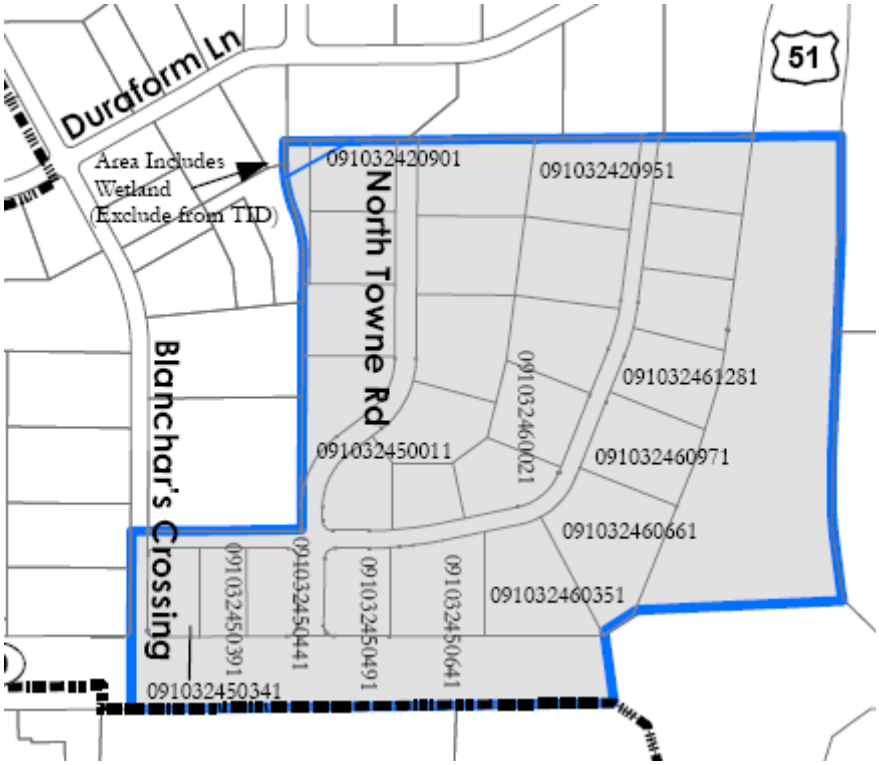
Village of DeForest, Wisconsin
Tax Incremental Financing District No. 3
Project Plan



Recommended by the DeForest Redevelopment Authority: February 26, 2009

Approved by the DeForest Village Board: March 16, 2009

Approved by the DeForest Joint Review Board: March 26, 2009

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A. Introduction

The Village of DeForest is proposing to create Tax Incremental District No. 3 (TID #3) on the south side of the Village at the northwest quadrant of the Highway 51/19 interchange. The proposed TID #3 boundary includes vacant land in the North Towne Corporate Park First Addition plat, plus lands within adjacent road rights-of-way.

The Village is working with the Wisconsin Department of Transportation (WisDOT) and the Town of Windsor on current and planned improvements to Highways 51 and 19. These improvements, including a free flow interchange, improved access, and an underpass under Highway 51 will increase accessibility and will attract additional industrial and new office/research and commercial uses to this area.

The proposed coverage of the TID includes lands proposed for a mixture of office, industrial, commercial services, and retail uses. There are significant public road and utility infrastructure costs that would be involved in developing this area. Tax increment financing is necessary to fund infrastructure improvements to cause this type of development to occur.

The project plan for Tax Incremental District No. 3 has been prepared in compliance with Section 66.1105, Wis. Stats. The project plan explains the need for the project, lists the public improvements anticipated within the district, provides an estimated time schedule for completion of the project and an estimated budget. This project plan is to be adopted by resolution by the Village Board following a recommendation of the DeForest Redevelopment Authority. Pursuant to the authority granted by Section 66.105(3)(f), Wis. Stats., the Village enacted ordinance 94-8 delegating planning authority for tax incremental financing districts to the Redevelopment Authority. A Joint Review Board must also approve the plan, which then becomes the official plan and guide for development within the boundaries of TID #3.

Implementation of the project plan and construction of the public improvements listed will still require a case-by-case authorization by the Village Board. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Village Board is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Changes to the types of projects will require Village Board and Joint Review Board approval of a formal amendment to the project plan, following public review and a recommendation from the DeForest Redevelopment Authority. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the district.

TID #3 is established as a "mixed use" TID. A mixed use TID may contain a combination of industrial, commercial, and residential land uses. One restriction within this classification is that newly-platted residential uses cannot consist of more than 35 percent of the entire area of the TID. In this case, little if any residential use is proposed for TID #3. It is possible that some commercial uses in TID #3 may include limited residential use in a mixed use development setting, but residential uses will be minimal.

Mixed use TIDs may have up to a 20 year retirement period and 15 year spending period. The law also allows the Village to extend the retirement period an additional three years past the normal 20 year retirement period if a resolution requesting this extension is adopted by the Village Board, the Joint Review Board approves the Village's request, and the Wisconsin Department of Revenue is provided notice of the extension at least one year prior to the end of the original term.

The law also provides that the TID boundary may be amended up to four times over the life of the TID, including the potential for the removal and/or addition of land from or to the District. However, any new properties added to the TID must be serviced by public improvement projects that were listed in the original project plan.

It is the intent of the Village to continually monitor the State legislative changes regarding Section 66.1105, Wis. Stats. to determine their potential effect on this and future TIDs within the Village of DeForest.

A copy of this project plan will, following adoption, be submitted to the Department of Revenue and used as the basis of its certification of Tax Incremental District No. 3 in the Village of DeForest.

B. Goals and Objectives

Tax Incremental District No. 3 has been created for the purpose of promoting the orderly development of this area in the Village of DeForest. The broad goals of the proposed TID #3 include:

- 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 retail, commercial, and employment needs in DeForest without the need for travel outside the community; and
- Implementing goals and directions within the Village's Comprehensive Plan, particularly as they relate to economic development and facilitating high-quality commercial uses matching the needs of DeForest residents.

The specific objectives of TID #3 are as follows:

- Help finance the public infrastructure needed to serve anticipated development.
- Address regional transportation and utility needs, while increasing traffic safety and accessibility to the area.
- Compensate for current infrastructure deficiencies resulting from the distance of this area from the historic center of the Village, such as through water system enhancements.
- Draw higher value commercial and office uses than the Village would otherwise be able to attract, such as restaurants and higher-end retailing in quality developments. Emphasis will be given to encouraging new commercial enterprises that supplement, rather than directly compete, with businesses already located within the Downtown and other areas of the Village.
- Enhance character and economic activity along the Highway 51/19 corridor.

C. Tax Incremental District Boundary Description and Equalized Values

The boundary of TID #3 is officially designated on Map 1 and in Appendix J. This boundary encompasses vacant land located north of STH 19, between USH 51 and Blanchar's Crossing, and south of Duraform Lane. This land is in the process of being replatted. TID #3 also includes adjoining public road rights-or-way for Highway 51, Highway 19, and segment of Blanchar's Crossing.

Tax Incremental District #3 had an assessed base value as of January 1, 2008 of $994,100. The 2009 assessed base value of TID #3 will not be available until the spring or summer of 2009. The 2009 assessed base value of TID #3 is $1,013,982, assuming a two percent increase from 2008.

As of January 1, 2008, TID #3's total equalized value was $1,002,723, based on its assessed base value reported in the previous paragraph and on the Village's 2008 equalization ratio of 99.14%. The 2009 equalized value of TID #3 will not be available until August 15, 2009. The estimated 2009 equalized value is $1,022,778, assuming a two percent increase from 2008.

As of January 1, 2008, the Village's total equalized value was $840,353,100, based on its total assessed base value and on the Village's 2008 equalization ratio of 99.14%. The 2009 equalized value of the Village as a whole will not be available until August 15, 2009. The estimated 2009 equalized value of the Village is $857,160,162, assuming a two percent increase from 2008.

The law permits the Village to incorporate up to 12% of its total *equalized* value into one ore more TIDs. In 2007, the Village removed value from TID #1 to bring this percentage to below 12% for the first time in many years.

The Village has sufficient capacity to add TID #3 under the statutory limit that no more than 12% of the total equalized value in the Village be within TIDs. There is approximately $78 million in value remaining in TID #1, the Village's only TID, as a result of a recent reduction in the size of that TID. This means that approximately 9.3% of the Village's total equalized value is in TID #1. TID #3 has an estimated 2009 equalized value of $1,022,778, which will have negligible impact on the total percentage of value within TIDs (an increase of about 0.013%). In fact, every percentage point increase would require about $8 million in TID value increase. Therefore, even with the creation of TID #3, the Village has significant capacity to consider other TIDs in the near future, unless there are major unexpected value increases in its TIDs.

"Buhler" Property

North Towne Corporate Park

Annen Property

Prestigacomo Holdings

Bear Tree Office/Commercial

Savannah Brooks

Area Includes Wetland (Exclude from TID)

091032420901

091032420951

091032461281

091032460021

091032450011

091032460971

091032460661

091032460351

091032450391

091032450441

091032450491

091032450641

091032450341

Village of DeForest - TID #3
Map 1 - TID Boundary

Parcels (as of January, 2009)

TID #3 Boundary

Village of DeForest Boundary

Date: March 26, 2009
Source: Dane County LIO, V&A, Vierbicher

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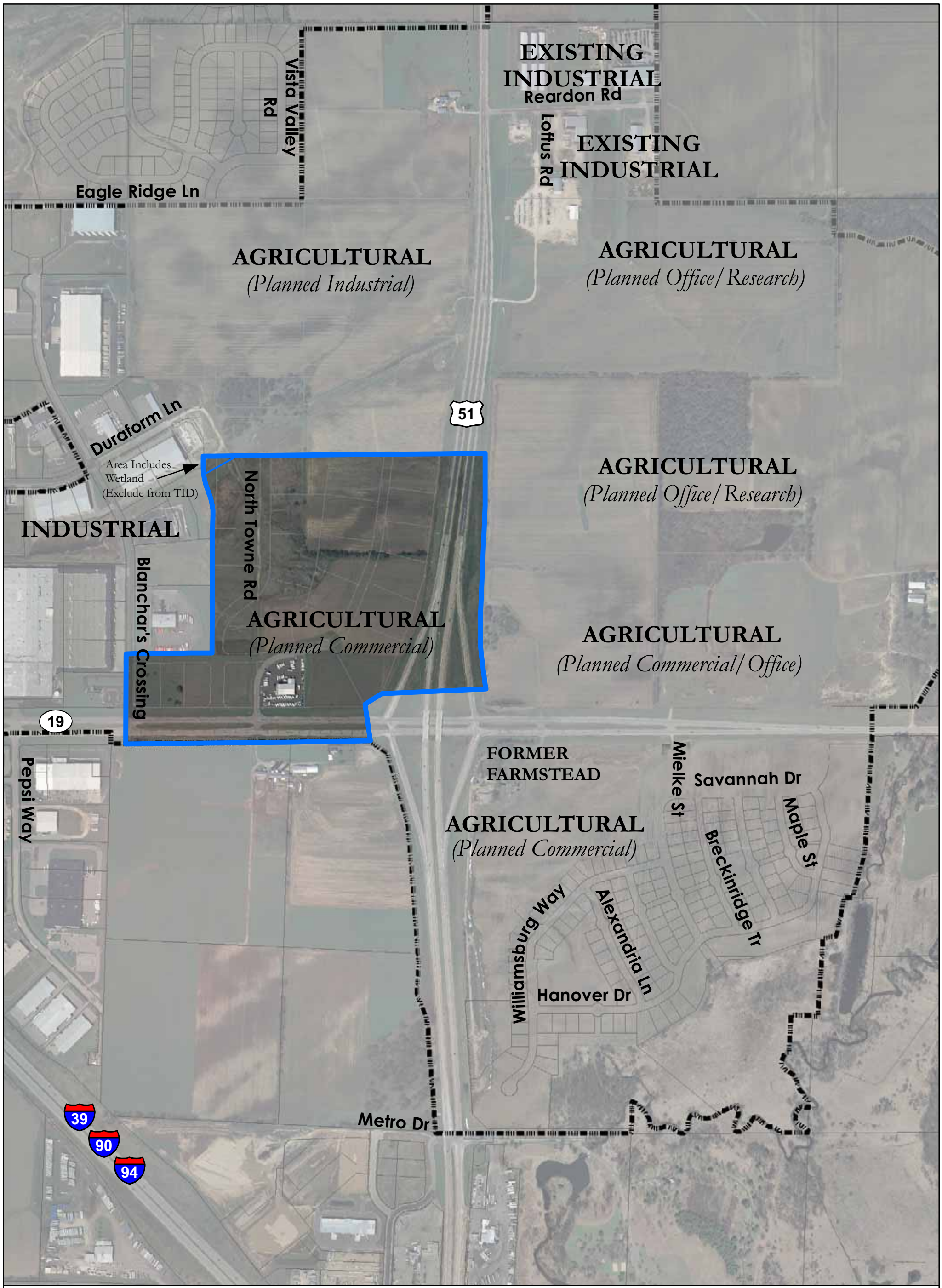
D. Existing Land Use and Condition of Real Property

Map 2 depicts existing land use and conditions of real property in the proposed TID boundary. TID #3 encompasses approximately 103 acres. The northwest quadrant of the USH 51/STH 19 interchange includes vacant land currently in agricultural uses.

Tax Incremental Districts do not include any area identified as a wetland on a map under State Statute 23.32. Based on WisDNR and Regional Planning Commission mapping and a field survey, there is a less than one acre piece of land near the northwest corner of the TID that is in wetland. The area that includes the wetland—defined as an "environmental corridor" on the recorded subdivision plat within this TID—is delineated and labeled as "Area includes Wetland-Excluded from TID" on all maps associated with this project and specifically excluded from the boundary of TID #3 in the Boundary Description included as Appendix J.

Map 3 depicts the current zoning for the proposed TID. The land within TID #3 is zoned as General Business, B-2, under the Village of DeForest Zoning Code. The land is part of a development project known as North Towne Corporate Park First Addition, which is planned to include office and commercial uses. The Village has been working with the property owners in this area to reconfigure the street and lot layouts to be better integrate with planned street extensions to the north, improvements to STH 19 and USH 51, and beneficial patterns of commercial and industrial development.

The area meets the requirements of being suitable for a mixed use TID as defined by Section 66.1105(2)(cm), and required by Section 66.1005(4)(gm)(4)(a), Wis. Stats. The zoning in the future is allowed to change, provided that no more than 35% by area is zoned residential.



Village of DeForest - TID #3
Map 2 - Existing Uses And Conditions Of Real Property

Parcels (as of January, 2009)

TID #3 Boundary

Village of DeForest Boundary

EXISTING LAND USE

(Planned Land Use)

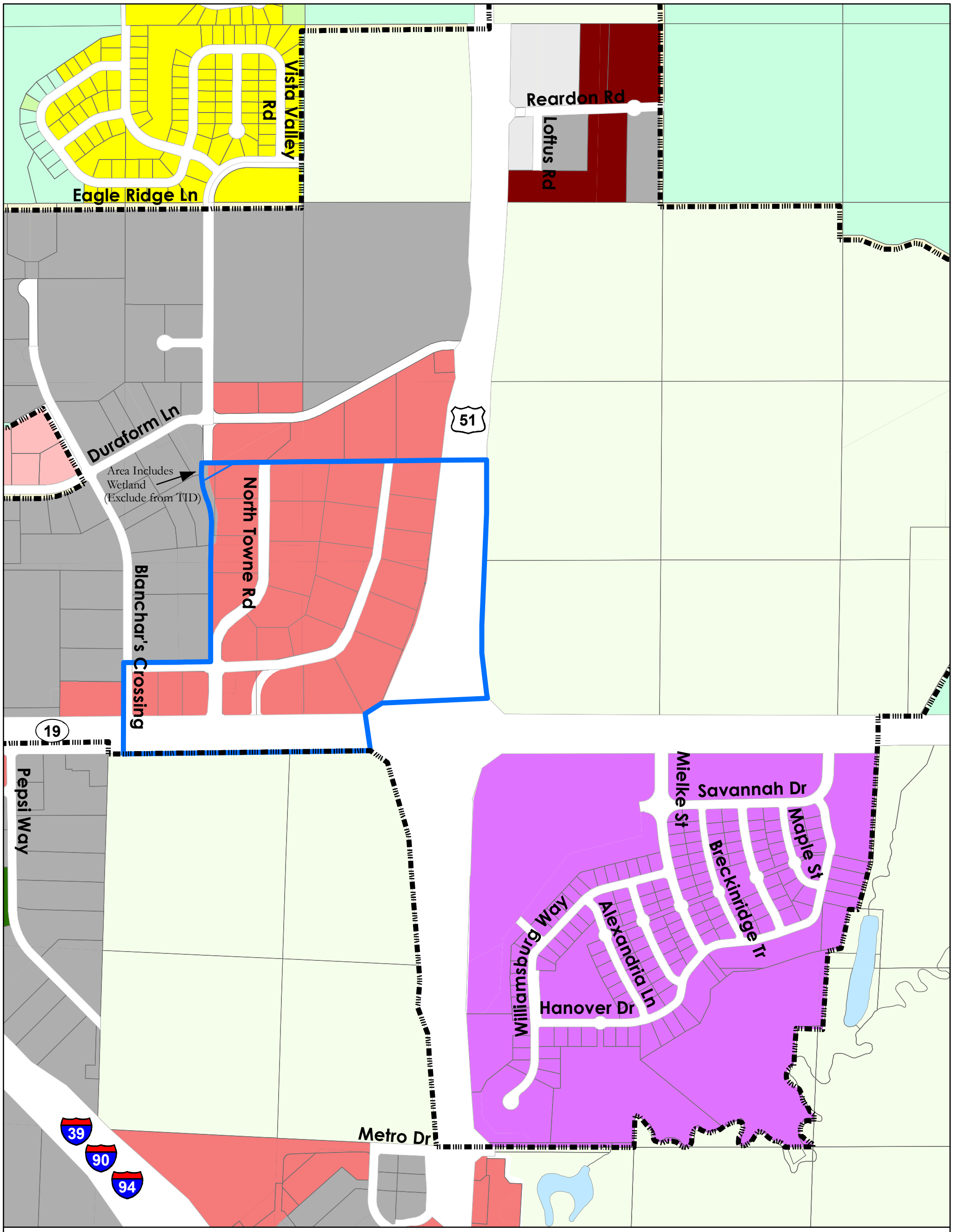
Date: March 26, 2009
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Village of DeForest - TID #3
Map 3 - Zoning

- Parcels (as of January, 2009)
- TID #3 Boundary
- Village of DeForest Boundary

- A-1 Agricultural
- A-1EX Exclusive Agricultural
- A-3 Agricultural Districts
- A-B Agricultural Business
- B-2 General Business
- C-1, C-2 Commercial Districts
- M-1 Restricted Industrial
- M-2 General Industrial
- PUD Planned Unit Development
- R-2, R-3, R-3A, R-4 Residential Districts
- RH-1, RH-4 Rural Homes Districts
- Rights of Way
- Water

Date: March 26, 2009
Source: Dane County LIO, V&A, Vierbicher

Feet
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E. Proposed Public Projects, Estimated Costs, and Economic Feasibility Analysis

The goal of the proposed project activities is to provide the necessary public improvements and environment to attract and stimulate private investment and development. There are several comprehensive categories to the proposed project activities including:

- Projects that facilitate safe and adequate transportation, public utility, technology, and other infrastructure investments within TID #3. Individual infrastructure project funding is the single largest potential expenditure in TID #3. Map 4 identifies the location of the proposed public improvements. The project activities numbered on Map 4 refer to the specific project activities listed in Table 1. This project plan includes costs proportionate to the needs of the TID in cases where the benefit area includes land outside of the proposed TID boundary. The anticipated non-TID funded project costs are in Table 2.
- Potential for direct project funding to facilitate individual building projects, based on predefined criteria for support. It is the intent of the Village of DeForest Village Board to work with individual property owners on development or redevelopment of their individual sites by potentially offering additional funding based on particular building projects meeting pre-set performance criteria, described in detail below.
- Administration, legal, planning, and other associated costs to administer and implement the TID #3 Project Plan.
- Financing costs, including interest expense and fees to issue bonds.

Proposed Public Projects and Estimated Costs

This section describes proposed public works/infrastructure projects and their estimated costs. Table 1 allocates the projects and their respective costs. These project activities and costs are estimates and may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken or reallocating the cost of specific projects within the limitation of the total estimated project costs. The project plan for TID #3 should be considered as a local enabling tool that allows the Village to implement the project activities described herein. Each project activity and expenditure will require specific implementation authorization by the Village Board, even though it is included in this project plan.

The proposed project activities within this project plan have been comprehensively planned and prioritized. The year-by-year prioritization, included in Table 1, has been established on the basis of providing public works improvements that have the greatest chance of stimulating immediate economic development after they are undertaken. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring, or is expected to occur, prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by a particular type or location of proposed project activity, other project activities may be delayed and/or removed from the project schedule.

Table 1: Proposed Infrastructure Project Costs Assignable to TID #3

Project Number on Map 4	Project Name[1]	Location	Description	Cost Estimate[2]	Estimated Construction Period
1	Traffic Signal	New North Towne Road/ STH 19 Intersection	Install traffic signal and conduit	$37,618[3]	2009-2010
2	North Towne Road (Segment A)	Between northern TID boundary and Meridian Drive (planned east-west local street in TID)	Street construction, site work, sanitary sewer, water distribution, storm sewer, curb and gutter, sidewalk	$844,200[3]	2009-2010
3	Blanchar's Crossing (Reconstruction)	STH 19 to Duraform Lane	Street reconstruction	$95,060[3]	2011-2012
4	Duraform Lane (Reconstruction)	Existing portions of Duraform Lane east of Blanchar's Crossing	Street reconstruction	$33,740[3]	2011-2012
5	North Towne Road (Segment B)	North and within ½ mile of TID #3	Street construction, site work, sanitary sewer, water distribution, storm sewer, curb and gutter, sidewalk	$176,000[3]	2011-2012
6	Duraform Lane (New Construction)	North and within ½ mile of TID #3	Street construction, site work, sanitary sewer, water distribution, storm sewer, curb and gutter	$103,450[3]	2011-2012
7	New Well House, Pumps, and Reservoir	North and within ½ mile of TID #3	Construct well house, pumps, reservoir access, and road	$189,785[3]	2009-2010
8	Land Acquisition	North and within ½ mile of TID #3	Land acquisition for future public service facilities; proximity to well site likely	$33,890[3]	2009-2010
9	Underpass Road west of USH 51	North and within ½ mile of TID #3	Street construction, site work, sanitary sewer, water, storm sewer, curb and gutter	$42,323[3]	2011-2013

Project Number on Map 4	Project Name[1]	Location	Description	Cost Estimate[2]	Estimated Construction Period
10	USH 51 Bridge Overpass	Between North Towne Corporate Park North (CapWin) and Reardon Road Industrial Area	Village share of street construction and site work for USH 51 overpass over Underpass Road	$218,600[3]	2011-2013
11	Underpass Road east of USH 51	Reardon Road Industrial Area	Street construction, site work, sanitary sewer, water distribution, storm sewer, curb and gutter, sidewalk (street may be constructed in segments)	$133,431[3]	2011-2013
12	USH 51 Aesthetic Improvements	USH 51/STH 19	Gateway features, landscaping, design work, and construction management	$232,500[3]	2013-2015
NA	Technology Improvements	TID wide	Fiber optic, wireless, cameras, and other technology infrastructure	$100,000[3]	2014-2016
TOTAL				$2,240,597	

Notes: [1]Additional infrastructure projects may be funded as completed in the TID under the Development Incentives program described later in this Project Plan.
[2]Cost estimates include contingency (15%) and engineering, legal, and administrative expenses (20%).
[3]Cost estimate is for portion of total project cost assignable to TID #3.

Proposed Infrastructure Project Names

1. Traffic Signal
2. North Towne Road Segment A
3. Blanchar's Crossing (Reconstruction)
4. Duraform Lane (Reconstruction)
5. North Towne Road Segment B
6. Duraform Lane (New Construction)
7. New Well House, Pumps, & Reservoir
8. Village Land Acquisition (Location May Change)
9. Underpass Road West of USH 51
10. USH 51 Bridge Overpass
11. Underpass Road East of USH 51
12. USH 51 Aesthetic Improvements

Vista Valley Rd
Eagle Ridge Ln
Reardon Rd
Loftus Rd
Underpass Rd
Duraform Ln
Area Includes Wetland (Exclude from TID)
North Towne Rd
Blanchar's Crossing
Pederson Crossing
Bear Tree Office Park Rd
Pepsi Way
Mielke St
Savannah Dr
Maple St
Williamsburg Way
Alexandria Ln
Breckinridge Tr
Hanover Dr
Metro Dr
Danielle Rd
51
19
39
90
94

Note: Actual road locations will be determined at time of development.

Village of DeForest - TID #3
Map 4 - Proposed Infrastructure Projects

Future Roads (locations may change)
Proposed Railroad Spur
Roads to be Discontinued
Surface Water
Project ID Number
Parcels
Village of DeForest
TID #3 Boundary

0 250 500 1,000 1,500 Feet

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Date: March 26, 2009
Source: Dane County LIO, V&A, Vierbicher

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Table 1 includes an anticipated construction schedule by year for each TID infrastructure project. While TID expenditures are expected to begin in 2009, timing will depend on the development review process (e.g. rezoning, platting, etc.) and construction of actual development projects. Expenditures may also be timed in conjunction with adjacent highway projects such as construction of a USH 51 underpass and aesthetic improvements of associated with reconstruction of USH 51.

The intent of Table 2 is to show expenses for projects in or serving the TID that will be partially funded by non-TID sources. At the time of writing of this plan, the Village was contemplating the creation of several TIDs in this vicinity. The cost estimate included in Table 2 may be repeated in one or more of the other TIDs currently under consideration. These cost estimates are not additive among TIDs, but rather represent the total non-TID portion of the project cost.

Table 2: Non-TID Infrastructure Project Costs

Project Name	Location	Description	Cost Estimate
Traffic Signal	North Towne Road/ STH 19 Intersection	Install traffic signal and conduit	$7,500
New Well House, Pumps, and Reservoir	North and within ½ mile of TID #3	Construct well house, pumps, and access road	$350,000
Land Acquisition	North and within ½ mile of TID #3	Land acquisition for future public service facilities	$250,000
TOTAL			$607,500

Additional Development Incentives

In addition to direct infrastructure cost support for projects described in Table 1, the Village will implement a system for TID funding support to offer additional incentives for particular future building projects that significantly advance the Village's goals and objectives for this TID. This incentive system involves comparing a particular building opportunity—typically expected to be brought forward by a business, property owner, or developer in the TID—against a set of criteria that reflects the Village's objectives and ideals. The general criteria that will be utilized are listed below; the Village will utilize a scoring system based on these criteria as a means to decide which projects deserve additional funding support and how much support to consider.

- Compatibility with Village's vision, design standards, and ordinance requirements.
- Capacity to open new markets and niches (especially bio-based industrial uses and regional retail and dining uses).
- Meets/exceeds tax increment value targets for industrial or commercial components of TID.
- Low Village risk in providing financial support (including consideration of increment guarantee).
- Positive or manageable impact on environment and nearby land uses, transportation, utilities.
- Project incorporates principles of sustainable building and site design.
- Likelihood of business attracting other desirable businesses to DeForest.
- Complements existing businesses in DeForest, and does not directly compete with Downtown business uses.
- Likely timetable for development and build-out of site is relatively short.
- Projected number of employees and quality of jobs.

- Projected wage/salary structure.
- Low or manageable expected Village service costs.
- Project unlikely to select site without additional financial participation.

The types of projects and initiatives for additional development incentive funds will vary depending upon the needs of each building project that the Village elects to fund. Possible uses for these additional development incentive funds include, but are not limited to:

- Road, bridge/underpass, and highway right-of-way and construction projects beyond those described in Table 1, but specifically serving the building project that is being considered.
- Public utility projects beyond those described in Table 1, but specifically serving the building project that is being considered.
- Utility connection or impact fees.
- Land cost write downs.
- Efforts to close financing gaps.
- Site preparation.
- Marketing expenses.
- Provision of development amenities that also benefit the Village (e.g. landscaping that exceeds minimal standards).
- Other reasonable expenses that may be necessary to accomplish the development project in a manner that meets the Village's criteria.

Summary of Total Estimated TID Project Costs

Table 3 summarizes the total estimated project costs for this TID. Table 3 includes the infrastructure project costs detailed in Table 1 and provides a maximum figure for potential additional development incentives for future projects in the TID.

Table 3: Total TID Project Costs

Cost Type	Cost Estimate
Infrastructure Projects (Table 1)	$2,261,085
Additional Development Incentives	$3,000,000
General Administration, Legal, Planning	$520,000
Financing (Interest on debt)	$2,635,321
TOTAL	$8,416,407

Other Potential Sources of Funding

TID project costs are funded from the issuance of debt with the principal and interest paid back with tax increment from property within the TID. The project plan for TID #3 is written with the assumption that there would be limited non-TID funding to offset project costs, in order to be conservative in determining the economic feasibility of the TID. Non-TID funding is defined as funds from sources other than tax increments generated by the TID. Table 2 enumerates the non-TID portions of funding that will be allocated to certain infrastructure projects, based on the fact that these projects have some benefit outside of the TID.

Even with this conservative assumption, it is the intent of the Village staff to identify potential non-TID funding sources, such as those listed below, for individual projects identified within this project plan and occurring in the TID. It will be the Village staff's responsibility, with Village Board approval, to submit applications from promising funding sources and to develop any special assessment formulas as part of a comprehensive funding strategy.

- State and Federal Economic Development Grants: There are numerous State and Federal grants that are available for economic development projects. Some of these include, but are not limited to historic tax credits, low interest loans, the Community Based Economic Development (CBED) program, and other programs administered through the State of Wisconsin Department of Commerce. Given the extent of recent flooding in southern Wisconsin, there are also economic development grants available for flood recovery. Parts of the TID area are also within a designated Foreign Trade Zone.
- Special Assessments: When public improvements directly benefit adjacent property owners, special assessments are a means for such benefitting owners to pay at least part of the cost of such improvements. The Village is considering establishing a deferred assessment system for certain public improvements within the TID, including those identified in Table 1. In this proposed system, property owners would be assessed for the value of public improvements adjacent to their property (e.g. streets, utilities, etc.). At the end of the deferment period (e.g., 10 years, or perhaps at when individual lots are sold for development), property owners would either directly pay the assessment with interest, or the assessment would be paid through the increment generated by expected new development on the property. This system of special assessments is intended to increase the incentive for property owners to develop their lands within the TID at higher values, so they ultimately would not have to expend "out of pocket" funds to pay the deferred assessment.
- Transportation Enhancement Grants: This State program is designed to support the costs for amenities associated with transportation projects including streetscaping, landscaping, and pedestrian improvements.
- Brownfield Assessment, Planning, and Remediation Grants: Wisconsin's Brownfield Initiative provides access to State and federal financial assistance programs government to encourage brownfield redevelopment through grants, loans, and tax incentives. The activities funded include preliminary site assessment and identification, property acquisition, clean-up and remediation, removal of underground storage tanks and containers, economic development, public facilities infrastructure improvements, large-scale physical development, rehabilitation, and demolition. State resources are available through competitive grant programs administered through the Department of Natural Resources and Department of Commerce. Federal resources are primarily from the Environmental Protection Agency.
- Community Development Block Grant Loan Fund (CDBG): The Dane County Department of Planning and Development administers the County CDBG loan fund, which DeForest Area businesses may access for creation or expansion. Dane County also has funding available for building façade improvements.
- Technology Infrastructure Cost Recovery: The project plan identifies technology infrastructure, such as fiber optic lines, as a potential TID project cost. Building this infrastructure up-front would provide a marketing and technological advantage for the development in this area. The TID may pay for at least a portion of this cost because there may be no end-users at the time of installation, which is generally a pre-condition for private telecommunication providers to install such service. However, once properties develop and users are present, the Village will work with one or more telecommunication companies to encourage them to buy back these lines from the Village in exchange for being authorized to provide telecommunication services.

- Economic Stimulus Funds: Given the national economic crisis occurring at the time this TID was created, the federal government adopted a massive economic recovery program. The Village will monitor and seek additional funding available to assist infrastructure and economic development under this initiative.

In addition, the Village may permit the establishment of developer-funded TID projects within this TID. Developer funded TIDs are a recent development in Wisconsin. Under a developer-funded TID, the developer within the TID finances some or all of the project costs, both public and private, and in turn the Village agrees to transfer a percentage of the future tax increments within the development back to the developer as reimbursement for the initial developer expenditures that were made. It is possible that parts of TID #3 could be improved via a developer funded TID, while other parts could be improved via traditional TID projects completed by the Village.

General Economic Feasibility

The development increment projections, as outlined in Table 4, if met on a fairly similar timeline, will be sufficient to cover the expenditures needed to fully service the interest and principal payments needed expenditures listed in Table 3. With these assumptions, the debt will retired within the 20-year required timeframe. This economic feasibility is also based on current legislation with no further changes anticipated in existing TIF districts.

Table 4: Development and Tax Increment Projections

Financial Year	Valuation Date	Construction Year	TID Value Increment	Appreciation Growth	New Development Growth	End Value	Equalized Tax Rate	TID Increment Revenue	Cumulative	TIF Year
2009	**01/01/08**	**2007**	$0	$0	$0	$0	$19.87	$0	$0	**0**
2010	**01/01/09**	**2008**	0	0	0	0	19.87	0	0	**1**
2011	**01/01/10**	**2009**	0	0	0	0	19.87	0	0	**2**
2012	**01/01/11**	**2010**	0	0	5,000,000	5,000,000	19.87	99,365	99,365	**3**
2013	**01/01/12**	**2011**	5,000,000	50,000	5,000,000	10,050,000	19.87	199,723	299,088	**4**
2014	**01/01/13**	**2012**	10,050,000	100,500	10,000,000	20,150,500	19.87	400,450	699,538	**5**
2015	**01/01/14**	**2013**	20,150,500	201,505	10,000,000	30,352,005	19.87	603,185	1,302,723	**6**
2016	**01/01/15**	**2014**	30,352,005	303,520	10,000,000	40,655,525	19.87	807,946	2,110,669	**7**
2017	**01/01/16**	**2015**	40,655,525	406,555	20,000,000	61,062,080	19.87	1,213,485	3,324,154	**8**
2018	**01/01/17**	**2016**	61,062,080	610,621	3,460,000	65,132,701	19.87	1,294,381	4,618,535	**9**
2019	**01/01/18**	**2017**	65,132,701	651,327	0	65,784,028	19.87	1,307,325	5,925,860	**10**
2020	**01/01/19**	**2018**	65,784,028	657,840	0	65,441,868	19.87	1,320,398	7,246,258	**11**
2021	**01/01/20**	**2019**	66,441,868	664,419	0	67,106,287	19.87	1,333,602	8,579,860	**12**
2022	**01/01/21**	**2020**	67,106,287	671,063	0	67,777,350	19.87	1,346,938	9,926,798	**13**
2023	**01/01/22**	**2021**	67,777,350	677,773	0	68,455,123	19.87	1,360,407	11,287,205	**14**
2024	**01/01/23**	**2022**	68,455,123	684,551	0	69,139,675	19.87	1,374,011	12,661,216	**15**
2025	**01/01/24**	**2023**	69,139,675	691,397	0	69,831,071	19.87	1,387,751	14,048,967	**16**
2026	**01/01/25**	**2024**	69,831,071	698,311	0	70,529,382	19.87	1,401,629	15,450,596	**17**
2027	**01/01/26**	**2025**	70,529,382	705,294	0	71,234,676	19.87	1,415,645	16,866,241	**18**
2028	**01/01/27**	**2026**	71,234,676	712,347	0	71,947,023	19.87	1,429,802	18,296,043	**19**
2029	**01/01/28**	**2027**	71,947,023	719,470	0	72,666,493	19.87	1,444,100	19,740,143	**20**
					$63,460,000			$19,740,143		

The Village will be cautious to spend at or below the levels projected in Table 3. The Village will also analyze the fiscal condition of TID #3, and how well the development projections are being reached. This analysis should be done annually. Decisions to continue spending will be based on the "state of the district."

The tools selected for financing for the projects listed in Tables 1 and 3 will be decided in advance of project completion. As of the date of plan drafting, it was anticipated that borrowing for projects would take place on at least three separate occasions—in 2009, 2011, and 2012 (see Table 6). It is estimated that the borrowing interest rate will be between 4.5 and 6 percent, depending on the length of borrowing and debt type, and an effective mill rate of 19.87 per thousand for all years (which is the 2009 mill rate). The borrowing may be a mix of General Obligation, Revenue Bonds, Lease Revenue Bonds, and Special Assessment B Bonds, as may be appropriate to best suit Village and project needs at the time.

Table 5: Expenditure Analysis

Financial Year	Infrastructure Projects Construction Costs	General Administrative, Legal, Planning Costs	Additional Development Incentives	Interest on Debt (External)	Total Expenditures	TID Year
2009	$1,550,334	$80,000	$0	$44,625	$1,674,959	**0**
2010	0	40,000	250,000	89,250	379,250	**1**
2011	0	60,000	250,000	113,784	423,784	**2**
2012	710,751	40,000	500,000	228,318	1,479,096	**3**
2013	-	40,000	500,000	318,318	858,318	**4**
2014	-	40,000	0	312,785	352,785	**5**
2015	-	40,000	0	306,127	346,127	**6**
2016	-	40,000	1,500,000	288,312	1,828,312	**7**
2017	-	40,000	-	259,431	299,431	**8**
2018	-	40,000	-	220,518	260,518	**9**
2019	-	60,000	-	181,604	241,604	**10**
2020	-	-	-	132,750	132,750	**11**
2021	-	-	-	92,250	92,250	**12**
2022	-	-	-	47,250	47,250	**13**
2023	-	-	-	-	-	**14**
2024	-	-	-	-	-	**15**
2025	-	-	-	-	-	**16**
2026	-	-	-	-	-	**17**
2027	-	-	-	-	-	**18**
2028	-	-	-	-	-	**19**
2029	-	-	-	-	-	**20**
	$2,261,085	$520,000	$3,000,000	$ 2,635,321	$8,416,407	

Table 6: Income Statement and Fund Balance Analysis

Financial Date	Fund Balance Beginning	Total Revenues	Debt Proceeds	Total Expenditures	Principal Payments	Fund Balance Ending (Before Interest)	TID Year
2009	$0	$0	$2,100,000	$1,674,959	$0	425,041	**0**
2010	425,041	0	-	379,250	0	45,791	**1**
2011	45,791	0	2,500,000	423,784	2,100,000	22,007	**2**
2012	22,007	99,365	4,000,000	1,479,096	0	2,642,303	**3**
2013	2,642,303	199,723	-	858,318	100,000	1,883,708	**4**
2014	1,883,708	400,450	-	352,785	125,000	1,806,373	**5**
2015	1,806,373	603,185	-	346,127	350,000	1,713,431	**6**
2016	1,713,431	807,946	-	1,828,312	550,000	143,065	**7**
2017	143,065	1,213,485	-	299,431	750,000	307,119	**8**
2018	307,119	1,294,381	-	260,518	750,000	590,982	**9**
2019	590,982	1,307,325	-	241,604	925,000	731,703	**10**
2020	731,703	1,320,398	-	132,750	900,000	1,019,351	**11**
2021	1,019,351	1,333,602	-	92,250	1,000,000	1,260,703	**12**
2022	1,260,703	1,346,938	-	47,250	1,050,000	1,510,391	**13**
2023	1,510,391	1,360,407	-	-	-	2,870,798	**14**
2024	2,870,798	1,374,011	-	-	-	4,244,809	**15**
2025	4,244,809	1,387,751	-	-	-	5,632,560	**16**
2026	5,632,560	1,401,629	-	-	-	7,034,189	**17**
2027	7,034,189	1,415,645	-	-	-	8,449,834	**18**
2028	8,449,834	1,429,802	-	-	-	9,879,636	**19**
2029	9,879,636	1,444,100	-	-	-	11,323,736	**20**
		$19,740,143	$8,600,000	$8,416,407	$8,600,000		

Note: This table suggests that the TID would begin to realize a growing fund balance around year 13 or 14, due to expected property value increase and the expected completion of spending within the TID. In reality, these balances will probably never be realized within the TID, as it would probably be closed at such time.

Table 7: Projected TID Cost Recovery Schedule

Financial Year	Net Costs to Recover 1/1	Total Revenues	Total Expenditures	Net Costs to Recover 12/31	TID Year
2009	$0	$0	$1,674,959	$1,674,959	**0**
2010	1,674,959	-	379,250	2,054,209	**1**
2011	2,054,209	-	423,784	2,477,993	**2**
2012	2,477,993	99,365	1,479,096	3,857,697	**3**
2013	3,857,697	199,723	858,318	4,516,292	**4**
2014	4,516,292	400,450	352,785	4,468,627	**5**
2015	4,468,627	603,185	346,127	4,211,569	**6**
2016	4,211,569	807,946	1,828,312	5,231,935	**7**
2017	5,231,935	1,213,485	299,431	4,317,881	**8**
2018	4,317,881	1,294,381	260,518	3,284,018	**9**
2019	3,284,018	1,307,325	241,604	2,218,297	**10**
2020	2,218,297	1,320,398	132,750	1,030,649	**11**
2021	1,030,649	1,333,602	92,250	(210,703)	**12**
2022	(210,703)	1,346,938	47,250	(1,510,391)	**13**
2023	(1,510,391)	1,360,407	-	(2,870,798)	**14**
2024	(2,870,798)	1,374,011	-	(4,244,809)	**15**
2025	(4,244,809)	1,387,751	-	(5,632,560)	**16**
2026	(5,632,560)	1,401,629	-	(7,034,189)	**17**
2027	(7,034,189)	1,415,645	-	(8,449,834)	**18**
2028	(8,449,834)	1,429,802	-	(9,879,636)	**19**
2029	(9,879,636)	1,444,100	-	(11,323,736)	**20**
		$19,740,143	$8,416,407		

Note: This table suggests that the TID would begin to realize a growing fund balance around year 13 or 14, due to expected property value increase and the expected completion of spending within the TID. In reality, these balances will probably never be realized within the TID, as it would probably be closed at such time.

The financial projections included in this project plan were based on the following assumptions:

- The property tax mill rate was projected to remain the same as the 2009 rate ($19.87/$1000).
- All projected expenses and revenues were in 2009 dollars.
- The borrowing rate for debt was projected to range from 4.25% to 6.00%, depending on the length of borrowing and debt type. Actual future borrowing rates may vary based on market conditions, and borrowing may be timed to best achieve favorable rates.
- Interest income was not factored into the revenue analysis.
- Though described in this project plan, funds obtainable through potential grants that the Village may apply for or receive were also not factored into the revenue analysis.

- Projected private development values were based on actual values from a sample of comparable projects throughout suburban Dane County, and then discounted to assure conservative estimates.

Most of these assumptions are conservative, and therefore further support the projected financial viability of the TID.

F. Consistency with Village Plans and Ordinances

The creation of TID #3 will provide the Village with the tools to effectively implement the goals and objectives for the Highway 51/19 interchange area, as defined in the Village of DeForest Comprehensive Plan. The Village adopted a Comprehensive Plan in August 7, 2006 and most recently amended the Plan on April 21, 2008. The following sections describe the goals, objectives, and recommendations regarding land use, design, economic development, and utilities and community facilities for the proposed TID area.

This TID project plan is consistent with all other adopted Village plans and ordinances, including the Village's Comprehensive Plan and zoning and subdivision regulations. No changes to such plans or regulations as they affect this TID were in process or contemplated at time of writing.

Land Use Recommendations

The Plan categorizes the land within TID #3 as future "Planned Commercial," which promotes high-quality indoor retail, commercial service, office and institutional land uses. These uses reflect those proposed in this project plan.

Design Recommendations

One of the purposes of this TID is to support high quality design standards. The Comprehensive Plan notes that the Village intends to strengthen and enforce design standards for commercial and industrial projects to ensure high-quality, lasting projects that are compatible with the desired character. These standards should apply to all new development and redevelopment projects in the Village, with particular emphasis along key corridors like Highway 51. For example, along the Highway 51 corridor, rear yards should be emphasized for landscape plantings. Outdoor storage and unscreened loading docks should be discouraged in such yards, in order to maintain a high-quality appearance of development sites from the highway. Materials, colors, design of building facades, screening walls, and/or fences in such areas should be compatible with the predominant materials, colors, and design of the "front" of the principal building.

Economic Development Recommendations

The creation of TID #3 supports the Village's long term economic development strategy. The TID would further the following objectives and policies from pages 124 and 127 of the Comprehensive Plan:

b. Promote community serving commercial development that will meet the shopping, cultural, and entertainment needs of the residents of the DeForest area.

c. Promote the development of commercial facilities serving a broader regional market.

d. Work to recruit businesses and industries that provide high paying jobs that more closely match the demographics of DeForest residents.

e. Promote locations and incentives for office/research enterprise development, particularly bio- and agricultural-related enterprises.

k. Consider use of Tax Increment Financing or other financial incentives and implementation tools to promote desirable new office/research type development as Village financial considerations allow.

c. Encourage regional retail and commercial service development in the vicinity of the

CTH V and Interstate 90/94/39, Highway 51 and 19, and Interstate and Highway 19 interchanges.

d. Continue to enhance and beautify the streetscapes along major corridors and community gateways, particularly Highways 51, V, CV, DV, 19, and the Interstate.

n. Continue to promote the Dane County Foreign Trade Zone to encourage companies that utilize international trade to locate in the DeForest area. (NOTE: Foreign trade zones are areas around a port of entry where goods can be imported without going through formal customs procedures. Customs tariffs can also be deferred until the products are sold. In a foreign trade zone, imported components are not taxed until they are assembled into a product and the finished product is sold. This designation could encourage regional retail, production, and distribution activities in the TID.

Comprehensive Plan: Transportation Recommendations

WisDOT has plans for significant improvements in and near TID #3, including reconstruction of USH 51 from just north of the proposed TID boundary to the north in 2012-14 to meet freeway standards, including a local road underpass between STH 19 and the Reardon Road industrial area. The Village's transportation plans support these improvements, the cost of which could be partially funded through the TID financing. In addition, the proposed road alignments within this TID are consistent with those mapped on the Future Transportation System plan map within the Village's Comprehensive Plan.

Village Ordinances

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

Further, the proposed development types within in the TID are consistent with the current Village zoning district and associated rules that cover this area. In particular, the land in TID #3 is zoned B-2 General Business, which is intended to accommodate retail, service, and other businesses which serve the needs of the surrounding neighborhood and community. Land uses within B-2 zoning are likely to rely on customers who access the property in automobiles, and, therefore, require more significant accommodations to vehicular functions. This zoning category enables the type of development contemplated in this project plan.

F. Potential Relocation

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.

APPENDIX A: ESTIMATED PROJECT COSTS PREPARED BY CONSULTANT ENGINEER

TID #3
Project # 1
Engineers Opinion of Probable Cost
Traffic Signal
STH 19 and North Towne Road
February 3, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Traffic Signal				
1	Traffic Signal	LS	1	$75,000.00	$75,000.00
				Subtotal	**$75,000.00**
				Contingencies (15%)	**$11,250.00**
				Engineering, Administration & Legal (20%)	**$17,250.00**
				Total Estimated Cost	**$103,500.00**

Total Project Cost: **$103,500.00**

Proposed Infastructure Costs Assignable to TID #3: **$37,618.00**

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TID #3
Project #2
Engineers Opinion of Probable Cost
NORTH TOWNE CORPORATE PARK
North Towne Road (Segment A)
(Meridian Drive to Northern Property Line)
February 2, 2009

Bid Item	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	9540	$3.00	$28,620.00
2	Excavation Below Subgrade (EBS)	CY	1521	$5.00	$7,605.00
3	Crushed Aggregate Base Course (12")	TON	9124	$9.50	$86,678.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	4562	$1.50	$6,843.00
5	Finish Grading In Prep. Of Stone Base	LF	1610	$1.25	$2,012.50
6	HMA Pavement - (5"), Type E1	TON	2165	$60.00	$129,900.00
7	HMA Asphalt Trail (2.5")	TON	246	$65.00	$15,990.00
8	Crushed Aggregate Base Course - Trail (9")	TON	1073	$9.50	$10,193.50
9	Asphalt Cleaning & Sweeping	SY	7874	$0.12	$944.88
10	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
11	Asphaltic Tack Coat	SY	7874	$0.15	$1,181.10
12	Street Trees	EA	92	$300.00	$27,600.00
13	Street Lighting	LS	10	$2,500.00	$25,000.00
14	Traffic Control	LS	1	$5,500.00	$5,500.00
15	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	2863	$3.50	$10,020.50
16	Erosion Mat DOT Class I, Type A	SY	2863	$1.50	$4,294.50
17	Erosion Control	LS	1	$10,000.00	$10,000.00
18	Concrete Curb & Gutter - 30"	LF	3221	$12.00	$38,652.00
				Subtotal	**$416,034.98**
				Contingencies (15%)	**$62,405.25**
				Engineering, Administration & Legal (20%)	**$95,688.05**
				Total Estimated Cost	**$574,128.27**
	SANITARY SEWER				
19	Sanitary Sewer	LF	1610	$66.00	$106,260.00
20	Sanitary Sewer - 48" Dia. Manhole	EA	5	$2,500.00	$12,500.00
21	Sanitary Sewer Service Lateral	LF	360	$40.00	$14,400.00
22	Select Granular Backfill	CY	4378	$4.00	$17,512.00
				Subtotal	**$150,672.00**
				Contingencies (15%)	**$22,600.80**
				Engineering, Administration & Legal (20%)	**$34,654.56**
				Total Estimated Cost	**$207,927.36**
	WATER DISTRIBUTION				
23	Water Main - 12" D.I.	LF	1610	$66.00	$106,260.00
24	Gate Valves - 12"	EA	3	$1,500.00	$4,500.00
25	Gate Valves - 6"	EA	3	$800.00	$2,400.00
26	Hydrant - New w/Marker Flag	EA	3	$2,500.00	$7,500.00
27	Water Main - 6" D.I.	LF	360	$45.00	$16,200.00
28	Select Granular Backfill	CY	2408	$4.00	$9,632.00
				Subtotal	**$146,492.00**
				Contingencies (15%)	**$21,973.80**
				Engineering, Administration & Legal (20%)	**$33,693.16**
				Total Estimated Cost	**$202,158.96**
	STORM SEWER				
29	Storm Sewer	LF	1610	$60.00	$96,600.00
30	Storm Sewer Manhole	EA	5	$2,000.00	$10,000.00
31	Storm Sewer Curb Inlet	EA	10	$1,000.00	$10,000.00
32	Select Granular Backfill	CY	875	$4.00	$3,500.00
				Subtotal	**$120,100.00**
				Contingencies (15%)	**$18,015.00**
				Engineering, Administration & Legal (20%)	**$27,623.00**
				Total Estimated Cost	**$165,738.00**
	SIDEWALK				
33	Concrete Sidewalk (5' One Side)	SF	8053	$5.00	$40,265.00
				Subtotal	**$40,265.00**
				Contingencies (15%)	**$6,039.75**
				Engineering, Administration & Legal (20%)	**$9,260.95**
				Total Estimated Cost	**$55,565.70**

Total Project Cost: $1,205,518.29

Proposed Infastructure Project Costs Assignable to TID #3: $844,200

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TID #3
Project #3
Engineers Opinion of Probable Cost
BLANCHAR'S CROSSING RECONSTRUCTION
STH 19 to DURAFORM LANE
February 2, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Streets & Sitework				
1	Curb & Gutter	LF	1900	$ 10.00	$ 19,000.00
2	Remove Existing Curb & Gutter	LF	1900	$ 2.00	$ 3,800.00
3	Remove Existing Asphalt	SY	7750	$ 2.00	$ 15,500.00
4	Unclassified Excavation	CY	3875	$ 10.00	$ 38,750.00
5	Crushed Aggregate Base Course	TON	7750	$ 10.00	$ 77,500.00
6	Adjust Existing Manhole Rims	EA	6	$ 150.00	$ 900.00
7	Manhole Casting & Lid Neenah R1550 Non-Rocking	EA	6	$ 350.00	$ 2,100.00
8	Adjust Existing Water Valve Boxes	EA	4	$ 90.00	$ 360.00
9	Inlet Protection - Type D	EA	4	$ 150.00	$ 600.00
10	Geotextile Fabric	SY	7750	$ 2.00	$ 15,500.00
11	Sawcut Asphalt	LF	150	$ 3.00	$ 450.00
12	Sawcut Concrete	LF	50	$ 3.00	$ 150.00
13	HMA Pavement 5"	TON	2050	$ 65.00	$ 133,250.00
14	HMA Driveways	TON	50	$ 65.00	$ 3,250.00
15	Concrete Driveway 6"	SY	100	$ 20.00	$ 2,000.00
16	Traffic Control	LS	1	$ 5,000.00	$ 5,000.00
17	Dust Control	LS	1	$ 1,500.00	$ 1,500.00
				Subtotal	**$319,610.00**
				Contingencies (15%)	**$47,941.50**
				Engineering, Administration & Legal (20%)	**$73,510.30**
				Total Estimated Cost	**$441,061.80**
	Storm Sewer				
18	Curb Inlets	EA	1	$ 1,300.00	$ 1,300.00
				Subtotal	**$1,300.00**
				Contingencies (15%)	**$195.00**
				Engineering, Administration & Legal (20%)	**$299.00**
				Total Estimated Cost	**$1,794.00**

Total Project Cost: **$442,855.80**

Proposed Infastructure Project Costs Assignable to TID #3: **$95,060**

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TID #3
Project #4
Engineers Opinion of Probable Cost
DURAFORM LANE RECONSTRUCTION
BLANCHAR'S CROSSING TO EAST END
February 2, 2009

Bid Item Ref No.	Item Description	Unit of Measure	Quantity	Unit Price	Item Total
	Streets & Sitework				
1	Curb & Gutter	LF	700	$ 10.00	$ 7,000.00
2	Remove Existing Curb & Gutter	LF	700	$ 2.00	$ 1,400.00
3	Remove Existing Asphalt	SY	2800	$ 2.00	$ 5,600.00
4	Unclassified Excavation	CY	1400	$ 10.00	$ 14,000.00
5	Crushed Aggregate Base Course	TON	2800	$ 10.00	$ 28,000.00
6	Adjust Existing Manhole Rims	EA	3	$ 150.00	$ 450.00
7	Manhole Casting & Lid Neenah R1550 Non-Rocking	EA	3	$ 350.00	$ 1,050.00
8	Adjust Existing Water Valve Boxes	EA	4	$ 90.00	$ 360.00
9	Inlet Protection - Type D	EA	4	$ 150.00	$ 600.00
10	Geotextile Fabric	SY	1400	$ 2.00	$ 2,800.00
11	Sawcut Asphalt	LF	75	$ 3.00	$ 225.00
12	Sawcut Concrete	LF	50	$ 3.00	$ 150.00
13	HMA Pavement 5"	TON	770	$ 65.00	$ 50,050.00
14	HMA Driveways	TON	50	$ 65.00	$ 3,250.00
15	Concrete Driveway 6"	SY	100	$ 20.00	$ 2,000.00
16	Traffic Control	LS	1	$ 2,500.00	$ 2,500.00
17	Dust Control	LS	1	$ 1,500.00	$ 1,500.00
				Subtotal	**$120,935.00**
				Contingencies (15%)	**$18,140.25**
				Engineering, Administration & Legal (20%)	**$27,815.05**
				Total Estimated Cost	**$166,890.30**
	Storm Sewer				
18	Curb Inlets	EA	1	$ 1,300.00	$ 1,300.00
				Subtotal	**$1,300.00**
				Contingencies (15%)	**$195.00**
				Engineering, Administration & Legal (20%)	**$299.00**
				Total Estimated Cost	**$1,794.00**
				Total Project Cost:	**$168,684.30**
				Proposed Infastructure Project Costs Assignable to TID #3:	**$33,740**

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TID #3
Project #5
Engineers Opinion of Probable Cost
NORTH TOWNE CORPORATE PARK
North Towne Road (Segment B)
(Southern Property Line to Northern Property Line)
February 3, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	14518	$3.00	$43,554.00
2	Excavation Below Subgrade (EBS)	CY	2314	$5.00	$11,570.00
3	Crushed Aggregate Base Course (12")	TON	9256	$9.50	$87,932.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	6941	$1.50	$10,411.50
5	Finish Grading In Prep. Of Stone Base	LF	2450	$1.25	$3,062.50
7	HMA Pavement - (5"), Type E1	TON	3294	$60.00	$197,640.00
8	HMA Asphalt Trail (2.5")	TON	375	$65.00	$24,375.00
9	Crushed Aggregate Base Course - Trail (9")	TON	1633	$9.50	$15,513.50
10	Asphalt Cleaning & Sweeping	SY	11977	$0.12	$1,437.24
11	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
12	Asphaltic Tack Coat	SY	11977	$0.15	$1,796.55
13	Street Trees	EA	140	$300.00	$42,000.00
14	Street Lighting	EA	16	$2,500.00	$40,000.00
15	Traffic Control	LS	1	$2,500.00	$2,500.00
16	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	4356	$3.50	$15,246.00
17	Erosion Mat DOT Class I, Type A	SY	4356	$1.50	$6,534.00
18	Erosion Control	LS	1	$10,000.00	$10,000.00
19	Concrete Curb & Gutter - 30"	LF	4900	$12.00	$58,800.00
				Subtotal	**$577,372.29**
				Contingencies (15%)	**$86,605.84**
				Engineering, Administration & Legal (20%)	**$132,795.63**
				Total Estimated Cost	**$796,773.76**
	SANITARY SEWER				
20	Sanitary Sewer	LF	2450	$66.00	$161,700.00
21	Sanitary Sewer - 48" Dia. Manhole	EA	7	$2,500.00	$17,500.00
22	Sanitary Sewer Service Lateral	LF	560	$40.00	$22,400.00
23	Select Granular Backfill	CY	7260	$4.00	$29,040.00
				Subtotal	**$230,640.00**
				Contingencies (15%)	**$34,596.00**
				Engineering, Administration & Legal (20%)	**$53,047.20**
				Total Estimated Cost	**$318,283.20**
	WATER DISTRIBUTION				
24	Water Main - 12" D.I.	LF	2450	$66.00	$161,700.00
25	Gate Valves -12"	EA	5	$1,500.00	$7,500.00
26	Gate Valves -6"	EA	5	$800.00	$4,000.00
27	Hydrant - New w/Marker Flag	EA	5	$2,500.00	$12,500.00
28	Water Main - 6" D.I.	LF	560	$45.00	$25,200.00
29	Select Granular Backfill	CY	2995	$4.00	$11,980.00
				Subtotal	**$222,880.00**
				Contingencies (15%)	**$33,432.00**
				Engineering, Administration & Legal (20%)	**$51,262.40**
				Total Estimated Cost	**$307,574.40**
	STORM SEWER				
30	Storm Sewer	LF	2450	$60.00	$147,000.00
31	Storm Sewer Manhole	EA	8	$2,000.00	$16,000.00
32	Storm Sewer Curb Inlet	EA	16	$1,000.00	$16,000.00
33	Select Granular Backfill	CY	1090	$4.00	$4,360.00
				Subtotal	**$183,360.00**
				Contingencies (15%)	**$27,504.00**
				Engineering, Administration & Legal (20%)	**$42,172.80**
				Total Estimated Cost	**$253,036.80**
	SIDEWALK				
34	Concrete Sidewalk (5' One Side)	SF	12250	$5.00	$61,250.00
				Subtotal	**$61,250.00**
				Contingencies (15%)	**$9,187.50**
				Engineering, Administration & Legal (20%)	**$14,087.50**
				Total Estimated Cost	**$84,525.00**

Total Project Cost: $1,760,193.16

Proposed Infastructure Costs Assignable to TID #3: $176,000

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TID #3
Project #6
Engineers Opinion of Probable Cost
NORTH TOWNE CORPORATE PARK
Duraform Lane (west)
(Old Dutch to North Towne Road)
February 3, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	4360	$3.00	$13,080.00
2	Excavation Below Subgrade (EBS)	CY	710	$5.00	$3,550.00
3	Crushed Aggregate Base Course (12")	TON	4261	$9.50	$40,479.50
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	2130	$1.50	$3,195.00
5	Finish Grading In Prep. Of Stone Base	LF	892	$1.25	$1,115.00
6	HMA Pavement - (5"), Type E1	TON	981	$60.00	$58,860.00
7	Asphalt Cleaning & Sweeping	SY	3568	$0.12	$428.16
8	Asphalt Milling & Ramping	LS	1	$5,000.00	$5,000.00
9	Asphaltic Tack Coat	SY	3568	$0.15	$535.20
10	Street Trees	EA	50	$300.00	$15,000.00
11	Street Lighting	EA	6	$2,500.00	$15,000.00
12	Traffic Control	LS	1	$2,500.00	$2,500.00
13	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	991	$3.50	$3,468.50
14	Erosion Mat DOT Class I, Type A	SY	991	$1.50	$1,486.50
15	Erosion Control	LS	1	$5,000.00	$5,000.00
16	Concrete Curb & Gutter - 30"	LF	1784	$12.00	$21,408.00
				Subtotal	**$190,105.86**
				Contingencies (15%)	**$28,515.88**
				Engineering, Administration & Legal (20%)	**$43,724.35**
				Total Estimated Cost	**$262,346.09**
	SANITARY SEWER				
17	Sanitary Sewer	LF	892	$40.00	$35,680.00
18	Sanitary Sewer - 48" Dia. Manhole	EA	3	$2,500.00	$7,500.00
19	Sanitary Sewer Service Lateral	LF	120	$35.00	$4,200.00
20	Select Granular Backfill	CY	1900	$4.00	$7,600.00
				Subtotal	**$54,980.00**
				Contingencies (15%)	**$8,247.00**
				Engineering, Administration & Legal (20%)	**$12,645.40**
				Total Estimated Cost	**$75,872.40**
	WATER DISTRIBUTION				
21	Water Main - 12" D.I.	LF	892	$50.00	$44,600.00
22	Gate Valves	EA	2	$1,500.00	$3,000.00
23	Gate Valves - 6"	EA	2	$500.00	$1,000.00
24	Hydrant - New w/Marker Flag	EA	2	$2,500.00	$5,000.00
25	Water Main - 6" D.I.	LF	120	$35.00	$4,200.00
26	Select Granular Backfill	CY	1100	$4.00	$4,400.00
				Subtotal	**$62,200.00**
				Contingencies (15%)	**$9,330.00**
				Engineering, Administration & Legal (20%)	**$14,306.00**
				Total Estimated Cost	**$85,836.00**
	STORM SEWER				
27	Storm Sewer	LF	892	$60.00	$53,520.00
28	Storm Sewer Manhole	EA	3	$2,000.00	$6,000.00
29	Storm Sewer Curb Inlet	EA	6	$1,000.00	$6,000.00
30	Select Granular Backfill	CY	400	$4.00	$1,600.00
				Subtotal	**$67,120.00**
				Contingencies (15%)	**$10,068.00**
				Engineering, Administration & Legal (20%)	**$15,437.60**
				Total Estimated Cost	**$92,625.60**

Total Project Cost: **$516,680.09**

Proposed Infastructure Project Costs Assignable to TID #3: **$103,450.00**

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TID #3
Project #7
Engineers Opinion of Probable Cost
WELL #5
Well House & Pumps, Reservoir, and Access Drive
February 4, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	120	$3.00	$360.00
2	Excavation Below Subgrade (EBS)	CY	50	$5.00	$250.00
3	Crushed Aggregate Base Course (12")	TON	220	$9.50	$2,090.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	270	$1.50	$405.00
5	Finish Grading In Prep. Of Stone Base	LF	200	$1.25	$250.00
6	HMA Pavement - (3.5"), Type E1	TON	55	$60.00	$3,300.00
11	Asphaltic Tack Coat	SY	270	$0.15	$40.50
15	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	115	$3.50	$402.50
16	Erosion Mat DOT Class I, Type A	SY	115	$1.50	$172.50
17	Erosion Control	LS	1	$1,000.00	$1,000.00
32	Concrete Curb & Gutter - 30"	LF	400	$12.00	$4,800.00
				Subtotal	**$13,070.50**
				Contingencies (15%)	**$1,960.58**
				Engineering, Administration & Legal (20%)	**$3,006.22**
				Total Estimated Cost	**$18,037.29**
	Well House & Pumps				
33	New Well House & Pumps	LS	1	$731,962.71	$731,962.71
				Subtotal	**$731,962.71**
	Reservoir				
34	New Well House & Pumps	LS	1	$1,000,000.00	$1,000,000.00
				Subtotal	**$1,000,000.00**

Total Project Cost: $1,750,000.00

Proposed Infastructure Project Costs Assignable to TID #2: $189,785.00

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TID #3
Project # 9
Engineers Opinion of Probable Cost
NORTH TOWNE CORPORATE PARK
Under Pass Road (West)
(North Towne Road to STH 51)
February 3, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	1907	$3.00	$5,721.00
2	Excavation Below Subgrade (EBS)	CY	311	$5.00	$1,555.00
3	Crushed Aggregate Base Course (12")	TON	1864	$9.50	$17,708.00
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	932	$1.50	$1,398.00
5	Finish Grading In Prep. Of Stone Base	LF	390	$1.25	$487.50
6	HMA Pavement - (5")	TON	430	$60.00	$25,800.00
7	Asphalt Cleaning & Sweeping	SY	1560	$0.12	$187.20
8	Asphalt Milling & Ramping	LS	1	$2,500.00	$2,500.00
9	Asphaltic Tack Coat	SY	1560	$0.15	$234.00
10	Street Trees	EA	22	$300.00	$6,600.00
11	Street Lighting	EA	3	$2,500.00	$7,500.00
12	Traffic Control	LS	1	$1,500.00	$1,500.00
13	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	991	$3.50	$3,468.50
14	Erosion Mat DOT Class I, Type A	SY	991	$1.50	$1,486.50
15	Erosion Control	LS	1	$2,500.00	$2,500.00
16	Concrete Curb & Gutter - 30"	LF	780	$12.00	$9,360.00
				Subtotal	**$88,005.70**
				Contingencies (15%)	**$13,200.86**
				Engineering, Administration & Legal (20%)	**$20,241.31**
				Total Estimated Cost	**$121,447.87**
	SANITARY SEWER				
17	Sanitary Sewer	LF	390	$66.00	$25,740.00
18	Sanitary Sewer - 48" Dia. Manhole	EA	1	$2,500.00	$2,500.00
19	Sanitary Sewer Service Lateral	LF	66	$40.00	$2,640.00
20	Select Granular Backfill	CY	870	$4.00	$3,480.00
				Subtotal	**$34,360.00**
				Contingencies (15%)	**$5,154.00**
				Engineering, Administration & Legal (20%)	**$7,902.80**
				Total Estimated Cost	**$47,416.80**
	WATER DISTRIBUTION				
21	Water Main - 12" D.I.	LF	390	$66.00	$25,740.00
22	Gate Valves	EA	1	$1,500.00	$1,500.00
23	Gate Valves - 6"	EA	1	$800.00	$800.00
24	Hydrant- New w/Marker Flag	EA	1	$2,500.00	$2,500.00
25	Water Main - 6" D.I.	LF	66	$45.00	$2,970.00
26	Select Granular Backfill	CY	477	$4.00	$1,908.00
				Subtotal	**$35,418.00**
				Contingencies (15%)	**$5,312.70**
				Engineering, Administration & Legal (20%)	**$8,146.14**
				Total Estimated Cost	**$48,876.84**
	STORM SEWER				
27	Storm Sewer	LF	390	$60.00	$23,400.00
28	Storm Sewer Manhole	EA	2	$2,000.00	$4,000.00
29	Storm Sewer Curb Inlet	EA	4	$1,000.00	$4,000.00
30	Select Granular Backfill	CY	175	$4.00	$700.00
				Subtotal	**$32,100.00**
				Contingencies (15%)	**$4,815.00**
				Engineering, Administration & Legal (20%)	**$7,383.00**
				Total Estimated Cost	**$44,298.00**

Total Project Cost: $262,039.51

Proposed Infastructure Project Costs Assignable to TID #3: $42,323.00

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TID #3
Project #10
Engineers Opinion of Probable Cost
(Source: WisDOT District 1 Engineering Staff)
USH 51 Bridge Overpass
February 11, 2009

	Description	Federal/State Funded	Federal/State Percentage	Municipality Funded	Municipality Percentage
	Design Engineering				
	Plan development	$3,000,000	100%	$0	0%
			Subtotal		**$3,000,000**
	Real Estate Acquisition				
	US Highway 51 expansion	$22,790,000	100%	$0	0%
	Raise USH 51 for underpass bridges	$7,500	50%	$7,500	50%
	Local roads	???	0%	???	100%
			Subtotal		**$22,805,00**
	Construction				
	US Highway 51 (roadway) – CTH V relocation & North Towne Frontage Road roadwork	$37,943,000	100%	$0	0%
	Sidewalk – Windsor Road & North Street (North Towne ramps)	$0	0%	$59,000	100%
	Underpass grading for bridges	$330,000	50%	$330,000	50%
	Underpass Road northbound bridge	$348,500	50%	$348,500	50%
	Underpass Road southbound bridge	$348,500	50%	$348,500	50%
	Windsor Road northbound bridge	$859,000	100%	$0	0%
	Windsor Road southbound bridge	$859,000	100%	$0	0%
	Vinburn Road northbound bridge	$682,000	100%	$0	0%
	Vinburn Road southbound bridge	$682,000	100%	$0	0%
	North Street northbound bridge	$874,000	100%	$0	0%
	North Street southbound bridge	$874,000	100%	$0	0%
	Community sensitive design	$700,000	Max%	*(1)	100%
			Subtotal		**$45,586,000**
	Non-Participating				
	Underpass Road (roadway)	$0	0%	???	100%
	Sanitary and Water	$0	0%	???	100%
			Subtotal		**$0**
				Total Federal/State Cost	$70,297,500
				Total Municipal Cost	**$1,093,500**
				Total Project Cost	$71,391,000
				Proposed Infrastructure Project Costs Assignable to TID #3	**$218,600**
				Note: All construction estimates include 10% delivery	



TID #3
Project #11
Engineers Opinion of Probable Cost
Under Pass Road (East of USH 51)
February 3, 2009

Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	STREET AND SITEWORK				
1	Unclassified Excavation	CY	5927	$3.00	$17,781.00
2	Excavation Below Subgrade (EBS)	CY	963	$5.00	$4,815.00
3	Crushed Aggregate Base Course (12")	TON	5781	$9.50	$54,919.50
4	Geotextile Fabric - Type SR (Subgrade Reinforcement)	SY	2891	$1.50	$4,336.50
5	Finish Grading In Prep. Of Stone Base	LF	1210	$1.25	$1,512.50
6	HMA Pavement - (5"), Type E1	TON	1333	$60.00	$79,980.00
7	HMA Asphalt Trail (2.5")	TON	66	$65.00	$4,290.00
8	Crushed Aggregate Base Course -Trail (9")	TON	300	$9.50	$2,850.00
9	Asphalt Cleaning & Sweeping	SY	4840	$0.12	$580.80
10	Asphalt Milling & Ramping	LS	1	$10,000.00	$10,000.00
11	Asphaltic Tack Coat	SY	4840	$0.15	$726.00
12	Street Trees	EA	68	$300.00	$20,400.00
13	Street Lighting	EA	8	$2,500.00	$20,000.00
14	Traffic Control	LS	1	$11,000.00	$11,000.00
15	Lawn Restoration W/ Seed, Mulch, & Fertilize	SY	1344	$3.50	$4,704.00
16	Erosion Mat DOT Class I, Type A	SY	1344	$1.50	$2,016.00
17	Erosion Control	LS	1	$5,000.00	$5,000.00
32	Concrete Curb & Gutter - 30"	LF	2420	$12.00	$29,040.00
				Subtotal	**$273,951.30**
				Contingencies (15%)	**$41,092.70**
				Engineering, Administration & Legal (20%)	**$63,008.80**
				Total Estimated Cost	**$378,052.79**
	SANITARY SEWER				
18	Sanitary Sewer	LF	1210	$40.00	$48,400.00
19	Sanitary Sewer - 48" Dia. Manhole	EA	4	$2,500.00	$10,000.00
20	Sanitary Sewer Service Lateral	LF	396	$35.00	$13,860.00
21	Select Granular Backfill (Trucked-In)	CY	2697	$4.00	$10,788.00
				Subtotal	**$83,048.00**
				Contingencies (15%)	**$12,457.20**
				Engineering, Administration & Legal (20%)	**$19,101.04**
				Total Estimated Cost	**$114,606.24**
	WATER DISTRIBUTION				
22	Water Main - 12" D.I.	LF	1210	$66.00	$79,860.00
23	Gate Valves - 12"	EA	3	$1,500.00	$4,500.00
24	Gate Valves - 6"	EA	3	$500.00	$1,500.00
25	Hydrant - New w/Marker Flag	EA	3	$2,500.00	$7,500.00
26	Water Main - 6" D.I.	LF	396	$45.00	$17,820.00
27	Select Granular Backfill (Trucked-In)	CY	1480	$4.00	$5,920.00
				Subtotal	**$117,100.00**
				Contingencies (15%)	**$17,565.00**
				Engineering, Administration & Legal (20%)	**$26,933.00**
				Total Estimated Cost	**$161,598.00**
	STORM SEWER				
28	Storm Sewer	LF	1210	$60.00	$72,600.00
29	Storm Sewer Manhole	EA	5	$2,000.00	$10,000.00
30	Storm Sewer Curb Inlet	EA	10	$1,000.00	$10,000.00
31	Select Granular Backfill (Trucked-In)	CY	550	$4.00	$2,200.00
				Subtotal	**$94,800.00**
				Contingencies (15%)	**$14,220.00**
				Engineering, Administration & Legal (20%)	**$21,804.00**
				Total Estimated Cost	**$130,824.00**
	SIDEWALK				
33	Concrete Sidewalk (5' One Side)	SF	6050	$5.00	$30,250.00
				Subtotal	**$30,250.00**
				Contingencies (15%)	**$4,537.50**
				Engineering, Administration & Legal (20%)	**$6,957.50**
				Total Estimated Cost	**$41,745.00**
				Total Project Cost:	**$826,826.03**
				Proposed Infastructure Project Costs Assignable to TID #3:	**$133,431.00**

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TID #3
Project #12
Engineers Opinion of Probable Cost
USH 51 Aesthetic Improvements
February 11, 2009

	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total
	Highway Buffer Plantings				
	Shade trees	ea	60	$600	$36,000
	Evergreen trees	ea	100	$450	$45,000
	Shrub plantings	ea	600	$40	$24,000
	Meadow seeding	sf	60,000	$1.00	$60,000
	Turf seeding	sf	30,000	$0.50	$15,000
Note: calculated for 3,000 LF, along the private side of rights of way					
			Subtotal		**$180,000**
	Gateway Features, SW corner				
	Grading	cy	2,000	$10	$20,000
	Utility connection, elec.	ea	1	$20,000	$20,000
	Retaining wall, decorative cmu	ff	200	$40	$8,000
	Gateway base/foundation	ea	1	$12,000	$12,000
	Vertical metal/masonry elements	ea	1	$200,000	$200,000
	Shade trees	ea	6	$600	$3,600
	Evergreen trees	ea	12	$450	$5,400
	Shrub/perennial plantings	sf	3,000	$5.00	$15,000
	Meadow seeding	sf	2,000	$1.00	$2,000
	Turf seeding	sf	4,000	$0.50	$2,000
			Subtotal		**$288,000**
	Gateway Features, NW corner				
	Grading	cy	1,300	$10	$13,000
	Utility connection, elec.	ea	1	$20,000	$20,000
	Retaining wall, decorative cmu	ff	130	$40	$5,200
	Gateway base/foundation	ea	1	$8,000	$8,000
	Vertical metal/masonry elements	ea	1	$160,000	$160,000
	Shade trees	ea	6	$600	$3,600
	Evergreen trees	ea	10	$450	$4,500
	Shrub/perennial plantings	sf	2,000	$5.00	$10,000
	Meadow seeding	sf	1,300	$1.00	$1,300
	Turf seeding	sf	2,500	$0.50	$1,250
			Subtotal		**$227,000**
	Office Park Feature				
	Grading	cy	600	$10	$6,000
	Utility connection, elec.	ea	1	$10,000	$10,000
	Retaining wall, decorative cmu	ff	80	$40	$3,200
	Signage element	ea	1	$20,000	$20,000
	Shade trees	ea	4	$600	$2,400
	Evergreen trees	ea	5	$450	$2,250
	Shrub/perennial plantings	sf	1,000	$5.00	$5,000
	Meadow seeding	sf	600	$1.00	$600
	Turf seeding	sf	1,200	$0.50	$600
			Subtotal		**$50,000**
	Design & Construction Management				
	Design/engineering	ea	1	$75,000	$75,000
	Construction management	ea	1	$25,000	$25,000
			Subtotal		**$100,000**
			Total Project Cost		**$930,000**
	Proposed Infrastructure Project Costs Assignable to TID #3				**$232,500**

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

APPENDIX B: TAXING JURISDICTION CORRESPONDENCE

VILLAGE OF DEFOREST

"Working Together Growing Together"

306 DeForest Street
P.O. Box 510
DeForest, Wisconsin 53532-0510

(608) 846-6751
Fax (608) 846-6963

February 11, 2009

Ms. Kathleen Falk, Executive
Dane County
210 Martin Luther King Blvd.
Madison, WI 53703

Mr. Jon Bales, Superintendent
DeForest Area School District
520 E. Holum Street
DeForest, WI 53532

Madison Area Technical College
Attn: Bettsey Bahorst, President
3550 Anderson Street
Madison, WI 53704

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

Mr. Jeffrey N Miller, President
Village of DeForest
914 Mack Lane
DeForest, WI 53532

Re: TIF No. 2 and TIF No. 3, Project Plan, Village of DeForest, Wisconsin

Dear: Dane County Executive Falk:

The Village of DeForest is proposing to create Tax Incremental District No. 2 (TID #2) and Tax Incremental District No. 3 (TID #3). The purpose of creating TID #2 and TID #3 is to allow the use of tax incremental financing to spur development of parcels within TID #2 and TID #3 that would not otherwise occur. Section 66.1105, Wis. Stats., requires that the Village notify all of the affected taxing jurisdictions of the proposed project plan and assemble a joint review board to review and approve the TID and the project plan. 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. We ask that you appoint a representative to sit on the standing joint review board, and provide us with contact information for that individual.

The public hearing is scheduled for Thursday, February 26, 2009 beginning at 6:00 p.m. Prior to the public hearing, the Joint Review Board is being asked to meet at 5:45 p.m. to elect a Chairperson and a public member. Enclosed is the proposed agenda for that meeting. We ask that you share the hearing notice, agenda and the enclosed project plan with your appointed representative and request his/her

attendance at the meeting. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of reviewing the TIF district project plan. We also encourage all members of the joint review board to attend the public hearing to be held by the DeForest Redevelopment Authority immediately thereafter to hear public input.

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

Sincerely,

VILLAGE OF DEFOREST

JoAnn Miller
Village Administrator

Enclosure: Public Hearing Notice
Joint Review Board Agenda
TID #2 and TID # 3 Project Plan

VILLAGE OF DEFOREST

"Working Together Growing Together"

306 DeForest Street
P.O. Box 510
DeForest, Wisconsin 53532-0510

(608) 846-6751
Fax (608) 846-6963

February 11, 2009

Ms. Kathleen Falk, Executive
Dane County
210 Martin Luther King Blvd.
Madison, WI 53703

Mr. Jon Bales, Superintendent
DeForest Area School District
520 E. Holum Street
DeForest, WI 53532

Madison Area Technical College
Attn: Bettsey Bahorst, President
3550 Anderson Street
Madison, WI 53704

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

Mr. Jeffrey N Miller, President
Village of DeForest
914 Mack Lane
DeForest, WI 53532

Re: TIF No. 2 and TIF No. 3, Project Plan, Village of DeForest, Wisconsin

Dear: President Berg:

The Village of DeForest is proposing to create Tax Incremental District No. 2 (TID #2) and Tax Incremental District No. 3 (TID #3). The purpose of creating TID #2 and TID #3 is to allow the use of tax incremental financing to spur development of parcels within TID #2 and TID #3 that would not otherwise occur. Section 66.1105, Wis. Stats., requires that the Village notify all of the affected taxing jurisdictions of the proposed project plan and assemble a joint review board to review and approve the TID and the project plan. 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. We ask that you appoint a representative to sit on the standing joint review board, and provide us with contact information for that individual.

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VILLAGE OF DEFOREST

JoAnn Miller
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TID #2 and TID # 3 Project Plan

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DeForest, WI 53532

Mr. Jeffrey N Miller, President
Village of DeForest
914 Mack Lane
DeForest, WI 53532

Re: TIF No. 2 and TIF No. 3, Project Plan, Village of DeForest, Wisconsin

Dear: President Bahorst:

The Village of DeForest is proposing to create Tax Incremental District No. 2 (TID #2) and Tax Incremental District No. 3 (TID #3). The purpose of creating TID #2 and TID #3 is to allow the use of tax incremental financing to spur development of parcels within TID #2 and TID #3 that would not otherwise occur. Section 66.1105, Wis. Stats., requires that the Village notify all of the affected taxing jurisdictions of the proposed project plan and assemble a joint review board to review and approve the TID and the project plan. Enclosed is a copy of the legal notice advertising the public hearing at which the proposed project plan will be discussed.

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

Sincerely,

VILLAGE OF DEFOREST

JoAnn Miller
Village Administrator

Enclosure: Public Hearing Notice
Joint Review Board Agenda
TID #2 and TID # 3 Project Plan

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Mr. Jeffrey N Miller, President
Village of DeForest
914 Mack Lane
DeForest, WI 53532

Re: TIF No. 2 and TIF No. 3, Project Plan, Village of DeForest, Wisconsin

Dear: Superintendent Bales:

The Village of DeForest is proposing to create Tax Incremental District No. 2 (TID #2) and Tax Incremental District No. 3 (TID #3). The purpose of creating TID #2 and TID #3 is to allow the use of tax incremental financing to spur development of parcels within TID #2 and TID #3 that would not otherwise occur. Section 66.1105, Wis. Stats., requires that the Village notify all of the affected taxing jurisdictions of the proposed project plan and assemble a joint review board to review and approve the TID and the project plan. 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. We ask that you appoint a representative to sit on the standing joint review board, and provide us with contact information for that individual.

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

Sincerely,

VILLAGE OF DEFOREST

JoAnn Miller
Village Administrator

Enclosure: Public Hearing Notice
Joint Review Board Agenda
TID #2 and TID # 3 Project Plan

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Mr. Jeffrey N Miller, President
Village of DeForest
914 Mack Lane
DeForest, WI 53532

Re: TIF No. 2 and TIF No. 3, Project Plan, Village of DeForest, Wisconsin

Dear: President Miller:

The Village of DeForest is proposing to create Tax Incremental District No. 2 (TID #2) and Tax Incremental District No. 3 (TID #3). The purpose of creating TID #2 and TID #3 is to allow the use of tax incremental financing to spur development of parcels within TID #2 and TID #3 that would not otherwise occur. Section 66.1105, Wis. Stats., requires that the Village notify all of the affected taxing jurisdictions of the proposed project plan and assemble a joint review board to review and approve the TID and the project plan. 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. We ask that you appoint a representative to sit on the standing joint review board, and provide us with contact information for that individual.

The public hearing is scheduled for Thursday, February 26, 2009 beginning at 6:00 p.m. Prior to the public hearing, the Joint Review Board is being asked to meet at 5:45 p.m. to elect a Chairperson and a public member. Enclosed is the proposed agenda for that meeting. We ask that you share the hearing notice, agenda and the enclosed project plan with your appointed representative and request his/her

attendance at the meeting. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of reviewing the TIF district project plan. We also encourage all members of the joint review board to attend the public hearing to be held by the DeForest Redevelopment Authority immediately thereafter to hear public input.

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

Sincerely,

VILLAGE OF DEFOREST

JoAnn Miller
Village Administrator

Enclosure: Public Hearing Notice
Joint Review Board Agenda
TID #2 and TID # 3 Project Plan

APPENDIX C: PROOF OF PUBLICATION

NOTICE OF PUBLIC HEARING
REDEVELOPMENT AUTHORITY
OF THE VILLAGE OF DEFOREST
February 26, 2009 - 6:00 p.m.
DeForest Public Works Building
205 DeForest Street
DeForest, Wisconsin 53532

PLEASE TAKE NOTICE that the Redevelopment Authority of the Village of DeForest will conduct a public hearing at 6:00 p.m. Thursday, February 26, 2009 at the DeForest Public Works Building, 205 DeForest Street, DeForest, Wisconsin, to consider the proposed creation of Tax Incremental Districts Nos. 2 and 3, Village of DeForest, and approval of separate project plans for those Districts. Copies of the proposed project plans are available and will be provided upon request at the Village Clerk's office at the DeForest Village Hall, 306 DeForest 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 Fridays. The project costs identified in the plans include grants which the Village anticipates may be made in cash by the Village to owners, lessees or developers of land within the proposed Districts.

At the public hearing interested parties will be afforded a reasonable opportunity to express their views on the proposed Districts and project plans.

JoAnn Miller
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, 306 DeForest 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 the creation of the Districts and the project plans therefor 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 Redevelopment Authority.

Publish: DeForest Times Tribune
February 12 & 19, 2009
D3-1a WNAXLP

Kristy Freeland, being duly sworn, doth depose and say that he (she) is an authorized representative of the DEFOREST TIMES-TRIBUNE, a weekly newspaper published at DeForest, Wisconsin, and that an advertisement or notice of which the annexed is a true copy, taken from said paper, was published therein on

February 12, 2009
February 19, 2009

(Signed) Kristy Freeland
Office Manager (Title)

Subscribed and sworn to before me this 2nd day of March, 2009

Vicki L. Hornbeck
Notary Public, Dane County, Wisconsin

My Commission expires 1-30, 2011

(Seal)

VICKI L. HORNBECK NOTARY PUBLIC STATE OF WISCONSIN

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APPENDIX D: JOINT REVIEW BOARD MINUTES

MINUTES
Joint Review Board
TIF District #'s 2 & 3
5:30 P.M.
March 26, 2009
DeForest Public Works Building
205 DeForest Street, DeForest, WI 53532

1. **Call to Order:** Chariperson O'Loughlin called the meeting to order at 5:30 p.m.
2. **Roll Call:** Members present were Dennis O'Loughlin, Jeff Miller, David Worzala, Roger Price, and Judy Ecker. Also present were Steve Fahlgren, DRA Executive Director and Village Finance Director, Mark Roffers, Village Planner (Vandewalle) and Al Reuter, Village Attorney.
3. **Approval of Minutes – February 26, 2009:** Motion by Worzala, seconded by Miller to approve the minutes. Motion carried; Vote 5-0.
4. **Staff presentation on Proposed Project Plan for Tax Incremental District No. 2, Village of DeForest:** Mark Roffers presented an overview of Tax Incremental District No. 2 plan and boundary. A general discussion regarding State Statutes pertaining to Tax Incremental Financing Districts and discussion of the application of the approval standards to the proposed project plan commenced. The consensus of the Joint Review Board was that the TIF #2 Plan is in compliance with State Statutes.
5. **Deliberation and Action on Adoption of Resolution No. 1 Approving DeForest Village Board Resolution 2009-015 Creating Tax Incremental District No. 2, Village of DeForest and Approving a Project Plan Therefor:** Motion by Miller, seconded by Worzala to approve JRB Resolution 2009-1 creating Tax Incremental District No. 2. Motion carried Vote 5-0 by roll call vote.
6. **Staff presentation on Proposed Project Plan for Tax Incremental District No. 3, Village of DeForest:** Mark Roffers presented an overview of Tax Incremental District No. 3 plan and boundary. A general discussion regarding State Statutes pertaining to Tax Incremental Financing Districts and discussion of the application of the approval standards to the proposed project plan commenced. The consensus of the Joint Review Board was that the TIF #3 Plan is in compliance with State Statutes.
7. **Deliberation and Action on Adoption of Resolution No. 2 Approving DeForest Village Board Resolution 2009-017 Creating Tax Incremental District No. 3, Village of DeForest and Approving a Project Plan Therefor:** Motion by Ecker, seconded by Miller to approve JRB Resolution 2009-2 creating Tax Incremental District No. 3. Motion carried Vote 5-0 by roll call vote.
8. **Any other business that may lawfully come before the Joint Review Board:** None
9. **Adjourn:** Motion by Worzala, second Miller by to adjourn. Motion carried 5-0. Time of adjournment 6:10 p.m.

Prepared by: Steven J. Fahlgren, Village of DeForest Finance Director

MINUTES
Joint Review Board
TIF District #'s 2 & 3
5:45 P.M.
February 26, 2009
DeForest Public Works Building
205 DeForest Street, DeForest, WI 53532

1. **Call to Order:** Greg Frahm called the meeting to order at 5:45 p.m. Individuals comprising the Joint Review Board included Jeff Miller, representing the Village of DeForest, David Worzala, representing Dane County, Roger Price, representing Madison Area Technical College and Judy Ecker, representing the DeForest Area School District. Also present were Greg Frahm, Director of Planning and Zoning, Mark Roffers, Village Planner (Vandewalle) and Al Reuter, Village Attorney.

Motion by Price, seconded by Worzala to suspend the rules of order and to proceed to item # 3 on the agenda. Vote 4-0.

3. **Election of Fifth Member-at-large:** Motion by Price, second by Worzala to nominate Dennis O'Loughlin as the fifth member-at-large of the Joint Review Board. Motion carried; Vote 4-0.

2. **Election of Chairperson:** Motion by Price, second by Ecker to nominate Dennis O'Loughlin as Chairperson of the Joint Review Board as a standing member. Motion carried; Vote 4-0.

4. **Distribution and initial explanation of TIF District No. 2 and TIF District No. 3 Project Plans:** Mark Roffers provided a summary of the districts. TIF #2 focuses primarily on office/commercial uses in the southeast corner of highway 19 and 51. TIF #3 is platted and zoned for commercial/office uses in the northwest corner of highway 19 and 51.

   Roffers indicated that the next scheduled meeting of the Joint Review Board is expected to be held on March 26, 2009 and prior to that time the DeForest Redevelopment Authority and Village Board will take action on the TIF Plans.

   Price inquired if there was any public dialog regarding the TIF Plans. Roffers responded that the plans have been discussed with the property owners of each project. Price inquired about any existing development agreements with these parties. Roffers responded affirming that there were agreements between the developer and the Village. Price requested copies of any such agreements. Roffers committed to providing copies to Joint Review Board members prior to the next scheduled meeting.

5. **Other items as allowed by law:** None
6. **Set next meeting:** The next meeting will be held on Thursday, March 26, 2009 – time to be determined.
7. **Adjourn:** Motion by Miller, second Price by to adjourn. Motion carried 4-0. Time of adjournment 5:55 p.m.

Prepared by: Steven J. Fahlgren, Village of DeForest Finance Director

APPENDIX E: DEFOREST REDEVELOPMENT AUTHORITY PUBLIC HEARING MINUTES

MINUTES

DeForest Redevelopment Authority

February 26, 2009

Public Works Building

205 DeForest Street - DeForest, WI 53532

1. **Call to Order:** Chairman Cannady called the meeting to order at 6:00 p.m.

2. **Roll Call:** Members present included; Cannady, Kieffer, Mancheski, Clark and Gahnz. Not present; Degnan and P. Blount. Others present: Mark Roffers – Vandewalle, Attorney Reuter & Director Frahm.

Motion by Gahnz, seconded by Kieffer to suspend the rules and move agenda item #9 to #5 and each number moving down subsequently. (Motion carried 5-0)

3. **Public Hearing Regarding the Proposed Tax Incremental Financing District (TIF) Boundaries and Plan for TIF # 2.**

Roffers provided a summary of the TIF plans and recent amendments. Amended project plans and noted changes were provided. TID #2 changes were mainly in regards to revised costs for Highway 19. A few other changes include: Cost changes for Mielke Street, Right-in off of 19 into the development.

Gahnz asked about the Right-in and why it was to be funded by the Village through TIF since it was his recollection that it was to be done by the developer. Roffers stated he was not aware of any prior agreements between the Village Board and the developer specifically regarding the funding of the Right-in.

Reuter responded stating that this is a TIF plan but there is no guarantee that this project will be paid by the TIF or reimbursed to the developer. This creates an opportunity, but doesn't require such funding.

Clark asked when the initial project costs were completed. Roffers stated in Spring 2008. He then asked why the costs increased since the last TIF Plan draft. Roffers stated that the initial estimates provided by the developers had split costs between the development areas to the north and south of Highway 19 and further research was done determining more current and accurate project costs. Reuter stated that this again allocates the money, and details are ironed out in the development agreement.

Mancheski asked who would be making these decisions. Reuter stated that TIF #2 project costs may be approved by the DRA and Board due to use of Lease Revenue Bonds depending on how the lease terms were written. When Lease Revenue Bonds are not used to pay for project costs, then the Village Board would have final approval.

At 6:19 P.M. the public hearing was closed.

4. **Public Hearing Regarding the Proposed Tax Incremental Financing District (TIF) Boundaries and Plan for TIF # 3.**

There were no comments regarding the Boundaries and Plan for TIF #3. At 6:20 P.M. the public hearing was closed.

9. **New Business**

1. Resolution 2009-001 Approving TIF #2 Boundaries and Project Plan

Motion by Cannady, seconded by Kieffer to approve Resolution 2009-001. Gahnz motioned to amend the original motion, seconded by Mancheski to remove project #4 from the plan that involved the "right-in" lane into Savannah Brooks.

Gahnz stated that the $154,200 should not be there based upon his recollection of the Village Board's previous intent.

Motion carried 4-1, with Cannady voting against.

Motion by Gahnz, seconded by Mancheski, also to amend the original motion as amended above to adjust the project #3 costs to $1.2 million.

Gahnz also believed that the 1.3 million was too high based upon initial request. Motion carried 5-0.

Full motion including both amendments carried 5-0.

2. Resolution 2009-002 Approving TIF #3 Boundaries and Project Plan

Motion by Gahnz, seconded by Kieffer to approve resolution 2009-002. Motion carried 5-0.

5. **Approval of Minutes From Prior Meetings**

Date	Motion	Second	Vote
01-15-09	Kieffer	Gahnz	4-0-1 (Cannady abstaining)

6. **Announcements**

None

7. **Appearances Before the Authority**

None

8. **Old Business**

1. Update/Action Regarding the Development of 100 E. Holum Street Property: Frahm provided a summary of the current status of the project. Kieffer recommended that it be placed on the next agenda to determine what to do with the property.

10. **Any Other Business That Legally Comes Before the DeForest Redevelopment Authority**

None

11. **Adjournment** – Motion by Kieffer, second by Gahnz to adjourn. Motion carried 5-0. Meeting adjourned at 6:43 pm.

Respectfully submitted by Steve Fahlgren, Executive Director of the DeForest Redevelopment Authority.

APPENDIX F: RESOLUTION CREATING TAX INCREMENT DISTRICT #2

RESOLUTION 2009-002

A RESOLUTION RECOMMENDING THE DESIGNATION OF THE BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF DEFOREST AND ADOPTING A PROJECT PLAN THEREFOR.

WHEREAS, pursuant to §1.03(2)(b) of the DeForest Municipal Code, the Redevelopment Authority of the Village of DeForest (the "Authority") has been authorized to carry out the functions of a plan commission under the Wisconsin Tax Incremental Financing Law; and

WHEREAS, the Authority held a public hearing on February 26, 2009 to consider the creation of Tax Incremental District No. 3, Village of DeForest (TID #3), the proposed boundaries thereof and a proposed project plan therefor, following publication of a Class 2 notice as required by §§66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, notice was provided to the overlying taxing jurisdictions of the proposed creation of TID #3 and of the public hearing before publication of the hearing notice as required by §§66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, the Authority has considered the comments and recommendations made at the public hearing and has determined to recommend the creation of TID #3 to the Village of DeForest Board of Trustees and a project plan for that TID;

NOW, THEREFORE, BE IT RESOLVED that:

1. The proposed boundaries of Tax Incremental District No. 3, Village of DeForest, as set forth on Exhibit A, attached hereto and incorporated herein, are approved by the Authority and are hereby recommended to the Village Board as the boundaries for such district.

2. The proposed project plan, in the form attached hereto as Exhibit B is hereby adopted and recommended to the Village Board for approval as the project plan for said district.

3. The Authority further recommends that the Village Board adopt an appropriate resolution to create TID #3 as a mix-use tax incremental district.

BE IT FURTHER RESOLVED, that the Executive Director 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 actions recommended hereby.

Adopted this 26th day of February, 2009.

William Cannady

William Cannady, Chairman

ATTEST: Steven J. Fahlgren

Steven J. Fahlgren, Executive Director

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APPENDIX G: RESOLUTION APPROVING THE PROJECT PLAN

RESOLUTION 2009-17

A RESOLUTION CREATING, AND APPROVING A PROJECT PLAN FOR, TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF DEFOREST.

WHEREAS, pursuant to 66.1105(3)(f), Wis. Stats. and §1.03(2)(b) of the DeForest Municipal Code, the Redevelopment Authority of the Village of DeForest (the "Authority") has been authorized to carry out all of the functions of a plan commission, other than creation of a master plan for the Village, under the Wisconsin Tax Incremental Financing Law; and

WHEREAS, the Authority held a public hearing on February 26, 2009 to consider the creation of Tax Incremental District Number Three, Village of DeForest (TID #3), the establishment of proposed boundaries thereof and a the adoption of a proposed project plan therefor, following publication of a Class 2 notice as required by §§66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, notice was provided to the overlying taxing jurisdictions of the proposed creation of TID #3 and of the public hearing before publication of the hearing notice as required by §§66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, following the public hearing the Authority adopted Resolution 2009-2 recommending the creation of TID #3, with the boundaries as set forth in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the adoption by the Authority of Resolution 2009-02 included adoption of the proposed project plan for TID #3 prepared by the Authority in the form attached hereto as Exhibit B, which is incorporated herein; and

WHEREAS, the Village Board has reviewed and considered the proposed project plan and accepts the recommendation of the Authority to create TID #3 as proposed and to approve the project plan adopted by the Authority;

NOW, THEREFORE, BE IT RESOLVED that Tax Incremental District Number Three, Village of DeForest, is hereby created effective January 1, 2009, with the boundaries as described in Exhibit A, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, that Tax Incremental District Number Three is declared to be a mixed-use district.

BE IT FURTHER RESOLVED that the Village Board makes the following findings:

1. The project plan attached hereto as Exhibit B is feasible and in conformity with the Village's comprehensive (master) plan;

2. Not less than 50% of the area of the real property within the boundaries of the district, as set forth on Exhibit A, is suitable for mixed-use development;

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

4. All of the project costs directly relate to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial development consistent with the purposes for which the district is being created;

5. The equalized value of the taxable property within the district plus the value increment of all existing districts does not exceed 12% of the total equalized value of taxable property within the Village;

BE IT FURTHER RESOLVED, that the Village Board hereby confirms that any property within the district that is suitable and zoned for industrial use will remain zoned for Industrial use for the life of the district;

BE IT FURTHER RESOLVED, that the project plan attached hereto as Exhibit B is hereby approved as the project plan for Tax Incremental District Number Three.

Adopted this 16th day of March, 2009.

Jeffrey N. Miller, Village President

ATTEST:

LuAnn Leggett, Village Clerk

Date Adopted: 3-16-09 Vote: 5-0

APPENDIX H: TID #3 JOINT REVIEW BOARD FINAL INFORMATION AND DECISION

JOINT REVIEW BOARD
RESOLUTION 2

A RESOLUTION APPROVING DEFOREST VILLAGE BOARD RESOLUTION 2009-017 CREATING TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF DEFOREST AND APPROVING A PROJECT PLAN THEREFOR.

WHEREAS, §66.1105(4m), Wis. Stats. requires that a Joint Review Board be convened to review and approve the creation of a tax incremental district; and

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

WHEREAS, the Board held its initial meeting on February 26, 2009 prior to the public hearing on the creation of Tax Incremental District Number Three, Village of DeForest (TID #3), and elected a chairperson and selected a public member 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 Redevelopment Authority of the Village of DeForest and the Village Board of DeForest approving the creation of TID #3, establishing the boundaries thereof and adopting a project plan therefor;

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

1. In the judgment of the Board, the development expected in the District as described in the public records, planning documents and resolutions identified above would not occur without the creation of a tax incremental district and the use of tax incremental financing;

2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the 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 2009-17 creating Tax Incremental District Number Three, Village of DeForest and approving a project plan therefor is hereby approved.

Adopted this 26th day of March, 2009.

Dennis O'Loughlin, Chairperson

Vote : Aye: ____

Nay: ____

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APPENDIX I: VILLAGE ATTORNEY OPINION

REUTER, WHITISH & COLE, S.C.

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March 26, 2009

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

RE: Certification of Project Plan for Tax Incremental District No. 3, Village of DeForest

Dear Board Members:

At the request of the Redevelopment Authority of the Village of DeForest, I have reviewed the Project Plan for Tax Incremental District No. 3, Village of DeForest for compliance with the requirements of the Wisconsin Tax Increment Law. I find that the Project Plan is complete and complies in all respects with the requirements for project plans set forth in §66.1105 of the Wisconsin Statutes and in particular it contains the following necessary information:

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

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

3. An economic feasibility study.

4. A detailed list of estimated project costs.

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

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

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

8. A statement addressing any proposed changes in zoning ordinances, master (comprehensive) plan, building codes and Village ordinances.

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

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

Very truly yours,

REUTER, WHITISH & COLE, S.C.

By: _____
Allen D. Reuter
Village Attorney

APPENDIX J: BOUNDARY DESCRIPTION

Part of the SW1/4 of the SE1/4, NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of the SE1/4 of Section 32, T9N, R10E, part of the NW1/4 of the SW1/4, SW1/4 of the SW1/4 of Section 33, T9N, R10E and part of the NE1/4 of the NE1/4, NW1/4 of the NE1/4 of Section 5, T8N, R10E, Village of DeForest, Dane County, Wisconsin, described as follows: Beginning at the South quarter corner of said Section 32; thence Northerly to the most northerly point of curvature of a 25 foot radius curve at the southeasterly corner of Lot 17, Chase Farms; thence N00°06'23"E along the west right-of-way of Blanchar's Crossing to the intersection with the westerly extension of the north right-of-way of Meridian Drive; thence N89°34'05"E along said westerly extension, 66 feet to the intersection of the north right-of-way of Meridian Drive and the east right-of-way of Blanchar's Crossing; thence N89°34'05"E along the north right-of-way of Meridian Drive, 579.92 feet; thence N00°06'23"E along the west plat line of North Towne Corporate Park First Addition, 1046.87 feet to a point of curvature; thence Northwesterly, 179.66 feet along the arc of a curve to the left, having a radius of 460.00 feet and a chord bearing N11°04'56"W, 178.52 feet to a point of reverse curvature; thence Northwesterly, 208.53 feet along the arc of a curve to the right, having a radius of 540.00 feet and a chord bearing N11°12'28"W, 207.24 feet to the point of tangency thereof; thence N00°08'41"W, 56.34 feet to the northwest corner of Outlot 1, North Towne Corporate Park First Addition; thence N89°18'04"E along the north plat line of North Towne Corporate Park First Addition, 1774.57 feet to the northeast corner of Lot 37, North Towne Corporate Park First Addition; thence N89°18'04"E , 337 feet more or less to the intersection with the easterly right-of-way of United States Highway 51; thence Southerly along said easterly right-of-way, 1762 feet more or less to a bend point on said easterly right-of-way; thence Westerly, 783 feet more or less to a bend point along the easterly line of Lot 15, North Towne Corporate Park; thence S55°16'51"W along the westerly right-of-way of United States Highway 51, 136.85 feet to the southeast corner of Lot 14, North Towne Corporate Park and the north right-of-way of State Highway 19; thence Southerly, 275 feet more or less to the intersection of the south right-of-way of State Highway 19 with the westerly right-of-way of United States Highway 51; thence Westerly along the south right-of-way of State Highway 19, 1826 feet more or less to the intersection with a line extended southerly, bearing S00°06'23"W from the South quarter corner of said Section 32; thence N00°06'23"E, 90 feet more or less to the South quarter corner of said Section 32 and the Point of Beginning.

EXCLUDING all wetlands from the above described parcel.