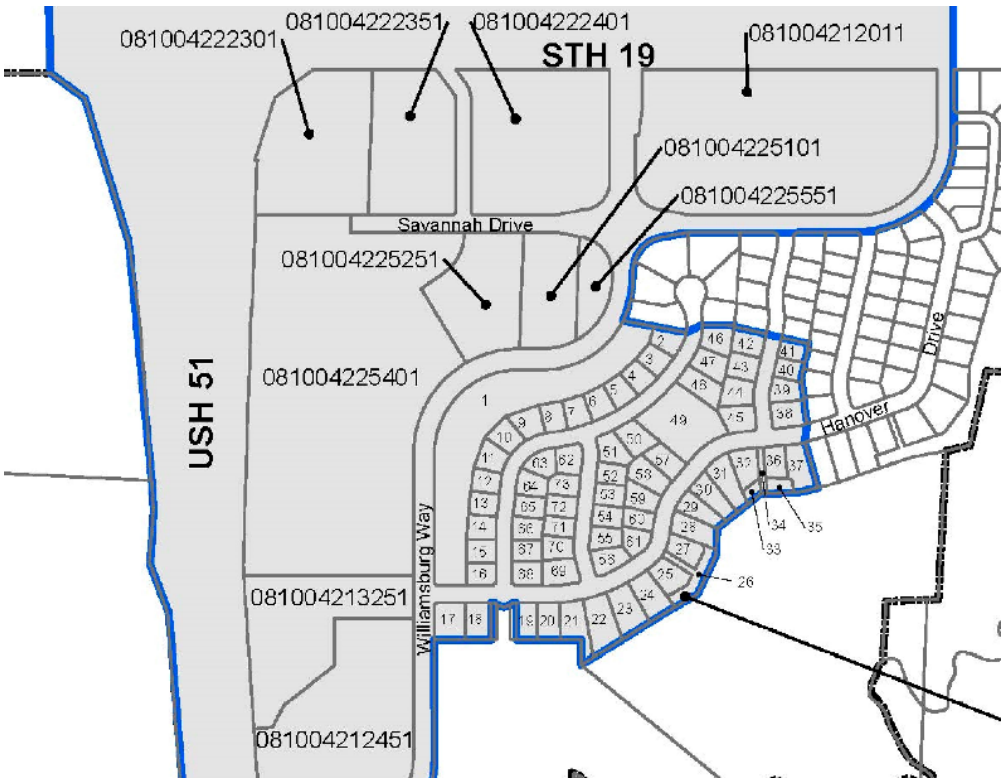
Village of DeForest, Wisconsin Tax Incremental Financing District No. 2 Amended Project Plan #5



TID #2 Project Plan originally adopted in March 2009

TID #2 Project Plan First Text & Budget Amendment adopted in October 2010

TID #2 Project Plan Second Text & Budget Amendment, and First Boundary Amendment, Adopted in June 2011

TID #2 Project Plan Third Text & Budget Amendment Adopted in July 2012

TID #2 Project Plan Fourth Text & Budget Amendment, and Second Boundary Amendment, Adopted July 7. 2015

TID #2 Project Plan Fifth Text & Budget Amendment Adopted September 7, 2023

Table of Contents

I. Introduction 3

Map 1: TID Boundary (Effective 2015) 4
Map 2: Existing/Planned Land Use 5
Map 3: Zoning 6

II. Goals and Objectives 7

III. Summary of Plan Amendments 8

IV. Project Cost Summary 8

A. Public Works and Improvements 8
Table 5.1: Proposed Infrastructure Project Costs Assignable to TID #2 10
B. Additional Development Incentives 12
C. Other Expenditures 12
D. Estimated Total Project Expenditures 12
Map 4 – Proposed Infrastructure Projects 14

V. Specific Project Plan Components 15

A. Economic Feasibility 15
Table 5-2 Project Costs 17
B. Revenue Projections 18
Table 5-3 – Projected Value Increments and Tax Increments 18
C. Cash Flow 19
Table 5-4 – Cash Flow 19
D. Total Project Costs 20
Table 5-5 – Project Costs by Taxation District 20
E. Kind, Number and Location of Public Improvements 21
F. Timing and Methods of Financing Project Cots 21
G. Proposed Changes to Zoning Ordinances, Master Plans, Building Codes and Village Ordinances 23
H. Estimated Non-Project Costs 23
Table 5-7: Non-TID Infrastructure Project Costs 24
I. Relocation of Displaced persons 24

VI. Promotion of Orderly Development in the Village 25

VII. Estimate Of Property to Be Devoted to Retail Business 25

Appendix A: Taxing Jurisdiction Correspondence 26

Appendix B: Proofs of Publication 27

Appendix C: Joint Review Board Minutes 28

Appendix D: DeForest Planning and Zoning Commission Minutes 29

Appendix F: Village Board Resolution Approving Amended Project Plan for TID No. 2 31

Appendix H: Joint Review Board Resolution Approving TID No. 2 Amendment 32

Appendix I: Village Attorney Opinion 33

I. INTRODUCTION

Tax Incremental District No. 2, Village of DeForest (TID #2) is located on the south side of the Village, south and east of the Highway 51/19 interchange. The current TID #2 boundary is designated on Map 1 and is unchanged by this amendment.

The Village created TID #2 in March 2009. Between October 2010 and July 2015, the Village adopted four amendments to the Project Plan including boundary amendments in 2011 and 2015. This fifth amendment to the Project Plan includes budgetary and narrative changes. The focus of these changes is to increase the budgetary allowance for development incentives and amend the remaining public projects. All previously completed projects are incorporated into this amendment.

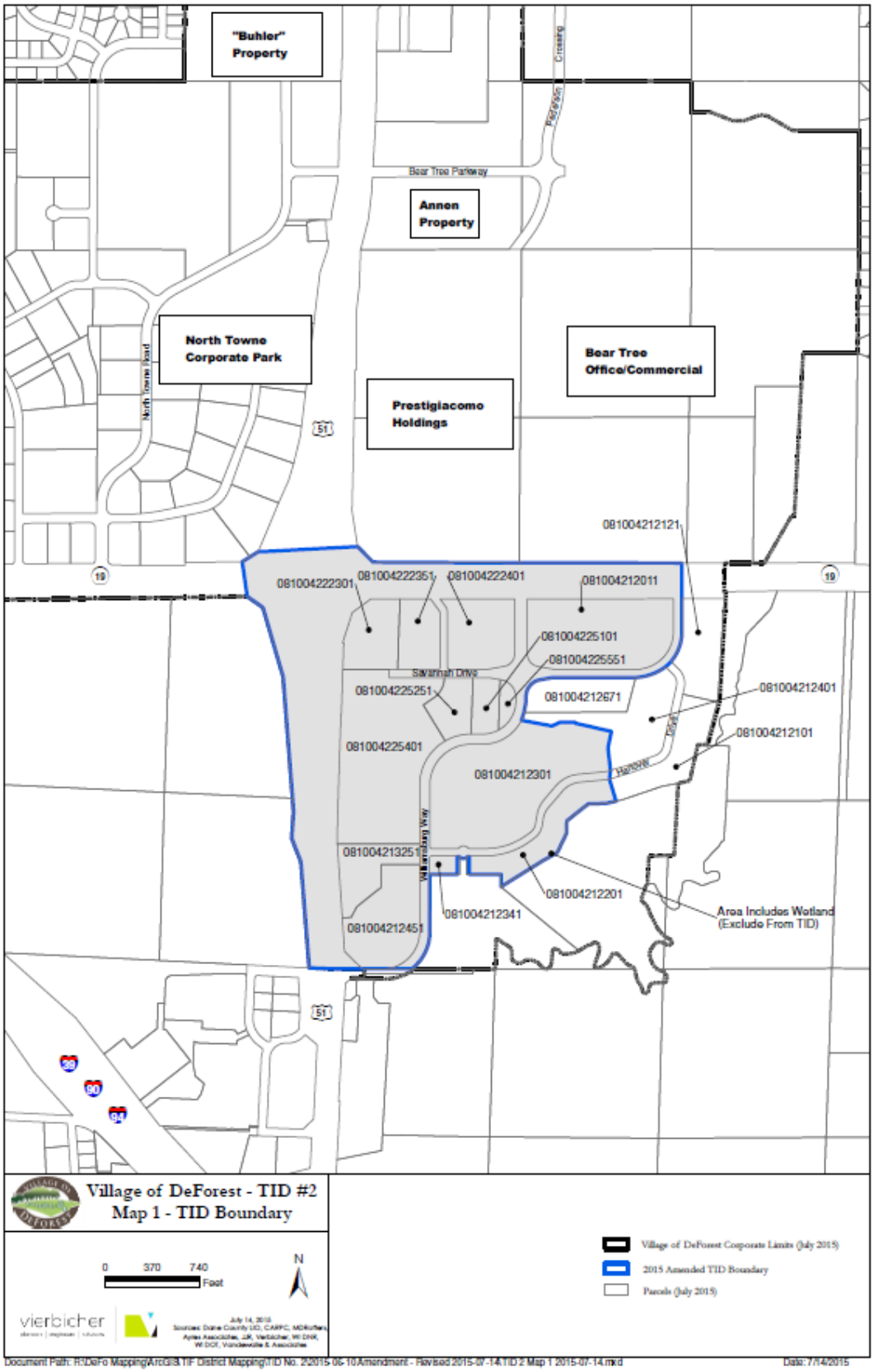
There have been significant public road and utility infrastructure costs involved in developing this area. These costs, coupled with major challenges in the real estate market, have impeded the actual commercial development following initial development approvals by the Village in 2006. Since then, only two commercial buildings -- a Meriter Clinic and a group living facility -- have been developed. TID #2 was created to promote further development by providing infrastructure improvements and development incentives for the commercial components of this development.

This Project Plan amendment incorporates the adopted changes from previous amendments, replaces the TID #2 Amended Project Plan #4 adopted in 2015 and becomes the official plan and guide for development of TID #2. All previously completed projects are incorporated into this amendment and future projects are amended as described more fully below.

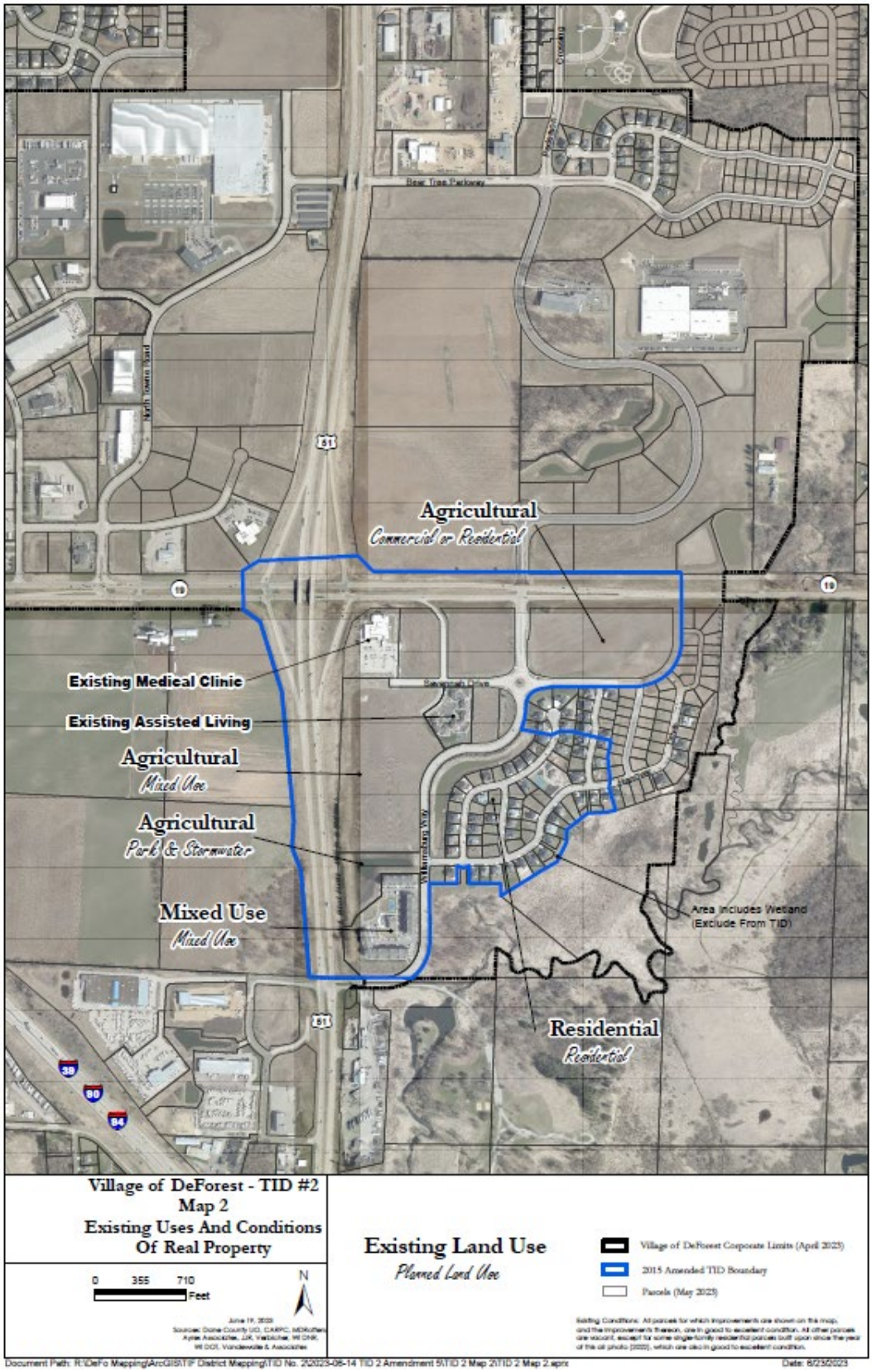
Implementation of this Project Plan, including construction of public improvements and provision of incentives listed within this Project Plan, will continue to require a case-by-case authorization by the Village Board. The Village Board is not mandated to make any expenditure described in this Project Plan but is limited to the types of expenditures listed herein. Redistribution of project or incentive costs within the budget estimates will not require an additional amendment to the Project Plan, provided that the project(s) meet the purpose and intent of the district.

This amendment is driven primarily by a development proposal that would add significant value to the TID both in terms of the tax base it will create, but also in the commercial activity it will generate. The Village has entered into a Memorandum of Understanding with respect to the potential development of the project on the 21 acres within the TID adjacent to Highway 51 and south of Savannah Drive. At time of writing, these 21 acres are anticipated to include a mixture of uses consisting of commercial, retail, recreation, entertainment, and multiple-family residential uses (some in mixed use buildings). The estimated investment in the project will be $75,000,000. The Village believes a development of that scope and nature will generate activity that will spur additional development in the immediate area. A definitive agreement on that development must occur in the very near future, as the expenditure period for TID #2 expires in March of 2024. This Project Plan amendment is the first step toward moving the project forward toward a binding development agreement.

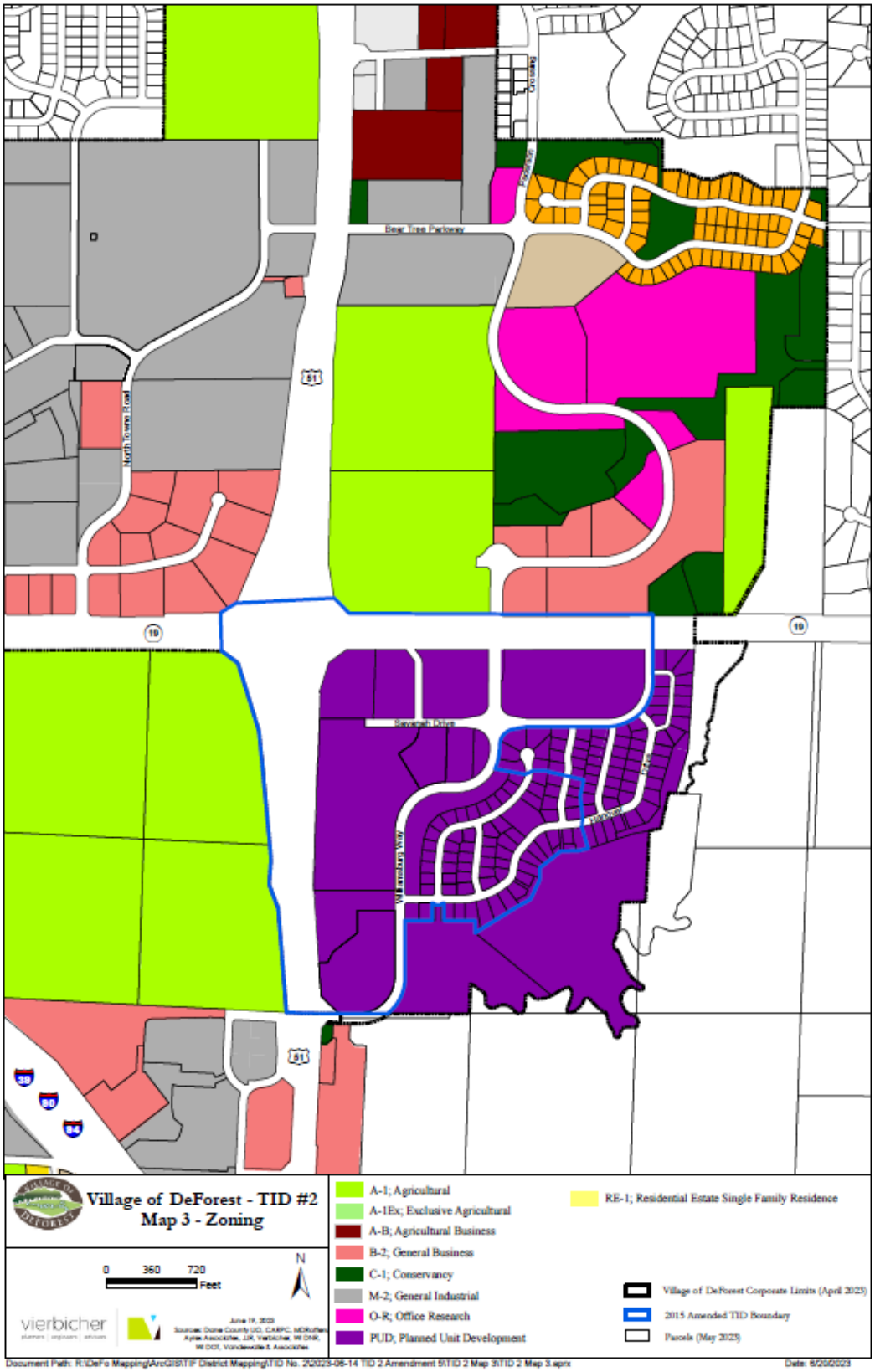
Map 1: TID Boundary (Effective 2015)



Map 2: Existing/Planned Land Use



Map 3: Zoning


Village of DeForest - TID #2
Map 3 - Zoning
0 360 720
Feet
N
A-1; Agricultural
A-1Ex; Exclusive Agricultural
A-B; Agricultural Business
B-2; General Business
C-1; Conservancy
M-2; General Industrial
O-R; Office Research
PUD; Planned Unit Development
RE-1; Residential Estate Single Family Residence
Village of DeForest Corporate Limits (April 2023)
2015 Amended TID Boundary
Parcels (May 2023)
vierbicher

II. GOALS AND OBJECTIVES

TID #2 was created for the purpose of promoting the orderly development of this area in the Village of DeForest consistent with the Village's Comprehensive Plan.

The broad goal of TID #2 is to provide the necessary public improvements, incentives, and environment to attract and stimulate private investment and development of non-residential and mixed uses. Examples of goals include:

- Increasing non-residential tax base in the Village.
- Encouraging types and quantities of non-residential and mixed-use development that are not presently in the Village or are in short supply.
- Encouraging new uses that would serve retail, commercial, health care, employment, and recreational needs in DeForest without the need for travel outside the community.
- Implementing goals and directions within the Village's *Comprehensive Plan*, particularly as they relate to promoting economic development, facilitating high-quality commercial and mixed-use development matching the needs of DeForest residents and create a vibrant mixed use gathering place on the Village's south side.
- Inducing projects that facilitate safe and adequate transportation, public utility, technology, and other infrastructure investments within TID #2. Map 4 identifies the location of various public improvements that have been planned for funding through TID #2, most of which have been completed and some of which are being deleted by this amendment. The project activities on Map 4 refer to the specific project activities listed in Table 5-1. The anticipated non-project costs (i.e. funding for projects derived from sources other than TID #2 tax increment) are in Table 5-7.
- Providing potential development incentive funding to facilitate individual non-residential and mixed-use building projects, or collections of anticipated non-residential and mixed-use building projects. It is the intent of the Village Board to work with individual property owners and the master developer on developments by potentially offering funding support for new development projects.
- Assisting in administration, legal, planning, and other associated costs to administer and implement the TID #2 Project Plan.
- Paying for financing costs, including interest expense and fees associated with borrowed funds.

The specific objectives of TID #2 are as follows:

- Help finance the public infrastructure needed to serve anticipated non-residential and mixed-use development.
- Address regional transportation and utility needs, while increasing traffic safety and accessibility.
- Compensate for current infrastructure deficiencies resulting from the distance of this area from the historic center of the Village, such as through water system enhancements.
- Draw higher value commercial, office, and mixed uses than the Village would otherwise be able to attract, such as restaurants, higher-end retailing, commercial recreation and gathering places, and health care related uses in a quality development setting.
- Enhance the character, economic activity, and opportunities for commercial-based gathering spots along the Highway 51/19 corridors.

III. SUMMARY OF PLAN AMENDMENTS

The original Project Plan contemplated total project costs of $5,499,214, of which $2,581,012 represented infrastructure improvements, $750,000, represented development incentives, $350,000 were allocated to professional services, and $1,818,202 were allocated to financing costs.

The First Amendment revised total project costs to $6,347,612, of which $2,758,112 represented Infrastructure Projects, $1,500,000, represented development incentives, $420,000 were allocated to professional services and $1,669,500 were allocated to financing costs.

The Second Amendment revised total project costs of $9,024,240, of which $2,049,620, represented infrastructure improvements, $2,675,000 were allocated for development incentives, $1,298,423 for professional costs, and $3,001,197 were allocated to financing costs. The Second Amendment also included the District's first boundary amendment.

The Third Amendment revised total project costs of $10,859,615, of which $4,47,782 represented infrastructure improvements, $1,775,000 represented development incentives, $946,205 represented professional costs, and $3,660,628 were allocated to financing costs.

The Fourth Amendment contemplated total project costs of $15,202,421, of which $4,087,302 represented infrastructure projects, $5,975,000 represented development incentives, $947,714 represented professional costs, and $4,192,405 were allocated to financing costs. The Fourth Amendment also amended the District's boundary a second time.

This Amendment #5 proposes additional project costs bringing the total authorized project costs to $24,807,203. Specific projects, costs and other amendments are discussed in the sections that follow.

IV. PROJECT COST SUMMARY

A. Public Works and Improvements

Table 5-1 identifies the public improvement projects included in this plan and costs. In the case of already completed improvements, actual costs are shown. Estimated costs are identified for those projects remaining to be completed. Cost of specific projects may be reallocated within the limitation of the total estimated project costs.

Table 5-1 shows that all remaining public improvements are planned to be installed no later than 2024. Due to the expiring TID #2 expenditure period, all projects must be committed by March 16, 2024. The decision to undertake the individual projects and expenditures identified in Table 5-1 will depend on the ability of the Village to obtain binding commitments for the creation of sufficient tax base to justify the expenditures. The projected project costs are budgeted estimates only; actual costs for each project may vary. Table 5-1 identifies several previously planned infrastructure projects that are no longer deemed necessary and are being deleted by this amendment.

Wisconsin Statutes allow for the expenditure of funds within a ½ mile radius of the TID boundary if the expenditures are completed within the Village's corporate limits and benefit the TID. Table 5-1 describes some projects that may be completed to benefit TID #2 that are partially or entirely located outside the TID but are located within ½ mile of the TID and benefit future development of the TID. With this amendment, projects located outside of the TID are

eliminated with the exception of the well and well (already completed) and planned wellhouse improvements as shown in Table 5-1.

In cases where a planned infrastructure project is voluntarily constructed by the developer or other party without public funding, the project costs allocated to that infrastructure may be reallocated to increase the development incentive pool available to assist additional development.

Table 5.1: Proposed Infrastructure Project Costs Assignable to TID #2

Project Number on Map 4	Project Name[1]	Location	Description	Previous Plan Estimate	Changes	Revised Plan Estimate	Estimated Construction Period
1	Construction of Traffic Signal	STH 19/Williamsburg Way/Pederson Crossing Intersection	Installation of traffic signals and conduit	$50,020	$(50,020)	$0	Delete with this Amendment
2	Northern segment of Williamsburg Way, cul de sac and Savannah Drive west of cul de sac.	North central part of Savannah Brooks Planned Unit Development (PUD)	Street construction for northern segment of Williamsburg Way, including turn lanes at STH 19; segment of Savannah Drive west of Williamsburg Way, including water and sewer lines and roundabout	$818,510	$1,255	$819,765	Completed 2010-2012
3	Construction of STH 19 Improvements	Along STH 19, between USH 51 and a point just east of Williamsburg Way	Street reconstruction, widening, and related site work to enable safe access to TID #2 and TID #7 to its north	$491,508	$0	$491,508	Completed 2016-2020
4	STH 19 Water Main Extension	STH 19 from east of Blanchar's Crossing to Williamsburg Way	Extension of water line to serve lands east of USH 51 within both TID #2 and TID #7, providing necessary system reliability and service	$134,593	$(134,593)	$0	Delete with this Amendment
5	USH 51 Aesthetic Improvements	USH 51 and STH 19 interchange area	Gateway features, landscaping, design work, and construction management	$ 232,500	$(132,500)	$100,000	2023-2024
6	New Well House, Pumps and Reservoir	Northwest and within a ½ mile of TID #2	Construct well house #5, pumps, road access, and reservoir	$ 103,930	$(47,510)	$56,420	Completed 2020
7	Village Land Acquisition	Northwest and within a ½ mile of TID #2	Land acquisition for future public services facility(ies)	$18,559	$(18,559)	$0	Delete with this Amendment
8	Savannah Drive East	Between Williamsburg Way and eastern Savannah Drive access to STH 19	Street construction, site work, sanitary sewer and water distribution, storm sewer, curb, gutter, and sidewalk.	$652,813	$(652,813)	$0	2016-2024

Project Number on Map 4	Project Name[1]	Location	Description	Previous Plan Estimate	Changes	Revised Plan Estimate	Estimated Construction Period
9	Williamsburg Way South	Between Savannah Drive/Williamsburg Way roundabout and USH 51 near Pine Cone Restaurant and Token Creek Park	Street construction, site work, sanitary sewer and water distribution to lots west of Williamsburg Way, storm sewer, curb, gutter, and sidewalk (with multiuse trail on east side). Short segment of Williamsburg outside TID #2 but within ½ mile and within Village.	$1,172,866	$(387,490)	$785,376	Completed 2013-2014
10	Asphalt Trail and Lighting	From east USH 51/STH 19 interchange ramp to east end of Savannah Brooks II plat	Asphalt trail on south side of STH 19 for non-motorized transportation and recreation purposes.	$139,553	$(139,553)	$0	Delete with this Amendment
11	Asphalt Trail and Lighting	Along STH 19, under USH 51/STH 19 interchange	Concrete trail along STH 19 for transportation and recreation purposes.	$72,450	$(72,450)	$0	Delete with Amendment
n/a	Technology Improvements	TID wide	Fiber optic, wireless, cameras, and other technology infrastructure	$200,000	$(200,000)	$0	Delete with this Amendment
12	Facilities Improvements	Northwest and within a ½ mile of TID #2	Facilities update and improvements to convert Well #5 for operations	$0	$60,000	$60,000[1]	2023-2024
13	Land Acquisition	Approximately 2 acres between Savannah Drive and Williamsburg Way, adjacent to stormwater outlet	Acquire additional land for Village use in support of economic growth in TID #2	$0	$600,000	$600,000	2023-2024
Total Estimated Costs				$4,087,302	$(1,174,233)	$2,913,069	2010-2024

[1] Cost estimate is for portion of total estimated project cost that is assignable to TID #2.

B. Additional Development Incentives

Project Plan Amendment #4 included project costs for development incentives of $5,975,000. This Amendment #5 proposes increasing the available development incentives by $12,066,402, to a total of $18,041,402.

The proposed increase to the development incentives budget is in anticipation of development projects that are expected to be obligated prior to TID #2's expenditure deadline on March 16, 2024. As noted in Section I, the Village has entered into a Memorandum of Understanding for a potential $75M mixed-use development on approximately 21 acres in the TID which will require approximately $9,500,000 in TIF incentives. In addition, discussions are currently underway for a second mixed-use development on approximately 14 acres along Highway 19 This Plan amendment will allow the Village the necessary incentive funds to potentially accomplish both development projects and to continue aggressively recruiting desired businesses and development within TID #2 prior to the impending expenditure deadline. If the projects are not undertaken for any reason, the full estimate of developer incentive funds included in this amendment will not be utilized.

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

The Village will continue its policy of not offering development incentives or other financial assistance to residential development, except that incentives may be considered for mixed use projects where residential use is a component of a commercial service, retail, or office development that meets the goals and objectives of this Project Plan.

C. Other Expenditures

Previous project plans for TID #2 combined administrative and professional costs. In Amendment #4 the combined project cost for administrative and professional costs were $947,714. These costs have been separated in this Project Plan (Amendment #5) to provide more clarity. Administrative expenses are now $1,349,844 and professional fees are now $375,946, resulting in a combined increase of $778,076 over Amendment #4. Table 5-2 also shows an adjustment for reimbursing professional costs to a developer in 2018 in the amount of $97,996.76, which is included as part of professional costs when calculating final costs for this amendment. Financing costs are proposed to decrease from $4,192,405 to $1,786,942, which is reflected in Table 5-2 below as "Interest on Fund Advances" and "Other Expenses".

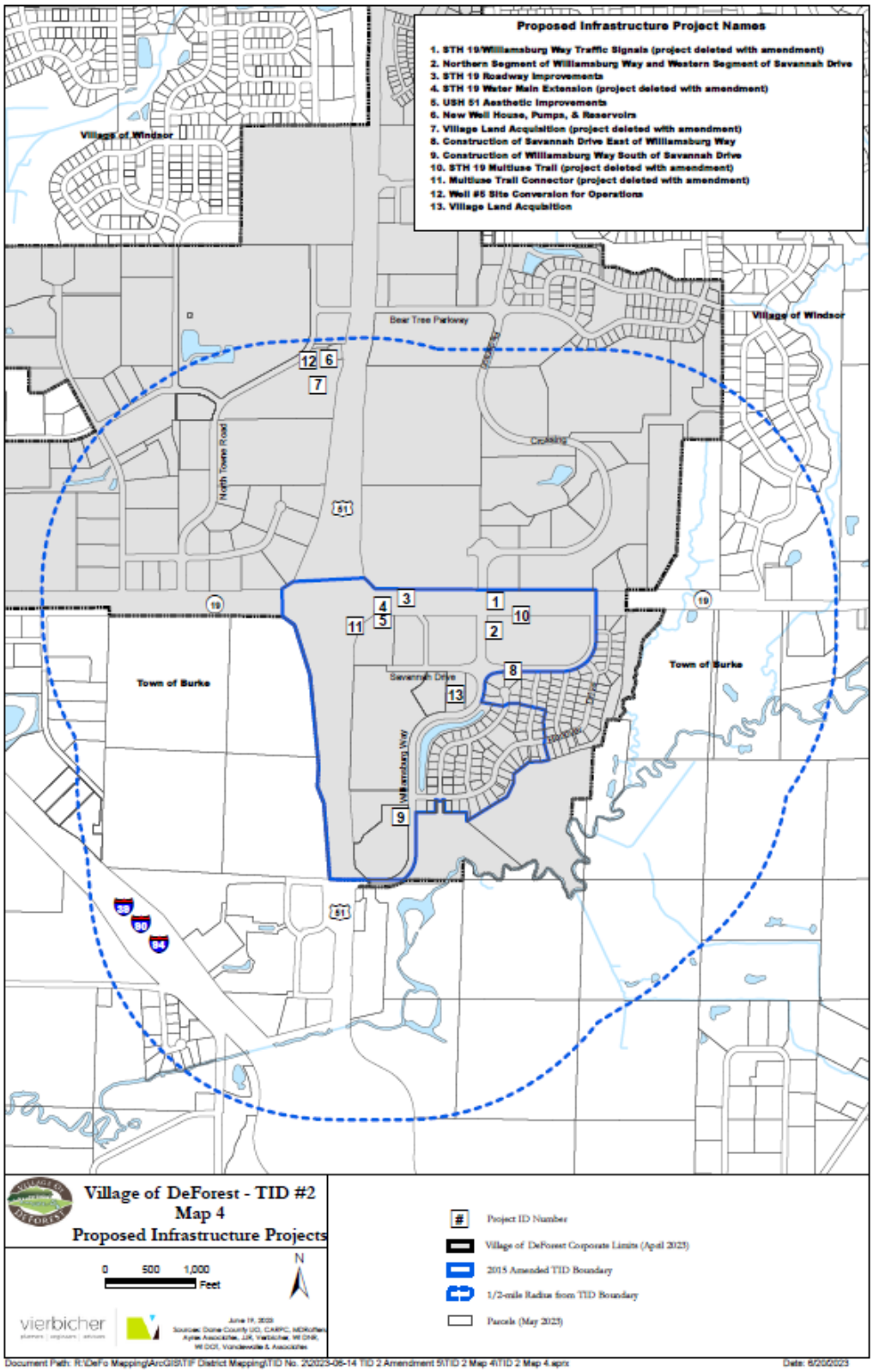
D. Estimated Total Project Expenditures

With this Project Plan amendment, the Village anticipates making expenditures of approximately $3,253,069 for infrastructure-related costs, non-infrastructure development incentives of up to $18,041,402, administrative costs of approximately $1,349,844, professional costs of approximately $375,946, and financing costs of approximately $1,786,942, for a total of $24,807,203 in authorized project costs.

The approximate location and a description of the various infrastructure improvement projects is depicted on Map 4. A breakdown of the timing and costs of the various projected expenditures is shown in Table 5-1, including those projects that have been fully or partially completed to date. Projects eliminated from the Plan by this amendment are also identified in Table 5-1.

The financial projections in this Project Plan are based on the assumption that development incentives will be provided with "pay-as-you-go" developer financing, with public infrastructure improvements Village-financed, most likely through general obligation or utility borrowing. However, if opportunities for developer funding of infrastructure improvements are presented, the Village would explore those options. A discussion and listing of possible financing mechanisms is located in Section V.F. of this Project Plan.

Map 4 – Proposed Infrastructure Projects



V. SPECIFIC PROJECT PLAN COMPONENTS

A. Economic Feasibility

The economic feasibility analysis contained in Tables 5-2 to 5-5 below concludes that the TID #2 Project Plan is feasible with the changes included in this Amendment #5. That conclusion is based on a comparison of proposed expenditures summarized in Table 5-2 with projected land and building development in the TID adding $184,987,400 in new value increments overall in TID #2, including $58,900,600 established as of the January 1, 2023 assessment date. That development is projected to yield approximately $42,898,596 in tax increments over the life of the TID as shown in Table 5-3. The tax increment projection is based on the assumption that the Village's 2022 mill rate of $18.89 will remain unchanged for the remaining life of the TID.

The tax increment generated in TID #2, as outlined in Table 5-3, is projected to be more than sufficient to cover the projected TID expenditures estimated at $24,807,203. This projection is achievable even without factoring in anticipated increases in property values over the life of the TID. Therefore, the TID debt is projected to be retired well within the 26-year required timeframe.

The economic feasibility of TID #2 is significantly enhanced with the inclusion of additional residential lands through Amendment #4.

This economic feasibility analysis is based on current legislation, and changes in the law could affect the assumptions on which it is based. The analysis does not assume any changes in laws affecting existing TID districts, possible future boundary amendments to TID #2, or possible future TID-to-TID transfers.

1. Detailed Project Costs

   a. Public Infrastructure Costs. The various categories of planned and previously incurred infrastructure costs are identified in this Amendment #5 and updated by Section IV.A., above. Engineering estimates of probable costs for public infrastructure improvements remaining are reflected in Table 5-1 based on 2023 prices and are preliminary estimates. All completed improvements are listed in Table 5-1 at the actual cost incurred. 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. This Plan amendment contemplates a total of $3,253,069 in infrastructure costs. Of that amount $340,000 has been reimbursed by a developer and will not be recovered through tax increments.

   b. Administrative Costs. The total project costs also include administrative costs incurred by the Village in planning, creating, administering, and terminating the District. Those costs include expenses incurred for public information and notices with respect to the District and this Plan. This Amendment #5 contemplates $1,349,844 in administrative costs.

   c. Professional Costs. Professional costs include planning, engineering, legal, audit and financial services in planning and creating the District, and in creating and

implementing this Project Plan. This Amendment #5 contemplates total professional costs of $375,946.

d. Development Incentives. Amendment #5 contemplates up to $18,041,402 to be provided in development incentives. This amount includes $1,946,401.50 expended to date, and approximately $9,500,000 tentatively agreed to for the mixed-use development described in Section I, which is contingent on approval of this Plan amendment.

e. Financial Costs. With this Amendment #5, it is anticipated that total financing costs will be $1,786,942.

Total anticipated project costs and the projected timing of various expenditures are outlined in Table 5-2 below. Table 5-2 is based on the assumption that all project costs are paid directly by the Village, except that incentive payments will be made under “pay-as-you-go” agreements.

Table 5-2 Project Costs

Financial Date	Construction Costs	Administrative Costs	Professional Services	Reimbursement of Developer Contributions	Incentives	Interest on Advances	Other Expenses	Payout to Districts	Total Expenditures
2009	$ -	$ 85,182.48	$ -	$ -	$ -	$ -	$ -	$ -	$ 85,182.48
2010	407,885.72	72,372.15	-	-	-	-	6,164.41	-	486,422.28
2011	808,299.53	48,650.22	-	-	500,000.00	66,904.10	900.00	-	1,424,753.85
2012	-	71,517.01	-	-	-	80,637.77	-	-	152,154.78
2013	181,982.78	53,300.56	-	-	60,000.00	91,753.33	-	-	387,036.67
2014	603,392.28	31,691.97	-	-	226,401.50	86,315.54	-	-	947,801.29
2015	-	51,734.48	-	-	60,000.00	122,977.85	-	-	234,712.33
2016	-	32,589.02	20,924.61	-	60,000.00	127,727.98	4,606.48	-	245,848.09
2017	-	38,493.36	13,482.42	-	560,000.00	130,667.86	13,997.07	-	756,640.71
2018	-	45,711.02	-	97,996.76	60,000.00	152,307.90	26,041.49	-	382,057.17
2019	287.50	29,244.43	9,546.12	-	120,000.00	170,996.58	-	-	330,074.63
2020	-	33,276.27	13,078.67	-	120,000.00	139,305.89	214.20	-	305,875.03
2021	-	37,785.36	9,556.83	-	120,000.00	104,585.56	13,207.55	-	285,135.30
2022	-	38,828.52	16,138.66	-	60,000.00	121,328.87	214.20	-	236,510.25
2023	591,220.50	43,506.00	12,500.00	-	120,000.00	100,825.00	-	-	868,051.50
2024	660,000.00	44,811.18	12,875.00	-	1,350,000.00	72,325.00	-	-	2,140,011.18
2025	-	46,155.52	13,261.25	-	1,625,000.00	65,637.50	-	-	1,750,054.27
2026	-	47,540.18	13,659.09	-	1,625,000.00	35,700.00	-	-	1,721,899.27
2027	-	48,966.39	14,068.86	-	1,625,000.00	26,450.00	-	-	1,714,485.25
2028	-	50,435.38	14,490.93	-	1,625,000.00	17,200.00	-	-	1,707,126.30
2029	-	51,948.44	14,925.65	-	1,625,000.00	7,950.00	-	-	1,699,824.09
2030	-	53,506.89	15,373.42	-	1,625,000.00	-	-	-	1,693,880.32
2031	-	55,112.10	15,834.63	-	1,625,000.00	-	-	-	1,695,946.73
2032	-	56,765.46	16,309.66	-	1,625,000.00	-	-	-	1,698,075.13
2033	-	58,468.43	16,798.95	-	1,625,000.00	-	-	-	1,700,267.38
2034	-	60,222.48	17,302.92	-	-	-	-	-	77,525.40
2035	-	62,029.15	17,822.01	-	-	-	-	-	79,851.16
	$ 3,253,068.31	$ 1,349,844.44	$ 277,949.69	$ 97,996.76	$ 18,041,401.50	$ 1,721,596.73	$ 65,345.40	$ -	$ 24,807,202.83

B. Revenue Projections

The goal of this Project Plan remains 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 Project Plan is designed to facilitate. It is anticipated that new development will yield approximately $184,897,400 in new equalized tax base in the District, of which approximately $126,968,600 is anticipated to be attributable to this amendment. As noted above, if the future development projections do not materialize as expected, the Village will reduce or eliminate its investment of projects costs to reflect anticipated revenues. The timing of the anticipated development and resulting revenues are reflected in Table 5-3.

Table 5-3 – Projected Value Increments and Tax Increments

Financial Date	Valuation Date	Construction Date	TIF Value Increment	Appreciation Growth	New Development Growth	End Value	Equalized Tax Rate	TIF Increment Revenue	Cumulative	TIF Year
				0.00%						
2009	01/01/08	2007	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
2010	01/01/09	2008	-	-	-	-	21.00	-	-	1
2011	01/01/10	2009	-	-	-	-	21.00	-	-	2
2012	01/01/11	2010	-	-	1,073,300	1,073,300	22.85	24,530.00	24,530	3
2013	01/01/12	2011	1,073,300	-	5,073,700	6,147,000	23.33	143,385.81	167,916	4
2014	01/01/13	2012	6,147,000	-	509,900	6,656,900	23.59	157,012.29	324,928	5
2015	01/01/14	2013	6,656,900	-	(172,800)	6,484,100	22.47	145,722.62	470,651	6
2016	01/01/15	2014	6,484,100	-	1,256,300	7,740,400	22.53	174,419.80	645,071	7
2017	01/01/16	2015	7,740,400	-	1,162,500	8,902,900	22.24	197,970.54	843,041	8
2018	01/01/17	2016	8,902,900	-	3,554,300	12,457,200	21.41	266,721.67	1,109,763	9
2019	01/01/18	2017	12,457,200	-	25,411,700	38,840,700	20.93	812,997.81	1,922,761	10
2020	01/01/19	2018	38,840,700	-	3,884,600	42,725,300	22.19	947,911.49	2,870,672	11
2021	01/01/20	2019	42,725,300	-	13,431,200	56,156,500	22.07	1,239,286.65	4,109,959	12
2022	01/01/21	2020	56,156,500	-	2,744,100	58,900,600	21.05	1,239,659.27	5,349,618	13
2023	01/01/22	2021	58,900,600	-	14,918,700	73,819,300	18.89	1,394,358.00	6,743,976	14
2024	01/01/23	2022	73,819,300	-	4,200,000	78,019,300	18.89	1,473,691.00	8,217,667	15
2025	01/01/24	2023	78,019,300	-	3,150,000	81,169,300	18.89	1,533,191.00	9,750,858	16
2026	01/01/25	2024	81,169,300	-	47,195,584	128,364,884	18.89	2,424,659.00	12,175,517	17
2027	01/01/26	2025	128,364,884	-	31,044,713	159,409,597	18.89	3,011,056.00	15,186,573	18
2028	01/01/27	2026	159,409,597	-	12,404,877	171,814,474	18.89	3,245,369.00	18,431,942	19
2029	01/01/28	2027	171,814,474	-	8,269,918	180,084,392	18.89	3,401,578.00	21,833,520	20
2030	01/02/28	2028	180,084,392	-	5,784,808	185,869,200	18.89	3,510,846.00	25,344,366	21
2031	01/03/28	2029	185,869,200	-	-	185,869,200	18.89	3,510,846.00	28,855,212	22
2032	01/04/28	2030	185,869,200	-	-	185,869,200	18.89	3,510,846.00	32,366,058	23
2033	01/05/28	2031	185,869,200	-	-	185,869,200	18.89	3,510,846.00	35,876,904	24
2034	01/06/28	2032	185,869,200	-	-	185,869,200	18.89	3,510,846.00	39,387,750	25
2035	01/07/28	2033	185,869,200	-	-	185,869,200	18.89	3,510,846.00	42,898,596	26
					$ 184,897,400			$ 42,898,596		

C. Cash Flow

Table 5-4 shows the projected cash flow and fund balance analysis for the District under this Project Plan assuming that all anticipated public and private improvements occur as projected. These forecasts show that the District should have a positive fund balance as of the end of 2026 and all obligations paid by the end 2030.

Table 5-4 – Cash Flow

Financial Date	Net Costs to Recover 1/1	Total (Increment) Revenues	Total Expenditures	Net Income (Loss)	Net Costs to Recover 12/31	Advances Balance (see Table 5-6)	Forecasted Net Working Funds
2009	$ -	$ -	$ 85,182.48	$ (85,182.48)	$ (85,182.48)	$ -	$ (35.00)
2010	(85,182.48)	-	486,422.28	(486,422.28)	(571,604.76)	-	1,168,395.24
2011	(571,604.76)	349,394.84	1,424,753.85	(1,075,359.01)	(1,646,963.77)	1,740,000.00	149,456.22
2012	(1,646,963.77)	25,361.34	152,154.78	(126,793.44)	(1,773,757.21)	1,796,419.99	268,632.78
2013	(1,773,757.21)	150,936.42	387,036.67	(236,100.25)	(2,009,857.46)	2,042,389.99	45,928.84
2014	(2,009,857.46)	177,929.32	947,801.29	(769,871.97)	(2,779,729.43)	2,055,786.30	265,683.54
2015	(2,779,729.43)	149,182.95	234,712.33	(85,529.38)	(2,865,258.81)	3,045,412.97	199,780.83
2016	(2,865,258.81)	205,852.53	245,848.09	(39,995.56)	(2,905,254.37)	3,065,039.64	504,411.94
2017	(2,905,254.37)	330,174.91	756,640.71	(426,465.80)	(3,331,720.17)	3,409,666.31	47,572.81
2018	(3,331,720.17)	302,541.30	382,057.17	(79,515.87)	(3,411,236.04)	3,379,292.98	180,257.31
2019	(3,411,236.04)	830,867.87	330,074.63	500,793.24	(2,910,442.80)	3,591,493.35	375,677.22
2020	(2,910,442.80)	959,572.72	305,875.03	653,697.69	(2,256,745.11)	3,286,120.02	259,001.58
2021	(2,256,745.11)	1,284,590.93	285,135.30	999,455.63	(1,257,289.48)	2,515,746.69	1,638,083.88
2022	(1,257,289.48)	1,259,753.43	236,510.25	1,023,243.18	(234,046.30)	2,895,373.36	2,270,953.70
2023	(234,046.30)	1,401,733.00	868,051.50	533,681.50	299,635.20	2,505,000.00	2,014,635.20
2024	299,635.20	1,481,566.00	2,140,011.18	(658,445.18)	(358,809.98)	1,715,000.00	1,491,190.02
2025	(358,809.98)	1,541,166.00	1,750,054.27	(208,888.27)	(567,698.25)	1,850,000.00	292,301.75
2026	(567,698.25)	2,432,734.00	1,721,899.27	710,834.73	143,136.48	860,000.00	788,136.48
2027	143,136.48	3,019,231.00	1,714,485.25	1,304,745.75	1,447,882.23	645,000.00	1,877,882.23
2028	1,447,882.23	3,253,644.00	1,707,126.30	1,546,517.70	2,994,399.93	430,000.00	3,209,399.93
2029	2,994,399.93	3,409,953.00	1,699,824.09	1,710,128.91	4,704,528.84	215,000.00	4,704,528.84
2030	4,704,528.84	3,519,321.00	1,693,880.32	1,825,440.68	6,529,969.52	-	6,529,969.52
2031	6,529,969.52	3,519,421.00	1,695,946.73	1,823,474.27	8,353,443.79	-	8,353,443.79
2032	8,353,443.79	3,519,521.00	1,698,075.13	1,821,445.87	10,174,889.66	-	10,174,889.66
2033	10,174,889.66	3,519,621.00	1,700,267.38	1,819,353.62	11,994,243.28	-	11,994,243.28
2034	11,994,243.28	3,519,721.00	77,525.40	3,442,195.60	15,436,438.88	-	15,436,438.88
2035	15,436,438.88	3,510,846.00	79,851.16	3,430,994.84	18,867,433.72	-	18,867,433.72
	$ -	$43,674,636.56	$24,807,202.84	$ 18,867,433.72	$ 18,867,433.72		

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 5-5 – Project Costs by Taxation District

Total Project Costs	$ 24,807,203	
Total Value Increment	$ 184,897,400	
TAXING DISTRICT	MILL RATE CONTRIBUTION TO PROJECT COSTS	ESTIMATED NEW ANNUAL TAX REVENUE ON TID CLOSURE
Village of DeForest	$ 8,258,601.75	$ 1,162,890.56
DeForest Area School District	$12,778,187.41	$ 1,799,291.70
Dane County	$ 3,698,236.39	$ 520,747.26
MATC	$ 982,363.16	$ 138,326.18

E. Kind, Number and Location of Public Improvements

Projects remaining from Amendment #4 and added by this Amendment #5 are described in Section IV.A.. The locations of those projects are shown on Map 4.

F. Timing and Methods of Financing Project Cots

Table 5-6 outlines the projected timing of borrowing based on the assumption that the Village will finance all future project costs other than development incentives, which are expected to be developer funded. Actual borrowing would be decreased if infrastructure improvements can be developer funded. It is anticipated that both financing methods and timing of borrowings will be adjusted depending on negotiated agreements with developers, the size and timing of individual projects, and the attractiveness of municipal borrowing terms at the time projects are undertaken. The Village anticipates that financing will take one of the following forms:

1. Advances from Village Funds.

The Village has advanced organizational costs in preparing this Project Plan and the creation of the District. It is anticipated that additional funds may be advanced to cover expenditures of project costs as necessary until funds are borrowed.

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 Project Plan.

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

The Village may issue municipal revenue obligations to developers who provide financing for projects included in this Project 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 typically limited to the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are normally conditioned on annual appropriations, and are, therefore, not general obligations of the Village and do not count against the Village's borrowing capacity. It is anticipated that direct development incentive grants will be financed through this method.

4. Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued. To the extent revenue bonds are used to finance eligible project costs, the bond proceeds will be considered an advance on those project costs.

Table 5-6 – Timing of Potential Debt Issuance

Year	Advances Beginning	Advances Received	Proposed Advances	Adjustments	Advances Repaid	Advances Ending	TIF Year
2009	$ -	$ -	$ -	$ -	$ -	$ -	0
2010	-	1,740,000.00	-	-	-	1,740,000.00	1
2011	1,740,000.00	956,420.00	-	-	900,000.01	1,796,419.99	2
2012	1,796,419.99	250,000.00	-	-	4,030.00	2,042,389.99	3
2013	2,042,389.99	282,426.30	-	-	269,029.99	2,055,786.30	4
2014	2,055,786.30	1,120,000.00	-	-	130,373.33	3,045,412.97	5
2015	3,045,412.97	400,000.00	-	-	380,373.33	3,065,039.64	6
2016	3,065,039.64	782,426.30	-	-	437,799.63	3,409,666.31	7
2017	3,409,666.31	1,125,000.00	-	-	1,155,373.33	3,379,292.98	8
2018	3,379,292.98	1,225,000.00	-	-	1,012,799.63	3,591,493.35	9
2019	3,591,493.35	-	-	-	305,373.33	3,286,120.02	10
2020	3,286,120.02	-	-	-	770,373.33	2,515,746.69	11
2021	2,515,746.69	550,000.00	-	-	170,373.33	2,895,373.36	12
2022	2,895,373.36	-	-	-	390,373.36	2,505,000.00	13
2023	2,505,000.00	-	-	-	790,000.00	1,715,000.00	14
2024	1,715,000.00	-	750,000.00	-	615,000.00	1,850,000.00	15
2025	1,850,000.00	-	-	-	990,000.00	860,000.00	16
2026	860,000.00	-	-	-	215,000.00	645,000.00	17
2027	645,000.00	-	-	-	215,000.00	430,000.00	18
2028	430,000.00	-	-	-	215,000.00	215,000.00	19
2029	215,000.00	-	-	-	215,000.00	-	20
2030	-	-	-	-	-	-	21
2031	-	-	-	-	-	-	22
2032	-	-	-	-	-	-	23
2033	-	-	-	-	-	-	24
2034	-	-	-	-	-	-	25
2035	-	-	-	-	-	-	26
		$ 8,431,272.60	$ 750,000.00	$ -	$ 9,181,272.60		

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

The Village's Comprehensive Plan was updated in April 2023. Map 2 depicts existing and planned land use and current conditions of real property in the TID boundary. TID #2 encompasses 165.3 acres, which includes about 83.6 acres of real estate within the Savannah Brooks development plus 81.7 acres of public rights-of-way, parks, and public stormwater management outlots.

Through a 2023 Comprehensive Plan update, the Village adopted the Highway 19/51 District Development Plan. That approved development plan recommends the development of a mixed-use center within Savannah Brooks/TID #2, focused particularly on the 21 acres along Highway 51 and south of Savannah Drive which is the subject to the Memorandum of Understanding described in Section 1. Further changes in the Village's Comprehensive Plan may be required for the implementation of the Project Plan Amendment #5 if the 14-acre site described in Section IV.B. is also proposed for mixed-use development. The Comprehensive Plan currently allows for either single-family residential or commercial use on this site.

Map 3 depicts the current zoning of TID #2, which is Planned Unit Development (PUD) under the Village of DeForest Zoning Code. PUD zoning requires adherence to land use, dimensional, and design requirements that are unique to each project over which this zoning is assigned. Under the "Final Development Plan" associated with the Savannah Brooks PUD, the lands in the TID area are at this time designated for retail, commercial service, office, mixed, and residential uses. All non-residential, multiple-family residential, and mixed uses require detailed site plan analysis through the Village of DeForest approving bodies before actual development may occur on those lots. Future zoning amendments are permitted, provided that no more than 35 percent by area is planned for newly platted residential uses. Zoning changes within the context of the PUD are contemplated to accommodate the mixed-use development of the 21 acres along Highway 51. The proposed development is consistent with the Village's Comprehensive Plan, but will require an amendment to the current PUD Preliminary Development Plan and Final Development Plan.

TIDs may not include any area identified as a wetland on a map under Section 23.32, Wis. Stats. Based on field delineations made and approved in 2015, there is a very small area of wetland at the extreme southern edge of the TID #2 boundary. This wetland area, under 1,000 square feet, may not be disturbed due to restrictions contained in Village ordinance and State and federal law. It is labeled as "Area Includes Wetland (Exclude from TID)" on Map 2 and specifically excluded from the boundary of TID #2 in Appendix J.

H. Estimated Non-Project Costs

Table 5-7 shows expenses for projects in or serving the TID that will be partially funded by non-TID sources. The Village has created a total of four separate TIDs in the vicinity of the Highway 51/19 interchange. The cost estimates included in Table 5-7 may be repeated in one or more of the other TIDs in this vicinity. These cost estimates are not additive among TIDs, but rather represent the total non-TID #2 portion of the project cost.

Table 5-7: Non-TID Infrastructure Project Costs

Project Name	Location	Description	Cost Estimate
New Well House, Pumps and Reservoir	Northwest and within a ½ mile of TID #2	Construct well house, pumps, reservoir and road access	$350,000
Land Acquisition	Northwest and within a ½ mile of TID #2	Land acquisition for future public service facilities	$250,000 Deleted
Facility Improvements	Northwest and within a ½ mile of TID #2	Facilities update and improvements to convert Well #5 for operations	$60,000
Total			**$60,000**

I. Relocation of Displaced persons

It is anticipated that there will be no displaced persons from project activities as currently contemplated. If conditions change in the future, the Village will conform to the State of Wisconsin Relocation laws.

VI. PROMOTION OF ORDERLY DEVELOPMENT IN THE VILLAGE

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

- 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.
- 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.
- Beautify and brand major corridors and gateways, such as Highways 51 and 19, North Street/Highway V, Downtown DeForest, and the Interstate.
- Preserve, enhance, celebrate, and create memorable places, including privately-developed sites like coffee shops, brewpubs, wineries, hotels, waterparks, exercise and activity centers, and other places.
- Interconnect areas of different development, including via road, path, and open space linkages.
- Encourage economic and mixed-use development in the Highway 19/51 District, including creation of a new gathering place for southern DeForest. Such a place would include commercial and public and private recreational facilities that would have a market partially fueled by mixed-use buildings with housing on upper floors and by other residential options within close walking distance. Development form should be designed to the human scale, with nominal building setbacks, parking behind and underneath, some mixed-use buildings, and private and public places to gather and recreate.

VII. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to §66.1105(5)(b), Wis. Stats. the Village estimates that approximately 24% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

Appendix A: Taxing Jurisdiction Correspondence

VILLAGE OF DEFOREST

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

June 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 B: 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=eGFUYTZraklpU1NlN0FieDk0NXJZZz09
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 C: 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

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 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 Davis. Motion carried 5-0, meeting adjourned at 10:27am.

Appendix D: DeForest Planning and 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 E: Planning and Zoning Commission Resolution Authorizing Amendment to Tax Incremental District No. 2

VILLAGE OF DEFOREST
PLANNING AND ZONING COMMISSION

RESOLUTION 2023-911

A RESOLUTION APPROVING AND RECOMMENDING A FIFTH AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 2, VILLAGE OF DEFOREST.

WHEREAS, the Village Board of DeForest, Wisconsin created Tax Incremental District No. 2, Village of DeForest ("TID #2"), which was approved by the Joint Review Board on March 26, 2009; and

WHEREAS, the Village Board and Joint Review Board have approved four prior amendments to the approved project plan for TID #2 ("TID #2 Project Plan"), with the most recent amendment having been approved by the Joint Review Board on July 23, 2015; and

WHEREAS, the Planning and Zoning Commission ("Commission") has the legal responsibility for the planning of TID #2; and

WHEREAS, the Commission has determined that certain further amendments to the TID #2 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #2; and

WHEREAS, the Commission caused notice of a public hearing on the proposed fifth amendment to the TID #2 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 #2 Project Plan Amendment #5, 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 #2 was created.

NOW, THEREFORE, BE IT RESOLVED, that the TID #2 Project Plan Amendment #5, 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 F: Village Board Resolution Approving Amended Project Plan for TID No. 2

RESOLUTION 2023-057

A RESOLUTION APPROVING A FIFTH AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 2, VILLAGE OF DEFOREST, WISCONSIN.

WHEREAS, the Village Board created Tax Incremental District No. 2, Village of DeForest ("TID #2"), which was approved by the Joint Review Board on March 26, 2009; and

WHEREAS, the Village Board and Joint Review Board have approved four prior amendments to the approved project plan for TID #2 ("TID #2 Project Plan"), with the most recent amendment having been approved by the Joint Review Board on July 23, 2015; and

WHEREAS, the Planning and Zoning Commission ("Commission") has determined that certain further amendments to the TID #2 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #2; and

WHEREAS, following a public hearing on July 25, 2023 as required by law, the Commission adopted its Resolution 2023-910, finding that the proposed TID #2 Project Plan Amendment #5, 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 #2 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 2023-910 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. The project plan, as amended, is feasible;

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

BE IT FURTHER RESOLVED, that the proposed amendments to the project plan as adopted by Commission Resolution 2023-910 and attached hereto as Exhibit A are hereby approved and the project plan for TID #2, Village of DeForest, Wisconsin is 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 H: Joint Review Board Resolution Approving TID No. 2 Amendment

VILLAGE OF DEFOREST
JOINT REVIEW BOARD

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, 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. 2, Village of DeForest (TID #2), 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 #2 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 #2 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 #2, 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;

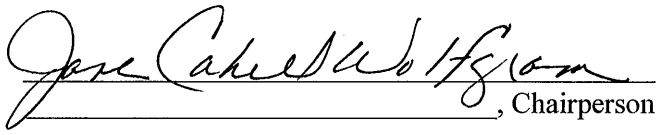
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED, that DeForest Village Board Resolution 2023-057 approving a fifth amendment to the project plan for Tax Incremental District No. 2, 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 I: 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. 2, Village of DeForest (Amendment No. 5)

Dear Board Members:

At your request, I have reviewed the Amended Project Plan (Amendment No. 5) for Tax Incremental District No. 2, 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