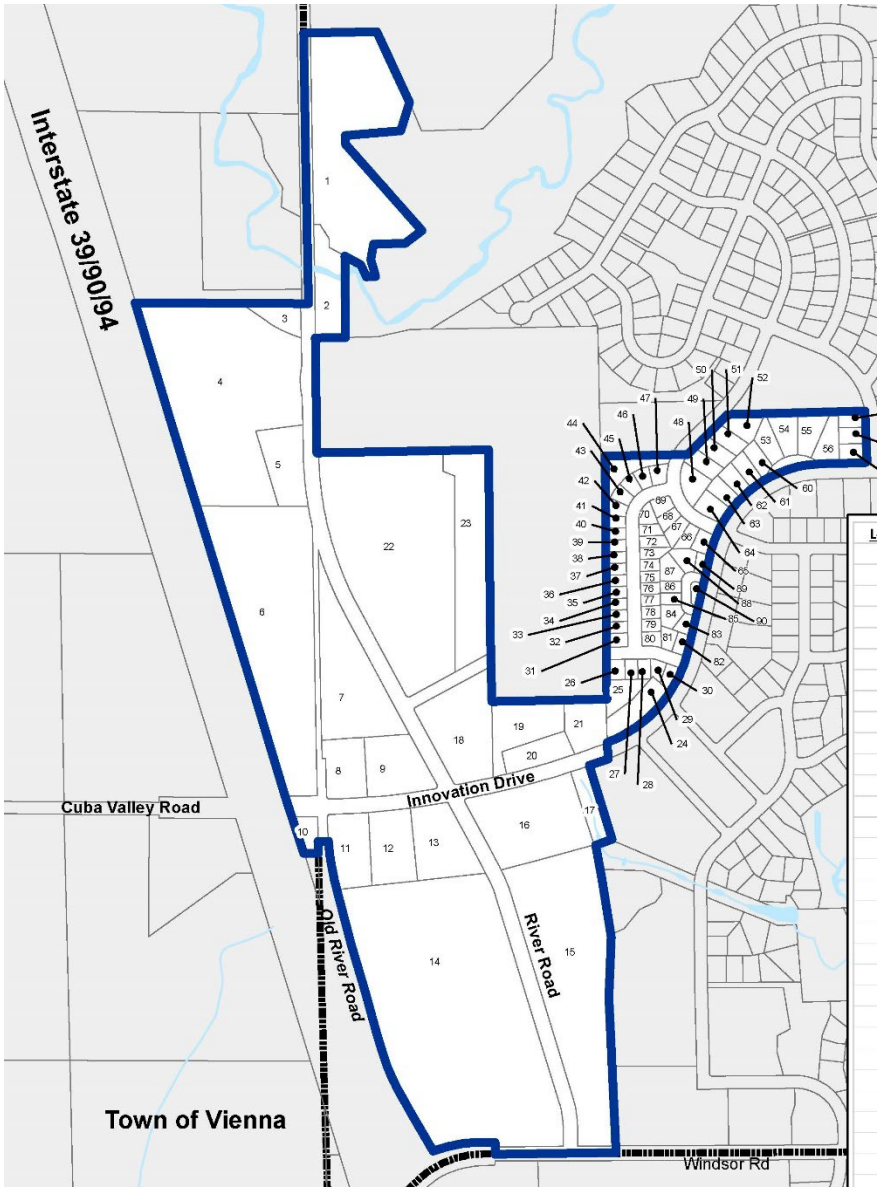
Village of DeForest, Wisconsin
Tax Incremental District No. 5
Project Plan Amendment #5



Original Project Plan Adopted: June 7, 2010
Amendment #1 Adopted: September 2, 2014
Amendment #2 Adopted: July 7, 2015
Amendment #3 Adopted: August 7, 2018
Amendment #4 Adopted: July 6, 2021
Amendment #5 Adopted: October 6, 2022

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I. INTRODUCTION

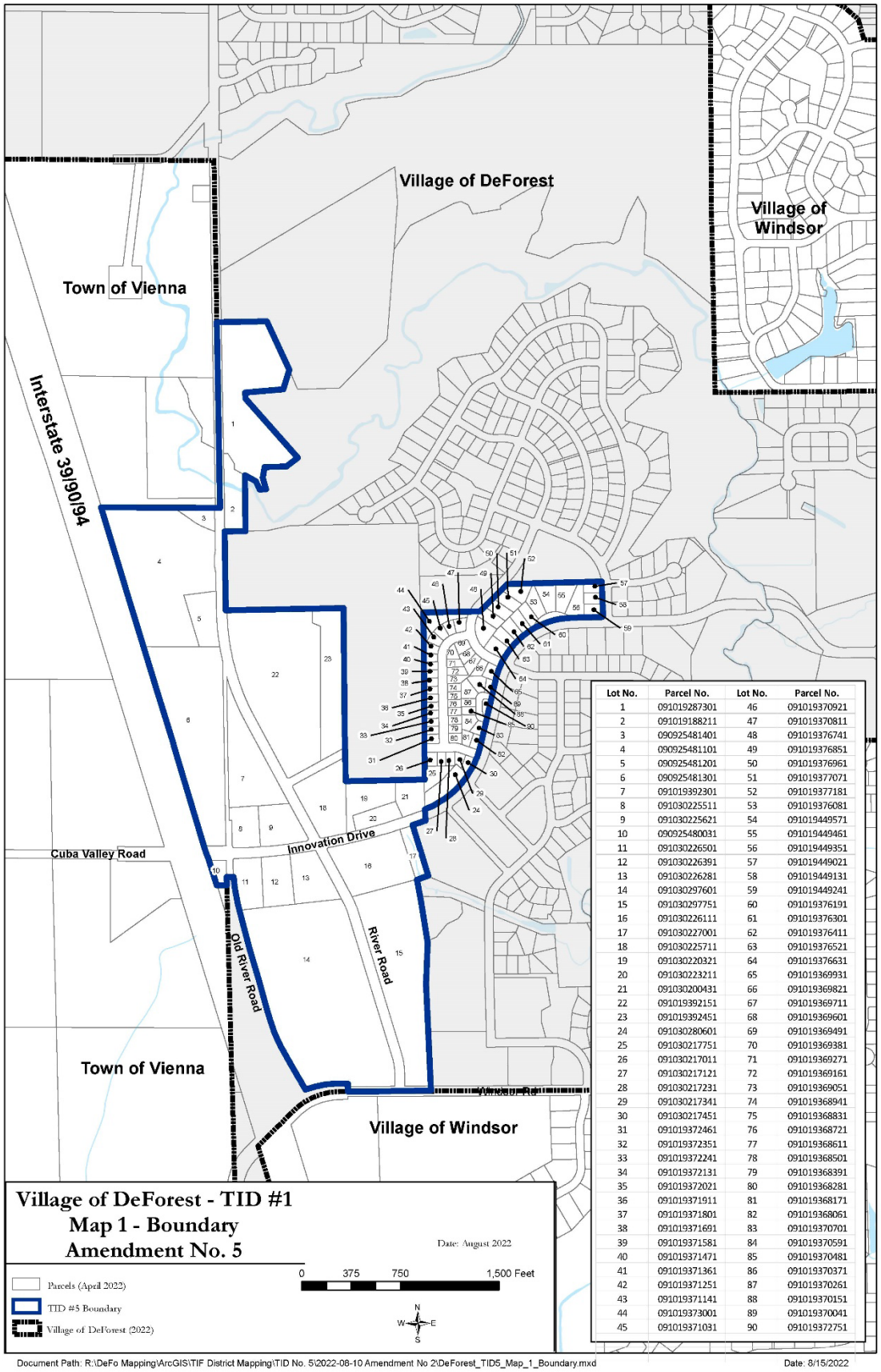
Tax Incremental District No. 5, Village of DeForest ("TID #5") was created on June 7, 2010 as a mixed-use district under §66.1105(4)(gm)4.a., Wis. Stats. At the time TID #5 was created, the lands within its boundaries were undeveloped agricultural lands, other than a few road improvements. The boundaries of the District and the Project Plan were amended in 2014 ("Amendment #1"), at which time a single 4-unit multi-family residential building had been constructed in the TID. The boundary amendment added approximately 22 acres of additional land. A second Plan amendment ("Amendment #2") was approved in July of 2015 primarily to replace proposed expenditures from transportation-related developer incentives with direct infrastructure construction by the Village and to include certain amenities for the athletic complex which has since been constructed. In 2016, Village Board Resolution No. 2016-030, confirmed by Joint Review Board Resolution No. 2016-801, extended the life of the District by an additional six years. A third Plan amendment ("Amendment #3") was approved in August of 2018 primarily to promote "destination" facilities and establishments to encourage outside travel into the TID #5 area, which have now begun to develop. A fourth Plan amendment ("Amendment #4") was approved in July 2021 primarily to increase infrastructure costs by approximately $400,000 and development incentives by $6,260,000.

This Amendment #5 modifies the Project Plan as previously amended by Amendment #4. The projects and project costs reflected in Amendment #4 continue in effect, except with respect to changes identified in this amendment.

The District is comprised of approximately 151 acres of land located east of, and adjacent to Interstate 90/94/39 and north of, and adjacent to, Windsor Road. Map 1 depicts the boundaries of the District. There are areas of mapped wetlands within the western and northern portions of the area depicted on the Map 1. Consistent with the Tax Incremental Financing ("TIF") Law, those areas have been expressly excluded from the District boundaries. This amendment does not include any change to the TID #5 boundaries.

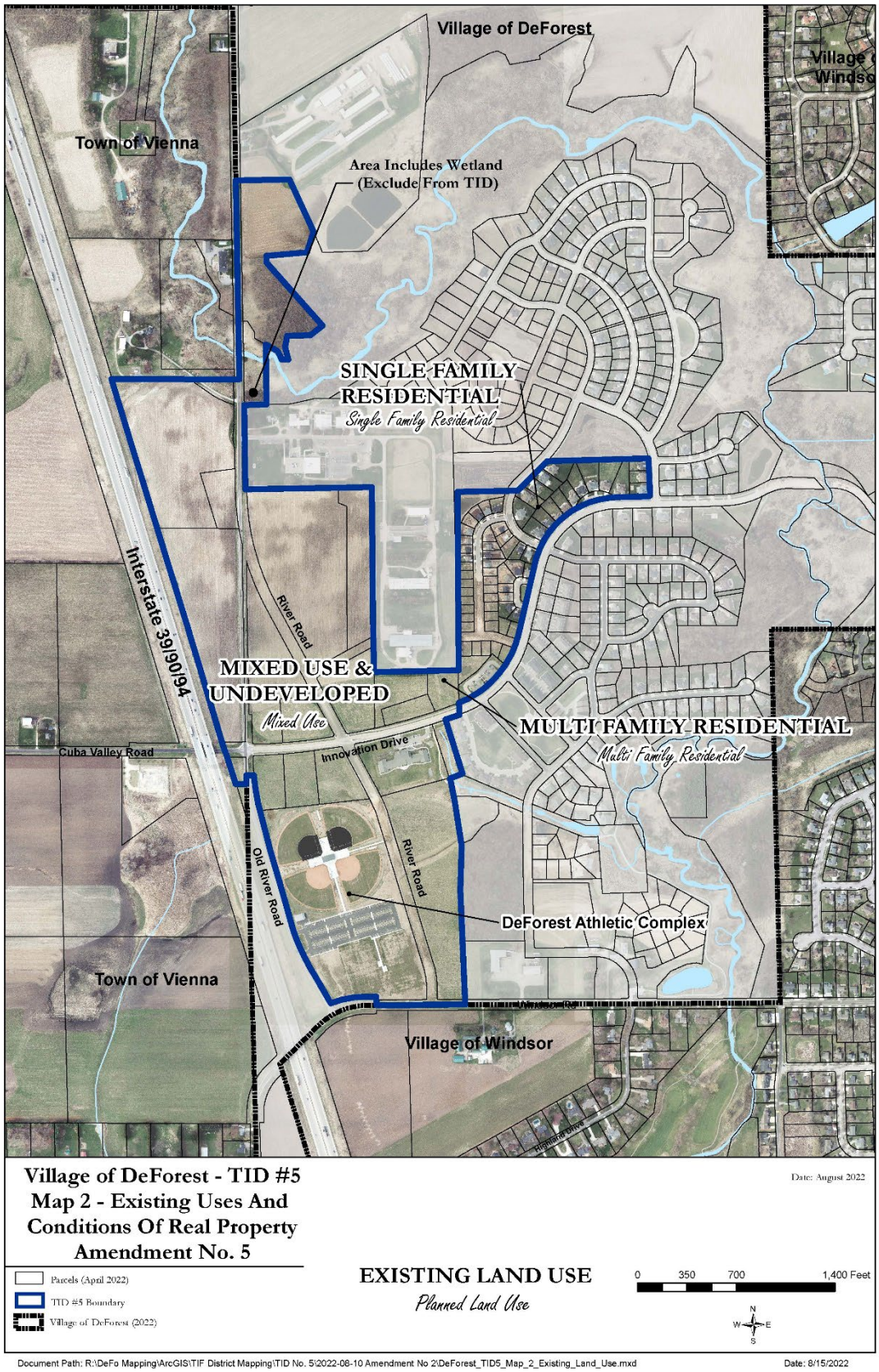
The existing uses and conditions within TID #5 are depicted in Map 2, and reflect some new development in the TID since July 2021. The zoning designations of the parcels within TID #5 are shown in Map 3. TID #5 is predominantly designated for PUD (Planned Unit Development) zoning, with the PUD district being assigned once the Village approves a "final development plan" for each affected parcel.

Map 1 – Boundary

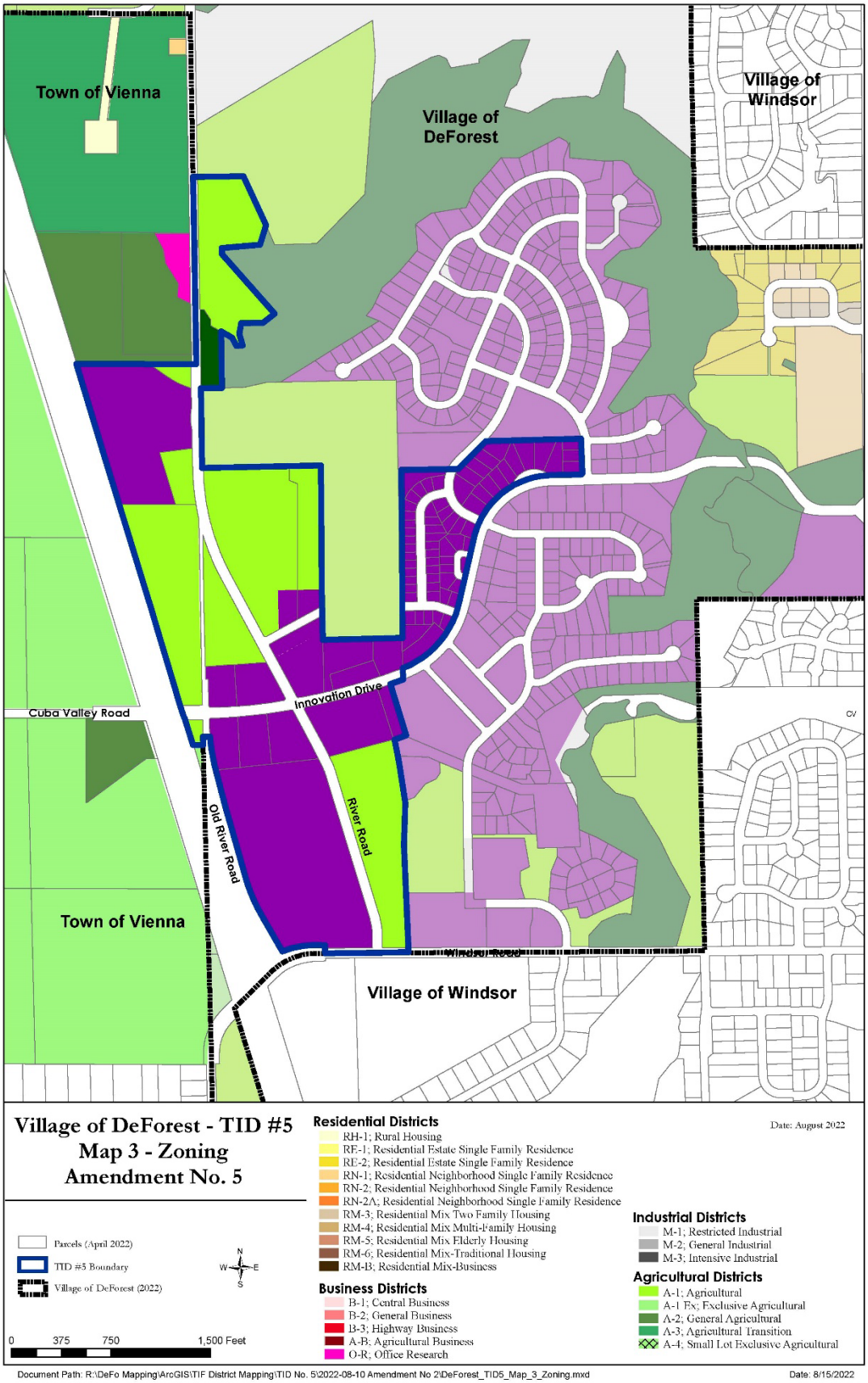


Lot No.	Parcel No.	Lot No.	Parcel No.
1	091019287301	46	091019370921
2	091019188211	47	091019370811
3	090925481401	48	091019376741
4	090925481101	49	091019376851
5	090925481201	50	091019376961
6	090925481301	51	091019377071
7	091019392301	52	091019377181
8	091030225511	53	091019376081
9	091030225621	54	091019449571
10	090925480031	55	091019449461
11	091030226501	56	091019449351
12	091030226391	57	091019449021
13	091030226281	58	091019449131
14	091030297601	59	091019449241
15	091030297751	60	091019376191
16	091030226111	61	091019376301
17	091030227001	62	091019376411
18	091030225711	63	091019376521
19	091030220321	64	091019376631
20	091030223211	65	091019369931
21	091030200431	66	091019369821
22	091019392151	67	091019369711
23	091019392451	68	091019369601
24	091030280601	69	091019369491
25	091030217751	70	091019369381
26	091030217011	71	091019369271
27	091030217121	72	091019369161
28	091030217231	73	091019369051
29	091030217341	74	091019368941
30	091030217451	75	091019368831
31	091019372461	76	091019368721
32	091019372351	77	091019368611
33	091019372241	78	091019368501
34	091019372131	79	091019368391
35	091019372021	80	091019368281
36	091019371911	81	091019368171
37	091019371801	82	091019368061
38	091019371691	83	091019370701
39	091019371581	84	091019370591
40	091019371471	85	091019370481
41	091019371361	86	091019370371
42	091019371251	87	091019370261
43	091019371141	88	091019370151
44	091019373001	89	091019370041
45	091019371031	90	091019372751

Map 2 – Existing Uses and Conditions of Real Property



Map 3 – Zoning


Town of Vienna
Village of DeForest
Village of Windsor
Cuba Valley Road
Innovation Drive
Old River Road
River Road
Town of Vienna
Village of Windsor
Village of DeForest - TID #5
Map 3 - Zoning
Amendment No. 5
Date: August 2022
Parcels (April 2022)
TID #5 Boundary
Village of DeForest (2022)
N
W
E
S
0
375
750
1,500 Feet
Residential Districts
RH-1; Rural Housing
RE-1; Residential Estate Single Family Residence
RE-2; Residential Estate Single Family Residence
RN-1; Residential Neighborhood Single Family Residence
RN-2; Residential Neighborhood Single Family Residence
RN-2A; Residential Neighborhood Single Family Residence
RM-3; Residential Mix Two Family Housing
RM-4; Residential Mix Multi-Family Housing
RM-5; Residential Mix Elderly Housing
RM-6; Residential Mix-Traditional Housing
RM-B; Residential Mix-Business
Business Districts
B-1; Central Business
B-2; General Business
B-3; Highway Business
A-B; Agricultural Business
O-R; Office Research
Industrial Districts
M-1; Restricted Industrial
M-2; General Industrial
M-3; Intensive Industrial
Agricultural Districts
A-1; Agricultural
A-1 Ex; Exclusive Agricultural
A-2; General Agricultural
A-3; Agricultural Transition
A-4; Small Lot Exclusive Agricultural
Document Path: R:\DeFo Mapping\ArcGIS\TIF District Mapping\TID No. 5\2022-08-10 Amendment No 2\DeForest_TID5_Map_3_Zoning.mxd
Date: 8/15/2022

II. GOALS AND OBJECTIVES

The goals and objectives of TID #5 were identified in the original Project Plan and have remained consistent through the first four Plan amendments. Those goals and objectives have focused on promoting the orderly development of the TID #5 area by:

- Increasing non-residential tax base in the Village.
- Encouraging types and quantities of non-residential development that are not presently in the Village or are in short supply.
- Encouraging new uses that would serve research, technology, employment, commercial, 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 economic development and facilitating high-quality office and commercial uses matching the needs of DeForest residents.
- Drawing office, research, bio-agriculture, technology, other job producing, commercial, and related uses that do not appear feasible for the area without public financial support.
- Improving transportation access to and through the TID area from the bulk of the DeForest-Windsor community, while increasing traffic safety.
- Enhancing economic activity along the Interstate 39/90/94 corridor.

The initial Project Plan contemplated the possibility of a freeway interchange at Cuba Valley Road/Innovation Drive, which would have provided easy access to the commercial areas of the TID along with the visibility interstate frontage provides. Since the adoption of that Plan, it has been determined that the necessary state and federal approvals for an interchange will not be granted. Until recently, development performance in TID #5 had shown that, while the area is popular for residential development, limited accessibility had stifled non-residential business interest in TID #5 properties. That began to change following, and as a result of, Amendment #4, with new mixed commercial-residential use and commercial recreation projects currently under construction. This Amendment #5 does not change the original goals and objectives of the Plan, but expands upon adjustments made in prior amendments to focus on recruiting more businesses that are sufficiently attractive as a destination on their own to be viable despite the lack of easy interstate access, and/or that are attracted by other commercial, mixed use, and recreational uses that are developing or have developed in TID #5.

The Project Plan modifications included with this Amendment #5 provide additional infrastructure funding related to road resurfacing and reconstruction, additional developmental incentives to facilitate development opportunities consistent with the goals and objectives of TID #5, and adjustment of certain infrastructure project costs to reflect current pricing and updating project costs to reflect actual costs of certain completed infrastructure projects.

III. SUMMARY OF PLAN AMENDMENTS

The original Project Plan contemplated total project costs of $14,069,319, of which $6,000,000 represented development incentives for transportation improvements, and just over $5,500,000 were allocated to financing costs. This Amendment #5 proposes additional project costs from the original plan and prior amendments, bringing the total authorized project costs to $27,704,773.

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

IV. PROJECT AMENDMENT SUMMARY

A. **Public Works and Improvements**

Table 4-1 of Amendment #4 lists the specific infrastructure projects proposed for the District. The following Table 4-1 retains those same projects, makes certain adjustments, and adds additional projects proposed by this Amendment #5. The additional project costs authorized with this Amendment #5 include infrastructure costs for the reconstruction of River Road and Windsor Road, resurfacing Innovation Drive, and adding a polymer protectant layer on the Innovation Drive bridge. These road and bridge projects are generally outside but always within ½ mile to TID #5 and are critical to providing access from the bulk of the DeForest-Windsor community east of the Yahara River to TID #5, thereby increasing commercial activity in TID #5. Allocation for this District's contribution for these projects is included in Table 4-1. Non-TID contribution to the construction projects are included in Table 4-7.

Table 4-1 – Public Infrastructure Construction

Projects	Previous Plan Estimate	Changes by Amendment #5	Revised Plan Estimate		Timing
Innovation Drive Bridge and Approaches	$ 1,200,000	$ 364,055	$ 1,564,055		Completed 2018-2021
Public Park Amenities	-	-	-		N/A
Conservancy Place Trails	122,919	-	122,919		2024-2027
Technology Improvements	-	-	-		Deleted with Amendment
Athletic Facility Economic Enhancements	1,906,000	-	1,906,000		Completed 2018-2019
Resurfacing River Road and Innovation Drive (West)	815,000	-	815,000		Completed 2018-2019
River Road Water Main	50,000	(1,500)	48,500		Completed 2018-2019
Water Main Loop	200,000	-	200,000		Completed 2020-2021
Windsor & River Road Reconstruction	320,000	1,733,880	2,053,880		2021-2023
Well #6	-	-	-		Deleted by Amendment 4
Innovation Drive Bridge Overlay	-	29,032	29,032		2022-2024
Innovation Drive Resurfacing (East)	-	484,167	484,167		2023-2025
Total Infrastructure Costs	$ 4,613,919	$ 2,609,634	$ 7,223,553		

Note: In 2019, $380,000 was transferred from a non-TID Village fund to aid with construction of the Innovation Drive Bridge and Approaches, thereby reducing the TID #5 share of Infrastructure Project Construction Costs to $6,843,553, as reported in Table 4-2.

B. Additional Development Incentives

Amendment #2 included project costs for development incentives and administrative expenses, which remained unchanged in Amendment #3. Amendment #4 increased the amount of funds available to offer incentives for future development projects and investments that significantly advance the Village's goals and objectives in this TID. This Amendment #5 again proposes to increase the potential incentive funds available for future development projects and investments with the same goals and objectives. The Village has been successfully recruiting the desired businesses and mixed use development within TID #5 since Amendment #4 and continues to have discussions with several prospective compatible businesses which have shown definite interest, but which will require TIF assistance in order to make their operations viable in the early stages. This Amendment #5 proposes increasing the available development incentives by $8,740,000 to a total of $17,800,000.

Aside from the general need to incentivize the location of new businesses in the transportation challenged TID 5, the need for additional incentive funds is driven in large part by the Village's commitment to a major commercial development project that remains somewhat contingent. In April of 2022, the Village entered into an agreement to provide up to $5,200,000 in TIF assistance for the development of a new ABS Global international headquarters campus within the TID. The full incentive will require the addition of $40,000,000 in new value on the project site. The developer, however, has the option to cancel the agreement prior to April 1, 2023. The commitment of these TIF funds leaves the Village with only $535,000 available

for development incentives prior to this Amendment 5. The proposed amendment assumes the ABS project will go forward and will allow the Village to continue to aggressively recruit other desired businesses to TID 5 prior to the impending expenditure deadline without the committed funds. If the ABS project is canceled for any reason, the full estimate of developer incentive funds included in Amendment #5 will not be necessary.

Consistent with the current Project Plan, the granting of incentives within TID #5 will be determined after comparing a particular private development opportunity against a set of criteria that reflects the Village's goals, objectives, and vision, including those within this Project Plan. The general criteria that will be utilized remain the same as those provided in the current plan.

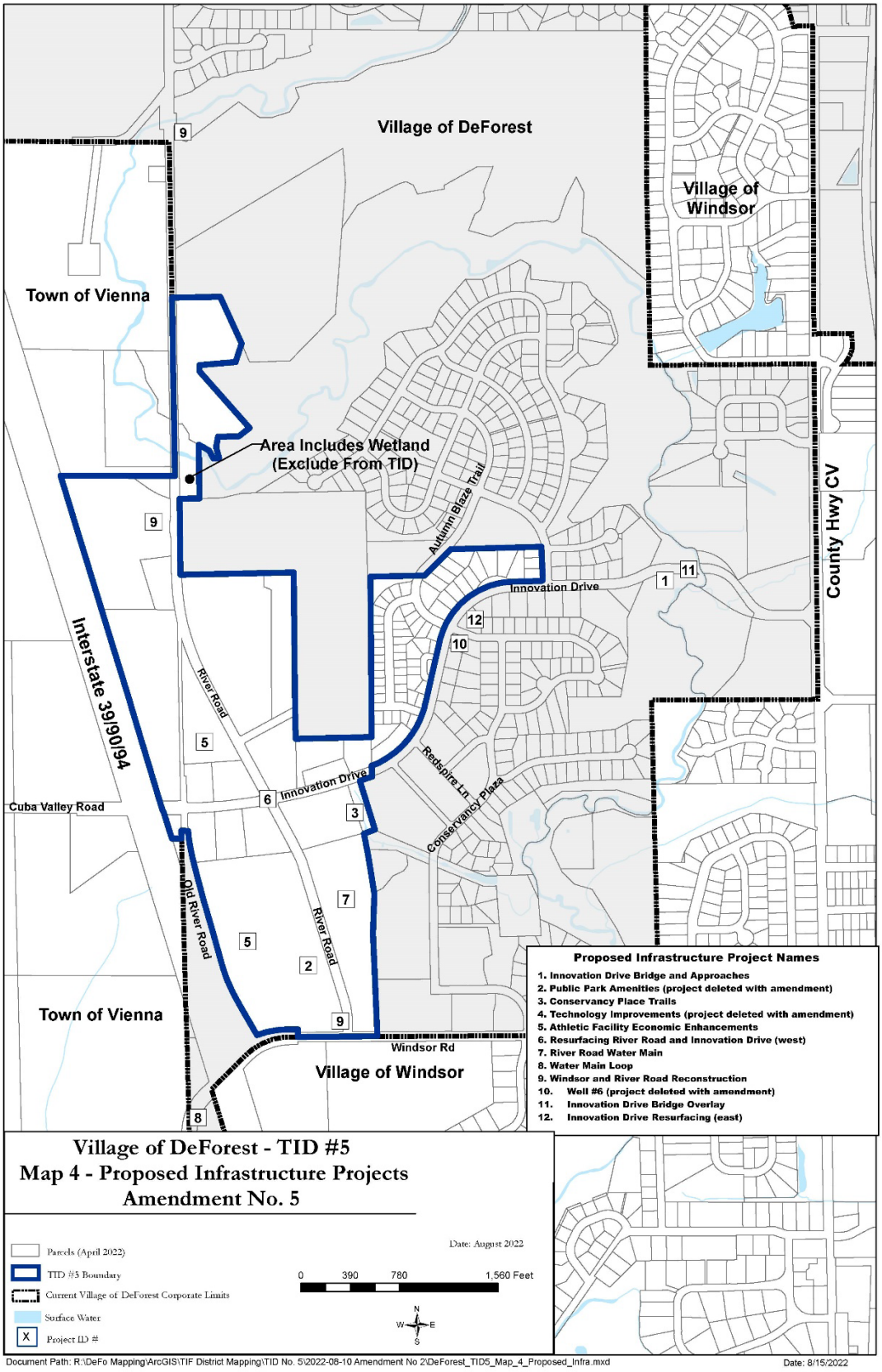
Changes in financing costs are reflected in Table 4-2 below.

C. Estimated Total Project Expenditures.

With this Amendment #5, the Village anticipates making expenditures of approximately $7,223,553 for infrastructure-related costs ($6,843,553 from the TID), non-infrastructure development incentives of up to $17,800,000, administrative costs of approximately $459,082, professional costs of approximately $627,870, and borrowing costs of approximately $1,974,269 for a total of $27,704,773 in authorized project costs.

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 4. A breakdown of the timing and amounts of the various projected expenditures is shown in Table 4-1. The timing and scope of individual phases will be adjusted to correspond with the level of development activity and tax increment generation. 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 forecasts contained in Tables 4-2 to 4-5 below demonstrate that this Project Plan is feasible. Conservative estimates of development values as reflected in Table 4-3 predict the creation of $104,986,200 in new value increments overall in TID #5, including $35,986,200 established as of the January 1, 2022 assessment date. That development is projected to yield approximately $29,352,511 in tax increment over the life of the TID as shown in Table 4-3. The tax increment generated is projected based on an estimated equalized mill rate of $21.05 remaining unchanged for the life of the TID, which reflects the 2021 DeForest equalized mill rate.

That new tax increment will be sufficient to reimburse the estimated $27,704,773 in total project costs described in Table 4-2, even if all projects are implemented. The use of developer funding where possible further would enhance the fiscal feasibility of this Project Plan by assuring that the project costs associated with a particular development will be payable only to the extent the development generates sufficient tax increment.

1. Detailed Project Costs.

(a) Public Infrastructure Costs. The various categories of planned infrastructure costs are identified in Amendment #4 and updated by Section IV.A., above. Engineering estimates of probable costs for public infrastructure improvements are reflected in Table 4-1. All costs are based on 2022 prices and are preliminary estimates. Even if infrastructure project costs increased by up to 10%, the TID would still be projected to generate enough revenue to allow for all projects to proceed. To the extent the infrastructure costs are assumed by developers, the resultant cost savings may be allocated to general development grants or other financial assistance pursuant to development agreements.

(b) 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 $459,082 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 $627,870.

(d) Development Incentives. Amendment #5 includes a plan for up to $17,800,000 to be provided in development incentives, including already-allocated incentives.

(e) Financing Costs. With this Amendment #5, it is anticipated that total financing costs ("Debt Costs" plus "Interest on Advances" in Table 4-2) will be $1,974,269.

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

Table 4-2 – Project Costs

Financial Date	Infrastructure Projects Construction Costs	Administrative Costs	Professional Costs	Incentives	Debt Costs	Interest on Advances	Total Expenditures
2010	**$ -**	**$ -**	**$ 36,393.88**	**$ -**	**$ -**	**$ 731.00**	**$ 37,124.88**
2011	**-**	**-**	**26,028.20**	**-**	**-**	**9,000.00**	**35,028.20**
2012	**-**	**-**	**21,298.29**	**-**	**-**	**9,284.70**	**30,582.99**
2013	**-**	**-**	**21,831.74**	**-**	**-**	**9,264.25**	**31,095.99**
2014	**-**	**-**	**33,168.64**	**-**	**-**	**5,584.59**	**38,753.23**
2015	**-**	**-**	**35,867.24**	**-**	**-**	**5,755.11**	**41,622.35**
2016	**-**	**25,165.07**	**40,241.99**	**-**	**2,789.31**	**7,879.38**	**76,075.75**
2017	**-**	**37,754.20**	**94,287.89**	**-**	**150.00**	**8,731.26**	**140,923.35**
2018	**192,056.00**	**28,266.29**	**51,903.95**	**-**	**8,257.01**	**13,925.41**	**294,408.66**
2019	**1,894,678.80**	**19,496.21**	**21,000.86**	**-**	**66,897.20**	**23,040.82**	**2,025,113.89**
2020	**1,250,592.26**	**22,247.16**	**26,307.23**	**-**	**5,210.50**	**155,425.00**	**1,459,782.15**
2021	**346,172.45**	**36,652.76**	**39,539.96**	**-**	**6,729.22**	**128,035.60**	**557,129.99**
2022	-	37,800.00	45,000.00	-	-	133,329.34	216,129.34
2023	2,128,593.38	38,900.00	40,000.00	200,000.00	85,143.74	121,275.00	2,613,912.12
2024	29,031.75	40,100.00	40,000.00	724,500.00	1,161.27	200,862.50	1,035,655.52
2025	1,002,427.88	41,300.00	40,000.00	526,500.00	40,097.12	173,080.00	1,823,405.00
2026	-	42,500.00	5,000.00	1,584,000.00	-	191,908.00	1,823,408.00
2027	-	43,800.00	5,000.00	2,025,000.00	-	163,736.00	2,237,536.00
2028	-	45,100.00	5,000.00	2,025,000.00	-	124,664.00	2,199,764.00
2029	-	-	-	1,793,000.00	-	80,442.00	1,873,442.00
2030	-	-	-	1,498,500.00	-	65,820.00	1,564,320.00
2031	-	-	-	1,498,500.00	-	51,648.00	1,550,148.00
2032	-	-	-	1,498,500.00	-	37,476.00	1,535,976.00
2033	-	-	-	1,498,500.00	-	23,304.00	1,521,804.00
2034	-	-	-	1,498,500.00	-	9,132.00	1,507,632.00
2035	-	-	-	1,429,500.00	-	4,500.00	1,434,000.00
2036	-	-	-	-	-	-	-
	$ 6,843,552.52	$ 459,081.69	$ 627,869.87	$ 17,800,000.00	$ 216,435.36	$ 1,757,833.96	$ 27,704,773.40

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 $104,986,200 in new equalized tax base in the District. As noted above, if the future development projections do not materialize as expected, the Village will reduce or delay its investment of project costs to reflect anticipated revenues. The timing of the anticipated development and resulting revenues are reflected in Table 4-3.

Table 4-3 – Projected Value Increments and Tax Increments

Financial Date	Valuation Date	Construction Date	TIF Value Increment	Tax Base Increase	End Value	Equalized Tax Rate	TIF Increment Revenue	Cumulative	TIF Year
2010	**01/01/09**	**2008**	$ -	$ -	$ -	$ 21.00	$ -	$ -	**0**
2011	**01/01/10**	**2009**	-	-	-	21.00	-	-	**1**
2012	**01/01/11**	**2010**	-	-	-	22.85	-	-	**2**
2013	**01/01/12**	**2011**	-	-	-	23.33	-	-	**3**
2014	**01/01/13**	**2012**	-	-	-	23.59	-	-	**4**
2015	**01/01/14**	**2013**	-	-	-	22.47	-	-	**5**
2016	**01/01/15**	**2014**	-	-	-	22.47	-	-	**6**
2017	**01/01/16**	**2015**	-	**6,591,900**	**6,591,900**	**22.24**	**146,581.67**	**146,582**	**7**
2018	**01/01/17**	**2016**	**6,591,900**	**935,700**	**7,527,600**	**21.41**	**161,173.78**	**307,755**	**8**
2019	**01/01/18**	**2017**	**7,527,600**	**5,640,000**	**13,167,600**	**20.93**	**275,618.87**	**583,374**	**9**
2020	**01/01/19**	**2018**	**13,167,600**	**2,270,400**	**15,438,000**	**22.19**	**342,510.35**	**925,885**	**10**
2021	**01/01/20**	**2019**	**15,438,000**	**6,275,500**	**21,713,500**	**22.07**	**479,183.19**	**1,405,068**	**11**
2022	**01/01/21**	**2020**	**21,713,500**	**2,152,700**	**23,866,200**	**21.05**	**502,303.14**	**1,907,371**	**12**
2023	**01/01/22**	**2021**	**23,866,200**	12,120,000	35,986,200	21.05	757,510.00	2,664,881	**13**
2024	**01/01/23**	**2022**	35,986,200	32,000,000	67,986,200	21.05	1,431,110.00	4,095,991	**14**
2025	**01/01/24**	**2023**	67,986,200	7,000,000	74,986,200	21.05	1,578,460.00	5,674,451	**15**
2026	**01/01/25**	**2024**	74,986,200	-	74,986,200	21.05	1,578,460.00	7,252,911	**16**
2027	**01/01/26**	**2025**	74,986,200	30,000,000	104,986,200	21.05	2,209,960.00	9,462,871	**17**
2028	**01/01/27**	**2026**	104,986,200	-	104,986,200	21.05	2,209,960.00	11,672,831	**18**
2029	**01/01/28**	**2027**	104,986,200	-	104,986,200	21.05	2,209,960.00	13,882,791	**19**
2030	**01/01/29**	**2028**	104,986,200	-	104,986,200	21.05	2,209,960.00	16,092,751	**20**
2031	**01/01/30**	**2029**	104,986,200	-	104,986,200	21.05	2,209,960.00	18,302,711	**21**
2032	**01/01/31**	**2030**	104,986,200	-	104,986,200	21.05	2,209,960.00	20,512,671	**22**
2033	**01/01/32**	**2031**	104,986,200	-	104,986,200	21.05	2,209,960.00	22,722,631	**23**
2034	**01/01/33**	**2032**	104,986,200	-	104,986,200	21.05	2,209,960.00	24,932,591	**24**
2035	**01/01/34**	**2033**	104,986,200	-	104,986,200	21.05	2,209,960.00	27,142,551	**25**
2036	**01/01/35**	**2034**	104,986,200	-	104,986,200	21.05	2,209,960.00	29,352,511	**26**
				$ 104,986,200			$ 29,352,511		

C. **Cash Flow**

Table 4-4 shows the projected cash flow and fund balance analysis for the District under this Project Plan assuming that all anticipated public and private improvements occur as projected. These forecasts show that the District should have a positive fund balance as of the end of 2036.

Table 4-4 – Cash Flow

Financial Date	Fund Balance - Net Costs to Recover Beginning	Total Revenues	Total Expenditures	Fund Balance - Net Costs to Recover Ending	TIF Year	FYE	Advances Outstanding	Net Working Funds
2010	**$ -**	**$ -**	**$ 37,124.88**	**$ (37,124.88)**	**0**	**12/31/2010**	**$ 180,000.00**	**$ 142,875.12**
2011	**(37,124.88)**	**637.12**	**35,028.20**	**(71,515.96)**	**1**	**12/31/2011**	**180,000.00**	**108,484.04**
2012	**(71,515.96)**	**446.11**	**30,582.99**	**(101,652.84)**	**2**	**12/31/2012**	**180,000.00**	**78,347.16**
2013	**(101,652.84)**	**1,396.50**	**31,095.99**	**(131,352.33)**	**3**	**12/31/2013**	**191,836.73**	**60,484.40**
2014	**(131,352.33)**	**159.42**	**38,753.23**	**(169,946.14)**	**4**	**12/31/2014**	**191,836.73**	**21,890.59**
2015	**(169,946.14)**	**34.52**	**41,622.35**	**(211,533.97)**	**5**	**12/31/2015**	**231,836.73**	**20,302.76**
2016	**(211,533.97)**	**2,811.39**	**76,075.75**	**(284,798.33)**	**6**	**12/31/2016**	**231,836.73**	**(52,961.60)**
2017	**(284,798.33)**	**146,686.79**	**140,923.35**	**(279,034.89)**	**7**	**12/31/2017**	**381,836.73**	**102,801.84**
2018	**(279,034.89)**	**171,357.19**	**294,408.66**	**(402,086.36)**	**8**	**12/31/2018**	**390,000.00**	**(12,086.36)**
2019	**(402,086.36)**	**365,194.91**	**2,025,113.89**	**(2,062,005.34)**	**9**	**12/31/2019**	**3,550,000.00**	**1,487,994.66**
2020	**(2,062,005.34)**	**377,084.02**	**1,459,782.15**	**(3,144,703.47)**	**10**	**12/31/2020**	**3,505,000.00**	**360,296.53**
2021	**(3,144,703.47)**	**492,594.06**	**557,129.99**	**(3,209,239.40)**	**11**	**12/31/2021**	**3,505,000.00**	**295,760.60**
2022	**(3,209,239.40)**	502,303.14	216,129.34	(2,923,065.60)	**12**	12/31/2022	3,150,000.00	226,934.40
2023	(2,923,065.60)	757,510.00	2,613,912.12	(4,779,467.72)	**13**	12/31/2023	5,160,000.00	380,532.28
2024	(4,779,467.72)	1,431,110.00	1,035,655.52	(4,384,013.24)	**14**	12/31/2024	4,429,500.00	45,486.76
2025	(4,384,013.24)	1,578,460.00	1,823,405.00	(4,628,958.23)	**15**	12/31/2025	4,937,700.00	308,741.77
2026	(4,628,958.23)	1,578,460.00	1,823,408.00	(4,873,906.23)	**16**	12/31/2026	4,183,400.00	(690,506.23)
2027	(4,873,906.23)	2,209,960.00	2,237,536.00	(4,901,482.23)	**17**	12/31/2027	3,554,100.00	(1,347,382.23)
2028	(4,901,482.23)	2,209,960.00	2,199,764.00	(4,891,286.23)	**18**	12/31/2028	2,014,800.00	(2,876,486.23)
2029	(4,891,286.23)	2,209,960.00	1,873,442.00	(4,554,768.23)	**19**	12/31/2029	1,645,500.00	(2,909,268.23)
2030	(4,554,768.23)	2,209,960.00	1,564,320.00	(3,909,128.23)	**20**	12/31/2030	1,291,200.00	(2,617,928.23)
2031	(3,909,128.23)	2,209,960.00	1,550,148.00	(3,249,316.23)	**21**	12/31/2031	936,900.00	(2,312,416.23)
2032	(3,249,316.23)	2,209,960.00	1,535,976.00	(2,575,332.23)	**22**	12/31/2032	582,600.00	(1,992,732.23)
2033	(2,575,332.23)	2,209,960.00	1,521,804.00	(1,887,176.23)	**23**	12/31/2033	228,300.00	(1,658,876.23)
2034	(1,887,176.23)	2,209,960.00	1,507,632.00	(1,184,848.23)	**24**	12/31/2034	112,500.00	(1,072,348.23)
2035	(1,184,848.23)	2,209,960.00	1,434,000.00	(408,888.23)	**25**	12/31/2035	-	(408,888.23)
2036	(408,888.23)	2,209,960.00	-	1,801,071.77	**26**	12/31/2036	-	1,801,071.77
		$ 29,505,845.17	$ 27,704,773.40					

D. **Total Project Costs**

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

Table 4-5 – Project Costs by Taxing Jurisdiction

Total Project Costs	$	27,704,773		
Total Value Increment	$	104,986,200		
TAXING DISTRICT	**MILL RATE CONTRIBUTION TO PROJECT COSTS**		**ESTIMATED NEW ANNUAL TAX REVENUE ON TID CLOSURE**	
Village of DeForest	$	8,825,590.11	$	723,821.37
DeForest Area School Distr	$	14,400,192.29	$	1,181,016.43
Dane County	$	3,962,181.88	$	324,954.13
MATC	$	1,083,703.61	$	88,878.80

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 location of those projects is shown in Map 4.

F. **Timing and Methods of Financing Project Costs**

Table 4-6 outlines the projected timing of borrowing based on the assumption that the Village will finance all project costs other than development incentives, which are expected to be developer-funded. It is anticipated that both financing methods and timing of borrowings will be adjusted depending on cash flow of the District 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 advanced organizational costs in preparing this Project Plan and the creation of the District. It is anticipated that additional funds will be advanced to cover expenditures of project costs as necessary until funds are borrowed or sufficient tax increments are generated to meet ongoing financial obligations.

2. General Obligation (G.O.) Bonds or Notes: The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Project Plan.

3. Bonds Issued to Developers ("Pay as You Go" Financing): The Village may issue a municipal revenue obligation to one or more developers who provide financing for projects included in this Project Plan, or as general incentives to locate and develop within TID #5. Repayment of the amounts due to the developer under the bonds will generally be 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 will typically be 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.

Table 4-6 – Timing of Potential Debt Issuance

Year	Debt & Advances Beginning	Issuances	Adjustments	Payments	Debt & Advances Ending	TIF Year
2010	$ -	$ 180,000.00	$ -	$ -	$ 180,000.00	0
2011	180,000.00	-	-	-	180,000.00	1
2012	180,000.00	-	-	-	180,000.00	2
2013	180,000.00	191,836.73	-	180,000.00	191,836.73	3
2014	191,836.73	-	-	-	191,836.73	4
2015	191,836.73	40,000.00	-	-	231,836.73	5
2016	231,836.73	191,836.73	-	191,836.73	231,836.73	6
2017	231,836.73	150,000.00	-	-	381,836.73	7
2018	381,836.73	390,000.00	-	381,836.73	390,000.00	8
2019	390,000.00	3,160,000.00	-	-	3,550,000.00	9
2020	3,550,000.00	230,000.00	-	275,000.00	3,505,000.00	10
2021	3,505,000.00	275,000.00	-	275,000.00	3,505,000.00	11
2022	3,505,000.00	-	-	355,000.00	3,150,000.00	12
2023	3,150,000.00	2,385,000.00	-	375,000.00	5,160,000.00	13
2024	5,160,000.00	33,000.00	-	763,500.00	4,429,500.00	14
2025	4,429,500.00	1,125,000.00	-	616,800.00	4,937,700.00	15
2026	4,937,700.00	-	-	754,300.00	4,183,400.00	16
2027	4,183,400.00	-	-	629,300.00	3,554,100.00	17
2028	3,554,100.00	-	-	1,539,300.00	2,014,800.00	18
2029	2,014,800.00	-	-	369,300.00	1,645,500.00	19
2030	1,645,500.00	-	-	354,300.00	1,291,200.00	20
2031	1,291,200.00	-	-	354,300.00	936,900.00	21
2032	936,900.00	-	-	354,300.00	582,600.00	22
2033	582,600.00	-	-	354,300.00	228,300.00	23
2034	228,300.00	-	-	115,800.00	112,500.00	24
2035	112,500.00	-	-	112,500.00	-	25
2036	-	-	-	-	-	26
		$ 8,351,673.46	$ -	$ 8,351,673.46		

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

No change in the Village's Comprehensive Plan is required for the implementation of the Project Plan with this Amendment #5.

The current zoning of the property in the District is shown on Map 3. The developable lands within TID #5 are all part of an approved Planned Unit Development (PUD) for Conservancy Place, and the approved preliminary development plan contemplates the uses intended by this Project Plan. Lands are actually assigned PUD zoning upon Village approval of a final development plan for the respective area; such actions have occurred for some but not all of TID #5. No text amendments to the zoning code or the preliminary development plan are anticipated to be necessary to allow the development as planned. No building code or other ordinance changes are anticipated.

H. **Estimated Non-project Costs**

This Project Plan contemplates reconstruction of Windsor Road, River Road, Innovation Drive resurfacing and an Innovation Drive Bridge Overlay, which will provide some benefits outside of the TID and a portion of the cost of those projects is included as a non-project cost of the Plan. Costs for Windsor Road reconstruction are allocated approximately 26% to TID and 74% to non-TID sources and the River Road reconstruction costs are allocated approximately 34% to TID and 66% to non-TID sources. Innovation Drive resurfacing and Innovation Bridge overlay costs are attributed 90% to the District and 10% to areas outside the TID as the vast majority of the use of those facilities is for access to the District.

Table 4-7 identifies the amount of each non-project cost involved in this Plan, including those affected by this Amendment #5.

Table 4-7 – Non-project Costs

Project	Location	Description	Non-TID Cost Est.
Innovation Drive Bridge	East and within ½ mile of TID #5 connecting TID #5 to the bulk of the community	Construction of Bridge crossing, approach roads, bike and pedestrian facilities and related improvements	Completed $399,868 (actual)
Water Loop	Along future River Road realignment from end of existing Conservancy Way to Windsor Road and along segment of Windsor and River Road being reconstructed	Water main, hydrants and appurtenances	Completed $585,225 (actual)
Athletic Complex	Lot 1 of CSM 14790 in southwest corner of TID #5	Site work, storage building, basic ballfields, stormwater facilities, landscaping trail, driveway and sidewalks, water service, tennis courts, football fields, and technology improvements	Completed $3,638,800 (actual)
River Road Reconstruction	South of Sunnybrook Drive, (north of TID boundary) extending to south Village boundary	Street reconstruction, site work, sanitary sewer, curb and gutter, sidewalk, street trees, lighting	$2,740,246
Windsor Road Reconstruction	Windsor Rd from southwest corner of TID west to interstate bridge and River Road east of interstate	Road reconstruction, site work, culvert replacement	$827,165
Innovation Drive Resurface	Eastern District Boundary to Highway CV	Resurface asphalt	$53,796
Innovation Drive Bridge Overlay	East of District Boundary, west of Highway CV	Placement of overlay protectant on bridge	$3,226

I. Relocation of Displaced Persons

There will be no 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.

VI. PROMOTION OF ORDERLY DEVELOPMENT IN THE VILLAGE

Project Plan Amendment #2 contained an evaluation of consistency of the Project Plan with Village plans and ordinances in effect at the time (July 2015). Since then, the Village has not updated or significantly amended its Comprehensive Plan or land development ordinances. As part of the Amendment #3 process, the Village's planning consultant determined that that July 2015 evaluation remained valid with respect to Amendment #3. Amendments #4 and #5 did not change any projected land uses or other components addressed in the Comprehensive Plan, so the prior analysis remains unchanged.

VII. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to §66.1105(5)(b), Wis. Stats. the Village estimates that approximately 20% 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

August 5, 2022

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

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

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

Re: TIF No. 4 – Amendment of TID, Village of DeForest, Wisconsin
TIF No. 5 – Amendment of TID, Village of DeForest, Wisconsin
TIF No. 6 – Amendment of TID, Village of DeForest, Wisconsin

Dear Governmental Officials:

The Village of DeForest is proposing to amend Tax Incremental District No. 4 (TID #4), No. 5 (TID #5) and No. 6 (TID #6), Village of DeForest. The purposes of amending the TID's are as follows:

- TID #4 – To amend the project plan budget to include additional project costs associated with proposed resurfacing of streets in the district and within ½ mile of the district; and the construction of North Town Road Extension within ½ mile of the TID boundary; and other lesser budget amendments. All projects within ½ mile of the TID boundary are benefiting the district. The total proposed increases to the TID #4 project plan is $3,659,364.70. Details can be found in the amended project plan.

- TID #5 – To amend the project plan to include additional project costs associated with proposed resurfacing of Innovation Drive within ½ mile of the TID Boundary; the reconstruction of River Road and Windsor Road within ½ mile of the TID Boundary; increasing the project plan for TID Bonds; and other lesser budget amendments. The total proposed increases to the TID #5 project plan is $12,136,976.56. Details can be found in the amended project plan.

- TID #6 – To amend the project plan to include additional project costs associated with proposed resurfacing of Burton Blvd within ½ mile of the district; updating acquisition and relocation costs within TID boundaries; adding acquisition and relocation costs for projects within ½ mile of the TID boundary; increasing the project plan for TID Bonds, and other

lesser budget amendments. The total proposed increases to the TID #6 project plan is approximately $3,140,824.06. Details can be found in the amended project plan.

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, August 23, 2022 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 #4, TID #5 and TID #6 amendment.

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

Sincerely,

VILLAGE OF DEFOREST

Bill Chang
Village Administrator

CC: Chuck Hicklin, Dane County Controller
JRB Member c/o Jill Spiold, Madison College
Kathy Davis, DeForest Area School District
Dennis O'Loughlin, JRB Public Member
Carol Herwig, Village of DeForest Finance Director
Jim Simpson, Planning and Zoning Member
Colleen Little, Planning and Zoning Member
Brian Taylor, Planning and Zoning Member
Jean Mancheski, Planning and Zoning Member
Thomas Sandow, Planning and Zoning Member
Shannon Kellogg, Planning and Zoning Member
Scott Hoerth, Planning and Zoning Member
Justin Nagel, Alternate Planning and Zoning Member
Doug Wierzba, Alternate Planning and Zoning Member

Enclosure: Public Hearing Notice

Appendix B: Proofs of Publication

Publish on August 12, 2022

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST
PROPOSED PROJECT PLAN AMENDMENTS TO
TAX INCREMENTAL DISTRICTS NO. 4, 5, and 6, VILLAGE OF DEFOREST.

Join Zoom Meeting
https://us06web.zoom.us/j/89427431520?pwd=bHNGcXVnNGRkRnpiQ29MdVFtY2JyUT09
Meeting ID: 894 2743 1520
Passcode: 641875
Phone: 1-312-626-6799
DeForest Village Hall – Commons Conference Room
120 S. Stevenson Street, DeForest WI 53532

PLEASE TAKE NOTICE that the Planning and Zoning Commission of the Village of DeForest will conduct a public hearing at 6:00 p.m., on August 23, 2022, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental Districts No. 4, 5, and 6, Village of DeForest ("TID #4, TID #5, TID #6") as follows:

- TID #4 – To amend the project plan budget to include additional project costs associated with proposed resurfacing of streets in the district and within ½ mile of the district; and the construction of North Town Road Extension within ½ mile of the TID boundary; and other lesser budget amendments. All projects within ½ mile of the TID boundary are benefiting the district. The total proposed increases to the TID #4 project plan is $3,659,364.70. Details can be found in the amended project plan.

- TID #5 – To amend the project plan to include additional project costs associated with proposed resurfacing of Innovation Drive within ½ mile of the TID Boundary; the reconstruction of River Road and Windsor Road within ½ mile of the TID Boundary; increasing the project plan for TID Bonds; and other lesser budget amendments. The total proposed increases to the TID #5 project plan is $12,136,976.56. Details can be found in the amended project plan.

- TID #6 – To amend the project plan to include additional project costs associated with proposed resurfacing of Burton Blvd within ½ mile of the district; updating acquisition and relocation costs within TID boundaries; adding acquisition and relocation costs for projects within ½ mile of the TID boundary; increasing the project plan for TID Bonds, and other lesser budget amendments. The total proposed increases to the TID #6 project plan is approximately $3,140,824.06. Details can be found in the amended project plan.

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

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed project plan amendments, 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

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 Deputy 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 #4, TID #5, and TID #6 to be discussed at a Regular Planning and Zoning Commission Meeting on August 23, 2022 at 6:00 PM. I further certify that the notice was mailed to the following recipients:

Joseph Parisi	Dane County Executive	210 Martin Luther King Blvd., Room 421	Madison	WI	53703
Jack E Daniels, III	MATC President	1701 Wright Street	Madison	WI	53704
JRB Member, c/o Jill Spiold	MATC 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
Dennis O'Loughlin	JRB Member	3934 Partridge Road	DeForest	WI	53532
Chuck Hicklin	Dane County Controller, JRB Member	210 Martin Luther King Blvd., Room 426	Madison	WI	53703
Jim Simpson	Planning & Zoning Member	205 Acker Pkwy.	DeForest	WI	53532
Colleen Little	Planning & Zoning Member	704 Cumberland 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
Thomas Sandow	Planning & Zoning Member	7633 Autumn Blaze Trail	DeForest	WI	53532
Shannon Kellogg	Planning & Zoning Member	6968 Crystal Creek Lane	DeForest	WI	53532
Scott Hoerth	Planning & Zoning Member	416 Old Indian Trl	DeForest	WI	53532

Justin Nagel	Planning & Zoning Member	6253 John F Kennedy Dr	DeForest	WI	53532
Doug Wierzba	Planning & Zoning Member	491 Dahl Dr	DeForest	WI	53532

Dated this 5th day of August, 2022.

Callista Lundgren

Callista Lundgren, Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this 5th day of August, 2022 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: 9/10/22

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:

08/12/22

Publishing Fees: **$49.20**

Signature:

Missy Feiler

Subscribed and sworn to before me this **12th day of August, A.D. 2022**

Notary Public

Mary Jo Currie

My Commission Expires: 12-15-22

MARY JO CURRIE
Notary Public
State of Wisconsin

NOTICE OF JOINT REVIEW BOARD MEETING REGARDING THE 2021 TID ANNUAL REPORT FOR TAX INCREMENTAL DISTRICT (TID) NO. 2-9
Friday, August 19, 2022, 8:00 AM
ZOOM
https://us06web.zoom.us/j/85080487051?pwd=Q1YzNmJodkt3NjNSU2ZLbWZNZktldz09
Meeting ID: 850 8048 7051
Passcode: 434732
Phone: (312) 626-6799

NOTICE IS HEREBY GIVEN, that the Village of DeForest will hold a Joint Review Board (JRB) meeting on August 19, 2022 at 8:00 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. 4, Tax Incremental District No. 5 and Tax Incremental District No. 6, Village of DeForest, at the above time and place. The meeting will be open to the public. The purposes of the meeting will be to obtain information and discuss the proposed amendments to each district noted above, and the Board may take action with respect to selection of a chairperson and public member if requested by any member. The Board will also set a date, time and location for a meeting to take action on the proposed amendments to each district noted above if approved by the Village Board.

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

Dated this 5th day of August 2022
Calli Lundgren
Village Clerk
Publication Dates: August 12, 2022

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; August 12, 2022
WNAXP

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:

08/12/22

Publishing Fees: **$75.84**

Signature:

Missy Feiler

Subscribed and sworn to before me this **12th day of August, A.D. 2022**

Notary Public

Mary Jo Currie

My Commission Expires: 12-15-22

MARY JO CURRIE
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION OF THE VILLAGE OF DEFOREST
PROPOSED PROJECT PLAN AMENDMENTS TO TAX INCREMENTAL DISTRICTS NO. 4, 5, and 6, VILLAGE OF DEFOREST.
Join Zoom Meeting
https://us06web.zoom.us/j/89427431520?pwd=bHNGcXVnNGRkRnpiQ29MdVFtY2JyUT09
Meeting ID: 894 2743 1520
Passcode: 641875
Phone: 1-312-626-6799
DeForest Village Hall – Commons Conference Room
120 S. Stevenson Street, DeForest WI 53532

PLEASE TAKE NOTICE that the Planning and Zoning Commission of the Village of DeForest will conduct a public hearing at 6:00 p.m., on August 23, 2022, to consider budgetary and narrative amendments to the previously approved project plan for Tax Incremental Districts No. 4, 5, and 6, Village of DeForest ("TID #4, TID #5, TID #6") as follows:

- **TID #4 – To amend the project plan budget to include additional project costs associated with proposed resurfacing of streets in the district and within ½ mile of the district; and the construction of North Town Road Extension within ½ mile of the TID boundary; and other lesser budget amendments. All projects within ½ mile of the TID boundary are benefiting the district. The total proposed increases to the TID #4 project plan is $3,659,364.70. Details can be found in the amended project plan.**
- **TID #5 – To amend the project plan to include additional project costs associated with proposed resurfacing of Innovation Drive within ½ mile of the TID Boundary; the reconstruction of River Road and Windsor Road within ½ mile of the TID Boundary; increasing the project plan for TID Bonds; and other lesser budget amendments. The total proposed increases to the TID #5 project plan is $12,136,976.56. Details can be found in the amended project plan.**
- **TID #6 – To amend the project plan to include additional project costs associated with proposed resurfacing of Burton Blvd within ½ mile of the district; updating acquisition and relocation costs within TID boundaries; adding acquisition and relocation costs for projects within ½ mile of the TID boundary; increasing the project plan for TID Bonds, and other lesser budget amendments. The total proposed increases to the TID #6 project plan is approximately $3,140,824.06. Details can be found in the amended project plan.**

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

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed project plan amendments, 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;
August 12, 2022
WNAXLP

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:

09/30/22

Publishing Fees: **$41.04**

Signature:

Missy Feiler

Subscribed and sworn to before me
this **30th day of September, A.D. 2022**

Notary Public

Mary Jo Currie

My Commission Expires: 12-15-22

MARY JO CURRIE
Notary Public
State of Wisconsin

Joint Review Board
OF THE VILLAGE OF DEFOREST
Thursday October 6, 2022
10/6/2022 9:00:00 AM
Zoom
https://us06web.zoom.us/j/87288027691?pwd=VlpzVC9pd3ZjN1ZRelRGdnB6M2VvZz09
Meeting ID: 872 8802 7691
Passcode: 623770 Phone: (312) 626-6799
AGENDA

1. Call to Order
2. Roll Call
3. Appointment of Officers
3.1. Nomination and Confirmation of Member at Large
3.2. Nomination and Confirmation of Chairperson
4. Approval of Minutes
4.1. Joint Review Board Minutes 8.19.2022
5. Deliberation and Action on Adoption of Resolution
5.1. Resolution 2022-801: A Resolution Approving DeForest Village Board Resolution 2022-074 Amending the Project Plan for Tax Incremental District No. 4, Village of DeForest, Dane County, WI.
5.2. Resolution 2020-802: A Resolution Approving DeForest Village Board Resolution 2022-075 Amending the Project Plan for Tax Incremental District No. 5, Village of DeForest, Dane County, WI.
5.3. Resolution 2020-803: A Resolution Approving DeForest Village Board Resolution 2022-076 Amending the Project Plan for Tax Incremental District No. 6, Village of DeForest, Dane County, WI.
6. Any other business that lawfully comes before the Joint Review Board
7. 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.
PUB. DeForest Times-Tribune; September 30, 2022
WNAXLP

Appendix C: Joint Review Board Minutes

Joint Review Board
OF THE VILLAGE OF DEFOREST
Friday August 19, 2022 8:00 AM

Zoom
https://us06web.zoom.us/j/85080487051?pwd=Q1YzNmJodkt3NjNSU2ZLbWZNZktIdz09
Meeting ID: 850 8048 7051 Passcode: 434732 Phone: (312) 626-6799

MINUTES

1. Call to Order

- Jane Cahill Wolfgram called the meeting to order at 8:02 a.m.

2. Roll Call

- Members Present at Roll Call:
  - Jane Cahill Wolfgram (Village of DeForest)
  - Adam Gallagher (Dane County)
  - Laurie Grigg (Madison College)
  - Rebecca Toetz (DeForest Area School District)
- Also Present at Roll Call:
  - Bill Chang, Village Administrator
  - Carol Herwig, Village Finance Director
  - Kathleen Davis-Phillips, DASD Director of Business & Auxiliary Services

- Motion was made by Adam Gallagher, seconded by Laurie Grigg, to appoint Jane Cahill-Wolfgram as the Chairperson. Motion carried, 4-0.

3. Approval of Minutes

3.1. Joint Review Board Minutes 7.21.2021

- Motion made by Adam Gallagher, seconded by Laurie Grigg, to approve. Motion carried 4-0.

4. New Business

4.1. Presentation of 2021 TID Reports and Status Update of Active TIDs

- Carol Herwig and Bill Chang presented on the 2021 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. 4, 5 and 6, Village of DeForest

- Bill Chang presented on the proposed amendments to the TID Nos. 4, 5 and 6 Project Plans. Proposed modifications would provide additional infrastructure funding consistent with the goals and objectives TID No. 4; additional infrastructure and incentive dollars to facilitate development opportunities consistent with the goals and objectives of TID No. 5; and additional funding for infrastructure and redevelopment projects consistent with the goals and objectives TID No. 6. All amendments will include adjustments to administrative, professional, and financing costs to complement the proposed projects.

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

6.1. Potential Action to Set Date, Time and Location for Next Meeting to Act on Proposed Amendments for Tax Incremental District No. 4, 5 and 6, Village of DeForest.

- No action was taken. Staff will send out a doodle poll for the middle of September to inquire about availability.

8. Adjourn

- Motion to adjourn was made by Adam Gallagher, seconded by Laurie Grigg, to approve. Motion carried 4-0. Meeting Adjourned at 8:46 a.m.

Joint Review Board
OF THE VILLAGE OF DEFOREST

Thursday October 6, 2022 10/6/2022 9:00:00 AM
Zoom
https://us06web.zoom.us/j/87288027691?pwd=VlpzVC9pd3ZjN1ZRelRGdnB6M2VvZz09
Meeting ID: 872 8802 7691 Passcode: 623770 Phone: (312) 626-6799

MINUTES

1. Call to Order

- Chairwoman 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-Phillips (DeForest Area School District)
  - Charles Hicklin (Dane County)
- Also Present:
  - Bill Chang, Village Administrator
  - Carol Herwig, Village Finance Director
  - Al Reuter, Village Attorney
  - Alex Allon, Village Community Development Director

3. Appointment of Officers

3.1. Nomination and Confirmation of Member at Large
- Motion was made by Kathleen Davis-Phillips, second by Laurie Grigg, to nominate and confirm Jeff Miller as the Member at Large. Motion carried 4-0.

3.2. Nomination and Confirmation of Chairperson
- Motion was made by Kathleen Davis-Phillips, second by Laurie Grigg, to nominate and confirm Jane Cahill-Wolfgram as Chairperson. Motion carried 4-0.

4. Approval of Minutes

4.1. Joint Review Board Minutes 8.19.2022
- Motion to approve made by Laurie Grigg. Motion was seconded by Kathleen Davis-Phillips. Motion carried 4-0.

5. Deliberation and Action on Adoption of Resolution

5.1. Resolution 2022-801: A Resolution Approving DeForest Village Board Resolution 2022-074 Amending the Project Plan for Tax Incremental District No. 4, Village of DeForest, Dane County, WI.
- Motion to approve made by Charles Hicklin. Motion was seconded by Laurie Grigg. Motion carried 4-0.

5.2. Resolution 2022-802: A Resolution Approving DeForest Village Board Resolution 2022-075 Amending the Project Plan for Tax Incremental District No. 5, Village of DeForest, Dane

County, WI.

- Motion to approve made by Charles Hicklin. Motion was seconded by Laurie Grigg. Motion carried 4-0.

4.1. Resolution 2022-803: A Resolution Approving DeForest Village Board Resolution 2022-076 Amending the Project Plan for Tax Incremental District No. 6, Village of DeForest, Dane County, WI.

- Motion to approve made by Kathleen Davis-Phillips. Motion was seconded by Charles Hicklin. Motion carried 4-0.

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

- No other business was discussed.

7. Adjourn

- Motion to adjourn was made by Kathleen Davis-Phillips. Motion was seconded by Charles Hicklin. Motion carried 4-0. Meeting Adjourned at 9:12 a.m.

Appendix D: DeForest Planning & Zoning Commission Minutes

Planning and Zoning Commission
Tuesday August 23, 2022 6:00 PM
DeForest Village Hall – DeForest Commons
120 S. Stevenson St. DeForest WI 53532
MINUTES

1. **Call to Order and Roll Call.** Present at roll call: Jim Simpson, Doug Wierzba, Jean Mancheski, Colleen Little, Brian Taylor, Shannon Kellogg, Scott Hoerth. Staff present: Brandi Cooper, Zoning Administrator, Mark Roffers, Village Planner, Bill Chang, Village Administrator, Craig Matthews, Village Engineer.

2. **Pledge of Allegiance.**

3. **Approval of Minutes.**
   3.1. July 26, 2022 Motion to approve by Little. Seconded by Taylor. Motion carried 7-0.

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

5. **Action/Recommendation**
   5.1 Public Hearing on proposed project plan amendments to Tax Incremental Districts No. 4, 5 and 6, Village of DeForest.

   Public Hearing opened at 6:02 pm.

   Bill Chang gave an overview on the proposed amendments to Tax Incremental Districts No. 4, 5 and 6.

   Public hearing closed at 6:07.

   5.2 Discussion and action on a proposed project plan amendment to Tax Incremental District No. 4, Village of DeForest.

   Chang requested when making a motion for each Resolution to include the revised district map #4 with the ½ mile perimeter as part of the plan.

   Motion by Little to recommend Village Board approval of Resolution 2022-907 approving and recommending the proposed amendment to the TID No. 4 project plan including the revised Map 4 with a ½ mile perimeter added. Seconded by Hoerth. Motion carried 7-0.

   5.3. Discussion and action on a proposed project plan amendment to Tax Incremental District No. 5, Village of DeForest.

   Motion by Hoerth to recommend Village Board approval of Resolution 2022-908 approving and recommending the proposed amendment to the TID No. 4 project plan including the revised Map 4 with a ½ mile perimeter added. Seconded by Mancheski. Motion carried 7-0.

5.4. Discussion and action on a proposed project plan amendment to Tax Incremental District No. 6, Village of DeForest.

Motion by Taylor to recommend Village Board approval of Resolution 2022-909 approving and recommending the proposed amendment to the TID No. 4 project plan including the revised Map 4 with a ½ mile perimeter added. Seconded by Hoerth. Motion carried 7-0.

5.5. Discussion and action on a proposed amendment to the Final Development Plan (FDP) for the Heritage Gardens at Erickson Farms Planned Unit Development (PUD) located south of Vinburn Road between North Towne Road, the Canadian Pacific Railroad tracks, and the Antique Acres and Holland Fields subdivisions, Village of DeForest, WI.

Roffers gave an overview of the proposed amended Final Development Plan for Heritage Gardens.

Representatives of Developer(s) were present for questions or clarification:
Mike Calkins - Snyder & Associates
Debbie Beaver - William Ryan Homes

Beaver introduced William Ryan as the single-family developer for the recent and upcoming phases of Heritage Gardens, and provided background and justification for the request to remove any brick or stone requirement for most future residential lots in the amended FDP . The rise of construction rates and interest rates has become a struggle for the average person to obtain a new homes, and brick and stone requirements increase costs and may have been one cause of the long buildout of Heritage Gardens. She added that one way to reduce the construction costs and make the housing more attainable would be to create two different tiers. The first tier would keep brick and stone on front facades similar to the existing homes in the development. The second, more affordable tier would not have the required brick façade in the front of the house, but still new home prices are anticipated to be higher than existing homes being sold in Heritage Gardens, on average.

Taylor asked for clarification on what exactly is being requested with regard to building material changes. Roffers explained the current FDP may mandate or strongly suggest that 20% of front single-family home facades be brick, stone, or other decorative material, and William Ryan Homes is asking that to not be a requirement for many of the remaining vacant lots. Roffers added that he wanted this change to be transparent, as it could be a change noticed by existing homeowners later on.

Beaver explained that many homes will likely still have brick and stone on them throughout future phases, based on buyer choice.

Simpson asked for clarification of what a current house is selling for in Heritage Gardens. Beaver responded that $484,000 is the average existing home sale price, which will be difficult to match with new homes even without brick or stone on the front facade.

Motion by Taylor to approve of Resolution 2022-910, adopting an amended Final Development Plan for Heritage Gardens at Erickson Farms with the conditions indicated in the resolution. Seconded by Little. Motion carried 7-0.

5.6. Discussion and Recommendation on a Final Plat for the Replat 3 of Heritage Gardens at Erickson Farms subdivision, located south of Vinburn Road between North Towne Road, the Canadian Pacific Railroad tracks, and the Antique Acres and Holland Fields subdivisions, Village of DeForest, WI.

Roffers gave an overview of the final plat and the suggested conditions in the staff report.

Simpson asked if the DOA has reviewed the plat yet, Calkins confirmed it has not been submitted to DOA yet. Simpson also inquired if lot 372 and 409 are buildable due to the stormwater easement. Calkins noted that they would like to release that 100-foot easement; it was only meant to be temporary.

Roffers advised that, in the Commission's motion, it recommend the Board the release of that easement.

Simpson made a motion, seconded by Little, to recommend Village Board approval of the Final Plat for the Replat of Heritage Gardens at Erickson Farms subdivision, subject to the following conditions with the following condition to be added as #3; Release or modify Outlot 19 existing 100 foot drainage easement plus any other easements not determined necessary. Seconded by Little.

1. Prior to the addition of Village signatures and the recording of the final plat, the subdivider shall:
    a. Amend the final plat to address all associated comments in the August 18, 2022 letter of the consulting Village Engineer to his satisfaction.
    b. Verify that the plat has been approved by all state agencies as required by law, including any adjustments required by such agencies.
2. Prior to the installation or alteration of any public improvements and issuance of any building permit within the final plat area, the developer shall:
    a. Obtain final Village Engineer approval of the associated engineering, stormwater, and street tree/landscaping plans.
    b. Execute with the Village a development agreement for the associated development phase and comply with all pre-construction requirements of that agreement.
    c. Finalize and submit a final version of the Planned Unit Development Final Development Plan, addressing all requirements of Planning and Zoning Commission Resolution 2022-910.
    d. Obtain final Village Planner, Attorney, and Engineer approval of submitted declarations amendment, record said amendment, and provide a recorded copy
3. The Commission recommends that the Village Board release or modify the existing 100 foot drainage easement in Outlot 19, plus any other previously dedicated easements within the plat that the Village Engineer determines are no longer necessary.

Motion carried 7-0.

6. Presentation/Discussion

6.1. Discussion and presentation on the Comprehensive and Redevelopment Plan updates

Roffers gave an overview of the Comprehensive and Redevelopment Plan completion timeline, the draft Transportation chapter for the Comprehensive Plan, and conceptual redevelopment options for the Holum Center site, noting that the school district is ready to list the property this fall.

Hoerth asked whether the Holum Center property is outside of a TID. Roffers relayed that it is outside but within ½ mile of TID #6, which under the in-process amendment to the TID #6 project plan would allow potential TID #6 spending to facilitate acquisition or redevelopment.

Simpson noted that he may have comments to the Transportation chapter map, which he will relay to Roffers at a later time. The Commission had no further comments.

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 agenda items.
7.2. Staff Report-There were none
7.3. Site Plan Approvals-There were none
7.4. CSM Approvals
7.4.1 350-352 Blackberry Lane Zero Lot Line CSM
7.5. Development Process and Enforcement Suggestions-There were none
7.6. Next Meeting Date:
7.6.1 September 27, 2022

8. Adjourn Motion to adjourn by Taylor. Seconded by Little. Motion carried 7-0. Meeting adjourned at 7:06 pm.

Appendix E: Planning & Zoning Commission Resolution Authorizing Amendment to Tax Incremental District No. 5

VILLAGE OF DEFOREST
PLANNING AND ZONING COMMISSION

RESOLUTION 2022-908

A RESOLUTION APPROVING AND RECOMMENDING A FIFTH AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, VILLAGE OF DEFOREST.

WHEREAS, the Village Board of DeForest, Wisconsin created Tax Incremental District No. 5, Village of DeForest ("TID #5"), which was approved by the Joint Review Board on June 14, 2010; and

WHEREAS, the Village Board and Joint Review Board have approved four prior amendments to the approved project plan for TID #5 ("TID #5 Project Plan") the most recent amendment having been approved by the Joint Review Board on July 21, 2021; and

WHEREAS, the Planning and Zoning Commission ("Commission") has the legal responsibility for the planning of TID #5; and

WHEREAS, the Commission has determined that certain further amendments to the TID #5 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #5; and

WHEREAS, the Commission caused notice of a public hearing on the proposed second amendment to the TID #5 Project Plan, published as a Class 1 notice in the DeForest Times-Tribune on August 12, 2022 and to be provided directly to the overlying taxing jurisdictions; and

WHEREAS, pursuant to the published notice, the Commission held a public hearing commencing at 6:00 p.m. on August 23, 2022; and

WHEREAS, after considering the comments and suggestions submitted at such hearing, the Commission has determined that the proposed TID #5 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 #5 was created.

NOW, THEREFORE, BE IT RESOLVED, that the TID #5 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 23rd day of August, 2022.

James Simpson, Chairperson

Attest: _____
Brandi Cooper, Zoning Administrator

Vote: 7-0

Appendix F: Village Board Resolution Approving Amended Project Plan for TID No. 5

RESOLUTION 2022-075

A RESOLUTION APPROVING A FIFTH AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, VILLAGE OF DEFOREST, WISCONSIN.

WHEREAS, Village of DeForest Board created Tax Incremental District No. 5, Village of DeForest (TID #5) on August 17, 2009, which subsequently was approved by the Joint Review Board on June 14, 2010; and

WHEREAS, the Village Board has approved four prior amendments to the project plan for TID #5, the most recent of which was approved by the Joint Review Board on July 21, 2021; and

WHEREAS, the Planning and Zoning Commission of the Village of DeForest ("P&Z") has determined that certain amendments to the approved project plan are necessary or will be beneficial to carry out and promote the intended goals of TID #5; and

WHEREAS, the P&Z held a public hearing on August 23, 2022 as required by law and thereafter adopted its Resolution 2022-908 pursuant to §66.1105(4)(h), Wis. Stats., amending the project plan for TID #5 and recommending approval of that Resolution by the Village Board; and

WHEREAS, the Village Board has reviewed the proposed amendment as approved by Resolution 2022-908 and accepts the recommendation of the P&Z;

NOW, THEREFORE, BE IT RESOLVED that the DeForest Village Board makes the following findings with respect to the proposed amendments as adopted by P&Z Resolution 2022-908:

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;

3. The Amendment approved hereby does not include any change to the established boundaries of TID #5;

4. The project costs identified in the Amendment approved hereby directly relate to the promotion of mixed-use development for which TID #5 was created;

5. The improvement of the area is likely to significantly enhance the value of all other properties within the TID;

6. At the end of the expenditure period for TID #5, it is estimated that 20% of the territory within the TID will be devoted to retail business;

7. The project plan does not include any project costs for newly-platted residential development; and

BE IT FURTHER RESOLVED, that the proposed amendment to the project plan as adopted by P&Z Resolution 2022-908 and attached hereto as Exhibit A is hereby approved and the project plan for TID #5, Village of DeForest, Wisconsin is hereby so amended; and

BE IT FURTHER RESOLVED, that the Village Clerk shall forward a copy of this Resolution to the Joint Review Board for its consideration and action.

Adopted at a regular meeting of the Village Board this 6th day of September, 2022.

Jane Cahill Wolfgram, Village President

Attest: Callista Lundgren
Callista Lundgren, Village Clerk

Vote: 5-2 Date Adopted: 9.6.2022

Trustees Bill Landgraf + Rebecca Witherspoon voted no

Appendix G: Joint Review Board Approval of TID No. 5 Amendment

VILLAGE OF DEFOREST
JOINT REVIEW BOARD

RESOLUTION 2022-802

A RESOLUTION APPROVING DEFOREST VILLAGE BOARD RESOLUTION 2022-075 AMENDING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, 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 August 19, 2022 prior to the public hearing on a fifth amendment to the project plan for Tax Incremental District No. 5, Village of DeForest (TID #5), and elected a chairperson as required by §66.1105(4m)(a), Wis. Stats.; and

WHEREAS, the Board has reviewed the public record, planning documents and resolutions adopted by the Planning and Zoning Commission of the Village of DeForest and the Village Board of DeForest approving the amendment of the TID #5 project plan.

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

1. In the judgment of the Board, the development expected in TID #5 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 #5, 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 2022-075 amending the project plan for Tax Incremental District No. 5, 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 6th day of October, 2022.

_____, Chairperson

Vote: Aye: 4
Nay: 0

Appendix H: Village Attorney Opinion

REUTER, WHITISH & EVANS, S.C.
44 E. Mifflin Street, Suite 306
Madison, Wisconsin 53703

November 28, 2022

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

RE: Certification of Amended Project Plan for Tax Incremental District No. 5, Village of DeForest (Amendment No. 5)

Dear Board Members:

I have reviewed the Amended Project Plan (Amendment No. 5) for Tax Incremental District No. 5, Village of DeForest adopted by Resolution 2022-075 on September 6, 2022 for compliance with the requirements of the Wisconsin Tax Increment Law. I find that the Project Plan, as amended, is complete and complies in all respects with the requirements for project plans set forth in §66.1105 of the Wisconsin Statutes and in particular it contains the following necessary information:

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

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

3. An economic feasibility study.

4. A detailed list of estimated project costs.

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

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

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

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

(comprehensive) plan, building codes and Village ordinances.

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

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

Very truly yours,

REUTER, WHITISH & EVANS, S.C.

By: _____
Allen D. Reuter
Village Attorney