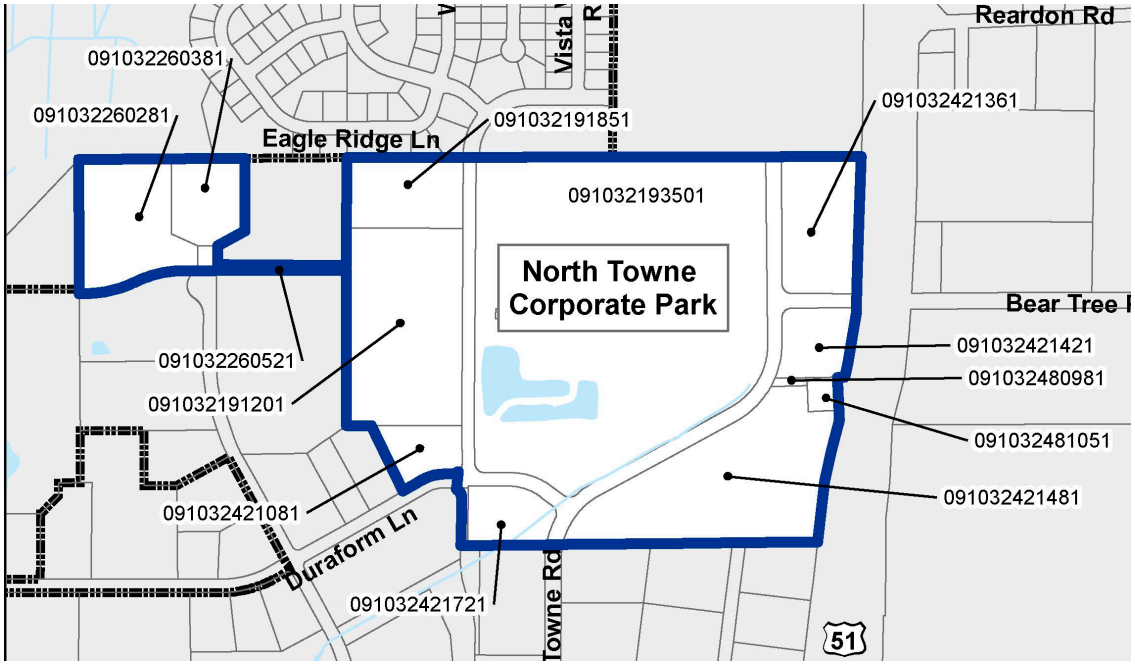
Village of DeForest, Wisconsin
Tax Incremental Financing District No. 4
Project Plan, Amendment #2



Original TID #4 Project Plan Adopted: August 2009

Amendment #1 Adopted: September 18, 2014

Amendment #2 Adopted: October 6, 2022

Contents

I. INTRODUCTION 1

Map 1 – Boundary 2

Map 2 – Existing Uses and Conditions of Real Property 3

Map 3 – Zoning 4

II. GOALS AND OBJECTIVES 5

III. SUMMARY OF PLAN AMENDMENTS 5

IV. PROJECT COST SUMMARY 6

A. Public Works and Improvements 6

Table 4-1 – Public Infrastructure Construction 7

B. Additional Development Incentives. 7

C. Other Expenditures. 7

D. Estimated Total Project Expenditures. 8

Map 4 – Proposed Infrastructure Projects 9

V. SPECIFIC PROJECT PLAN COMPONENTS 10

A. Economic Feasibility. 10

1. Detailed Project Costs. 10

a. Public Infrastructure Costs. 10

b. Administrative. 10

c. Professional Costs. 10

d. Development Incentives. 11

e. Financing Costs. 11

Table 4-2 – Project Costs 12

2. Revenue Projections. 13

Table 4-3 – Projected Value Increments and Tax Increments 14

3. Cash Flow. 15

Table 4-4 – Cash Flow 16

4. Allocation of Project Costs by Taxation District. 17

Table 4-5 – Project Costs by Taxation District 17

B. Kind, Number and Location of Public Improvements. 17

C. Timing and Methods of Financing Project Costs. 17

1. Advances from Village Funds. 18

2. General Obligation (G.O.) Bonds or Notes. 18

3. Bonds Issued to Developers (“Pay as You Go” Financing). 18

4. Utility Revenue Bonds. 18

Table 4-6 – Timing of Potential Debt Issuance 19

D. Proposed Changes to Zoning Ordinances, Master Plans, Building Codes and Village Ordinances. 19
E. Estimated Non-project Costs. 20
Table 4-7 – Non-Project Costs 20
F. Relocation of Displaced Persons. 20
VI. PROMOTION OF ORDERLY DEVELOPMENT IN THE VILLAGE 20
VII. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS 21
Appendix A: Taxing Jurisdiction Correspondence 22
Appendix B: Proofs of Publication 23
Appendix C: Joint Review Board Minutes....24
Appendix D: DeForest Planning & Zoning Commission Minutes....25
Appendix E: Planning & Zoning Commission Resolution Authorizing Amendment to TID No. 4……...26
Appendix F: Village Board Resolution Creating and Approving Project Plan Amendment……..27
Appendix G: Joint Review Board Approval of TID No. 4 Amendment....28
Appendix H: Village Attorney Opinion....29

I. INTRODUCTION

Tax Incremental District No. 4 ("TID #4") is located on the south side of the Village to the west of U.S. Highway (U.S.H.) 51, roughly midway between Highway 19 and Windsor Road. TID #4 includes the North Towne Corporate Park, with lands planned, zoned, and suited predominately for industrial uses. Since the creation of TID #4 in 2009, public roads and utilities have been extended through the District, including extensions of North Towne Road, Duraform Lane, and Stack Drive, along with a U.S.H. 51 underpass named Bear Tree Parkway. TID #4 also includes the Village Well #5 well house, which has been closed due to persistent water contamination concerns. The TID does not include any areas used or planned for residential development. The boundaries remain as described in the original project plan creating the District.

Tax incremental financing is necessary to fund additional potential infrastructure improvements and other expenditures to ensure the continued success of TID #4. TID #4 was initially established as a predominantly developer-funded TID. This means that the master developer of the TID #4 area installed most of the original public improvements envisioned in the TID, with the Village providing grants with payments conditioned on tax base generation. This arrangement has worked well for the installation of many improvements in TID #4.

The 2014 amendment to the original TID #4 Project Plan increased the list of potential infrastructure projects and provided for additional flexibility to facilitate completion of some infrastructure projects in a more TID-traditional manner, if and when they became necessary (i.e., allowing the Village to directly construct the improvements and pay those costs directly from the resulting tax increment). Similar to Amendment #1, this Amendment #2 (hereinafter "Project Plan") contemplates the construction of infrastructure improvements by the Village, but intends for the Village to retain flexibility to accomplish any of the listed projects through developer incentives if doing so will reduce the cost or result in other advantages.

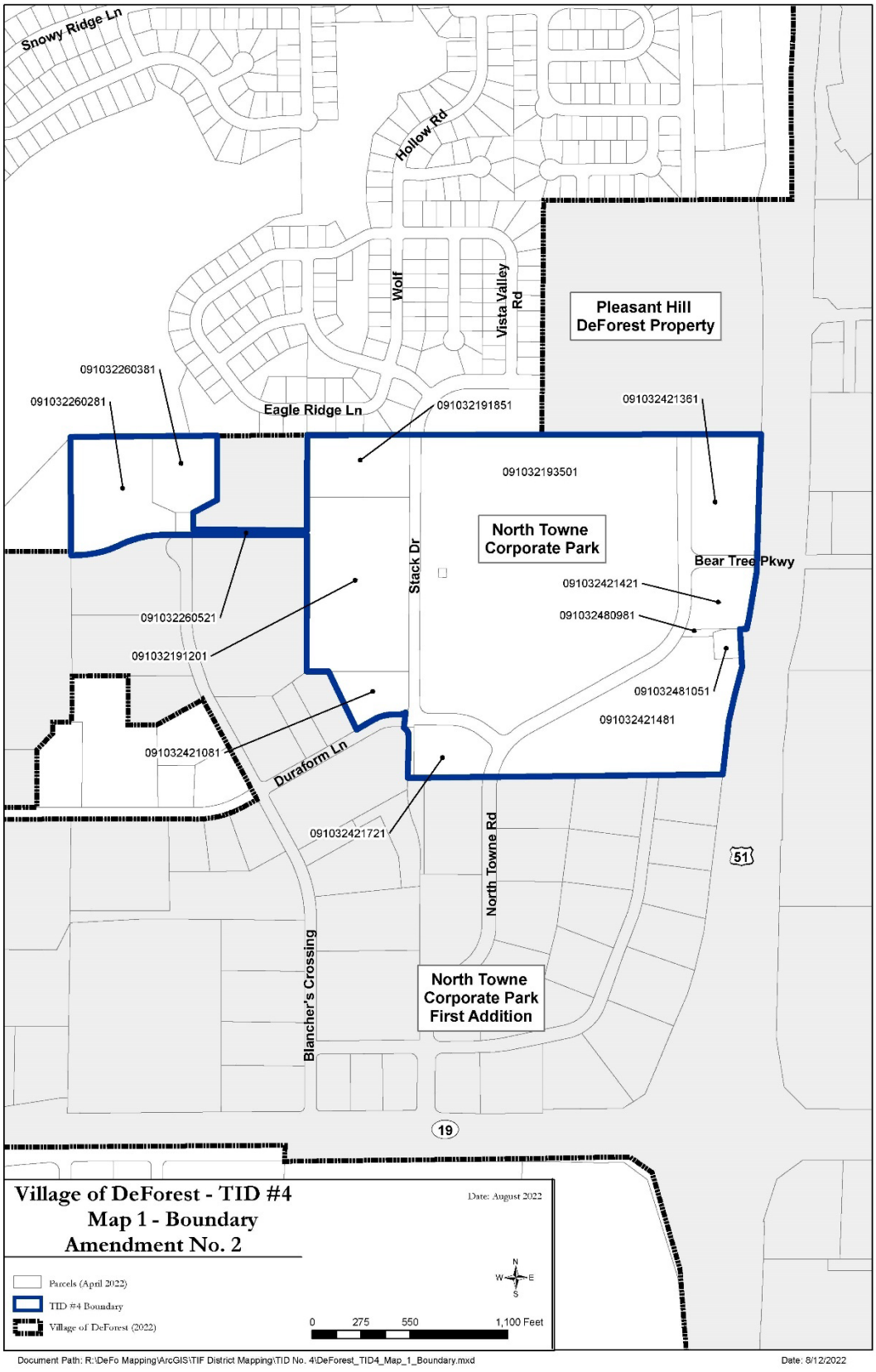
This Project Plan continues the strategy implemented in Amendment #1 by adding further potential TID projects to enhance economic activity within the TID. These include the resurfacing of deteriorating Blanchar's Crossing from State Trunk Highway ("S.T.H.") 19 north to its cul-de-sac bulb, resurfacing of deteriorating Duraform Lane from Blanchar's Crossing east to North Towne Road, resurfacing of deteriorating North Towne Road within TID #4, resurfacing of deteriorating Bear Tree Parkway from North Towne Road to the U.S.H. 51 underpass, and construction of a northerly North Towne Road extension to serve the TID.

Implementation of the Project Plan and construction of the public improvements listed later will continue to require a case-by-case authorization by the Village Board. Public expenditures for infrastructure projects listed in the Project Plan will be based on market conditions and the status of the TID at the time an expenditure is contemplated. The Village Board is not mandated to make all of the public improvements described in this Plan. Changes to the types of projects will require Village Board and Joint Review Board approval of another amendment to the Project Plan, following public review and Planning and Zoning Commission authorization.

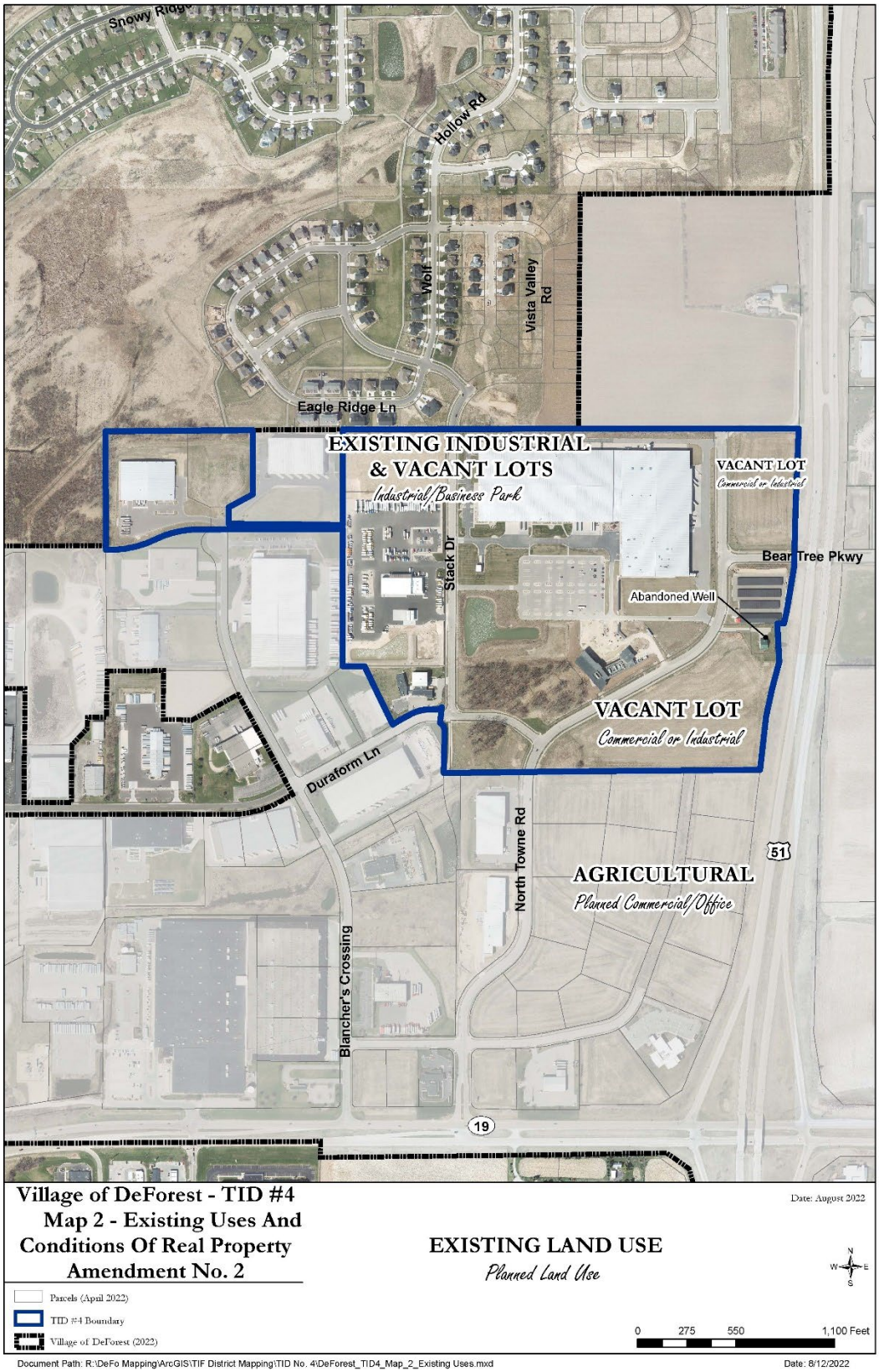
TID #4 is a "mixed use" TID, designed to contain a mix of industrial and commercial land uses and zoning. Mixed use TIDs may have up to a 20-year retirement period and a 15-year expenditure period. TID #4 was amended by Village Board Resolution No. 2016-030, and confirmed by Joint Review Board Resolution No. 2016-801, extending the life of the District by an additional six years.

The Village will continually monitor the State legislative changes to Section 66.1105 of the Wisconsin Statutes ("TIF Law") to determine their potential effect on this and other TIDs within the Village of DeForest.

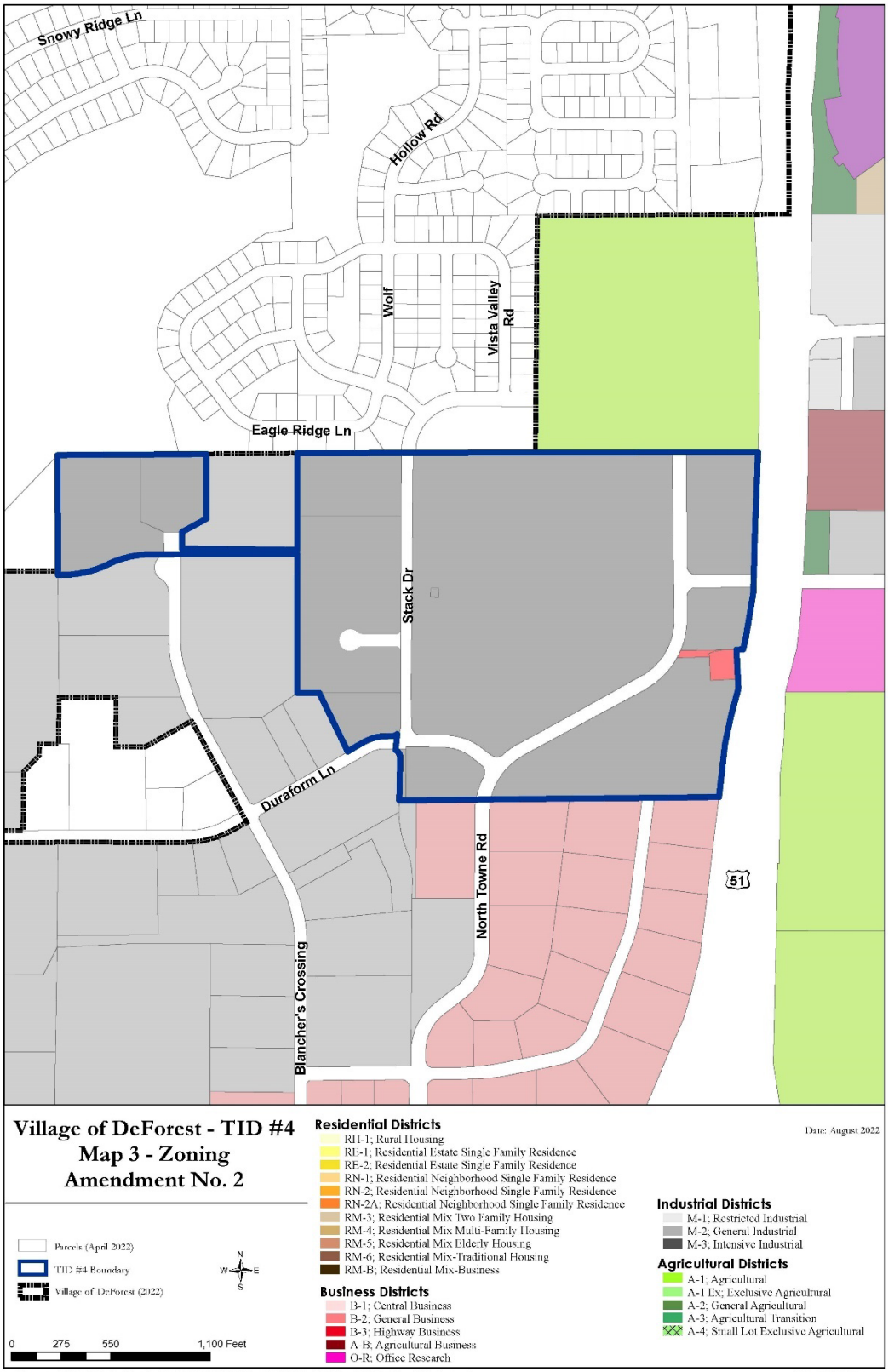
Map 1 – Boundary



Map 2 – Existing Uses and Conditions of Real Property



Map 3 – Zoning


Snowy Ridge Ln
Hollow Rd
Wolf
Vista Valley Rd
Eagle Ridge Ln
Stack Dr
Duraform Ln
North Towne Rd
Blancher's Crossing
51
Village of DeForest - TID #4
Map 3 - Zoning
Amendment No. 2
Date: August 2022
Parcels (April 2022)
TID #4 Boundary
Village of DeForest (2022)
N
W
E
S
0 275 550 1,100 Feet
Residential Districts
RII-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
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Date: 8/12/2022

II. GOALS AND OBJECTIVES

TID #4 was created for the purpose of promoting the orderly development of this area in the Village of DeForest. The broad goals of TID #4 continue to be:

- Increasing non-residential tax base in the Village;
- Encouraging types and qualities of non-residential development and the availability of improved industrial lots in the Village;
- Promoting the development of clean industry, bio-based industry, and high-value transshipment uses to capitalize on DeForest's location in the region and the particular placement of this TID relative to major transportation facilities; and
- Implementing goals and directions within the Village's Comprehensive Plan and of the Dane County Regional Airport Foreign Trade Zone, particularly as they relate to economic development.

The objectives of TID #4 have been as follows:

- Help finance the infrastructure needed to serve anticipated industrial and supporting commercial development, in a location where purely private financing of infrastructure may not be feasible.
- Address regional transportation and utility needs and while increasing traffic safety, accessibility, and utility services to the TID area.
- Compensate for current infrastructure deficiencies resulting from the distance of this TID area from the historic center of the Village, such as through collector road extensions and water system enhancements.
- Encourage higher value industrial and supporting commercial uses than the Village would otherwise be able to attract to this area.
- Enhance economic activity along the Highway 51/19 corridors, building on current and planned economic development activities outside of the TID.

The amendments included with this Project Plan provide additional infrastructure funding related to road construction and resurfacing, additional developmental incentives to facilitate development opportunities consistent with the goals and objectives of TID #4, and adjustment of certain infrastructure project costs to reflect current pricing and reflect cost savings on previously completed infrastructure projects.

III. SUMMARY OF PLAN AMENDMENTS

The original project plan contemplated total project costs of $14,381,039, of which $11,012,289 represented expenditures for infrastructure improvements, $2,500,000 in development incentives, and $868,750 in general administration, legal, planning, and financing costs ("soft costs").

Amendment #1 reduced the total project costs to $12,121,109 by removing $2,646,090 of infrastructure improvements and $875,000 development incentives, and by increasing soft costs by $1,261,160, driven largely by a financing cost increase.

This Project Plan (Amendment #2) increases total project costs to $14,857,670 by increasing infrastructure costs by $2,676,230, increasing administrative and professional costs by $469,038, and decreasing the financing cost by $408,708.

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

IV. PROJECT COST SUMMARY

A. Public Works and Improvements

Table 4-1 lists the specific infrastructure projects proposed for TID #4. Table 4-1 retains completed projects, makes certain adjustments, and adds new projects added by this Amendment #2. The project costs authorized with this Amendment #2 include those for resurfacing portions of North Towne Road, Bear Tree Parkway, and Duraform Lane (within the District); and for resurfacing Duraform Lane from the western boundary of the District to Blanchar's Crossing, resurfacing Blanchar's Crossing from S.T.H. 19 to its northern cul-de-sac bulb, and construction of a North Towne Road extension from the northern District boundary approximately ¼ mile to connect with the constructed portion of North Towne Road near the DeForest-Windsor municipal boundary (all within ½ mile of the TID #4).

The proposed extension of North Towne Road and underground utilities have been identified as important improvements in the Village of DeForest's Comprehensive Plan and Official Map since at least 2005. This would be a final segment of the nearly 4-mile North Towne Road that emerged with the reconstruction and realignment of Highway 51 in the early 2010s.

Particularly with restricted access to the new Highway 51, North Towne Road has already provided a key collector route, linking DeForest and Windsor residential neighborhoods (employees) with job centers, including the North Towne Corporate Park within TID #4. Still, its promise cannot be fully realized until this short segment just north of TID #4 is constructed. Construction of this segment will also allow convenient TID #4 business access to northerly origins and destinations beyond DeForest and Windsor via the Highway 51/Windsor Road interchange.

More geographically immediate, the 37.3 acres just north of TID #4 through which this North Towne Road segment and associated utilities would run is in the Urban Service Area, developer-owned, and identified in the Village's Comprehensive Plan as appropriate for "Mixed Use" development. The planned "Mixed Uses" are envisioned to include workforce housing serving businesses in TID #4. Potential uses also include TID #4-supporting businesses between North Towne Road and Highway 51 that value both highway visibility and business park and neighborhood proximity, such as childcare or a health club.

Table 4-1 – Public Infrastructure Construction

Project Name	Previous Plan Budget	Changes	Revised Plan Estimate	Timing
Payment on Outstanding TID Bonds	$ 7,058,700	606,158	7,664,858	2012-2027
Highway 51 Reconstruction	$ 200,000	(47,082)	152,918	Completed 2012-2015
Highway 51 Aesthetic Improvements	232,500	-	232,500	2023-2027
Traffic Signals @ North Towne Road & HWY 19	55,532	85,300	140,832	Completed 2019-2021
Duraform Lane Reconstruction & Resurfacing (east of Blanchar's Crossing)	134,960	30,609	165,569	Reconstruct: 2014 Resurface: 2024
Blanchar's Crossing Reconstruction (STH 19 to Duraform)	354,320	(39,317)	315,003	Completed 2015
Well House, Pumps, Reservoir & Land	330,187	(178,102)	152,085	Completed 2011-2018
North Towne Road Extension	-	1,540,891	1,540,891	2023-2025
Blanchar's Crossing Resurfacing (Highway 19 to Cul-de-sac Bulb)	-	98,668	98,668	2023-2027
North Towne Road and Bear Tree Pkwy Resurfacing	-	579,106	579,106	2023-2025
Total Infrastructure Costs	$ 1,307,499	2,070,072	3,377,571	
Bond Payments & Capital Projects	$ 8,366,199	$ 2,676,230	$ 11,042,429	

B. Additional Development Incentives.

Amendment #1 included $1,625,000 of total project costs for development incentives, which remain unchanged in this Project Plan.

C. Other Expenditures

Previous project plans for this District combined administrative and professional costs. In Amendment #1 the combined project cost for administrative and professional costs were $592,497. These costs have been separated in this Project Plan (Amendment #2) to provide more clarity. Administrative expenses are now $903,602 and professional fees are now $157,849, resulting in a combined increase of $469,038 over Amendment #1. Financing costs are proposed to decrease $408,708 to $1,128,789, which is reflected in Table 4-2 below as the combination of “Debt Service Costs” and “Interest on Fund Advances.”

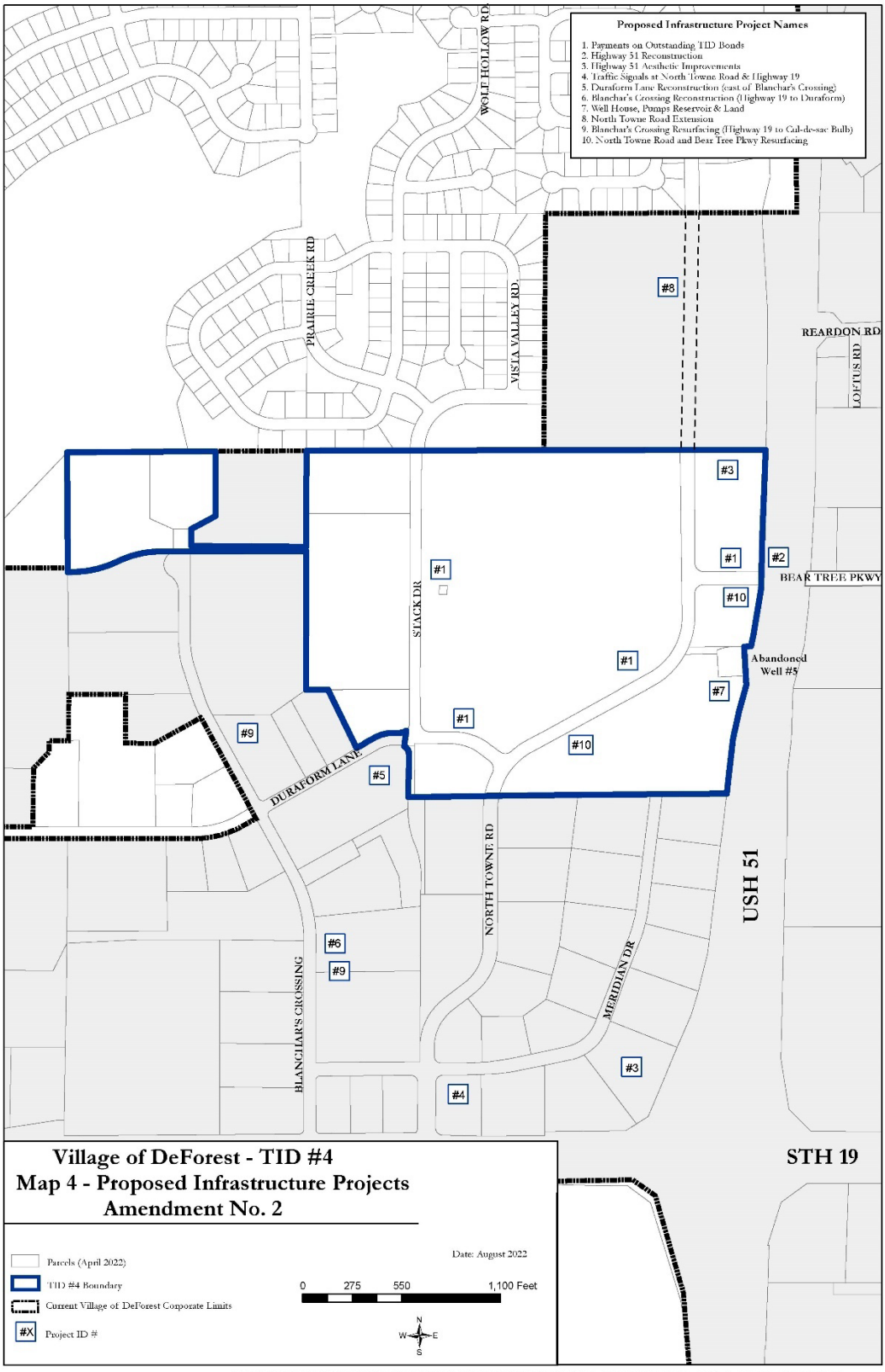
D. Estimated Total Project Expenditures

With this Project Plan, the Village anticipates making expenditures of approximately $11,042,429 for infrastructure-related costs (direct expenditures and developer-funded bond payments), non-infrastructure development incentives of up to $1,625,000, administrative costs of $903,602, professional costs of $157,849, and financing costs of approximately $1,128,789 for a total of $14,857,670 in total 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 and Table 4-2. The timing and scope of individual phases will generally be adjusted to correspond with the level of development activity and tax increment generation.

The financial projections for 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 likely implement those options. A discussion and listing of possible financing mechanisms is located in Section V.C. of this Project Plan.

Map 4 – Proposed Infrastructure Projects



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V. SPECIFIC PROJECT PLAN COMPONENTS

A. Economic Feasibility

The economic forecasts contained in Tables 4-2 to 4-6 below demonstrate that this Project Plan is feasible. Conservative estimates of development values as reflected in Table 4-3 predict the creation of $76,238,432 in new value increments overall in TID #4, including $63,794,200 established as of the January 1, 2022 assessment date. That development is projected to yield approximately $24,655,951 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 for the remaining life of the TID, which was the Village's 2021 equalized mill rate.

That new tax increment will be sufficient to reimburse the estimated $14,857,670 in total project costs described in Table 4-2 below, assuming all projects are implemented. As noted above, project costs will be expended only as determined appropriate in light of known and anticipated development and, if development projections are not experienced, project costs may be delayed or eliminated altogether. The use of developer funding where possible further would enhance the fiscal feasibility of this Project Plan by assuring that the project costs associated with a particular development will be payable only to the extent the development generates sufficient tax increment.

1. Detailed Project Costs.

a. Public Infrastructure Costs.

The various categories of planned infrastructure costs are identified in Amendment #1 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. The actual cost of each item is expected to increase to reflect inflationary impacts and other uncontrollable circumstances between 2022 and the time of construction. However, even if construction costs exceed the estimates by as much as 10%, the tax increment generated will be sufficient to allow for all projects to proceed.

b. Administrative.

The total project costs also include 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 #2 contemplates $903,602 in administrative expenditures.

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. Amendment #2 contemplates total professional costs of $157,849.

d. Development Incentives.

   Amendment #2 includes a plan for up to $1,625,000 to be provided in development incentives. Approximately $793,000 of development incentives remain unencumbered. This amendment does not propose an increase the development incentives from Amendment #1.

e. Financing Costs.

   With this amendment, it is anticipated that financing costs will be decreased by $408,708.

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	Construction Costs	TIF Bond Consolidated	Incentive Payments - Bell Labs 2016 Land Purchase	Administrative Costs	Professional Costs	Debt Costs	Incentives	Interest On Advances	Total Expenditures	Net Costs to Recover 12/31	TIF Year
2009	**$ -**	**$ -**	**$ -**	**$ 57,898.59**	**$ -**	**$ -**	**$ 172,000.00**	**$ -**	**$ 229,898.59**	**$ (229,898.59)**	**0**
2010	**-**	**-**	**-**	**65,650.81**	**-**	**-**	**-**	**-**	**65,650.81**	**(295,549.40)**	**1**
2011	**152,085.00**	**-**	**-**	**36,646.87**	**-**	**-**	**-**	**20,750.00**	**209,481.87**	**(504,520.89)**	**2**
2012	**74,309.84**	**-**	**-**	**32,365.43**	**-**	**-**	**-**	**107,228.44**	**213,903.71**	**(650,698.89)**	**3**
2013	**49,547.09**	**-**	**-**	**29,851.76**	**-**	**-**	**-**	**128,769.43**	**208,168.28**	**(783,751.92)**	**4**
2014	**28,724.61**	-	**-**	**38,828.35**	**-**	**-**	**-**	**81,267.61**	**148,820.57**	**(801,299.33)**	**5**
2015	**315,309.55**	**-**	**-**	**36,000.21**	**-**	**-**	**75,000.00**	**90,027.34**	**516,337.10**	**(1,282,051.85)**	**6**
2016	**29.32**	**147,369.54**	**-**	**32,499.01**	**17,576.86**	**6,430.90**	**35,000.00**	**69,768.75**	**308,674.38**	**(1,301,409.35)**	**7**
2017	**-**	**218,413.01**	**-**	**37,932.23**	**10,997.69**	**150.00**	**-**	**53,298.46**	**320,791.39**	**(1,263,804.31)**	**8**
2018	**3,079.76**	**241,564.66**	**-**	**25,266.98**	**8,991.41**	**16,776.49**	**-**	**55,483.97**	**351,163.27**	**(1,147,812.57)**	**9**
2019	**14,558.87**	**401,240.89**	**55,000.00**	**19,496.21**	**8,792.87**	**2,011.15**	**-**	**63,845.22**	**564,945.21**	**(1,069,054.15)**	**10**
2020	**122,208.19**	**557,888.75**	**55,000.00**	**22,247.16**	**7,642.88**	**84.83**	**-**	**57,589.77**	**822,661.58**	**(1,014,191.56)**	**11**
2021	**985.10**	**754,530.19**	**55,000.00**	**25,212.76**	**18,846.93**	**84.83**	**-**	**53,341.79**	**908,001.60**	**(737,896.38)**	**12**
2022	-	828,516.57	55,000.00	25,969.00	-	-	-	49,447.26	958,932.83	(422,188.33)	**13**
2023	198,668.00	872,724.50	55,000.00	26,748.00	5,000.00	4,933.40	-	45,575.00	1,208,648.90	(288,184.16)	**14**
2024	1,981,196.36	886,793.33	55,000.00	27,550.00	15,000.00	7,111.83	-	39,707.17	3,012,358.69	(1,936,245.42)	**15**
2025	436,869.33	886,793.33	55,000.00	28,377.00	50,000.00	21,843.47	-	24,164.76	1,503,047.88	(2,074,995.88)	**16**
2026	-	905,453.28	55,000.00	29,228.00	15,000.00	-	-	22,880.67	1,027,561.95	(1,709,552.78)	**17**
2027	-	963,570.41	55,000.00	30,105.00	-	-	300,000.00	19,630.67	1,368,306.08	(1,595,442.85)	**18**
2028	-	-	55,000.00	31,008.00	-	-	493,000.00	16,380.67	595,388.67	(586,269.27)	**19**
2029	-	-	-	31,938.00	-	-	-	13,130.67	45,068.67	973,224.30	**20**
2030	-	-	-	32,896.00	-	-	-	11,180.67	44,076.67	2,533,709.88	**21**
2031	-	-	-	33,883.00	-	-	-	11,180.67	45,063.67	4,093,208.45	**22**
2032	-	-	-	34,899.00	-	-	-	11,180.67	46,079.67	5,651,691.03	**23**
2033	-	-	-	35,946.00	-	-	-	11,180.67	47,126.67	7,209,126.60	**24**
2034	-	-	-	37,024.00	-	-	-	10,385.99	47,409.99	8,766,278.85	**25**
2035	-	-	-	38,135.00	-	-	-	1,965.91	40,100.91	10,330,740.18	**26**
	$ 3,377,571.02	$ 7,664,858.46	$ 550,000.00	$ 903,602.37	$ 157,848.64	$ 59,426.90	$ 1,075,000.00	$ 1,069,362.20	$ 14,857,669.58		

2. Revenue Projections.

The goal of this Project Plan remains to assure that all project costs are reimbursed through taxes (tax increments) generated by the increased equalized value in the District (value increments) resulting from the current development this Project Plan is designed to facilitate. It is anticipated that current development will yield approximately $76,238,432 in 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	Appreciation Growth	Tax Base Increase	End Value	Equalized Tax Rate	TIF Increment Revenue	Cumulative	TIF Year
				0.00%						
2009	**01/01/08**	**2007**	$ -	$ -	$ -	$ -	$ 22.50	$ -	$ -	**0**
2010	**01/01/09**	**2008**	-	-	-	-	22.50	-	-	**1**
2011	**01/01/10**	**2009**	-	-	-	-	22.50	-	-	**2**
2012	**01/01/11**	**2010**	-	-	-	-	22.50	-	-	**3**
2013	**01/01/12**	**2011**	-	-	-	-	22.50	-	-	**4**
2014	**01/01/13**	**2012**	-	-	-	-	22.50	-	-	**5**
2015	**01/01/14**	**2013**	-	-	-	-	22.50	-	-	**6**
2016	**01/01/15**	**2014**	-	-	**11,275,800**	**11,275,800**	**22.53**	**254,085**	254,085	**7**
2017	**01/01/16**	**2015**	11,275,800	-	**3,835,300**	**15,111,100**	**22.24**	**336,020**	590,105	**8**
2018	**01/01/17**	**2016**	15,111,100	-	**2,246,200**	**17,357,300**	**21.41**	**371,638**	961,743	**9**
2019	**01/01/18**	**2017**	17,357,300	-	**12,133,700**	**29,491,000**	**20.93**	**617,294**	1,579,037	**10**
2020	**01/01/19**	**2018**	29,491,000	-	**9,194,800**	**38,685,800**	**22.19**	**858,290**	2,437,327	**11**
2021	**01/01/20**	**2019**	38,685,800	-	**13,914,900**	**52,600,700**	**22.07**	**1,160,816**	3,598,143	**12**
2022	**01/01/21**	**2020**	52,600,700	-	**7,962,000**	**60,562,700**	**21.05**	**1,274,641**	4,872,784	**13**
2023	**01/01/22**	**2021**	60,562,700	-	**3,231,500**	**63,794,200**	21.05	1,342,653	6,215,437	**14**
2024	**01/01/23**	**2022**	63,794,200	-	1,028,400	64,822,600	21.05	1,364,297	7,579,734	**15**
2025	**01/01/24**	**2023**	64,822,600	-	-	64,822,600	21.05	1,364,297	8,944,032	**16**
2026	**01/01/25**	**2024**	64,822,600	-	1,364,000	66,186,600	21.05	1,393,005	10,337,037	**17**
2027	**01/01/26**	**2025**	66,186,600	-	4,248,232	70,434,832	21.05	1,482,416	11,819,453	**18**
2028	**01/01/27**	**2026**	70,434,832	-	5,803,600	76,238,432	21.05	1,604,562	13,424,015	**19**
2029	**01/01/28**	**2027**	76,238,432	-	-	76,238,432	21.05	1,604,562	15,028,577	**20**
2030	**01/02/28**	**2028**	76,238,432	-	-	76,238,432	21.05	1,604,562	16,633,140	**21**
2031	**01/03/28**	**2029**	76,238,432	-	-	76,238,432	21.05	1,604,562	18,237,702	**22**
2032	**01/04/28**	**2030**	76,238,432	-	-	76,238,432	21.05	1,604,562	19,842,264	**23**
2033	**01/05/28**	**2031**	76,238,432	-	-	76,238,432	21.05	1,604,562	21,446,826	**24**
2034	**01/06/28**	**2032**	76,238,432	-	-	76,238,432	21.05	1,604,562	23,051,389	**25**
2035	**01/07/28**	**2033**	76,238,432	-	-	76,238,432	21.05	1,604,562	24,655,951	**26**
					$ 76,238,432			$ 24,655,951		

3. Cash Flow.

Table 4-4 shows the projected cash flow and fund balance analysis for the District under this 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 2029.

Table 4-4 – Cash Flow

Financial Date	Fund Balance - Net Costs to Recover Beginning	Total Revenues	Total Expenditures	Net Income (Loss)	Fund Balance - Net Costs to Recover Ending	TIF Year	FYE	Advances Outstanding	Net Cash Balance
2009	**$ -**	**$ -**	**$ 229,898.59**	**$ (229,898.59)**	**$ (229,898.59)**	**0**	**12/31/2009**	**$ -**	**$ (229,898.59)**
2010	**(229,898.59)**	**-**	**65,650.81**	**(65,650.81)**	**(295,549.40)**	**1**	**12/31/2010**	**415,000.00**	**119,450.60**
2011	**(295,549.40)**	**510.38**	**209,481.87**	**(208,971.49)**	**(504,520.89)**	**2**	**12/31/2011**	**2,067,085.00**	**1,562,564.11**
2012	**(504,520.89)**	**67,725.71**	**213,903.71**	**(146,178.00)**	**(650,698.89)**	**3**	**12/31/2012**	**2,540,335.45**	**1,889,636.56**
2013	**(650,698.89)**	**75,115.25**	**208,168.28**	**(133,053.03)**	**(783,751.92)**	**4**	**12/31/2013**	**2,470,641.11**	**1,686,889.19**
2014	**(783,751.92)**	**131,273.16**	**148,820.57**	**(17,547.41)**	**(801,299.33)**	**5**	**12/31/2014**	**2,082,715.46**	**1,281,416.13**
2015	**(801,299.33)**	**35,584.58**	**516,337.10**	**(480,752.52)**	**(1,282,051.85)**	**6**	**12/31/2015**	**2,068,231.17**	**786,179.32**
2016	**(1,282,051.85)**	**289,316.88**	**308,674.38**	**(19,357.50)**	**(1,301,409.35)**	**7**	**12/31/2016**	**1,327,746.88**	**26,337.53**
2017	**(1,301,409.35)**	**358,396.43**	**320,791.39**	**37,605.04**	**(1,263,804.31)**	**8**	**12/31/2017**	**1,363,262.59**	**99,458.28**
2018	**(1,263,804.31)**	**467,155.01**	**351,163.27**	**115,991.74**	**(1,147,812.57)**	**9**	**12/31/2018**	**1,257,937.13**	**110,124.56**
2019	**(1,147,812.57)**	**643,703.63**	**564,945.21**	**78,758.42**	**(1,069,054.15)**	**10**	**12/31/2019**	**1,338,452.84**	**269,398.69**
2020	**(1,069,054.15)**	**877,524.17**	**822,661.58**	**54,862.59**	**(1,014,191.56)**	**11**	**12/31/2020**	**1,243,968.55**	**229,776.99**
2021	**(1,014,191.56)**	**1,184,296.78**	**908,001.60**	**276,295.18**	**(737,896.38)**	**12**	**12/31/2021**	**1,144,484.26**	**406,587.88**
2022	**(737,896.38)**	1,274,640.88	958,932.83	315,708.05	(422,188.33)	**13**	12/31/2022	1,045,000.00	622,811.67
2023	(422,188.33)	1,342,653.07	1,208,648.90	134,004.17	(288,184.16)	**14**	12/31/2023	1,158,668.00	870,483.84
2024	(288,184.16)	1,364,297.43	3,012,358.69	(1,648,061.26)	(1,936,245.42)	**15**	12/31/2024	2,484,997.20	548,751.78
2025	(1,936,245.42)	1,364,297.43	1,503,047.88	(138,750.45)	(2,074,995.88)	**16**	12/31/2025	2,638,879.80	563,883.92
2026	(2,074,995.88)	1,393,005.04	1,027,561.95	365,443.09	(1,709,552.78)	**17**	12/31/2026	2,312,206.50	602,653.72
2027	(1,709,552.78)	1,482,416.01	1,368,306.08	114,109.93	(1,595,442.85)	**18**	12/31/2027	1,985,533.20	390,090.35
2028	(1,595,442.85)	1,604,562.24	595,388.67	1,009,173.57	(586,269.27)	**19**	12/31/2028	1,658,859.90	1,072,590.63
2029	(586,269.27)	1,604,562.24	45,068.67	1,559,493.57	973,224.30	**20**	12/31/2029	1,332,186.60	2,305,410.90
2030	973,224.30	1,604,562.24	44,076.67	1,560,485.57	2,533,709.88	**21**	12/31/2030	1,070,513.30	3,604,223.18
2031	2,533,709.88	1,604,562.24	45,063.67	1,559,498.57	4,093,208.45	**22**	12/31/2031	808,840.00	4,902,048.45
2032	4,093,208.45	1,604,562.24	46,079.67	1,558,482.57	5,651,691.03	**23**	12/31/2032	547,166.70	6,198,857.73
2033	5,651,691.03	1,604,562.24	47,126.67	1,557,435.57	7,209,126.60	**24**	12/31/2033	285,493.40	7,494,620.00
2034	7,209,126.60	1,604,562.24	47,409.99	1,557,152.25	8,766,278.85	**25**	12/31/2034	43,686.90	8,809,965.75
2035	8,766,278.85	1,604,562.24	40,100.91	1,564,461.33	10,330,740.18	**26**	12/31/2035	-	10,330,740.18
		$25,188,409.76	$14,857,669.58	$10,560,638.77				$36,691,891.94	$ 56,784,951.93

4. Allocation of Project Costs by Taxation District.

   Tax increments are generated by the combined mill rates of all taxation districts overlying the TID. Table 4-5 shows the share of the new taxes 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 Taxation District

Total Project Costs	$ 14,857,669	
Total Value Increment	$ 76,238,432	
TAXING DISTRICT	**MILL RATE CONTRIBUTION TO PROJECT COSTS**	**ESTIMATED NEW ANNUAL TAX REVENUE ON TID CLOSURE**
Village of DeForest	$ 4,733,036.29	$ 525,621.52
DeForest Area School District	$ 7,722,614.78	$ 857,625.48
Dane County	$ 2,124,860.82	$ 235,973.80
MATC	$ 581,174.57	$ 64,541.63

B. Kind, Number and Location of Public Improvements

Projects remaining from Amendment #1, which have yet to be completed are:

1. Duraform Lane Reconstruction (east of Blanchar's Crossing)
2. Additional Payments on Outstanding TID Bonds
3. Highway 51 Aesthetic Improvements

Projects to be added by Amendment #2 are:

1. North Towne Road Extension
2. Blanchar's Crossing Resurfacing (Highway 19 to Cul-de-sac Bulb)
3. North Towne Road and Bear Tree Pkwy Resurfacing

All public improvement projects are described in Section IV.A. and the location of those projects is shown in Map 4.

C. 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 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 maybe 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 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 4-6 – Timing of Potential Debt Issuance

Year	Advances Beginning	Issuances	Adjustments	Payments	Advances Ending	TIF Year
2010	$ -	$ 415,000.00	$ -	$ -	$ 415,000.00	1
2011	415,000.00	1,652,085.00	-	-	2,067,085.00	2
2012	2,067,085.00	484,113.66	-	10,863.21	2,540,335.45	3
2013	2,540,335.45	442,290.25	-	511,984.59	2,470,641.11	4
2014	2,470,641.11	400,000.00	-	787,925.65	2,082,715.46	5
2015	2,082,715.46	200,000.00	-	214,484.29	2,068,231.17	6
2016	2,068,231.17	442,290.25	-	1,182,774.54	1,327,746.88	7
2017	1,327,746.88	150,000.00	-	114,484.29	1,363,262.59	8
2018	1,363,262.59	800,000.00	-	905,325.46	1,257,937.13	9
2019	1,257,937.13	95,000.00	-	14,484.29	1,338,452.84	10
2020	1,338,452.84	-	-	94,484.29	1,243,968.55	11
2021	1,243,968.55	-	-	99,484.29	1,144,484.26	12
2022	1,144,484.26	-	-	99,484.26	1,045,000.00	13
2023	1,045,000.00	198,668.00	-	85,000.00	1,158,668.00	14
2024	1,158,668.00	1,981,196.00	-	654,866.80	2,484,997.20	15
2025	2,484,997.20	436,869.00	-	282,986.40	2,638,879.80	16
2026	2,638,879.80	-	-	326,673.30	2,312,206.50	17
2027	2,312,206.50	-	-	326,673.30	1,985,533.20	18
2028	1,985,533.20	-	-	326,673.30	1,658,859.90	19
2029	1,658,859.90	-	-	326,673.30	1,332,186.60	20
2030	1,332,186.60	-	-	261,673.30	1,070,513.30	21
2031	1,070,513.30	-	-	261,673.30	808,840.00	22
2032	808,840.00	-	-	261,673.30	547,166.70	23
2033	547,166.70	-	-	261,673.30	285,493.40	24
2034	285,493.40	-	-	241,806.50	43,686.90	25
2035	43,686.90	-	-	43,686.90	-	26
		$ 7,697,512.16	$ -	$ 7,697,512.16		

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

No change in the Village's Comprehensive Plan is required for the implementation of the Project Plan with this Amendment #2. The Comprehensive Plan currently contemplates predominantly industrial use within TID #4, but also with opportunities for commercial service and retail use particularly along Highway 51.

The current zoning of the property in the District is shown on Map 3. The zoning is predominantly M-2 General Industrial. No text amendments to the zoning code are anticipated to be necessary to allow the development as planned, though the rezoning of land consistent with this Project Plan may be requested and approved from time to time. No building code or other ordinance changes are anticipated.

E. Estimated Non-project Costs

Table 4-7 identifies expenses for projects in or serving the TID that have been completed which were partially funded by non-TID #4 sources. The Village created a total of four separate TIDs in the vicinity of the Highway 51/19 interchange. TID #3 may also be partially served by the proposed projects. Those TIDs and the Village have share in the expenses listed below, and those contributions have been considered non-TID sources for purposes of this Project Plan as they were not paid from TID #4 tax increment.

Table 4-7 – Non-Project Costs

Project Name	Location	Description	Cost Estimate
Highway 51 bridge (completed)	Under Bear Tree Parkway underpass	WisDOT funded 50% of the bridge project	$897,500
Traffic Signal (completed)	North Towne Road/ STH 19 Intersection	Install traffic signal and conduit	$7,500
Duraform Lane Reconstruction (east of Blanchar's Crossing)	East of district boundary	Resurface Duraform Lane due to deterioration	$178,154
North Towne Road Extension	North of district boundary	Construct North Town Road from District north to residential area	$513,629
Blanchar's Crossing Resurfacing	Highway 19 to Cul-de-sac Bulb	Resurface Blanchar's Crossing due to deterioration	$688,155
New Well House, Pumps, and Reservoir	Within boundaries of TID #4	Construct well house, pumps, reservoir, and access road	$350,000 Deleted
Land Acquisition	Possibly within boundaries of TID #4	Land acquisition for future public service facilities	$250,000 Completed
TOTAL			$2,284,938

F. 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 2015:

- Promote an orderly, sequential pattern of land use and community development in order to ensure that the provision of public services, roads, and utilities keep pace with development.

- Develop the TID #4 area as the predominantly industrial North Towne Corporate Park, providing jobs for local residents and enhancing the Village's tax base.

- Proactively work to retain existing businesses and help them grow.

- Recruit targeted businesses and industries that provide good jobs and high tax base per acre.

- Interconnect areas of different development, including via road and open space linkages throughout the community.

- Complete construction of North Towne Road for its approximately four-mile planned extent through the community as a major collector road linking jobs, residents, and shopping.

VII. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to §66.1105(5)(b), Wis. Stats. the Village estimates that approximately 10% 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 TID No. 4

VILLAGE OF DEFOREST
PLANNING AND ZONING COMMISSION

RESOLUTION 2022-907

A RESOLUTION APPROVING AND RECOMMENDING A SECOND AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 4, VILLAGE OF DEFOREST.

WHEREAS, the Village Board of DeForest, Wisconsin created Tax Incremental District No. 4, Village of DeForest ("TID #4"), which was approved by the Joint Review Board on August 20, 2009; and

WHEREAS, the Village Board and Joint Review Board approved a prior amendment to the approved project plan for TID #4 ("TID #4 Project Plan") on September 18, 2014; and

WHEREAS, the Planning and Zoning Commission ("Commission") has the legal responsibility for the planning of TID #4; and

WHEREAS, the Commission has determined that certain further amendments to the TID #4 Project Plan are necessary and will be beneficial to carry out and promote the intended goals of TID #4; and

WHEREAS, the Commission caused notice of a public hearing on the proposed second amendment to the TID #4 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 #4 Project Plan Amendment #2, 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 #4 was created.

NOW, THEREFORE, BE IT RESOLVED, that the TID #4 Project Plan Amendment #2, 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 Creating and Approving Project Plan Amendment

RESOLUTION 2022-074

A RESOLUTION APPROVING A SECOND AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 4, VILLAGE OF DEFOREST, WISCONSIN.

WHEREAS, Village of DeForest Board created Tax Incremental District No. 4, Village of DeForest (TID # 4) on August 17, 2009, which subsequently was approved by the Joint Review Board on August 20, 2009 and

WHEREAS, the Village Board approved a First Amendment to the TID #4 project plan which was approved by the Joint Review Board on September 18, 2014 to modify the list of projects and estimated project costs for the TID; 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 #4; and

WHEREAS, the P&Z held a public hearing on August 23, 2022 as required by law and thereafter adopted its Resolution 2022-907 pursuant to §66.1105(4)(h), Wis. Stats., amending the project plan for TID # 4 and recommending approval of that Resolution by the Village Board; and

WHEREAS, the Village Board has reviewed the proposed amendment as approved by Resolution 2022-907 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 2022-907:

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 #4;

4. The project costs identified in the Amendment approved hereby directly relate to the promotion of mixed-use development for which TID #4 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 #4, it is estimated that 10% 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 2022-907 and attached hereto as Exhibit A is hereby approved and the project plan for TID #4, 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: 7-0 Date Adopted: 9.6.2022

Appendix G: Joint Review Board Approval of TID No. 4 Amendment

VILLAGE OF DEFOREST
JOINT REVIEW BOARD

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.

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 second amendment to the project plan for Tax Incremental District No. 4, Village of DeForest (TID #4), 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 #4 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 #4 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 #4, 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 2022-074 amending the project plan for Tax Incremental District No. 4, 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.

Jane Adolf Wolfgram
_____, Chairperson

Vote: Aye: 4
Nay: 0

Appendix H: Village Attorney Opinion

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November 28, 2022

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

RE: Certification of Amendment No. 2 to Project Plan for Tax Incremental District No. 4, Village of DeForest

Dear Board Members:

I have reviewed the Amended Project Plan (Amendment No. 2) for Tax Incremental District No. 4, Village of DeForest adopted by Resolution 2022-074 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