, to its intersection with the south line of the Northwest Quarter of the Southeast Quarter of said Section 24 and the northwest corner of lands described in Dane County Register of deeds Document No. 3214155;

Thence, S21°49’47”E, continuing along the said east right-of-way line of Interstate “39/90/94”; 214.52 feet, more or less, to the southwest corner of said lands described in Dane County Register of deeds Document No. 3214155 and the beginning of a cure to the right;

Thence, 901.40 feet, continuing along the said east right-of-way line of Interstate “39/90/94”, being a curve to the right having a radius of 12,332.61 feet, an included angle of 4°11’16”, (a chord of 901.20 feet which bears S19°13’50”E), to the end of said curve;

Thence, S21°00’02”E, continuing along the said east right-of-way line of Interstate “39/90/94”, 296.39 feet, more or less, to the south line of the Southwest Quarter of the Southeast Quarter of said Section 24;

Thence, S89°15’40”E, along the south line of the Southwest and Southeast Quarters of the Southeast Quarter of said Section 24, 898.85 feet, more or less, to its intersection with the westerly terminus of Daley Road;

Thence, N00°28’04”W, along the said western terminus of Daley Road, 34.96 feet, to the north right-of-way line thereof;

Thence, N89°31’52”E, along said north right-of-way line of Daley Road, 307.07 feet, more or less, to the beginning of a curve to the left;

Thence, 152.86 feet, continuing along the said north right-of-way line of Daley Road, being a curve to the left having a radius of 169.43 feet, an included angle of 51°41’27”, (a chord of 147.72 feet, which bears N68°27’33”E), to the end of said curve;

Thence, N39°43’07”E, continuing along the said north right-of-way line of Daley Road, 449.67 feet, more or less, to the west right-of-way line of River Road;

Thence, N00°11’35”W, along the said west right-of-way line of River Road, 915.24 feet, more or less, to the southeast corner of lands described in Dane County Register of Deeds Document No. 941374;

Thence, N89°13’54”W, along the south line of said lands described in Dane County Register of Deeds Document No. 941374, 206.40 feet, more or less, to the southwest corner thereof;

Thence, N00°05’53”W, along the west line of said lands described in Dane County Register of Deeds Document No. 941374, 74.25 feet, more or less, to the southeast corner of lands described in Dane County Register of Deeds Document No. 2134150;

Thence, N89°15’22”W, along the south lie of said lands described in Dane County Register of Deeds Document No. 2134150, the south line of Lots 50, 51, 52, 53, 54, 55, 56 & 57 of Chapel Green, 1062.16 feet, more or less, to the southwest corner of Lot 57 thereof and the west line of the Northeast Quarter of the Southeast Quarter of said Section 24;
Thence, N00°01’45”W, along the east line of said Northwest Quarter of the Southeast Quarter of Section 24 and the west line of Chapel Green, 1204.89 feet, more or less, to the northwest corner of Lot 1 thereof and the northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 24;

Thence, S89°17’37”E, along the north line of said Chapel Green, 1055.02 feet, more or less, to the westerly right-of-way line of River Road;

Thence, S25°45’02”E, along the westerly right-of-way line of River Road, 107.02 feet, more or less;

Thence, S25°40’37”E, along the westerly right-of-way line of River Road, 62.61 feet, more or less;

Thence, S25°50’07”E, along the westerly right-of-way line of River Road, 145.31 feet, more or less, to the beginning of a curve to the right;

Thence 122.84 feet, more or less along the westerly right-of-way line of River Road, a curve having a radius of 711.11 feet, (a chord of 122.69 feet, more or less, which bears S20°53’12”E), to the beginning of a compound curve to the right;

Thence 42.86 feet, more or less along the westerly right-of-way line of River Road, a compound curve having a radius of 24.92 feet, (a chord of 37.77 feet, more or less, which bears S33°19’23”W), to the northerly right-of-way line of South Street;

Thence, N83°05’16”E, along the said northerly right-of-way line of South Street, 120.89 feet, more or less, to the easterly right-of-way line of River Road;

Thence, N00°00’00”E, along the easterly right-of-way line of River Road, 21.17 feet, more or less;

Thence, N25°50’40”W, continuing along the easterly right-of-way line of River Road, 75.56 feet, more or less;

Thence, N25°54’13”W, continuing along the easterly right-of-way line of River Road, 501.16 feet, more or less, to the southerly corner of the Lot 17 of the Replat of Lots 56-79 of Second Addition Acker Park;

Thence, N26°56’47”W, continuing along the easterly right-of-way line of River Road and the southwest line of said Lot 17 of the Replat of Lots 56-79 of Second Addition Acker Park, 123.01 feet, more or less, to the northwest corner thereof;

Thence, N26°42’12”W, continuing along the easterly right-of-way line of River Road, 66.08 feet, more or less, to the southwest corner of Lot 18 of the Replat of Lots 56-79 of Second Addition Acker Park;

Thence, N26°50’33”W, continuing along the easterly right-of-way line of River Road, 292.99 feet, more or less, to the beginning of a curve to the left;

Thence, 304.87 feet, more or less, continuing along the east right-of-way line of River Road, a curve to the left having a radius of 1693.72 feet, (a chord of 304.46 feet which bears N32°00’00”W), to the end of said curve;

Thence, N37°10’28”W, continuing along the easterly right-of-way line of River Road, 335.46 feet, more or less, to the westerly corner of Lot 86 of Eagle Watch 1st Addition;

Thence, N37°06’57”W, continuing along the easterly right-of-way line of River Road, 170.10 feet, more or less, to the beginning of a curve to the right;

Thence, 315.67 feet, more or less, continuing along the east right-of-way line of River Road, a curve to the right having a radius of 1512.30 feet, more or less, (a chord of 315.10 feet which bears N32°38’09”W), to the end of said curve;

Thence, N27°26’48”W, continuing along the easterly right-of-way line of River Road, 348.70 feet, more or less, to the south right-of-way line of Hilltop Drive;

Thence, N24°40’46”W, continuing along the east right-of-way line of River Road, 98.49 feet, more or less, to the southwest corner of lands described in Dane County Register of Deeds Document No. 4656305 and the beginning of a curve to the right.

Thence, 150.89 feet, more or less, continuing along the east right-of-way line of River Road, a curve to the right having a radius of 442.98 feet, (a chord of 150.16 feet, more or less, which bears N10°17’53”W) to the end of said curve;

Thence, N00°00’03”E, continuing along the easterly right-of-way line of River Road, 617.48 feet, more or less, to the northwest corner of Lot 1 of Dane County Certified Survey Map No. 8797 and the southwest corner of lands described in Dane County Register of Deeds Document No. 2656818;

Thence, S89°59’17”E, along said north line of said Lot 1 of Dane County Certified Survey Map No. 8797 and the south line of said lands described in Dane County

Register of Deeds Document No. 2656818, 355.56 feet, more or less, returning to the point of beginning.

**AND EXCLUDING** the following described parcel:

Lot 2, Dane County Certified Survey Map Number 1201 more particularly described as follows:

Commencing at the north Quarter Corner of Section 24, T9N, R9E;

Thence, S00°02'13"W, along the west line of the Northwest Quarter of the Northeast Quarter of said Section 24, 1318.54 feet, more or less, to the southwest corner thereof;

Thence, S 89°25'27"E along the South line of the Northwest Quarter of the Northeast Quarter of said Section 24, 1223.95 feet, more or less, to the southwest corner of Lot 1 of Dane County Certified Survey Map No. 1201 and the point of beginning of this exception to DeForest TID-9;

Thence, continuing S89°25'27"E, along the South line of said Lot 2, 80.00 feet, more or less to the southeast corner thereof;

Thence, N00°00'03"E, along the east line of said Lot 2, 50.00 feet, more or less, to the northeast corner thereof;

Thence, N89°25'27"W, along the north line of said Lot 2, 80.00 feet, more or less, to the northwest corner thereof;

Thence, S00°00'02"W, along the West line of said Lot 2, 50.00 feet, more or less, returning to the point of beginning.

TID 9 contains 599.32 Acres (26,106,508 Square Feet) more or less and EXCLUDES any and all wetlands.

Note: Bearings are taken from record documents and Dane County GIS Maps and are for description clarity and information purposes only.

# APPENDIX B

# Village Planning Consultant Report on TID #9 Project Plan

### Evaluating How Project Plan Promotes Orderly Development of the Village and Relates to Other Applicable Village Plans and Ordinances

### Prepared by Mark Roffers, AICP

This report is intended to address requirements that the TID #9 Project Plan address (a) how the TID will promote the orderly development of the Village and (b) the consistency of the TID and TID Project Plan with other applicable Village plans and ordinances.

**Promotion of Orderly Development in the Village**
This TID #9 Project Plan promotes the orderly development of the Village by:

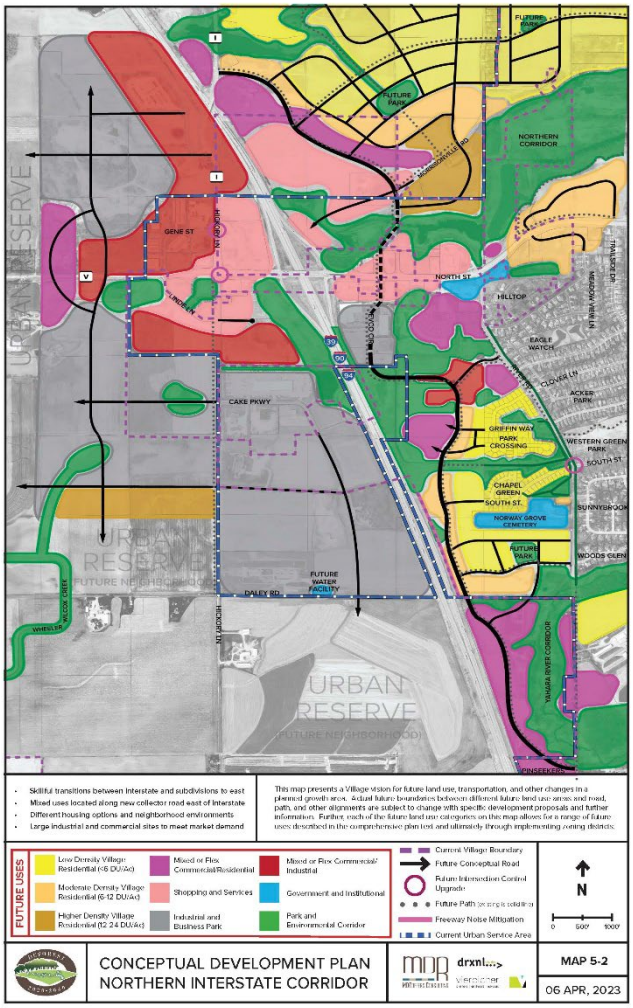
- Increasing non-residential tax base.
- Further developing an industrial, retail, commercial service, and mixed use district, including the redevelopment of underutilized lands and the retention and expansion of industrial uses.
- Expanding the range of locally-available jobs, goods, and commercial services for Village and regional residents and visitors—and providing some housing options for employees and patrons.
- Improving traffic flow and safety along CTH V, including intersection improvements planned at Morrisonville Road, River Road, the Interstate, and Hickory Lane.
- Improving and urbanizing River Road and Hickory Lane, and constructing key extensions to existing roads like Evco Circle and Cake Parkway, thereby benefitting economic development prospects and improving traffic flow and safety in the Village.
- Enabling utility improvements to increase system reliability and gravity flow sanitary sewer service area.
- Implementing local and regional planned land use, transportation, and economic development recommendations, including those in the Village's *Comprehensive Plan.*

## Consistency with Village Plans and Ordinances

The TID #9 Project Plan is consistent with and effectively implements adopted Village plans and ordinances that address the TID #9 area. These include the *Village of DeForest Comprehensive Plan*, last updated in April 2023, and Village zoning, subdivision, and official map ordinances. The following subsections provide additional detail regarding consistency.

### Comprehensive Plan: Land Use and Development Recommendations

The Village of DeForest, through its *Comprehensive Plan*, generally identifies the TID #9 area for mixed use development. Within its April 2023 *Comprehensive Plan* update, the Village incorporated its Northern Interstate Corridor Plan. The Corridor Plan is a detailed development plan that encompasses all of the amended TID #9 area plus lands around it.




Broadly speaking, the Corridor Plan advises larger-scale commercial and industrial development within the TID #9 area west of the Interstate. The description of the Corridor Plan included within the *Comprehensive Plan* notes that the Village is quickly running low on available sites for future industrial uses, which is a market in which DeForest excels. Large, undeveloped tracts on the west side of the Interstate can serve as a next frontier to accommodate 10+ acre sites for new manufacturing, warehousing, and transshipment uses. Also, particularly closer to the Interstate/CTH V interchange, potential exists for additional commercial service, hospitality, and possibly retail uses serving the local and regional markets—both east and west of the Interstate and on large and small sites.

East of the Interstate, the Corridor Plan advises a broader mix of land uses. These would be generally organized around CTH V, River Road, and a new collector road referred to as "North Evco Drive" and "South Evco Drive" in this Project Plan. North of CTH V, the Corridor Plan

advises a future land uses pattern emphasizing future commercial uses closer to the Interstate, transitioning to residential uses to the east including workforce and neighborhood housing options. South of CTH V, more residential uses are likely, but neighborhood-compatible commercial and light assembly land uses are also advised in transitional areas. These desired future land uses in the Village's *Comprehensive Plan* reflect those proposed in the TID #9 Project Plan.

Comprehensive Plan: Transportation Recommendations

The Transportation chapter of the Village's *Comprehensive Plan* includes a number of recommendations that are consistent with and will be advanced through implementation of this TID #9 Project Plan. These include recommendations to improve the CTH V intersection with Hickory Lane, reconstruct River Road and Hickory Lane, and develop an interconnected collector road and internal road network between River Road and the Interstate.

Comprehensive Plan: Economic Development Recommendations

TID #9 supports the Village's long term economic development strategy. TID #9 and its Project Plan advance the following economic development priorities in the *Comprehensive Plan*:

- Attract new businesses in diverse industries, including advanced business services, bioscience, distribution and logistics, food and beverage processing, health care, information communications technology, manufacturing, and retail and restaurants.
- Achieve balance among residential, commercial, and industrial (manufacturing) development to maintain a diverse economy and fiscal outlook.
- Pursue new commercial, industrial, and mixed use (re)development opportunities to support a diverse range of business opportunities and an environment that leads to new business development.
- Enhance DeForest as a place where people want to run a business, work, visit, and live to increase business opportunities and choice, jobs, and tax base.
- Promote a land use pattern that builds on community strengths; contains a mix of land uses; grows the local economy; and enhances quality of life by providing places for retail, restaurant, employment, and housing uses.
- Beautify and brand major corridors and gateways, such as Highways 51 and 19, North Street/Highway V, Downtown DeForest, and the Interstate.

Encourage economic and mixed-use development in the Northern Interstate Corridor planning area, where the Village intends to promote future commercial, industrial, and mixed land uses in the Village's expanding growth area particularly west of the Interstate.

Comprehensive Plan: Growth Phasing Recommendations

Continued development within TID #9 is also consistent with the growth phasing policy within the DeForest *Comprehensive Plan*. That policy indicates that the Village will utilize the following factors in making decisions on the timing of new development. The Village's phasing policy

points are in italics below, with commentary related to TID #9 in normal type.

1. *The desire to 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*. The TID #9 area includes areas of existing development, including along CTH V, Evco Circle, and the west side of River Road. Undeveloped portions of the TID #9 area east of the Interstate are generally between River or Morrisonville Roads and the Interstate, usually in areas close to utilities. West of the Interstate, the TID #9 area is adjacent to existing commercial and industrial development and seconds away from the Interstate/CTH V interchange. In other words, development within TID #9 will be orderly and sequential.

2. *The projected impact on other Village goals of preserving agriculture or the natural environment in the same general area, if applicable.* Proposed development will meet the Village's strict stormwater ordinance. Wetlands were delineated as part of the process to prepare and amend the TID #9 Project Plan and otherwise within the past several years. Wetlands will be protected. Focusing urban development in the TID #9 area will allow other areas outside of it to remain in agriculture, and no local or county plan identifies the TID #9 area for agricultural preservation.

3. *The projected impact on Village desires to redevelop or infill other parts of the Village.* Parts of the TID #9 area will facilitate retail and commercial service development, but not the types of uses and configurations that are common or feasible within the Village's historic downtown area. This Project Plan will enable redevelopment and infill within the TID #9 area.

4. *Whether the proposed development provides a unique asset or special amenity desired by the Village, as specified in Village plans or as otherwise indicated by the Village Board.* TID #9 will assist existing businesses, including Evco Plastics, grow and thrive. TID #9 will also provide more locations for larger-scale industrial and commercial development, for which vacant lands are quickly dwindling in supply. At the north edge of the Village, the DeForest Business Park has only three vacant lots totaling 17 acres, not including lands already committed to development or future business expansion. Near the south edge of the Village, the North Towne Corporate Park arguably has only one 3.4-acre vacant lot available for industrial development, not including lands already committed to development or future business expansion, or currently zoned for commercial rather than industrial purposes. Among all these two developments, the largest vacant lot for industrial development is 7.4 acres. This is smaller than required for most modern industrial development projects. Recently developed or pending industrial uses in DeForest have generally required between 15 and 40+ acres each.

Finally, TID #9 will continue to enable the Village to undertake significant road, highway, and utility improvements.

5. *The availability of public infrastructure such as road capacity, utility availability or capacity, and pedestrian and other public facilities to serve the proposed development.* Public utility services are already available within the eastern parts of TID #9, with public water service throughout most of TID #9. This Project Plan enables the construction of significant sewer utility improvements, particularly west of the Interstate. The Project Plan also enables significant improvements to existing roads and intersections that already serve the TID #9 area. Recent pedestrian improvements include new path and sidewalk segments along River Road and Highway V—implementation of this Project Plan will advance the system.
6. *If such public infrastructure is unavailable, the projected timing of and funding for public infrastructure improvements to serve the proposed development.* Adjacent public infrastructure is available to most of the TID #9 area today. Projected infrastructure projects will enable improvements that will increase the extent of areas served by gravity flow sewer, and improve water system reliability and fire flows.
7. *The ability of the Village to cost-effectively provide community services to the proposed development or area, and the advice of other units of government such as the DeForest Area School District (DASD) to provide services under their control.* The Village already provides services along CTH V and River Road corridors. Through a recent housing and enrollment growth projections report, the DASD is already expecting increases in residential enrollment from the eastern parts of the TID #9 area. Unlike other parts of the DASD, the TID #9 area is served by schools with adequate anticipated capacity.
8. *Whether the proposed development area has been or will be annexed or attached to the Village, where annexation or attachment is specified by adopted intergovernmental agreements/cooperative plans or otherwise anticipated prior to development.* All land within TID #9 is within the Village of DeForest.
9. *The degree of compatibility with other aspects of adopted intergovernmental agreements/cooperative plans to which the Village is a party.* There are no current intergovernmental boundary or utility agreements covering the TID #9 area.
10. *For proposed urban (publicly sewered) development, whether the proposed development area is within the Urban Service Area and MMSD boundary, or the Village reasonably expects the development area to be added to the Urban Service Area and MMSD boundary in the near term.* Most developable acreage within TID #9 is within the Northern Urban Service Area. The exceptions include approximately 40 acres west of Hickory Lane and 70 acres north of CTH V. Both of these areas are part of a pending

application to expand the Northern Urban Service Area, with such application authorized by the Village Board on July 6, 2023.

Village Ordinances

Future development within the TID will be subject to Village zoning, subdivision, official map, and other related ordinances governing land development. The Village has, over the past several years, upgraded its ordinances to assure that all new development is of high and lasting quality and to streamline development approval processes. These standards extend to progressive land division requirements designed to preserve natural resources to commercial and industrial building, signage, lighting, and landscape design standards. Where flexibility from basic zoning districts is desired, the Village has utilized Planned Unit Development zoning to both provide that flexibility and achieve higher-than-normal development quality. Proposed development within the TID will have to meet Village ordinance standards, which may lead to greater increment than would be possible otherwise.

# Appendix C

Engineering Estimates of Construction Costs

**TID #9**
**New East-West Road - Evco Cir. To River Rd**
**Project #6**
**Preliminary Opinion of Probable Cost**
**7/12/2023**

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Land Acquisition and Preliminray Engineering** | | | | | |
| 1 | Land Acquisition | LS | 1 | $ 360,000.00 | $ 360,000.00 |
| 2 | Preliminary Engineering | LS | 1 | $ 15,975.75 | $ 15,975.75 |
| | | | | **Subtotal -Land Acquisition and Preliminray Engineering** | $ 375,975.75 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 2 | Performance & Payment Bonds | LS | 1 | $ 27,250.00 | $ 27,250.00 |
| 3 | Mobilization | LS | 1 | $ 27,364.94 | $ 27,364.94 |
| 4 | Site Clearing & Grubbing | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 5 | Temporary Traffic Control | LS | 1 | $ 1,500.00 | $ 1,500.00 |
| 6 | Common Excavation (Estimated 5,790 CY +/-) | LS | 1 | $ 44,000.00 | $ 44,000.00 |
| 7 | Strip, Salvage, & Re-Spread Topsoil (Estimated 13,110 CY +/-) | LS | 1 | $ 79,000.00 | $ 79,000.00 |
| 8 | Street Lights | LS | 1 | $ 42,000.00 | $ 42,000.00 |
| 9 | Borrow Excavation (Trucked-in) | CY | 4000 | $ 10.00 | $ 40,000.00 |
| 10 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 900 | $ 12.50 | $ 11,250.00 |
| 11 | Base Aggregate Dense - 1 1/4" | TON | 4050 | $ 14.75 | $ 59,737.50 |
| 12 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 9550 | $ 14.75 | $ 140,862.50 |
| 13 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 11650 | $ 2.76 | $ 32,132.50 |
| 14 | Finish Grading In Prep. Of Stone Base | LF | 2425 | $ 5.62 | $ 13,625.00 |
| 15 | HMA Pavement - Upper Layer (2"), 4 MT 58-28S | TON | 1145 | $ 70.00 | $ 80,150.00 |
| 16 | HMA Pavement - Lower Layer (2.5"), 3 MT 58-28S | TON | 1425 | $ 67.00 | $ 95,475.00 |
| 17 | HMA Pavement - Trail (2.5") 4 LT 58-28S | TON | 405 | $ 80.00 | $ 32,400.00 |
| 18 | Base Aggregate Dense - Trail | TON | 2200 | $ 15.00 | $ 33,000.00 |
| 19 | Geotextile Fabric - Mirafi HP 370 or Approved Equal (Trail) | SY | 3275 | $ 3.00 | $ 9,825.00 |
| 20 | Base Aggregate Dense Sidewalk | TON | 650 | $ 15.00 | $ 9,750.00 |
| 21 | Asphaltic Tack Coat | SY | 9700 | $ 0.20 | $ 1,940.00 |
| 22 | Pavement Marking | LS | 2 | $ 3,000.00 | $ 6,000.00 |
| 23 | Street Sign | EA | 8 | $ 500.00 | $ 4,000.00 |
| 24 | End of Road Way Signing (per WisDOT SDD 15C26) | LS | 1 | $ 1,000.00 | $ 1,000.00 |
| 25 | Restoration W/ Seed, Mulch, & Fertilizer | SY | 6200 | $ 1.05 | $ 6,500.00 |
| 26 | Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples) | SY | 3700 | $ 2.50 | $ 9,250.00 |
| 27 | New Tree | EA | 100 | $ 450.00 | $ 45,000.00 |
| 28 | Framed Inlet Protection | EA | 14 | $ 264.29 | $ 3,700.00 |
| 29 | Stone Weepers | TON | 200 | $ 28.00 | $ 5,600.00 |
| 30 | Clear Stone Tracking Pad | TON | 300 | $ 18.50 | $ 5,550.00 |
| 31 | Silt Fence | LF | 4850 | $ 2.85 | $ 13,800.00 |
| 32 | Concrete Curb & Gutter - 30" | LF | 4950 | $ 17.00 | $ 84,150.00 |
| 33 | Concrete Sidewalk (4") | SF | 12150 | $ 7.00 | $ 85,050.00 |
| 34 | Truncated Dome Detectable Warning Field | EA | 20 | $ 176.00 | $ 3,520.00 |
| | | | | **Subtotal - Street & Site work** | $ 1,059,382.44 |
| | | | | **Contingency (10%)** | $ 105,938.24 |
| | | | | **Engineering (15%)** | $ 174,798.10 |
| | | | | **Total -** | $ 1,340,118.79 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 35 | Sanitary Sewer | LF | 2425 | $ 70.00 | $ 169,750.00 |
| 36 | Sanitary Sewer - Connect to Existing | LS | 2 | $ 1,500.00 | $ 3,000.00 |
| 37 | Sanitary Sewer Televising | LF | 2425 | $ 3.00 | $ 7,275.00 |
| 38 | Sanitary Sewer - 48" Dia. Manhole | EA | 12 | $ 4,750.00 | $ 57,000.00 |
| 39 | Sanitary Sewer Service Lateral | LF | 430 | $ 50.00 | $ 21,500.00 |
| 40 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 12 | $ 1,254.17 | $ 15,050.00 |
| 41 | Field Core & Boot Existing Manhole | EA | 2 | $ 1,000.00 | $ 2,000.00 |
| 42 | Select Granular Backfill (Trucked-In) | CY | 6500 | $ 13.46 | $ 87,500.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 363,075.00 |
| | | | | **Contingency (10%)** | $ 36,307.50 |
| | | | | **Engineering (15%)** | $ 59,907.38 |
| | | | | **Total -** | $ 459,289.88 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution** | | | | | |
| 43 | Water main - 6" C-900 | LF | 110 | $ 90.00 | $ 9,900.00 |
| 44 | Water main - 12" C900 | LF | 2425 | $ 85.00 | $ 206,125.00 |
| 45 | Water Main - Connect to Existing | EA | 2 | $ 4,000.00 | $ 8,000.00 |
| 46 | Gate Valves - 6" | EA | 7 | $ 2,428.57 | $ 17,000.00 |
| 47 | Gate Valves - 8" | EA | 7 | $ 4,000.00 | $ 28,000.00 |
| 48 | Gate Valves - 12" | EA | 9 | $ 4,833.33 | $ 43,500.00 |
| 49 | Styrofoam Insulation | EA | 5 | $ 200.00 | $ 1,000.00 |
| 50 | Water Service Lateral - 8" | LF | 430 | $ 75.00 | $ 32,250.00 |
| 51 | Hydrant - New w/ Marker Flag | EA | 7 | $ 6,571.43 | $ 46,000.00 |
| 52 | Select Granular Backfill (Trucked-In) | CY | 3300 | $ 10.00 | $ 33,000.00 |
| | | | | **Subtotal - Water Distribution** | $ 424,775.00 |
| | | | | **Contingency (10%)** | $ 42,477.50 |
| | | | | **Engineering (15%)** | $ 70,087.88 |
| | | | | **Total -** | $ 537,340.38 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 53 | Storm Sewer - 12" RCP | LF | 210 | $ 54.00 | $ 11,340.00 |
| 54 | Storm Sewer - 18" RCP | LF | 1175 | $ 61.50 | $ 72,262.50 |
| 55 | Storm Sewer - 24" RCP | LF | 100 | $ 85.00 | $ 8,500.00 |
| 56 | 24" RCP Apron Endwall W/ Pipe Gate | EA | 1 | $ 2,800.00 | $ 2,800.00 |
| 57 | Storm Sewer Manhole - 48" | EA | 6 | $ 2,800.00 | $ 16,800.00 |
| 58 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 14 | $ 2,714.29 | $ 38,000.00 |
| 59 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 6 | $ 1,203.33 | $ 7,220.00 |
| 60 | Select Granular Backfill (Trucked-In) | CY | 700 | $ *10.00* | $ 7,000.00 |
| 61 | Heavy Rip Rap | TON | 50 | $ 30.00 | $ 1,500.00 |
| 62 | 66" DIA Round RCP Culvert | LF | 200 | $ 375.00 | $ 75,000.00 |
| 63 | 66" RCP Apron Endwall | EA | 4 | $ 5,250.00 | $ 21,000.00 |
| 64 | Heavy Rip Rap with Fabric | TON | 300 | $ 45.00 | $ 13,500.00 |
| 65 | Proposed Steel Railing | EA | 2 | $ 50,000.00 | $ 100,000.00 |
| 66 | Wet Basin & Infiltration Basin | LS | 1 | $ 43,000.00 | $ 43,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 417,922.50 |
| | | | | **Contingency (10%)** | $ 41,792.25 |
| | | | | **Engineering (15%)** | $ 68,957.21 |
| | | | | **Total -** | $ 528,671.96 |

| | |
|---|---|
| **SubTotal - Evco Circle** | $ 2,265,154.94 |
| **Contingency (10%)** | $ 226,515.49 |
| **Engineering (15%)** | $ 373,750.57 |
| **Land Acquisition and Preliminray Engineering** | $ 375,975.75 |
| **Total -Evco Circle- TID 9** | $ 3,241,396.75 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.



vierbicher
planners | engineers | advisors

**TID #9**
**Wetland Mitigation/Enhancement**
**Project #7**
**Preliminary Opinion of Probable Cost**
**7/12/2023**

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Trail & Sitework** | | | | | |
| 1 | Wetland Mitigation/Enhancement | LS | 1 | $ 250,000.00 | $ 250,000.00 |
| | | | | **Project Total:** | **$250,000.00** |

**TID #9**
**CTH V Multi- Use Trail - TID Boundary to Trailside Dr. ( within 1/2 mile of TID)**
**Project #8**
**Preliminary Opinion of Probable Cost**
**7/12/2023**

| Project Name | Length | Cost/FT | Estimated Construction Cost | Engineering & Contingency | Total Project Cost |
|---|---|---|---|---|---|
| **Trail & Sitework** | | | | | |
| Trail | 2550 | $ 150.00 | $ 382,500.00 | $ 76,500.00 | $ 459,000.00 |
| | | | | Total | $ 459,000.00 |

| | |
|---|---|
| **Project Cost Allocated to TID at 80%** | **$ 367,200.00** |
| **Project Cost Not Allocated to TID at 20%** | **$ 91,800.00** |

**TID #9**
**Drainage Ditch Improvements**
**Project #12**
**Preliminary Opinion of Probable Cost**
**7/12/2023**

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Trail & Sitework** | | | | | |
| 1 | Wetland Mitigation/Enhancement | LS | 1 | $ 100,000.00 | $ 100,000.00 |
| | | | | **Project Total:** | **$100,000.00** |

**TID #9**
**Gateway and Wayfinding Amenities (some outside TID Boundary but Within 1/2 Mile)**
**Project #16**
**Preliminary Opinion of Probable Cost**
**7/12/2023**

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **General** | | | | | |
| 1 | Gateway Amenities | LS | 1 | $ 83,333.33 | $ 83,333.33 |
| | | | | **Subtotal - General** | $ 83,333.33 |
| | | | | **Engineering & Contingency (20%)** | $ 16,666.67 |
| | | | | **Total -** | $ 100,000.00 |

**TID #9**
**Land Acquistion - Remnant Land from Treinen/Erstad Properties**
**Project #17**
**Preliminary Opinion of Probable Cost**
**7/12/2023**

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **General** | | | | | |
| 1 | Land Acquistion | LS | 1 | $800,000.00 | $ 800,000.00 |
| | | | | **Total -** | $ 800,000.00 |

Opinion of Probable Cost
7/12/2023
Project #18: South Interceptor Sewer Extension to Hickory Lane/Cake Parkway
River Rd to Hickory Lane- East West
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer - River Rd To Interstate** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 2 | Site Clearing & Grubbing | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 3 | Temporary Traffic Control | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 4 | Restoration | SY | 3600 | $ 1.50 | $ 5,400.00 |
| 5 | Erosion Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 6 | Connect to Existing Sanitary Sewer | LS | 1 | $ 3,500.00 | $ 3,500.00 |
| 7 | Sanitary Sewer - 15" PVC | LF | 137 | $ 160.00 | $ 21,920.00 |
| 8 | Sanitary Sewer - 18" PVC | LF | 2005 | $ 200.00 | $ 401,000.00 |
| 9 | Sanitary Sewer Televising | LF | 2140 | $ 2.00 | $ 4,280.00 |
| 10 | Sanitary Sewer - 48" Dia. Manhole | EA | 9 | $ 5,000.00 | $ 45,000.00 |
| | | | | **Subtotal -** | $ 501,100.00 |
| | | | | **Contingency (10%)** | $ 50,110.00 |
| | | | | **Engineering (15%)** | $ 82,681.50 |
| | | | | **Total -** | $ 633,891.50 |

| | | | | | |
|---|---|---|---|---|---|
| **Interstate Boring TID Eligible** | | | | | |
| 11 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 12,000.00 | $ 12,000.00 |
| 12 | Restoration | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 13 | Erosion Control | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 14 | Sanitary Sewer - 15" PVC | LF | 400 | $ 160.00 | $ 64,000.00 |
| 15 | Sanitary Sewer - 36" Casing Pipe with spacers and end cap | LF | 340 | $ 1,450.00 | $ 493,000.00 |
| 16 | Sanitary Sewer Televising | LF | 400 | $ 2.00 | $ 800.00 |
| 17 | Sanitary Sewer - 48" Dia. Manhole | EA | 1 | $ 5,000.00 | $ 5,000.00 |
| | | | | **Subtotal -** | $ 579,300.00 |
| | | | | **Contingency (10%)** | $ 57,930.00 |
| | | | | **Engineering (15%)** | $ 95,584.50 |
| | | | | **Total -** | $ 732,814.50 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer - Interstate to Hickory Lane Along Southern Edge of Linde Property** | | | | | |
| 18 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 7,000.00 | $ 7,000.00 |
| 19 | Site Clearing & Grubbing | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 20 | Temporary Traffic Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 21 | Restoration | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 22 | Erosion Control | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 23 | Sanitary Sewer - 15" PVC | LF | 1655 | $ 160.00 | $ 264,800.00 |
| 24 | Sanitary Sewer Televising | LF | 1655 | $ 2.00 | $ 3,310.00 |
| 25 | Sanitary Sewer - 48" Dia. Manhole | EA | 5 | $ 5,000.00 | $ 25,000.00 |
| 26 | Remove Existing Asphalt | SY | 50 | $ 4.00 | $ 200.00 |
| 27 | Base Aggregate Dense - 18" Deep | TON | 50 | $ 15.00 | $ 750.00 |
| 28 | Shouldering | LF | 656 | $ 4.00 | $ 2,624.00 |
| 29 | Base Aggregate Dense - Shouldering | TON | 345 | $ 20.00 | $ 6,900.00 |
| 30 | HMA Pavement - 3.5" - 4 LT 58-28S | TON | 15 | $ 150.00 | $ 2,250.00 |
| 31 | Sawcut Asphalt | LF | 50 | $ 3.00 | $ 150.00 |
| | | | | **Subtotal -** | $ 324,984.00 |
| | | | | **Contingency (10%)** | $ 32,498.40 |
| | | | | **Engineering (15%)** | $ 53,622.36 |
| | | | | **Total -** | $ 411,104.76 |

| | |
|---|---|
| **Total - Hickory Lane Sanitary Sewer- River Rd to Hickory Ln** | $ 1,405,384.00 |
| **Contingency (10%)** | $ 140,538.40 |
| **Engineering (15%)** | $ 231,888.36 |
| **Total -Hickory Lane Sanitary Sewer** | $ 1,777,810.76 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

Opinion of Probable Cost
7/12/2023
Project #18: South Interceptor Sewer Extension to Hickory Lane/Cake Parkway
Hickory Lane within Village Limits- North South
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer - Tid Eligible Hickory Lane N-S** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 2 | Site Clearing & Grubbing | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 3 | Temporary Traffic Control | LS | 1 | $ 7,500.00 | $ 7,500.00 |
| 4 | Restoration | SY | 5000 | $ 1.50 | $ 7,500.00 |
| 5 | Erosion Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 6 | Connect to Existing Sanitary Sewer | LS | 1 | $ 3,500.00 | $ 3,500.00 |
| 7 | Sanitary Sewer - 15" PVC | LF | 2250 | $ 160.00 | $ 360,000.00 |
| 8 | Sanitary Sewer Televising | LF | 2250 | $ 2.00 | $ 4,500.00 |
| 9 | Rock Excavation | LF | 500 | $ 50.00 | $ 25,000.00 |
| 10 | Sanitary Sewer - 48" Dia. Manhole | EA | 8 | $ 5,000.00 | $ 40,000.00 |
| 11 | Remove Existing Asphalt | SY | 100 | $ 4.00 | $ 400.00 |
| 12 | Base Aggregate Dense - 18" Deep | TON | 100 | $ 15.00 | $ 1,500.00 |
| 13 | Shouldering | LF | 2250 | $ 4.00 | $ 9,000.00 |
| 14 | Base Aggregate Dense - Shouldering | TON | 250 | $ 20.00 | $ 5,000.00 |
| 15 | HMA Pavement - 3.5" - 4 LT 58-28S | TON | 20 | $ 150.00 | $ 3,000.00 |
| 16 | Sawcut Asphalt | LF | 60 | $ 3.00 | $ 180.00 |
| | | | | **Subtotal -** | $ 487,080.00 |
| | | | | **Contingency (10%)** | $ 48,708.00 |
| | | | | **Engineering (15%)** | $ 80,368.20 |
| | | | | **Total -** | $ 616,156.20 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.



vierbicher
planners | engineers | advisors

Opinion of Probable Cost
7/12/2023
Project #18: South Interceptor Sewer Extension to Hickory Lane/Cake Parkway
Cake Parkway within Village Limits
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer - Cake Parkway within Village Limits** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 4,500.00 | $ 4,500.00 |
| 2 | Site Clearing & Grubbing | LS | 1 | $ 1,000.00 | $ 1,000.00 |
| 3 | Restoration | SY | 2400 | $ 1.50 | $ 3,600.00 |
| 4 | Erosion Control | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 5 | Sanitary Sewer - 8" PVC | LF | 110 | $ 85.00 | $ 9,350.00 |
| 6 | Sanitary Sewer - 12" PVC | LF | 1080 | $ 130.00 | $ 140,400.00 |
| 7 | Sanitary Sewer Televising | LF | 1190 | $ 2.00 | $ 2,380.00 |
| 8 | Sanitary Sewer - 48" Dia. Manhole | EA | 4 | $ 5,000.00 | $ 20,000.00 |
| 9 | Remove Existing Asphalt | SY | 510 | $ 4.00 | $ 2,040.00 |
| 10 | Base Aggregate Dense - 18" Deep | TON | 510 | $ 15.00 | $ 7,650.00 |
| 11 | Shouldering | LF | 110 | $ 4.00 | $ 440.00 |
| 12 | Base Aggregate Dense - Shouldering | TON | 40 | $ 20.00 | $ 800.00 |
| 13 | HMA Pavement - 3.5" - 4 LT 58-28S | TON | 100 | $ 150.00 | $ 15,000.00 |
| 14 | Remove and Replace existing 30" curb and gutter | LF | 35 | $ 50.00 | $ 1,750.00 |
| 15 | Sawcut Asphalt | LF | 250 | $ 3.00 | $ 750.00 |
| | | | | **Subtotal -** | $ 219,660.00 |
| | | | | **Contingency (10%)** | $ 21,966.00 |
| | | | | **Engineering (15%)** | $ 36,243.90 |
| | | | | **Total -** | $ 277,869.90 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

Opinion of Probable Cost
7/12/2023
Project # 19: North Interceptor Sanitary Sewer Extension (South end of Evco Circle to north of CTH V)
Village of Deforest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization & Performance & Payment Bonds | LS | 1 | $ 18,000.00 | $ 18,000.00 |
| 2 | Site Clearing & Grubbing | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 3 | Temporary Traffic Control | LS | 1 | $ 20,000.00 | $ 20,000.00 |
| 4 | Relocate Signs & Mailboxes | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 5 | Remove Existing Asphalt | SY | 2600 | $ 3.00 | $ 7,800.00 |
| 6 | Dewatering | LS | 1 | $ 7,500.00 | $ 7,500.00 |
| 7 | Base Aggregate Dense | TON | 2600 | $ 14.00 | $ 36,400.00 |
| 8 | Shouldering | LF | 1660 | $ 6.00 | $ 9,960.00 |
| 9 | Base Aggregate Dense - 1 1/4" (Shouldering) | TON | 250 | $ 15.00 | $ 3,750.00 |
| 10 | Sawcut Asphalt | LF | 2000 | $ 4.00 | $ 8,000.00 |
| 11 | Sawcut Concrete | LF | 200 | $ 5.00 | $ 1,000.00 |
| 12 | HMA Pavement - Driveways & Patches (3.5") 4 LT 58-28S | TON | 525 | $ 75.00 | $ 39,375.00 |
| 13 | Pavement Marking | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 14 | Erosion Control | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 15 | Remove Existing Curb & Gutter | LF | 850 | $ 5.00 | $ 4,250.00 |
| 16 | Concrete Curb & Gutter - 30" | LF | 850 | $ 18.00 | $ 15,300.00 |
| 17 | Concrete Driveway Apron & Driveways | SF | 600 | $ 10.00 | $ 6,000.00 |
| 18 | Remove Existing Concrete (sw, driveway apron, driveways, etc.) | SF | 600 | $ 5.00 | $ 3,000.00 |
| | | | | **Subtotal - Street & Site work** | $ 205,335.00 |
| | | | | **Contingency (10%)** | $ 20,533.50 |
| | | | | **Engineering (15%)** | $ 33,880.28 |
| | | | | **Total -** | $ 259,748.78 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 19 | Resotration | SY | 4900 | $ 3.00 | $ 14,700.00 |
| 20 | Sanitary Sewer - 15" PVC | LF | 2310 | $ 130.00 | $ 300,300.00 |
| 21 | Sanitary Sewer Casing Pipe - 36" | LF | 90 | $ 1,500.00 | $ 135,000.00 |
| 22 | Sanitary Sewer Televising | LF | 2400 | $ 3.00 | $ 7,200.00 |
| 23 | Sanitary Sewer - 48" Dia. Manhole | EA | 8 | $ 5,000.00 | $ 40,000.00 |
| 24 | Sanitary Sewer Service Lateral - 6" PVC | LF | 540 | $ 75.00 | $ 40,500.00 |
| 25 | Sanitary Sewer- 6" Wye Only | EA | 12 | $ 250.00 | $ 3,000.00 |
| 26 | Select Granular Backfill (Trucked-In) | CY | 10750 | $ 12.00 | $ 129,000.00 |
| 27 | Water Main Lowering | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 676,700.00 |
| | | | | **Contingency (10%)** | $ 67,670.00 |
| | | | | **Engineering (15%)** | $ 111,655.50 |
| | | | | **Total -** | $ 856,025.50 |

| | |
|---|---|
| **Subtotal - North Evco Dr Sanitary Sewer Extension** | $ 882,035.00 |
| **Contingency (10%)** | $ 88,203.50 |
| **Engineering (15%)** | $ 145,535.78 |
| **Total - North Evco Dr Sanitary Sewer Extension** | $ 1,115,774.28 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project # 20: Stormwater pond for Evco Dr Extension to River Rd
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 1 | North Basin by Current end of Evco Circle | LS | 1 | $ 18,000.00 | $ 18,000.00 |
| 2 | East Basin by River Rd | LS | 1 | $ 32,000.00 | $ 32,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 50,000.00 |
| | | | | **Contingency (10%)** | $ 5,000.00 |
| | | | | **Engineering (15%)** | $ 8,250.00 |
| | | | | **Total -** | $ 63,250.00 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half



vierbicher
planners | engineers | advisors

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #21: "North Evco Drive" Street Extension
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 50,000.00 | $ 50,000.00 |
| 2 | Site Clearing & Grubbing | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 3 | Temporary Traffic Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 4 | Relocate Signs & Mailboxes | LS | 1 | $ 1,500.00 | $ 1,500.00 |
| 5 | Remove Existing Asphalt | SY | 100 | $ 1.00 | $ 100.00 |
| 6 | Common Excavation (Estimated 16,000 CY +/-) | LS | 1 | $ 160,000.00 | $ 160,000.00 |
| 7 | Strip, Salvage, & Re-Spread Topsoil (Estimated xxx CY +/-) | LS | 1 | $ 20,000.00 | $ 20,000.00 |
| 8 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 1000 | $ 15.00 | $ 15,000.00 |
| 9 | Base Aggregate Dense - 1 1/4" | TON | 3550 | $ 14.00 | $ 49,700.00 |
| 10 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 9100 | $ 14.00 | $ 127,400.00 |
| 11 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 10,500 | $ 3.00 | $ 31,500.00 |
| 12 | Finish Grading In Prep. Of Paving | LF | 2200 | $ 4.00 | $ 8,800.00 |
| 13 | Removals | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 14 | HMA Pavement - Upper Layer (2"), 4 LT 58-28S | TON | 1050 | $ 75.00 | $ 78,750.00 |
| 15 | HMA Pavement - Lower Layer (3"), 3 LT 58-28S | TON | 1600 | $ 75.00 | $ 120,000.00 |
| 16 | HMA Pavement - Driveways & Patches (2.5") 4 LT 58-28S | TON | 100 | $ 85.00 | $ 8,500.00 |
| 17 | Asphalt Cleaning & Sweeping | SY | 8800 | $ 0.25 | $ 2,200.00 |
| 18 | Asphaltic Tack Coat | SY | 8800 | $ 0.25 | $ 2,200.00 |
| 19 | Pavement Markings | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 20 | Street Signs | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 21 | Street Lighting | EA | 9 | $ 3,500.00 | $ 31,500.00 |
| 22 | Staples) | SY | 5000 | $ 4.00 | $ 20,000.00 |
| 23 | New Tree (STATE SPECIES) | EA | 60 | $ 500.00 | $ 30,000.00 |
| 24 | Erosion Control | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 25 | Concrete Curb & Gutter - 30" | LF | 5000 | $ 18.00 | $ 90,000.00 |
| 26 | Concrete Sidewalk (4") | SF | 22000 | $ 7.00 | $ 154,000.00 |
| 27 | Concrete Driveway Apron & Driveways (6") | SF | 500 | $ 7.50 | $ 3,750.00 |
| 28 | Base Aggregate Dense - 1 1/4" Sidewalk & Driveway | TON | 900 | $ 14.00 | $ 12,600.00 |
| | | | | **Subtotal - Street & Site work** | $ 1,049,500.00 |
| | | | | **Contingency (10%)** | $ 104,950.00 |
| | | | | **Engineering (15%)** | $ 173,167.50 |
| | | | | **Total -** | $ 1,327,617.50 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 29 | Sanitary Sewer Main | LF | 2200 | $ 160.00 | $ 352,000.00 |
| 30 | Rock Excavation - Utility Trenches | LF | 500 | $ 50.00 | $ 25,000.00 |
| 31 | Sanitary Sewer Televising | LF | 2200 | $ 4.00 | $ 8,800.00 |
| 32 | Sanitary Sewer - 48" Dia. Manhole | EA | 7 | $ 5,000.00 | $ 35,000.00 |
| 33 | Sanitary Sewer Service Lateral | LF | 500 | $ 70.00 | $ 35,000.00 |
| 34 | Sanitary Sewer- 6" Wye Only | EA | 11 | $ 350.00 | $ 3,850.00 |
| 35 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 7 | $ 1,300.00 | $ 9,100.00 |
| 36 | Select Granular Backfill (Trucked-In) | CY | 2000 | $ 12.00 | $ 24,000.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 492,750.00 |
| | | | | **Contingency (10%)** | $ 49,275.00 |
| | | | | **Engineering (15%)** | $ 81,303.75 |
| | | | | **Total -** | $ 623,328.75 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution** | | | | | |
| 37 | Water main - 6" C-900 | LF | 60 | $ 80.00 | $ 4,800.00 |
| 38 | Water main | LF | 2200 | $ 105.00 | $ 231,000.00 |
| 39 | Rock Excavation - Utility Trenches | LF | 300 | $ 50.00 | $ 15,000.00 |
| 40 | Dewatering | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 41 | Water Main - Connect to Existing | EA | 1 | $ 3,500.00 | $ 3,500.00 |
| 42 | Gate Valves - 6" | EA | 4 | $ 2,500.00 | $ 10,000.00 |
| 43 | Gate Valves - 12" | EA | 8 | $ 5,500.00 | $ 44,000.00 |
| 44 | Water Service | LF | 500 | $ 80.00 | $ 40,000.00 |
| 45 | Water Service Gate Valves | EA | 11 | $ 3,500.00 | $ 38,500.00 |
| 46 | Styrofoam Insulation | EA | 8 | $ 100.00 | $ 800.00 |
| 47 | Hydrant - New w/ Marker Flag | EA | 4 | $ 7,500.00 | $ 30,000.00 |
| 48 | Select Granular Backfill (Trucked-In) | CY | 1000 | $ 12.00 | $ 12,000.00 |
| | | | | **Subtotal - Water Distribution** | $ 431,600.00 |
| | | | | **Contingency (10%)** | $ 43,160.00 |
| | | | | **Engineering (15%)** | $ 71,214.00 |
| | | | | **Total -** | $ 545,974.00 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 49 | Storm Sewer | LF | 400 | $ 71.00 | $ 28,400.00 |
| 50 | Storm Sewer | LF | 2200 | $ 105.00 | $ 231,000.00 |
| 51 | RCP Apron Endwall W/ Pipe Gate | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| 52 | Storm Sewer Manhole - 48" | EA | 4 | $ 3,000.00 | $ 12,000.00 |
| 53 | Storm Sewer Manhole - 60" | EA | 4 | $ 4,500.00 | $ 18,000.00 |
| 54 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 20 | $ 3,000.00 | $ 60,000.00 |
| 55 | Storm Water Basins | LS | 1 | $ 44,000.00 | $ 44,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 395,900.00 |
| | | | | **Contingency (10%)** | $ 39,590.00 |
| | | | | **Engineering (15%)** | $ 65,323.50 |
| | | | | **Total -** | $ 500,813.50 |

| | |
|---|---|
| **Total -North Evco Dr Extension** | $ 2,369,750.00 |
| **Contingency (10%)** | $ 236,975.00 |
| **Engineering (15%)** | $ 391,008.75 |
| **Total -North Evco Dr Extension** | $ 2,997,733.75 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #22: Cake Parkway Phase 1 - Extension to Green Acres Lane
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 23,000.00 | $ 23,000.00 |
| 2 | Temporary Traffic Control | LS | 1 | $ 500.00 | $ 500.00 |
| 3 | Remove Existing Asphalt | SY | 925 | $ 1.00 | $ 925.00 |
| 4 | Common Excavation (Estimated 5,160 CY +/-) | LS | 1 | $ 26,000.00 | $ 26,000.00 |
| 5 | Strip, Salvage, & Re-Spread Topsoil (Estimated 2,578 CY +/-) | LS | 1 | $ 17,000.00 | $ 17,000.00 |
| 6 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 400 | $ 15.00 | $ 6,000.00 |
| 7 | Base Aggregate Dense - 1 1/4" | TON | 1550 | $ 14.00 | $ 21,700.00 |
| 8 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 3900 | $ 14.00 | $ 54,600.00 |
| 9 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 4600 | $ 3.00 | $ 13,800.00 |
| 10 | Finish Grading In Prep. Of Paving | LF | 1055 | $ 4.00 | $ 4,220.00 |
| 11 | Sawcut removals | LS | 1 | $ 1,500.00 | $ 1,500.00 |
| 12 | HMA Pavement - Upper Layer (2"), 4 LT 58-28S | TON | 440 | $ 75.00 | $ 33,000.00 |
| 13 | HMA Pavement - Lower Layer (3"), 3 LT 58-28S | TON | 655 | $ 75.00 | $ 49,125.00 |
| 14 | Asphalt Cleaning & Sweeping | SY | 3760 | $ 0.25 | $ 940.00 |
| 15 | Asphaltic Tack Coat | SY | 3760 | $ 0.25 | $ 940.00 |
| 16 | Pavement Markings | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 17 | Street Signs | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 18 | Street Lighting | EA | 5 | $ 3,500.00 | $ 17,500.00 |
| 19 | Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples) | SY | 3000 | $ 4.00 | $ 12,000.00 |
| 20 | New Tree | EA | 30 | $ 500.00 | $ 15,000.00 |
| 21 | Framed Inlet Protection | EA | 2 | $ 250.00 | $ 500.00 |
| 22 | Erosion Controls | LS | 1 | $ 15,000.00 | $ 15,000.00 |
| 23 | Remove Existing Curb & Gutter | LF | 20 | $ 10.00 | $ 200.00 |
| 24 | Concrete Curb & Gutter - 30" | LF | 2330 | $ 18.00 | $ 41,940.00 |
| 25 | Concrete Sidewalk (4") | SF | 10600 | $ 7.00 | $ 74,200.00 |
| 26 | Detectable Warning Field (2x2) | EA | 4 | $ 400.00 | $ 1,600.00 |
| 27 | Base Aggregate Dense - 1 1/4" Sidewalk & Driveway | TON | 400 | $ 14.00 | $ 5,600.00 |
| | | | | **Subtotal - Street & Site work** | $ 444,290.00 |
| | | | | **Contingency (10%)** | $ 44,429.00 |
| | | | | **Engineering (15%)** | $ 73,307.85 |
| | | | | **Total -** | $ 562,026.85 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 28 | Sanitary Sewer - 12" PVC SDR 35 | LF | 1050 | $ 150.00 | $ 157,500.00 |
| 29 | Sanitary Sewer - Connect to Existing | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 30 | Rock Excavation - Utility Trenches | LF | 1050 | $ 50.00 | $ 52,500.00 |
| 31 | Sanitary Sewer Televising | LF | 1050 | $ 4.00 | $ 4,200.00 |
| 32 | Sanitary Sewer - 48" Dia. Manhole | EA | 3 | $ 5,000.00 | $ 15,000.00 |
| 33 | Sanitary Sewer Service Lateral - 6" PVC SDR 35 | LF | 180 | $ 60.00 | $ 10,800.00 |
| 34 | Sanitary Sewer- 6" Wye Only | EA | 4 | $ 350.00 | $ 1,400.00 |
| 35 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 3 | $ 1,300.00 | $ 3,900.00 |
| 36 | Select Granular Backfill (Trucked-In) | CY | 1650 | $ 12.00 | $ 19,800.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 267,100.00 |
| | | | | **Contingency (10%)** | $ 26,710.00 |
| | | | | **Engineering (15%)** | $ 44,071.50 |
| | | | | **Total -** | $ 337,881.50 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution** | | | | | |
| 37 | Water main - 6" C-900 | LF | 40 | $ 80.00 | $ 3,200.00 |
| 38 | Water main - 12" C-900 | LF | 1050 | $ 105.00 | $ 110,250.00 |
| 39 | Rock Excavation - Utility Trenches | LF | 1050 | $ 50.00 | $ 52,500.00 |
| 40 | Water Main - Connect to Existing | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| 41 | Gate Valves - 6" | EA | 2 | $ 2,500.00 | $ 5,000.00 |
| 42 | Gate Valves - 12" | EA | 3 | $ 5,500.00 | $ 16,500.00 |
| 43 | Water Service - 6" C-900 | LF | 180 | $ 80.00 | $ 14,400.00 |
| 44 | Water Service Gate Valves - 6" | EA | 4 | $ 3,500.00 | $ 14,000.00 |
| 45 | Styrofoam Insulation | EA | 10 | $ 100.00 | $ 1,000.00 |
| 46 | Hydrant - New w/ Marker Flag | EA | 2 | $ 7,500.00 | $ 15,000.00 |
| 47 | Select Granular Backfill (Trucked-In) | CY | 1400 | $ 12.00 | $ 16,800.00 |
| | | | | **Subtotal - Water Distribution** | $ 251,150.00 |
| | | | | **Contingency (10%)** | $ 25,115.00 |
| | | | | **Engineering (15%)** | $ 41,439.75 |
| | | | | **Total -** | $ 317,704.75 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 48 | Storm Sewer - 12" RCP | LF | 130 | $ 71.00 | $ 9,230.00 |
| 49 | Storm Sewer - 18-24" RCP | LF | 1050 | $ 105.00 | $ 110,250.00 |
| 50 | 24" RCP Apron Endwall W/ Pipe Gate | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| 51 | Storm Sewer Manhole - 48" | EA | 3 | $ 3,000.00 | $ 9,000.00 |
| 52 | Storm Sewer Manhole - 60" | EA | 1 | $ 4,500.00 | $ 4,500.00 |
| 53 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 7 | $ 3,000.00 | $ 21,000.00 |
| 54 | Storm Sewer Curb Inlet - 60" Manhole W/ Inlet Frame & Grate | EA | 1 | $ 4,500.00 | $ 4,500.00 |
| 55 | Storm Sewer Field Inlet - 36" DIA. W/ In-Bell Grate | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| 56 | Storm Water Basins | LS | 1 | $ 22,000.00 | $ 22,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 189,980.00 |
| | | | | **Contingency (10%)** | $ 18,998.00 |
| | | | | **Engineering (15%)** | $ 31,346.70 |
| | | | | **Total -** | $ 240,324.70 |

| | |
|---|---|
| **Subtotal - Cakeway Parkway Terminus to Green Acres Dr** | $ 1,152,520.00 |
| **Contingency (10%)** | $ 115,252.00 |
| **Engineering (15%)** | $ 190,165.80 |
| **Total - Cakeway Parkway Terminus to Green Acres Dr** | $ 1,457,937.80 |

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #23: Cake Parkway Phase 2 - Green Acres Lane to Daley Rd
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 33,000.00 | $ 33,000.00 |
| 2 | Common Excavation (Estimated 8,725 CY +/-) | LS | 1 | $ 44,000.00 | $ 44,000.00 |
| 3 | Strip, Salvage, & Re-Spread Topsoil (Estimated 4365 CY +/-) | LS | 1 | $ 28,500.00 | $ 28,500.00 |
| 4 | Rock Excavation - Streets & Grading | CY | | $ 50.00 | $ - |
| 5 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 650 | $ 15.00 | $ 9,750.00 |
| 6 | Base Aggregate Dense - 1 1/4" | TON | 2600 | $ 14.00 | $ 36,400.00 |
| 7 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 6500 | $ 14.00 | $ 91,000.00 |
| 8 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 7750 | $ 3.00 | $ 23,250.00 |
| 9 | Finish Grading In Prep. Of Paving | LF | 1785 | $ 4.00 | $ 7,140.00 |
| 10 | Removals | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 11 | HMA Pavement - Upper Layer (2"), 4 LT 58-28S | TON | 735 | $ 75.00 | $ 55,125.00 |
| 12 | HMA Pavement - Lower Layer (3"), 3 LT 58-28S | TON | 1100 | $ 75.00 | $ 82,500.00 |
| 13 | Asphalt Cleaning & Sweeping | SY | 6350 | $ 0.25 | $ 1,587.50 |
| 14 | Asphaltic Tack Coat | SY | 6350 | $ 0.25 | $ 1,587.50 |
| 15 | Pavement Markings | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 16 | Street Signs | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 17 | Street Lighting | EA | 8 | $ 3,500.00 | $ 28,000.00 |
| 18 | Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples) | SY | 5250 | $ 4.00 | $ 21,000.00 |
| 19 | New Tree | EA | 48 | $ 500.00 | $ 24,000.00 |
| 20 | Erosion Control | LS | 1 | $ 7,500.00 | $ 7,500.00 |
| 21 | Concrete Curb & Gutter - 30" | LF | 3950 | $ 18.00 | $ 71,100.00 |
| 22 | Concrete Sidewalk (4") | SF | 17850 | $ 7.00 | $ 124,950.00 |
| 23 | Base Aggregate Dense - 1 1/4" Sidewalk & Driveway | TON | 675 | $ 14.00 | $ 9,450.00 |
| | | | | **Subtotal - Street & Site work** | $ 709,340.00 |
| | | | | **Contingency (10%)** | $ 70,934.00 |
| | | | | **Engineering (15%)** | $ 117,041.10 |
| | | | | **Total -** | $ 897,315.10 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 24 | Sanitary Sewer - 10" PVC SDR 35 | LF | 1800 | $ 125.00 | $ 225,000.00 |
| 25 | Rock Excavation - Utility Trenches | LS | 1800 | $ 50.00 | $ 90,000.00 |
| 26 | Sanitary Sewer Televising | LF | 1800 | $ 4.00 | $ 7,200.00 |
| 27 | Sanitary Sewer - 48" Dia. Manhole | EA | 5 | $ 5,000.00 | $ 25,000.00 |
| 28 | Sanitary Sewer Service Lateral - 6" PVC SDR 35 | LF | 180 | $ 60.00 | $ 10,800.00 |
| 29 | Sanitary Sewer- 6" Wye Only | EA | 4 | $ 350.00 | $ 1,400.00 |
| 30 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 4 | $ 1,300.00 | $ 5,200.00 |
| 31 | Select Granular Backfill (Trucked-In) | CY | 2800 | $ 12.00 | $ 33,600.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 398,200.00 |
| | | | | **Contingency (10%)** | $ 39,820.00 |
| | | | | **Engineering (15%)** | $ 65,703.00 |
| | | | | **Total -** | $ 503,723.00 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution** | | | | | |
| 32 | Water main - 6" C-900 | LF | 60 | $ 80.00 | $ 4,800.00 |
| 33 | Water main - 12" C-900 | LF | 1800 | $ 105.00 | $ 189,000.00 |
| 34 | Rock Excavation - Utility Trenches | CY | 600 | $ 50.00 | $ 30,000.00 |
| 35 | Gate Valves - 6" | EA | 3 | $ 2,500.00 | $ 7,500.00 |
| 36 | Gate Valves - 12" | EA | 6 | $ 5,500.00 | $ 33,000.00 |
| 37 | Water Service - 6" C-900 | LF | 180 | $ 80.00 | $ 14,400.00 |
| 38 | Water Service Gate Valves - 6" | EA | 4 | $ 3,500.00 | $ 14,000.00 |
| 39 | Styrofoam Insulation | EA | 10 | $ 100.00 | $ 1,000.00 |
| 40 | Hydrant - New w/ Marker Flag | EA | 3 | $ 7,500.00 | $ 22,500.00 |
| 41 | Select Granular Backfill (Trucked-In) | CY | 2000 | $ 12.00 | $ 24,000.00 |
| | | | | **Subtotal - Water Distribution** | $ 340,200.00 |
| | | | | **Contingency (10%)** | $ 34,020.00 |
| | | | | **Engineering (15%)** | $ 56,133.00 |
| | | | | **Total -** | $ 430,353.00 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 42 | Storm Sewer - 12" RCP | LF | 150 | $ 71.00 | $ 10,650.00 |
| 43 | Storm Sewer - 15" RCP | LF | 1080 | $ 75.00 | $ 81,000.00 |
| 44 | Storm Sewer Manhole - 48" | EA | 4 | $ 3,000.00 | $ 12,000.00 |
| 45 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 8 | $ 3,000.00 | $ 24,000.00 |
| 46 | Storm Sewer Field Inlet - 36" DIA. W/ In-Bell Grate | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| 47 | Storm Water Basins | LS | 1 | $ 35,700.00 | $ 35,700.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 170,350.00 |
| | | | | **Contingency (10%)** | $ 17,035.00 |
| | | | | **Engineering (15%)** | $ 28,107.75 |
| | | | | **Total -** | $ 215,492.75 |

| | |
|---|---|
| **Total - Cake Parkway - Green Acres Dr to Daley Rd** | $ 1,618,090.00 |
| **Contingency (10%)** | $ 161,809.00 |
| **Engineering (15%)** | $ 266,984.85 |
| **Total -Cake Parkway - Green Acres Dr to Daley Rd** | $ 2,046,883.85 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #24: Green Acres Lane Construction
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 32,000.00 | $ 32,000.00 |
| 2 | Temporary Traffic Control | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 3 | Relocate Signs & Mailboxes | LS | 1 | $ 500.00 | $ 500.00 |
| 4 | Common Excavation (Estimated 9050 CY +/-) | LS | 1 | $ 45,500.00 | $ 45,500.00 |
| 5 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 675 | $ 15.00 | $ 10,125.00 |
| 6 | Base Aggregate Dense - 1 1/4" | TON | 2700 | $ 14.00 | $ 37,800.00 |
| 7 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 6700 | $ 14.00 | $ 93,800.00 |
| 8 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 8025 | $ 3.00 | $ 24,075.00 |
| 9 | Finish Grading In Prep. Of Paving | LF | 1850 | $ 4.00 | $ 7,400.00 |
| 10 | Removals | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 11 | HMA Pavement - Upper Layer (2"), 4 LT 58-28S | TON | 765 | $ 75.00 | $ 57,375.00 |
| 12 | HMA Pavement - Lower Layer (3"), 3 LT 58-28S | TON | 1150 | $ 75.00 | $ 86,250.00 |
| 13 | Asphalt Cleaning & Sweeping | SY | 6600 | $ 0.25 | $ 1,650.00 |
| 14 | Asphaltic Tack Coat | SY | 6600 | $ 0.25 | $ 1,650.00 |
| 15 | Pavement Markings | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 16 | Street Signs | LS | 1 | $ 6,000.00 | $ 6,000.00 |
| 17 | Street Lighting | EA | 8 | $ 3,500.00 | $ 28,000.00 |
| 18 | Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples) | SY | 5250 | $ 4.00 | $ 21,000.00 |
| 19 | New Tree | EA | 50 | $ 500.00 | $ 25,000.00 |
| 20 | Erosion Control | LS | 1 | $ 7,500.00 | $ 7,500.00 |
| 21 | Concrete Curb & Gutter - 30" | LF | 4100 | $ 18.00 | $ 73,800.00 |
| 22 | Concrete Sidewalk (4") | SF | 18500 | $ 7.00 | $ 129,500.00 |
| 23 | Base Aggregate Dense - 1 1/4" Sidewalk & Driveway | TON | 695 | $ 14.00 | $ 9,730.00 |
| | | | | **Subtotal - Street & Site work** | $ 705,155.00 |
| | | | | **Contingency (10%)** | $ 70,515.50 |
| | | | | **Engineering (15%)** | $ 116,350.58 |
| | | | | **Total -** | $ 892,021.08 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 24 | Sanitary Sewer - 8" PVC SDR 35 | LF | 1570 | $ 80.00 | $ 125,600.00 |
| 25 | Rock Excavation - Utility Trenches | LF | 1570 | $ 50.00 | $ 78,500.00 |
| 26 | Sanitary Sewer Televising | LF | 1570 | $ 4.00 | $ 6,280.00 |
| 27 | Sanitary Sewer - 48" Dia. Manhole | EA | 4 | $ 5,000.00 | $ 20,000.00 |
| 28 | Sanitary Sewer Service Lateral - 6" PVC SDR 35 | LF | 180 | $ 60.00 | $ 10,800.00 |
| 29 | Sanitary Sewer- 6" Wye Only | EA | 4 | $ 350.00 | $ 1,400.00 |
| 30 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 4 | $ 1,300.00 | $ 5,200.00 |
| 31 | Select Granular Backfill (Trucked-In) | CY | 2800 | $ 12.00 | $ 33,600.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 281,380.00 |
| | | | | **Contingency (10%)** | $ 28,138.00 |
| | | | | **Engineering (15%)** | $ 46,427.70 |
| | | | | **Total -** | $ 355,945.70 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution** | | | | | |
| 32 | Water main - 6" C-900 | LF | 80 | $ 80.00 | $ 6,400.00 |
| 33 | Water main - 8" C-900 | LF | 1825 | $ 85.00 | $ 155,125.00 |
| 34 | Rock Excavation - Utility Trenches | LF | 1825 | $ 50.00 | $ 91,250.00 |
| 35 | Gate Valves - 6" | EA | 4 | $ 2,500.00 | $ 10,000.00 |
| 36 | Gate Valves - 12" | EA | 6 | $ 5,500.00 | $ 33,000.00 |
| 37 | Water Service - 6" C-900 | LF | 180 | $ 80.00 | $ 14,400.00 |
| 38 | Water Service Gate Valves - 6" | EA | 4 | $ 3,500.00 | $ 14,000.00 |
| 39 | Styrofoam Insulation | EA | 10 | $ 100.00 | $ 1,000.00 |
| 40 | Hydrant - New w/ Marker Flag | EA | 4 | $ 7,500.00 | $ 30,000.00 |
| 41 | Select Granular Backfill (Trucked-In) | CY | 2450 | $ 12.00 | $ 29,400.00 |
| | | | | **Subtotal - Water Distribution** | $ 384,575.00 |
| | | | | **Contingency (10%)** | $ 38,457.50 |
| | | | | **Engineering (15%)** | $ 63,454.88 |
| | | | | **Total -** | $ 486,487.38 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 42 | Storm Sewer - 12" RCP | LF | 175 | $ 71.00 | $ 12,425.00 |
| 43 | Storm Sewer - 18" RCP | LF | 1335 | $ 80.00 | $ 106,800.00 |
| 44 | Storm Sewer Manhole - 48" | EA | 4 | $ 3,000.00 | $ 12,000.00 |
| 45 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 6 | $ 3,000.00 | $ 18,000.00 |
| 46 | Select Granular Backfill (Trucked-In) | CY | 1025 | $ 12.00 | $ 12,300.00 |
| 47 | Storm Water Basins | LS | 1 | $ 37,000.00 | $ 37,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 198,525.00 |
| | | | | **Contingency (10%)** | $ 19,852.50 |
| | | | | **Engineering (15%)** | $ 32,756.63 |
| | | | | **Total -** | $ 251,134.13 |

| | |
|---|---|
| **Total - Project Name** | $ 1,569,635.00 |
| **Contingency (10%)** | $ 156,963.50 |
| **Engineering (15%)** | $ 258,989.78 |
| **Total -Project Name** | $ 1,985,588.28 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #25: Hickory Lane Reconstruction Cake - Full ROW
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 33,000.00 | $ 33,000.00 |
| 2 | Temporary Traffic Control | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 3 | Relocate Signs & Mailboxes | LS | 1 | $ 2,500.00 | $ 2,500.00 |
| 4 | Remove Existing Asphalt | SY | 6400 | $ 2.00 | $ 12,800.00 |
| 5 | Common Excavation (Estimated 12,225 CY +/-) | LS | 1 | $ 123,000.00 | $ 123,000.00 |
| 6 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 1000 | $ 15.00 | $ 15,000.00 |
| 7 | Base Aggregate Dense - 1 1/4" | TON | 4000 | $ 14.00 | $ 56,000.00 |
| 8 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 9000 | $ 14.00 | $ 126,000.00 |
| 9 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 12000 | $ 3.00 | $ 36,000.00 |
| 10 | Finish Grading In Prep. Of Paving | LF | 2500 | $ 4.00 | $ 10,000.00 |
| 11 | Removals | LS | 1 | $ 3,500.00 | $ 3,500.00 |
| 12 | HMA Pavement - Upper Layer (2"), 4 LT 58-28S | TON | 1150 | $ 75.00 | $ 86,250.00 |
| 13 | HMA Pavement - Lower Layer (3"), 3 LT 58-28S | TON | 1735 | $ 75.00 | $ 130,125.00 |
| 14 | Asphalt Cleaning & Sweeping | SY | 10000 | $ 0.25 | $ 2,500.00 |
| 15 | Asphaltic Tack Coat | SY | 10000 | $ 0.25 | $ 2,500.00 |
| 16 | Pavement Markings | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 17 | Street Signs | LS | 1 | $ 15,000.00 | $ 15,000.00 |
| 18 | Street Lighting | EA | 11 | $ 3,500.00 | $ 38,500.00 |
| 19 | Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples) | SY | 7000 | $ 4.00 | $ 28,000.00 |
| 20 | New Tree | EA | 67 | $ 500.00 | $ 33,500.00 |
| 21 | Erosion Control | EA | 1 | $ 10,000.00 | $ 10,000.00 |
| 22 | Concrete Curb & Gutter - 30" | LF | 5500 | $ 18.00 | $ 99,000.00 |
| 23 | Concrete Sidewalk (4") | SF | 25000 | $ 7.00 | $ 175,000.00 |
| 24 | Base Aggregate Dense - 1 1/4" Sidewalk & Driveway | TON | 950 | $ 14.00 | $ 13,300.00 |
| | | | | **Subtotal - Street & Site work** | $ 1,066,475.00 |
| | | | | **Contingency (10%)** | $ 106,647.50 |
| | | | | **Engineering (15%)** | $ 175,968.38 |
| | | | | **Total -** | $ 1,349,090.88 |
| | | | | **Tid Eligible (100%) -** | $ 1,349,090.88 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution- From Cake Park way To Half ROW** | | | | | |
| 25 | Water main - 6" C-900 | LF | 40 | $ 80.00 | $ 3,200.00 |
| 26 | Water main - 12" C-900 | LF | 635 | $ 105.00 | $ 66,675.00 |
| 27 | Rock Excavation - Utility Trenches | LF | 635 | $ 50.00 | $ 31,750.00 |
| 28 | Water Main - Connect to Existing | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| 29 | Gate Valves - 6" | EA | 2 | $ 2,500.00 | $ 5,000.00 |
| 30 | Gate Valves - 12" | EA | 4 | $ 5,500.00 | $ 22,000.00 |
| 31 | Water Service - 6" C-900 | LF | 90 | $ 80.00 | $ 7,200.00 |
| 32 | Water Service Gate Valves - 6" | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| 33 | Styrofoam Insulation | EA | 5 | $ 100.00 | $ 500.00 |
| 34 | Hydrant - New w/ Marker Flag | EA | 2 | $ 7,500.00 | $ 15,000.00 |
| 35 | Select Granular Backfill (Trucked-In) | CY | 850 | $ 12.00 | $ 10,200.00 |
| | | | | **Subtotal - Water Distribution** | $ 171,025.00 |
| | | | | **Contingency (10%)** | $ 17,102.50 |
| | | | | **Engineering (15%)** | $ 28,219.13 |
| | | | | **Total -** | $ 216,346.63 |
| | | | | **Tid Eligible (100%) -** | $ 216,346.63 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 36 | Storm Sewer - 12" RCP | LF | 360 | $ 71.00 | $ 25,560.00 |
| 37 | Storm Sewer - 18" RCP | LF | 655 | $ 85.00 | $ 55,675.00 |
| 38 | Storm Sewer - 24" RCP | LF | 1550 | $ 105.00 | $ 162,750.00 |
| 39 | Connect to Existing Storm Sewer | LF | 2 | $ 1,500.00 | $ 3,000.00 |
| 40 | 24" RCP Apron Endwall W/ Pipe Gate | EA | 6 | $ 2,500.00 | $ 15,000.00 |
| 41 | Storm Sewer Manhole - 48" | EA | 8 | $ 3,000.00 | $ 24,000.00 |
| 42 | Storm Sewer Manhole - 60" | EA | 3 | $ 4,500.00 | $ 13,500.00 |
| 43 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 17 | $ 3,000.00 | $ 51,000.00 |
| 44 | Storm Sewer Curb Inlet - 48" Manhole W/ Inlet Frame & Grate | EA | 1 | $ 3,750.00 | $ 3,750.00 |
| 45 | Storm Sewer Curb Inlet - 60" Manhole W/ Inlet Frame & Grate | EA | 1 | $ 4,500.00 | $ 4,500.00 |
| 46 | Storm Sewer Field Inlet - 36" DIA. W/ In-Bell Grate | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| 47 | Select Granular Backfill (Trucked-In) | *CY* | *830* | $ *12.00* | $ 9,960.00 |
| 48 | Storm Water Mangament | LS | 1 | $ 15,000.00 | $ 15,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 390,695.00 |
| | | | | **Contingency (10%)** | $ 39,069.50 |
| | | | | **Engineering (15%)** | $ 64,464.68 |
| | | | | **Total -** | $ 494,229.18 |
| | | | | **Tid Eligible (100%) -** | $ 494,229.18 |

| | |
|---|---|
| **Total - Hickory Lane Full ROW** | $ 1,628,195.00 |
| **Contingency (10%)** | $ 162,819.50 |
| **Engineering (15%)** | $ 268,652.18 |
| **Total -Hickory Lane Full ROW** | $ 2,059,666.68 |
| **Tid Eligible (100%) -** | $ 2,059,666.68 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #25: Hickory Lane Reconstruction Cake -Half ROW
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 28,000.00 | $ 28,000.00 |
| 2 | Temporary Traffic Control | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 3 | Relocate Signs & Mailboxes | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 4 | Remove Existing Asphalt | SY | 4475 | $ 1.00 | $ 4,475.00 |
| 5 | Common Excavation (Estimated 6690 CY +/-) | LS | 1 | $ 67,000.00 | $ 67,000.00 |
| 6 | Excavation Below Subgrade (EBS) (Excavation Only) | CY | 735 | $ 15.00 | $ 11,025.00 |
| 7 | Base Aggregate Dense - 1 1/4" | TON | 2950 | $ 14.00 | $ 41,300.00 |
| 8 | Base Aggregate Dense - 3" (Includes Base for EBS) | TON | 7350 | $ 14.00 | $ 102,900.00 |
| 9 | Geotextile Fabric - Mirafi HP 370 or Approved Equal | SY | 8750 | $ 3.00 | $ 26,250.00 |
| 10 | Finish Grading In Prep. Of Paving | LF | 1825 | $ 4.00 | $ 7,300.00 |
| 11 | Removals | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| 12 | HMA Pavement - Upper Layer (2"), 4 LT 58-28S | TON | 875 | $ 75.00 | $ 65,625.00 |
| 13 | HMA Pavement - Lower Layer (3"), 3 LT 58-28S | TON | 1300 | $ 75.00 | $ 97,500.00 |
| 14 | Asphalt Cleaning & Sweeping | SY | 7510 | $ 0.25 | $ 1,877.50 |
| 15 | Asphaltic Tack Coat | SY | 7510 | $ 0.25 | $ 1,877.50 |
| 16 | Pavement Markings | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 17 | Street Signs | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 18 | Street Lighting | EA | 8 | $ 3,500.00 | $ 28,000.00 |
| 19 | Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples) | SY | 5250 | $ 4.00 | $ 21,000.00 |
| 20 | New Tree | EA | 49 | $ 500.00 | $ 24,500.00 |
| 21 | Erosion Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 22 | Concrete Curb & Gutter - 30" | LF | 4020 | $ 18.00 | $ 72,360.00 |
| 23 | Concrete Sidewalk (4") | SF | 18250 | $ 7.00 | $ 127,750.00 |
| 24 | Base Aggregate Dense - 1 1/4" Sidewalk & Driveway | TON | 685 | $ 14.00 | $ 9,590.00 |
| | | | | **Subtotal - Street & Site work** | $ 767,330.00 |
| | | | | **Contingency (10%)** | $ 76,733.00 |
| | | | | **Engineering (15%)** | $ 126,609.45 |
| | | | | **Total -** | $ 970,672.45 |
| | | | | **Tid Eligible (East Half of the ROW)(50%) -** | $ 485,336.23 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Sanitary Sewer** | | | | | |
| 25 | Sanitary Sewer - 12" PVC SDR 35 | LF | 900 | $ 130.00 | $ 117,000.00 |
| 26 | Rock Excavation - Utility Trenches | CY | 900 | $ 50.00 | $ 45,000.00 |
| 27 | Sanitary Sewer Televising | LF | 900 | $ 4.00 | $ 3,600.00 |
| 28 | Sanitary Sewer - 48" Dia. Manhole | EA | 3 | $ 5,000.00 | $ 15,000.00 |
| 29 | Sanitary Sewer Service Lateral - 6" PVC SDR 35 | LF | 180 | $ 60.00 | $ 10,800.00 |
| 30 | Sanitary Sewer- 6" Wye Only | EA | 4 | $ 350.00 | $ 1,400.00 |
| 31 | Concrete Collar Manhole Adjustment (Mr. Manhole) | EA | 3 | $ 1,300.00 | $ 3,900.00 |
| 32 | Street Repair for Stub to the West side of Road | LS | 1 | $ 20,000.00 | $ 20,000.00 |
| 33 | Select Granular Backfill (Trucked-In) | CY | 1600 | $ 12.00 | $ 19,200.00 |
| | | | | **Subtotal - Sanitary Sewer** | $ 235,900.00 |
| | | | | **Contingency (10%)** | $ 23,590.00 |
| | | | | **Engineering (15%)** | $ 38,923.50 |
| | | | | **Total -** | $ 298,413.50 |
| | | | | **Tid Eligible (East Half of the ROW) (100%) -** | $ 298,413.50 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution-Half ROW to South TID Boundary** | | | | | |
| 34 | Water main - 6" C-900 | LF | 60 | $ 80.00 | $ 4,800.00 |
| 35 | Water main - 12" C-900 | LF | 1825 | $ 105.00 | $ 191,625.00 |
| 36 | Rock Excavation - Utility Trenches | LF | 1825 | $ 50.00 | $ 91,250.00 |
| 37 | Gate Valves - 6" | EA | 3 | $ 2,500.00 | $ 7,500.00 |
| 38 | Gate Valves - 12" | EA | 5 | $ 5,500.00 | $ 27,500.00 |
| 39 | Water Service - 6" C-900 | LF | 90 | $ 80.00 | $ 7,200.00 |
| 40 | Water Service Gate Valves - 6" | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| 41 | Styrofoam Insulation | EA | 10 | $ 100.00 | $ 1,000.00 |
| 42 | Hydrant - New w/ Marker Flag | EA | 3 | $ 7,500.00 | $ 22,500.00 |
| 43 | Select Granular Backfill (Trucked-In) | CY | 3300 | $ 12.00 | $ 39,600.00 |
| | | | | **Subtotal - Water Distribution** | $ 399,975.00 |
| | | | | **Contingency (10%)** | $ 39,997.50 |
| | | | | **Engineering (15%)** | $ 65,995.88 |
| | | | | **Total -** | $ 505,968.38 |
| | | | | **Tid Eligible (East Half of the ROW) (100%) -** | $ 505,968.38 |



vierbicher
planners | engineers | advisors

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Storm Sewer & Storm Water Management** | | | | | |
| 44 | Storm Sewer - 12" RCP | LF | 200 | $ 71.00 | $ 14,200.00 |
| 45 | Storm Sewer - 15" RCP | LF | 565 | $ 73.00 | $ 41,245.00 |
| 46 | Storm Sewer - 18" RCP | LF | 335 | $ 80.00 | $ 26,800.00 |
| 47 | Storm Sewer - 24" RCP | LF | 335 | $ 105.00 | $ 35,175.00 |
| 48 | 24" RCP Apron Endwall W/ Pipe Gate | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| 49 | Storm Sewer Manhole - 48" | EA | 3 | $ 3,000.00 | $ 9,000.00 |
| 50 | Storm Sewer Manhole - 60" | EA | 1 | $ 4,500.00 | $ 4,500.00 |
| 51 | Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate | EA | 13 | $ 3,000.00 | $ 39,000.00 |
| 52 | Storm Sewer Curb Inlet - 60" Manhole W/ Inlet Frame & Grate | EA | 1 | $ 4,500.00 | $ 4,500.00 |
| 53 | Storm Sewer Field Inlet - 36" DIA. W/ In-Bell Grate | EA | 2 | $ 3,500.00 | $ 7,000.00 |
| 54 | Select Granular Backfill (Trucked-In) | *CY* | *485* | $ *12.00* | $ 5,820.00 |
| 55 | Storm Water Management | LS | 1 | $ 15,000.00 | $ 15,000.00 |
| | | | | **Subtotal - Storm Sewer & Storm Water Mgmt** | $ 204,740.00 |
| | | | | **Contingency (10%)** | $ 20,474.00 |
| | | | | **Engineering (15%)** | $ 33,782.10 |
| | | | | **Total -** | $ 258,996.10 |
| | | | | **Tid Eligible (East Half of the ROW) (100%) -** | $ 258,996.10 |

| | | |
|---|---|---|
| **Total - Hickory Lane Half ROW** | $ | 1,607,945.00 |
| **Contingency (10%)** | $ | 160,794.50 |
| **Engineering (15%)** | $ | 265,310.93 |
| **Total -Hickory Lane Half ROW** | $ | 2,034,050.43 |
| **TID 9 Eligible cost (100% utilities, 50% Road Cost)** | $ | 1,548,714.20 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #26: CTH V Improvements (within 1/2 mile of TID Boundary)
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Diverging Diamond Interchange | LS | 1 | $ 2,500,000.00 | $ 2,500,000.00 |
| 2 | Traffic Signal Upgrades | TON | 1 | $ 500,000.00 | $ 500,000.00 |
| | | | | **Subtotal - Street & Site work** | $ 3,000,000.00 |
| | | | | **Contingency (10%)** | $ 300,000.00 |
| | | | | **Engineering (15%)** | $ 495,000.00 |
| | | | | **Total -** | $ 3,795,000.00 |
| | | | | **TID 9 Cost** | $ 1,897,500.00 |
| | | | | **Non-TID 9 Cost** | $ 1,897,500.00 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-12 TID 9 OPC Amendment 1.xlsx]Diverging Diamond



vierbicher
planners | engineers | advisors

Opinion of Probable Cost
7/12/2023
TID 9 Amendment #1
Project #27: Water Loop- Cake Parkway to River Rd
Village of DeForest

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Street & Site work** | | | | | |
| 1 | Mobilization, Performance & Payment Bonds | LS | 1 | $ 15,000.00 | $ 15,000.00 |
| 2 | Site Clearing & Grubbing | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 3 | Temporary Traffic Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 4 | Restoration | SY | 5000 | $ 2.00 | $ 10,000.00 |
| 5 | Erosion Control | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| | | | | **Subtotal - Street & Site work** | $ 40,000.00 |
| | | | | **Contingency (10%)** | $ 4,000.00 |
| | | | | **Engineering (15%)** | $ 6,600.00 |
| | | | | **Total -** | $ 50,600.00 |

| Bid Item Ref. No. | Description | Unit of Measure | Estimated Quantity | Unit Price | Item Total |
|---|---|---|---|---|---|
| **Water Distribution** | | | | | |
| 6 | Water main - 6" C-900 | LF | 60 | $ 80.00 | $ 4,800.00 |
| 7 | Water main - 12" C-900 | LF | 1150 | $ 105.00 | $ 120,750.00 |
| 8 | Water main - 14" HDD HDPE | LF | 365 | $ 275.00 | $ 100,375.00 |
| 9 | Rock Excavation - Utility Trenches | LF | 500 | $ 50.00 | $ 25,000.00 |
| 10 | Dewatering | LS | 1 | $ 10,000.00 | $ 10,000.00 |
| 11 | Water Main - Connect to Existing | EA | 1 | $ 5,000.00 | $ 5,000.00 |
| 12 | Gate Valves - 6" | EA | 3 | $ 2,500.00 | $ 7,500.00 |
| 13 | Gate Valves - 12" | EA | 5 | $ 5,500.00 | $ 27,500.00 |
| 14 | Hydrant - New w/ Marker Flag | EA | 3 | $ 7,500.00 | $ 22,500.00 |
| | | | | **Subtotal - Water Distribution** | $ 323,425.00 |
| | | | | **Contingency (10%)** | $ 32,342.50 |
| | | | | **Engineering (15%)** | $ 53,365.13 |
| | | | | **Total -** | $ 409,132.63 |

| | |
|---|---|
| **Total - Water loop** | $ 363,425.00 |
| **Contingency (10%)** | $ 36,342.50 |
| **Engineering (15%)** | $ 59,965.13 |
| **Total - Water Loop** | $ 459,732.63 |

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals based on our information available at the time the cost opinion is made. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions, or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this opinion.

R:\DeForest, Village of\170095 - TID No. 9\100 - TID Amendment No. 1\Opinion of Probable Cost\2023-07-10\[2023-07-10 TID 9 OPC Amendment 1.xlsx]Hick Half



vierbicher
planners | engineers | advisors

# 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 29, 2023

Mr. Joseph Parisi, 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 College
Attn: Jack E. Daniels, III, President
1701 Wright 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

Re: TID #2 – Amendment of TID, Village of DeForest, Wisconsin
TID #9 – Amendment of TID, Village of DeForest, Wisconsin

Dear Governmental Officials:

The Village of DeForest is proposing to amend Tax Incremental District No. 2 (TID #2) and Tax Incremental District No. 9 (TID #9). The purposes of amending the TID's are as follows:

- TID #2 - The proposed amendment for TID #2 will remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utilities extensions, allocate additional funds for land acquisition and public facility improvements, and allocate additional funds for development incentives. The cost of the proposed amendment in TID #2 is a $9,604,782 increase to the estimates contained in the current plan.

- TID #9 - The proposed amendment for TID #9 will revise district boundary territory, remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utility extensions, add certain new public improvements and utilities extensions, and allocate additional funds for development incentives. The cost of the proposed amendment in TID #9 is a $28,848,183 increase above the estimates contained in the current plan.

Details of each amendment can be found in the amended project plans. 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.

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 25, 2023 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 #2 and TID #9 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
Brian Taylor, 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 14, 2023

**NOTICE OF PUBLIC HEARING**
**PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST**
PROPOSED PROJECT PLAN AMENDMENTS TO
TAX INCREMENTAL DISTRICTS NO. 2 and 9
Join Zoom Meeting
https://us06web.zoom.us/j/87551777691?pwd=b1hCaHpKWU9LdjFwV2hnN3Qyb21Mdz09
Meeting ID: 875 5177 7691
Passcode: 821734
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 July 25th, 2023, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District No. 2 and budgetary, narrative and boundary amendments to the previously approved project plan for Tax Incremental District No. 9 in the Village of DeForest ("TID #2, TID #9").

TID 2 - The proposed amendment for TID #2 will remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utilities extensions, allocate additional funds for land acquisition and public facility improvements and allocate additional funds for development incentives. The cost of the proposed amendment in TID #2 is a $9,604,782 increase to the estimates contained in the current plan.

TID 9 - The proposed amendment for TID #9 will revise district boundary territory, remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utility extensions, add certain new public improvements and utilities extensions, and allocate additional funds for development incentives. The cost of the proposed amendment in TID #9 is a $28,848,183 increase above the estimates contained in the current plan.

Details of each amendment can be found in the amended project plans. 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, 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.

Bill Chang
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

# Appendix E

Proofs of Publication

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 #2, and TID #9 to be discussed at a Regular Planning and Zoning Commission Meeting on July 25 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 | Madison College, President | 1701 Wright Street | Madison | WI | 53704 |
| ✓ | JRB Member, c/o Jill Spiold | 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 |
| ✓ | 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 |
| ✓ | Brian Taylor | Planning & Zoning Member | 416 Stoneridge Terrace | 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 |
| | | | | | | |

Dated this 29 day of June 20 23.

Callista Lundgren, Village Clerk

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )
) ss.
DANE COUNTY )

Personally came before me this 29th day of June, 2023 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: 10/23/2026

BRANDI COOPER NOTARY PUBLIC STATE OF WISCONSIN

**Affidavit - Proof of Publication**

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

**Missy Feiler** being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **DeForest Times-Tribune, DeForestTimes.com DFT**, 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:

**06/09/23, 06/16/23**

Publishing Fees: **$52.44**

Signature:

Missy Feiler

Subscribed and sworn to before me
this **19th day of June, A.D. 2023**

Notary Public

Mary Jo Currie

My Commission Expires: 12-14-26

MARY JO CURRIE
Notary Public
State of Wisconsin

NOTICE OF JOINT REVIEW BOARD MEETING
Wednesday June 28, 2023
at 9am
ZOOM
https://us06web.zoom.us/j/81039974462?pwd=eGFUYTZrakIpU1NIN0FieDk0NXJZZz09
Meeting ID: 810 3997 4462
Passcode: 311309
Phone: (312) 626-6799

NOTICE IS HEREBY GIVEN, that the Village of DeForest will hold a Joint Review Board (JRB) meeting on June 28, 2023 at 9:00 am virtually via Zoom. The purpose of this meeting is for the JRB to review the Annual Report for TIDs No. 2-9. 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. 2 and Tax Incremental District No. 9, Village of DeForest, at the above time and place. 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 5th day of June 2023
Callista Lundgren
Village Clerk
Publication Dates: June 16, 2023

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 16, 2023
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 **DeForest Times-Tribune, DeForestTimes.com DFT**, 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:

**07/14/23**

Publishing Fees: **$79.05**

Signature: Jennifer J Noble

Subscribed and sworn to before me this **14th day of July, A.D. 2023**

Notary Public Mary Jo Currie

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 AMENDMENTS TO TAX INCREMENTAL DISTRICTS NO. 2 and 9
Join Zoom Meeting
https://us06web.zoom.us/j/87551777691?pwd=b1hCaHpKWU9LdjFwV2hnN3Qyb21Mdz09
Meeting ID: 875 5177 7691
Passcode: 821734
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 July 25th, 2023, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental District No. 2 and budgetary, narrative and boundary amendments to the previously approved project plan for Tax Incremental District No. 9 in the Village of DeForest ("TID #2, TID #9").

TID 2 - The proposed amendment for TID #2 will remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utilities extensions, allocate additional funds for land acquisition and public facility improvements and allocate additional funds for development incentives. The cost of the proposed amendment in TID #2 is a $9,604,782 increase to the estimates contained in the current plan.

TID 9 - The proposed amendment for TID #9 will revise district boundary territory, remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utility extensions, add certain new public improvements and utilities extensions, and allocate additional funds for development incentives. The cost of the proposed amendment in TID #9 is a $28,848,183 increase above the estimates contained in the current plan.

Details of each amendment can be found in the amended project plans. 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, 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.

Bill Chang
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.

PUB. DeForest Times-Tribune; July 14, 2023
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 **DeForest Times-Tribune**, 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:

**08/25/23**

Publishing Fees: **$40.62**

Signature:

Jennifer J Noble

Subscribed and sworn to before me
this **28th day of August, A.D. 2023**

Notary Public

Mary Jo Currie

My Commission Expires: 12-16-24

MARY JO CURRIE
Notary Public
State of Wisconsin

Ad ID: 0

Joint Review Board
OF THE VILLAGE OF
DEFOREST
Thursday September 7, 2023
9/7/2023 10:00:00 AM
Zoom
https://us06web.zoom.
us/j/5545411531
Meeting ID: 554 541 1531
Phone: (312) 626-6799
AGENDA
1. Call to Order
2. Roll Call
3. Approval of Minutes
3.1. Joint Review Board Minutes 6.28.2023
4. Deliberation and Action on Adoption of Resolution
4.1. Resolution 2023-801: A Resolution Approving DeForest Village Board Resolution 2023-057 Approving a Fifth Amendment to the Project Plan for Tax Incremental District No. 2, Village of DeForest, Wisconsin.
4.2. Resolution 2023-082: A Resolution Approving DeForest Village Board Resolution 2023-058 Approving a First Amendment to the Project Plan for Tax Incremental District No. 9, Village of DeForest, Wisconsin.
5. Any other business that lawfully comes before the Joint Review Board
6. Adjourn
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
PUB: DeForest Times-Tribune: August 25, 2023
WNAXLP

# Appendix F

Joint Review Board Minutes

**Joint Review Board**
**OF THE VILLAGE OF DEFOREST**
**Wednesday June 28, 2023 6/28/2023 9:00:00 AM**
**Zoom**
**https://us06web.zoom.us/j/81039974462?pwd=eGFUYTZraklpU1NIN0FjeDk0NXJZZz09**
**Meeting ID: 810 3997 4462 Passcode: 311309 Phone: (312) 626-6799**

**MINUTES**

**1. Call to Order**

- Chairperson Jane Cahill-Wolfgram called the meeting to order at 9:00 a.m.

**2. Roll Call**

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

**3. Approval of Minutes**

3.1. Minutes 10.06.2022

- Motion to approve made by Miller. Motion was seconded by Davis. Motion carried 5-0.

**4. New Business**

4.1. Presentation of 2022 TID Reports and Status Update of Active TIDs

- Allon presented on the 2022 TID Reports and status of active TIDs. There were no questions on the reports.

**5. Staff Presentation on Proposed Project Plan for Tax Incremental District No. 2 and 9, Village of DeForest**

- Chang presented on the proposed amendments to the TID Nos. 2 and 9 Project Plans. Proposed modifications to TID 2 would remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utilities extensions, allocate additional funds for land acquisition and public facility improvements and allocate additional funds for development incentives. Proposed modifications to TID 9 would revise the district boundary territory, remove certain public improvements and utilities extensions, update cost estimates for certain remaining public improvements and utilities extensions, add new public improvements and utilities extensions, and allocate additional funds for development incentives. Chang mentioned that a proposed development in TID 2 and an impending expenditure deadline were drivers of the amendment to that district. He

also mentioned that staff was working to refine the project plans before making them public available for inspection and scheduling a public hearing for comment.

**6. Deliberation and Action on Adoption of Resolution**

- No resolutions were deliberated nor acted upon.

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

- No other business was discussed.

7.1. Potential Action to Set Date, Time, and Location for Next Meeting to Act on Proposed Amendments for Tax Incremental District No. 2 and 9, Village of DeForest.

- After discussion, board members tentatively proposed September 7 at 10am, subject to members confirming their respective schedules, for a Joint Review Board meeting to act on proposed TID amendments.

**8. Adjourn**

- Motion to adjourn was made by Cahill-Wolfgram. Motion was seconded by Grigg. Motion carried 5-0. Meeting adjourned at 9:36 a.m.

**Joint Review Board**
**OF THE VILLAGE OF DEFOREST**
**Thursday September 7, 2023 9/7/2023 10:00:00 AM**
**MINUTES**

## 1. Call to Order

Chairperson Jane Cahill-Wolfgram called the meeting to order at 10:02 am.

## 2. Roll Call

Members Present:

Jane Cahill-Wolfgram (Village of DeForest)
Laurie Grigg (Madison College)
Kathleen Davis (DeForest Area School District)
Charles Hicklin (Dane County)
Jeff Miller (Public Member at Large)

Also Present:

Bill Chang, Village of DeForest Administrator
Carol Herwig, Village of DeForest Finance Director
Alex Allon, Village of DeForest Community Development Director
Brandi Cooper, Village of DeForest Zoning Administrator

## 3. Approval of Minutes

3.1. Joint Review Board Minutes 6.28.2023 – Motion to approve by Miller. Seconded by Grigg. Motion carried 5-0.

## 4. Deliberation and Action on Adoption of Resolution

4.1. Resolution 2023-801: A Resolution Approving DeForest Village Board Resolution 2023-057 Approving a Fifth Amendment to the Project Plan for Tax Incremental District No. 2, Village of DeForest, Wisconsin.

Chang provided a short overview presentation on the proposed TID No. 2 and TID No. 9 Amendments. He stated that both the Planning & Zoning Commission and the Village Board approved the amendments for both TIDs.

Cahill-Wolfgram asked Chang to provide more detail on the use of Lot 5 within the Savannah Brooks area in TID #2. Chang stated that the area may have a potential private or public pool, additional commercial or other amenities. Future submittal of a Preliminary Development Plan and Final Development Plan for the area is anticipated in the near future which will provide more detail on the land use for this parcel.

Davies inquired, regarding district impact, if the removal of the base value in TID 9 adds value back to the equalized value for tax purposes. Chang confirmed that was correct.

Motion to approve Resolution 2023-801 approving the fifth amendment to the Project Plan for Tax Incremental District No. 2 by Miller. Seconded by Davis. Motion carried 5-0.

4.2. Resolution 2023-802: A Resolution Approving DeForest Village Board Resolution 2023-058 Approving a First Amendment to the Project Plan for Tax Incremental District No. 9, Village of DeForest, Wisconsin.

Motion to approve Resolution 2023-802 approving the first amendment to the Project Plan for Tax Incremental District No. 9 by Miller. Seconded by Davis. Motion carried 5-0.

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

**6. Adjourn –** Motion to adjourn by Grigg. Seconded by Davis. Motion carried 5-0, meeting adjourned at 10:27am.

# Appendix G

DeForest Planning & Zoning Commission Minutes

**Planning and Zoning Commission**
**Tuesday July 25, 2023 6:00 PM**
**Minutes**

1. **Call to Order and Roll Call.** Present at roll call: Jim Simpson, Jean Mancheski, Shannon Kellogg, Brian Taylor, Doug Wierzba, Justin Nagel, Lisa Streit, and Alternate Mike Broge. Staff present: Brandi Cooper, Zoning Administrator, Alex Allon, Community Development Director, Bill Chang, Village Administrator.

2. **Pledge of Allegiance.**

3. **Approval of Minutes.**
   - 3.1. May 23, 2023
     Motion to approve by Mancheski. Seconded by Kellogg.
     Motion carried 7-0.
   - 3.2. June 27, 2023
     Motion to approve by Taylor. Seconded by Wierzba.
     Motion carried 6-0-1. Mancheski abstained.

4. **Appearances before the Commission.** There were none.

5. **Action/Recommendation**

   5.1. Recommendation for Acquisition of Right of Way easements from Alliant Energy on County Highway V.

   Cooper gave an overview on the recommendation for acquisition of an 80' right of way easement from Alliant Energy. This would allow room for a trail to be added along Highway V and connection to a future trail off Nelson Ct. It will also align all the property lines along the right of way.

   Motion by Taylor to recommend to the Village Board the acquisition of the Right of Way from Alliant Energy. Seconded by Kellogg. Motion carried 7-0.

   5.2. Public Hearing on proposed project plan amendments to Tax Incremental District No. 2, Village of DeForest.

   Public Hearing opened at 6:13 PM.

   Guy Montag, a homeowner in Savannah Brooks, spoke in opposition of the proposed amendments to TID #2. He inquired if proper analysis has been done of the district and if Cascade Developments is the right fit for the neighborhood. Has the Village listened to what the residents have been asking for; such as a pool? He also expressed concerns about the apartment buildings of the development, and the rushed deadline of the overall project.

   Public Hearing closed at 6:17 PM

5.3. Public Hearing on proposed project plan amendments to Tax Incremental District No. 9, Village of DeForest.

Public Hearing opened at 6:17 PM.
There were no appearances.
Public Hearing closed at 6:17 PM.

5.4. Discussion and action on a resolution to amend the project plan for Tax Incremental District No. 2, Village of DeForest.

Chang gave an overview on the proposed amendments to Tax Incremental District No. 2.

Motion by Mancheski to approve Resolution 2023-911 to amend the project plan for Tax Incremental District No. 2 as written. Seconded by Nagel.

Motion carried 7-0.

5.5. Discussion and action on a resolution to amend the project plan for Tax Incremental District No. 9, Village of DeForest.

Chang gave an overview on the proposed amendments to Tax Incremental District No. 9.

Motion by Mancheski to approve Resolution 2023-912 to amend the project plan for Tax Incremental District No. 9 as written. Seconded by Kellogg.

Motion carried 7-0.

5.6. Discussion and action on a site plan for a 62-unit residential condominium development on 9.3 acres at 4133 Bear Tree Parkway (Lot 77, Fox Hill Estates Replat), Village of DeForest.

Cooper gave a summary of the proposed site plan for a 62-condominium development at the corner of Bear Tree Parkway and Pederson Crossing. The original packet did not include a resolution, typically site plans are approved by the Commission without a resolution. However, the attorney, Michael Lawton, for the builder requested the Commission to adopt a resolution granting site plan approval under the Village ordinances and under any provisions of the recorded Hooper covenants that are tied to Village ordinance and also including a statement that the plans being approved for the two-family buildings did not require approval by a licensed architect under the covenants.

Streit inquired why they were asking for a full waiver of the licensed architect vs have a license architect sign off on the plans? Cooper replied that the covenants were written for the entire Hooper development area and a licensed engineer will draw up final building plans and submits to the State for approval.

Keith Holmes, owner of Design Custom Homes, clarified that these 1-2 units do not get stamped by the State of Wisconsin. Anything 3 units or more, get stamped. He also confirmed that a licensed engineer creates plans to comply with State and local codes.

Motion by Taylor to recommend approval of Resolution 2023-914 as written. Seconded by Kellogg.

Simpson believes that condition 2(a)(vi) regarding the two internal walkways could be adequate if they were positioned differently for all property owners to access. Cooper replied that staff could work with the developer to update plans to have more accessible walkways for all units. Simpon stated that a north/south or east/west connection would make more sense vs. three walkways. Cooper asked if he would like to change the language in the Resolution to make it more flexible?

Mancheski commented that she liked that there was no parking allowed in the private loop to allow for emergency vehicles to get through safely. She asked for verification on the width of the private roads. Cooper responded that it was a 25' face-face roadway width.

Simpson made a friendly that the language in condition 2(a)(vi) be changed to "Increase the number of walkways to the central fire pit up to three…".

Taylor and Kellogg accepted the friendly.

Simpson suggested that the cluster mailbox be flipped to the northern area. Calkins responded he will take that into consideration while making updates to the site plan.

Motion carried 7-0.

5.7. Public Hearing on a proposed rezoning of 1.32 acres from A-1 Agriculture to RM-3 Residential Mix Two-Family Housing District located at 7050 Lake Road, Village of DeForest.

Public Hearing opened at 7:33 PM
There were no appearances.
Public Hearing closed at 7:34 PM.

5.8. Discussion and action on a three-lot certified survey map (CSM) dividing lands for residential use at 7050 Lake Road, Village of DeForest.

Cooper gave an overview of the proposed CSM and rezoning requests. The CSM would divide one parcel into three different parcels. Lot 1 would stay agriculture, with the farm buildings to remain. Lot 2 and 3 are proposed to be rezoned to RM-3, Residential Mix Two-Family Housing district. This would allow for the development of single-family homes or duplexes. In addition, townhomes could be permitted with a conditional use permit.

Taylor asked if once this all goes through the whole process, can it be built on? Cooper replied that once utilities are brought to the Lots 2 and 3, they would be developable. Lot 3 has a 75-foot wet land buffer, making it a smaller lot more suitable for a single-family home.

Mancheski asked if WIS DOT had reviewed the CSM as it relates to the railroad and if there were any setbacks required? Mike Calkins, Snyder Engineering, replied that he does have a contact for the railroad and that he can send the CSM to them and check to see if there are any concerns.

Simpson had concerns with Lot 1. The CSM shows complete access restriction to the lot along Lake Rd. and asked if the driveway will be removed or is it just a temporary situation? Calkins replied that he will verify the access point or relocate the driveway in the future.

Simpson also asked if the turnaround easement should be moved off lot 2? Calkins replied that the easement does not need to be there once the sidewalk goes in for Lots 2 and 3. He will research the document(s) associated with the turnaround easement and work with Mark Roffers and Cooper to make any additional changes that are needed.

Simpson would also like to see Metes and Bounds description added to the 75-wetland buffer description on the CSM. Calkins replied that it may change soon.

Motion by Taylor to approve Resolution 2023-903 as written. Seconded by Simpson. Motion carried by 7-0.

5.9. Discussion and recommendation on an ordinance approving a rezoning of CSM Lot 2 and 3 from A-1 Agriculture to RM-3 Residential Mix Two-Family Housing District, located at 7050 Lake Road, Village of DeForest.

Motion by Taylor to recommend Village Board approval the proposed rezoning of approximately 1.32 acres (CSM Lot 2 and 3) from the A-1, Agriculture district to the RM-3, Residential Mix Two Family Housing district, subject to the condition that the rezoning take effect upon the recording of the associated CSM. Seconded by Kellogg. Motion carried 7-0.

**6. Presentation/Discussion**

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

7.1. Chair's Report-Simpson gave an overview of recent Village Board actions.
7.2. Staff Report-There were none.
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 22, 2023

**8. Adjourn.** Motion to adjourn by Taylor. Seconded by Kellogg. Motion carried 7-0. Meeting adjourned at 8:00 PM.

# Appendix H

Planning and Zoning Commission Resolution Approving

Amended Project Plan for TID No. 9

**VILLAGE OF DEFOREST**
**PLANNING AND ZONING COMMISSION**

**RESOLUTION 2023-912**

**A RESOLUTION APPROVING AND RECOMMENDING A FIRST AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 9, VILLAGE OF DEFOREST.**

WHEREAS, the Village Board of DeForest, Wisconsin created Tax Incremental District No. 9, Village of DeForest ("TID #9"), which was approved by the Joint Review Board on August 24, 2017; and

WHEREAS, the Planning and Zoning Commission ("Commission") has the legal responsibility for the planning of TID #9; and

WHEREAS, the Commission has determined that certain amendments to the TID #9 Project Plan, including the first boundary amendment, are necessary and will be beneficial to carry out and promote the intended goals of TID #9; and

WHEREAS, the Commission caused notice of a public hearing on the proposed first amendment to the TID #9 Project Plan, published as a Class 1 notice in the DeForest Times-Tribune on July 14, 2023 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 25, 2023; and

WHEREAS, after considering the comments and suggestions submitted at such hearing, the Commission has determined that the proposed TID #9 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 #9 was created.

NOW, THEREFORE, BE IT RESOLVED, that the TID #9 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 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 25th day of July, 2023.

James Simpson, Chairperson

Attest: _____
Brandi Cooper, Zoning Administrator

Vote: 7-0

# Appendix I

Village Board Resolution Approving Amended Project Plan

for TID No. 9

**RESOLUTION 2023-058**

**A RESOLUTION APPROVING A FIRST AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 9, VILLAGE OF DEFOREST, WISCONSIN.**

**WHEREAS**, the Village Board created Tax Incremental District No. 9, Village of DeForest ("TID #9") in 2017; and

**WHEREAS**, the Planning and Zoning Commission ("Commission") has determined that certain amendments to the TID #9 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #9; and

**WHEREAS**, following a public hearing on July 25, 2023 as required by law, the Commission adopted its Resolution 2023-911, finding that the proposed TID #9 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 #9 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 2023-911 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 2023-910:

1. Not less than 50% by area of the property within the boundary of the district, as amended, is suitable for mixed-use development;

2. The improvement of the area is likely to enhance significantly the value of substantially all of the other property in the district;

3. The project costs directly serve to promote the mixed-use development for which the district was created;

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

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

6. The current equalized value of the parcels being added to the district by this Amendment is less than the equalized value of the parcels being subtracted when originally included in the district, resulting in a net subtraction of base value from the District.

**BE IT FURTHER RESOLVED,** that the proposed amendments to the TID #9 boundary and the Project Plan as adopted by Commission Resolution 2023-911 and attached hereto as

Exhibit A are hereby approved and the boundary and Project Plan for TID #9, Village of DeForest, Wisconsin are hereby so amended.

**ADOPTED** at a regular meeting of the Village Board this 1st day of August, 2023.

Jane Cahill Wolfgram
Village President

Attest: Callista Lundgren
Callista Lundgren, Village Clerk

Date Adopted: 8.1.23 Vote: 6-1
Trustee Landgraf voted no

# Appendix J

Joint Review Board Approval of TID No. 9

**VILLAGE OF DEFOREST**
**JOINT REVIEW BOARD**

**RESOLUTION 2023-802**

**A RESOLUTION APPROVING DEFOREST VILLAGE BOARD RESOLUTION 2023-058 APPROVING A FIRST AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 9, 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 28, 2023 prior to the public hearing on a fifth amendment to the project plan for Tax Incremental District No. 9, Village of DeForest (TID #9), 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 #9 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 #9 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 #9, 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;

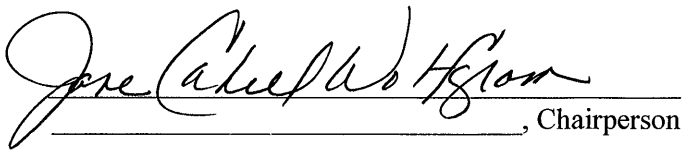
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

**BE IT FURTHER RESOLVED,** that DeForest Village Board Resolution 2023-058 approving a first amendment to the project plan for Tax Incremental District No. 9, 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 7th day of September, 2023.



_____, Chairperson

Vote: Aye: 5
Nay: 0

# Appendix K

Village Attorney Opinion

# REUTER, WHITISH & EVANS, S.C.

**ATTORNEYS AT LAW**
**44 EAST MIFFLIN ST., SUITE 306**
**MADISON, WISCONSIN 53703**

**ALLEN D. REUTER**
**BARBARA O. WHITISH** (1952-2013)
**DANIEL J. EVANS**
**DAVID D. RELLES**
**KEVIN F. MILLIKEN** (OF COUNSEL)

**TELEPHONE**
**(608) 250-9053**

**FACSIMILE**
**(608) 250-9054**


July 17, 2023

Village Board of Trustees
Village of DeForest
306 DeForest Street
DeForest, Wisconsin 53532

RE: Certification of Amended Project Plan for Tax Incremental District No. 9, Village of DeForest (Amendment No. 1)

Dear Board Members:

At your request, I have reviewed the Amended Project Plan (Amendment No. 1) for Tax Incremental District No. 9, Village of DeForest for compliance with the requirements of the Wisconsin Tax Increment Law. I find that the Project Plan 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