

COMMON COUNCIL AGENDA
September 27, 2021
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve minutes for the meeting held on September 13, 2021

II. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Administer Oath of Office to Police Officer Andrew Meeker.

III. GENERAL BUSINESS:

1. Approve/Deny: Second Reading and Public Hearing on Ordinance 1926-21 - Unanimous Petition for the Direct Annexation of the Labansky Road Subdivision from the Town of Reedsburg to the City of Reedsburg.
2. Approve/Deny: Second Reading and Public Hearing on Ordinance 1928-21 - Unanimous Petition of the Reedsburg Country Club for Direct Annexation of 5.07 acres +/-, from the Town of Reedsburg to the City of Reedsburg, generally located at 3003 E. Main Street.
3. Approve/Deny: Resolution 4451-21 amending Tax Incremental District #9, project plan amendment #2.
4. Approve/Deny: Resolution 4452-21 amending Tax Incremental District #6, project plan amendment #3.
5. Approve/Deny: Resolution 4453-21 creating Tax Incremental District #10.

IV. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Historic Preservation: Approve/Deny: Second reading and Public Hearing on Ordinance 1927-21 - Amending Chapter 324 - Historic Preservation to comply with the requirements of the Certified



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Local Government Program.

V. CITY ADMINISTRATOR REPORTS:

1. Set 2022 General Fund Budget workshop dates & times; October 20/27, 2021 5:00pm.

VI. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Plan Commission, Historic Preservation, Library Board, Ordinance Committee (any other committees or commissions with report).

VII. OFFICE OF THE MAYOR:

1. Trick or Treat hours on October 31, 2021 from 4pm - 7pm.

VIII. ADJOURN:



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City of Reedsburg Meeting of the Common Council
September 13, 2021

Present: Mayor Dave Estes, Alderpersons Darrin Frye, Craig Braunschweig, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.

Absent: None.

Others Present: City Administrator Tim Becker, Clerk/Treasurer-Finance Director Jacob Crosetto, Police Chief Pat Cummings, City Attorney Derek Horkan, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Sue Ann Kucher Library Director, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on August 23, 2021; Approval of paid bills for August 2021; Approval of application for Class B Retailer's License for La Cueva, LLC, 1599 E. Main Street - Hosana Perez Pomades, Agent; Approval of appointment of Joan Martin to the Historic Preservation Commission; and receiving the August 2021 Monthly building permit report.

Motion: Schulte, Second: Braunschweig to approve the consent agenda. Motion carried 9-0.

GENERAL BUSINESS

- A. Approve/Deny: Second reading and Public Hearing for Ordinance 1925-21 Amending Chapter 37-Municipal Court; to include the Town of Woodland in the Reedsburg Municipal Court.
 - a. **Motion: Braunschweig, Second: Knudsen to approve Ordinance 1925-21 as presented. Motion carried 9-0.**
- B. Approve/Deny: Resolution 4448-21 Exempting the City from paying Sauk County Library Tax - 2022
 - a. **Motion: Gargano, Second: Braunschweig to approve Resolution 4448-21 as presented. Motion carried 9-0.**
- C. Approve/Deny: Resolution 4437-21 Authorizing the expenditure of the Greenwood Cemetery perpetual care funds
 - a. **Motion: Seamonson, Second: Frye to approve Resolution 4437-21 as presented. Motion carried 9-0.**
- D. Approve/Deny: City Staff, assisted by Vierbicher & Associates, to apply for an EDA Grant for the purpose of site improvements to the Business Park addition, generally located in the area of S.Golf Course Road and E. Main Street.
 - a. **Motion: Kaney, Second: Frenz to approve City Staff and Vierbicher to apply for an EDA Grant for the stated purposes as presented. Motion carried 9-0.**
- E. Approve/Deny: Writing off Delinquent Personal Property Account.
 - a. **Motion: Peterson, Second: Kaney to authorize the City Clerk-Treasurer to write off delinquent personal property account 9460-00000, Pinnacle Propane Express, LLC, in the amount of \$28.27. Motion carried 9-0.**
- F. Approve/Deny: Arts in Public Places Policy as it transitions to the Historic Preservation Commission.
 - a. **Motion: Knudsen, Second: Kaney to approve the AIPP Policy as it transitions to the HPC. Motion carried 9-0.**
- G. Approve/Deny: Proposed preliminary Capital Equipment and Capital Improvement Plans for 2022.
 - a. **Motion: Peterson, Second: Frye to approve the proposed preliminary Capital Budgets as presented for 2022. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES, AND COMMISSIONS

- A. Public Works: Approve/Deny: First Reading and set a Public Hearing for October 11, 2021 for Ordinance 1929-21 amending Chapter 615-5 - Stop Signs, adding stop signs to North Walnut Street where it intersects with Eighth (8th) Street.
 - a. **Motion: Braunschweig, Second: Schulte to approve setting the Public Hearing on Ordinance 1929-21 for October 11, 2021 at 6:00 p.m. Motion carried 8-1 with Seamonson voting no.**
- B. Personnel Committee: Approve/Deny: 2022-2023 Collective Bargaining Agreement with the Reedsburg Professional Police Association represented by the Wisconsin Professional Police Association.
 - a. **Motion: Peterson, Second: Braunschweig to approve the 2022-2023 Collective Bargaining Agreement with the Reedsburg Professional Police Association represented by the Wisconsin Professional Police Association as presented. Motion carried 9-0.**
- C. Personnel Committee: Approve/Deny: Amending the Employee Handbook to reflect changes to the Police CBA and amendments to the holiday and sick leave policy.
 - a. **Motion: Seamonson, Second: Kaney to approve amending the Employee Handbook to**

reflect changes to the Police CBA and amendments to the holiday and sick leave policy as presented. Motion carried 9-0.

Motion: Kaney, Second: Frye to enter Closed Session per section 19.85(1)(e) of the Wisconsin statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically proposed land purchases and project updates.

Motion carried 9-0. Time: 6:55 p.m.

Motion: Gargano, Second: Seamonson to exit Closed Session and enter Open Session.

Motion carried 9-0. Time: 7:33 p.m.

Motion: Knudsen, Second: Kaney to adjourn.

Motion carried 9-0. Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Jacob Crosetto

City Clerk-Treasurer/Finance Director

ORDINANCE NO. 1926-21

(Annexation – Parcels # 030-1160-00000, 030-1162-00000, 030-1162-10000, 030-1163-00000, 030-1164-01000, 030-1164-10000, 030-1164-00000, 030-1165-00000, 030-1167-00000, 030-1168-00000, 030-1169-00000, 030-1171-00000, 030-0378-40100)

WHEREAS, A Petition for Direct Annexation by Unanimous Approval (the “Petition”) pursuant to the provisions of Wis. Stat. sec. 66.0217(2) was filed with the City of Reedsburg on August 18, 2021; and,

WHEREAS, the Petition complies with the requirements of Wis. Stat. sec. 66.0217(5) with respect to information contained therein; and,

WHEREAS, the Wisconsin Department of Administration has reviewed the information in the petition pertaining to the proposed annexation pursuant to Wis. Stat. sec. 66.0217(6) and has determined that the proposed annexation is in the public interest; and,

WHEREAS, the City of Reedsburg Planning Commission has reviewed and recommended acceptance of the Petition; and,

WHEREAS, the Common Council finds the proposed annexation is in the best interests of the City, will promote the economic prosperity of the City and is consistent with the City’s planning and growth objectives;

NOW THEREFORE, the Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: ANNEXATION AND DESCRIPTION OF ANNEXED TERRITORY:

The Petition is hereby accepted, and the territory described and depicted therein is hereto and incorporated herein, is hereby annexed to the City of Reedsburg. The MBR number is 14435.

Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all of Lot 2, Sauk County Certified Survey Map No. 4114 and all of Labansky Subdivision including all of Sauk County Certified Survey Map No. 6564, Sauk County Certified Survey Map No. 5463 and Sauk County Certified Survey Map No. 2200, all located within the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the Center of Section of Record of said Section 12; Thence, southerly, along the east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, T12N, R4E and the centerline of Golf Course Road, 866.77 feet, more or less, to the intersection with the easterly extension of the north line of Labansky Subdivision and the Point of Beginning (P.O.B.) of this annexation description;

Thence continuing along said east line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the centerline of Golf Course Road, 470 feet, more or less, to the intersection with the easterly extension of the south line of Labansky Subdivision;

Thence, Westerly, along said easterly extension of said south line of Labansky Subdivision, 33 feet, more or less to the southeast corner of Labansky Subdivision;

Thence, Westerly, along said south line of Labansky Subdivision, 630 feet, more or less, to the southeast corner of Lot 2, Sauk County Certified Survey Map No. 2200;

Thence, S89°52'25"W, along the south line of said Lot 2, Sauk County Certified Survey Map No. 2200, 200.00 feet to the southeast corner of Lot 2, Sauk County Certified Survey Map No. 5463;
Thence, S89°52'25"W, along the south line of said Lot 2 and Lot 1, Sauk County Certified Survey Map No. 5463, 207.08 feet to the southwest corner thereof;
Thence, N00°27'04"W, along the west line of said Lot 1, Sauk County Certified Survey Map No. 5463, 202.00 feet to the southerly right-of-way of Labansky Road;
Thence, northerly, along the westerly right-of-way of Labansky Road, 48 feet, more or less to the southeast corner of Lot 2, Sauk County Certified Survey Map No. 4114;
Thence, S89°50'24"W, along the south line of said Lot 2, Sauk County Certified Survey Map No. 4114, 185.35 feet to the southwest corner thereof and the east right-of-way of South Wengel Drive;
Thence, N00°35'35"W, along the east right-of-way of South Wengel Drive and the west line of said Lot 2, Sauk County Certified Survey Map No. 4114, 233.72 feet to the northwest corner thereof;
Thence, N89°46'09"E, along the north line of said Lot 2, Sauk County Certified Survey Map No. 4114, 186.03 feet to the northeast corner thereof;
Thence, S00°25'40"E, along the east line of said Lot 2, Sauk County Certified Survey Map No. 4114, 13.95 feet to the northwest corner Labansky Subdivision;
Thence, easterly, along said north line of Labansky Subdivision, 157 feet, more or less, to the northwest corner of Lot 1, Sauk County Certified Survey Map No. 6564;
Thence, N89°53'49"E, along the north line of said Lot 1, Sauk County Certified Survey Map No. 6564, 28.38 feet;
Thence, N45°33'59"E, along a north line of said Lot 1, Sauk County Certified Survey Map No. 6564, 64.37 feet;
Thence, S01°11'15"W, along an easterly line of said Lot 1, Sauk County Certified Survey Map No. 6564, 45.02 feet;
Thence, N89°58'00"E, along the north line of said Lot 1, Sauk County Certified Survey Map No. 6564, 116.63 feet to the northeast corner thereof;
Thence, easterly, along the north line of Labansky Subdivision, 680 feet, more or less, to the northeast corner thereof and the west right-of-way of Golf Course Road;
Thence, easterly, along the easterly extension of said north line of Labansky Subdivision, 33 feet, more or less to the east line of the NW ¼ of the SW ¼, the centerline of Golf Course Road and the Point of Beginning.

Annexation boundary contains 12.6 Ac., 547,260 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.

SECTION II: MAP:

The map attached to the Petition reasonably shows the boundaries of the annexed territory and the relation of the annexed territory to the affected municipalities.

SECTION III: POPULATION:

The population of the territory annexed is seventeen (17).

SECTION IV: FILING:

The City Clerk shall record a copy of this ordinance with the Sauk County Register of Deeds and send a certified copy of this ordinance to the Department of Administration, any company that provides utility service to the annexed property, and the School District of Reedsburg.

SECTION V: WARD:

The annexed territory is hereby added to the City of Reedsburg Ward 17, Aldermanic District 4 and remains in Sauk County Supervisory District 6.

SECTION VI: VALIDITY

Should any section, clause or provision of the Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION VII: CONFLICTING PROVISIONS REPEALED:

All ordinances in conflict with any provision of this Ordinance are hereby repealed.

SECTION VIII: EFFECTIVE DATE:

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION IX: PART OF CODE:

This Ordinance becomes part of the zoning map of the City of Reedsburg.

Dated this 27th of September, 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

August 23, 2021

Public Hearing Noticed:

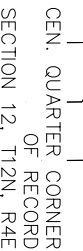
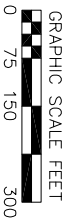
September 2, 2021 & September 9, 2021

2nd Reading at Council/Public Hearing:

September 27, 2021

Published, Enactment Date:

October 7, 2021



Annexation Description **To the City of Reedsburg**

Part of the NE ¼ of the SW ¼, all of Lot 2, Sauk County Certified Survey Map No. 4114 and all of Labansky Subdivision including all of Sauk County Certified Survey Map No. 6564, Sauk County Certified Survey Map No. 5463 and Sauk County Certified Survey Map No. 2200, all located within the NE ¼ of the SW ¼ of Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

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Thence continuing along said east line of the NW ¼ of the SW ¼ and the centerline of Golf Course Road, 470 feet, more or less, to the intersection with the easterly extension of the south line of Labansky Subdivision;
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Annexation boundary contains 12.6 Ac., 547,260 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.

**INTERMUNICIPAL COOPERATION AGREEMENT BETWEEN
THE CITY OF REEDSBURG AND THE TOWN OF REEDSBURG**

THIS AGREEMENT, made effective this 10th day of December, 2007 by and between the City of Reedsburg, a municipal corporation located in Sauk County, Wisconsin ("City") and the Town of Reedsburg, a Wisconsin township located in Sauk County, Wisconsin ("Town").

R E C I T A L S

WHEREAS, sec 66.0301, Stats., authorizes cities and towns to enter into intergovernmental cooperation agreements for the furnishing of municipal services and the joint exercise of municipal powers and duties required or authorized by law; and

WHEREAS, the City and the Town recognize that intergovernmental cooperation and joint planning provide for the best use of land and natural resources and provide for high quality and efficient municipal service; and

WHEREAS, it is the best interest of the City and the Town to resolve boundary, land use and municipal service issues in order to avoid duplication of municipal services and in order to provide an effective means of planning each community's future growth; and

WHEREAS, the City and the Town agree that it is appropriate to prevent unplanned development leading to urban, ex-urban and rural sprawl;

WHEREAS, the City and the Town recognize that this Agreement represents compromises that are required in order to reach a long-term and meaningful cooperation agreement;

NOW, THEREFORE, in consideration of the mutual promises of the parties it is here by agreed as follows:

ARTICLE I GENERAL PROVISIONS

1.1 Growth Area Map. Attached and incorporated by reference is a map marked Exhibit A, "City of Reedsburg Official Extraterritorial Zoning Map", dated December 8, 2003. The purpose of this map is to delineate the City growth area (hereinafter "Growth Area"). The Extraterritorial committee shall review this map every five years after January 2010 and make recommendations to the affected Town's Plan Commission for Town Board approval. During this five year period, a town board may request of the Extraterritorial Committee a change in the Extraterritorial Boundary Line.

1.2 Joint Land Use and Transportation Plan. Attached and incorporated by reference is a map marked Exhibit B, "City of Reedsburg Planning Area Proposed Land Use Map 11-1", (hereinafter "Land Use Plan"), dated April, 2003. The Land Use Plan shall be used to regulate land division, the dedication of rights-of-way and other public improvements in the Growth Area as more particularly described in Article II, below. The City or Town shall not modify the Land Use Plan except in accordance with the City of Reedsburg Zoning Code.

1.3 Extraterritorial Jurisdiction. The parties acknowledge that the City has been exercising its statutory extraterritorial land division review authority in the Town. The City shall continue to exercise its extraterritorial jurisdiction throughout the extraterritorial areas. The City shall also exercise extraterritorial zoning power throughout the extraterritorial area. The Town shall make its planning, official mapping, land division and zoning decisions in full conformance with City policies within the Growth Area for the duration of the Agreement.

1.4 Annexations.

- (a) Any lands for which the City receives a petition for annexation that is located within the Growth Area and are contiguous to the then-current City boundaries may be annexed to the City in accordance with the procedures of sec. 66.0217, Stats.
- (b) The Town shall not directly or indirectly oppose the direct annexation of land to the City located within the Growth Area adjacent to the City. The Town also agrees not to financially support anyone who does oppose or contests an annexation of lands that are located exclusively within the Growth Area. If the Town is involved in any annexation lawsuit by a party other than the City, the Town shall immediately stipulate that it does not oppose the contested annexation. The Town shall also cooperate with the City on the dismissal of the Town as a party to the relevant lawsuit. Upon a request by the City, the Town shall provide a letter to the State of Wisconsin indicating that the

proposed annexation within the Growth Area is in compliance with this agreement.

- (c) Generally, the Townships prefer that no territory outside of the Growth Area be annexed by the City. Should the City, during the term of this agreement, annex any territory outside of the Growth Area, the City agrees in accordance with the provision of sec. 66.0305, Stats., to reimburse the town as liquidated damages and not as a penalty, an amount equivalent to the tax revenue lost to the Town as a result of such annexation each year for a period of 10 years from the date the annexation ordinance is effective. The reimbursement shall be calculated based on the assessed value of all land and improvements in the annexed territory as of January 1 of each year after the annexation took place. The assessed value of such lands shall be multiplied by the mill rate established by the Town for that year to calculate that amount due to the Town under this formula. The reimbursement shall be made within 30 days of the first of January of each year beginning with the first year after the year of the relevant annexation.
- (d) Except as set forth in subsection 1.4 (e) and 2.5 below, the City's annexation powers in the Growth Area are limited to voluntary annexations only. "Voluntary annexations" means annexations defined by sec. 66.0217, Stats.
- (e) It is the parties assumption that the territory within the Growth Area may eventually be annexed to the City. However, the parties acknowledge that under current State annexation law it is probable that certain isolated parcels may remain within the Town even after various larger parcels have been annexed to the city. Therefore, the parties agree that it is necessary to establish a mechanism that will assure the City that all the territory within the Growth Area will eventually be annexed to the City to prevent township islands within the Growth Area. To this end, the parties agree to review the need for a boundary change pursuant to a cooperative plan under sec 66.0307, Stats. The first boundary adjustment review shall occur in January 2010. Subsequent boundary adjustment reviews shall occur every 5 years thereafter. The maximum number or acres eligible for each 5-year boundary adjustment review shall not exceed 100 acres. The purpose of the sec. 66.0301, Stats., cooperative plan is to modify the boundaries between the City and the Town so that the Growth Area will be subject to the City's jurisdiction. The procedures of sec. 66.023, Stats., shall apply to the cooperative planning process described in this subsection.

1.5 Zoning Enforcement. During the term of this Agreement the parties agree that the City will perform zoning enforcement services and functions and development review within all or a part of the Growth Area. In such instances, the Town shall delegate its zoning enforcement powers and responsibilities to the City. The above services will be performed at a cost that shall not exceed the then-current City fee schedule for comparable services performed within the City. The Town shall take all necessary actions authorized by law to cooperate with the City in order to accomplish the intended purposes of this section.

ARTICLE II DEVELOPMENT WITHIN CITY GROWTH AREA

2.1 General Provisions. The City and the Town agree to take action or to refrain from taking action, as set forth in this Article II with respect to the land located within the Growth Area. The following requirements of this Article II shall apply to all territory located within the Growth Area during the term of this Agreement and shall only be removed by annexation to the City.

2.2 New Development. As long as the land remains in the Town, new development in the Growth Area shall be limited to new or expanded agricultural operations, new or expanded commercial uses along Highway 23/33 east and new single-family residential uses or subdivisions.

2.3 Design Standards. All land divisions within the Growth Area shall be designed in compliance with the City's Official Map and City's and Town's Comprehensive Plan for the area by dedicating rights-of-way for expanded existing rights-of-way and for planned rights-of-way. Planned stormwater management facilities and environmental corridor areas shall also be respected in the design of these land divisions. All new development and land divisions shall also comply with the following layout and development standards:

- (a) New development proposals or subdivisions shall first be presented to the Town for review and approval. The proposal shall be accompanied by a layout sketch in compliance with City-density layout requirements.
- (b) No land may be developed and no land may be subdivided without provisions for easements for public utilities, public roads, driveway access location and design, and stormwater management in accordance with the City's Stormwater Ordinance.
- (c) Parcels divided within the townships must meet minimum size requirements according to the City's Zoning Ordinance, Chapter 17.

- (d) All land divisions require the prior approval of the Town.
- (e) New streets constructed within the Growth Area shall contain a minimum 66-foot right-of-way and shall be designed, located and constructed to City specifications if being annexed into the City. If the developer proposes a Town road the road shall be built to the Township standard.
- (f) All rezoning applications must be reviewed and approved by the Town.
- (g) All certified survey maps or platted subdivisions must be reviewed and approved by the Town.
- (h) The Town shall utilize planning and construction standards proposed by the City for new or reconstructed roads, public utilities and other public facilities in the Growth Area. The preceding statement does not apply to the maintenance or repair of Town roads existing as of January 1, 2007, but shall apply to subsequent roadway development and right-of-way dedication requests.
- (i) All land decisions must be approved by the Town and the Reedsburg Area Development Council before approval by the City.

2.4 Sewer and Water. All land divisions within the Growth Area shall be designed for subsequent further land divisions for conventional lots served by public water and sanitary sewer systems. The location of these potential future lot lines shall be clearly depicted on the face of plats and certified survey maps. The City may require public easements for utilities and stormwater management at the time of the initial land division or any subsequent land division. Parcels in the Town may hook up to sewer and water as outlined below.

- (a) If sewer and water are installed along a property outside of the City limits the property owner may hook up to the sewer and water and remain in the Town for a period of 10 years.
- (b) After a period of 10 years the City may elect to annex the parcels connected to either sewer or water as outlined in section 2.5 and section 1.4 (f)

2.5 Annexation by the City. Parcels within the Growth Area may be eligible for annexation by the City whenever the following criteria are satisfied; (a) the parcel is contiguous to the City and is hooked up to sewer or water or the sewer and water is installed along the frontage of the property; (b) the property must also have had the sewer and water available along the property or be hooked on to the sewer or water for a period

of 10 years; (c) there is pressure for development in the surrounding area and the parcels will become a Township island if not annexed into the City. Annexation procedures must follow section 1.4 (e).

2.6 Post-Annexation Land Divisions. After being annexed to the City additional land divisions may occur but must comply with the then-current City zoning requirements for the relevant area. The City reserves the right to levy special assessments on all existing developed and undeveloped properties to cover the cost of extending public utilities into the relevant area. The ability to further divide properties after annexation may be necessary in order to recover the cost associated with the public improvements to serve the annexed territory.

2.7 Extraterritorial Zoning Growth Area. The City may exercise extraterritorial zoning in the Growth Area pursuant to sec. 62.23(7a), Stats., as amended, if a court of competent jurisdiction determines that all or any portion of the design standards contained in section 2.3 are unenforceable. The Town shall grant the necessary approvals and make the necessary appointments in order that the City may exercise extraterritorial zoning powers in the Growth Area.

ARTICLE III COOPERATION

3.1 Advancement of Mutual Interests. The parties acknowledge that in order to effectively implement this Agreement it may be necessary to obtain the cooperation and approval of other governmental agencies, including, but not limited to, Sauk County, the Wisconsin Department of Natural Resources, the Wisconsin Department of Transportation or other State agencies. In all matters necessary to implement this Agreement the parties shall seek the cooperation and approval of all relevant agencies. To the extent practicable, the parties shall submit a single, joint request or other appropriate documents requesting the necessary approval.

3.2 Joint Requests. Examples of joint requests that may require the cooperation of the parties include, but are not limited to, the following:

- (a) Stormwater management, soil erosion control, wetlands and woodlands management;
- (b) Approvals for access to federal, state or county roadways; and
- (c) Approvals for a cooperative plan pursuant to sec. 66.0307, Stats.

ARTICLE IV DISPUTE RESOLUTION

4.1 Dispute Resolution. All disputes over the interpretation or application of this Agreement, or the enforcement thereof, shall be resolved according to the following dispute resolution procedures:

- (a) If the dispute cannot be resolved by the personnel directly involved, the parties will conduct the following mediation process before invoking binding arbitration:
 - (i) Each party will designate a representative with appropriate authority to be representative in the mediation of the dispute.
 - (ii) Either representative may request the assistance of a qualified mediator. If the parties cannot agree on the qualified mediator within five days of the request for a mediator, a qualified mediator will be appointed by the Chairperson of the Alternative Dispute Resolution Section of the State Bar of Wisconsin, or if the Chairperson fails to appoint a mediator, by the American Arbitration Association.
 - (iii) The mediation session shall take place within 30 days of the appointment of the representative representatives designated by the parties, or the designation of a mediator, whichever occurs last.
 - (iv) The mediator does not have authority to impose a settlement upon the parties but will attempt to assist the parties in reaching a satisfactory resolution of their dispute. The mediation sessions are private. The expenses of the mediator, if any, shall be borne equally by the parties.
- (b) If the dispute cannot be resolved by mediation the parties shall submit the dispute to binding arbitration by an arbitrator they will request a 5-person panel from the American Arbitration Association. Each party will have 2 strikes from the 5-person panel. The parties may agree to an alternative method for the selection of the single arbitrator.
- (c) The arbitrator shall not be bound by rules of evidence or the substantive laws of Wisconsin. The award of the arbitrator is final and binding and shall be enforceable at law. The parties will equally divide the fees of the arbitrator as well as the cost of a court reporter, if any.

ARTICLE V MISCELLANEOUS PROVISIONS

5.1 Term. The term of this agreement is three (3) years from and after the effective date hereof. The Agreement shall automatically renew for successive term(s) of three (3) years provided no party hereto notifies the other party of its intention not to renew at least ninety (90) days before expiration of the then current term. No breach or violation of any of the terms of this Agreement by either party shall operate to void or terminate or provide grounds for termination of the Agreement, it being the intent of the parties that any such breach or violation shall only be redressed, enjoined or otherwise remedied by the exercise of any lawful, contractual enforcement remedies that are available to be used by the aggrieved party to enforce the terms of the Agreement.

5.2 Severable Provisions. All of the agreements and terms are intertwined and interconnected and shall not be severed or modified. It is agreed that the terms and provisions are interdependent. If any material part of this Agreement is held by a court of competent jurisdiction to be invalid or ineffective the parties shall have 30 days in which to negotiate in good faith to remedy the unlawful or unenforceable provisions. If no agreement can be reached then the entire Agreement shall be null and void; provided, however, that the Town may retain any revenue sharing it has received prior to the termination of the Agreement.

5.3 Enforceability. The enforceability of this Agreement will not be affected by changes in the forms of City or Town government or changes in elected officials. The parties agree that this agreement shall be constructed so as to be binding on their respective agents, successors and employees. The parties shall not directly or indirectly challenge the provision or enforceability of this Agreement during its term.

5.4 No Waiver. The failure of any party to require strict performance with any provisions of this Agreement does not constitute a waiver of the provision or of any rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the party waiving their right. Waiver of one right, or release of one obligation, does not constitute a waiver or release of any other right or obligation.

5.5 Performance Standard. This Agreement requires the parties to act or to refrain from action on a number of matters. The parties hereby acknowledge that this Agreement imposes a duty on them of good faith and fair dealing. Whenever consent or approval is required by a party, the consent or approval shall not be unreasonably withheld.

5.6 Notices. All notices required under this Agreement must be served, either personally or by certified mail, upon the other party's municipal clerk. Any action taken by a party in violation of the relevant notice requirement is voidable unless, under the facts of a particular case, the public interest outweighs strict enforcement of the notice requirement.

5.7 Complete Agreement. This Agreement is the complete agreement of the parties with respect to the matters covered by this Agreement and it shall supersede all prior agreements or municipal policies and ordinances to the contrary. No agreements, promises or representations made during or in connection with the negotiations for or approval of this Agreement shall be binding or effective unless they are included herein. This Agreement shall be filed with the Register of Deeds for Sauk County. This Agreement may be used in litigation and may be introduced into evidence by either party without objection in any action to enforce the terms of this Agreement.

5.8 Construction. This Agreement shall be liberally construed to accomplish its intended purposes. The parties acknowledge that the language contained in this Agreement is the product of numerous individuals representing various interests. Therefore, the ambiguities shall not be construed against the drafter of the document. This Agreement should be constructed to give a reasonable meaning to each of its provision and a construction that would render any of its provisions meaningless, inexplicable, or mere surplusage is to be avoided.

5.9 Amendments. This agreement represents the complete agreement of the parties and may be amended only by a writing signed by all parties.

By: Edmund Bevilacqua
Town Chairperson

Gene Hackborth
Town Clerk

Approved As To Form: [Signature]
Town Attorney

Personally came before me this 14th day of JANUARY, 2007-2008
the above-named EDWARD BROOKS, Town Chairperson of the Town of
Reedsburg and GENE HAINBARTL, Town Clerk of the Town of
Reedsburg, to me known to be the person and officers who have executed the foregoing
instrument and acknowledged the same on behalf of the Town.

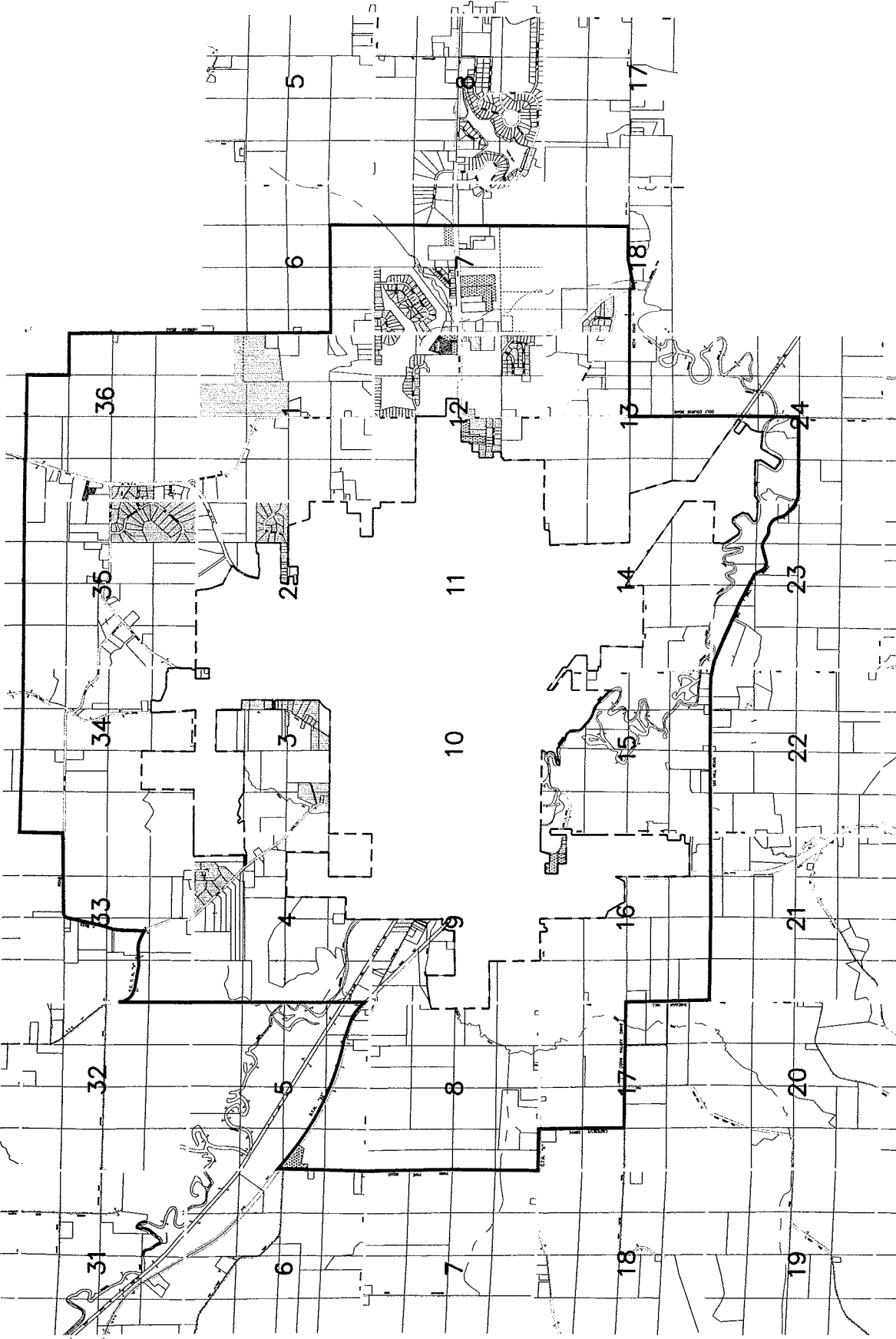
Notary Public-State of Wisconsin
My Commission: 5/28/2011

EXHIBIT A

CITY OF REEDSBURG OFFICIAL EXTRATERRITORIAL ZONING MAP

LEGEND

- CITY LIMITS
- EXTRATERRITORIAL LIMITS
- SECTION LINE
- RESIDENTIAL 2
- RESIDENTIAL 3
- BUSINESS 2
- AGRICULTURAL
- INDUSTRIAL 1
- RESOURCE CONSERVANCY



CITY OF REEDSBURG OFFICIAL EXTRATERRITORIAL ZONING MAP

2007



REEDSBURG
ENGINEERING
DEPARTMENT

SCALE: 1" = 300'

APPROVED: 10/10/07

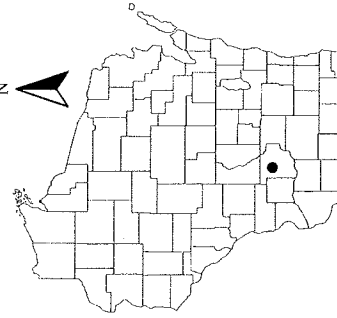
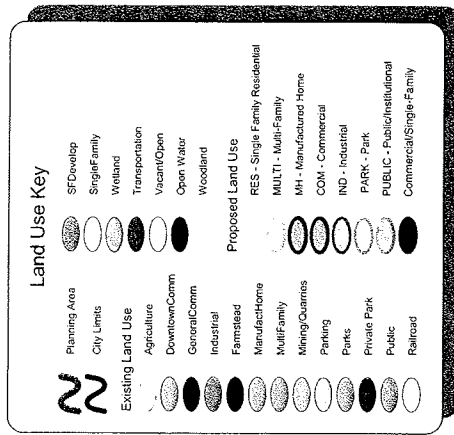
10/10/07

EXHIBIT B

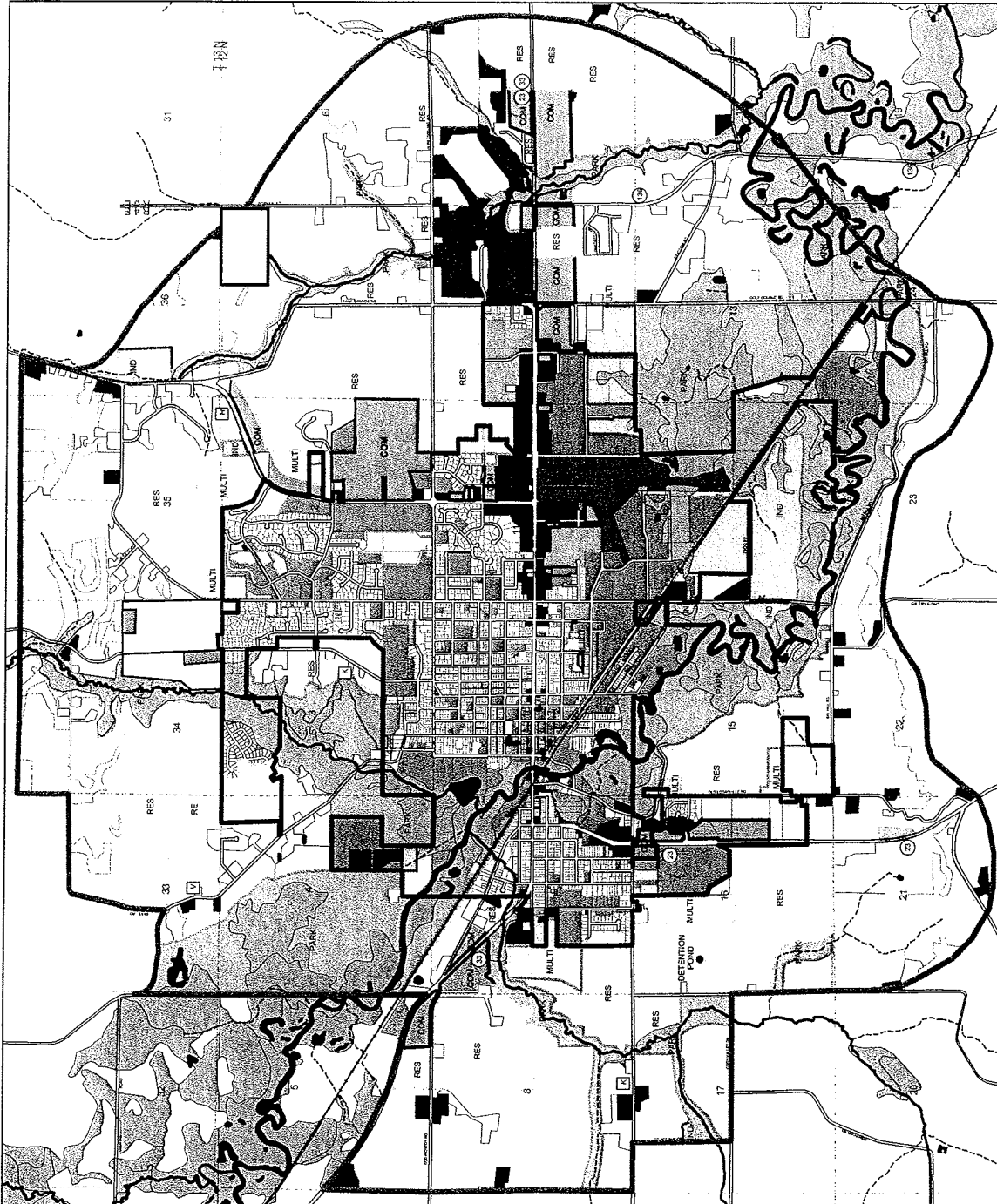
CITY OF REEDSBURG PLANNING AREA

PROPOSED LAND USE MAP

MAP 11-1 CITY OF REEDSBURG PLANNING AREA SAUK COUNTY, WISCONSIN PROPOSED LAND USE



MSA
POLYSSON NEW TOWN
ENGINEERING - ARCHITECT - LANDSCAPE
ARCHITECT - PLANNING



Date: 04-02-03
Drafted: LSR
File: d:\olygis\reedsburg...1117\lu map
Data: Data provided by the City of Reedsburg, and land use observed from aerial photography

UPDATED BY THE CITY OF REEDSBURG ENGINEERING DEPT MAY 2006

ORDINANCE NO. 1928-21

(Annexation – Detaching portion of 030-0355-00000; Adding to/Amending Parcel #276-2235-60300)

WHEREAS, A Petition for Direct Annexation by Unanimous Approval (the “Petition”) pursuant to the provisions of Wis. Stat. sec. 66.0217(2) was filed with the City of Reedsburg on August 23, 2021; and,

WHEREAS, the Petition complies with the requirements of Wis. Stat. sec. 66.0217(5) with respect to information contained therein; and,

WHEREAS, the Wisconsin Department of Administration has reviewed the information in the petition pertaining to the proposed annexation pursuant to Wis. Stat. sec. 66.0217(6) and has determined that the proposed annexation is in the public interest; and,

WHEREAS, the City of Reedsburg Planning Commission has reviewed and recommended acceptance of the Petition; and,

WHEREAS, the Common Council finds the proposed annexation is in the best interests of the City, will promote the economic prosperity of the City and is consistent with the City’s planning and growth objectives;

NOW THEREFORE, the Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: ANNEXATION AND DESCRIPTION OF ANNEXED TERRITORY:

The Petition is hereby accepted, and the territory described and depicted therein is hereto and incorporated herein, is hereby annexed to the City of Reedsburg. The MBR number is 14434.

Being part of the SW ¼ of the NE ¼, Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the East Quarter corner said Section 12; Thence, S89°34’55”W, along the south line of the Northeast Quarter of Section 12, T12N, R4E, 2068.33 feet, to the southeast corner of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776; Thence, N00°25’05”W, along the east line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776 and the **Point of Beginning** (P.O.B.) of this annexation description;

Thence, S89°36’21”W, along the north line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776, 562.37 feet, to the easterly right-of-way of North Golf Course Road; Thence, N00°23’39”W, along said easterly right-of-way of North Golf Course Road, 391.18 feet; Thence, N89°36’39”E, 567.92 feet, more or less, to the northerly extension of the east line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776; Thence, S00°25’05”W, along said northerly extension of the east line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776, 391.18 feet to the **Point of Beginning**.

Annexation boundary contains 5.07 Ac., 221,061 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.

SECTION II: MAP:

The map attached to the Petition reasonably shows the boundaries of the annexed territory and the relation of the annexed territory to the affected municipalities.

SECTION III: POPULATION:

The population of the territory annexed is zero (0).

SECTION IV: FILING:

The City Clerk shall record a copy of this ordinance with the Sauk County Register of Deeds and send a certified copy of this ordinance to the Department of Administration, any company that provides utility service to the annexed property, and the School District of Reedsburg.

SECTION V: WARD:

The annexed territory is hereby added to the City of Reedsburg Ward 18, Aldermanic District 3 and remains in Sauk County Supervisory District 11.

SECTION VI: VALIDITY

Should any section, clause or provision of the Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION VII: CONFLICTING PROVISIONS REPEALED:

All ordinances in conflict with any provision of this Ordinance are hereby repealed.

SECTION VIII: EFFECTIVE DATE:

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION IX: PART OF CODE:

This Ordinance becomes part of the zoning map of the City of Reedsburg.

Dated this 27th of September, 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

August 23, 2021

Public Hearing Noticed:

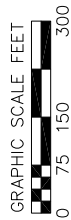
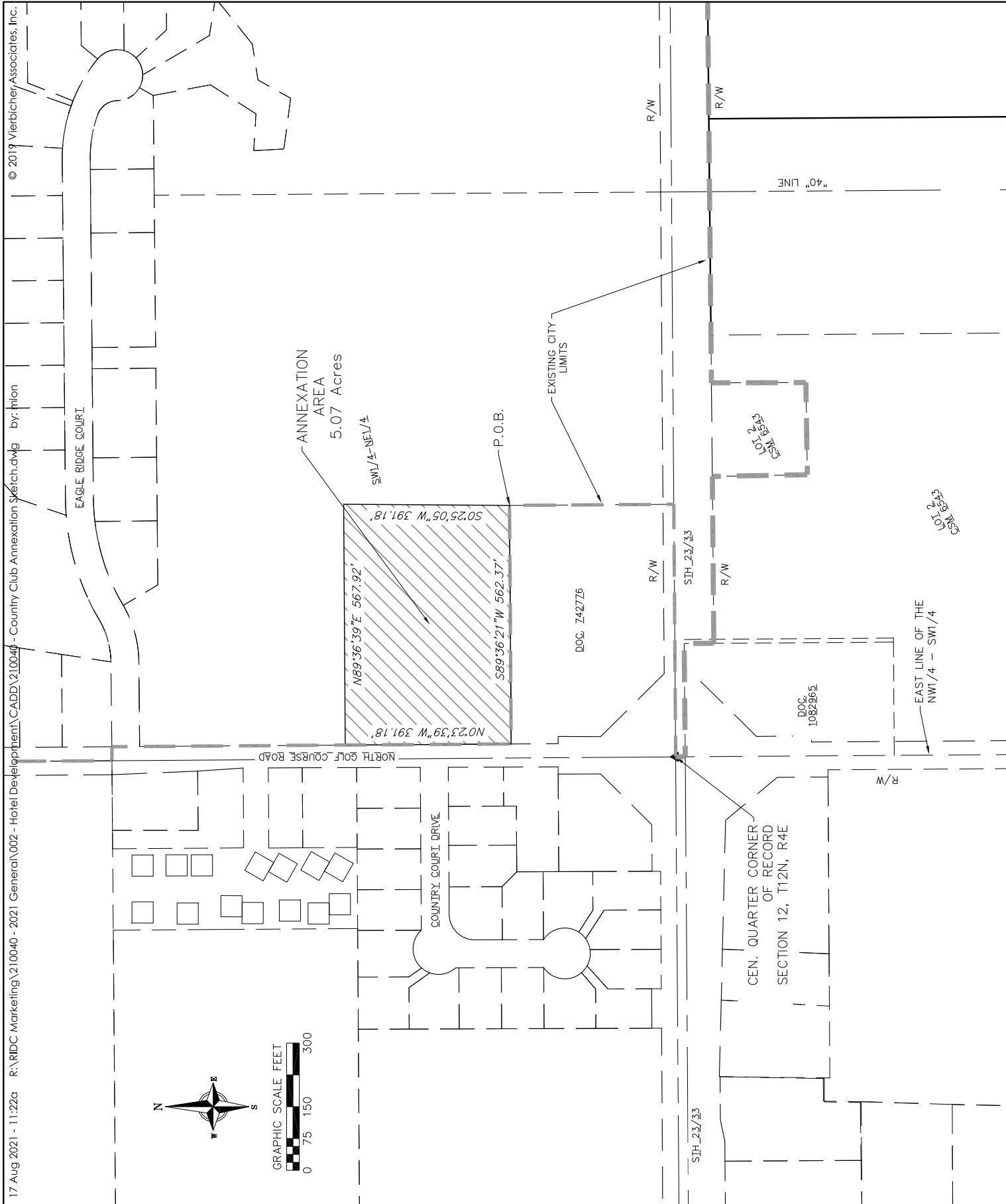
September 2, 2021 & September 9, 2021

2nd Reading at Council/Public Hearing:

September 27, 2021

Published, Enactment Date:

October 7, 2021



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



REVISIONS

JOB NO.	210026

SCALE

CHECKED	MLON
DRAFTER	SDIS
FILE	
DATE	08/16/21

SHEET

1 OF 1

Annexation Description
To the City of Reedsburg

Being part of the SW ¼ of the NE ¼, Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the East Quarter corner said Section 12; Thence, S89°34'55"W, along the south line of the Northeast Quarter of Section 12, T12N, R4E, 2068.33 feet, to the southeast corner of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776; Thence, N00°25'05"W, along the east line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776 and the **Point of Beginning** (P.O.B.) of this annexation description;

Thence, S89°36'21"W, along the north line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776, 562.37 feet, to the easterly right-of-way of North Golf Course Road;
Thence, N00°23'39"W, along said easterly right-of-way of North Golf Course Road, 391.18 feet;
Thence, N89°36'39"E, 567.92 feet, more or less, to the northerly extension of the east line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776;
Thence, S00°25'05"W, along said northerly extension of the east line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776, 391.18 feet to the **Point of Beginning**.

Annexation boundary contains 5.07 Ac., 221,061 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.

Amendment No. 2

Tax Increment District No. 9

City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
400 Viking Drive
Reedsburg, WI 53959

Created: July 11, 2016
Amendment No. 1: June 10, 2019
Amendment No. 2: September 27, 2021

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Acknowledgements

Common Council

David Estes, Mayor
Darrin Frye
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

Plan Commission

David Estes, Chair
Jay Brunken
Mike Gargano
Dave Knudsen
Dan Debaets
Steve Zibell

City Staff / Advisors

Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board

Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney

Derek Horkan, LaRowe, Gerlach Taggart LLP

Municipal Financial Advisor

Greg Johnson, Ehlers

City Assessor

Associated Appraisals

Vierbicher Associates, Inc.

Kurt R. Muchow, Project Manager

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Map #6: One-Half Mile Radius of TID Boundary
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Appendix B: Financial Attachments

Attachment #1: Planned Project Costs
Attachment #2: Tax Increment Pro Forma – Base Scenario
Attachment #3: Tax Increment Cash Flow – Base Scenario
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Attachment #8: Tax Increment Cash Flow – Intermediate Scenario
Attachment #9: Increment Projections

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable
Attachment #2: Public Hearing Notice to Taxing Jurisdictions
Attachment #3: Public Hearing Notice to Joint Review Board
Attachment #4: Public Hearing Minutes
Attachment #5: Plan Commission Resolution
Attachment #6: City Board Resolution
Attachment #7: Joint Review Board Meeting Notices
Attachment #8: Joint Review Board Meeting Minutes
Attachment #9: Joint Review Board Approval Resolution
Attachment #10: Affidavits of Publication
Attachment #11: Attorney Opinion Letter

Introduction

This is Amendment No. 2 to the City of Reedsburg's Tax Increment District No. 9 (TID No. 9).

The City of Reedsburg created TID No. 9 on July 11, 2016 to promote industrial development. The maximum life of TID No. 9 is 20 years, or until 2036. The end of the expenditure period is on July 11, 2031. The City previously approved amendment No. 1 on June 10, 2019, which amended the project plan and added additional territory to the boundary.

Amendment No. 2 of TID No. 9 will include the following changes:

- Amend the TID No. 9 district boundary to add territory
- Add eligible TIF expenditures with the TID No. 9 District and expenditures that benefit the TID within a half-mile radius of the TID No. 9 boundary.

The TID No. 9 Amendment No. 2 involves amending the boundary to add territory. This Project Plan for Tax Increment District No. 9 (TID No. 9) Amendment No. 2 in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(h). The Amendment No. 1 to TID No. 9 shall be attached to, and become part of the original TID No. 9 Project Plan adopted by resolution of the Reedsburg Common Council.

A. Planning and Approval Process

The Common Council authorized the Amendment No. 1 of TID No. 9 on June 14, 2021. The Plan Commission reviewed the draft Amendment No. 1 on July 13, 2021, and scheduled it for a Public Hearing. Notice of the Public Hearing was published on August 5, 2021. The Public Hearing was held on August 12, 2021, and recommendation for approval made by the Plan Commission to the Common Council. The Amendment No. 2 to the TID No. 9 Project Plan was adopted by resolution of the Common Council on September 27, 2021.

B. Joint Review Board

The Amendment No. 2 to TID No. 9 was reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. The Joint Review Board held its organizational meeting on August 10, 2021. On October 12, 2021 the Joint Review Board approved Amendment No. 2.

The development goals for TID No. 9 include industrial development, enhancement of the East Main Street commercial corridor and affordable workforce housing. TID No. 9 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage new business development. Projects to achieve these goals may be located within TID No. 9, or within the one-half mile radius of the district boundary.

As authorized in Wisconsin Statutes 66.1105, TID No. 9 was created to promote the orderly development of the City of Reedsburg by promoting industrial development. TID No. 9 includes industrial, commercial and residential property. The expected results of this TID include greater employment opportunities, affordable workforce housing and an increase in tax base in the City. This plan also allows expenditures that benefit TID No. 9 to be made within a half-mile of the TID No. 9 boundary.

The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the amendment to TID No. 9.

Plan of Development for TID No. 9 Amendment No. 2

The purpose of TID No. 9 will not change as a result of this amendment; however, the territory from the original TID boundary will be expanded by adding new parcels to the boundary.

The original TID No. 9 boundary included 479.11 acres. Amendment No. 1 changed the boundary by 36.79 acres. Amendment No. 2 adds 77.23 acres. The following table summarizes the area of whole parcels. The area does not include public streets.

TABLE	
TID No. 6 District Summary	
Description	Area
Original TID No. 9 Area	479.11
Amendment No. 1 Additional Area	36.79
Area Added by Amendment No. 2	77.23 acres
Total TID Area After Amendment No. 2	593.13 acres

A minimum of 50 percent of the real property in the TID is suitable for and zoned for industrial development. When TID No. 9 was created, 77% of the real property was zoned industrial. After Amendment No. 1, 71.5% of the real property was zoned industrial. With Amendment No. 2, there will be an additional 42 acres of industrial added bringing the overall percentage industrial in TID No. 9 to 69.3%.

Statement of Kind, Number, and Location of Proposed Public Improvements

TID No. 9 was created as a tool to assist the City with promotion of industrial development by providing adequate land and infrastructure, making the City competitive with other communities and offering an environment that will positively influence industrial location decisions and help existing industries to flourish and expand. Any cost deemed necessary to achieve this goal will be TIF eligible. The Common Council is not mandated to make expenditures described in this Amendment; however, they are limited to implementing only projects identified in the original Plan and its amendments.

The City of Reedsburg is amending TID No. 9 to allow expenditures beyond what was initially included in the original and amended TID No. 9 Project Plan. This amendment allows for additional projects within the TID boundary and expenditures within a half-mile of the TID boundary. Improving select areas in the half-mile radius will benefit the TID and assist with the marketing of the industrial area and the attraction of employees for firms in the industrial areas contained within TID No. 9.

TID No. 9 is projected to generate adequate revenue to fund additional projects. The revenue is projected to be generated from development that has taken place since the TID was created, new development within the original district boundary, plus new development from territory being added to the TID. Additional eligible projects within the TID No. 9 district and within a half-mile of the TID that benefit the TID may be undertaken, if funding permits. All costs listed are based on 2019 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2019 and the time of construction.

or implementation, such as a higher than anticipated inflation rate or higher costs due to market conditions.

The City may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 9. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period. The costs shown are for the remainder of the TID's life and do not include expenditures made for projects that have been completed earlier in the TID's life.

A. Summary of Eligible TID Projects

Projects to be added by Amendment No. 2 are listed below. The projects are located within TID No. 9 and within the one-half mile radius of the TID No. 9 boundary. See Map No. 4 in Appendix A for the location of the projects and one-half mile radius. See Attachment #1 in Appendix B for the detailed project cost summary.

1. Infrastructure

That portion of costs related to the planning, design, financing, construction or alteration of infrastructure improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Infrastructure improvements being added to the TID No. 9 Project Plan include:

- a. Additional cost for the East Main Street intersection and roadway improvements for the intersection of Hwy 23/33 and Golf Course Road to a round-a-bout or traffic signals. \$800,000 of additional cost.
- b. Infrastructure improvements to serve the expanded Business Park located east of Golf Course Road including, but not limited to the following. \$2,750,000 additional cost.
 - Mass grading to create ready to build sites,
 - Sanitary sewer collection system improvements including a lift station,
 - Water distribution system improvements including a water booster station,
 - Storm sewer and storm water management facilities,
 - Transportation improvements including streets, sidewalks, bicycle trail, intersection improvements on Hwy 23/33 and STH 136, and
 - Dry utilities including electrical, fiber, natural gas, etc.

2. Community Development, Redevelopment and Affordable Housing Projects

Additional cost for site development, redevelopment and affordable housing projects. \$300,000 of additional cost.

Development Incentives

Additional cost for development incentives. \$2,000,000 of additional cost.

3. Administration, Organizational and Marketing Costs

Additional cost for administration and marketing costs including the amendment of the TID boundary and Project Plan, collateral materials for the Business Park and promotion. \$110,000 of additional cost.

Detailed Project Costs

The estimated cost for the TID No. 9 eligible projects and financing summary are summarized on Attachment #1 and #2 in Appendix B. The eligible costs include projects that were included in the original Project Plan and Amendment No. 1 that are not completed, plus new projects added with this amendment.

The eligible projects will provide necessary facilities and financial assistance to enable and encourage the development of TID No. 9. These projects may be implemented in varying degrees in response to development needs. Map #4 in Appendix A shows public works that are planned as part of this TID.

There are several project costs of which a portion is considered non-project costs. Costs will be shared with other funding sources when paying for these projects. See Attachment #1 in Appendix B for further details on specific projects under the cost categories summarized above. The TID share shown above may be increased or decreased based on the availability of funds.

Economic Feasibility

A. Current Financial Status of TID No. 9

1. New Development Since TID No. 9 Creation

Since TID No. 9 was created in 2016, there have been multiple Development Agreements approved for new construction in TID No. 9. The projects include: Sharratt Cold Storage Warehouse, Reedsburg Hardwoods expansion, Service Line expansion, Huntington Park Apartments and Hempsation. The construction of these new projects started in 2017, and will be completed in 2023.

2. Current Tax Increment and Cash Flow

The Tax Increment Value that has been created as of December 31, 2020 is \$22,108,200. Based on this increase in Value and related expenditures, TID No. 9 is projected to generate \$1,651,477 of surplus funds throughout the life of TID No. 9.

B. Projected Tax Increment and Cash Flow

1. Projected Tax Increment Value

Attachment #7 in Appendix B includes a summary of projected Tax Increment Value to be created in TID No. 9 during the life of the TID. See Attachment #2 in Appendix B for a projection of TID Revenue, Debt Service Schedules and Cash Flow. The estimated value is broken down into the following categories:

- a. Industrial: An additional \$34,200,000 of Tax Increment Value is projected to be created by industrial development, which is estimated to come from new development on existing vacant parcels, new development in the expanded Business Park and expansion of existing business.
- b. Residential: An additional \$17,000,000 of Tax Increment Value is projected to be created by new residential development, which includes \$7,000,000 from Huntington Park Apartments and an additional \$10,000,000 of

additional Tax Increment Value is estimated to come from new development.

- b. Commercial: A total of \$10,700,000 of Tax Increment Value is projected to be created by new commercial development, which is estimated to come from new development along the East Main Street corridor, new development in the expanded Business Park and expansion/rehabilitation of existing commercial properties

4. **Projected Tax Increment Revenue and Cash flow**

Attachment #4 in Appendix B is a pro forma estimating the Tax Increment Revenue that will be generated from the development summarized in Attachment #7 in Appendix B. The pro forma shows the total Tax Increment Revenue to be \$22,316,502. The pro forma assumes the tax rate will not increase in the future and there will be 1% annual property value appreciation due to market conditions.

Attachment #5 is a cash-flow pro forma showing the projected annual Tax Increment Revenue and annual expenses. Based on the assumptions included in the financial analysis, TID No. 9 is projected to generate \$97,891 of surplus revenue throughout the life of the TID.

- C. **Expenditure Period** – The expenditure period for TID No. 9 ends on July 11, 2031. The City can incur additional projects cost up until this date. The City may incur administrative and marketing costs until the closure of the TID.

Overlying Taxing Districts

Taxing jurisdictions overlying TID No. 9 include the City of Reedsburg, Sauk County, Reedsburg Area School District, and Madison College. The impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 9 in 2015. Total TIF value increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 9 is a mechanism to make improvements in Reedsburg that is capable of supporting industrial development, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 9.

12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$724,438,100	x 12%	\$86,932,572

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 5: Proposed TID Equalized Values

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 4, active	\$14,184,500	1.96%
TID No. 6, active	(\$1,127,700)	-0.16%
TID No. 8, active	\$2,821,900	0.39%
TID No. 9, active	\$22,108,200	3.05%
TID No. 10, proposed	\$5,194,995	0.72%
TOTAL:	\$44,309,595	6.12%

The base value of TID No. 9 is \$19,367,100, or 2.72% and 9 parcels will be added and the value of TID No. 9 will be increased by \$5,539,300. The TID No. 9 equalized valued total will increase to \$24,906,400, or 3.5%. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 6.

Proposed Changes in the Master Plan, Maps, Building Codes and City Ordinances

There is no change to this section.

List of Estimated Non-Project Costs

There are several project costs of which a portion is considered non-project costs. Costs will be shared with other funding sources when paying for these projects. See Attachment #1 in Appendix B for further details on specific projects under the cost categories summarized above. The TID share shown above may be increased or decreased based on the availability of funds.

Proposed Method for the Relocation of any Displaced Persons

There is no change to the section.

Statement Indicating How Amendment of the TID Promotes the Orderly Development of the City

There is no change to the section.

Maps Showing Existing Land Use and Existing Zoning

See Map #2 In Appendix A for existing land use in the TID. See Map # 3 in Appendix A showing existing zoning in the TID.

Maps Showing Future Land Use and Proposed Improvements

See Map #4 in Appendix A for Future Land Use. See Map #5 in Appendix A for proposed improvements and one-half mile radius.

Map Showing District Boundaries

See Map #1 in Appendix A for proposed TID No. 9 Boundary Map.

A revised boundary map and legal description is included in Appendix A.

City of Reedsburg TID No. 9 Boundary Description is Included in Appendix A.

Findings

The City has made the following findings in conjunction with TID No. 9 Amendment No. 2:

- The district includes only whole parcels of property.
- The district is contiguous.
- The equalized value of the parcels being added to TID No. 9, plus the value increment of all existing districts does not exceed 12 percent of the City's total equalized value.
- Parcels of land were annexed into the City from the Town of Reedsburg within the last three years and the City pledges to pay the Town of Reedsburg an amount equal to the property taxes levied on the territory for each of the next five years.
- At least 50 percent by area of the real property within the district is suitable for industrial sites and has been zoned for industrial use.
- The City of Reedsburg has designated TID No. 9 as an Industrial District.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 9 Parcel List

Map #1: District Boundary and Parcel Numbers – Overall Map

Map #2: One-Half Mile Radius of TID Boundary

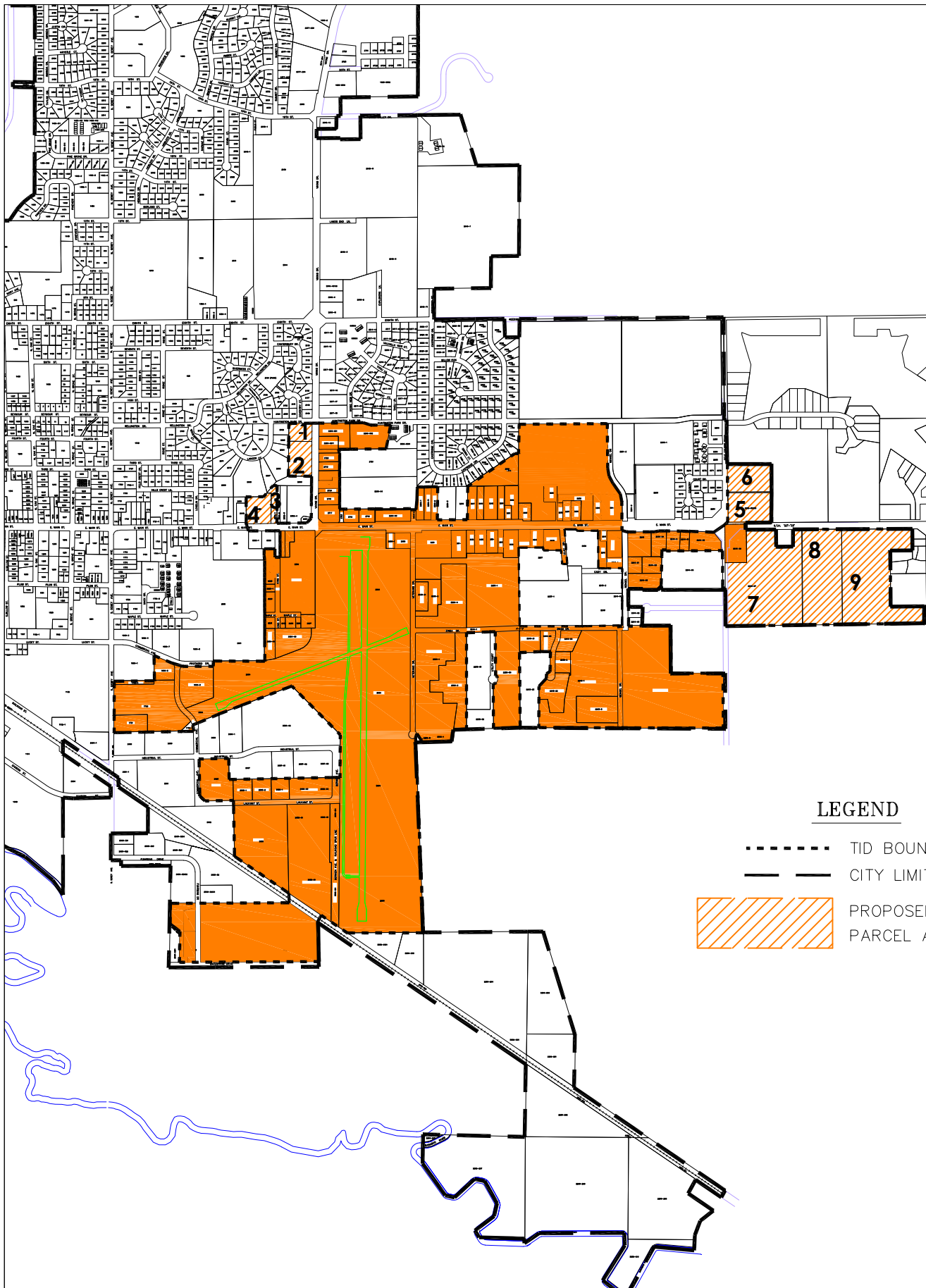
Map #3: Proposed Improvements Map

Map #4: Existing Land Use

Map #5: Proposed Land Use

Map #6: Zoning

TID No. 9 Boundary Description



LEGEND

----- TID BOUNDARY

———— CITY LIMITS



PROPOSED TID 9
PARCEL ADDITIONS

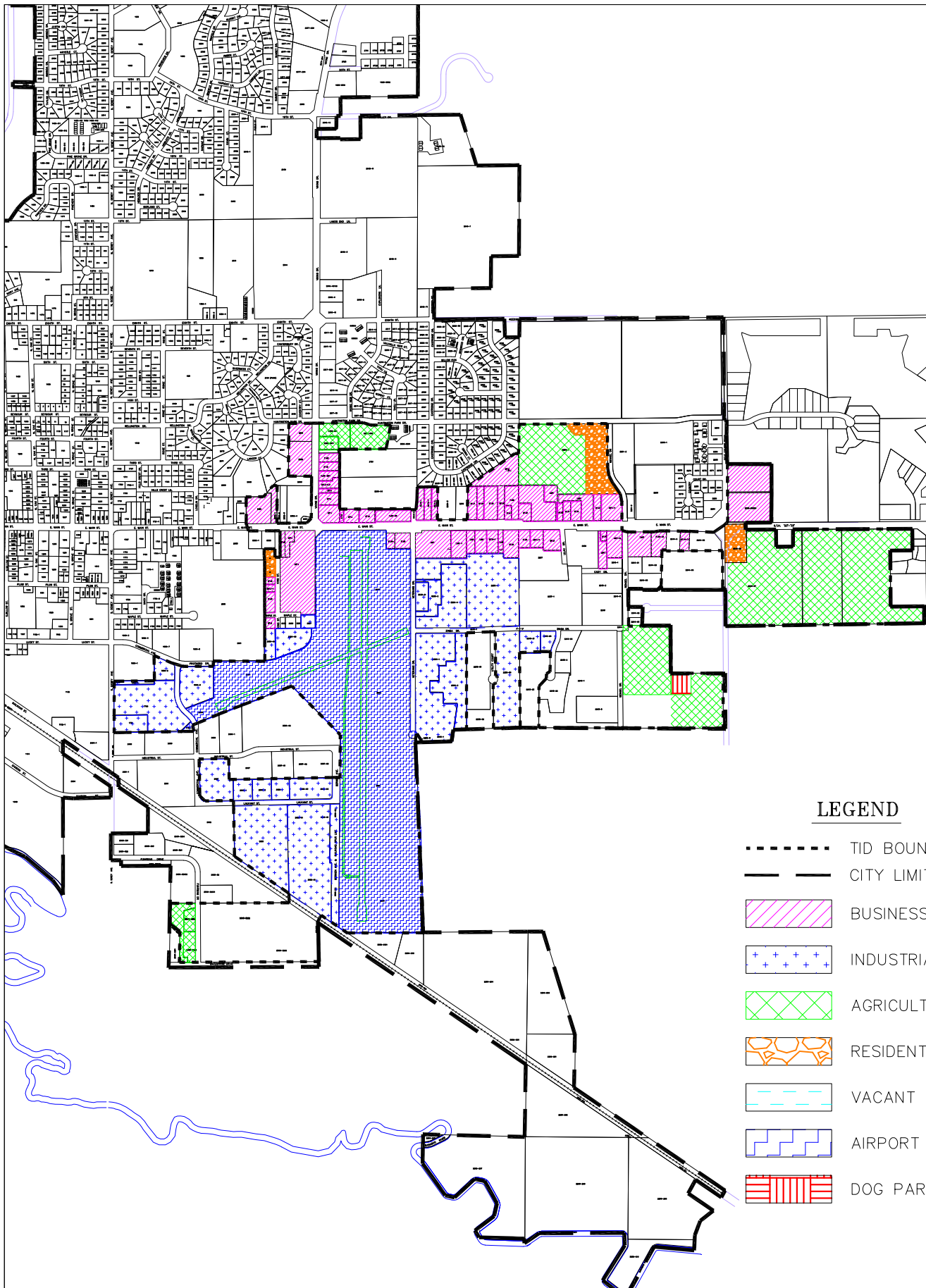
CITY OF REEDSBURG

MAP #1

PROPOSED TID 9 PARCEL ADDITIONS

SCALE: 1" = 850'
2021





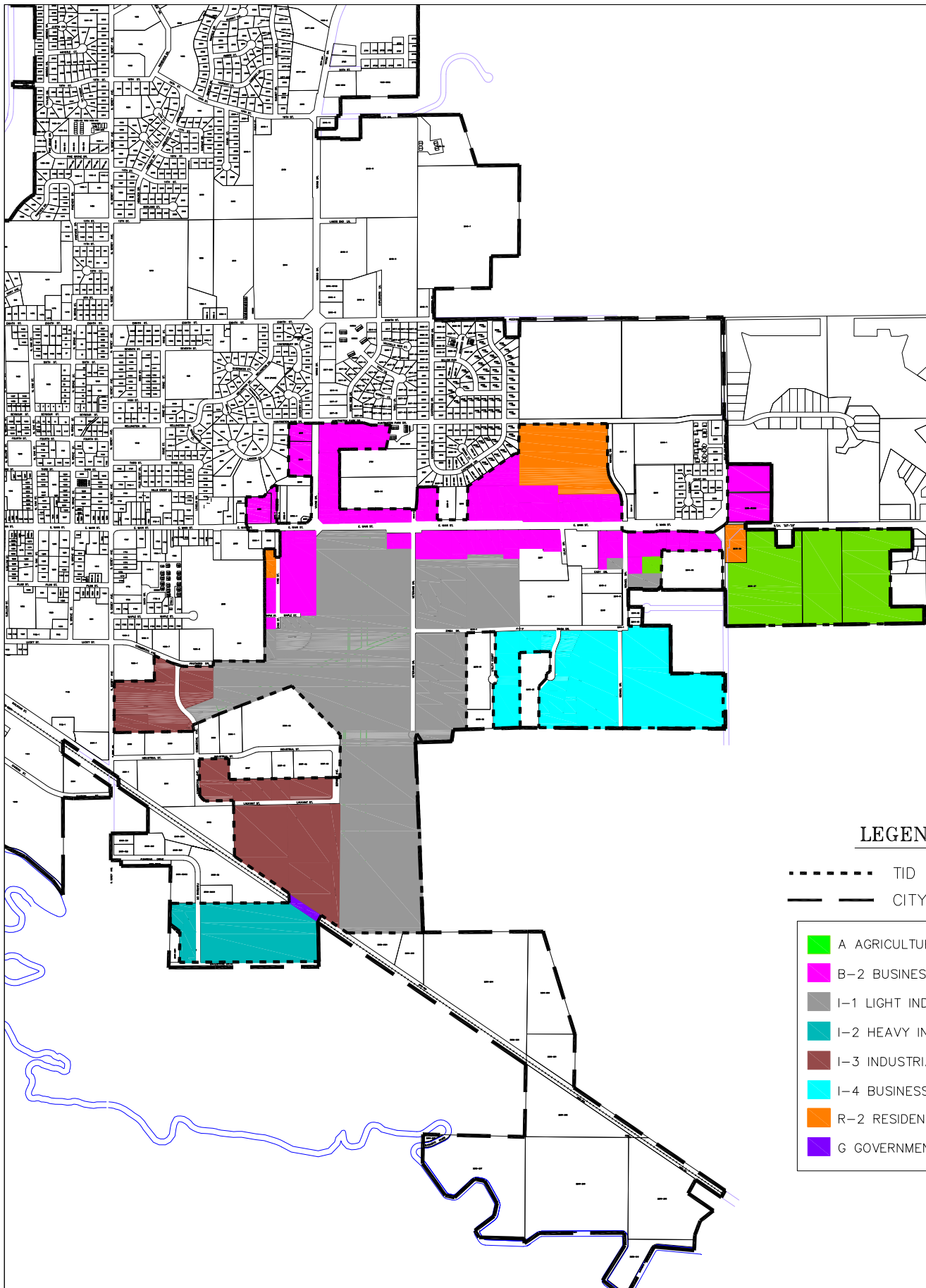
LEGEND

- TID BOUNDARY
- CITY LIMITS
- BUSINESS
- INDUSTRIAL
- AGRICULTURE
- RESIDENTIAL
- VACANT
- AIRPORT
- DOG PARK

CITY OF REEDSBURG
MAP #2
TID 9 EXISTING LAND USE

SCALE: 1" = 850'
2021





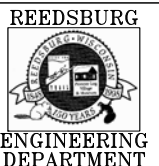
LEGEND

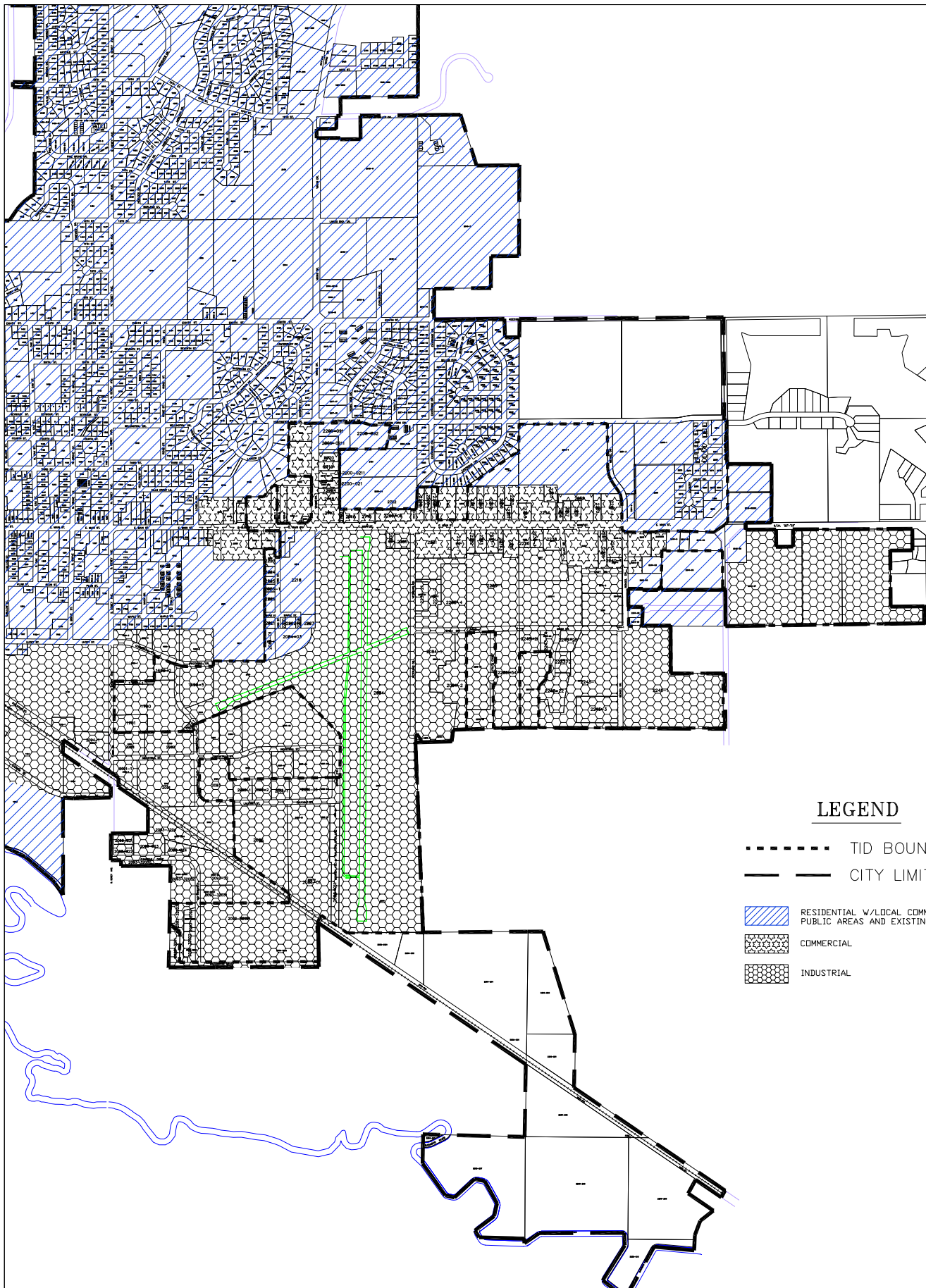
- TID BOUNDARY
- CITY LIMITS

	A AGRICULTURAL
	B-2 BUSINESS OUTER
	I-1 LIGHT INDUSTRIAL
	I-2 HEAVY INDUSTRIAL
	I-3 INDUSTRIAL PARK
	I-4 BUSINESS CENTER
	R-2 RESIDENTIAL
	G GOVERNMENT

CITY OF REEDSBURG
MAP #3
TID 9 EXISTING ZONING

SCALE: 1" = 850'
2021





LEGEND

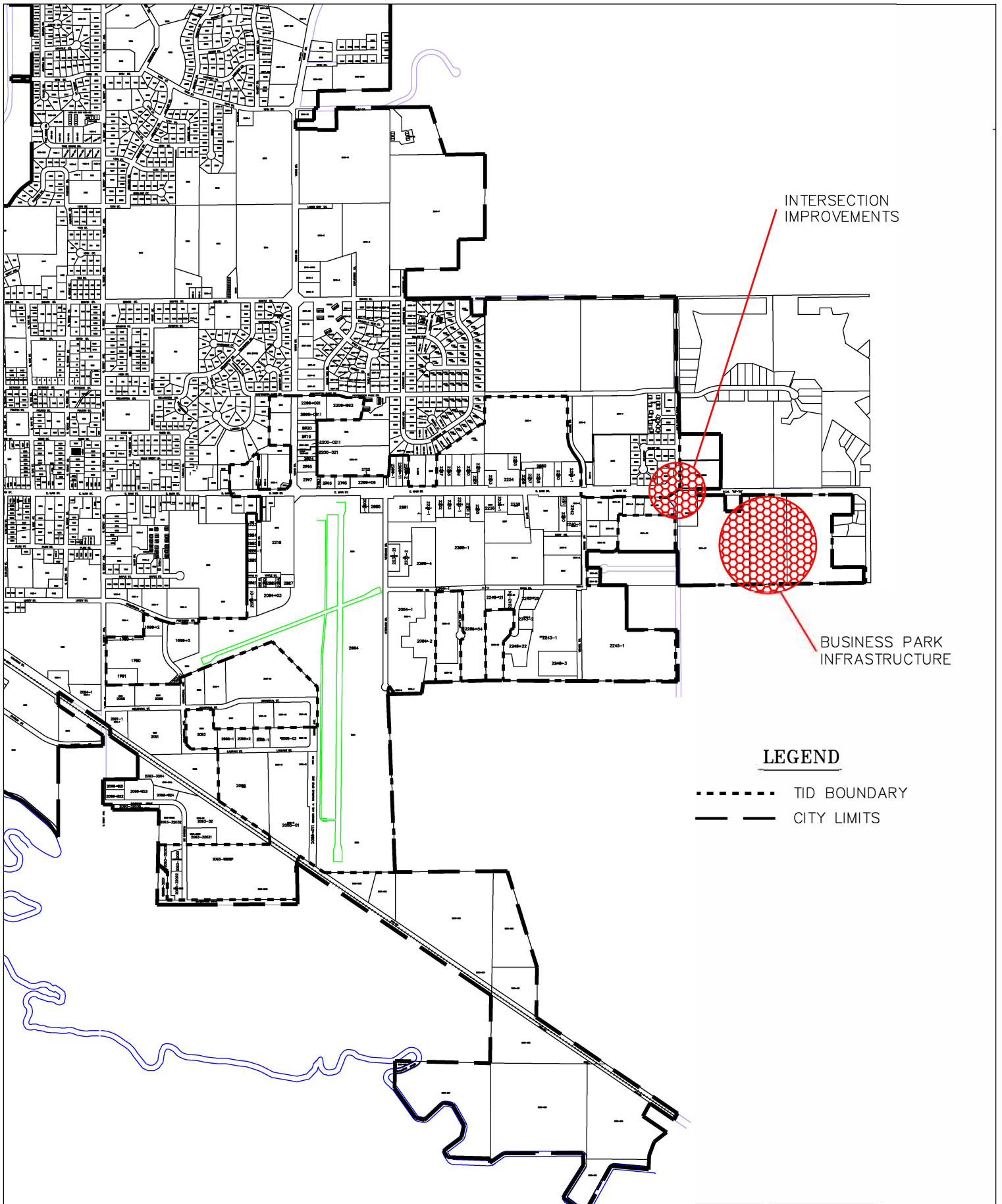
- TID BOUNDARY
- CITY LIMITS

-  RESIDENTIAL W/LOCAL COMMERCIAL NEAR ARTERIALS, PUBLIC AREAS AND EXISTING LAND USES
-  COMMERCIAL
-  INDUSTRIAL

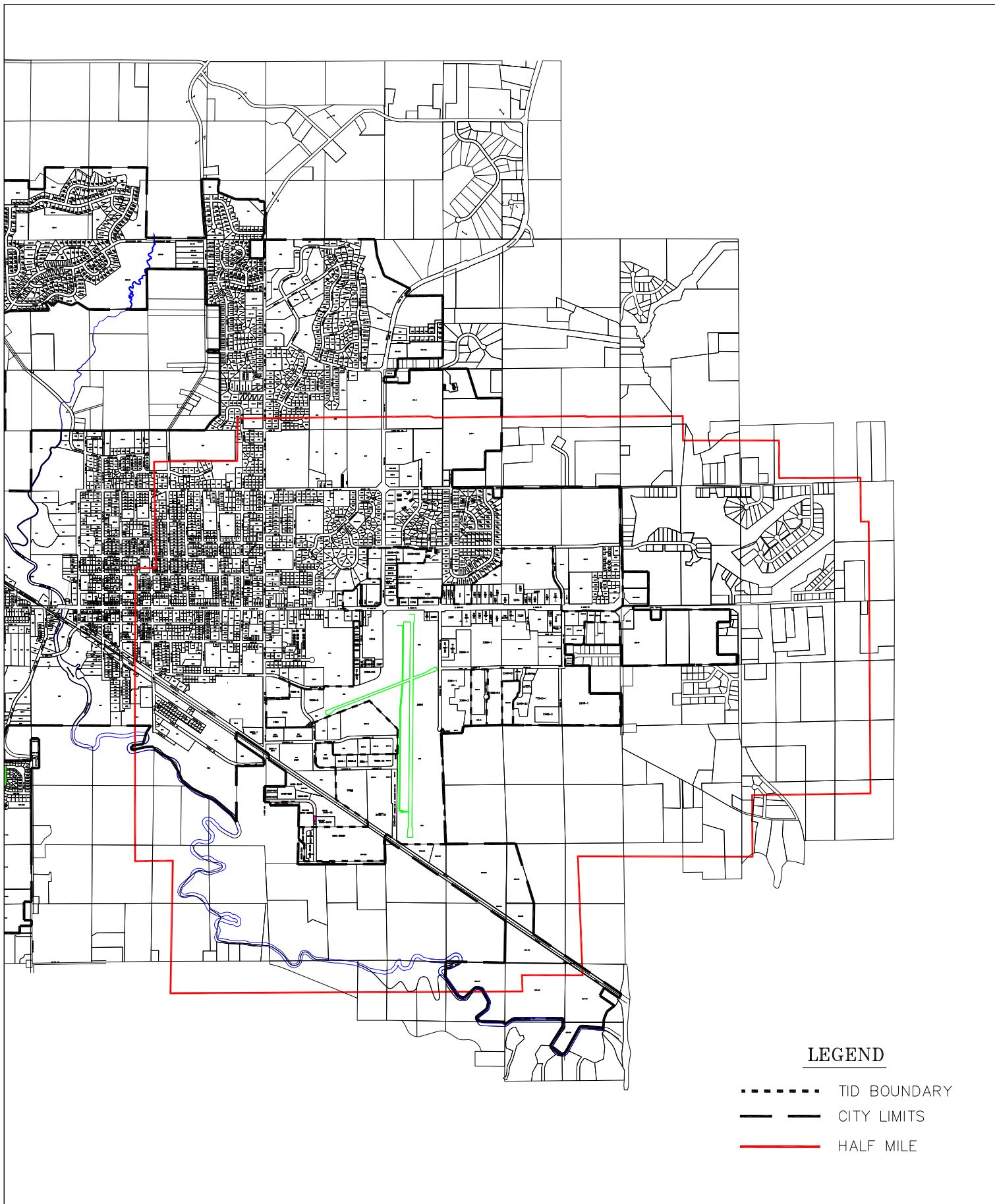
CITY OF REEDSBURG
MAP #4
TID 9 PROPOSED LAND USE

SCALE: 1" = 850'
2021





CITY OF REEDSBURG
MAP #5
TID 9 PROPOSED IMPROVEMENTS



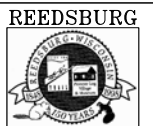
CITY OF REEDSBURG
MAP #6
TID 9 HALF MILE RADIUS

LEGEND

- TID BOUNDARY
- CITY LIMITS
- HALF MILE



SCALE: 1" = 850'
2021



REEDSBURG
ENGINEERING
DEPARTMENT

B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: Planned Project Costs

Attachment #2: Tax Increment Pro Forma – Base Scenario

Attachment #3: Tax Increment Cash Flow – Base Scenario

Attachment #4: Tax Increment Pro Forma – New Projects

Attachment #5: Tax Increment Cash Flow – New Projects

Attachment #6: Development Assumptions – Intermediate Scenario

Attachment #7: Tax Increment Pro Forma – Intermediate Scenario

Attachment #8: Tax Increment Cash Flow – Intermediate Scenario

Attachment #9: Increment Projections

Attachment #1 - Planned Project Costs
City of Reedsburg
TID No. 9 - Amendment No. 2
8/4/2021

Item	Description	Amount	% Paid By		Costs Allocated to TID No. 9
			Project	Other	
A	Infrastructure & Capital Costs				
	1 East Main Street Intersections & Roadway Improvements	\$800,000	50%	50%	\$400,000
	2 Business Park Expansion Infrastructure & Mass Grading	\$2,750,000	50%	50%	\$1,375,000
	Total Infrastructure	\$3,550,000			\$1,775,000
B	Site Development, Redevelopment & Affordable Housing				
	Total Site Development, Redevelopment & Affordable Housing	\$300,000	100%	0%	\$300,000
C	Land Acquisition & Assembly				
	Total Land Acquisition & Assembly	\$500,000	100%	0%	\$500,000
D	Development Incentives				
	Total Development Incentives	\$1,000,000	100%	0%	\$1,000,000
G	Administration Costs				
	Total Administration Costs	\$100,000	100%	0%	\$100,000
H	Organizational Costs				
	Total Amendment Costs	\$10,000	100%	0%	\$10,000
	Total Project Costs	\$5,460,000			\$3,685,000

City of Reedsburg, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet - base scenario

Type of District	Industrial	Base Value	36,196,600
District Creation Date	July 11, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.01
Max Life (Years)	20	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	15		
Revenue Periods/Final Year	20		
Extension Eligibility/Years	Yes		
Recipient District	No	Tax Exempt Discount Rate	N/A
		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2016	(572,000)	2017		(572,000)	2018	\$21.85	0
2 2017	82,900	2018		(489,100)	2019	\$24.04	0
3 2018	17,376,700	2019		16,887,600	2020	\$22.75	384,156
4 2019	2,479,500	2020	0	19,367,100	2021	\$22.01	426,283
5 2020	2,741,100	2021	0	22,108,200	2022	\$21.85	482,967
6 2021	0	2022	0	22,108,200	2023	\$21.68	479,345
7 2022	0	2023	0	22,108,200	2024	\$21.52	475,750
8 2023	0	2024	0	22,108,200	2025	\$21.36	472,181
9 2024	0	2025	0	22,108,200	2026	\$21.20	468,640
10 2025	0	2026	0	22,108,200	2027	\$21.04	465,125
11 2026	0	2027	0	22,108,200	2028	\$20.88	461,637
12 2027	0	2028	0	22,108,200	2029	\$20.72	458,175
13 2028	0	2029	0	22,108,200	2030	\$20.57	454,738
14 2029	0	2030	0	22,108,200	2031	\$20.41	451,328
15 2030	0	2031	0	22,108,200	2032	\$20.26	447,943
16 2031	0	2032	0	22,108,200	2033	\$20.11	444,583
17 2032	0	2033	0	22,108,200	2034	\$19.96	441,249
18 2033	0	2034	0	22,108,200	2035	\$19.81	437,939
19 2034	0	2035	0	22,108,200	2036	\$19.66	434,655
20 2035	0	2036	0	22,108,200	2037	\$19.51	431,395
Totals	22,108,200		0		Future Value of Increment		8,118,087

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District # 9

Cash Flow Projection - Base Scenario

Year	Projected Revenues							Expenditures										Balances			Year				
	Tax Increments	Warehouse Increment	Shortfall payments	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STFL - Warehouse \$1,335,000	Dated Date: Principal	01/16/18 Interest	STFL - Huntington 535,000	Dated Date: Principal	07/26/19 Interest	Taxable G.O. Bonds 2,625,000	Dated Date: Principal	01/17/21 Interest	PAYGO Incentive- Warehouse Phase 1	Huntington Park Phase 1	Capital Expenditures	Development Grants and Loans		Admin.	Total Expenditures	Annual	Cumulative
2016							0																		
2017							1,335,000														16,400	14,356	30,756	(30,756)	(8,485)
2018	0		72,729	1,335,000	25,500	2,428	635,657			61,885									2,117,929	23,901	500,000	2,141,830	(806,830)	(39,241)	
2019	0		12,300	535,000			396,455	65,295		50,927									241,698	31,353	52,513	900,231	(264,574)	(1,110,645)	
2020	384,156							76,253			13,661						145,000					345,093	51,363	(1,059,282)	
2021	426,283	18,241		1,649,012			2,093,536	1,193,454		47,738	535,000		21,400				145,000	21,775		20,000		1,984,367	109,169	(950,114)	4,133,400
2022	482,967	10,937					493,904							110,000	62,179		145,000	21,775		20,000		358,954	134,950	(815,164)	3,856,625
2023	479,345	9,057					488,401							190,000	37,020		145,000	21,775		20,000		413,795	74,606	(740,558)	3,499,850
2024	475,750	7,177					482,926							195,000	33,170		145,000	21,775		20,000		414,945	67,981	(672,576)	3,138,075
2025	472,181	5,297					477,478							200,000	29,220		145,000	21,775		20,000		415,995	61,483	(611,093)	2,771,300
2026	468,640	3,417					472,057							200,000	25,220		145,000	21,775		20,000		411,995	60,062	(551,031)	2,404,525
2027	465,125	1,537					466,662							210,000	21,120		145,000	21,775		20,000		417,895	48,767	(502,264)	2,027,750
2028	461,637						461,637							210,000	17,970		145,000	21,775		20,000		414,745	46,892	(455,372)	1,650,975
2029	458,175						458,175							210,000	15,870		145,000	21,775		20,000		412,645	45,530	(409,843)	1,274,200
2030	454,738						454,738							210,000	13,665		20,000	21,775		20,000		265,440	189,298	(220,545)	1,042,425
2031	451,328						451,328							210,000	11,250		20,000	21,775		20,000		273,025	188,303	(32,242)	810,650
2032	447,943						447,943							220,000	8,560		20,000	21,775		20,000		270,335	177,608	145,366	568,875
2033	444,583						444,583							115,000	6,325		20,000	21,775		20,000		163,100	281,483	426,849	432,100
2034	441,249						441,249							115,000	4,658		20,000	21,775		20,000		161,433	279,816	706,665	295,325
2035	437,939						437,939							115,000	2,875		20,000	21,775		20,000		159,650	278,289	984,955	158,550
2036	434,655						434,655							115,000	978		20,000	21,775		20,000		157,753	276,902	1,261,857	21,775
2037	431,395						431,395										20,000	21,775		20,000		41,775	389,620	1,651,477	0
2038																									
Total	8,118,087	140,690	3,519,012	25,500	2,428	11,805,718		1,335,001	160,550	535,000	35,061	2,625,000	290,079	1,450,000	370,175	2,359,627	568,913	416,349				10,145,756			

Notes:

- Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.
- Phase 1 PAYGO for Huntington is \$21,775 annually for a period of 17 years from 2021-2037. For illustration purposes, the full amount of the incentive is shown. The City will calculate the amount due annually.

Protected closure if no other projects are undertaken

City of Reedsburg, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet - Potential Buildout

Type of District	Industrial	Base Value	36,196,600
District Creation Date	July 11, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.01
Max Life (Years)	20	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	15 7/11/2031		
Revenue Periods/Final Year	20 2037		
Extension Eligibility/Years	Yes 3		
Recipient District	No	Tax Exempt Discount Rate	N/A
		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2016	(572,000)	2017		(572,000)	2018	\$21.85	0
2 2017	82,900	2018		(489,100)	2019	\$24.04	0
3 2018	17,376,700	2019		16,887,600	2020	\$22.75	384,156
4 2019	2,479,500	2020	0	19,367,100	2021	\$22.01	426,283
5 2020	2,741,100	2021	0	22,108,200	2022	\$21.85	482,967
6 2021	3,560,000	2022	0	25,668,200	2023	\$21.68	556,532
7 2022	17,600,000	2023	0	43,268,200	2024	\$21.52	931,095
8 2023	7,200,000	2024	0	50,468,200	2025	\$21.36	1,077,887
9 2024	2,000,000	2025	0	52,468,200	2026	\$21.20	1,112,198
10 2025	15,100,000	2026	0	67,568,200	2027	\$21.04	1,421,539
11 2026	2,000,000	2027	0	69,568,200	2028	\$20.88	1,452,639
12 2027	3,000,000	2028	0	72,568,200	2029	\$20.72	1,503,917
13 2028	3,000,000	2029	0	75,568,200	2030	\$20.57	1,554,344
14 2029	2,000,000	2030	0	77,568,200	2031	\$20.41	1,583,515
15 2030	2,000,000	2031	0	79,568,200	2032	\$20.26	1,612,162
16 2031	2,000,000	2032	0	81,568,200	2033	\$20.11	1,640,289
17 2032	1,500,000	2033	0	83,068,200	2034	\$19.96	1,657,925
18 2033	0	2034	0	83,068,200	2035	\$19.81	1,645,491
19 2034	0	2035	0	83,068,200	2036	\$19.66	1,633,150
20 2035	1,000,000	2036	0	84,068,200	2037	\$19.51	1,640,414
Totals	84,068,200		0		Future Value of Increment		22,316,502

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

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STFL - Huntingdon \$35,000															Taxable G.O. Bonds 2,625,000										PAYGO Incentive- Warehouse Phase 1										Huntingdon Park Phase 1 PAYGO										Huntingdon Park Phase 2 PAYGO										Huntingdon Park Phase 3 PAYGO										Capital Expenditures										Development Grants and Loans										Total Expenditures										Principal & Incentives Outstanding																																																																																																																									
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Notes:

1. Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.

2. Phase 1 PAYGO for Huntingdon is \$21,775 annually for a period of 17 years from 2021-2037. For illustration purposes, the full amount of the incentive is shown. The City will calculate the amount due annually.

Projected closure if no other projects are undertaken.

Notes:
1. Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.
2. Phase 1 PAYGO for Huntingdon is \$21,775 annually for a period of 17 years from 2021-2037. For illustration purposes, the full amount of the incentive is shown. The City will calculate the amount due annually.

Projected closure if no other projects are undertaken

City of Reedsburg, Wisconsin

Tax Increment District # 9

Development Assumptions - Intermediate Scenario

Construction Year	Actual	Warehousing & Distribution Center	Hardwoods	Huntington Park	Future Industrial \$375,000/Acre	Future Commercial \$400,000/Acre	Future Residential \$1,000,000/Acre	Annual Total	Construction Year
1 2016	(572,000)							(572,000)	2016 1
2 2017	82,900							82,900	2017 2
3 2018	17,376,700							17,376,700	2018 3
4 2019	2,479,500							2,479,500	2019 4
5 2020	2,741,100							2,741,100	2020 5
6 2021			60,000	3,500,000				3,560,000	2021 6
7 2022		9,600,000				5,000,000		14,600,000	2022 7
8 2023						2,600,000		2,600,000	2023 8
9 2024								0	2024 9
10 2025								0	2025 10
11 2026								0	2026 11
12 2027								0	2027 12
13 2028								0	2028 13
14 2029								0	2029 14
15 2030								0	2030 15
16 2031								0	2031 16
17 2032								0	2032 17
18 2033								0	2033 18
19 2034								0	2034 19
20 2035								0	2035 20
Totals	22,108,200	9,600,000	60,000	3,500,000	0	7,600,000	0	42,868,200	

Notes:

City of Reedsburg, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet - Intermediate Scenario

Type of District	Industrial	Base Value	36,196,600
District Creation Date	July 11, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.01
Max Life (Years)	20	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	15		
Revenue Periods/Final Year	20		
Extension Eligibility/Years	Yes		
Recipient District	No	Tax Exempt Discount Rate	N/A
		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2016	(572,000)	2017		(572,000)	2018	\$21.85	0
2 2017	82,900	2018		(489,100)	2019	\$24.04	0
3 2018	17,376,700	2019		16,887,600	2020	\$22.75	384,156
4 2019	2,479,500	2020	0	19,367,100	2021	\$22.01	426,283
5 2020	2,741,100	2021	0	22,108,200	2022	\$21.85	482,967
6 2021	3,560,000	2022	0	25,668,200	2023	\$21.68	556,532
7 2022	14,600,000	2023	0	40,268,200	2024	\$21.52	866,537
8 2023	2,600,000	2024	0	42,868,200	2025	\$21.36	915,568
9 2024	0	2025	0	42,868,200	2026	\$21.20	908,701
10 2025	0	2026	0	42,868,200	2027	\$21.04	901,886
11 2026	0	2027	0	42,868,200	2028	\$20.88	895,122
12 2027	0	2028	0	42,868,200	2029	\$20.72	888,409
13 2028	0	2029	0	42,868,200	2030	\$20.57	881,746
14 2029	0	2030	0	42,868,200	2031	\$20.41	875,133
15 2030	0	2031	0	42,868,200	2032	\$20.26	868,569
16 2031	0	2032	0	42,868,200	2033	\$20.11	862,055
17 2032	0	2033	0	42,868,200	2034	\$19.96	855,589
18 2033	0	2034	0	42,868,200	2035	\$19.81	849,172
19 2034	0	2035	0	42,868,200	2036	\$19.66	842,804
20 2035	0	2036	0	42,868,200	2037	\$19.51	836,483
Totals	42,868,200		0		Future Value of Increment		14,097,711

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District # 9

Cash Flow Projection - Intermediate Scenario

Year	Projected Revenues										Expenditures										Balances		Principal & Incentives Outstanding	Year																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
	Tax Increments	Warehouse Increment Shortfall payments	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STFL - Warehouse \$1,335,000	STFL - Huntingdon \$35,000	Dated Date: 01/16/18	Dated Date: 07/26/19	Interest	Principal	Taxable G.O. Bonds 2,625,000	Dated Date: 01/17/21	Interest	Principal	G.O. Notes, Series 2023A 800,000	Dated Date: 04/01/23	Interest	PAYGO Incentive- Warehouse Phase 1	PAYGO Incentive- Warehouse Phase 2	Huntingdon Park Phase 1			Huntingdon Park Phase 2	Hotel PAYGO	Capital Expenditures	Development Grants and Loans	Admin.	Total Expenditures	Annual	Cumulative																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Notes:

1. Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.
2. Phase 1 PAYGO for Huntingdon is \$21,775 annually for a period of 17 years from 2021-2037. For illustration purposes, the full amount of the incentive is shown. The City will calculate the amount due annually.

Projected closure if no other projects are undertaken.

Attachment #7: Increment Projections
City of Reedsburg
TID No. 9
7/29/2021

Year	Proposed Yearly Total	Actual	Warehousing & Distribution Center	Hardwoods & Service Line	Huntington Park (P1-3)	Future Industrial \$375,000/ac	Future Commercial \$400,000/ac	Future Residential \$1,000,000/ac
2016		-\$572,000	\$0	\$0	\$0	\$0	\$0	\$0
2017		\$82,900	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$17,376,700	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$2,480,000	\$2,479,500	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$2,741,000	\$2,741,100	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$3,560,000	\$0	\$0	\$60,000	\$3,500,000	\$0	\$0	\$0
2022	\$17,600,000	\$0	\$9,600,000	\$0	\$0	\$500,000	\$5,000,000	\$2,500,000
2023	\$7,200,000	\$0	\$0	\$0	\$3,500,000	\$1,000,000	\$1,700,000	\$1,000,000
2024	\$2,000,000	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$1,000,000
2025	\$15,100,000	\$0	\$9,600,000	\$0	\$0	\$2,000,000	\$1,000,000	\$2,500,000
2026	\$2,000,000	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$1,000,000
2027	\$3,000,000	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$1,000,000
2028	\$3,000,000	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000
2029	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0
2030	\$2,000,000	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0
2031	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0
2032	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$67,181,000	\$22,108,200	\$19,200,000	\$60,000	\$7,000,000	\$15,000,000	\$10,700,000	\$10,000,000

Note: Amounts adjusted for inflation in Attachment #4

C

Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Plan Commission Resolution

Attachment #6: City Board Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable

City of Reedsburg
Tax Increment District (TID) No. 10 Creation
Tax Increment District No. 6 Boundary Amendment
Tax Increment District No. 9 Boundary & Project Plan Amendment
Summary of Activities and Timetable
July 12, 2021

Key Dates: Council Meetings – 2nd & 4th Monday

: Newspaper Publication Date – Thursday (Notice deadline is 2:00 p.m. on Friday)

: Plan Commission Meetings – 2nd Tuesday

: Community Development Authority (CDA) Meetings – 3rd Tuesday

Assumptions : Timetable Assumes TID No. 10 is a Blight Elimination TID

: Timetable Assumes TID No. 10 overlaps portions of TID No. 6 which requires overlapped parcels to be subtracted

Action	Party Responsible	Date
A. Common Council Meeting: Authorization to proceed	Common Council	6/14/21
B. Blight Declaration		
1. Identify Preliminary TID No. 10 Boundary	City / Vierbicher	6/25/21
2. Prepare Blight Documentation	City/Vierbicher	7/15/21
3. CDA Meeting: Approve Blight Determination	CDA	7/20/21
4. Common Council Meeting: Approve Blight Determination	Common Council	7/26/21
C. TID No. 10 Creation, TID No. 6 Amendment & TID No. 9 Amendment		
1. Mail letters to taxing jurisdictions notifying them of TID creation & amendment and requesting Joint Review Board (JRB) appointments.	Vierbicher	6/28/21
2. Prepare draft TID No. 10, TID No. 6 & TID No. 9 Project Plans and Boundary Maps	Vierbicher / City Staff	6/28/21 – 7/15/21
3. Plan Commission Meeting: - Review draft TID No. 10 Project Plan and Boundary Map - Review Draft TID No. 6 Boundary Amendment - Review draft TID No. 9 Amendment - Set Public Hearing Date for TID No. 9 Amendment	Plan Commission	7/13/21
4. CDA Meeting: - Review draft TID No. 10 Project Plan and Boundary Map - Review TID No. 6 Boundary Amendment - Schedule Public Hearing for TID No. 6 Amendment - Schedule Public Hearing for TID No. 10 Creation	CDA	7/20/21
5. Mail TID No. 10 Public Hearing Notice & Blight Finding Letter to Property Owners (1 st Class Mail Not less than 20 days before public hearing)	City	7/26/21
6. Mail Public Hearing Notices to Joint Review Board (JRB) (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
7. Mail Public Hearing Notices to taxing entities. (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
8. Deliver JRB Meeting Notice to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21
9. Deliver Public Hearing Notices to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21

10. Mail JRB packets.	Vierbicher	7/29/21
11. Publish Notice for JRB first meeting (Class I).	Newspaper	8/05/21
12. Publish Notices for TID No. 6 and TID No. 9 Amendment Public Hearing (Class I)	Newspaper	8/05/21
13. Publish Notice for TID No. 10 Creation Public Hearing (Class II).	Newspaper	8/05/21 & 8/12/21
14. Joint Review Board - First Meeting: - Elect chairperson - Elect an at-large member - Review draft TID No.10 Creation Project Plan & District Boundary - Review draft TID No. 6 Amendment - Review draft TID No. 9 Amendment (at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).	JRB 1:00 PM	8/11/21
15. Plan Commission Meeting: - Public Hearing for TID No. 9 Amendment (at least 7 days after insertion of public notice) - Adopt Resolution approving TID No. 9 Amendment	Plan Commission 4:00 PM	8/12/21
16. CDA Meeting: - Public Hearing for TID No. 10 Creation, Project Plan & Boundary (at least 7 days after last insertion of public notice) - Public Hearing for TID No. 6 Amendment (at least 7 days after insertion of public notice) - Adopt Resolution approving TID No. 6 Amendment - Adopt Resolution approving TID No. 10 Creation	CDA 5:30 PM	8/19/21
17. Obtain City Attorney opinion letter for TID No. 10 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/30/21
18. Common Council Meeting: (Not less than 14 days after public hearing) - Adopt Resolution approving TID No. 6 Amendment - Adopt Resolution approving TID No. 10 Creation - Adopt Resolution approving TID No. 9 Amendment	Common Council	9/27/21
19. Deliver JRB meeting notice to newspaper.	City Staff	10/1/21
20. Mail JRB packets.	Vierbicher	10/5/21
21. Publish Notice for JRB second meeting (Class I).	Newspaper	10/7/21
22. Joint Review Board – Final Meeting: - Annual JRB Meeting to Review TID Annual Reports - Adopt Resolution approving TID No. 6 Boundary Amendment - Adopt Resolution approving TID No. 10 Creation - Adopt Resolution approving TID No. 9 Amendment (At least 5 days after publication of meeting notice and within 30 days of Council approval).	JRB	10/12/21
23. Notify DOR of TID No. 10 Creation, TID No. 6 & TID No. 9 Amendment.	Vierbicher	After JRB
24. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/21

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 FAX
www.vierbicher.com

August 5, 2021

Tim McCumber, County Board Chair
Sauk County
505 Broadway, Room 140
Baraboo, WI 53913

Roger J. Rindo, Ed.D., Superintendent
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Jack Daniels, III, Ph.D., President
Madison College
1701 Wright Street, Rm. 148E
Madison, WI 53704

David Estes, Mayor
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 9 (TID No. 9) Amendment No. 2

Dear Chief Executives:

The City of Reedsburg is proposing to amend Tax Increment District No. 9 (TID No. 9). The Plan Commission has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for August 12, 2021 at 4:00 PM at the City Hall of the City of Reedsburg.

Attached is copy of the Public Hearing Notice and a copy of the Preliminary TID No. 9 Boundary Map. You are invited to attend the Public Hearing. We also emailed a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 402-6378 or email at kmuc@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Kurt R. Muchow
Community Development Consultant

Enclosures

cc: Jacob Crosetto, City Clerk
Timothy M. Becker, City Administrator

Attachment #3:

Public Hearing Notice to Joint Review Board



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 FAX
www.vierbicher.com

July 29, 2021

Elizabeth Geoghegan, Treasurer
Sauk County
505 Broadway, Room 148
Baraboo, WI 53913

Shawna Marquardt
Madison College
1701 Wright Street
Madison, WI 53704

Gary Woolever
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Timothy Becker
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Todd Polk
Community First Bank
115 Main Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 9 (TID No. 9) Amendment No. 2

Dear Joint Review Board Members:

The City of Reedsburg is proposing to amend Tax Increment District No. 9 (TID No. 9). The Plan Commission has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for August 12, 2021 at 4:00 PM at the City Hall of the City of Reedsburg.

Attached are copies of the Public Hearing Notice, the Preliminary TID No. 9 Boundary Map. You are invited to attend the Public Hearing. We also emailed a copy of the Public Hearing Notice to your Chief Executives of your taxing jurisdiction.

If you have any questions, or would like additional information, please contact me at (608) 402-6378 or email at kmuc@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Kurt R. Muchow
Community Development Consultant

Enclosures

cc: Jacob Crosetto, City Clerk
Brian DuValle, Planner/Building Inspector/Zoning Administrator

Attachment #4:
Public Hearing Minutes

Reedsburg Plan Commission
August 12, 2021



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 4:00 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell, Dan DeBaets, Sonny Hyde, Jay Brunken

Absent:

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Brunken to approve the 7/13/21 meeting minutes.

Motion approved

Public Hearing for TID No. 9 Amendment

Kurt Muchow from Vierbicher reviewed the new parcels being added and the funding priorities including highway enhancements, industrial improvements, and incentive funds.

Adopt Resolution approving TID No. 9 Amendment Recommend Resolution 4447-21

Motion by Gargano, seconded by Zibell to approve Resolution 4447-21.

Motion approved

Comprehensive Plan Workshop Discussion

- a. Review Past Plan Recommendations**
- b. Stakeholder Interviews**
- c. Plan Layout**
- d. Field Study/Other Engagement**
- e. Base Maps/Map Style**

Jeff Muenkel from Foth led discussion on past planning recommendations to determine if they are still relevant today including topics such as cultural, infrastructure, land use, partnerships, development, housing, energy conservation and marketing. Discussion held on plan timeline and SCDC business retention survey.

Motion by DeBaets, seconded by Brunken to adjourn at 5:07 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Attachment #5:
Plan Commission Resolution

**PLAN COMMISSION RESOLUTION NO. 4447-21
APPROVING TAX INCREMENT DISTRICT NO. 9
AMENDMENT NO. 2**

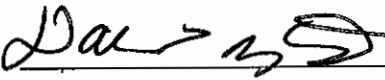
WHEREAS, the City of Reedsburg Plan Commission has prepared and reviewed a Project Plan amendment for Tax Increment District (TID) No. 9 and finds the amendment to be feasible and conforming to the requirements described in ss. 66.1105(4)(h); and

WHEREAS, the City of Reedsburg Plan Commission has invited the public to review the TID No. 9 Project Plan amendment and comment upon such amendment at a Public Hearing held on August 12, 2021, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Reedsburg Plan Commission hereby approves the Project Plan amendment for Tax Increment District No. 9; and

BE IT FURTHER RESOLVED that City of Reedsburg Plan Commission hereby submits the Project Plan amendment for Tax Increment District No. 9 to the City of Reedsburg Common Council for approval.

This Resolution is being adopted by the City of Reedsburg Plan Commission at a duly scheduled meeting on August 12, 2021.

 _____, Chair

 _____, Secretary

Attachment #6:
Common Council Resolution

Attachment #7:

Joint Review Board Meeting Notices

City of Reedsburg
Notice of Joint Review Board Meeting
For:

Amendment No. 3 of Tax Increment District No. 6 (TID No. 6)
Amendment No. 2 of Tax Increment District No. 9 (TID No. 9)
Creation of Tax Increment District No. 10 (TID No. 10)

Please take note that on August 11, 2021 at 1:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to Tax Increment District No. 6, amendment to Tax Increment District No. 9, and the creation of Tax Increment District No. 10. The amendment to TID No. 6 and TID No. 9 are for boundary and project plan adjustments. The creation of TID No. 10 is to promote blight elimination. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 6, TID No. 9, and TID No. 10 Project Plans and Boundaries. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publication Date: August 5, 2021
Publication: Reedsburg Independent

Attachment #8:

Joint Review Board Meeting Minutes

Reedsburg, Wisconsin
August 11, 2021

Notice of the meeting was given to the media, posted on the City Hall bulletin board and published in the official city newspaper in accordance with the open meeting requirements.

The Joint Review Board convened in organizational session on Wednesday, August 11, 2021, at 1:00 PM at Reedsburg City Hall with the following members present:

Members Present: Elizabeth Geoghegan (Sauk County)
Tim Becker (City of Reedsburg)
Shawna Marquadt (MATC)
Todd Polk (Member at Large)
Member Absent: Gary Woolever (Reedsburg School District)
Also Present: Jacob Crosetto, Kurt Muchow (Vierbicher)

Moved by Reedsburg At-Large Member and seconded by Sauk County to appoint Tim Becker (City of Reedsburg) as Chair of Joint Review Board.

Motion carried.

Kurt Muchow, Vierbicher, reviewed drafts of the TID 10 Creation Project Plan & District Boundary, TID 6 Amendment, and TID 9 Amendment.

Next meeting will be confirmed via email.

Moved by Sauk County, seconded by Reedsburg At-Large Member to adjourn at 1:30 PM.

Motion carried.

Jacob Crosetto
City Clerk-Treasurer/Finance Director
JRB Secretary

Attachment #9:

Joint Review Board Approval Resolution

Attachment #10:

Affidavits of Publication

8/11 JRB MTG

Affidavit of Publication

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 5th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin,
Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published 1

Printers Fee \$ Proof of Publication \$

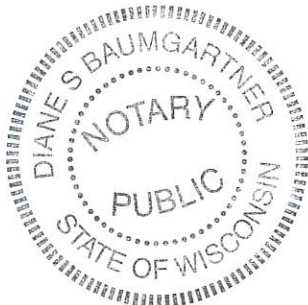
Total \$

-or- See monthly invoice for cost ✓

Received Payment

99105733 00521325

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



CITY OF REEDSBURG NOTICE OF JOINT REVIEW BOARD MEETING

For:

**Amendment No. 3 of Tax Increment District No. 6 (TID No. 6)
Amendment No. 2 of Tax Increment District No. 9 (TID No. 9)
Creation of Tax Increment District No. 10 (TID No. 10)**

PLEASE TAKE NOTE that on August 11, 2021 at 1:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to Tax Increment District No. 6, amendment to Tax Increment District No. 9, and the creation of Tax Increment District No. 10. The amendment to TID No. 6 and TID No. 9 are for boundary and project plan adjustments. The creation of TID No. 10 is to promote blight elimination. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 6, TID No. 9, and TID No. 10 Project Plans and Boundaries. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

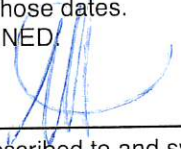
Publish: 8/5/21 WNAXLP

Affidavit of Publication

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

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August 05, 2021

That said newspaper was regularly issued and circulated on those dates.
SIGNED: 

Subscribed to and sworn to me this 5th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin, Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published

Printers Fee \$ Proof of Publication \$

Total \$

-or- See monthly invoice for cost ☒

Received Payment

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CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



**CITY OF REEDSBURG
PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR AMENDMENT NO. 2
OF TAX INCREMENT DISTRICT (TID) NO. 9**

NOTICE IS HEREBY GIVEN that on Thursday, August 12, 2021 at 4:00 p.m., the City of Reedsburg Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and Amendment of TID No. 9.

TID No. 9 is being amended to add parcels, promote mixed use development, along with infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 9 and within the one half mile radius of the TID.

A copy of the TID No. 9 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Sent to overlying jurisdictions: July 29, 2021.

Publish: 8/5/21 WNAXLP

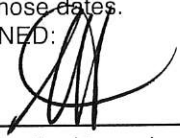
Affidavit of Publication

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

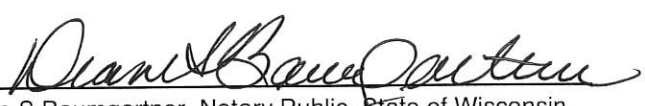
Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021, August 12, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 12th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin,
Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines 1 # of Weeks Published 2

Printers Fee \$ _____ Proof of Publication \$ _____

Total \$ _____

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Received Payment _____

99105733 00521332

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



**CITY OF REEDSBURG
NOTICE OF PUBLIC HEARING ON
BOUNDARIES AND PROJECT PLANS FOR:
AMENDMENT NO. 3 OF TAX INCREMENT DISTRICT (TID)
NO. 6**

CREATION OF TAX INCREMENT DISTRICT (TID) NO. 10

NOTICE IS HEREBY GIVEN that on Thursday, August 19, 2021 at 5:30 p.m., the City of Reedsburg Community Development Authority will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundaries and Project Plans, amendment No. 3 of TID No. 6 and creation of TID No. 10.

TID No. 6 is being amended to subtract territory. TID No. 10 is being created to promote blight elimination. TID No. 9 and TID No. 10 include infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 10 and within one half mile radius of the TID.

A copy of the TID No. 6 and TID No. 10 Boundaries and Project Plans are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plans may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Sent to overlying jurisdictions: July 29, 2021.

Publish: 8/5/21, 8/12/21 **WNAXLP**

Attachment #11:
Attorney Opinion Letter

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

110 East Main Street
Post Office Box 231
Reedsburg, Wisconsin 53959-0231

Telephone (608) 524-8231
Facsimile (608) 524-4766

September 20, 2021

Mayor David Estes
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District No. 9, Amendment No. 2
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)

Dear Mayor Estes:

As the Attorney for City of Reedsburg, I have been asked to review the TID No. 9, Amendment No. 2. In accordance with my duties, I have reviewed Tax Increment District No. 9, Amendment No. 2, City of Reedsburg, Wisconsin, prepared by Vierbicher and Associates, 400 Viking Drive, Reedsburg, WI 53959 proposed to be adopted by the Common Council on September 27, 2021 consisting of seven (7) narrative pages in addition to Appendix A: Parcel List & Maps; Appendix B: Financial Attachments; Appendix C: Resolutions, Notices, Minutes, and other attachments. The Appendix documents were supplemented by Vierbicher and Associates on September 20, 2021.

In this connection, I reviewed the Tax Increment District No. 9, Amendment No. 2, the attachments to the same, the law, and such other documents as we deemed necessary to enable us to give this opinion.

We have not engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on the foregoing documents and information submitted to me and subject to the above, it is my opinion that the TID No. 9, Amendment No. 2 is complete and complies with Wis. Stat. § 66.1105(4).

I am providing you with a copy of this letter, which should be added to the TID No. 9, Amendment No. 2 creation document, assuming the Resolution is adopted by the Common Council. Any questions regarding this opinion should be directed to me.

Very truly yours,

CITY OF REEDSBURG



Derek J. Horkan
City Attorney
derek@lga.law

DJH/ds

Enclosures

c: Tim Becker
Mark Steward, Vierbicher
Kurt R. Muchow, Vierbicher

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

110 East Main Street
Post Office Box 231
Reedsburg, Wisconsin 53959-0231

Telephone (608) 524-8231
Facsimile (608) 524-4766

September 20, 2021

Mayor David Estes
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District No. 9, Amendment No. 2
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)

Dear Mayor Estes:

As the Attorney for City of Reedsburg, I have been asked to review the TID No. 9, Amendment No. 2. In accordance with my duties, I have reviewed Tax Increment District No. 9, Amendment No. 2, City of Reedsburg, Wisconsin, prepared by Vierbicher and Associates, 400 Viking Drive, Reedsburg, WI 53959 proposed to be adopted by the Common Council on September 27, 2021 consisting of seven (7) narrative pages in addition to Appendix A: Parcel List & Maps; Appendix B: Financial Attachments; Appendix C: Resolutions, Notices, Minutes, and other attachments. The Appendix documents were supplemented by Vierbicher and Associates on September 20, 2021.

In this connection, I reviewed the Tax Increment District No. 9, Amendment No. 2, the attachments to the same, the law, and such other documents as we deemed necessary to enable us to give this opinion.

We have not engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on the foregoing documents and information submitted to me and subject to the above, it is my opinion that the TID No. 9, Amendment No. 2 is complete and complies with Wis. Stat. § 66.1105(4).

I am providing you with a copy of this letter, which should be added to the TID No. 9, Amendment No. 2 creation document, assuming the Resolution is adopted by the Common Council. Any questions regarding this opinion should be directed to me.

Very truly yours,

CITY OF REEDSBURG



Derek J. Horkan
City Attorney
derek@lga.law

DJH/ds

Enclosures

c: Tim Becker
Mark Steward, Vierbicher
Kurt R. Muchow, Vierbicher

COMMON COUNCIL RESOLUTION NO. 4451-21
APPROVING TAX INCREMENT DISTRICT NO. 9
PROJECT PLAN AMENDMENT NO. 2

WHEREAS, the Common Council of the City of Reedsburg requested the Plan Commission amend the Project Plan for Tax Incremental District No. 9 (TID No. 9); and

WHEREAS, the Plan Commission of the City of Reedsburg prepared the TID No. 9 Project Plan Amendment No. 2 to add parcels to the TID, add eligible TIF expenditures and expenditures that benefit the TID within a half-mile radius of the TID 9 boundary. The purpose is to attract and promote industrial development under Wis. Stats. §66.1105(4)(h). The Plan Commission determined the financial feasibility of the amended Project Plan; and

WHEREAS, on August 12, 2021 the Plan Commission of the City of Reedsburg conducted a public hearing on Amendment No. 2 of the TID No. 9 Project Plan after duly notifying overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Plan Commission of the City of Reedsburg approved said Amendment No. 2 to the Project Plan for TID No. 9 and recommended the Common Council of the City of Reedsburg approve the Amendment No. 2 to the Project Plan for TID No. 9 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Reedsburg hereby approves Amendment No. 2 to the Project Plan for TID No. 9 to include additional parcels to the TID, add eligible TIF expenditures and expenditures that benefit the TID within a half-mile radius of the TID 9 boundary.

BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The district includes only whole parcels of property
- B. The district is contiguous
- C. The Equalized Value of the district's taxable property plus the value increment of all existing districts does not exceed 12 percent of the City's total Equalized Value of taxable property.
- D. Parcels of land were annexed into the City from the Town of Reedsburg within the last three years and the City pledges to pay the Town of Reedsburg an amount equal to the property taxes levied on the territory for each of the next five years.
- E. At least 50 percent of real property within the district is suitable for industrial sites and is zoned for industrial use
- F. The City of Reedsburg has designated TID No. 9 as an Industrial District.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the amendment as recommended by the Plan Commission, and finds that it is feasible and in conformity with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 27, 2021.

Dave Estes, Mayor

Jacob Crosetto, Clerk

CERTIFICATION

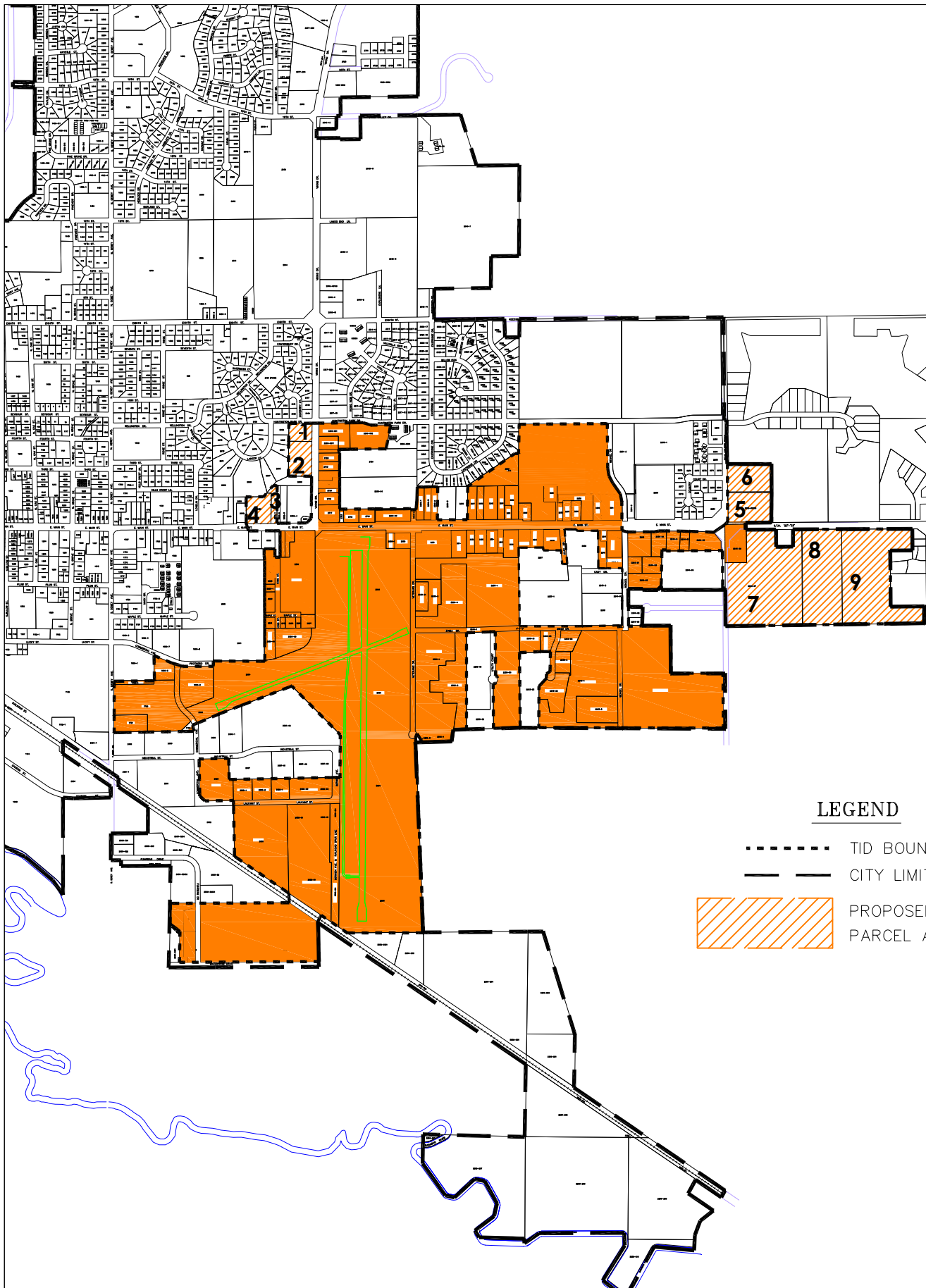
I, Jacob Crosetto, Clerk of the City of Reedsburg certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held on September 27, 2021.

Motion by _____, seconded by _____ to adopt the Resolution.

Vote: _____Yes _____No

Resolution Adopted.

Jacob Crosetto, Clerk



LEGEND

----- TID BOUNDARY

———— CITY LIMITS



PROPOSED TID 9
PARCEL ADDITIONS

CITY OF REEDSBURG

MAP #1

PROPOSED TID 9 PARCEL ADDITIONS



SCALE: 1" = 850'
2021

REEDSBURG



ENGINEERING
DEPARTMENT

Amendment No. 3

Tax Increment District No. 6

City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
400 Viking Drive
Reedsburg, WI 53959

Created: July 10, 2000
Amendment No. 1: June 11, 2007
Amendment No. 2: December 13, 2010
Amendment No. 3: September 27, 2021

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Acknowledgements

Common Council

David Estes, Mayor
Darrin Frye
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

Community Development Authority

Adam Kaney
Jason Schulte
Richie Strutz
Megan Cowan
Matt Smuksta
Beth Stoughtenger-DeForge

City Staff / Advisors

Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board

Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney

Derek Horkan, LaRowe, Gerlach Taggart LLP

Municipal Financial Advisor

Greg Johnson, Ehlers

City Assessor

Associated Appraisals

Vierbicher Associates, Inc.

Kurt R. Muchow, Project Manager

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"12% Test"	3
Proposed Changes in the Master Plan, Maps, Building Codes & City Ordinances	3
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Appendix A: Parcel List & Maps

TID No. 6 Parcel List
Map #1: District Boundary and Parcel Numbers – Overall Map
TID No. 6 Boundary Description

Appendix B: Financial Attachments

Attachment #1: TID No. 6 Financial Analysis, Prepared by Ehlers

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable
Attachment #2: Public Hearing Notice to Taxing Jurisdictions
Attachment #3: Public Hearing Notice to Joint Review Board
Attachment #4: Public Hearing Minutes
Attachment #5: Community Development Authority
Attachment #6: Common Council Resolution
Attachment #7: Joint Review Board Meeting Notices
Attachment #8: Joint Review Board Meeting Minutes
Attachment #9: Joint Review Board Approval Resolution
Attachment #10: Affidavits of Publication
Attachment #11: Attorney Opinion Letter

Introduction

This is Amendment No. 3 to the City of Reedsburg's Tax Increment District No. 6 (TID No. 6).

The City of Reedsburg created TID No. 6 on July 10, 2000 as a Blight Elimination TID. The City previously approved amendment No. 1, which amended the project plan and boundary. Then the City approved amendment No. 2, which declared TID No. 6 as distressed and extended the life of the TID. The maximum life of TID No. 6 is 37 years, or until 2037. The end of the expenditure period is on July 10, 2022.

The TID No. 6 Amendment No. 3 involves amending the boundary to subtract territory. The parcels to be subtracted are shown on the TID Parcel List in Appendix A and Map #1 in Appendix A. This Project Plan for Tax Increment District No. 6 (TID No. 6) Amendment No. 3 in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(h). The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. The Amendment No. 3 to TID No. 6 shall be attached to, and become part of the original TID No. 6 Project Plan adopted by resolution of the Reedsburg Common Council.

There are no modifications being made to the Project Plan other than those related to the Boundary amendment.

The liabilities for TID No. 6 will be paid off using revenue from TID No. 6 and TID No. 4. The subtraction of territory from TID No. 6 will not impact the projected revenue.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the amendment number 3 of TID No. 6.

A. Planning and Approval Process

The Reedsburg Common Council met on June 14, 2021 and authorized the Community Development Authority (CDA) to begin the planning process to amend TID No. 6. The Common Council also authorized the formation of a Joint Review Board at that time.

A draft TID boundary, project plan and potential projects were reviewed by the Plan Commission on July 13, 2021 and by the CDA on July 20, 2021. As a result of the discussion, revisions to the plan were made and a public hearing date was set.

A Public Hearing was held by the Community Development Authority (CDA) on August 19, 2021 at 5:30 PM. After the public hearing, the CDA approved the TID No. 6 Project Plan and Boundary and recommended it to the Common Council for adoption. This Project Plan and Boundary was adopted by resolution of the Common Council on September 27, 2021. The TID No. 6 Project Plan is to be used as the official Plan for the district.

B. Joint Review Board

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on July 29, 2021. Public Hearing notices were published on August 5, 2021 and August 12, 2021. A Joint Review Board notice was published on August 5, 2021. The initial meeting of the Joint Review Board was held on August 11, 2021 at 1:00 PM.

The TID No. 6 amendment was reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on October 7, 2021. The final meeting of the JRB was held on October 12, 2021. The Joint Review Board approved amendment number 3 for TID No. 6.

Plan of Development for TID No. 6 Amendment No. 3

The purpose of TID No. 6 will not change as a result of this amendment; however, some of the territory from the original TID boundary will be subtracted.

The original TID No. 6 boundary included 17.36 acres. Amendment No. 1 changed the boundary by 11.29 acres. Amendment No. 2 only declared the TID distressed. Amendment No. 3 subtracts 8.9 acres. The following table summarizes the area of whole parcels. The area does not include public streets.

TID No. 6 Summary			
Description	Blight Acres	Total Acres	% Blight
Original TID No. 6 Area	9.16	17.36	52.76%
Amend. No. 1 – Additional Area	6.69 added	11.29 added	55.32%
Area Subtracted by Amend. No. 3	<u>5.89 subtracted</u>	<u>8.88 subtracted</u>	
Total TID No. 6 Area after Amendment No. 3	9.96	19.77	50.38

TABLE

TID No. 6 District Summary	
Description	Area
Original TID No. 6 Area	17.36
Amendment No. 1 Additional Area	11.29
<u>Area Subtracted by Amendment No. 3</u>	<u>8.88 acres</u>
Total TID Area After Amendment No. 3	19.77 acres

Statement of Kind, Number and Location of Proposed Public Improvements

There is no change to this section.

Detailed Project Costs

There are no changes to this section.

Economic Feasibility

There is no change to this section.

Overlying Taxing Districts

There is no change to this section.

12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$724,438,100	x 12%	\$86,932,572

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 5: Proposed TID Equalized Values

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 4, active	\$14,184,500	1.96%
TID No. 6, active	(\$1,127,700)	-0.16%
TID No. 8, active	\$2,821,900	0.39%
TID No. 9, active	\$22,108,200	3.05%
TID No. 10, proposed	\$5,194,995	0.72%
TOTAL:	\$44,309,595	6.12%

The base value of TID No. 6 is \$6,596,500, or 0.93% and 28 parcels will be subtracted and the value of TID No. 6 will be decreased by \$2,563,000. Those 28 parcels are being added to TID No. 10 as part of that districts creation. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 6.

Proposed Changes in the Master Plan, Maps, Building Codes and City Ordinances

There is no change to this section.

List of Estimated Non-Project Costs

There is no change to this section.

Proposed Method for the Relocation of any Displaced Persons

There is no change to the section.

Statement Indicating How Amendment of the TID Promotes the Orderly Development of the City

There is no change to the section.

Maps Showing Existing Land Use and Existing Zoning

There is no change to this section.

Maps Showing Future Land Use and Proposed Improvements

There is no change to this section.

Map Showing District Boundaries

See Map #1 in Appendix A for proposed TID No. 6 Boundary Map.

City of Reedsburg TID No. 6 Boundary Description is Included in Appendix A.

Findings

The City has made the following findings in conjunction with TID No. 6 Amendment No. 3:

- The district includes only whole parcels of property.
- The district is contiguous.
- The equalized value of the parcels being subtracted from TID No. 6, plus the value increment of all existing districts does not exceed 12 percent of the City's total equalized value.
- At least 50 percent by area of the real property within the district is blighted parcels.

A Parcel List & Maps

Appendix A: Parcel List & Maps

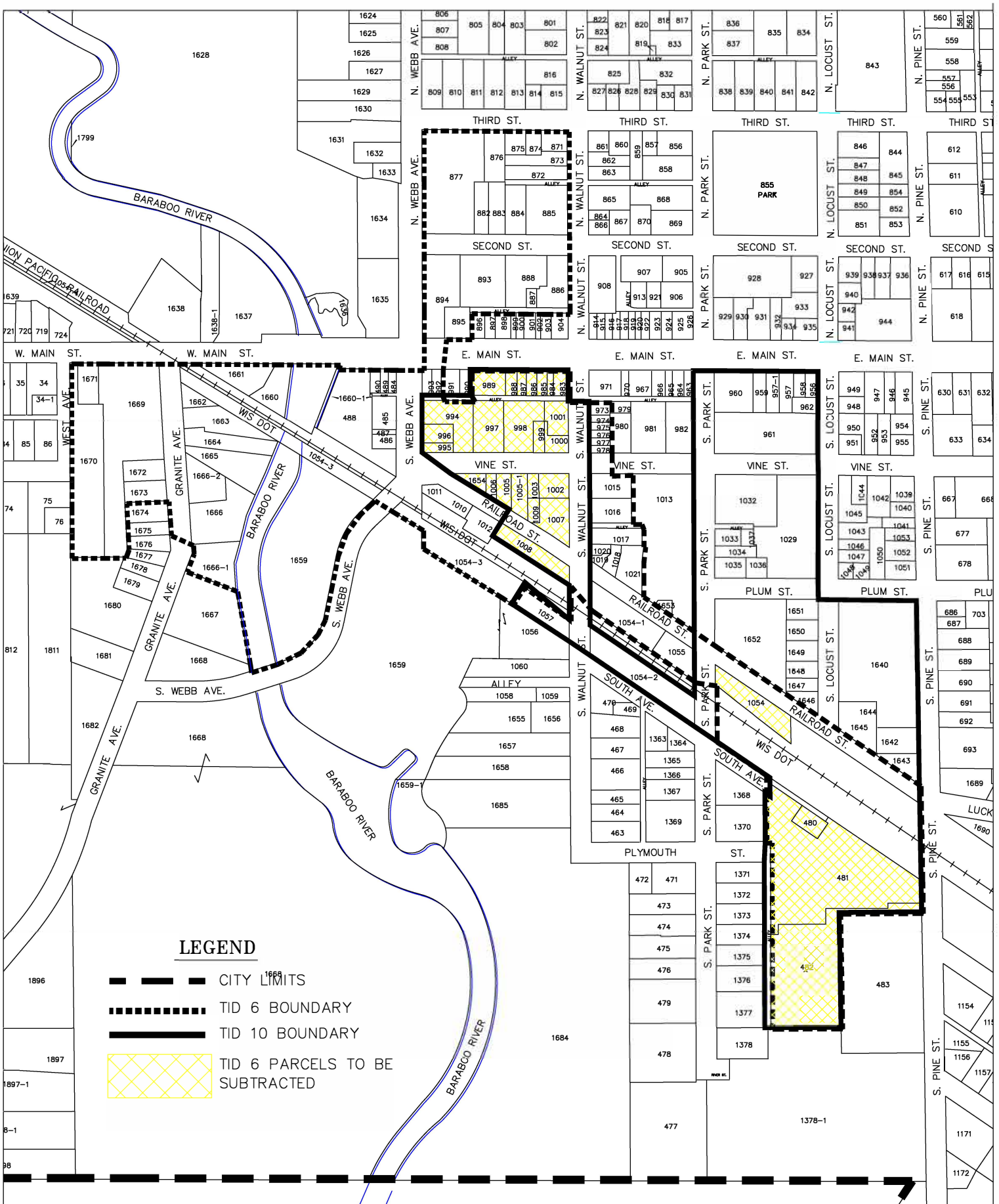
TID No. 6 Parcel List

Map #1: District Boundary and Parcel Numbers – Overall Map

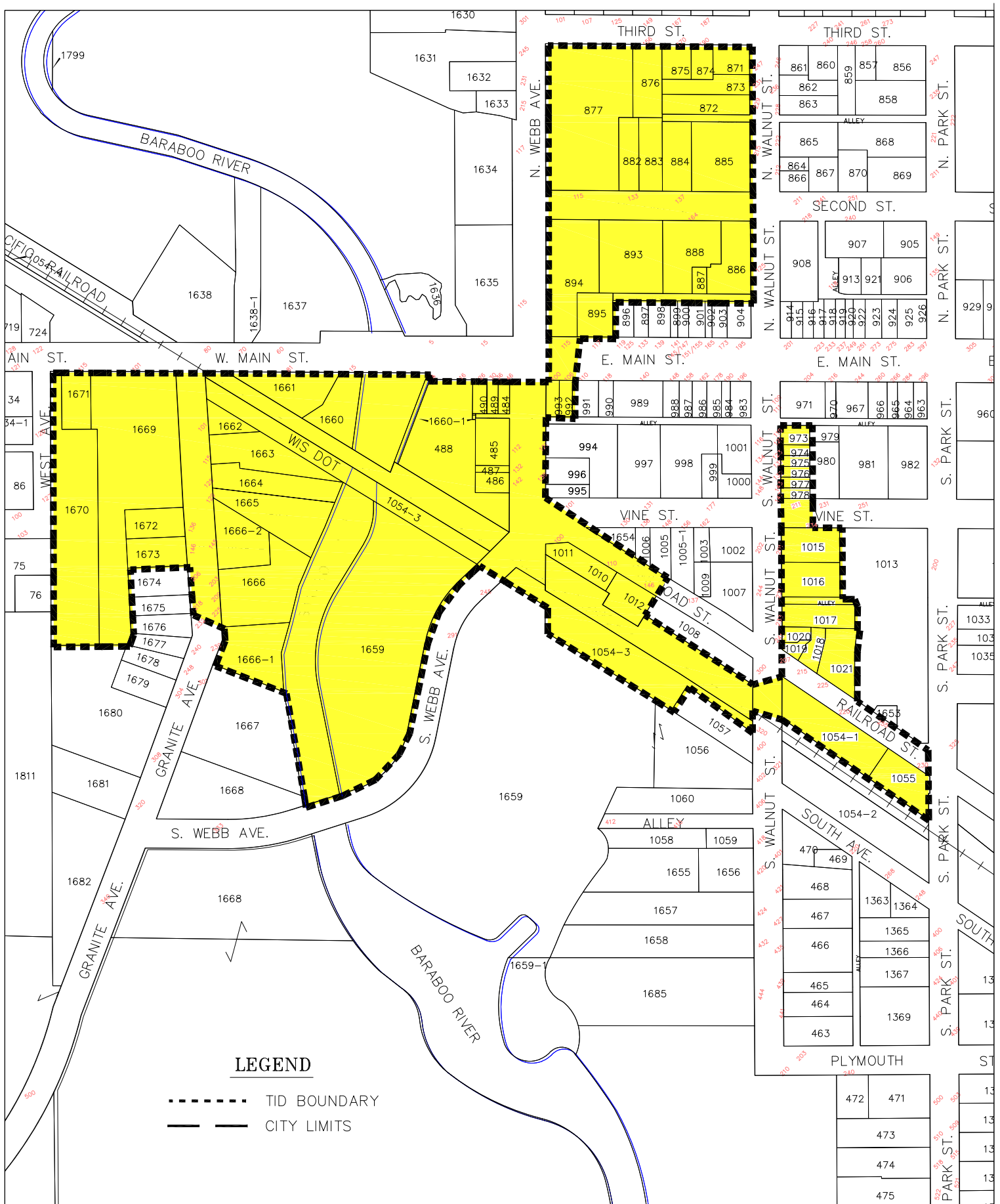
TID No. 6 Boundary Description

MAP ID	Parcel Identification Number	Site Address	First Owner Name	TID No. 6 Parcels - 2021	Second Owner Name	Postal Address	Postal City	Total Acres	Blight
1	276-0484-00000	46 E MAIN ST	MARK Q WALDON			435 8TH ST	REEDSBURG	0.05	Blight
2	276-0485-00000	112 S WEBB AVE	F & F TV & APPLIANCE FEARINGS INC			106 MAIN ST	REEDSBURG	0.19	
3	276-0486-00000	142 S WEBB AVE	JAMS 2 PARTNERSHIP			16 E MAIN ST	REEDSBURG	0.08	Blight
4	276-0487-00000	132 S WEBB AVE	FEARINGS TV & APPLIANCE INC			106 MAIN ST	REEDSBURG	0.03	
5	276-0488-00000	16 E MAIN ST	JAMS 2 PARTNERSHIP			16 E MAIN ST	REEDSBURG	0.93	
6	276-0489-00000	36 E MAIN ST	JAMES C KUMMER LC		NATASHA L KUMMER LC ET 237 N PINE ST	16 E MAIN ST	REEDSBURG	0.04	
7	276-0490-00000	26 E MAIN ST	DONNA L NEUWIRTH			E7904 BRIAR BLUFF CT	REEDSBURG	0.04	
8	276-0871-00000	247 N WALNUT ST	KYVERN ENTERPRISES LLC			E7377 CALLOWAY CT	REEDSBURG	0.13	
9	276-0872-00000	229 N WALNUT ST	THOMAS FEHRENBACH		COLLEEN M FEHRENBACH	S2322 COUNTY RD A	BARABOO	0.21	
10	276-0873-00000	231 N WALNUT ST	HOWARD E KRIESEL		CONNIE F KRIESEL	231 N WALNUT ST	REEDSBURG	0.17	
11	276-0874-00000	190 3RD ST	JAMES D WHEELER			190 3RD ST	REEDSBURG	0.09	
12	276-0875-00000	170 3RD ST	ANDREW K BUSHNICK			170 3RD ST	REEDSBURG	0.12	Blight
13	276-0876-00000	156 3RD ST	SCHULTZ & SORENSON PROPERTIES			156 3RD ST	REEDSBURG	0.26	
14	276-0877-00000	115 2ND ST	SCHULTZ & SORENSON PROPERTIES			165 2ND ST	REEDSBURG	1.39	
15	276-0882-00000	133 2ND ST, 137 2ND ST	B&D PROPERTIES OF REEDSBURG			115 2ND ST	REEDSBURG	0.61	Blight
16	276-0883-00000	145 2ND ST	B&D PROPERTIES OF REEDSBURG			115 2ND ST	REEDSBURG	0.48	Blight
17	276-0884-00000	165 2ND ST	B&D PROPERTIES OF REEDSBURG			115 2ND ST	REEDSBURG	0.3	Blight
18	276-0885-00000	215 N WALNUT ST	UNITED STATES POST OFFICE			215 N WALNUT ST	REEDSBURG	0.05	Blight
19	276-0886-00000	125 N WALNUT ST	MERVIN K JAECH			39 ME ME LN	REEDSBURG	0.41	Blight
20	276-0887-00000	123 N WALNUT ST	MERVIN K JAECH			39 ME ME LN	REEDSBURG	0.55	Blight
21	276-0888-00000	164 2ND ST	HOME CARE UNITED INC			164 2ND ST	REEDSBURG	0.62	Blight
22	276-0893-00000	120 2ND ST	COMMUNITY REEDSBURG, CITY OF			PO BOX 490	BOSCOBEL	0.18	Blight
23	276-0894-00000	115 E MAIN ST	COMMUNITY FIRST BANK			PO BOX 307	REEDSBURG	0.25	
24	276-0895-00000	117 E MAIN ST	MAIN STREET PLAZA LLC			2275 E MAIN ST	REEDSBURG	0.2	
25	276-0973-00000	117 S WALNUT ST	MNJ PROPERTIES LLC		KARI A WALKER	117 S WALNUT ST	REEDSBURG	0.24	Blight
26	276-0974-00000	123 S WALNUT ST	CHAMPS ON WALNUT LLC			123 S WALNUT ST	REEDSBURG	0.26	Blight
27	276-0975-00000	131 S WALNUT ST	MICHAEL S WALKER			S2904 GOLF COURSE	REEDSBURG	0.23	Blight
28	276-0976-00000	137 S WALNUT ST	YELLOW HERON LLC			158 E MAIN ST STE 1A	REEDSBURG	0.08	Blight
29	276-0977-00000	143 S WALNUT ST	VDG WALNUT LLC			S7428 COUNTY RD G	HILL POINT	0.05	Blight
30	276-0978-00000	147 S WALNUT ST	GREEN VALLEY WELLNESS LLC			E3692 GREEN VALLEY	LA VALLE	0.06	
31	276-0982-00000	106 E MAIN ST	YELLOW HERON LLC			158 E MAIN ST STE 1A	REEDSBURG	0.06	
32	276-0993-00000	100 E MAIN ST	EVEN PAR PROPERTIES INC			12120 187TH AVE	BRISTOL	0.184	
33	276-1011-00000	146 RAILROAD ST	WAREHOUSE, CITY OF			134 S LOCUST ST PO E	REEDSBURG	0.2	
34	276-1012-00000	201 S WALNUT ST, 209 S	WAREHOUSE ROW LLC			S154 WIESE ROAD	LA VALLE	0.24	Blight
35	276-1015-00000	221 S WALNUT ST	WALNUT STREET FLATS LLC			8500 SHAWNEE MISSIC	MERRIAM	0.26	Blight
36	276-1016-10000	233 S WALNUT ST	WALNUT STREET FLATS LLC			8500 SHAWNEE MISSIC	MERRIAM	0.23	Blight
37	276-1017-10000	215 RAILROAD ST	WALNUT STREET FLATS LLC			8500 SHAWNEE MISSIC	MERRIAM	0.08	Blight
38	276-1018-00000	207 RAILROAD ST	MICHAEL A BEISBIER		SALLY C BEISBIER	S2777A STATE RD 23	REEDSBURG	0.04	Blight
39	276-1019-00000	241 S WALNUT ST	MICHAEL A BEISBIER		SALLY C BEISBIER	S2777A STATE RD 23	REEDSBURG	0.05	Blight
40	276-1020-00000	225 RAILROAD ST	PALMER & SONS LLC			E9704 PLEASANT VALL	BARABOO	0.23	
41	276-1021-00000	220 RAILROAD ST	WIS DEPT NATL RESOURCES			PO BOX 7921	MADISON	0.48	
42	276-1054-10000	320 S WALNUT ST	WIS DEPT NATL RESOURCES			PO BOX 7921	MADISON	1.56	
43	276-1055-00000	230 RAILROAD ST	REEDSBURG AREA AMBULANCE SERVICE INC			230 RAILROAD ST	REEDSBURG	0.26	
44	276-1659-00000	412 S WALNUT ST	REEDSBURG, CITY OF			PO BOX 490	REEDSBURG	2.9	Blight
45	276-1660-00000	15 W MAIN ST	REEDSBURG, CITY OF			134 S LOCUST ST PO E	REEDSBURG	0.28	Blight
46	276-1660-00000	4 E MAIN ST	REEDSBURG, CITY OF			134 S LOCUST ST PO E	REEDSBURG	0.05	Blight
47	276-1661-00000	81 W MAIN ST	RHINEHART INVESTMENTS-101 LLC			81 W MAIN ST	REEDSBURG	0.33	Blight
48	276-1662-00000	101 GRANITE AVE	PUMP HOUSE REEDSBURG, CITY OF			134 S LOCUST ST	REEDSBURG	0.11	
49	276-1663-00000	115 GRANITE AVE	BRADLEY O'LEARY		VIVIAN O'LEARY	115 GRANITE AVE	REEDSBURG	1.13	Blight
50	276-1664-00000	125 GRANITE AVE	REEDSBURG, CITY OF			134 S LOCUST ST PO E	REEDSBURG	0.7	Blight
51	276-1665-00000	129 GRANITE AVE	JAMES LANGUS		MARY D ANGUS	240 PLYMOUTH ST #2	REEDSBURG	0.42	Blight
52	276-1666-00000	239 Granite Ave	REEDSBURG, CITY OF			134 S LOCUST ST PO E	REEDSBURG	0.33	Blight
53	276-1666-10000	145 GRANITE AVE	REEDSBURG, CITY OF			6000 MONONA DR STE	MONONA	0.89	
54	276-1666-20000	101 W MAIN ST	101 W MAIN ST LLC			127 WEST AVE	REEDSBURG	1.25	
55	276-1670-00000	127 WEST AVE	ROBERT CHARLES BORMETT		LINDA MARIE BORMETT	69 COMMERCE ST UNI	WIS DELLS	0.2	Blight
56	276-1671-00000	115 W MAIN ST	GRIFFIN WESTERMAN			136 GRANITE AVE	REEDSBURG	0.21	
57	276-1672-00000	136 GRANITE AVE	GERALD L BRYLLA			134 S LOCUST ST PO E	REEDSBURG	20.104	24
58	276-1673-00000	146 GRANITE AVE	REEDSBURG, CITY OF					9.42	

0.46856347



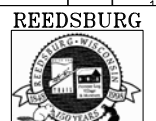
CITY OF REEDSBURG TID 6 Parcels to be Subtracted



CITY OF REEDSBURG TAX INCREMENT DISTRICT NO. 6 BOUNDARY

SCALE: 1" = 400'

2021



B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: TID No. 6 Financial Analysis prepared by Ehlers

- Analysis with No Subtraction of Parcels
- Analysis with Subtraction of Parcels

Analysis with No Subtraction of Parcels

City of Reedsburg, Wisconsin

Tax Increment District #6

Development Assumptions (no subtraction)

Construction Year		Actual	DOR Correction	Subtraction	Annual Total	Construction Year	
16	2015	180,300			180,300	2015	16
17	2016	79,700			79,700	2016	17
18	2017	584,500			584,500	2017	18
19	2018	725,700			725,700	2018	19
20	2019	4,411,500			4,411,500	2019	20
21	2020	(7,724,200)			(7,724,200)	2020	21
22	2021		5,606,313		5,606,313	2021	22
23	2022				0	2022	23
24	2023				0	2023	24
25	2024				0	2024	25
26	2025				0	2025	26
27	2026				0	2026	27
28	2027				0	2027	28
29	2028				0	2028	29
30	2029				0	2029	30
31	2030				0	2030	31
32	2031				0	2031	32
33	2032				0	2032	33
34	2033				0	2033	34
35	2034				0	2034	35
36	2035				0	2035	36
37	2036				0	2036	37
Totals		(1,742,500)	5,606,313	0	3,863,813		

Notes:

Assessor estimated 1/1/2022 assessed value	13,500,000
Estimated assessment Ratio	92%
Estimated equalized value	14,673,913
Less current base value	10,195,300
Estimated incremental value (no subtraction)	4,478,613

City of Reedsburg, Wisconsin

Tax Increment District #6

Tax Increment Projection Worksheet (no subtraction)

Type of District	Blighted Area	Base Value	10,195,300
District Creation Date	July 10, 2000	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2000	Base Tax Rate	\$22.01
Max Life (Years)	27	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	22 7/10/2022		
Revenue Periods/Final Year	27 2028		
Extension Eligibility/Years	Yes 7	Tax Exempt Discount Rate	N/A
Recipient District	Yes	Taxable Discount Rate	N/A
Distressed	Yes		
Max Life Ends	7/10/2037		

	Construction			Inflation	Total			
	Year	Value Added	Valuation Year	Increment	Increment	Revenue Year	Tax Rate	Tax Increment
15	2014		2015		614,800	2016	\$25.78	15,846
16	2015	180,300	2016		795,100	2017	\$24.89	19,792
17	2016	79,700	2017		874,800	2018	\$24.81	21,700
18	2017	584,500	2018		1,459,300	2019	\$24.04	35,083
19	2018	725,700	2019		2,185,000	2020	\$22.75	49,704
20	2019	4,411,500	2020	0	6,596,500	2021	\$22.01	145,193
21	2020	(7,724,200)	2021	0	(1,127,700)	2022	\$21.85	0
22	2021	5,606,313	2022	0	4,478,613	2023	\$21.68	97,104
23	2022	0	2023	0	4,478,613	2024	\$21.52	96,376
24	2023	0	2024	0	4,478,613	2025	\$21.36	95,653
25	2024	0	2025	0	4,478,613	2026	\$21.20	94,935
26	2025	0	2026	0	4,478,613	2027	\$21.04	94,223
27	2026	0	2027	0	4,478,613	2028	\$20.88	93,517
28	2027	0	2028	0	4,478,613	2029	\$20.72	92,815
29	2028	0	2029	0	4,478,613	2030	\$20.57	92,119
30	2029	0	2030	0	4,478,613	2031	\$20.41	91,428
31	2030	0	2031	0	4,478,613	2032	\$20.26	90,743
32	2031	0	2032	0	4,478,613	2033	\$20.11	90,062
33	2032	0	2033	0	4,478,613	2034	\$19.96	89,387
34	2033	0	2034	0	4,478,613	2035	\$19.81	88,716
35	2034	0	2035	0	4,478,613	2036	\$19.66	88,051
36	2035	0	2036	0	4,478,613	2037	\$19.51	87,390
37	2036	0	2037	0	4,478,613	2038	\$19.37	86,735
Totals		3,863,813		0		Future Value of Increment		1,756,572

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District #6

Cash Flow Projection (no subtraction)

Year	Projected Revenues										Expenditures										Balances			Principal and incentive Outstanding	Year							
	Tax Increments	Donation from TID #4	Donation from TID #5	Federal Grant	Proceeds from Debt	Computer Aid	Personal Property Aid	Developer repayment of \$500K interest ¹	Misc Revenue	Total Revenues	Land Contract 350,000 Dated Date: 05/01/16 Principal Rate Interest	State Trust Fund Loan 500,000 Dated Date: 10/18/17 Principal Interest	Taxable G.O. Bonds 455,000 Dated Date: 01/27/21 Principal Interest	Write off Forgivable Loans	Walnut Street Flats PAYGO Incentive ²	Debt Issuance Costs	Admin.	Total Expenditures	Annual	Cumulative												
2015										1,007,809																						
2016	15,846	200,000	31,107	440,700	350,000	1,263				520,885	87,500							1,060	1,113,410	(105,601)	(1,067,184)											2015
2017	19,792				500,000	1,093				62,810	87,500	3,00%	7,984					30,014	165,998	354,887	(1,172,785)											2016
2018	21,700					1,109			40,001	54,055	87,500	3,00%	5,323				22,374	115,197		(52,387)	(817,898)											2017
2019	35,083					1,136	268	17,568			87,500	3,00%	2,661				16,027	144,861	115,197	(62,387)	(870,285)											2018
2020	49,704	297,383	31,107			1,136	3,917	12,129	3,836	399,212	87,500			10,563	28,110			2,505	144,766	(90,806)	(961,090)											2019
2021	145,193	349,186				1,136	7,567	11,557		964,455				19,041	19,631			20,000	548,155	354,446	(605,644)											2020
2022	0	321,932				1,136	7,567	11,003		341,637				470,396	18,094			20,000	548,155	416,300	(190,344)											2021
2023	97,104	307,545				1,136	7,567	10,435		423,786							20,000	95,465	20,000	246,172	55,828	906,746										2022
2024	96,376					1,136	7,567	9,880		114,958							20,000	91,095	20,000	332,691	388,519	842,081										2023
2025	95,653					1,136	7,567	9,257		113,612							20,000	95,545	20,000	39,665	777,416	2024										2024
2026	94,935					1,136	7,567	8,645		112,283							20,000	94,945	20,000	39,665	707,751	2025										2025
2027	94,223					1,136	7,567	8,019		110,945							20,000	94,345	20,000	17,938	444,537	2026										2026
2028	93,517					1,136	7,567	7,396		109,616							20,000	93,745	20,000	17,199	461,736	2027										2027
2029	92,815					1,136	7,567	6,718		108,236							20,000	93,295	20,000	16,320	498,755	2028										2028
2030	92,119					1,136	7,567	6,043		106,865							20,000	92,995	20,000	15,241	493,297	2029										2029
2031	91,428					1,136	7,567	5,351		105,482							20,000	92,680	20,000	14,185	507,482	2030										2030
2032	90,743					1,136	7,567	4,655		104,100							20,000	92,335	20,000	13,147	520,629	2031										2031
2033	90,062					1,136	7,567	3,916		102,680							20,000	91,960	20,000	12,140	532,769	2032										2032
2034	89,387					1,136	7,567	3,171		101,260							20,000	67,319	20,000	35,362	568,131	2033										2033
2035	88,716					1,136	7,567	2,407		99,826							20,000	56,418	20,000	44,842	612,973	2034										2034
2036	88,051					1,136	7,567	1,629		98,382							20,000	55,875	20,000	43,951	656,924	2035										2035
2037	87,390					1,136	7,567	822		96,915							20,000	55,298	20,000	43,085	700,009	2036										2036
2038	86,735					1,136	7,567	0		95,438							20,000	20,000	76,915	776,924	(0)											2037
2038																	20,000	20,000	75,438	852,362	(0)											2038
Total	1,756,572	1,476,046	31,107	440,700	1,299,817	26,185	140,382	140,603	43,837	5,355,249	350,000		15,968	500,000	65,835		455,000	56,570	483,250	541,600	495,000	40,500	431,980	3,435,703							Total	

Notes:

1. Developer repayment based on repayment schedule from City. Final repayment year is 2039, final revenue year for TID is 2038.
2. PAYGO incentive not to exceed \$495,000. Amount due will be calculated by City annually.

Projected closure if additional costs are not undertaken



Analysis with Subtraction of Parcels

City of Reedsburg, Wisconsin

Tax Increment District #6

Development Assumptions with subtraction

Construction Year		Actual	DOR Correction	Subtraction	Annual Total	Construction Year	
16	2015	180,300			180,300	2015	16
17	2016	79,700			79,700	2016	17
18	2017	584,500			584,500	2017	18
19	2018	725,700			725,700	2018	19
20	2019	4,411,500			4,411,500	2019	20
21	2020	(7,724,200)			(7,724,200)	2020	21
22	2021		5,606,313	(334,348)	5,271,965	2021	22
23	2022				0	2022	23
24	2023				0	2023	24
25	2024				0	2024	25
26	2025				0	2025	26
27	2026				0	2026	27
28	2027				0	2027	28
29	2028				0	2028	29
30	2029				0	2029	30
31	2030				0	2030	31
32	2031				0	2031	32
33	2032				0	2032	33
34	2033				0	2033	34
35	2034				0	2034	35
36	2035				0	2035	36
37	2036				0	2036	37
Totals		(1,742,500)	5,606,313	(334,348)	3,529,465		

Notes:

Assessor estimated 1/1/2022 assessed value	13,500,000
Estimated assessment Ratio	92%
Estimated equalized value	14,673,913
Less current base value	10,195,300
Estimated incremental value 1/1/2022 (no subtraction)	4,478,613

Assessed value change in parcels	307,600
Estimated assessment Ratio	92%
Estimated equalized value	334,348

City of Reedsburg, Wisconsin

Tax Increment District #6

Tax Increment Projection Worksheet with subtraction

Type of District	Blighted Area	Current Base Value	10,195,300
District Creation Date	July 10, 2000	Base value after subtraction (estimate)	7,939,900
Valuation Date	Jan 1, 2000	Appreciation Factor	0.00%
Max Life (Years)	27	Base Tax Rate	\$22.01
Expenditure Period/Termination	22 7/10/2022	Rate Adjustment Factor	-0.75%
Revenue Periods/Final Year	27 2028		
Extension Eligibility/Years	Yes 7	Tax Exempt Discount Rate	N/A
Recipient District	Yes	Taxable Discount Rate	N/A
Distressed	Yes		
Max Life Ends	7/10/2037		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
15 2014		2015		614,800	2016	\$25.78	15,846
16 2015	180,300	2016		795,100	2017	\$24.89	19,792
17 2016	79,700	2017		874,800	2018	\$24.81	21,700
18 2017	584,500	2018		1,459,300	2019	\$24.04	35,083
19 2018	725,700	2019		2,185,000	2020	\$22.75	49,704
20 2019	4,411,500	2020	0	6,596,500	2021	\$22.01	145,193
21 2020	(7,724,200)	2021	0	(1,127,700)	2022	\$21.85	0
22 2021	5,271,965	2022	0	4,144,265	2023	\$21.68	89,855
23 2022	0	2023	0	4,144,265	2024	\$21.52	89,181
24 2023	0	2024	0	4,144,265	2025	\$21.36	88,512
25 2024	0	2025	0	4,144,265	2026	\$21.20	87,848
26 2025	0	2026	0	4,144,265	2027	\$21.04	87,189
27 2026	0	2027	0	4,144,265	2028	\$20.88	86,535
28 2027	0	2028	0	4,144,265	2029	\$20.72	85,886
29 2028	0	2029	0	4,144,265	2030	\$20.57	85,242
30 2029	0	2030	0	4,144,265	2031	\$20.41	84,603
31 2030	0	2031	0	4,144,265	2032	\$20.26	83,968
32 2031	0	2032	0	4,144,265	2033	\$20.11	83,339
33 2032	0	2033	0	4,144,265	2034	\$19.96	82,713
34 2033	0	2034	0	4,144,265	2035	\$19.81	82,093
35 2034	0	2035	0	4,144,265	2036	\$19.66	81,477
36 2035	0	2036	0	4,144,265	2037	\$19.51	80,866
37 2036	0	2037	0	4,144,265	2038	\$19.37	80,260
Totals	3,529,465		0		Future Value of Increment		1,646,885

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District #6

Cash Flow Projection (with subtraction)

Year	Projected Revenues										Expenditures										Balances			Year
	Tax Increments	Donation from TID #4	Donation from TID #5	Federal Grant	Proceeds from Debt	Computer Aid	Personal Property Aid	Developer repayment of \$500K interest ¹	Misc Revenue	Total Revenues	Land Contract 350,000 Dated Date: 05/01/16 Principal Interest	State Trust Fund Loan 500,000 Dated Date: 10/18/17 Principal Interest	Taxable G.O. Bonds 455,000 Dated Date: 01/27/21 Principal Interest	Capital Outlay	Write off Forgivable Loans	Walnut Street Flats PAYGO Incentive ²	Debt Issuance Costs	Admin.	Total Expenditures	Annual	Cumulative	Principal and Incentive Outstanding		
2015	15,846	200,000	31,107	440,700	350,000	1,263	3,917	12,129	3,836	1,007,809	87,500			483,250	541,600				1,113,410	(105,601)	(1,067,184)	2015		
2016	19,792				500,000	1,093	7,567	11,557		520,885	87,500						40,500		30,014	165,998	354,887	(1,172,785)	2016	
2017	21,700					1,109			40,001	62,810	87,500								22,374	115,197	(52,387)	(817,898)	2017	
2018	35,083					1,136	268	17,568		54,055	87,500	28,110							16,027	144,861	(90,806)	(870,285)	2018	
2019	49,704	297,383	31,107			1,136	3,917	12,129	3,836	399,212		19,041							2,505	44,766	354,446	(961,090)	2019	
2020	145,193	349,186			449,817	1,136	7,567	11,557		964,455		19,631				3,588			20,000	548,155	416,300	(606,644)	2020	
2021	0	321,932				1,136	7,567	11,003		341,637		470,396	18,094			39,665			20,000	95,465	246,172	(190,344)	2021	
2022	89,855	307,545				1,136	7,567	10,435		416,537						39,665			20,000	91,095	325,442	(55,828)	2022	
2023	89,181					1,136	7,567	9,880		107,763						39,665			20,000	95,545	381,270	(90,806)	2023	
2024	88,512					1,136	7,567	9,257		106,471						39,665			20,000	94,945	777,416	(393,487)	2024	
2025	87,848					1,136	7,567	8,645		105,196						39,665			20,000	94,345	405,014	(415,864)	2025	
2026	87,189					1,136	7,567	8,019		103,910						39,665			20,000	93,745	10,851	(426,029)	2026	
2027	86,535					1,136	7,567	7,396		102,634						39,665			20,000	93,295	10,165	(435,369)	2027	
2028	85,886					1,136	7,567	6,718		101,307						39,665			20,000	92,995	9,339	(443,680)	2028	
2029	85,242					1,136	7,567	6,043		99,988						39,665			20,000	92,680	8,312	(450,988)	2029	
2030	84,603					1,136	7,567	5,351		98,657						39,665			20,000	92,335	7,308	(457,310)	2030	
2031	83,968					1,136	7,567	4,655		97,326						39,665			20,000	91,960	6,322	(459,755)	2031	
2032	83,339					1,136	7,567	3,916		95,957						39,665			20,000	91,600	5,366	(462,675)	2032	
2033	82,713					1,136	7,567	3,171		94,587						15,429			20,000	67,319	28,638	(464,913)	2033	
2034	82,093					1,136	7,567	2,407		93,203									20,000	56,418	38,169	(466,811)	2034	
2035	81,477					1,136	7,567	1,629		91,809									20,000	55,875	37,328	(468,611)	2035	
2036	80,866					1,136	7,567	822		90,391									20,000	55,298	36,511	(470,322)	2036	
2037	80,260					1,136	7,567	0		88,962									20,000	20,000	70,391	(472,713)	2037	
2038						1,136	7,567												20,000	20,000	68,962	(474,676)	2038	
Total	1,646,885	1,476,046	31,107	440,700	1,299,817	26,185	140,382	140,603	43,837	5,245,562	350,000	15,968	455,000	483,250	541,600	495,000	40,500	431,980	3,435,703				Total	

Notes:

1. Developer repayment based on repayment schedule from City. Final repayment year is 2039, final revenue year for TID is 2038.

2. PAYGO Incentive not to exceed \$495,000. Amount due will be calculated by City annually.



Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Community Development Authority Resolution

Attachment #6: Common Council Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable

City of Reedsburg
Tax Increment District (TID) No. 10 Creation
Tax Increment District No. 6 Boundary Amendment
Tax Increment District No. 9 Boundary & Project Plan Amendment
Summary of Activities and Timetable
July 12, 2021

Key Dates: Council Meetings – 2nd & 4th Monday

: Newspaper Publication Date – Thursday (Notice deadline is 2:00 p.m. on Friday)

: Plan Commission Meetings – 2nd Tuesday

: Community Development Authority (CDA) Meetings – 3rd Tuesday

Assumptions : Timetable Assumes TID No. 10 is a Blight Elimination TID

: Timetable Assumes TID No. 10 overlaps portions of TID No. 6 which requires overlapped parcels to be subtracted

Action	Party Responsible	Date
A. Common Council Meeting: Authorization to proceed	Common Council	6/14/21
B. Blight Declaration		
1. Identify Preliminary TID No. 10 Boundary	City / Vierbicher	6/25/21
2. Prepare Blight Documentation	City/Vierbicher	7/15/21
3. CDA Meeting: Approve Blight Determination	CDA	7/20/21
4. Common Council Meeting: Approve Blight Determination	Common Council	7/26/21
C. TID No. 10 Creation, TID No. 6 Amendment & TID No. 9 Amendment		
1. Mail letters to taxing jurisdictions notifying them of TID creation & amendment and requesting Joint Review Board (JRB) appointments.	Vierbicher	6/28/21
2. Prepare draft TID No. 10, TID No. 6 & TID No. 9 Project Plans and Boundary Maps	Vierbicher / City Staff	6/28/21 – 7/15/21
3. Plan Commission Meeting: - Review draft TID No. 10 Project Plan and Boundary Map - Review Draft TID No. 6 Boundary Amendment - Review draft TID No. 9 Amendment - Set Public Hearing Date for TID No. 9 Amendment	Plan Commission	7/13/21
4. CDA Meeting: - Review draft TID No. 10 Project Plan and Boundary Map - Review TID No. 6 Boundary Amendment - Schedule Public Hearing for TID No. 6 Amendment - Schedule Public Hearing for TID No. 10 Creation	CDA	7/20/21
5. Mail TID No. 10 Public Hearing Notice & Blight Finding Letter to Property Owners (1 st Class Mail Not less than 20 days before public hearing)	City	7/26/21
6. Mail Public Hearing Notices to Joint Review Board (JRB) (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
7. Mail Public Hearing Notices to taxing entities. (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
8. Deliver JRB Meeting Notice to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21
9. Deliver Public Hearing Notices to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21

10. Mail JRB packets.	Vierbicher	7/29/21
11. Publish Notice for JRB first meeting (Class I).	Newspaper	8/05/21
12. Publish Notices for TID No. 6 and TID No. 9 Amendment Public Hearing (Class I)	Newspaper	8/05/21
13. Publish Notice for TID No. 10 Creation Public Hearing (Class II).	Newspaper	8/05/21 & 8/12/21
14. Joint Review Board - First Meeting: - Elect chairperson - Elect an at-large member - Review draft TID No.10 Creation Project Plan & District Boundary - Review draft TID No. 6 Amendment - Review draft TID No. 9 Amendment (at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).	JRB 1:00 PM	8/11/21
15. Plan Commission Meeting: - Public Hearing for TID No. 9 Amendment (at least 7 days after insertion of public notice) - Adopt Resolution approving TID No. 9 Amendment	Plan Commission 4:00 PM	8/12/21
16. CDA Meeting: - Public Hearing for TID No. 10 Creation, Project Plan & Boundary (at least 7 days after last insertion of public notice) - Public Hearing for TID No. 6 Amendment (at least 7 days after insertion of public notice) - Adopt Resolution approving TID No. 6 Amendment - Adopt Resolution approving TID No. 10 Creation	CDA 5:30 PM	8/19/21
17. Obtain City Attorney opinion letter for TID No. 10 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/30/21
18. Common Council Meeting: (Not less than 14 days after public hearing) - Adopt Resolution approving TID No. 6 Amendment - Adopt Resolution approving TID No. 10 Creation - Adopt Resolution approving TID No. 9 Amendment	Common Council	9/27/21
19. Deliver JRB meeting notice to newspaper.	City Staff	10/1/21
20. Mail JRB packets.	Vierbicher	10/5/21
21. Publish Notice for JRB second meeting (Class I).	Newspaper	10/7/21
22. Joint Review Board – Final Meeting: - Annual JRB Meeting to Review TID Annual Reports - Adopt Resolution approving TID No. 6 Boundary Amendment - Adopt Resolution approving TID No. 10 Creation - Adopt Resolution approving TID No. 9 Amendment (At least 5 days after publication of meeting notice and within 30 days of Council approval).	JRB	10/12/21
23. Notify DOR of TID No. 10 Creation, TID No. 6 & TID No. 9 Amendment.	Vierbicher	After JRB
24. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/21

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 FAX
www.vierbicher.com

August 5, 2021

Tim McCumber, County Board Chair
Sauk County
505 Broadway, Room 140
Baraboo, WI 53913

Roger J. Rindo, Ed.D., Superintendent
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Jack Daniels, III, Ph.D., President
Madison College
1701 Wright Street, Rm. 148E
Madison, WI 53704

David Estes, Mayor
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 6 (TID No. 6) Amendment No. 3
Proposed Tax Increment District No. 10 (TID No. 10) Creation

Dear Chief Executives:

The City of Reedsburg is proposing to amend Tax Increment District No. 6 (TID No. 6). The Community Development Authority has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for August 19, 2021 at 5:30 PM at the City Hall of the City of Reedsburg.

Attached are copies of the Public Hearing Notice, the Preliminary TID No. 6 Boundary Map and the Preliminary TID No. 10 Boundary Map. You are invited to attend the Public Hearing. We also emailed a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 402-6378 or email at kmuc@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Kurt R. Muchow
Community Development Consultant

Enclosures

cc: Jacob Crosetto, City Clerk
Timothy M. Becker, City Administrator

Attachment #3:

Public Hearing Notice to Joint Review Board



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 FAX
www.vierbicher.com

August 5, 2021

Elizabeth Geoghegan, Treasurer
Sauk County
505 Broadway, Room 148
Baraboo, WI 53913

Shawna Marquardt
Madison College
1701 Wright Street
Madison, WI 53704

Gary Woolever
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Timothy Becker
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Todd Polk
Community First Bank
115 Main Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 6 (TID No. 6) Amendment No. 3
Proposed Tax Increment District No. 10 (TID No. 10) Creation

Dear Joint Review Board Members:

The City of Reedsburg is proposing to amend Tax Increment District No. 6 (TID No. 6) and create Tax Increment District No. 10 (TID No. 10). The Community Development Authority has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for August 19, 2021 at 5:30 PM at the City Hall of the City of Reedsburg.

Attached are copies of the Public Hearing Notice, the Preliminary TID No. 6 Boundary Map and the Preliminary TID No. 10 Boundary Map. You are invited to attend the Public Hearing. We also emailed a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 402-6378 or email at kmuc@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Kurt R. Muchow
Community Development Consultant

Enclosures

cc: Jacob Crosetto, City Clerk
Brian DuValle, Planner/Building Inspector/Zoning Administrator

Attachment #4:

Public Hearing Minutes

Community Development Authority

Meeting Minutes

August 19, 2021

Alder Adam Kaney called the meeting to order by at 5:30 PM.

Present: Megan Cowan, Matt Smuksta, Beth DeForge

Absent: Alder Jason Schulte, Richie Strutz,

Staff: Brian Duvalle

Motion by DeForge, seconded by Cowan to approve the 7/20/21 minutes.

Motion approved

Public Hearing for TID No. 10 Creation, Project Plan & Boundary

Public Hearing for TID No. 6 Amendment

Mark Steward from Vierbicher reviewed the background for TID 10 creation and the amendment for TID 6 that would remove some of its properties and add them to TID 10. TID 10 is designated a blighted TID and can therefore have a longer life span. Discussion on the definition of TID blight, which is not the standard definition of disrepair and lowered property values but rather because of the smaller lots and multiple ownerships.

Roger, owner of 247 S Park St, questioned how this will affect his property, what funding would be available, and can neighbors have say in future TID 10 projects. The TID is intended for larger projects with higher property values (e.g. Walnut Flats) and not small building improvements. Any future TID developments would require Council approval in a public meeting. Ron Ziegler, 529 Plum St, questioned angle lots. Steward explained they are obsolete platting as they are not conducive to development with small setback areas. The TID maps were reviewed showing the switch in properties from TID 6 to TID 10.

Adopt Resolution approving TID No. 6 Amendment

Adopt Resolution approving TID No. 10 Creation

Motion by DeForge, seconded by Smuksta to approve resolution for TID No. 6 Amendment.

Motion approved

Motion by Cowan, seconded by DeForge to approve resolution for TID No. 10 Creation.

Motion approved

Consider closed Session per sec. 19.85(1)(e), Stats., conducting specified public business requiring a closed session, for competitive reasons, to review business plan for startup business under the Business Incubator Program.

Motion by Cowan, seconded by Smuksta to move to closed session.

Motion approved

Reconvene into Open Session.

Motion by Cowan, seconded by Smuksta to move to open session.

Motion approved

Consider second-year funding for CraDee's Shop and The Spot under the Business Incubator Program.

Motion by Cowan, seconded by DeForge to approve another \$300/month for six months for CraDees.

Motion approved

Review CDA updates
No action taken.

Motion by Smuksta, seconded by DeForge to adjourn at 6:10 PM.

Motion approved

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian Duvalle", written in a cursive style.

Brian Duvalle
Planner/Building Inspector

Attachment #5:

Community Development Authority Resolution

CITY OF REEDSBURG
COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION NO.4450
APPROVING TAX INCREMENT DISTRICT NO. 6 AMENDMENT NO. 3
PROJECT PLAN AND BOUNDARY

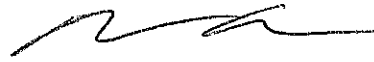
WHEREAS, the Community Development Authority of the City of Reedsburg ("hereafter "CDA") has prepared and reviewed a boundary for Tax Increment District (TID) No. 6 and a Project Plan for TID No. 6 Amendment No. 3 and finds the Plan to be feasible and conforming to the requirements described in Wis. Stat. § 66.1105(4)(h); and

WHEREAS, the CDA has invited the public to review the TID No. 6 Project Plan and boundary Amendment No. 3 and comment upon such Project Plan and boundary at a public hearing held on August 19, 2021, and that the Public Hearing was duly noticed in conformance with Wis. Stat. § 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the CDA hereby approves the Project Plan and boundary (as shown on Exhibit A) for Tax Increment District No. 6 Amendment No. 3; and

BE IT FURTHER RESOLVED that the CDA hereby submits the Project Plan and boundary for Tax Increment District No. 6 Amendment No. 3 to the City of Reedsburg Common Council for approval.

This Resolution is being adopted by the Community Development Authority of the City of Reedsburg at its duly scheduled meeting on August 19, 2021.


_____, Chair


_____, Secretary

Attachment #6:
Common Council Resolution

Attachment #7:

Joint Review Board Meeting Notices

City of Reedsburg
Notice of Joint Review Board Meeting
For:

Amendment No. 3 of Tax Increment District No. 6 (TID No. 6)
Amendment No. 2 of Tax Increment District No. 9 (TID No. 9)
Creation of Tax Increment District No. 10 (TID No. 10)

Please take note that on August 11, 2021 at 1:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to Tax Increment District No. 6, amendment to Tax Increment District No. 9, and the creation of Tax Increment District No. 10. The amendment to TID No. 6 and TID No. 9 are for boundary and project plan adjustments. The creation of TID No. 10 is to promote blight elimination. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 6, TID No. 9, and TID No. 10 Project Plans and Boundaries. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publication Date: August 5, 2021
Publication: Reedsburg Independent

Attachment #8:

Joint Review Board Meeting Minutes

Reedsburg, Wisconsin
August 11, 2021

Notice of the meeting was given to the media, posted on the City Hall bulletin board and published in the official city newspaper in accordance with the open meeting requirements.

The Joint Review Board convened in organizational session on Wednesday, August 11, 2021, at 1:00 PM at Reedsburg City Hall with the following members present:

Members Present: Elizabeth Geoghegan (Sauk County)
Tim Becker (City of Reedsburg)
Shawna Marquadt (MATC)
Todd Polk (Member at Large)
Member Absent: Gary Woolever (Reedsburg School District)
Also Present: Jacob Crosetto, Kurt Muchow (Vierbicher)

Moved by Reedsburg At-Large Member and seconded by Sauk County to appoint Tim Becker (City of Reedsburg) as Chair of Joint Review Board.

Motion carried.

Kurt Muchow, Vierbicher, reviewed drafts of the TID 10 Creation Project Plan & District Boundary, TID 6 Amendment, and TID 9 Amendment.

Next meeting will be confirmed via email.

Moved by Sauk County, seconded by Reedsburg At-Large Member to adjourn at 1:30 PM.

Motion carried.

Jacob Crosetto
City Clerk-Treasurer/Finance Director
JRB Secretary

Attachment #9:

Joint Review Board Approval Resolution

Attachment #10:

Affidavits of Publication

8/11 JRB MTG

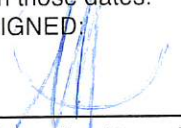
Affidavit of Publication

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

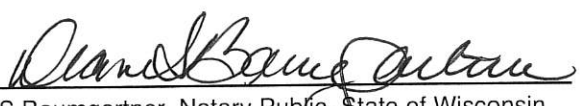
Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 5th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin,
Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published 1

Printers Fee \$ Proof of Publication \$

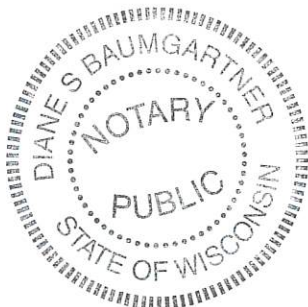
Total \$

-or- See monthly invoice for cost ✓

Received Payment

99105733 00521325

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



CITY OF REEDSBURG NOTICE OF JOINT REVIEW BOARD MEETING

For:

**Amendment No. 3 of Tax Increment District No. 6 (TID No. 6)
Amendment No. 2 of Tax Increment District No. 9 (TID No. 9)
Creation of Tax Increment District No. 10 (TID No. 10)**

PLEASE TAKE NOTE that on August 11, 2021 at 1:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to Tax Increment District No. 6, amendment to Tax Increment District No. 9, and the creation of Tax Increment District No. 10. The amendment to TID No. 6 and TID No. 9 are for boundary and project plan adjustments. The creation of TID No. 10 is to promote blight elimination. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 6, TID No. 9, and TID No. 10 Project Plans and Boundaries. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

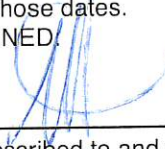
Publish: 8/5/21 WNAXLP

Affidavit of Publication

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021

That said newspaper was regularly issued and circulated on those dates.
SIGNED: 

Subscribed to and sworn to me this 5th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin, Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published

Printers Fee \$ Proof of Publication \$

Total \$

-or- See monthly invoice for cost ☒

Received Payment

99105733 00521326

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



**CITY OF REEDSBURG
PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR AMENDMENT NO. 2
OF TAX INCREMENT DISTRICT (TID) NO. 9**

NOTICE IS HEREBY GIVEN that on Thursday, August 12, 2021 at 4:00 p.m., the City of Reedsburg Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and Amendment of TID No. 9.

TID No. 9 is being amended to add parcels, promote mixed use development, along with infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 9 and within the one half mile radius of the TID.

A copy of the TID No. 9 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Sent to overlying jurisdictions: July 29, 2021.

Publish: 8/5/21 WNAXLP

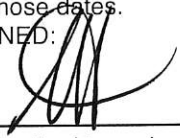
Affidavit of Publication

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

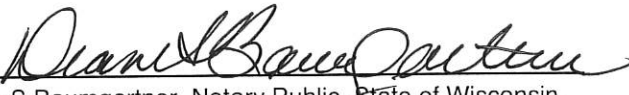
Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021, August 12, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 12th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin,
Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines 1 # of Weeks Published 2

Printers Fee \$ _____ Proof of Publication \$ _____

Total \$ _____

-or- See monthly invoice for cost ☒

Received Payment _____

99105733 00521332

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



**CITY OF REEDSBURG
NOTICE OF PUBLIC HEARING ON
BOUNDARIES AND PROJECT PLANS FOR:
AMENDMENT NO. 3 OF TAX INCREMENT DISTRICT (TID)
NO. 6**

CREATION OF TAX INCREMENT DISTRICT (TID) NO. 10

NOTICE IS HEREBY GIVEN that on Thursday, August 19, 2021 at 5:30 p.m., the City of Reedsburg Community Development Authority will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundaries and Project Plans, amendment No. 3 of TID No. 6 and creation of TID No. 10.

TID No. 6 is being amended to subtract territory. TID No. 10 is being created to promote blight elimination. TID No. 9 and TID No. 10 include infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 10 and within one half mile radius of the TID.

A copy of the TID No. 6 and TID No. 10 Boundaries and Project Plans are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plans may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Sent to overlying jurisdictions: July 29, 2021.

Publish: 8/5/21, 8/12/21 **WNAXLP**

Attachment #11:
Attorney Opinion Letter

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

110 East Main Street
Post Office Box 231
Reedsburg, Wisconsin 53959-0231

Telephone (608) 524-8231
Facsimile (608) 524-4766

September 20, 2021

Mayor David Estes
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District No. 6, Amendment No. 3 Project Plan and Boundary
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)

Dear Mayor Estes:

As the Attorney for City of Reedsburg, I have been asked to review the TID No. 6, Amendment No. 3 Project Plan and Boundary. In accordance with my duties, I have reviewed Tax Increment District No. 6, Amendment No. 3 Project Plan and Boundary, City of Reedsburg, Wisconsin, prepared by Vierbicher and Associates, 400 Viking Drive, Reedsburg, WI 53959 proposed to be adopted by the Common Council on September 27, 2021 consisting of four (4) narrative pages in addition to Appendix A: Parcel List & Maps; Appendix B: Financial Attachments; Appendix C: Resolutions, Notices, Minutes, and other attachments. The Appendix documents were supplemented by Vierbicher and Associates on September 20, 2021.

In this connection, I reviewed the Tax Increment District No. 6, Amendment No. 3, the attachments to the same, the law, and such other documents as we deemed necessary to enable us to give this opinion.

We have not engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on the foregoing documents and information submitted to me and subject to the above, it is my opinion that the TID No. 6, Amendment No. 3 Project Plan and Boundary is complete and complies with Wis. Stat. § 66.1105(4).

I am providing you with a copy of this letter, which should be added to the TID No. 6, Amendment No. 3 creation document, assuming the Resolution is adopted by the Common Council. Any questions regarding this opinion should be directed to me.

Very truly yours,

CITY OF REEDSBURG



Derek J. Horkan
City Attorney
derek@lga.law

DJH/ds

Enclosures

c: Tim Becker
Mark Steward, Vierbicher
Kurt R. Muchow, Vierbicher

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

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Post Office Box 231
Reedsburg, Wisconsin 53959-0231

Telephone (608) 524-8231
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September 20, 2021

Mayor David Estes
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District No. 6, Amendment No. 3 Project Plan and Boundary
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)

Dear Mayor Estes:

As the Attorney for City of Reedsburg, I have been asked to review the TID No. 6, Amendment No. 3 Project Plan and Boundary. In accordance with my duties, I have reviewed Tax Increment District No. 6, Amendment No. 3 Project Plan and Boundary, City of Reedsburg, Wisconsin, prepared by Vierbicher and Associates, 400 Viking Drive, Reedsburg, WI 53959 proposed to be adopted by the Common Council on September 27, 2021 consisting of four (4) narrative pages in addition to Appendix A: Parcel List & Maps; Appendix B: Financial Attachments; Appendix C: Resolutions, Notices, Minutes, and other attachments. The Appendix documents were supplemented by Vierbicher and Associates on September 20, 2021.

In this connection, I reviewed the Tax Increment District No. 6, Amendment No. 3, the attachments to the same, the law, and such other documents as we deemed necessary to enable us to give this opinion.

We have not engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on the foregoing documents and information submitted to me and subject to the above, it is my opinion that the TID No. 6, Amendment No. 3 Project Plan and Boundary is complete and complies with Wis. Stat. § 66.1105(4).

I am providing you with a copy of this letter, which should be added to the TID No. 6, Amendment No. 3 creation document, assuming the Resolution is adopted by the Common Council. Any questions regarding this opinion should be directed to me.

Very truly yours,

CITY OF REEDSBURG



Derek J. Horkan
City Attorney
derek@lga.law

DJH/ds

Enclosures

c: Tim Becker
Mark Steward, Vierbicher
Kurt R. Muchow, Vierbicher

COMMON COUNCIL RESOLUTION NO. 4452-21
APPROVING TAX INCREMENT DISTRICT NO. 6
PROJECT PLAN AMENDMENT NO. 3

WHEREAS, the Common Council of the City of Reedsburg requested the Community Development Authority amend the Project Plan for Tax Incremental District No. 6 (TID No. 6); and

WHEREAS, the Plan Commission of the City of Reedsburg prepared the TID No. 6 Project Plan Amendment No. 3 to subtract territory. The purpose is for blight elimination and is prepared in compliance with Wis. Stats. §66.1105(4)(h). The Community Development Authority determined the financial feasibility of the amended Project Plan; and

WHEREAS, on August 19, 2021 the Community Development Authority of the City of Reedsburg conducted a public hearing on Amendment No. 3 of the TID No. 6 Project Plan after duly notifying overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Community Development Authority of the City of Reedsburg approved said Amendment No. 3 to the Project Plan for TID No. 6 and recommended the Common Council of the City of Reedsburg approve the Amendment No. 3 to the Project Plan for TID No. 6 as approved by the Community Development Authority;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Reedsburg hereby approves Amendment No. 3 to the Project Plan for TID No. 6 to subtract territory.

BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The district includes only whole parcels of property.
- B. The district is contiguous.
- C. The equalized value of the parcels being subtracted from TID No. 6, plus the value increment of all existing districts does not exceed 12 percent of the City's total equalized value.
- D. At least 50 percent by area of the real property within the district is blighted parcels.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the amendment as recommended by the Community Development Authority, and finds that it is feasible and in conformity with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 27, 2021.

Dave Estes, Mayor

Jacob Crosetto, Clerk

CERTIFICATION

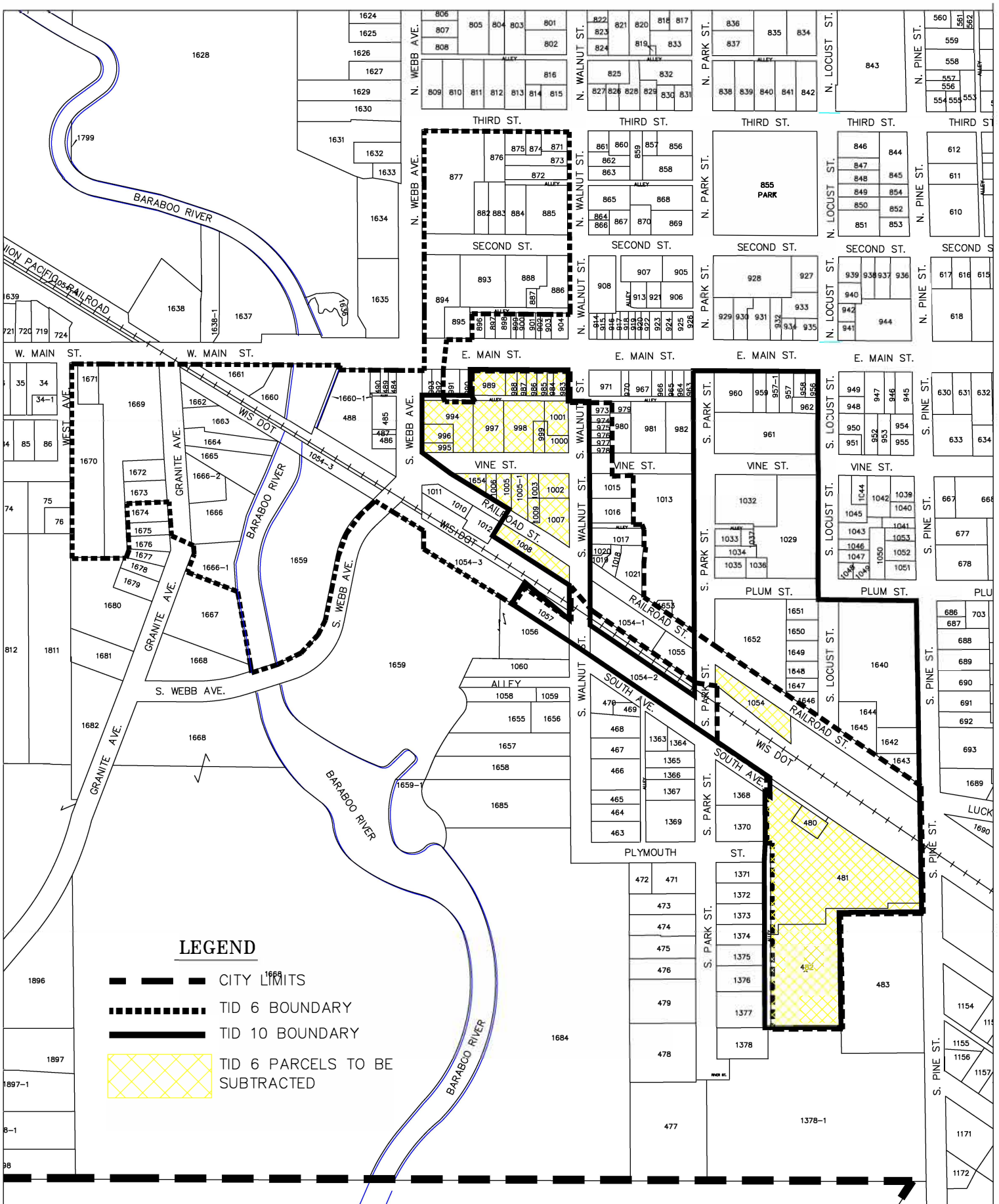
I, Jacob Crosetto, Clerk of the City of Reedsburg certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held on September 27, 2021.

Motion by _____, seconded by _____ to adopt the Resolution.

Vote: _____ Yes _____ No

Resolution Adopted.

Jacob Crosetto, Clerk



CITY OF REEDSBURG TID 6 Parcels to be Subtracted

Tax Increment District No. 10

Project Plan

City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
400 Viking Drive
Reedsburg, WI 53959

Adopted by the Common Council:
September 27, 2021

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Acknowledgements

Common Council

David Estes, Mayor
Darrin Frye
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

Community Development Authority

Adam Kaney
Jason Schulte
Richie Strutz
Megan Cowan
Matt Smuksta
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City Staff / Advisors

Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board

Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney

Derek Horkan, LaRowe, Gerlach Taggart LLP

Municipal Financial Advisor

Greg Johnson, Ehlers

City Assessor

Associated Appraisals

Vierbicher Associates, Inc.

Kurt R. Muchow, Project Manager

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Appendix A: Parcel List & Maps

TID No. 10 Parcel List
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Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable
Attachment #2: Public Hearing Notice to Taxing Jurisdictions
Attachment #3: Public Hearing Notice to Joint Review Board
Attachment #4: Public Hearing Minutes
Attachment #5: Community Development Authority Resolution
Attachment #6: Common Council Resolution
Attachment #7: Joint Review Board Meeting Notices
Attachment #8: Joint Review Board Meeting Minutes
Attachment #9: Joint Review Board Approval Resolution
Attachment #10: Affidavits of Publication
Attachment #11: Attorney Opinion Letter

Introduction

This Project Plan for Tax Increment District No. 10 (TID No. 10) in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries.

As authorized in Wisconsin Statutes 66.1105, TID No. 10 was created to promote the orderly development of the City of Reedsburg by promoting blight removal. TID No. 10 includes industrial, commercial and residential property. The expected results of this TID include greater employment opportunities, affordable workforce housing and an increase in tax base in the City. This plan also allows expenditures that benefit TID No. 10 to be made within a half-mile of the TID No. 10 boundary.

The blight removal will be encouraged through activities that provide essential infrastructure, address other factors affecting new development decisions, promote sound land use decisions and provide incentives to make projects feasible.

TID No. 10 was created as a tool to assist the City with promotion of industrial and commercial development by making the City competitive with other communities and offering an environment that will positively influence business development and help existing businesses to expand. TID No. 10 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage new business development. These activities may be located within the boundaries of TID No. 10, or within the one-half mile radius of TID No. 10.

TID No. 10 will also promote the development of new housing to ensure adequate housing is available for residents and people wanting to move to Reedsburg. TID No. 10 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and homeowners to encourage new housing construction and rehab conversion of existing building to create housing. These activities may be located within the boundaries of TID No. 10, or within the one-half mile radius of TID No. 10.

The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID No. 10.

Approval Process

The Reedsburg Common Council met on June 14, 2021 and authorized the Community Development Authority (CDA) to begin the planning process to create TID No. 10. The Common Council also authorized the formation of a Joint Review Board at that time.

A draft TID boundary, project plan and potential projects were reviewed by the Plan Commission on July 13, 2021 and by the CDA on July 20, 2021. As a result of the discussion, revisions to the plan were made and a public hearing date was set.

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on July 26, 2021. Public Hearing notices were published on August 5, 2021 and August 12, 2021. A Joint Review Board notice was published on August 5, 2021. The initial meeting of the Joint Review Board was held on August 11, 2021 at 1:00 PM.

A Public Hearing was held by the Community Development Authority (CDA) on August 19, 2021 at 5:30 PM. After the public hearing, the CDA approved the TID No. 10 Project Plan and Boundary and recommended it to the Common Council for adoption. This Project Plan and Boundary was adopted by resolution of the Common Council on September 27, 2021. The TID No. 10 Project Plan is to be used as the official Plan for the district.

The TID No. 10 Project Plan and Boundary has been reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on October 7, 2021. The final meeting of the JRB was held on October 12, 2021. The Joint Review Board approved the creation of TID No. 10.

As required by Wisconsin Statutes Chapter 66 Section 1105(5) (b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of TID No. 10 in the City of Reedsburg.

The Project Plan will be used as the official plan that guides development activities within TID No. 10. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Common Council. Public expenditures for projects listed in the Plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Common Council is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified will require formal amendment to the plan involving public review and Common Council approval.

It is also the intent of this Project Plan to allow expenditures within a half-mile of the TID No. 10 boundary. Improving select areas in this radius will assist with promoting mixed use development and the attraction of residents and businesses to the City.

As stated in the Common Council resolution approving this plan (see attachments), this Project Plan shall conform to the Comprehensive Plan of the City of Reedsburg.

Plan of Development for TID No. 10

TID No. 10 includes land in the City's central business district, properties along the Wisconsin Southern Railroad corridor (WIDOT), and the old South School parcel. The City intends to use the powers authorized by TIF statutes to promote residential, commercial and industrial development. The TID boundary includes the following areas for new development and redevelopment:

- Transload trucking facility on previously vacant or underutilized land
- Multi-family residential development on the triangular shaped block
- Commercial redevelopment
- Rehab conversion of the South School building to create 14 residential apartments and two commercial suites. In addition, an eight unit apartment building is proposed on the South School property.

The proposed development in TID No. 10 does not include newly platted single family development. The proposed retail development within TID No. 10 is estimated to be less than 10% of the district area.

Proposed Projects

TID No. 10 is being created in order to promote blight elimination of property by stimulating new industrial, commercial and residential development. The City may spend funds on planning, public improvements, financial incentives, and site improvements to promote development activities.

Costs directly related to achieving the objectives of the proposed blight elimination are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, construction and other expenses for all projects are included as project costs. Funds may be expended within the TID No. 10 boundary and up to a half-mile outside the TID No. 10 boundary.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting mixed use development. Table #1 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

A. Infrastructure & Capital Costs

Infrastructure Improvements

That portion of costs related to the planning, design, financing, construction or alteration of infrastructure improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Infrastructure improvements include: streets, sanitary sewer, storm sewer, storm water management and water main; parking and vehicular access; street lighting, streetscaping and enhancements; and improving dry utilities such as electric, natural gas, telephone and internet. Infrastructure improvements also include community-wide infrastructure systems including: wastewater treatment, lift stations and downstream collection system; water supply wells, reservoirs and distributions system; and downstream storm sewer system improvements.

TID No. 10 boundary includes parcels in the downtown, along the Wisconsin DOT railroad corridor and the old South School property. It is not possible to predict all of the specific infrastructure improvement projects that will be necessary to implement the project plan. The detailed projects shown in Attachment #1 in Appendix B include infrastructure projects that are not specific to a street or project name. It is the intent of this project plan to include these general infrastructure projects located within the TID and within the one-half mile radius of the district boundary that benefit the TID to be considered eligible project costs.

Improvements may also include activities to promote quality of life and community enhancements which will aid in the recruitment of business and workers to the City which will promote and support development within TID No. 10. Improvements located within the TID and within the one-half mile radius of the district boundary include, but are not limited to the following: urban design enhancements such as streetscape and place making amenities; park and recreational facilities including recreational trails and local park improvements; and improvements to enhance pedestrian connections and safety.



Streets, WI Hwy 33/Main Street and Railroad Improvements

That portion of costs related to the design and construction of street, parking, utilities, lighting and enhancements within the TID and along the highway and railroad corridors located within the TID and within the one-half mile radius of the district boundary. Eligible improvements include: traffic safety improvements, street, sanitary sewer, storm sewer and water main; parking and vehicular access; improving dry utilities such as electric, natural gas, telephone and internet; and street lighting, streetscaping, gateway features, plantings and landscaping, informational and directional signs, benches, bicycle racks, decorative lighting, and sidewalk improvements.

Pedestrian, Bicycle & Recreation Facilities

That portion of costs related to the planning, design, financing and construction of pedestrian, bicycle and recreation improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Projects include creating spaces for pedestrians to congregate and socialize, such as pocket parks and other parks. General pedestrian and bicycle facilities, multi-use trails, sidewalks, street crossing safety improvements, signage, bike racks, benches, tables, and related.

Capital Costs

Including, but not limited to, the actual costs of the construction of new public works; the demolition, alteration, remodeling, repair or reconstruction of existing public works and the acquisition of public works, and emergency services equipment to service the district.

B. Community Development, Redevelopment, Building Renovation and Low-Cost Housing***Community Development, Redevelopment & Low-Cost Housing***

Costs related to undertaking community development, urban redevelopment and low-cost housing related projects within the TID and the one-half mile radius of the TID. Eligible TID expenditures include: acquisition, relocation, demolition, infrastructure improvements, grading and excavation, environmental studies and remediation, access drives and parking areas, landscaping, storm water drainage, relocating utility lines and other infrastructure, abandonment of existing utilities and installation of new utility services, signage, direct business assistance grants, development related fees, consulting and legal fees, and other activities deemed necessary to make the projects feasible.

Building Façade & Building Renovation Program

Create a program to provide financial assistance to improve building facades and renovation of buildings located within the TID, along the highway corridors and within the one-half mile radius of the TID. TID funds will be used to leverage private investment. The goal is to improve the building facades and to renovate existing buildings.

C. Site Development & Redevelopment

Site development and redevelopment activities required to make sites suitable for development within the TID and the one-half mile radius of the TID including, but not limited to: grading and excavation; environmental studies and remediation; access drives and parking areas; landscaping; storm water drainage; acquisition, relocation and demolition of existing structures relocating utility lines and other infrastructure; abandonment of existing utilities and installation of new utility services; signage; and related activities.



D. Land Acquisition & Assembly

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project within the TID and the one-half mile radius of the TID. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

E. Development Incentives

The City may use TID funds to provide incentives to developers and businesses to promote and stimulate new development in the TID and/or within the one-half mile radius of the district boundary that serve the district. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee or annual “pay-as-you-go” TIF payments.

F. Professional Services – Market Research and Community Plans

Preparation of market research and community plans to assist with the implementation of the project plan. Plans may include, but are not limited to, capital improvement plans, comprehensive plan, economic recovery plans, targeted industry studies, market studies, building façade improvement plan, downtown revitalization plan, strategic marketing plan, community-wide bicycle plan, design guidelines, streetscape plans and property evaluations.

G. Discretionary Payments & Sustainable Development

Discretionary Payments

Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the implementation of the TID No. 10 Project Plan. This could include expenditures to remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this Project Plan.

Sustainable Development Related Project Costs

Costs related to projects that will encourage sustainable development and create a more sustainable community. These projects may be located within the existing TID, within the one-half mile radius of the TID or located elsewhere as long as the project serves the TID. Eligible TID expenditures include: facilities for producing alternative energy, facilities that help conserve energy, incentives to encourage green building and development, or other activities that will promote sustainable development.

H. Administration and Marketing Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Administrator, City Clerk-Treasurer, Building Inspector, Attorney, Auditor, Assessor, Municipal Financial Advisor, Public Works employees, City Engineer, consultants and others directly involved with planning and administering the projects and overall District.

Administration costs also include money budgeted for ongoing marketing and promotional City activities throughout the TID's expenditure period. These activities



include such things as advertising, mailings, web site, collateral material, staff salaries, coordination of development activities and negotiations with developers.

I. TID Organizational

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue.

J. Inflation Costs

An annual inflation rate of 2.0% is included to adjust the budget for the increase in cost in 2021 versus when the projects will be implemented in the future.

K. Financing Costs

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 10. These projects may be implemented in varying degrees in response to development needs. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #3 in Appendix A shows public works that are planned as part of this TID.

Detailed Project Costs

Table #1 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 10. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on 2021 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2021 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 10. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID’s expenditure period.

Table 1: City of Reedsburg TID No. 10 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share*	TID Share
A. Infrastructure & Capital Costs	\$450,000	\$0	\$450,000
B. Comm. Dev., Redev., Building Renovation & Low-Cost Housing	\$75,000	\$0	\$75,000
C. Capital Improvements	\$25,000	0	\$25,000
D. Site Development & Redev.	\$75,000	\$0	\$75,000
E. Land Acquisition	\$250,000	\$0	\$250,000
F. Development Incentives	\$410,000	\$0	\$410,000
G. Professional Services – Market Research and Comm. Plans	\$10,000	\$0	\$10,000
H. Discretionary Payments & Sustainability	\$10,000	\$0	\$10,000
I. Administration and Marketing	\$123,000	\$0	\$123,000
J. TIF Organizational Costs	\$11,500	\$0	\$11,500
K. Inflation	\$165,000	\$0	\$165,000
Subtotal	\$1,604,500	\$0	\$1,604,500
L. Financing Costs (less Capitalized Interest)			\$328,012
M. Capitalized Interest			\$74,575
Total TID Expenditure			\$2,007,087

* The City will pursue grant funds to help fund projects, however, 100% of the estimated project costs are TID eligible in the event grant funds are not available.

Appendix B gives a more detailed breakdown of anticipated costs within each category.

Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district over its life. The ability of the municipality to finance proposed projects must also be determined. The TID No. 10 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: Engineering News-Record Construction Cost Index History - <http://enr.construction.com/cost/costcci.asp>). The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent. Inflation for purposes of projecting future project costs is assumed to be 2.0 percent.

B. Increase in Property Value

Please see Attachment #7 in Appendix B for projected value increment within the TID. The creation of TID No. 10 will enable the City to provide developer incentives that will stimulate development in the area and invest in infrastructure. The new development promoted by new infrastructure and development incentives will create increased property valuation.

The planned development plan for TID No. 10 includes commercial, industrial, single and multi-family residential development. The projected value increment included in Attachment #7 assumes the following development will take place during the 20 year life of TID No. 10.

1.	South School Redevelopment – Phase 1	= \$ 1,120,000
2.	South School Redevelopment – Phase 2	= \$ 1,140,000
3.	Transload Trucking Facility	= \$ 400,000
4.	Multi-Family Residential Complex (Triangle Block)	= \$ 900,000
5.	Commercial Redevelopment	= <u>\$ 1,250,000</u>
	Total Projected Value Increment	= \$ 4,810,000

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #2). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the City between 2015 and 2020 (mill rate shown for the year the taxes are levied).

Though there have been some fluctuations, the mill rate has remained relatively steady with an average decrease of -0.49% per year. For the purposes of projecting the mill rate for the remainder of the district's life a 0% change per year will be used to be conservative. The steady tax rate will provide a conservative estimate, since an increase in the full value tax rate would result in an increase in tax increment for the District.

Year	Mill Rate /\$1,000*	Percent Change
2015	\$23.50	-0.89%
2016	\$23.41	-0.38%
2017	\$23.43	0.09%
2018	\$23.45	0.17%
2019	\$24.56	4.82%
2020	\$21.04	-10.28%

D. TIF Revenues

A total of approximately \$5,148,256 in value increment is expected over the life of TID No. 10 through construction, and an additional \$2,828,591 from inflation of property values, which combine to generate a projected \$3,276,990 in TIF revenue. The projected TIF Revenue from TID No. 10 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID-related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

E. Land Sale Revenue

The project plan assumes the City will receive revenue from land sales. The Plan projects land sales during phase 1, 2 and 3 of the life of the TID of approximately \$250,000 in total. If the City uses TID No. 10 to purchase property and then resells it to a business or developer, the revenue from said land sales shall be allocated to TID No. 10.

F. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs for most years. The City may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 in Appendix B summarizes the assumed cash flow.

Financing Methods & Timetable

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 10 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, TIF revenue bonds, utility revenue bonds, special assessments, and federal and state programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2019 the City had total debt capacity of \$35,558,735 and \$19,139,142 in existing General Obligation debt on January 1, 2021. Using this data, the current remaining debt capacity is \$16,419,593. There is approximately \$1,604,500 in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, development incentives and TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes. The estimated amount to be borrowed is \$1,170,000.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. However, the City will not be able to fund all anticipated TID No. 10 costs using general obligation debt. The City may use the following methods to pay for some project costs that would not count against the City's constitutional debt capacity.

- Developer-Financed TIF, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City.
- Annual Pay-As-You-Go TIF payments to developers.
- Lease Revenue Bonds issued by the CDA.
- Revenue Bonds issued by the Wastewater Utility for wastewater improvements.
- Revenue Bonds issued by the Water Utility for water improvements.
- TIF Revenue Loans issued by the Wis. State Trust Fund Program.
- Assessment B Bonds, which are secured by special assessments.

B. Timetable

The maximum life of TID No. 10 is twenty-seven years. The City has a maximum of twenty-two years, until 2043, to incur TIF expenses for the projects outlined in this plan. The Common Council is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and TID Cash Flow (Attachment #5 in Appendix B) worksheets.

C. Financing Methods and Costs to be Incurred

Financing for the projects shown above will be done as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the fifteen year expenditure period, unless relocation requires extending beyond the given period.

Overlying Taxing Jurisdictions

Taxing Districts overlying TID No. 10 in the City of Reedsburg include Sauk County, the Reedsburg School District and Madison Area Technical College. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 10 in 2020. Total TIF value increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 10 is a mechanism to make improvements in an area of the City that is capable of supporting mixed use development, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 10.

"12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$724,438,100	x 12%	\$86,932,572

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 5: Proposed TID Equalized Values

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 4, active	\$14,184,500	1.96%
TID No. 6, active	(\$1,127,700)	-0.16%
TID No. 8, active	\$2,821,900	0.39%
TID No. 9, active	\$22,108,200	3.05%
TID No. 10, proposed	\$5,194,995	0.72%
TOTAL:	\$44,309,595	6.12%

The base value of TID No. 10 is \$5,194,995, or 0.72% and the total TID values are \$44,309,595, or 6.12%. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 10.

Changes to Maps, Plans, Ordinances

The City's Comprehensive Plan and Zoning map will need to be amended to reflect the proposed land uses within TID No. 10. The zoning district boundaries may need to include new platted residential development that is included as part of this plan. The zoning district boundaries should be modified to align with this proposed plan. Rezoning of property may occur, consistent with the district's intent to promote blight elimination development. The Future Land Use is shown on Map #5 in Appendix A. The Existing Zoning is shown on Map #6 in Appendix A.

Relocation

Persons are not expected to be displaced or relocated as a result of proposed projects in TID No. 10. If relocations occur, the following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Promoting Orderly Development

The creation of TID No. 10 will encourage new development consistent with the Comprehensive Plan. Creation of the TID will also promote development of new tax base of the City, create jobs, and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID No. 10 will build tax base for the City and overlying taxing jurisdictions while creating infrastructure that will serve new development.

Following is a partial summary of how TID No. 10 is consistency with the Comprehensive Plan.

A. Economic Development

- Develop incentive programs for existing and new businesses through TIF and Grants
- Goal – Increase vibrant manufacturing, retail and service industries

B. Housing

- Goal – reduce foreclosed inventory and provide more opportunities for multi-family development
- Work with the CDA and CDBG Committees regarding funding for housing rehabilitation
- Provide additional R-3 – Residential zoning

C. Land Use

- Goal – Propose, implement, and encourage more sustainable and smart growth methods.
- Amend the zoning ordinance to offer a range of residential lot sizes and permit existing non-conforming structures applicable with State law.
- Infill, contiguous, and brownfield development will be encouraged over greenfield development where feasible and appropriate.

- Develop additional specific and detailed plans: Downtown, Hwy 23/33 corridor, etc.
 - Future development shall be compatible with surrounding properties based on its use, impact, topography, and infrastructure, while following the overall intent of the Land Use Maps.
- D. Transportation / Utilities and Community Facilities
- Goal – Propose and encourage safer and more efficient travel through the City using multiple transportation methods.
 - Develop alternative bike and pedestrian pathways through the City.
 - Develop a more efficient truck route to minimize impacts on residential areas.
 - Review current parking regulations and amend Zoning Ordinance as needed.
- E. Natural, Cultural & Agricultural Resources
- Goal – Maintain current levels of resources protection and development while adding improvements and funding where needed.
 - Maintain membership in Tree City USA
 - Develop permanent funding for such events as the fireworks, downtown Christmas decorations, etc.
- F. Intergovernmental Cooperation
- Goal – Continue to have good working relationships between the City, towns and Sauk County
- G. Utilities & Community Facilities
- Goal – Provide adequate space for operational needs in order to offer quality services.
 - Continue and encourage coordination between the City and civic organizations & youth sport organizations to fund park improvements.
 - Update the space needs study and develop a new study as needed.

District Boundaries

Prior to considering the specific area to include within the TID, the Community Development Authority established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
2. TID No. 10 is being created to promote blight elimination. More than 50% of the District shall be designated as blighted.
3. All lands within the TID shall be contiguous.
4. TID No. 10 overlays a portion of TID No. 6, which was previously designated as a Distressed TID. As such, TID No. 6 Boundary has been amended to subtract parcels to be included in TID No. 10.

City of Reedsburg TID No. 10 Boundary Description is Included in Appendix A.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 10 Parcel List

Map #1: District Boundary and Parcel Numbers – Overall Map

Map #2: Existing Land Use

Map #3: Existing Zoning

Map #4: Proposed Land Use

Map #5: One-Half Mile Radius

Map #6: Proposed Improvements

TID No. 10 Boundary Description

TID Parcel Information List

TID No. 10

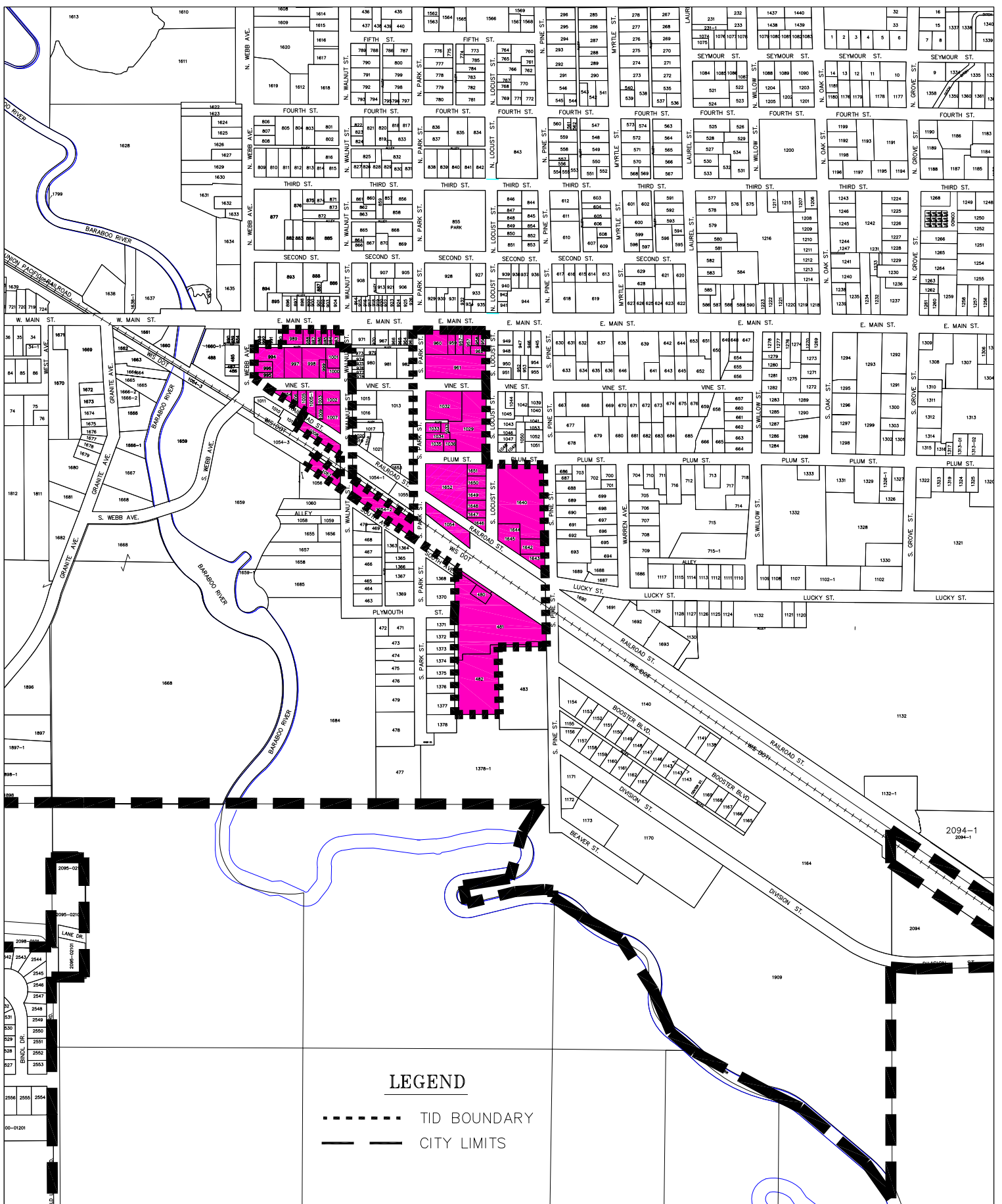
City of Reedsburg

Basic Parcel Information			Supplemental Parcel Information (Place "X" in Column)							Current Assessment Information				Equalized DOR Full Value Assessment Information						
Map ID	Parcel Number	Owner	Rehab/Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Industrial Use	Zoned/Suitable	Residential (Current)	Residential (New Planned)	Manufacturing (DOR Use)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value
1	276-0994-00000	David Gonzalez				X	X						\$46,700.00	\$113,300.00	\$ -	\$ 160,000.00	\$ 47,502.80	\$ 113,247.69	\$ -	\$ 162,750.48
2	276-0995-00000	CJR Enterprises LLC					X	X					\$7,400.00	\$98,700.00	\$ -	\$ 106,100.00	\$ 7,527.21	\$ 100,386.70	\$ -	\$ 107,923.91
3	276-0996-00000	Inspiring Properties LLC						X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	276-0989-00000	B&B West LLC				X	X						\$61,700.00	\$205,200.00	\$ -	\$ 266,900.00	\$ 62,760.66	\$ 208,721.49	\$ -	\$ 271,488.15
5	276-0988-00000	Susan's Dream LLC				X	X						\$26,200.00	\$108,800.00	\$ -	\$ 135,000.00	\$ 26,650.39	\$ 110,670.33	\$ -	\$ 137,320.72
6	276-0987-00000	Blue Heron Building LLC				X	X						\$22,000.00	\$94,300.00	\$ -	\$ 116,300.00	\$ 22,378.19	\$ 95,921.07	\$ -	\$ 118,299.26
7	276-0986-00000	Blue Heron Building LLC				X	X						\$23,800.00	\$106,000.00	\$ -	\$ 129,800.00	\$ 24,209.13	\$ 107,822.20	\$ -	\$ 132,031.33
8	276-0985-00000	Blue Heron Building LLC				X	X						\$23,800.00	\$130,000.00	\$ -	\$ 153,800.00	\$ 24,209.13	\$ 132,234.77	\$ -	\$ 156,443.90
9	276-0984-00000	Daisy LLC				X	X						\$16,000.00	\$103,200.00	\$ -	\$ 119,200.00	\$ 16,275.05	\$ 104,974.06	\$ -	\$ 121,249.11
10	276-0983-00000	Marlin Krueger				X	X						\$34,800.00	\$119,700.00	\$ -	\$ 154,500.00	\$ 35,398.23	\$ 121,757.71	\$ -	\$ 157,155.94
11	276-0997-00000	City of Reedsburg		X		X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	276-0998-00000	City of Reedsburg		X		X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	276-0999-00000	City of Reedsburg		X		X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	276-1000-00000	Dikie & Robert Fusch						X					\$20,300.00	\$99,800.00	\$ -	\$ 120,100.00	\$ 20,648.97	\$ 101,515.61	\$ -	\$ 122,164.58
15	276-1001-00000	Dikie & Robert Fusch						X					\$27,000.00	\$217,500.00	\$ -	\$ 244,500.00	\$ 27,464.14	\$ 221,238.94	\$ -	\$ 248,703.08
16	276-1002-00000	Reedsburg Farmers Co-op		X				X					\$26,500.00	\$0.00	\$ -	\$ 26,500.00	\$ 26,955.55	\$ -	\$ -	\$ 26,955.55
17	276-1003-00000	Robert Hardy								X			\$6,800.00	\$49,000.00	\$ -	\$ 55,800.00	\$ 6,916.90	\$ 49,842.34	\$ -	\$ 56,759.23
18	276-1005-00000	3LL LLC								X			\$12,400.00	\$111,500.00	\$ -	\$ 123,900.00	\$ 12,613.16	\$ 113,416.74	\$ -	\$ 126,029.91
19	276-1005-10000	3LL LLC								X			\$15,100.00	\$98,000.00	\$ -	\$ 113,100.00	\$ 15,359.58	\$ 99,484.67	\$ -	\$ 115,044.25
20	276-1006-00000	James Buroker								X			\$6,100.00	\$67,900.00	\$ -	\$ 74,000.00	\$ 6,204.86	\$ 69,067.24	\$ -	\$ 75,272.10
21	276-1007-00000	Reedsburg Farmers Co-op											\$34,900.00	\$77,400.00	\$ -	\$ 112,300.00	\$ 35,499.95	\$ 78,730.55	\$ -	\$ 114,230.50
22	276-1008-00000	Reedsburg Farmers Co-op						X					\$12,800.00	\$59,200.00	\$ -	\$ 72,000.00	\$ 13,020.04	\$ 60,217.68	\$ -	\$ 73,237.72
23	276-1009-00000	3LL LLC						X					\$8,400.00	\$0.00	\$ -	\$ -	\$ 8,544.40	\$ -	\$ -	\$ -
24	276-1654-00000	City of Reedsburg		X		X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	276-1057-00000	Reedsburg Farmers Co-op		X					X				\$4,700.00	\$0.00	\$ -	\$ 4,700.00	\$ 4,780.80	\$ -	\$ -	\$ 4,780.80
26	276-0960-00000	United Cooperative					X	X					\$84,800.00	\$214,600.00	\$ -	\$ 299,400.00	\$ 86,257.76	\$ 218,287.09	\$ -	\$ 304,546.84
27	276-0961-00000	City of Reedsburg				X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	276-0959-00000	Zachery Ziegler						X					\$22,200.00	\$162,300.00	\$ -	\$ 184,500.00	\$ 22,581.63	\$ 165,090.02	\$ -	\$ 187,671.65
29	276-0957-00000	Ramon Vallejo						X					\$20,600.00	\$0.00	\$ -	\$ 20,600.00	\$ 20,954.12	\$ -	\$ -	\$ 20,954.12
30	276-0957-10000	Michael Janeczek							X				\$20,000.00	\$45,300.00	\$ -	\$ 65,300.00	\$ 20,343.81	\$ 46,078.73	\$ -	\$ 66,422.54
31	276-0958-00000	Ramon Vallejo		X				X					\$15,300.00	\$76,500.00	\$ -	\$ 91,800.00	\$ 15,563.01	\$ 77,815.07	\$ -	\$ 93,378.09
32	276-0956-00000	Gintz Renais LLC				X	X						\$16,700.00	\$135,500.00	\$ -	\$ 152,200.00	\$ 16,987.08	\$ 137,829.32	\$ -	\$ 154,816.40
33	276-0962-00000	Joshua Heritz						X					\$9,200.00	\$115,600.00	\$ -	\$ 124,800.00	\$ 9,358.15	\$ 117,887.22	\$ -	\$ 126,945.38
34	276-1032-00000	City of Reedsburg				X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	276-1029-00000	City of Reedsburg				X		X					\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	276-1033-00000	Richard James Adams						X					\$10,000.00	\$57,400.00	\$ -	\$ 67,400.00	\$ 10,171.91	\$ 58,386.74	\$ -	\$ 68,558.64
37	276-1034-00000	Powerline Remodeling LLC								X			\$9,900.00	\$72,000.00	\$ -	\$ 81,900.00	\$ 10,070.19	\$ 73,237.72	\$ -	\$ 83,307.90
38	276-1035-00000	Farmco LLC								X			\$12,000.00	\$75,500.00	\$ -	\$ 87,500.00	\$ 12,206.29	\$ 76,797.88	\$ -	\$ 89,004.17
39	276-1036-00000	Daniel Tyler								X			\$9,300.00	\$73,500.00	\$ -	\$ 82,800.00	\$ 9,459.87	\$ 74,763.50	\$ -	\$ 84,223.38
40	276-1037-00000	Cheryl Kleeber								X			\$7,100.00	\$32,500.00	\$ -	\$ 39,600.00	\$ 7,222.05	\$ 33,058.69	\$ -	\$ 40,280.74
41	276-1054-00000	Russell Ziegler				X	X						\$13,700.00	\$47,800.00	\$ -	\$ 61,500.00	\$ 13,935.51	\$ 48,621.71	\$ -	\$ 62,557.22
42	276-1054-20000	WIDNR		X	X				X				\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	276-1646-00000	Jon Fuhlbom								X			\$10,100.00	\$49,500.00	\$ -	\$ 59,600.00	\$ 10,273.62	\$ 50,350.93	\$ -	\$ 60,624.55

TID No. 10

Map	Basic Background Information
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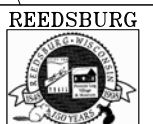
Page 152 of 208



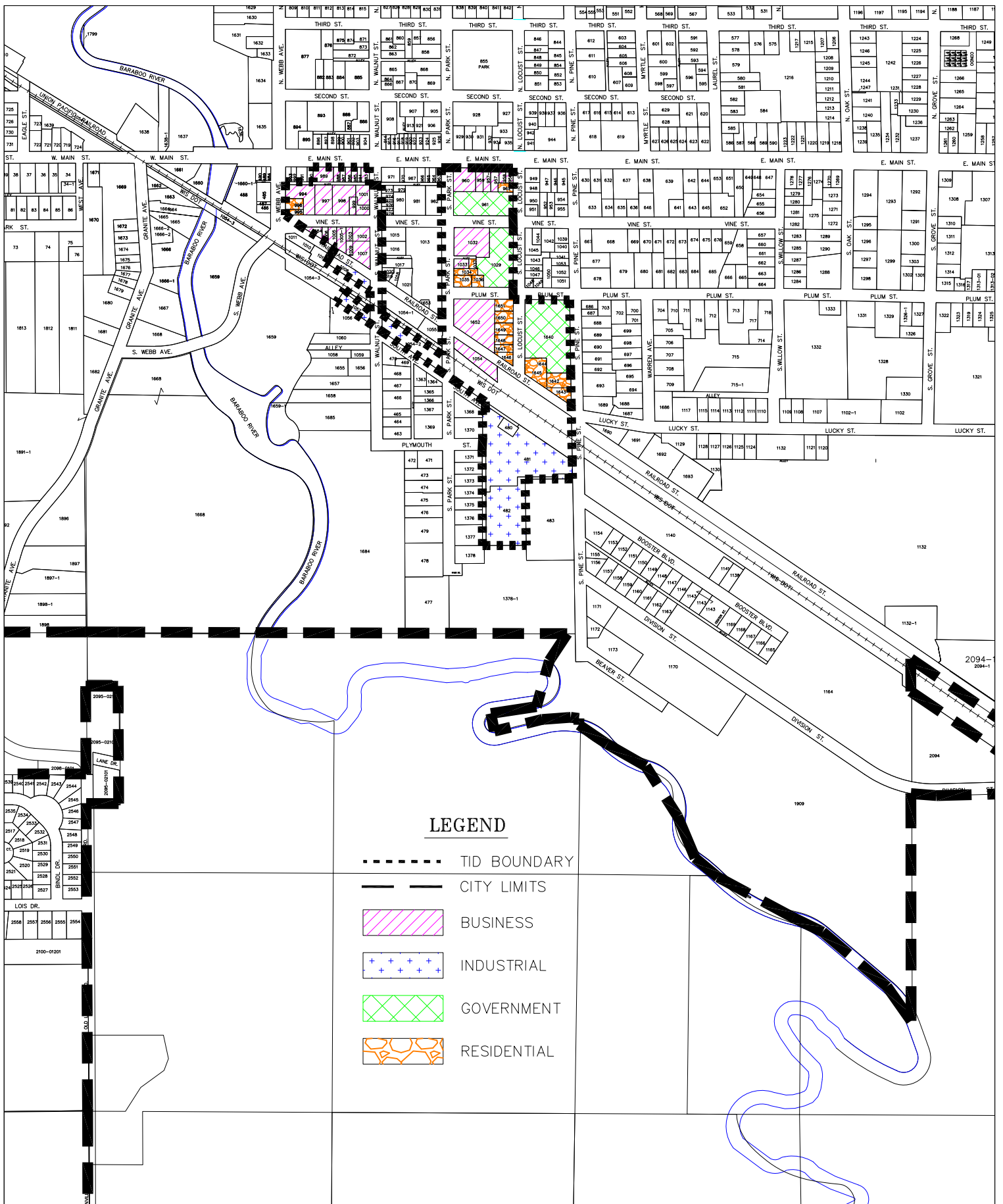
CITY OF REEDSBURG

TAX INCREMENT DISTRICT NO. 10 BOUNDARY

SCALE: NTS
2021



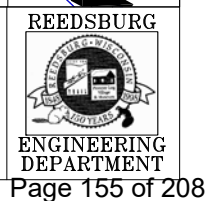
ENGINEERING
DEPARTMENT

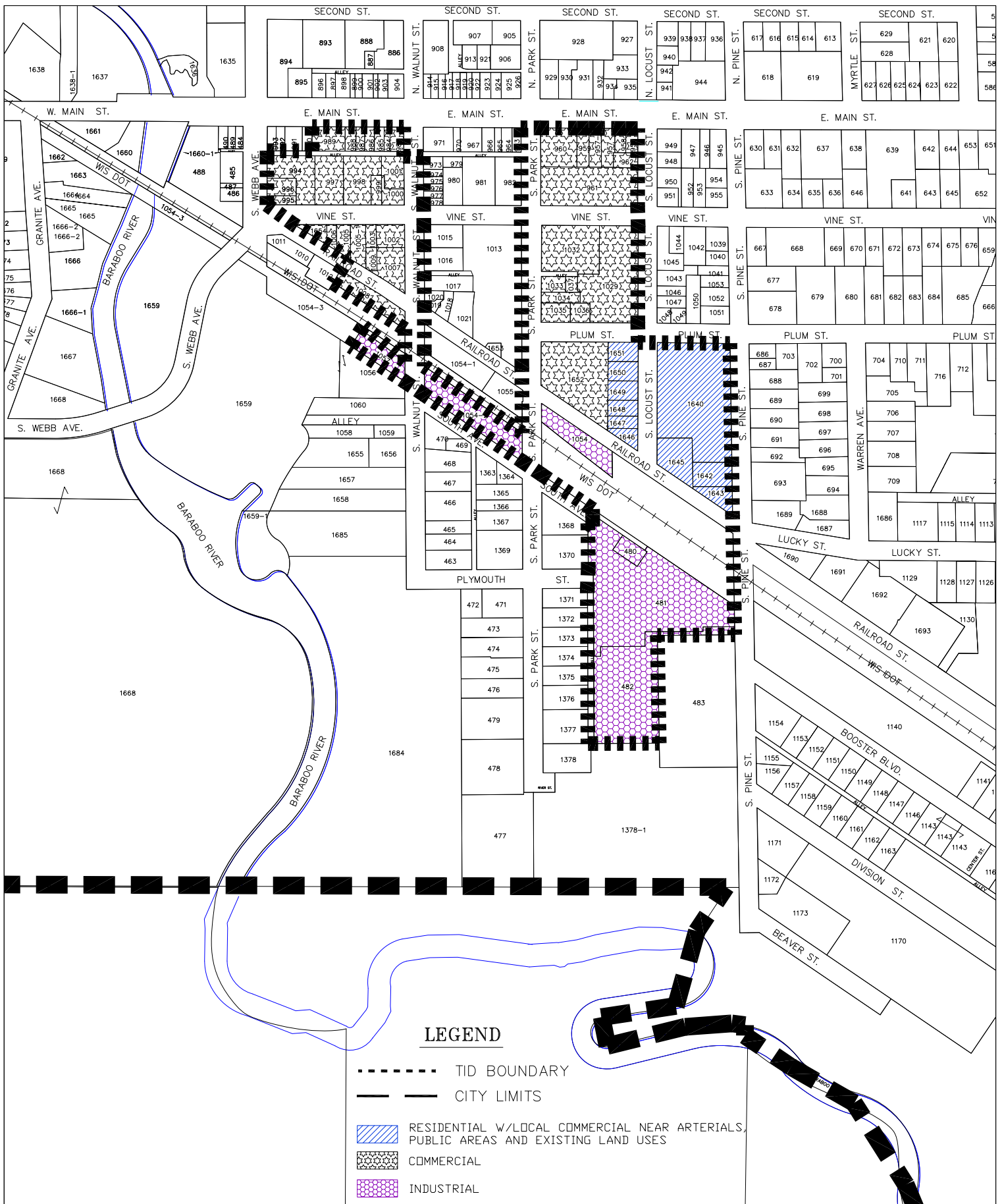


CITY OF REEDSBURG
MAP #2
TID 9 EXISTING LAND USE

SCALE: 1" = 850'
2021

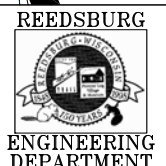


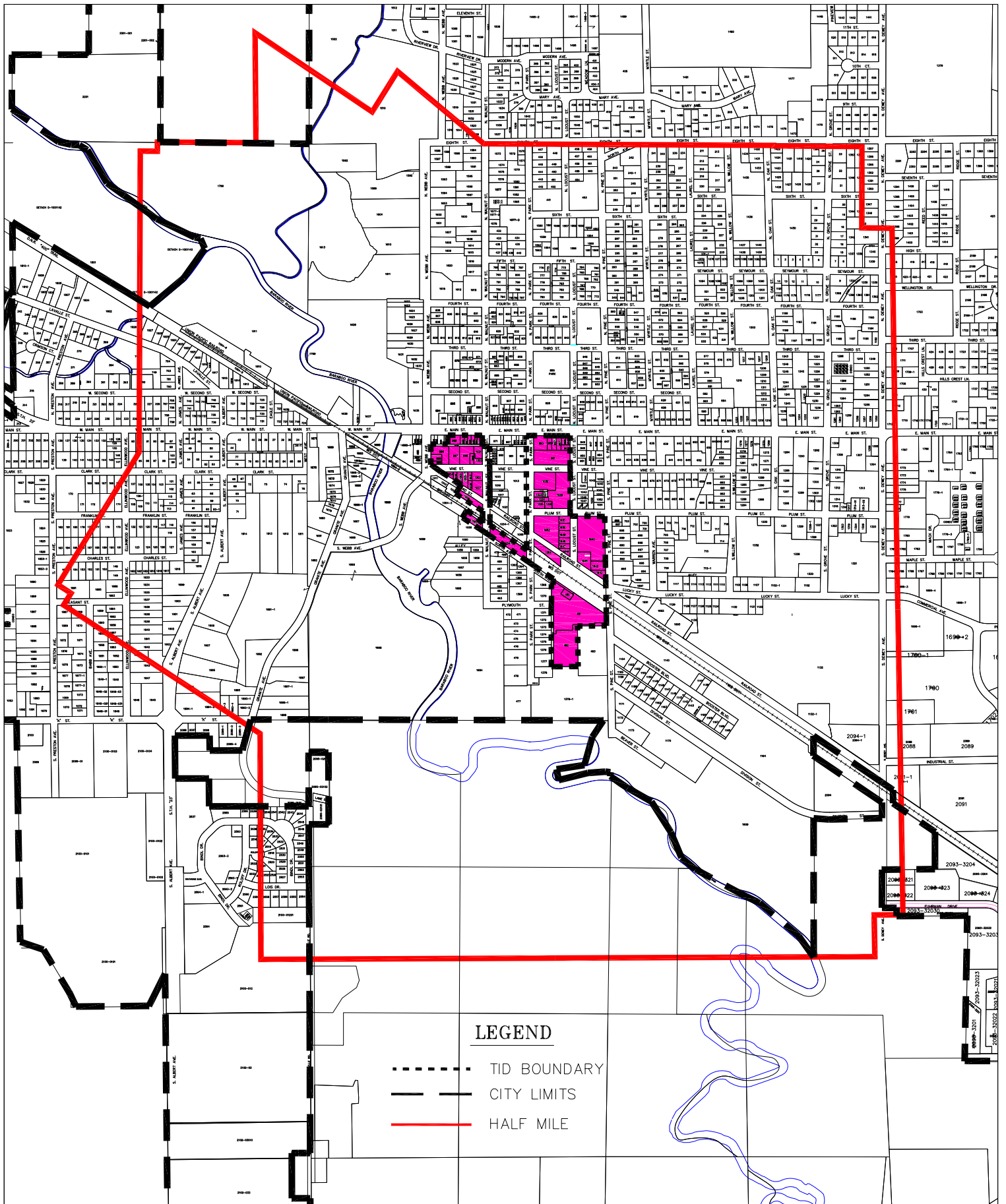




CITY OF REEDSBURG
MAP #4
TID 10 PROPOSED LAND USE

SCALE: 1" = 850'
2021

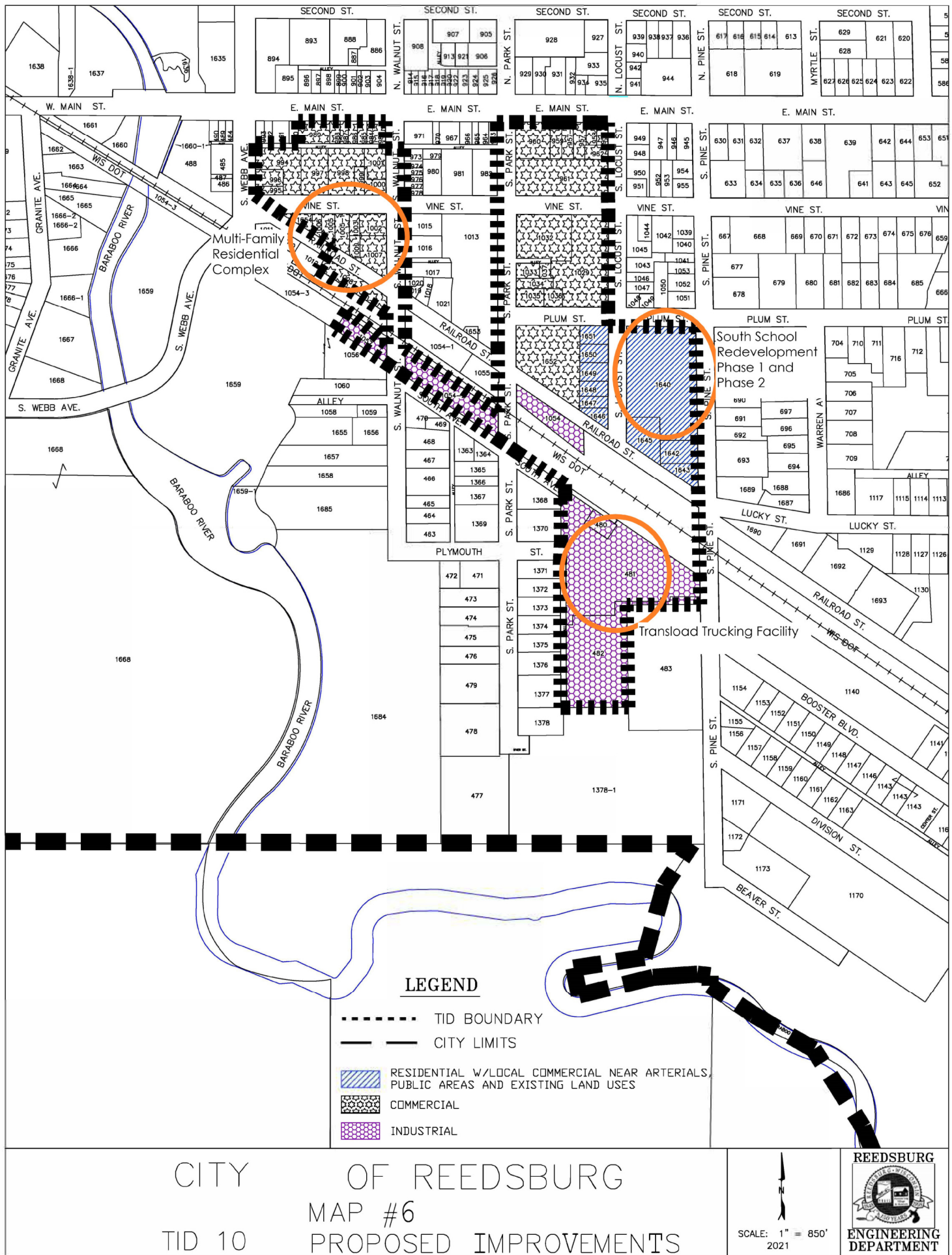




CITY OF REEDSBURG MAP #5 TID 10 HALF MILE RADIUS

SCALE: 1" = 850'
2021





B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: Planned Project Costs

Attachment #2: Financing Summary

Attachment #3: Debt Service Plan

Attachment #4: Tax Increment Pro Forma

Attachment #5: Tax Increment Cash Flow

Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions

Attachment #7: Increment Projections

Table 1: Planned Project Costs				
City of Reedsburg				
TID No. 10				
Type of Expenditure	Creation Amount	% Paid By		TID Costs Allocated to Project
		TID Project	Other	
A. Infrastructure				
Public Parking/Parking Lot Improvements	\$100,000	100%	0%	\$100,000
Public Open Space Improvements	\$50,000	100%	0%	\$50,000
Infrastructure Improvement Projects	\$300,000	100%	0%	\$300,000
Total Capital Costs	\$450,000			\$450,000
B. Community Development, Redevelopment & Low-Cost Housing Projects				
Comm. Dev., Redev. & Low-Cost Housing	\$25,000	100%	0%	\$25,000
Comm. Dev., Redev. & Low-Cost Housing	\$25,000	100%	0%	\$25,000
Building Façade & Building Renovation Program	\$25,000	100%	0%	\$25,000
	\$75,000			\$75,000
C. Capital Improvement Cost				
Capital Improvement Cost - Phase 1	\$25,000	100%	0%	\$25,000
Capital Improvement Cost - Phase 2		100%	0%	\$0
Capital Improvement Cost - Phase 3		100%	0%	\$0
Total TID Infrastructure	\$25,000			\$25,000
D. Site Development Costs				
Site Development Costs - Phase 1	\$25,000	100%	0%	\$25,000
Site Development Costs - Phase 2	\$25,000	100%	0%	\$25,000
Site Development Costs - Phase 3	\$25,000	100%	0%	\$25,000
Total TID Site Development Costs	\$75,000			\$75,000
E. Land Acquisition & Assembly				
Land Acquisition & Assembly - Phase 1	\$50,000	100%	0%	\$50,000
Land Acquisition & Assembly - Phase 2	\$100,000	100%	0%	\$100,000
Land Acquisition & Assembly - Phase 3	\$100,000	100%	0%	\$100,000
Land Acquisition & Assembly - Phase 4		100%	0%	\$0
Total TID Land Acquisition & Assembly	\$250,000			\$250,000
F. Development Incentives				
Development Incentives	\$410,000	100%	0%	\$410,000
Development Incentives	\$0	100%	0%	\$0
Development Incentives	\$0	100%	0%	\$0
Total TID Development Incentives	\$410,000			\$410,000
G. Professional Services				
Professional Services	\$10,000	100%	0%	\$10,000
Professional Services	\$0	100%	0%	\$0
Professional Services	\$0	100%	0%	\$0
Total TID Professional Services	\$10,000			\$10,000
H. Discretionary Payments				
Discretionary Payments	\$10,000	100%	0%	\$10,000
Discretionary Payments	\$0	100%	0%	\$0
Discretionary Payments	\$0	100%	0%	\$0
Total TID Discretionary Payments	\$10,000			\$10,000
I. Administration Costs				
Annual Admin Costs	\$100,000	100%	0%	\$100,000
DOR Fees	\$3,000	100%	0%	\$3,000
Audits	\$20,000	100%	0%	\$20,000
Total TID Administration Costs	\$123,000			\$123,000
J. Organizational Costs				
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000
Professional Fees	\$10,000	100%	0%	\$10,000
City Staff & Publishing	\$500	100%	0%	\$500
Total TID Organization Costs	\$11,500			\$11,500
K. Inflation				
	\$165,000			\$165,000
Total TID Project Costs	\$1,604,500			\$1,604,500
L. Financing Costs				
Total Interest, Fin. Fees, Less Cap. Interest (2022)	\$91,663			\$91,663
Total Interest, Fin. Fees, Less Cap. Interest (2025)	\$88,384			\$88,384
Total Interest, Fin. Fees, Less Cap. Interest (2032)	\$147,964			\$147,964
Plus Capitalized Interest	\$74,575			\$74,575
Total Financing Costs				\$402,587
TOTAL TID EXPENDITURE				\$2,007,087

Table 2: Financing Summary

City of Reedsburg

TID No. 10

7/15/2021

TID Activities	Phase/Loan #1 5/1/2022	Phase/Loan #2 5/1/2025	Phase/Loan #3 5/1/2032	Phase/Loan #4 5/1/2036	Paid with TID Revenue	Total
A. Infrastructure	\$100,000	\$50,000	\$300,000	\$0	\$0	\$450,000
B. Comm. Dev., Redev., & Low Cost Housing	\$25,000	\$25,000	\$25,000	\$0	\$0	\$75,000
C. Capital Costs	\$0	\$0	\$25,000	\$0	\$0	\$25,000
D. Site Development Costs	\$25,000	\$25,000	\$25,000	\$0	\$0	\$75,000
E. Land Acquisition & Assembly	\$50,000	\$100,000	\$100,000	\$0	\$0	\$250,000
F. Development Incentives	\$0	\$0	\$0	\$0	\$410,000	\$410,000
G. Professional Services	\$0	\$0	\$10,000	\$0	\$0	\$10,000
H. Discretionary Payments	\$0	\$0	\$10,000	\$0	\$0	\$10,000
I. Administration Costs	\$0	\$0	\$0	\$0	\$123,000	\$123,000
J. Organizational Costs	\$11,500	\$0	\$0	\$0	\$0	\$11,500
Subtotal	\$211,500	\$200,000	\$495,000	\$0	\$533,000	\$1,439,500
K. Inflation Factor Cost Adj. @ 2.5% per year	\$5,287	\$20,763	\$138,642	\$0		\$164,692
Grants	\$0	\$0	\$0	\$0		\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0		\$0
Total Cost For Borrowing	\$216,788	\$220,763	\$633,642	\$0		\$1,604,192
Capitalized Interest	\$17,000	\$34,125	\$23,450	\$0		\$74,575
Financing Fees (2%)	\$4,336	\$4,415	\$12,673	\$0		\$21,424
Debt Reserve	\$0	\$0	\$0	\$0		\$0
Subtotal	\$238,123	\$259,303	\$669,765	\$0		\$1,167,191
Less Interest Earned	\$0	\$0	\$0	\$0		\$0
BORROWING REQUIRED	\$238,123	\$259,303	\$669,765	\$0		\$1,167,191
BORROWING AMOUNT	\$240,000	\$260,000	\$670,000	\$0		\$1,170,000

Table 3A: Debt Service Plan - Loan 1						
City of Reedsburg						
TID No. 10						
Bond Issue						
7/15/2021						
Principal: (rounded to \$5,000)	\$240,000			Project Cost:	\$216,788	
Interest Rate:	3.50%			Finance Fees:	\$4,336	
Term (Years):	20			Interest Earned:	\$0	
# of Principal Payments:	18			Capitalized Interest:	\$17,000	
Date of Issue:	5/1/2022			Total TID Cost of Loan:	\$327,328	
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	to Principal
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$240,000	\$0	\$8,400	\$8,400	\$0
2024	0	\$240,000	\$0	\$8,400	\$8,400	\$0
2025	1	\$240,000	\$9,796	\$8,400	\$18,196	\$0
2026	2	\$230,204	\$10,139	\$8,057	\$18,196	\$0
2027	3	\$220,065	\$10,494	\$7,702	\$18,196	\$0
2028	4	\$209,571	\$10,861	\$7,335	\$18,196	\$0
2029	5	\$198,710	\$11,241	\$6,955	\$18,196	\$0
2030	6	\$187,469	\$11,635	\$6,561	\$18,196	\$0
2031	7	\$175,834	\$12,042	\$6,154	\$18,196	\$0
2032	8	\$163,793	\$12,463	\$5,733	\$18,196	\$0
2033	9	\$151,329	\$12,900	\$5,297	\$18,196	\$0
2034	10	\$138,430	\$13,351	\$4,845	\$18,196	\$0
2035	11	\$125,079	\$13,818	\$4,378	\$18,196	\$0
2036	12	\$111,260	\$14,302	\$3,894	\$18,196	\$0
2037	13	\$96,959	\$14,802	\$3,394	\$18,196	\$1
2038	14	\$82,155	\$15,321	\$2,875	\$18,196	\$2
2039	15	\$66,833	\$15,857	\$2,339	\$18,196	\$3
2040	16	\$50,973	\$16,412	\$1,784	\$18,196	\$4
2041	17	\$34,557	\$16,986	\$1,209	\$18,196	\$5
2042	18	\$17,566	\$17,581	\$615	\$18,196	\$6
2043	19	\$0	\$0	\$0	\$0	\$7
2044	20	\$0	\$0	\$0	\$0	\$8
2045	21	\$0	\$0	\$0	\$0	\$9
2046	22	\$0	\$0	\$0	\$0	\$10
2047	23	\$0	\$0	\$0	\$0	\$11
2048	24	\$0	\$0	\$0	\$0	\$12
Total			\$240,000	\$104,328	\$344,328	

Table 3B: Debt Service Plan - Loan 2						
City of Reedsburg						
TID No. 10						
Bond Issue						
7/15/2021						
Principal: (rounded to \$5,000)	\$260,000		Project Cost:	\$220,763		
Interest Rate*:	3.50%		Finance Fees:	\$4,415		
Term (Years):	17		Interest Earned:	\$0		
# of Principal Payments:	16		Capitalized Interest:	\$34,125		
Date of Issue:	5/1/2025		Total TID Cost of Loan:	\$343,969		
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	to Principal
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$260,000	\$0	\$34,125	\$34,125	\$0
2027	1	\$260,000	\$12,398	\$9,100	\$21,498	\$0
2028	2	\$247,602	\$12,832	\$8,666	\$21,498	\$0
2029	3	\$234,770	\$13,281	\$8,217	\$21,498	\$0
2030	4	\$221,489	\$13,746	\$7,752	\$21,498	\$0
2031	5	\$207,743	\$14,227	\$7,271	\$21,498	\$0
2032	6	\$193,516	\$14,725	\$6,773	\$21,498	\$0
2033	7	\$178,791	\$15,240	\$6,258	\$21,498	\$0
2034	8	\$163,550	\$15,774	\$5,724	\$21,498	\$0
2035	9	\$147,777	\$16,326	\$5,172	\$21,498	\$0
2036	10	\$131,451	\$16,897	\$4,601	\$21,498	\$0
2037	11	\$114,554	\$17,489	\$4,009	\$21,498	\$0
2038	12	\$97,065	\$18,101	\$3,397	\$21,498	\$0
2039	13	\$78,964	\$18,734	\$2,764	\$21,498	\$0
2040	14	\$60,230	\$19,390	\$2,108	\$21,498	\$0
2041	15	\$40,840	\$20,069	\$1,429	\$21,498	\$0
2042	16	\$20,771	\$20,771	\$727	\$21,498	\$0
2043	17	\$0	\$0	\$0	\$0	\$0
2044	18	\$0	\$0	\$0	\$0	\$0
2045	19	\$0	\$0	\$0	\$0	\$0
2046	20	\$0	\$0	\$0	\$0	\$0
2047	21	\$0	\$0	\$0	\$0	\$0
2048	22	\$0	\$0	\$0	\$0	\$0
Total			\$260,000	\$118,094	\$378,094	

Table 3C: Debt Service Plan - Loan 3						
City of Reedsburg						
TID No. 10						
Bond Issue						
7/15/2021						
Principal: (rounded to \$5,000)		\$670,000	Project Cost:		\$633,642	
Interest Rate*:		3.50%	Finance Fees:		\$12,673	
Term (Years):		10	Interest Earned:		\$0	
# of Principal Payments:		9	Capitalized Interest:		\$23,450	
Date of Issue:		5/1/2032	Total TID Cost of Loan:		\$792,619	
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	to Principal
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$0	\$0	\$0	\$0	\$0
2030	0	\$0	\$0	\$0	\$0	\$0
2031	0	\$0	\$0	\$0	\$0	\$0
2032	0	\$670,000	\$0	\$23,450	\$23,450	\$0
2033	1	\$670,000	\$64,619	\$23,450	\$88,069	\$0
2034	2	\$605,381	\$66,880	\$21,188	\$88,069	\$0
2035	3	\$538,501	\$69,221	\$18,848	\$88,069	\$0
2036	4	\$469,279	\$71,644	\$16,425	\$88,069	\$0
2037	5	\$397,635	\$74,152	\$13,917	\$88,069	\$1
2038	6	\$323,483	\$76,747	\$11,322	\$88,069	\$2
2039	7	\$246,734	\$79,433	\$8,636	\$88,069	\$3
2040	8	\$167,298	\$82,213	\$5,855	\$88,069	\$4
2041	9	\$85,081	\$85,091	\$2,978	\$88,068	\$5
2042	10	\$0	\$0	\$0	\$0	\$6
2043	11	\$0	\$0	\$0	\$0	\$7
2044	12	\$0	\$0	\$0	\$0	\$8
2045	13	\$0	\$0	\$0	\$0	\$9
2046	14	\$0	\$0	\$0	\$0	\$10
2047	15	\$0	\$0	\$0	\$0	\$11
2048	16	\$0	\$0	\$0	\$0	\$12
			\$670,000	\$146,069	\$816,069	

Table 4: Tax Increment ProForma

City of Reedsburg

TID No. 10

7/15/2021

Assumptions												
TID Creation Date		8/2/21	Projected Equalized Base Value			\$		5,194,995		For County, City, Technical College, and School District		
Valuation Date		1/1/21	Projected Tax Rate			0.02104						
Last Expenditure Year		2036	Annual Change in Tax Rate			0.00%						
Termination Year		2041	Property Appreciation Rate			1.00%		For Existing Construction				
TID Category		Mixed-Use	Construction Inflation Rate			2.00%		For New Construction After Creation Year				
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	Construction	TIF Increment	Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2021	2022	2023	5,194,995	\$0	\$0	\$0	\$0	5,194,995	\$0	0.021038	\$0	2023
2022	2023	2024	5,194,995	51,950	1,550,400		0	6,797,345	1,602,350	0.021038	\$33,710	2024
2023	2024	2025	6,797,345	67,973	0		0	6,865,319	1,670,323	0.021038	\$35,140	2025
2024	2025	2026	6,865,319	68,653	1,209,777		0	8,143,749	2,948,754	0.021038	\$62,036	2026
2025	2026	2027	8,143,749	81,437	974,189		0	9,199,376	4,004,380	0.021038	\$84,244	2027
2026	2027	2028	9,199,376	91,994	828,061		0	10,119,430	4,924,435	0.021038	\$103,600	2028
2027	2028	2029	10,119,430	101,194	0		0	10,220,624	5,025,629	0.021038	\$105,729	2029
2028	2029	2030	10,220,624	102,206	0		0	10,322,830	5,127,835	0.021038	\$107,879	2030
2029	2030	2031	10,322,830	103,228	585,830		0	11,011,888	5,816,893	0.021038	\$122,375	2031
2030	2031	2032	11,011,888	110,119	0		0	11,122,007	5,927,012	0.021038	\$124,692	2032
2031	2032	2033	11,122,007	111,220	0		0	11,233,227	6,038,232	0.021038	\$127,032	2033
2032	2033	2034	11,233,227	112,332	0		0	11,345,560	6,150,564	0.021038	\$129,395	2034
2033	2034	2035	11,345,560	113,456	0		0	11,459,015	6,264,020	0.021038	\$131,782	2035
2034	2035	2036	11,459,015	114,590	0		0	11,573,605	6,378,610	0.021038	\$134,193	2036
2035	2036	2037	11,573,605	115,736	0		0	11,689,342	6,494,346	0.021038	\$136,627	2037
2036	2037	2038	11,689,342	116,893	0		0	11,806,235	6,611,239	0.021038	\$139,087	2038
2037	2038	2039	11,806,235	118,062	0		0	11,924,297	6,729,302	0.021038	\$141,570	2039
2038	2039	2040	11,924,297	119,243	0		0	12,043,540	6,848,545	0.021038	\$144,079	2040
2039	2040	2041	12,043,540	120,435	0		0	12,163,976	6,968,980	0.021038	\$146,613	2041
2040	2041	2042	12,163,976	121,640	0		0	12,285,615	7,090,620	0.021038	\$149,172	2042
2041	2042	2043	12,285,615	122,856	0		0	12,408,472	7,213,476	0.021038	\$151,756	2043
2042	2043	2044	12,408,472	124,085	0		0	12,532,556	7,337,561	0.021038	\$154,367	2044
2043	2044	2045	12,532,556	125,326	0		0	12,657,882	7,462,886	0.021038	\$157,003	2045
2044	2045	2046	12,657,882	126,579	0		0	12,784,461	7,589,465	0.021038	\$159,666	2046
2045	2046	2047	12,784,461	127,845	0		0	12,912,305	7,717,310	0.021038	\$162,356	2047
2046	2047	2048	12,912,305	129,123	0		0	13,041,428	7,846,433	0.021038	\$165,072	2048
2047	2048	2049	13,041,428	130,414	0		0	13,171,843	7,976,847	0.021038	\$167,816	2049
Total			\$2,828,591			\$5,148,256				\$3,276,990		

Notes:

Table 5:

Tax Increment Cash Flow

City of Reedsburg

TID No. 10

Year	Beginning Balance	Revenues				Expenses						Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Land Sale Revenue	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	Phase 4 Debt Service Payments	PAYGO Development Incentives	Annual Admin		
2021		0	0	0		0		0	0	0	0	0	
2022	0	17,000	0	0		0		0	0	0	5,000	12,000	12,000
2023	12,000	0	0	24		8,400	0	0	0	0	5,000	(13,376)	(1,376)
2024	(1,376)	0	33,710	0		8,400	0	0	0	10,000	5,000	10,310	8,934
2025	8,934	34,125	35,140	18		18,196	0	0	0	10,000	5,000	36,087	45,021
2026	45,021	0	62,036	90		18,196	34,125	0	0	10,000	5,000	(5,195)	39,826
2027	39,826	0	84,244	80		18,196	21,498	0	0	20,000	5,000	19,629	59,455
2028	59,455	0	103,600	119		18,196	21,498	0	0	20,000	5,000	39,025	98,479
2029	98,479	0	105,729	197		18,196	21,498	0	0	30,000	5,000	31,232	129,711
2030	129,711	0	107,879	259		18,196	21,498	0	0	30,000	5,000	33,444	163,155
2031	163,155	0	122,375	326		18,196	21,498	0	0	40,000	5,000	38,007	201,163
2032	201,163	23,450	124,692	402		18,196	21,498	23,450	0	40,000	5,000	40,400	241,563
2033	241,563	0	127,032	483		18,196	21,498	88,069	0	40,000	5,000	(45,248)	196,314
2034	196,314	0	129,395	393		18,196	21,498	88,069	0	40,000	5,000	(42,975)	153,339
2035	153,339	0	131,782	307		18,196	21,498	88,069	0	30,000	5,000	(30,674)	122,665
2036	122,665	0	134,193	245		18,196	21,498	88,069	0	30,000	5,000	(28,325)	94,340
2037	94,340	0	136,627	189		18,196	21,498	88,069	0	30,000	5,000	(25,947)	68,393
2038	68,393	0	139,087	137		18,196	21,498	88,069	0	30,000	5,000	(23,539)	44,853
2039	44,853	0	141,570	90		18,196	21,498	88,069	0	30,000	5,000	(21,103)	23,751
2040	23,751	0	144,079	48		18,196	21,498	88,069	0	30,000	5,000	(18,636)	5,115
2041	5,115	0	146,613	10		18,196	21,498	88,068	0	30,000	5,000	(16,139)	(11,025)
2042	(11,025)	0	149,172	0		18,196	21,498	0	0	30,000	5,000	74,478	63,453
2043	63,453	0	151,756	127		0	0	0	0	30,000	5,000	116,883	180,337
2044	180,337	0	154,367	361		0	0	0	0	30,000	5,000	119,728	300,064
2045	300,064	0	157,003	600		0	0	0	0	30,000	5,000	122,604	422,668
2046	422,668	0	159,666	845		0	0	0	0	30,000	5,000	125,512	548,179
2047	548,179	0	162,356	1,096		0	0	0	0	30,000	5,000	128,452	676,632
2048	676,632	0	165,072	1,353		0	0	0	0	30,000	5,000	131,426	808,058
Total		74,575	3,109,174	7,799	0	344,328	378,094	816,069	0	710,000	135,000		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.
 U.ZU% = Assumed Investment Rate For Interest Income

Table 6: Analysis of Impact on Overlying Jurisdictions

City of Reedsburg

TID No. 10

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	31.9%	\$34,889	\$992,548	\$957,658
Tech. College	4.2%	\$4,569	\$129,976	\$125,408
County	20.0%	\$21,904	\$623,141	\$601,236
Local	43.9%	\$47,929	\$1,363,509	\$1,315,580
State	0.0%	\$0	\$0	\$0
Total	100.0%	\$109,292	\$3,109,174	\$2,999,882

Table 7 - Increment Projections

City of Reedsburg

TID No. 10

7/15/2021

Year	Common/Site Name	South School MFR - Phase 1	South School MFR - Phase 2	Transload Facility Trucking / Industrial	Apartment Complex MFR - Triangle Block	Commercial Redevelopment						Other (Small)	Other (Large)
2021	\$ -												
2022	\$ 1,520,000	\$ 1,120,000		\$ 400,000									
2023	\$ -												
2024	\$ 1,140,000		\$ 1,140,000										
2025	\$ 900,000				\$ 900,000								
2026	\$ 750,000					\$ 750,000							
2027	\$ -												
2028	\$ -												
2029	\$ 500,000					\$ 500,000							
2030	\$ -												
2031	\$ -												
2032	\$ -												
2033	\$ -												
2034	\$ -												
2035	\$ -												
2036	\$ -												
2037	\$ -												
2038	\$ -												
2039	\$ -												
2040	\$ -												
2041	\$ -												
2042	\$ -												
2043	\$ -												
2044	\$ -												
2045	\$ -												
2046	\$ -												
2047	\$ -												
Total	\$ 4,810,000	\$ 1,120,000	\$ 1,140,000	\$ 400,000	\$ 900,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes: No increase in land value is assumed; values are indexed for inflation on Attachment #4; assumed improvement value for redevelopment is derived from Village projections and incremental increases in value for smaller and larger projects



Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Community Development Authority Resolution

Attachment #6: Common Council Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable

City of Reedsburg
Tax Increment District (TID) No. 10 Creation
Tax Increment District No. 6 Boundary Amendment
Tax Increment District No. 9 Boundary & Project Plan Amendment
Summary of Activities and Timetable
July 12, 2021

Key Dates: Council Meetings – 2nd & 4th Monday

: Newspaper Publication Date – Thursday (Notice deadline is 2:00 p.m. on Friday)

: Plan Commission Meetings – 2nd Tuesday

: Community Development Authority (CDA) Meetings – 3rd Tuesday

Assumptions : Timetable Assumes TID No. 10 is a Blight Elimination TID

: Timetable Assumes TID No. 10 overlaps portions of TID No. 6 which requires overlapped parcels to be subtracted

Action	Party Responsible	Date
A. Common Council Meeting: Authorization to proceed	Common Council	6/14/21
B. Blight Declaration		
1. Identify Preliminary TID No. 10 Boundary	City / Vierbicher	6/25/21
2. Prepare Blight Documentation	City/Vierbicher	7/15/21
3. CDA Meeting: Approve Blight Determination	CDA	7/20/21
4. Common Council Meeting: Approve Blight Determination	Common Council	7/26/21
C. TID No. 10 Creation, TID No. 6 Amendment & TID No. 9 Amendment		
1. Mail letters to taxing jurisdictions notifying them of TID creation & amendment and requesting Joint Review Board (JRB) appointments.	Vierbicher	6/28/21
2. Prepare draft TID No. 10, TID No. 6 & TID No. 9 Project Plans and Boundary Maps	Vierbicher / City Staff	6/28/21 – 7/15/21
3. Plan Commission Meeting: - Review draft TID No. 10 Project Plan and Boundary Map - Review Draft TID No. 6 Boundary Amendment - Review draft TID No. 9 Amendment - Set Public Hearing Date for TID No. 9 Amendment	Plan Commission	7/13/21
4. CDA Meeting: - Review draft TID No. 10 Project Plan and Boundary Map - Review TID No. 6 Boundary Amendment - Schedule Public Hearing for TID No. 6 Amendment - Schedule Public Hearing for TID No. 10 Creation	CDA	7/20/21
5. Mail TID No. 10 Public Hearing Notice & Blight Finding Letter to Property Owners (1 st Class Mail Not less than 20 days before public hearing)	City	7/26/21
6. Mail Public Hearing Notices to Joint Review Board (JRB) (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
7. Mail Public Hearing Notices to taxing entities. (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
8. Deliver JRB Meeting Notice to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21
9. Deliver Public Hearing Notices to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21

10. Mail JRB packets.	Vierbicher	7/29/21
11. Publish Notice for JRB first meeting (Class I).	Newspaper	8/05/21
12. Publish Notices for TID No. 6 and TID No. 9 Amendment Public Hearing (Class I)	Newspaper	8/05/21
13. Publish Notice for TID No. 10 Creation Public Hearing (Class II).	Newspaper	8/05/21 & 8/12/21
14. Joint Review Board - First Meeting: - Elect chairperson - Elect an at-large member - Review draft TID No.10 Creation Project Plan & District Boundary - Review draft TID No. 6 Amendment - Review draft TID No. 9 Amendment (at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).	JRB 1:00 PM	8/11/21
15. Plan Commission Meeting: - Public Hearing for TID No. 9 Amendment (at least 7 days after insertion of public notice) - Adopt Resolution approving TID No. 9 Amendment	Plan Commission 4:00 PM	8/12/21
16. CDA Meeting: - Public Hearing for TID No. 10 Creation, Project Plan & Boundary (at least 7 days after last insertion of public notice) - Public Hearing for TID No. 6 Amendment (at least 7 days after insertion of public notice) - Adopt Resolution approving TID No. 6 Amendment - Adopt Resolution approving TID No. 10 Creation	CDA 5:30 PM	8/19/21
17. Obtain City Attorney opinion letter for TID No. 10 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/30/21
18. Common Council Meeting: (Not less than 14 days after public hearing) - Adopt Resolution approving TID No. 6 Amendment - Adopt Resolution approving TID No. 10 Creation - Adopt Resolution approving TID No. 9 Amendment	Common Council	9/27/21
19. Deliver JRB meeting notice to newspaper.	City Staff	10/1/21
20. Mail JRB packets.	Vierbicher	10/5/21
21. Publish Notice for JRB second meeting (Class I).	Newspaper	10/7/21
22. Joint Review Board – Final Meeting: - Annual JRB Meeting to Review TID Annual Reports - Adopt Resolution approving TID No. 6 Boundary Amendment - Adopt Resolution approving TID No. 10 Creation - Adopt Resolution approving TID No. 9 Amendment (At least 5 days after publication of meeting notice and within 30 days of Council approval).	JRB	10/12/21
23. Notify DOR of TID No. 10 Creation, TID No. 6 & TID No. 9 Amendment.	Vierbicher	After JRB
24. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/21

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 FAX
www.vierbicher.com

August 5, 2021

Tim McCumber, County Board Chair
Sauk County
505 Broadway, Room 140
Baraboo, WI 53913

Roger J. Rindo, Ed.D., Superintendent
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Jack Daniels, III, Ph.D., President
Madison College
1701 Wright Street, Rm. 148E
Madison, WI 53704

David Estes, Mayor
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 6 (TID No. 6) Amendment No. 3
Proposed Tax Increment District No. 10 (TID No. 10) Creation

Dear Chief Executives:

The City of Reedsburg is proposing to amend Tax Increment District No. 6 (TID No. 6). The Community Development Authority has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for August 19, 2021 at 5:30 PM at the City Hall of the City of Reedsburg.

Attached are copies of the Public Hearing Notice, the Preliminary TID No. 6 Boundary Map and the Preliminary TID No. 10 Boundary Map. You are invited to attend the Public Hearing. We also emailed a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 402-6378 or email at kmuc@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Kurt R. Muchow
Community Development Consultant

Enclosures

cc: Jacob Crosetto, City Clerk
Timothy M. Becker, City Administrator

Attachment #3:

Public Hearing Notice to Joint Review Board



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 FAX
www.vierbicher.com

August 5, 2021

Elizabeth Geoghegan, Treasurer
Sauk County
505 Broadway, Room 148
Baraboo, WI 53913

Shawna Marquardt
Madison College
1701 Wright Street
Madison, WI 53704

Gary Woolever
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Timothy Becker
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Todd Polk
Community First Bank
115 Main Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 6 (TID No. 6) Amendment No. 3
Proposed Tax Increment District No. 10 (TID No. 10) Creation

Dear Joint Review Board Members:

The City of Reedsburg is proposing to amend Tax Increment District No. 6 (TID No. 6) and create Tax Increment District No. 10 (TID No. 10). The Community Development Authority has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for August 19, 2021 at 5:30 PM at the City Hall of the City of Reedsburg.

Attached are copies of the Public Hearing Notice, the Preliminary TID No. 6 Boundary Map and the Preliminary TID No. 10 Boundary Map. You are invited to attend the Public Hearing. We also emailed a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 402-6378 or email at kmuc@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Kurt R. Muchow
Community Development Consultant

Enclosures

cc: Jacob Crosetto, City Clerk
Brian DuValle, Planner/Building Inspector/Zoning Administrator

Attachment #4:
Public Hearing Minutes

Community Development Authority

Meeting Minutes

August 19, 2021

Alder Adam Kaney called the meeting to order by at 5:30 PM.

Present: Megan Cowan, Matt Smuksta, Beth DeForge

Absent: Alder Jason Schulte, Richie Strutz,

Staff: Brian Duvalle

Motion by DeForge, seconded by Cowan to approve the 7/20/21 minutes.

Motion approved

Public Hearing for TID No. 10 Creation, Project Plan & Boundary

Public Hearing for TID No. 6 Amendment

Mark Steward from Vierbicher reviewed the background for TID 10 creation and the amendment for TID 6 that would remove some of its properties and add them to TID 10. TID 10 is designated a blighted TID and can therefore have a longer life span. Discussion on the definition of TID blight, which is not the standard definition of disrepair and lowered property values but rather because of the smaller lots and multiple ownerships.

Roger, owner of 247 S Park St, questioned how this will affect his property, what funding would be available, and can neighbors have say in future TID 10 projects. The TID is intended for larger projects with higher property values (e.g. Walnut Flats) and not small building improvements. Any future TID developments would require Council approval in a public meeting. Ron Ziegler, 529 Plum St, questioned angle lots. Steward explained they are obsolete platting as they are not conducive to development with small setback areas. The TID maps were reviewed showing the switch in properties from TID 6 to TID 10.

Adopt Resolution approving TID No. 6 Amendment

Adopt Resolution approving TID No. 10 Creation

Motion by DeForge, seconded by Smuksta to approve resolution for TID No. 6 Amendment.

Motion approved

Motion by Cowan, seconded by DeForge to approve resolution for TID No. 10 Creation.

Motion approved

Consider closed Session per sec. 19.85(1)(e), Stats., conducting specified public business requiring a closed session, for competitive reasons, to review business plan for startup business under the Business Incubator Program.

Motion by Cowan, seconded by Smuksta to move to closed session.

Motion approved

Reconvene into Open Session.

Motion by Cowan, seconded by Smuksta to move to open session.

Motion approved

Consider second-year funding for CraDee's Shop and The Spot under the Business Incubator Program.

Motion by Cowan, seconded by DeForge to approve another \$300/month for six months for CraDees.

Motion approved

Review CDA updates
No action taken.

Motion by Smuksta, seconded by DeForge to adjourn at 6:10 PM.

Motion approved

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian Duvalle", written in a cursive style.

Brian Duvalle
Planner/Building Inspector

Attachment #5:

Community Development Authority Resolution

**CITY OF REEDSBURG
COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION NO.4449-21
APPROVING TAX INCREMENT DISTRICT NO. 10
PROJECT PLAN AND BOUNDARY**

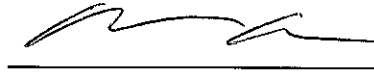
WHEREAS, the Community Development Authority of the City of Reedsburg ("hereafter "CDA") has prepared and reviewed a boundary for Tax Increment District (TID) No. 10 and a Project Plan for TID No. 10 Creation and finds the Plan to be feasible and conforming to the requirements described in Wis. Stat. § 66.1105(4)(f); and

WHEREAS, the CDA has invited the public to review the TID No. 10 Project Plan and boundary Creation and comment upon such Project Plan and boundary at a public hearing held on August 19, 2021, and that the Public Hearing was duly noticed in conformance with Wis. Stat. § 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the CDA hereby approves the Project Plan and boundary (as shown on Exhibit A) for Tax Increment District No. 10 Creation; and

BE IT FURTHER RESOLVED that the CDA hereby submits the Project Plan and boundary for Tax Increment District No. 10 Creation to the City of Reedsburg Common Council for approval.

This Resolution is being adopted by the Community Development Authority of the City of Reedsburg at its duly scheduled meeting on August 19, 2021.


_____, Chair


_____, Secretary

Attachment #6:
Common Council Resolution

Attachment #7:

Joint Review Board Meeting Notices

City of Reedsburg
Notice of Joint Review Board Meeting
For:

Amendment No. 3 of Tax Increment District No. 6 (TID No. 6)
Amendment No. 2 of Tax Increment District No. 9 (TID No. 9)
Creation of Tax Increment District No. 10 (TID No. 10)

Please take note that on August 11, 2021 at 1:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to Tax Increment District No. 6, amendment to Tax Increment District No. 9, and the creation of Tax Increment District No. 10. The amendment to TID No. 6 and TID No. 9 are for boundary and project plan adjustments. The creation of TID No. 10 is to promote blight elimination. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 6, TID No. 9, and TID No. 10 Project Plans and Boundaries. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publication Date: August 5, 2021
Publication: Reedsburg Independent

Attachment #8:

Joint Review Board Meeting Minutes

Reedsburg, Wisconsin
August 11, 2021

Notice of the meeting was given to the media, posted on the City Hall bulletin board and published in the official city newspaper in accordance with the open meeting requirements.

The Joint Review Board convened in organizational session on Wednesday, August 11, 2021, at 1:00 PM at Reedsburg City Hall with the following members present:

Members Present: Elizabeth Geoghegan (Sauk County)
Tim Becker (City of Reedsburg)
Shawna Marquadt (MATC)
Todd Polk (Member at Large)
Member Absent: Gary Woolever (Reedsburg School District)
Also Present: Jacob Crosetto, Kurt Muchow (Vierbicher)

Moved by Reedsburg At-Large Member and seconded by Sauk County to appoint Tim Becker (City of Reedsburg) as Chair of Joint Review Board.

Motion carried.

Kurt Muchow, Vierbicher, reviewed drafts of the TID 10 Creation Project Plan & District Boundary, TID 6 Amendment, and TID 9 Amendment.

Next meeting will be confirmed via email.

Moved by Sauk County, seconded by Reedsburg At-Large Member to adjourn at 1:30 PM.

Motion carried.

Jacob Crosetto
City Clerk-Treasurer/Finance Director
JRB Secretary

Attachment #9:

Joint Review Board Approval Resolution

Attachment #10:

Affidavits of Publication

8/11 JRB MTG

Affidavit of Publication

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 5th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin,
Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published 1

Printers Fee \$ Proof of Publication \$

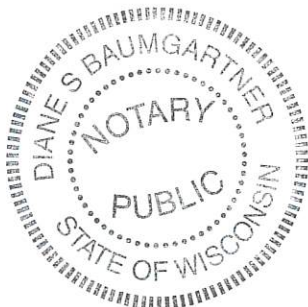
Total \$

-or- See monthly invoice for cost ✓

Received Payment

99105733 00521325

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



CITY OF REEDSBURG NOTICE OF JOINT REVIEW BOARD MEETING

For:

Amendment No. 3 of Tax Increment District No. 6 (TID No. 6)

Amendment No. 2 of Tax Increment District No. 9 (TID No. 9)

Creation of Tax Increment District No. 10 (TID No. 10)

PLEASE TAKE NOTE that on August 11, 2021 at 1:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to Tax Increment District No. 6, amendment to Tax Increment District No. 9, and the creation of Tax Increment District No. 10. The amendment to TID No. 6 and TID No. 9 are for boundary and project plan adjustments. The creation of TID No. 10 is to promote blight elimination. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 6, TID No. 9, and TID No. 10 Project Plans and Boundaries. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publish: 8/5/21 WNAXLP

Affidavit of Publication

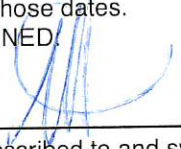
STATE OF WISCONSIN } SS
COUNTY OF SAUK }

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following

August 05, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 5th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin, Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published

Printers Fee \$ Proof of Publication \$

Total \$

-or- See monthly invoice for cost ☒

Received Payment

99105733 00521326

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



**CITY OF REEDSBURG
PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR AMENDMENT NO. 2
OF TAX INCREMENT DISTRICT (TID) NO. 9**

NOTICE IS HEREBY GIVEN that on Thursday, August 12, 2021 at 4:00 p.m., the City of Reedsburg Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and Amendment of TID No. 9.

TID No. 9 is being amended to add parcels, promote mixed use development, along with infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 9 and within the one half mile radius of the TID.

A copy of the TID No. 9 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Sent to overlying jurisdictions: July 29, 2021.

Publish: 8/5/21 WNAXLP

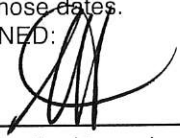
Affidavit of Publication

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

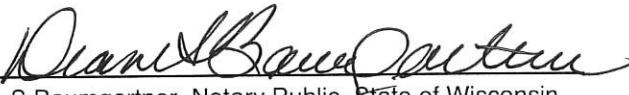
Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
August 05, 2021, August 12, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 12th day of August 2021.


Diane S Baumgartner, Notary Public, State of Wisconsin,
Sauk County, Wisconsin

My commission expires: September 09, 2022

of Lines 1 # of Weeks Published 2

Printers Fee \$ _____ Proof of Publication \$ _____

Total \$ _____

-or- See monthly invoice for cost ☒

Received Payment _____

99105733 00521332

CITY OF REEDSBURG
134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959



**CITY OF REEDSBURG
NOTICE OF PUBLIC HEARING ON
BOUNDARIES AND PROJECT PLANS FOR:
AMENDMENT NO. 3 OF TAX INCREMENT DISTRICT (TID)
NO. 6**

CREATION OF TAX INCREMENT DISTRICT (TID) NO. 10

NOTICE IS HEREBY GIVEN that on Thursday, August 19, 2021 at 5:30 p.m., the City of Reedsburg Community Development Authority will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundaries and Project Plans, amendment No. 3 of TID No. 6 and creation of TID No. 10.

TID No. 6 is being amended to subtract territory. TID No. 10 is being created to promote blight elimination. TID No. 9 and TID No. 10 include infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 10 and within one half mile radius of the TID.

A copy of the TID No. 6 and TID No. 10 Boundaries and Project Plans are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plans may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Sent to overlying jurisdictions: July 29, 2021.

Publish: 8/5/21, 8/12/21 **WNAXLP**

Attachment #11:
Attorney Opinion Letter

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

110 East Main Street
Post Office Box 231
Reedsburg, Wisconsin 53959-0231

Telephone (608) 524-8231
Facsimile (608) 524-4766

September 20, 2021

Mayor David Estes
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District #10 Creation
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)

Dear Mayor Estes:

As the Attorney for City of Reedsburg, I have been asked to review the TID No. 10 Project Plan. In accordance with my duties, I have reviewed Tax Increment District No. 10 Project Plan, City of Reedsburg, Wisconsin, prepared by Vierbicher and Associates, 400 Viking Drive, Reedsburg, WI 53959 proposed to be adopted by the Common Council on September 27, 2021 consisting of fifteen (15) narrative pages in addition to Appendix A: Parcel List & Maps; Appendix B: Financial Attachments; Appendix C: Resolutions, Notices, Minutes, and other attachments. The Appendix documents were supplemented by Vierbicher and Associates on September 20, 2021.

In this connection, I reviewed the Project Plan, the attachments to the same, the law, and such other documents as we deemed necessary to enable us to give this opinion.

We have not engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on the foregoing documents and information submitted to me and subject to the above, it is my opinion that the TID No. 10 Project Plan and Boundary is complete and complies with Wis. Stat. § 66.1105(4).

I am providing you with a copy of this letter, which should be added to the TID No. 10 creation document, assuming the Resolution is adopted by the Common Council. Any questions regarding this opinion should be directed to me.

Very truly yours,

CITY OF REEDSBURG



Derek J. Horkan
City Attorney
derek@lga.law

DJH/ds

Enclosures

c: Tim Becker
Mark Steward, Vierbicher
Kurt R. Muchow, Vierbicher

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

110 East Main Street
Post Office Box 231
Reedsburg, Wisconsin 53959-0231

Telephone (608) 524-8231
Facsimile (608) 524-4766

September 20, 2021

Mayor David Estes
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District #10 Creation
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)

Dear Mayor Estes:

As the Attorney for City of Reedsburg, I have been asked to review the TID No. 10 Project Plan. In accordance with my duties, I have reviewed Tax Increment District No. 10 Project Plan, City of Reedsburg, Wisconsin, prepared by Vierbicher and Associates, 400 Viking Drive, Reedsburg, WI 53959 proposed to be adopted by the Common Council on September 27, 2021 consisting of fifteen (15) narrative pages in addition to Appendix A: Parcel List & Maps; Appendix B: Financial Attachments; Appendix C: Resolutions, Notices, Minutes, and other attachments. The Appendix documents were supplemented by Vierbicher and Associates on September 20, 2021.

In this connection, I reviewed the Project Plan, the attachments to the same, the law, and such other documents as we deemed necessary to enable us to give this opinion.

We have not engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on the foregoing documents and information submitted to me and subject to the above, it is my opinion that the TID No. 10 Project Plan and Boundary is complete and complies with Wis. Stat. § 66.1105(4).

I am providing you with a copy of this letter, which should be added to the TID No. 10 creation document, assuming the Resolution is adopted by the Common Council. Any questions regarding this opinion should be directed to me.

Very truly yours,

CITY OF REEDSBURG



Derek J. Horkan
City Attorney
derek@lga.law

DJH/ds
Enclosures

c: Tim Becker
Mark Steward, Vierbicher
Kurt R. Muchow, Vierbicher

**CITY OF REEDSBURG
COMMON COUNCIL RESOLUTION NO. 4453-21
RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 10**

WHEREAS, the Common Council of the City of Reedsburg requested that the Plan Commission and Community Development Authority identify a boundary and prepare a Project Plan for the creation of Tax Increment District (TID) No. 10; and

WHEREAS, the Plan Commission and the Community Development Authority established boundaries for said TID No. 10; and

WHEREAS, the Plan Commission and Community Development Authority caused a Project Plan to be prepared for TID No. 10 which identified investments necessary to promote the orderly development of the City of Reedsburg by promoting blight removal within the TID boundary; and

WHEREAS, the Community Development Authority conducted a public hearing on said TID No. 10 boundary and Project Plan after duly notifying overlying taxing jurisdictions of said public hearing under Wisconsin Statutes §66.1105(4)(a) and §66.1105(4)(e); and

WHEREAS, the Community Development Authority approved said boundary and Project Plan for TID No. 10 and recommended that the Common Council of the City of Reedsburg create TID No. 10 as approved by the Community Development Authority;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Reedsburg hereby creates a Tax Increment District which shall be known as Tax Increment District (TID) No. 10, City of Reedsburg, and that said District shall be created effective January 1, 2021.

BE IT FURTHER RESOLVED, the boundaries for TID No. 10 shall be those attached and marked as Exhibit A (description) and Map 1 to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The district includes only whole parcels of property; and
- B. The district is contiguous
- C. Not less than 50 percent, by area, of the real property within the District is blighted, as defined by Wis. Stats § 66.1333(2m); and
- D. No more than 35% of the property within TID No. 10 is retail; and
- E. The improvement of TID No. 10 is likely to enhance significantly the value of substantially all of the other real property in the District; and
- F. The project costs directly serve to promote blight elimination and are consistent with the purpose for which the Tax Increment District is created; and
- G. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the City; and
- H. The development described in the Project Plan would not occur without the creation of the TID; and
- I. Declares that the district is a Blighted Area District.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes §66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 10 as recommended by the Community Development Authority, and finds that it is feasible and in conformance with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 27, 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk

CERTIFICATION

I, _____ Clerk of the City of Reedsburg, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on September 27, 2021.

Motion by _____, seconded by _____ to adopt the Resolution.

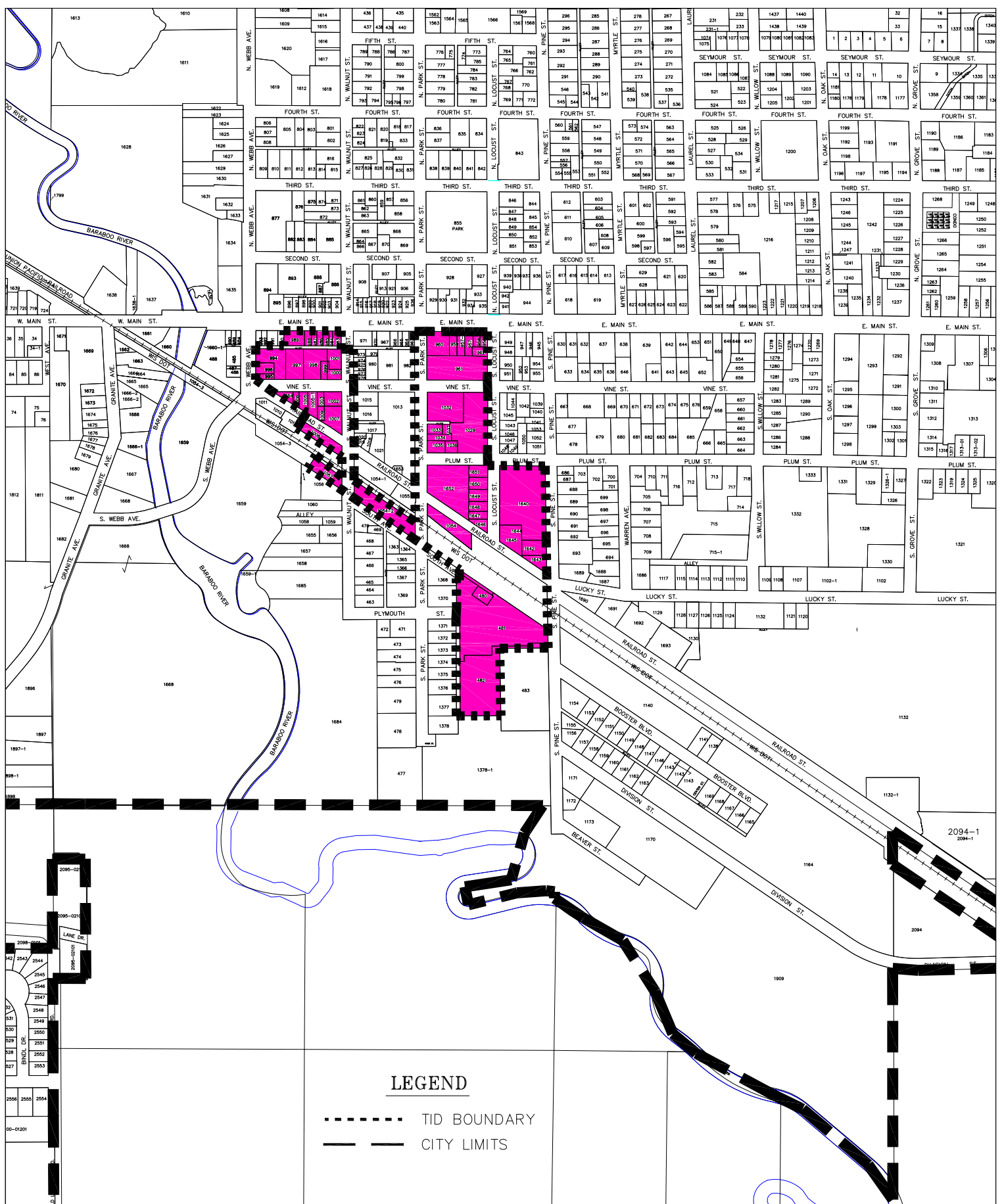
Vote: _____Yes _____No

Resolution Adopted.

_____, City Clerk

EXHIBIT A
City of Reedsburg
Tax Increment District Boundary Description

MAP 1
City of Reedsburg
Tax Increment District Map



CITY OF REEDSBURG
TAX INCREMENT DISTRICT NO. 10 BOUNDARY



Page 199 of 208

ORDINANCE NO. 1927-21
(Amend Chapter 324 Historic Preservation)

The Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION 1: PURPOSE.

The purpose for this amendment is to amend the Historic Preservation chapter to comply with the requirements of the Certified Local Government (CLG) Program. CLG “is a partnership program between the National Park Service, the SHPO, and local governments to support and strengthen local historic preservation programs”.

SECTION II: PROVISIONS AMENDED.

City of Reedsburg Code Chapter 324 is hereby amended by this ordinance. See Attachment A.

SECTION III: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION IV: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION V: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 324.

Dated this 27th day of September 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

August 23, 2021
September 16, 2021
September 27, 2021
October 7, 2021

Chapter 324 **Historic Preservation**

§ 324-1 **Title.**

This chapter shall be known as, referred to, or cited as the "Historic Preservation Ordinance, City of Reedsburg, Wisconsin."

§ 324-2 **Authority, purpose and intent.**

- A. Authority. These regulations are adopted under authority granted by § 62.23(7)(em) of the Wisconsin Statutes. Therefore, the Common Council of the City of Reedsburg, Wisconsin ordains these historic preservation regulations.
- B. Purpose. The purpose of this chapter is to promote the health, safety, and general welfare of this community.
- C. Intent. The intent of this chapter is to:
 - (1) Effect and accomplish the protection, enhancement, and preservation of such improvements, sites and districts that represent or reflect elements of cultural, social, economic, political and architectural history.
 - (2) Safeguard historic and cultural heritage as embodied and reflected in such historic structures, sites and districts.
 - (3) Stabilize and improve property values, and enhance the visual and aesthetic character of the City of Reedsburg.
 - (4) Protect and enhance the City of Reedsburg's attractions to residents, tourists and visitors and serve as a support and stimulus to business and industry.
 - (5) Educate the public regarding the need and desirability of the national, state and municipal historic preservation program.
 - (6) Foster civic pride in the City of Reedsburg's notable accomplishments.
- D. Interpretation. These regulations shall be interpreted and applied to accomplish the purpose and intent stated above, provided such interpretation and application do not unreasonably restrict or limit the right of any person to own, sell, lease to another, enjoy, improve or otherwise use any real or personal property in which he or she has an equitable or legal interest.
- E. Jurisdiction. The jurisdiction of this chapter shall include all lands and waters within the territorial boundaries of the City of Reedsburg. The jurisdiction of this chapter shall not include any lands or waters within the extraterritorial district of the City of Reedsburg as set forth in § **690-15** of Chapter **690**, Zoning, of the Code of the City of Reedsburg, Wisconsin.
- F. Severability. If any section, clause, provision or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.
- G. Repeal. Ordinance No. 1321-95 is hereby repealed in its entirety. All other ordinances or parts of ordinances of the City of Reedsburg inconsistent or conflicting with this chapter, to the extent of the inconsistency only, are hereby repealed.
- H. Effective date. This chapter shall be in effect after a public hearing, adoption by the City of Reedsburg Common Council, and publication or posting as provided by law.

§ 324-3 **Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

CERTIFICATE OF APPROPRIATENESS

The certificate issued by the Historic Preservation Commission approving any exterior alteration to a historic property designated under § 324-7 of this chapter.

COMMISSION

The Historic Preservation Commission as created by § 324-4.

COMMON COUNCIL

The Common Council of the City of Reedsburg, Wisconsin.

HISTORIC DISTRICT

An area designated by the Common Council pursuant to § 324-7 that contains two or more sites or improvements which have been determined to meet the criteria set forth in § 324-5.

HISTORIC PROPERTY

An historic site, an historic structure, or an historic district.

HISTORIC SITE

Any parcel of land designated by the Common Council pursuant to § 324-7 that meets the criteria set forth in § 324-5.

HISTORIC STRUCTURE

Any improvement which has been designated by the Common Council pursuant to § 324-7 that meets the criteria set forth in § 324-5.

IMPROVEMENT

Any building, structure, place, work of art or any fixture or appurtenance to the real property. ~~including streets, alleys, sidewalks, curbs, lighting fixtures or signs.~~

PERSON

Any individual, corporation, partnership, or limited liability company, trust, estate, association or any other legal entity.

§ 324-4 Administration.

A. Historic Preservation Commission.

- (1) Creation, composition. The Historic Preservation Commission is hereby created and shall consist of seven members appointed by the Mayor, subject to confirmation by the Common Council. The members of the Commission shall serve without compensation and may be removable by the Mayor and the Common Council without cause. The Mayor shall designate one of the members to be the Chairman of the Commission. The Mayor shall appoint one alternate member, who shall act with full power only when a member of the Commission is absent or is unable to vote because of a conflict of interest. One of the principal members of the Commission shall be a member of the Common Council. ~~The remaining principal members and the alternate member of the Commission shall be adult residents of the City of Reedsburg with an interest in historical and cultural preservation.~~ **Members must be drawn from professionals in architecture, history, architectural history, planning, prehistoric and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines to the extent such professionals are available in the community concerned, and such other persons as have demonstrated special interest, experience, or knowledge in history, architecture, or related disciplines.**
- (2) Term. The members of the Commission, including the Chairman and the designated alternate member, shall serve for a three-year term. Those terms shall be staggered as two three-year terms, two two-year terms and three one-year terms at the time of initial appointment.
- (3) Powers and duties. The Commission shall have the following powers and duties.
 - (a) Pursuant to § 324-6, the Commission shall review and issue its recommendation with respect to nominations to designate a site, improvement or area as an historic property.

- (b) Pursuant to § **324-8**, the Commission shall review applications for certificate of review and shall issue its certificate of review.
- (c) The Commission shall assist persons applying to have property listed on the State Register of Historic Places or the National Register of Historic Places with the application process.
- (d) The Commission shall provide information to interested persons regarding investment tax credit programs, grants or loans that may be available with respect to historic rehabilitation efforts. The Commission shall assist interested individuals in understanding and meeting the eligibility requirements for such programs.
- (e) The Commission shall educate the public regarding the benefits to the community, businesses and property owners from historic preservation.
- (4) Prohibited conduct.
 - (a) No member of the Commission may use his or her position to obtain financial gain or anything of substantial value for the private benefit of himself, or his or her immediate family, or for an organization with which he or she is associated.
 - (b) A member of the Commission shall recuse himself or herself from the discussion, the vote or the preparation of the Commission's written recommendation with respect to any nomination of real or personal property in which the member owns or has a material financial interest.
- B. Common Council. The Common Council shall have the responsibility of designating historic property pursuant to § **324-7**.

§ 324-5 Criteria for historic designation.

- A. A site, improvement or district shall be designated as an historic property only if it is significant in national, state or local history, architecture, archaeology, engineering ~~and~~ **or** culture.
- B. The quality of significance required to be designated as a historic property is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and that satisfy any of the following conditions:
 - (1) Association with events that have made a significant contribution to the broad patterns of history.
 - (2) Association with the lives of persons significant in the past.
 - (3) Embodiment of the distinctive characteristics of a type, period or method of construction or that represent the work of a master or that possess high artistic values.
 - (4) Representation of a significant and distinguishable entity whose components may lack individual distinction.
 - (5) Yielding, or likely to yield, information important to prehistory or history.
- C. ~~Notwithstanding § **324-5B**, no cemetery, birthplace or grave of a historical figure, property owned by a religious institution or used for religious purposes, reconstructed historic building, property primarily commemorative in nature or property that has achieved significance within the past 50 years may be considered eligible for designation as an historic property unless it is an integral part of a district that meets the criteria of significance under § **324-5B** or unless it falls within at least one of the following categories:~~
 - ~~(1) — A religious property deriving primary significance from architectural or artistic distinction or historical importance.~~
 - ~~(2) — A birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life in the vicinity of that birthplace or grave.~~

~~(3) — A cemetery which derives its primary significance from the grave of a person of transcendent importance, age, distinctive design features or association with historic events.~~

~~(4) — A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same association has survived.~~

~~(5) — A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own exceptional significance.~~

~~(6) — A property achieving significance within the past 50 years if it is of exceptional importance.~~

§ 324-6 Procedure for historic designation.

A. Nomination process.

(1) Any resident of the City of Reedsburg may nominate a site, improvement or area for designation as an historic property. The nomination shall be made on a form prepared by the Commission. The nomination shall be delivered to the Chairman of the Commission.

(2) A nomination under this chapter does not constitute a nomination to the State Register of Historic Places or the National Register of Historic Places.

(3) The nomination form prescribed by the Commission shall require the following information:

(a) The name and address of the individual submitting the nomination.

(b) The location of the ~~site, improvement or area~~ **property** being nominated for designation as an historic property.

(c) The names and addresses of any person or persons who own all or part of the site, improvement or area being nominated for designation as an historic property.

(d) A statement and explanation that the ~~site, improvement or area~~ **property** being nominated for designation as an historic property is eligible for designation under § 324-5.

B. Written recommendation. The Commission shall make a written recommendation to the Common Council with respect to whether the ~~site, improvement or area~~ **property** nominated should be designated an historic property.

§ 324-7 Designation of historic property.

A. Upon receipt of a recommendation, the City shall fix a time and place of a public hearing before the Common Council within ~~30~~ **60** days on the Historic Preservation Commission's recommendation and cause notice to be given as follows: by publishing a ~~Class 2~~ **Class 1** notice under Chapter 985 of the Wisconsin Statutes; and by mailing a notice thereof to any person having an interest in the property described by the nomination.

B. Following the public hearing, the Common Council shall decide whether to approve the Commission's recommendation, modify and approve the Commission's recommendations or disapprove the Commission's recommendation. The decision of the Common Council shall be by a majority vote. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

§ 324-8 Regulation of historic property.

A. After a ~~site, improvement or area~~ **property** has been designated as an historic property pursuant to the procedures set forth in §§ 324-6 and 324-7, the owner or person responsible for such historic property shall not reconstruct, alter or demolish all or any part of the exterior of the historic property or construct any improvement upon the historic property (such actions are collectively referred to herein as "alterations") or cause or permit any alterations to be performed upon the historic property unless a ~~Certificate of Review~~ **Certificate of Appropriateness** has been issued by the Commission.

- B. The Commission shall consider any application for a ~~Certificate of Review~~ **Certificate of Appropriateness** in light of the following factors:
- (1) Whether the proposed alteration would detrimentally change, destroy or adversely affect any exterior feature of the historic property.
 - (2) In the case of a site or improvement located within an historic district, whether the proposed alteration conforms to the purpose and intent of this chapter and to the objectives and design criteria of the historic preservation plan, if any, for that historic district.
 - (3) Whether the historic property that would be subjected to the proposed alteration is of such architectural or historic significance that its demolition or change would be detrimental to the public interest and contrary to the general welfare of the residents of the City of Reedsburg.
- C. Within ~~fourteen (14)~~ **45** days of receiving the application for the ~~Certificate of Review~~ **Certificate of Appropriateness**, the Commission shall ~~issue its review the application~~ **review the application** ~~Certificate of Review~~. The ~~Certificate of Review~~ **Certificate of Appropriateness** shall include the following information **if approved**:
- (1) The Commission's finding with respect to the proposed alteration and the factors set forth in § 324-8B. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
 - (2) The Commission's suggestions as to how the proposed alterations could be completed so as to minimize any adverse effect to the historic property.
 - (3) Advice to the applicant as to whether any tax credits, grants or loans are available to the applicant for purposes of completing the proposed alterations and whether the proposed alterations could be completed so as to make such tax credits, grants or loans available to the applicant.
- D. ~~A certificate of review shall be advisory only and shall not prohibit in any manner the alterations that may be made by the owner of the historic property or restrict how the alterations shall be completed by the owner of the historic property.~~
- E. The issuance of a ~~Certificate of Review~~ **Certificate of Appropriateness** shall not relieve the applicant from obtaining other permits and approvals required by the City of Reedsburg for the proposed alterations.
- F. Notwithstanding § 324-8A, ordinary maintenance and repairs may be undertaken without a ~~Certificate of Review~~ **Certificate of Appropriateness**, provided that the work involves repairs to existing features of an historic property or the replacement of elements of an historic property with pieces identical in appearance, and provided that the work does not change the exterior appearance of the historic property.

§ 324-9 Appeals and penalties

- A. ~~Should the Commission fail to issue a Certificate of Appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal in writing such decision to the Common Council within thirty (30) days of the decision. In addition, if the Commission fails to issue a Certificate of Appropriateness, the Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this ordinance.~~
- B. ~~Failure to follow the approval of a Certificate of Appropriateness shall be subject to forfeiture as set forth in Chapter 1, General Provisions, § 1-3, of the Municipal Code.~~

§ 324-10 Rescission of designation.

The designation that a site, improvement or area is an historic property may be rescinded by either of the following procedures:

- A. In the event that the Commission determines that the site, improvement or area was improperly designated as an historic property or that the site, improvement or area no longer satisfies the criteria set forth in § 324-5, then the Commission shall publish a ~~Class 2~~ **Class 1** notice under Chapter 985 of the Wisconsin Statutes that the Commission will be considering a rescission of the designation with respect to that site, improvement or area. A notice thereof shall also be mailed to any person or persons owning all or part of the site, improvement or area. Following a public hearing, the Commission may recommend to the Common Council that the historic property designation for that site, improvement or area be rescinded. Such a recommendation shall be in writing and supported with the Commission's rationale. Following the procedure set forth in § 324-7, the Common Council shall approve, approve and modify or disapprove the Commission's recommendation to rescind the historic property designation.

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Brian Duvalle
Date of Meeting: August 23, 2021

Subject: 1st Reading – Historic Preservation Ordinance Amendment – Certified Local Government

BACKGROUND

Historic Preservation – Chapter 324
Amendments for Certified Local Government (CLG) status

The Historic Preservation recommends approval of the following amendment. This amendment is required to allow the city to become certified and be eligible for grants. A requirement of CLG is that Reedsburg could designate any historical building to ensure its exterior stays historic through plan review.

Below is a summary of the proposed changes, mostly based on comments from Jason Tish, Certified Local Government Coordinator at Wis Historical Society (WHS).

§ 324-3 Definitions

‘Certificate of Appropriateness’ – this term is required for CLG status. It would simply replace the current term of ‘Certificate of Review’.

§ 324-4 Administration

This section requires the City to appoint members from the professional backgrounds listed. If this requirement cannot be fully met, the City must explain to WHS why and also how we made every effort to comply.

§ 324-5 Criteria for historic designation

Section (C) would be removed as it is beyond the scope of a local ordinance.

§ 324-8 Regulation of historic property

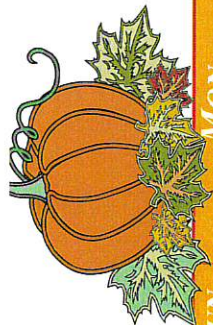
This section explains the review and issuance of a Certificate of Appropriateness.

§ 324-9 Appeals

This is a new section that covers the appeal process to Council should the HPC not issue a Certificate.

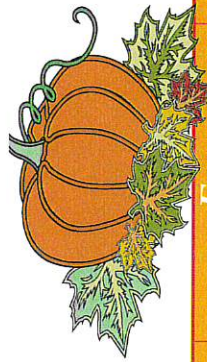
Budget Impact: None from the actual amendment. Approval could lead to grants with a possible City contribution – historical surveys, workshops, educational materials, technical assistance, etc.

Attachments: Proposed Ordinance Chapter 324 Historic Preservation



OCTOBER 2021

CITY OF REEDSBURG



SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4 5:00 pm Personnel	5	6	7	8	9
10	11 5:00 pm Historic Pres 6:00 pm Common Council	12 6:00 pm City Plan	13	14 6:30 pm Library Board (Library)	15	16
17	18 4:00 pm Utility Comm. (Reedsburg Utility)	19 7:00 am Police & Fire Comm (Marty's Steakhouse) 12:00 pm Zoning Board 5:15 pm Parks & Rec. Comm. 6:00 pm CDA	20 12:00 noon RICDC 5:30 pm Public Works Comm.	21	22	23
24	25 6:00 pm Common Council	26 6:30 pm Rb Area Develop	27	28 7:30 am Airport Comm. (Airport)	29	30
31						

All Meetings at City Hall unless otherwise noted.

Calendar Subject to Change.