CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
July 11, 2023
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

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON JUNE 13, 2023:

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

I. GENERAL BUSINESS:

A. Consider variance as part of subdivision plat review to allow a cul-de-sac street per § 674-7(D)(5). – South end of Retzlaff Dr; parcel #276-1928-53024 – KMD Development / Adam Lindloff

B. Public Hearing for TID No.11 Creation

C. Adopt Resolution approving TID No. 11 Creation

D. Discuss minimum dwelling size and accessory dwelling standards

II. ADJOURN:

Reedsburg Plan Commission

June 13, 2023

Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Sonny Hyde, Alder Mike Gargano, Beth DeForge, Steve Zibell
Absent: Jay Brunken, Dan DeBaets
Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by DeForge to approve the 5/9/23 meeting minutes.

Motion approved

Consider Conditional Use Permit for two 4-unit townhouses per §690-28.2 – 17, 27 and 37 Lois Dr; parcel #s 2554, 2555 & 2556 – Scott & Kevin Looye

These would be 2 bedroom/2 bath units with two floors and one attached garage. The zoning is still R-2, of which townhouses are a conditional use.

Neighbor Justin Backeberg is concerned about the amount of traffic and speed on Lois Dr and asked about adding a driveway to Old Loganville Rd.

Discussion was held on adding additional parking in the back or between the buildings or moving the buildings further back on the lots. Scott Looye stated that they tried to minimize the amount of parking in order to maintain a smaller residential appearance.

Neighbor Rick Dela Pena asked about rentals and stormwater. They are intended for rentals and stormwater should be handled in the rear yard.

Motion by Gargano, seconded by Estes to approve the CUP with conditions of a 45’ front setback, maximum 48’-wide curb cut, staff stormwater approval, and combining lots with a CSM.

Motion approved

Consider recommending Certified Survey Map of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 276-0314-20000 – Mark Bush

The property was recently annexed and is now proposed to be divided into two lots.

Neighbor Connie Lonetree asked about driveway location for possible future business, which would most likely be on Alexander Ave. Neighbor Louise Kappelman stated concern about the amount of traffic on Alexander Ave.

Motion by Gargano, seconded by Hyde to recommend approval of the CSM as presented.

Motion approved

Consider recommending rezoning of Lot 1 from Agricultural to B-2 Business of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 276-0314-20000 – Mark Bush

The rezone would be for Lot 2 of the CSM, and the Comprehensive Plan map designates the area as commercial. Neighbor Chester Partyka submitted an email in opposition.

Motion by Gargano, seconded by DeForge to recommend approval of the rezoning as presented.

Motion approved

Consider recommending rezoning property from B-2 Business to B-3 Business per § 690-13. – 2423 E Main St; parcel #276-2256-00000 – Ken Dale

Gina Holt stated she intends to buy the house, but can't because she cannot get a mortgage due to the B-2 zoning. Discussion was held on a possible street thru this lot to serve the possible future expansion of the Courtyards. Holt would provide a water easement thru the lot for the expansion.

Motion by Hyde, seconded by DeForge to recommend approval of the rezoning as presented.

Motion approved

Review draft TID No. 11 Project Plan and Boundary Map

Becker reviewed the proposed TID, which can have up to 35% newly platted residential and is a condition of the Gavin property development.

Set Public Hearing Date for TID No. 11 Creation

Motion by Gargano, seconded by Zibell to set public hearing for July 11, 2023.

Motion approved

Motion by Gargano, seconded by DeForge to adjourn at 7:01 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Staff Report

DATE: 7/11/23

APPLICANT: KMD Development / Adam Lindloff

LOCATION: South end of Retzlaff Dr; Parcel #1928-53024

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Final Plat – Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider variance as part of subdivision plat review to allow a cul-de-sac street per § 674-7(D)(5).
(5) Cul-de-sac and dead-end streets are prohibited unless approved under § 674-12.

General Findings

SURROUNDING LAND USES:

- North –Residential
- West – Park
- South – Residential
- East – Residential

ZONING:

- North- R-2 Residential
- West- R-2 Residential
- South- R-2 Residential
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Retzlaff Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High-density Residential

COMMENTS
ADMINISTRATOR:
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

§ 674-12

(3) Variances In making its determination with respect to unnecessary hardship or practical difficulty the Commission shall take into account the nature of the proposed use of the land, the nature of existing land use in the vicinity, and the considerations set forth in § 674-1 of this chapter of the Code of the City of Reedsburg. No variance shall be granted unless the Commission finds:

> **(a)** That there are special circumstances uniquely affecting the property such that strict application of the requirements of this chapter would deprive the applicant of the reasonable use of his or her land.
> **(b)** That the variance is necessary to preserve a substantial property right of the applicant.
> **(c)** That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area.

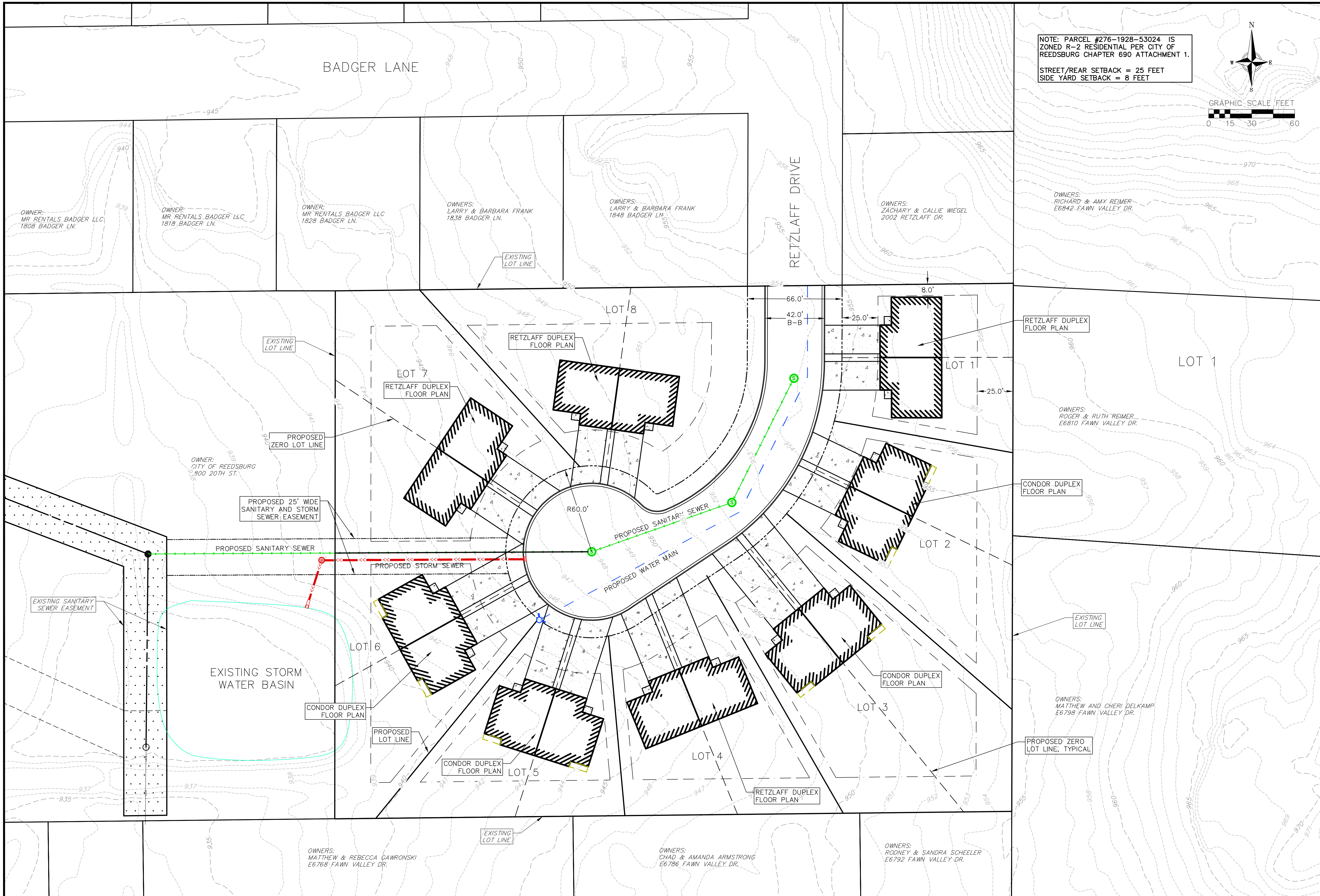
- The property is 4 acres in size
- The property is landlocked on three sides
- Here are private residential lots to the east and south
- There is a city park to the west
- The sole public street access is from the north on Retzlaff Dr
- The proposed cul-de-sac would be roughly 300’ long

<u>STAFF COMMENTS:</u>

Adding 20th Street Park eliminated the only other access to the property from 20th St/Cottontail Ln. The prohibition of cul-de-sacs was added to the ordinance in 2013 but kept as a variance for just such a situation.

<u>Exhibit List</u>

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. July 11, 2023, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting



DUPLEX CONCEPT PLAN

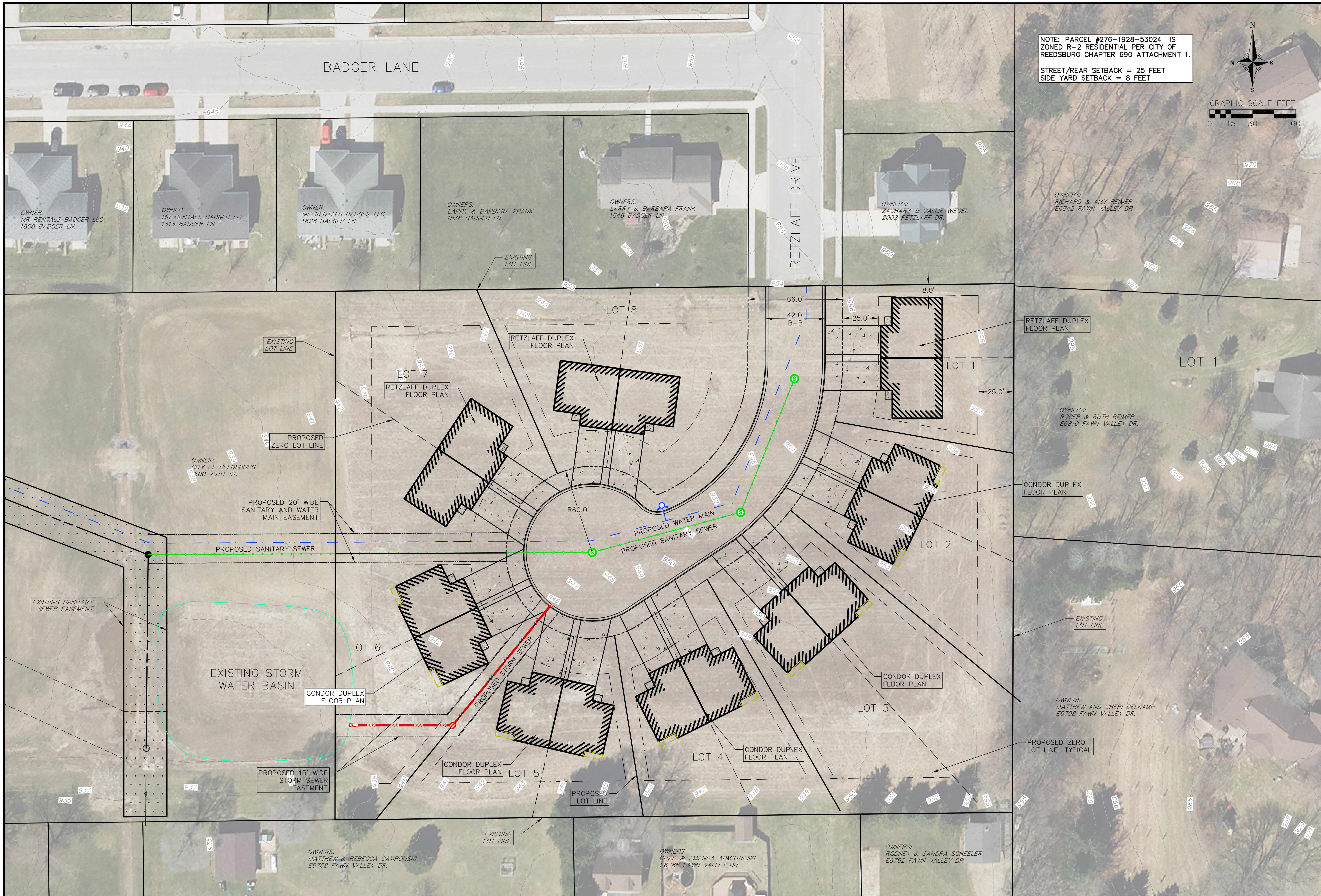
LINDLOFF PARCEL
RETZLAFF DRIVE
REEDSBURG, WISCONSIN

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

NO.	DATE	REVISIONS REMARKS

DATE 6/19/2023
DRAFTER MGER
CHECKED MMUC
PROJECT NO. 230025
SHEET 1 OF 1

19 Jun 2023 - 10:47a R:\Reedsburg, City of\230025 - RIDC 2023 General\Lindloff Property\CADD\Lindloff - Concept Plan.dwg by: mger



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

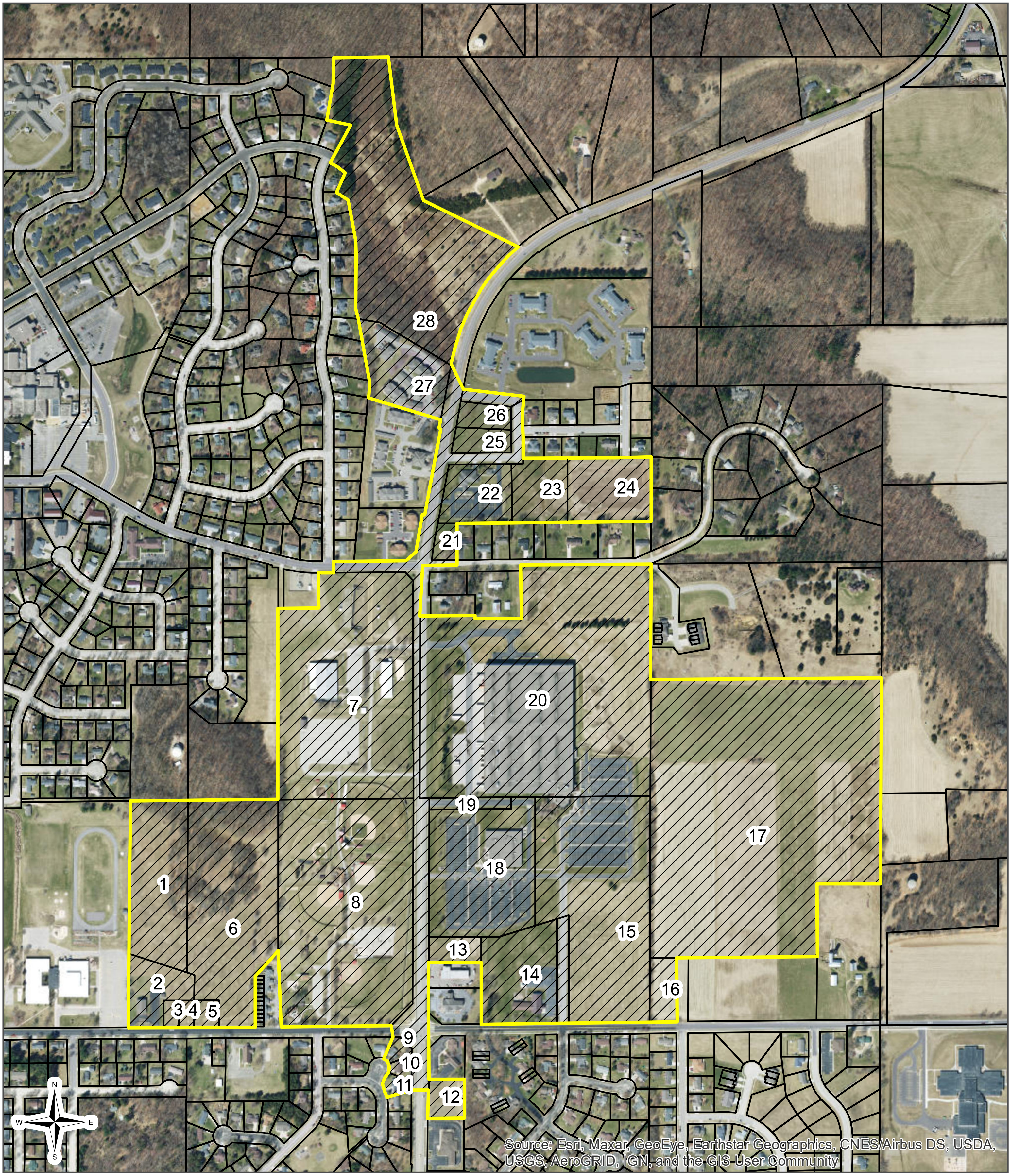
DUPLEX CONCEPT PLAN

LINDLOFF PARCEL
RETZLAFF DRIVE
REEDSBURG, WISCONSIN

NO.	DATE	REVISIONS REMARKS

DATE 6/19/2023
DRAFTER MGER
CHECKED MMUC
PROJECT NO. 230025
SHEET 1 OF 1

29 Jun 2023 - 2:35p R:\Reedsburg, City of\230025 - RIDC 2023 General\Lindloff Property\CADD\Lindloff - Concept Plan.dwg by: sdis



TID No. 11 Boundary

City of Reedsburg

0 500 1,000 2,000 Feet

Legend

TID 11 Boundary

Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:

Tax Increment District No. 11 Project Plan

City of Reedsburg, WI

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

Prepared By:
Vierbicher
201 E. Main St., Suite 100
Reedsburg, WI 53959

Adopted by the Common Council:
August 14, 2023

vierbicher
planners | engineers | advisors

Acknowledgements

Common Council
David Estes, Mayor
Sonny Hyde
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

City Plan Commission
David Estes, Chair
Dan Debaets
Jay Brunken
Beth Stoughtenger-DeForge
Sonny Hyde
Mike Gargano
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
Maximilian J. Buckner, Boardman and Clark, LLP

Municipal Financial Advisor
Greg Johnson, Ehlers

City Assessor
Associated Appraisals

Vierbicher Associates, Inc.
Kurt R. Muchow, Project Manager

TABLE OF CONTENTS

Appendix A: Parcel List & Maps

Appendix B: Financial Attachments

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

Introduction

This Project Plan for Tax Increment District No. 11 (TID No. 11) 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. 11 was created to promote the orderly development of the City of Reedsburg by promoting Mixed-Use development. TID No. 11 includes commercial and residential property. The expected results of this TID include greater employment opportunities, affordable housing and an increase in tax base in the City. This plan also allows expenditures that benefit TID No. 11 to be made within a half-mile of the TID No. 11 boundary.

TID No. 11 was created as a tool to assist the City with promotion of 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. 11 may be used to acquire land, extend infrastructure, prepare sites, and provide incentives to developers and businesses to encourage new business and residential development. These activities may be located within the boundaries of TID No. 11, or within the one-half mile radius of TID No. 11.

TID No. 11 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. 11 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 buildings to create housing. These activities may be located within the boundaries of TID No. 11, or within the one-half mile radius of TID No. 11.

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. 11.

Approval Process

The Reedsburg Common Council met on May 22, 2023, and authorized the Plan Commission to begin the planning process to create TID No. 11. 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 June 13, 2023. As a result of the discussion a public hearing date was set.

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on June 16, 2023. Public Hearing notices were published on June 22, 2023 and June 29, 2023. A Joint Review Board notice was published on June 22, 2023. The initial meeting of the Joint Review Board was held on June 27, 2023.

A Public Hearing was held by the Plan Commission on July 11, 2023 at 5:30 PM. After the public hearing, the Plan Commission approved the TID No. 11 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 August 14, 2023. The TID No. 11 Project Plan is to be used as the official Plan for the district.

The TID No. 11 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 August 24, 2023. The final meeting of the JRB was held on August 31, 2023. The Joint Review Board approved the creation of TID No. 11.

As required by Wisconsin Statutes Chapter 66 Section1105(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. 11 in the City of Reedsburg.

The Project Plan will be used as the official plan that guides development activities within TID No. 11. 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. 11 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. 11

TID No. 11 includes land in the northeast portion of the City that is targeted for residential and commercial development. The City intends to use the powers authorized by TIF statutes to promote residential and commercial development. The TID boundary includes the following areas for new development:

- Single and multi-family housing to the west of Nishan Park
- Single and multi-family housing to the south of Retzlaff Drive
- Multi-family housing on the north end of the proposed TID boundary
- Commercial development along Viking Drive
- Lands' End's campus.

The proposed development in TID No. 11 includes newly platted single family and multi-family development, as well as commercial development.

Proposed Projects

TID No. 11 is being created in order to promote mixed-use development of property, improve a portion of the City, create jobs, enhance the value of property, and broaden the property tax base. The City may spend funds on planning, public improvements, financial incentives, and site improvements to promote development activities.

Costs directly or indirectly related to achieving the objective of promoting mixed-use development 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. 11 boundary and up to a half-mile outside the TID No. 11 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 serves 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. 11 boundary includes parcels to the west, north, southeast, and east of Nishan Park. 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. 11. 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 Improvements
That portion of costs related to the design and construction of street, parking, utilities, lighting, and enhancements 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, plantings and landscaping, informational and directional signs, 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 serves 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, 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.

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 of relocating 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 serves 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, 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. 11 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 0.0% is included to adjust the budget for the increase in cost in 2023 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. 11. 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. 11. 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 2023 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 2023 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. 11. 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. 11 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share*	TID Share
A. Infrastructure & Capital Costs	$3,846,190	$0	$3,846,190
B. Comm. Dev., Redev., Building Renovation & Low-Cost Housing	$100,000	$0	$100,000
C. Capital Improvements	$100,000	0	$100,000
D. Site Development & Redev.	$100,000	$0	$100,000
E. Land Acquisition	$1,00,000	$0	$1,000,000
F. Development Incentives	$1,620,000	$0	1,620,000
G. Professional Services – Market Research and Comm. Plans	$30,000	$0	$30,000
H. Discretionary Payments & Sustainability	$50,000	$0	$50,000
I. Administration and Marketing	$40,000	$0	$40,000
J. TIF Organizational Costs	$10,000	$0	$10,000
K. Inflation	$150,000	$0	$150,000
Subtotal	$7,046,190	$0	$7,046,190
L. Financing Costs (less Capitalized Interest)			$3,024,455
M. Capitalized Interest			$330,000
Total TID Expenditure			**$10,350,645**

***** 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. 11 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 0.0 percent. Inflation for the 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. 11 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. 11 includes commercial, single-family, 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. 11.

1.	Parkside Housing Development	= $ 22,160,000
2.	Viking Drive Housing Development	= $ 9,120,000
3.	Retzlaff Drive Housing Development	= $ 4,400,000
4.	Commercial Development	= $ 6,883,300
	Total Projected Value Increment	**= $ 41,463,300**

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 2017 and 2022 (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 -0.79% per year. For the purpose 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
2017	$23.45	0.06%
2018	$24.16	3.03%
2019	$24.56	1.66%
2020	$21.04	-14.34%
2021	$20.38	-3.15%
2022	$21.90	7.50%

D. TIF Revenues

A total of approximately $41,463,300 in value increment is expected over the life of TID No. 11 through construction, which will generate a projected $15,647,208 in TIF revenue. The projected TIF Revenue from TID No. 11 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 no revenue from land sales.

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. 11 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, 2022 the City had total debt capacity of $41,347,265 and $24,355,000 in existing General Obligation debt on January 1, 2021. Using this data, the current remaining debt capacity is $16,992,265. There is approximately $3,161,522 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 $6,735,000.

The City has the capacity to finance some of the 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. 11 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. 11 is twenty years. The City has a maximum of fifteen years, until 2038, 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. 11 in the City of Reedsburg includes 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. 11 in 2022. 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. 11 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. 11.

“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*
$826,945,300	x 12%	$99,233,436

* 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	$15,525,800	1.88%
TID No. 6, active	$4,611,600	0.56%
TID No. 8, active	$4,058,400	0.49%
TID No. 9, active	$35,483,400	4.30%
TID No. 10, active	$898,300	0.11%
TID No. 11, proposed	$26,172,997	3.17%
TOTAL:	$86,750,497	10.49%

The base value of TID No. 11, plus the increment value in existing TIDs is equal to $86,750,497, or 10.49%. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 11.

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. 11. 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 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. 11. 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 Statues 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. 11 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. 11 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. 11 is consistent 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 – increase the amount of available housing for residents.
- 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.
- 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

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. 11 is being created to promote mixed use development. More than 50% of the District is suitable for development and less than 35% shall be designated as mixed use.
3. All lands within the TID shall be contiguous.

City of Reedsburg TID No. 11 Boundary Description is Included in Appendix A.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 11 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

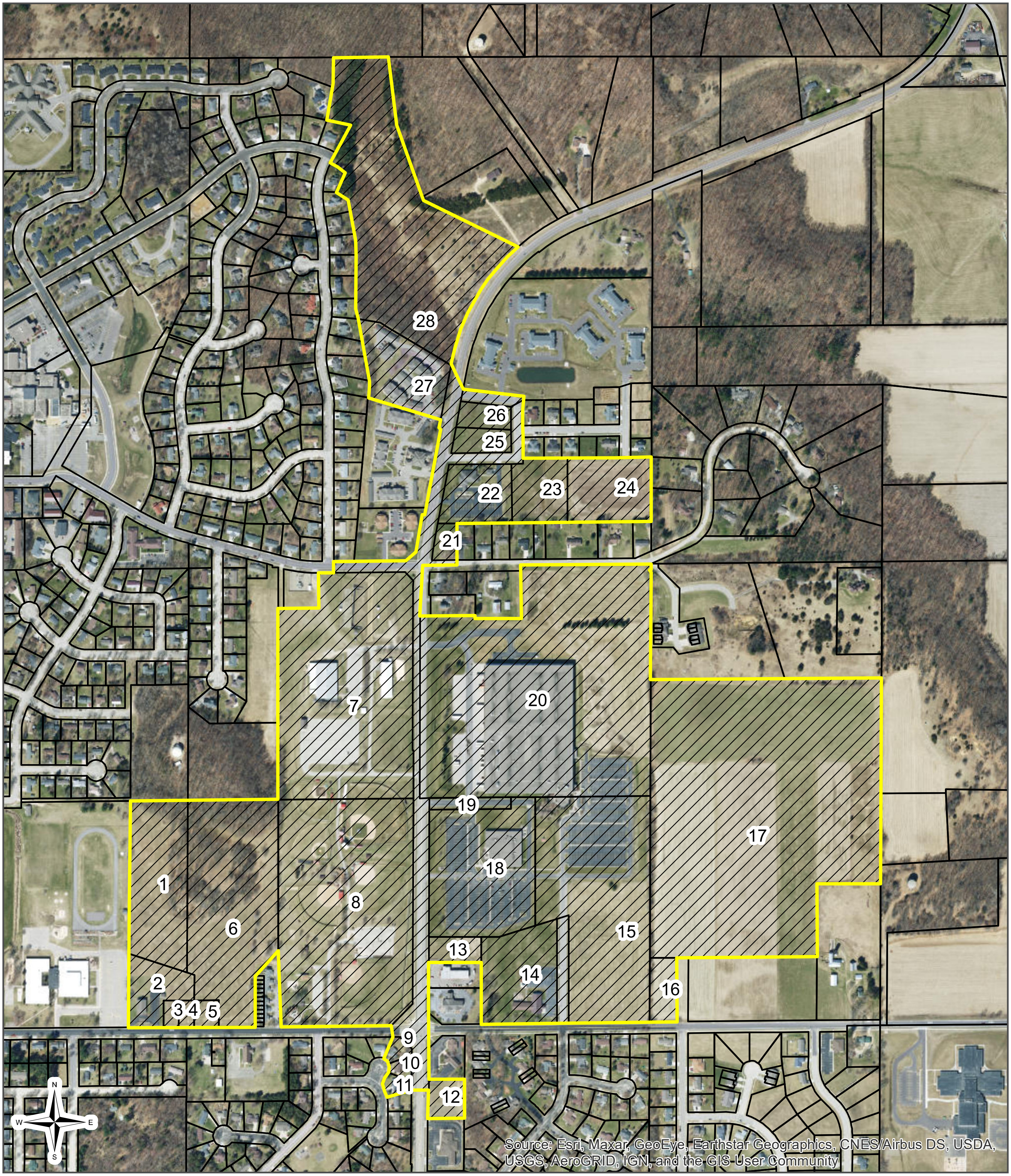
TID No. 11 Boundary Description

TID Parcel Information List

TID No. 11

Reedsburg TID No. 11

Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" In Column)										Current Assessment Information				Equalized DOR Full Value Assessment Information			
										Land Use Classification									86.74% Value			
	Parcel Number	Existing TID (x)	Owner	Lot GIS Acres	Rehab/ Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Mixed Use	Zoned/ Suitable Industrial	Residential (Current)	Residential (New Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value
1	276-1380-00000		City of Reedsburg	8.250				X		X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	276-1380-10000		New Life Assembly of God	2.470			X			X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	276-1380-20000		New Life Assembly of God	0.300			X			X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	276-1380-30000		New Life Assembly of God	0.300			X			X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	276-1380-40000		City of Reedsburg	0.480				X					X		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	276-2031-00000		City of Reedsburg	13.130				X					X		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	276-2046-00000		City of Reedsburg	21.700				X							$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	276-2044-00000		City of Reedsburg	22.500				X							$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	276-2128-00000		Randy G. & Joan M. Check	0.340								X			$ 23,900.00	$ 139,200.00	$ -	$ 163,100.00	$ 27,553.61	$ 160,479.59	$ -	$ 188,033.20
10	276-2129-00000		Kelli R. Crawford	0.290								X			$ 23,100.00	$ 140,500.00	$ -	$ 163,600.00	$ 26,631.31	$ 161,978.33	$ -	$ 188,609.64
11	276-2130-00000		Jerry L. & Mary E. Zuhlke Living Trust	0.350								X			$ 25,000.00	$ 151,500.00	$ -	$ 176,500.00	$ 28,821.77	$ 174,659.90	$ -	$ 203,481.67
12	276-2217-15000		Harris N.A.	1.050						X					$ 228,100.00	$ -	$ -	$ 228,100.00	$ 262,969.79	$ -	$ -	$ 262,969.79
13	276-2046-40100		Duane DeYoung	0.990						X					$ 73,500.00	$ -	$ -	$ 73,500.00	$ 84,735.99	$ -	$ -	$ 84,735.99
14	276-2046-20000		Bible Baptist Church of Reedsburg	5.300			X								$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15	276-2046-50000		Lands' End, Inc.	16.800						X					$ 410,900.00	$ -	$ -	$ 410,900.00	$ 473,714.55	$ -	$ -	$ 473,714.55
16	246-2046-71000		Lands' End, Inc.	1.300						X					$ 200.00	$ -	$ -	$ 200.00	$ 230.57	$ -	$ -	$ 230.57
17	276-2046-70000		Lands' End, Inc.	44.520						X					$ 10,500.00		$ -	$ 10,500.00	$ 12,105.14	$ -	$ -	$ 12,105.14
18	276-2046-30000		Lands' End, Inc.	10.210						X					$ 555,900.00	$ 2,258,400.00	$ -	$ 2,814,300.00	$ 640,880.79	$ 2,603,643.07	$ -	$ 3,244,523.86
19	276-2046-60000		Lands' End, Inc.	0.710						X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20	276-2046-11000		Lands' End, Inc.	36.130						X					$ 865,200.00	$ 13,027,800.00	$ -	$ 13,893,000.00	$ 997,463.68	$ 15,019,368.23	$ -	$ 16,016,831.91
21	276-1928-10000		Mary A. Brantley	0.620									X		$ 32,900.00	$ -	$ -	$ 32,900.00	$ 37,929.44	$ -	$ -	$ 37,929.44
22	276-1928-53010		SBK Reedsburg, LLC	3.010						X					$ 221,100.00	$ 735,500.00	$ -	$ 956,600.00	$ 254,899.70	$ 847,936.36	$ -	$ 1,102,836.06
23	276-1928-53023		City of Reedsburg	2.690				X		X					$ -		$ -	$ -	$ -	$ -	$ -	$ -
24	276-1928-53024		Adam T. Lindloff	4.000									X		$ 1,000.00	$ -	$ -	$ 1,000.00	$ 1,152.87	$ -	$ -	$ 1,152.87
25	276-2725-00000		L&L Farm Properties, LLC	1.050						X					$ 11,400.00		$ -	$ 11,400.00	$ 13,142.73	$ -	$ -	$ 13,142.73
26	276-2726-00000		L&L Farm Properties, LLC	0.960						X					$ 10,400.00	$ -	$ -	$ 10,400.00	$ 11,989.85	$ -	$ -	$ 11,989.85
27	276-2377-20600		Hart to Hart, LLC	4.270								X			$ 168,558.00	$ 3,351,000.00	$ -	$ 3,519,558.00	$ 194,325.57	$ 3,863,269.54	$ -	$ 4,057,595.11
28	276-1930-20000		Hart to Hart, LLC	19.470									X		$ 236,900.00	$ -	$ -	$ 236,900.00	$ 273,115.06	$ -	$ -	$ 273,115.06
			Total Real Property	223.190	0.00	0.00	8.37	68.75	0.00	130.74	0.00	5.25	37.70	0.00	$ 2,898,558.00	$ 19,803,900.00	$ -	$ 22,702,458.00	$ 3,341,662.44	$ 22,831,335.02	$ -	$ 26,172,997.46
			Total ROW and Waterways	8.11	0%	0%	4%	31%	0%	59%	0%	2%	17%	0%			Total Assessed Value	$ 22,702,458	Removal of Overlapping TID Values			
			Total TID Boundary	231.300																	Total DOR Equalized Value	$ 26,172,997.46



Map #1 - TID Boundary

City of Reedsburg - TID No. 11

0 500 1,000 2,000 Feet

Legend

TID 11 Boundary

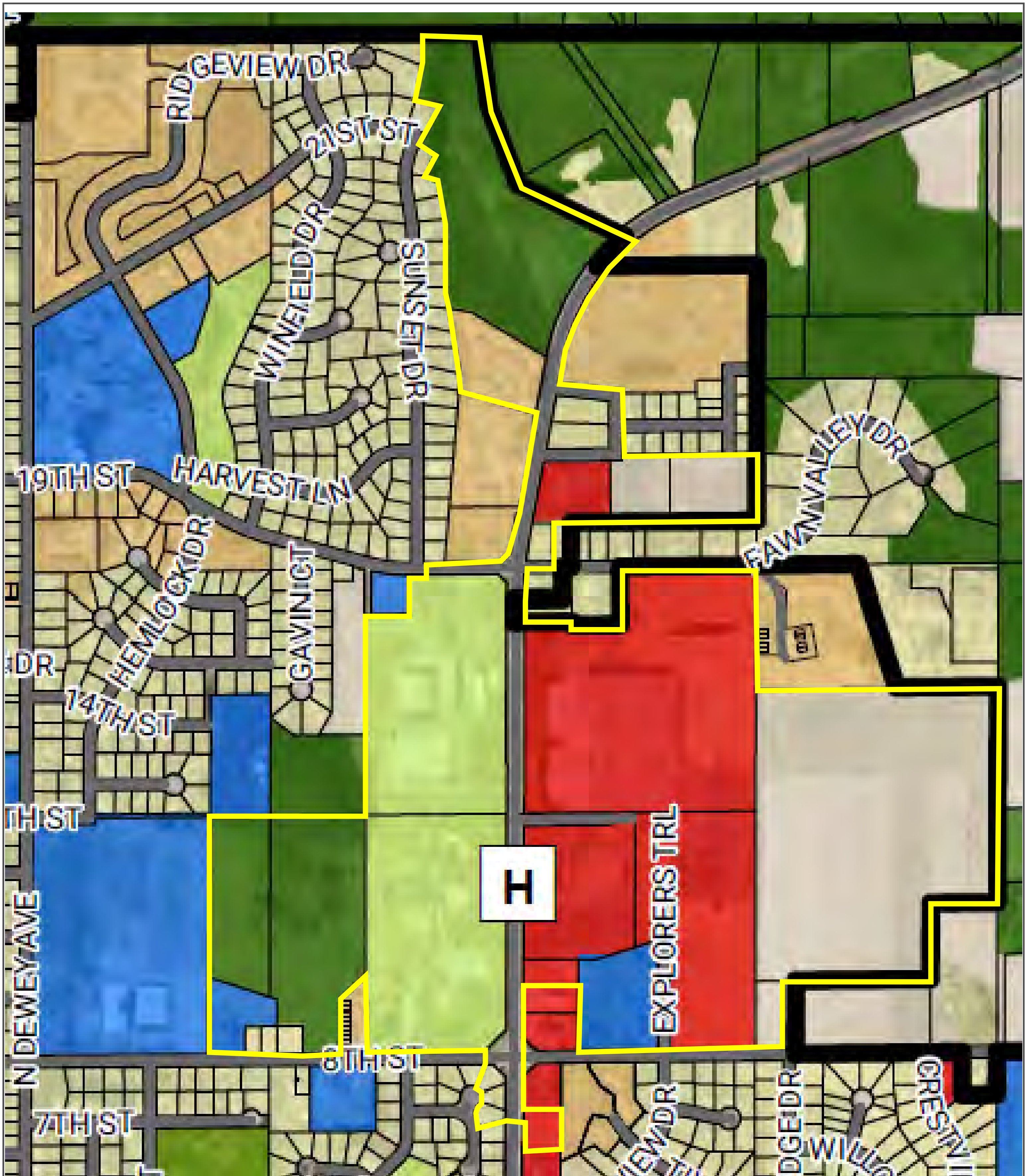
Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:



Map #2 - Existing Land Use

City of Reedsburg - TID No. 11

0 500 1,000 2,000 Feet

Legend

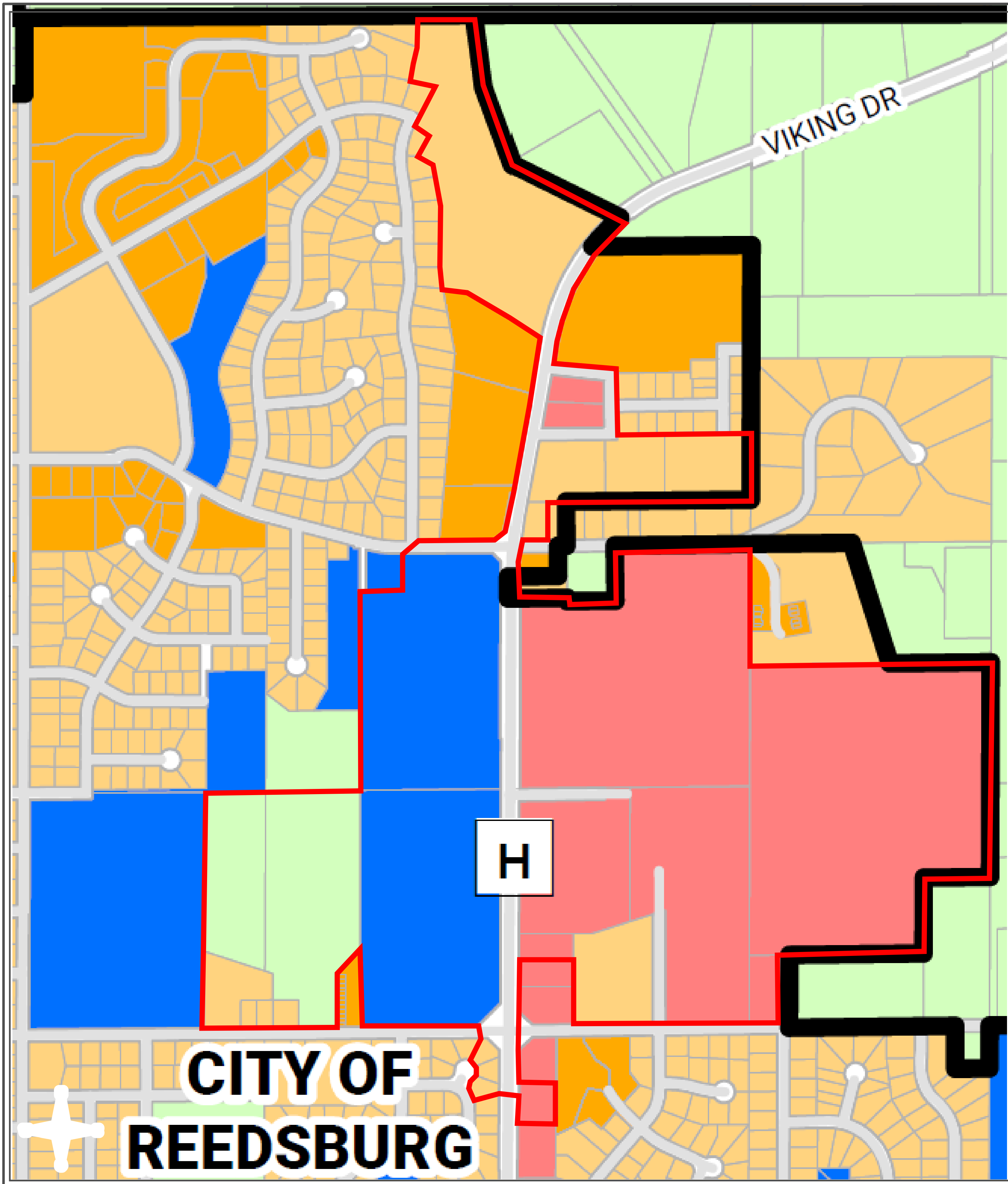
- Single Family
- Multi-Family
- General Commercial
- Public
- Park/Woodland/Natural Area
- TID 11 Boundary
- Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:



Map #3 - Zoning

City of Reedsburg - TID No. 11

0 500 1,000 2,000 Feet

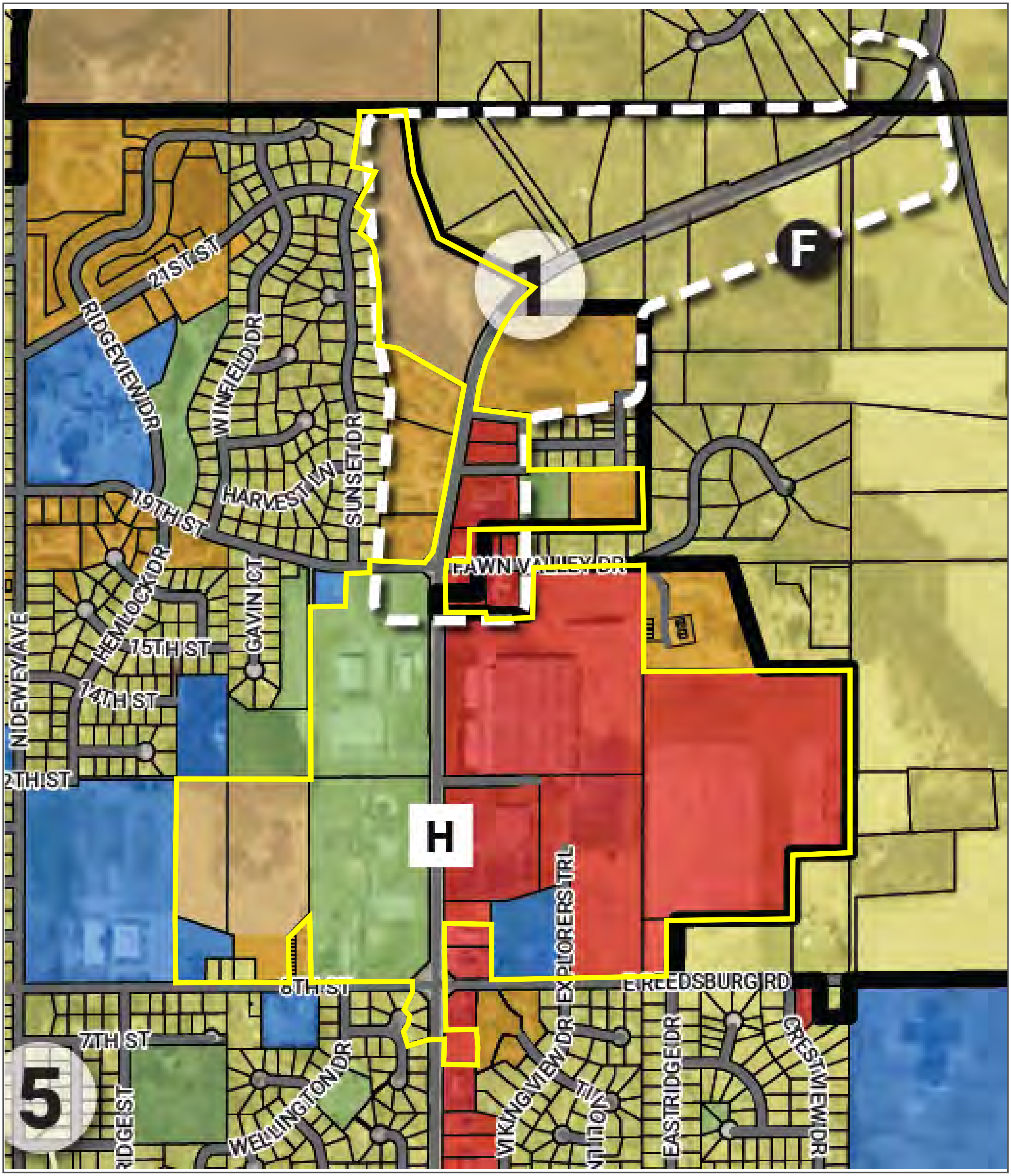
Legend

- R-1 Residential
- R-3 Multi-Family
- B-2 Business Outer
- G-Government
- TID 11 Boundary
- Parcel Boundaries

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:



Map #4 - Future Land Use

City of Reedsburg - TID No. 11

0 500 1,000 2,000 Feet

1 - Community Gateway

F - North Viking Gateway

Legend

- Single Family
- Multi-Family
- General Commercial
- Public
- Park/Woodland/Natural Area
- TID 11 Boundary
- Parcel Boundaries

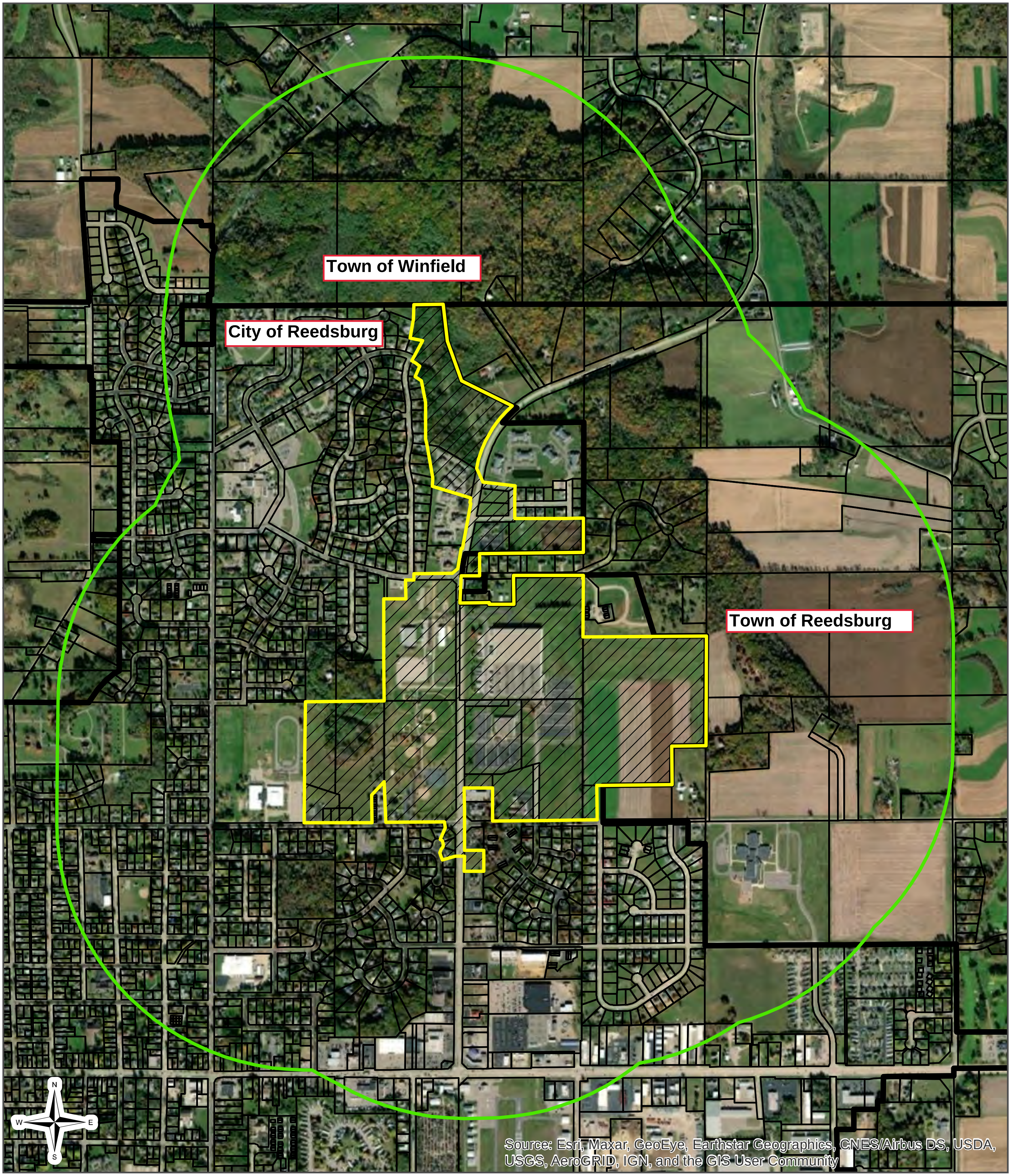
vierbicher

planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:



Map #5 - Half Mile Radius

City of Reedsburg - TID No. 11

0 900 1,800 3,600 Feet

Legend

TID 11 Boundary

Half Mile Radius

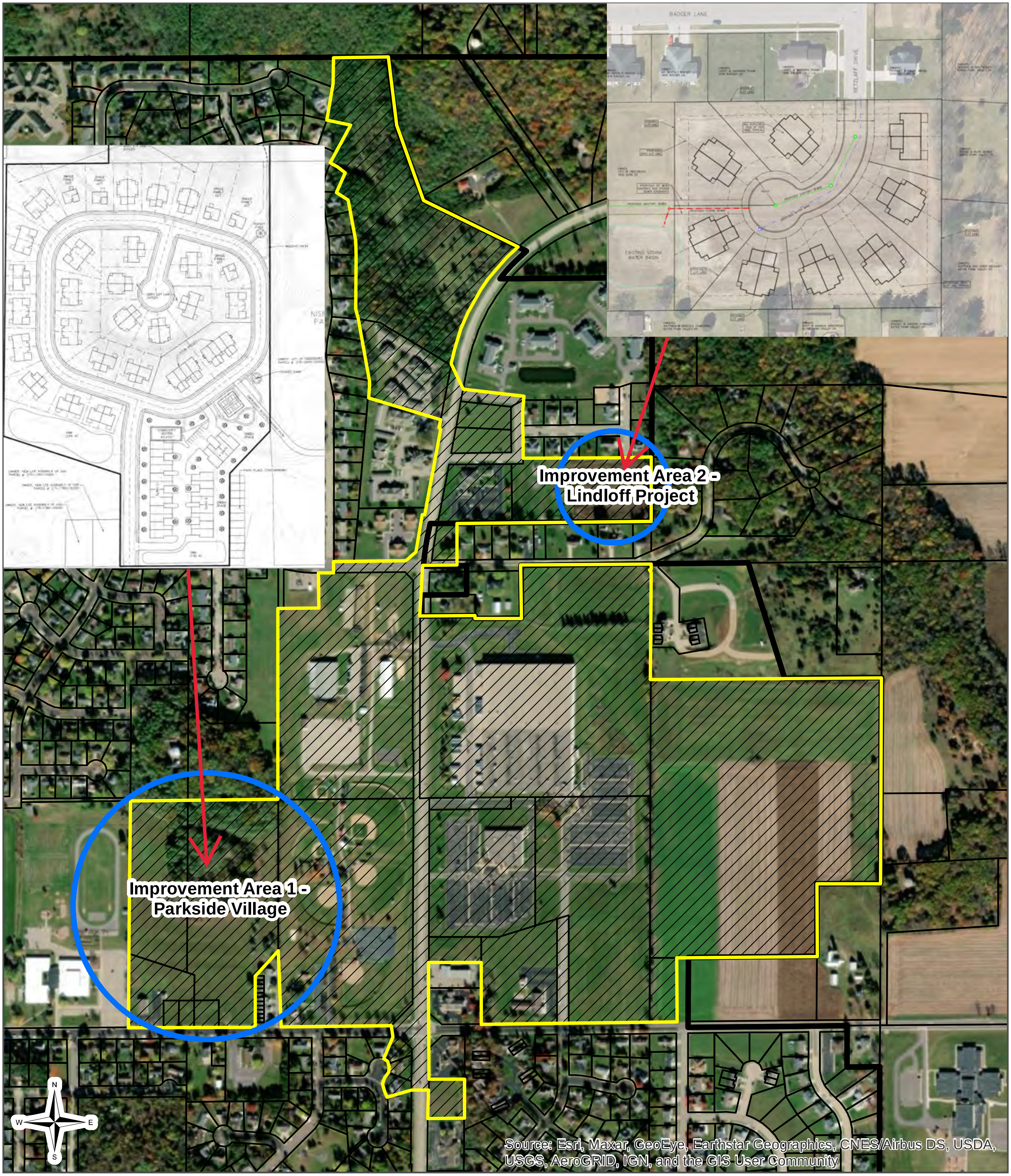
Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:



Map #6 - Proposed Improvements

City of Reedsburg - TID No. 11

0 500 1,000 2,000 Feet

Legend

TID 11 Boundary

Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:

B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: Planned Project Costs

Reedsburg TID No. 11

TID No. 11

Type of Expenditure	Budget Amount	% Paid By TID Project	% Paid By Other	TID Costs Allocated to Project
A. Infrastructure				
1. Parkside Village Phase 1 Infrastructure Cost	$2,486,190	100%	50%	$2,486,190
2. Parkside Village Phase 2 Infrastructure Costs	$500,000	100%		$500,000
3. Retzlaff Drive Infrastructure	$360,000	100%		$360,000
4. Other Infrastructure to serve TID No. 11	$500,000	100%		$500,000
Total Capital Costs	**$3,846,190**			**$3,846,190**
B. Community Development, Urban Redevelopment and Low-Cost Housing Projects				
Comm. Dev., Urban Redev. and Low-Cost Housing	$100,000	100%		$100,000
Building Façade & Building Renovation Program				
Total TID Infrastructure	**$100,000**	**100%**		**$100,000**
C. Capital Improvements				
Capital Improvements	**$100,000**			**$100,000**
Total Capital Improvements	**$100,000**			**$100,000**
D. Site Development & Redevelopment Costs				
	$100,000	100%		$100,000
Total TID Site Development Costs	**$100,000**			**$100,000**
E. Land Acquisition & Assembly				
Land Acquisition & Assembly - Phase 1	$1,000,000	100%	0%	$1,000,000
Total TID Land Acquisition & Assembly	**$1,000,000**			**$1,000,000**
F. Development Incentives				
Development Incentives - Upfront	$620,000	100%	0%	$620,000
Development Incentives - Pay Go	$1,000,000	100%		$1,000,000
Total TID Development Incentives	**$1,620,000**			**$1,620,000**
G. Professional Services – Market Research and Community Plans				
Predevelopment Planning, TIF Analysis & Legal	$30,000	100%	0%	$30,000
Total TID Professional Services	**$30,000**			**$30,000**
H. Discretionary Payments				
Sustainable Development Related Costs	$50,000	100%	0%	$50,000
or neighborhood improvements, etc.		100%	0%	$0
Total TID Discretionary Payments	**$50,000**			**$50,000**
I. Administration & Marketing Costs				
Admin & Marketing	$40,000	100%	0%	$40,000
DOR Fees		100%	0%	$0
Town Tax Payments		100%	0%	$0
Total TID Administration Costs	**$40,000**			**$40,000**
J. TID Organizational Costs				
Department of Revenue Fee, Professional Fee, Publishin	$10,000	100%	0%	$10,000
Total TID Organization Costs	**$10,000**			**$10,000**
K. Inflation	**$100,000**			**$100,000**
Total TID Project Costs	**$6,896,190**			**$6,896,190**
L. Financing Costs				
Total Interest, Fin. Fees, Less Cap. Interest (2019)	$2,337,480			$2,337,480
Total Interest, Fin. Fees, Less Cap. Interest (2024)	$228,596			$228,596
Total Interest, Fin. Fees, Less Cap. Interest (2026)	$252,820			$252,820
Plus Capitalized Interest	$330,000			$330,000
Total Financing Costs	**$3,148,896**			**$3,148,896**
TOTAL TID EXPENDITURE				***$10,045,086***

Attachment #2: Financing Summary

Reedsburg TID No. 11

TID No. 11

	TID Activities	Phase/Loan #1 9/1/2023	Phase/Loan #2 6/1/2026	Phase/Loan #3 5/1/2030	Phase/Loan #4 5/1/2029	Phase/Loan #5 5/1/2033	Paid with TID Revenue	Total
A.	Infrastructure	$2,846,190	$500,000	$500,000	$0	$0	$0	$3,846,190
B.	Com Dev, Urban Redev, LowCost Houseing	$0	$0	$100,000	$0	$0	$0	$100,000
C.	Capital Improvements	$0	$0	$100,000				
D.	Site Development & Redevelopment	$0	$0	$100,000	$0	$0	$0	$100,000
E.	Land Acquisition & Assembly	$1,000,000	$0	$0	$0	$0	$0	$1,000,000
F.	Development Incentives	$1,620,000	$0	$0	$0	$0	$0	$1,620,000
G.	Professional Services	$30,000	$0	$0	$0	$0		$30,000
H.	Discretionary Payments	$0	$0	$50,000				
I.	Administration & Marketing Costs	$0	$0	$0	$0	$0	$40,000	$40,000
J.	Organizational Costs	$0	$0	$10,000	$0	$0	$0	$10,000
	Subtotal	**$5,496,190**	**$500,000**	**$860,000**	**$0**	**$0**	**$40,000**	**$6,746,190**
K.	Inflation Factor Cost Adj. @ 2% per year	$0	$100,000	$0	$0	$0	$0	$100,000
	Grants	$0	$0	$0	$0	$0	$0	$0
	Reduction for Land Sale Revenue	$0	$0	$0	$0	$0	$0	$0
	Total Cost For Borrowing	**$5,496,190**	**$600,000**	**$860,000**	**$0**	**$0**	**$40,000**	**$6,846,190**
	Capitalized Interest	$450,000	$60,000	$20,000			-	$530,000
	Financing Fees (2%)	$30,000	$12,000	$17,200	$0	$0	-	$59,200
	Debt Reserve	$0	$0	$0	$0	$0	-	$0
	Subtotal	$5,976,190	$672,000	$897,200	$0	$0	$40,000	$7,545,390
	Less Interest Earned	$0	$0	$0	$0	$0	$0	$0
	BORROWING REQUIRED	**$5,976,190**	**$672,000**	**$897,200**	**$0**	**$0**	**$40,000**	**$7,545,390**
	BORROWING AMOUNT	**$5,980,000**	**$675,000**	**$900,000**	**$0**	**$0**	**$40,000**	**$7,555,000**

Attachment 3A: Debt Service Plan - Phase 1

Reedsburg TID No. 11

TID No. 11

06/08/20203

Principal: (rounded to $5,000)	**$5,980,000**	**Project Cost:**	**$3,516,190**
Interest Rate:	**3.50%**	**Finance Fees:**	**$30,000**
Term (Years):	**21**	**Interest Earned:**	**$0**
# of Principal Payments:	**19**	**Capitalized Interest:**	**$280,000**
Date of Issue:	**9/1/2023**	**Total TID Cost of Loan:**	**$8,287,480**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2023	0	$5,980,000	$0	$0	$0	$0
2024	0	$5,980,000	$0	$0	$0	$0
2025	0	$5,980,000	$0	$280,000	$280,000	$0
2026	1	$5,980,000	$226,883	$209,300	$436,183	$0
2027	2	$5,753,117	$234,824	$201,359	$436,183	$0
2028	3	$5,518,293	$243,043	$193,140	$436,183	$0
2029	4	$5,275,250	$251,549	$184,634	$436,183	$0
2030	5	$5,023,701	$260,354	$175,830	$436,183	$0
2031	6	$4,763,347	$269,466	$166,717	$436,183	$0
2032	7	$4,493,881	$278,897	$157,286	$436,183	$0
2033	8	$4,214,984	$288,659	$147,524	$436,183	$0
2034	9	$3,926,325	$298,762	$137,421	$436,183	$0
2035	10	$3,627,563	$309,218	$126,965	$436,183	$0
2036	11	$3,318,345	$320,041	$116,142	$436,183	$0
2037	12	$2,998,304	$331,243	$104,941	$436,183	$0
2038	13	$2,667,061	$342,836	$93,347	$436,183	$0
2039	14	$2,324,225	$354,835	$81,348	$436,183	$0
2040	15	$1,969,390	$367,255	$68,929	$436,183	$0
2041	16	$1,602,135	$380,108	$56,075	$436,183	$0
2042	17	$1,222,027	$393,412	$42,771	$436,183	$0
2043	18	$828,615	$407,182	$29,002	$436,183	$0
2044	19	$421,433	$421,433	$14,750	$436,183	$0
Total			**$5,980,000**	**$2,587,480**	**$8,567,480**	**$0**

Attachment 3B: Debt Service Plan - Phase 2

Reedsburg TID No. 11

TID No. 11

06/08/20203

Principal: (rounded to $5,000)	**$675,000**	**Project Cost:**	**$600,000**
Interest Rate*:	**3.50%**	**Finance Fees:**	**$10,600**
Term (Years):	**18**	**Interest Earned:**	**$0**
# of Principal Payments:	**16**	**Capitalized Interest:**	**$40,000**
Date of Issue:	**6/1/2026**	**Total TID Cost of Loan:**	**$892,996**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2023	0	$0	$0	$0	$0	$0
2024	0	$0	$0	$0	$0	$0
2025	0	$0	$0	$0	$0	$0
2026	0	$675,000	$0	$0	$0	$0
2027	0	$675,000	$0	$20,000	$20,000	$0
2028	0	$675,000	$0	$20,000	$20,000	$0
2029	1	$675,000	$32,187	$23,625	$55,812	$0
2030	2	$642,813	$33,314	$22,498	$55,812	$0
2031	3	$609,499	$34,480	$21,332	$55,812	$0
2032	4	$575,019	$35,687	$20,126	$55,812	$0
2033	5	$539,333	$36,936	$18,877	$55,812	$0
2034	6	$502,397	$38,228	$17,584	$55,812	$0
2035	7	$464,169	$39,566	$16,246	$55,812	$0
2036	8	$424,602	$40,951	$14,861	$55,812	$0
2037	9	$383,651	$42,384	$13,428	$55,812	$0
2038	10	$341,267	$43,868	$11,944	$55,812	$0
2039	11	$297,399	$45,403	$10,409	$55,812	$0
2040	12	$251,995	$46,992	$8,820	$55,812	$0
2041	13	$205,003	$48,637	$7,175	$55,812	$0
2042	14	$156,366	$50,339	$5,473	$55,812	$0
2043	15	$106,026	$52,101	$3,711	$55,812	$0
2044	16	$53,925	$53,925	$1,887	$55,812	$0
Total			**$675,000**	**$257,996**	**$932,996**	**$0**

Attachment 3C: Debt Service Plan - Phase 3

Reedsburg TID No. 11

TID No. 11

06/08/20203

Principal: (rounded to $5,000)	**$900,000**	**Project Cost:**	**$621,687**
Interest Rate*:	**3.50%**	**Finance Fees:**	**$17,200**
Term (Years):	**14**	**Interest Earned:**	**$0**
# of Principal Payments:	**13**	**Capitalized Interest:**	**$20,000**
Date of Issue:	**5/1/2030**	**Total TID Cost of Loan:**	**$1,135,620**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
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	$655,000	$0	$0	$0	$0
2031	0	$900,000	$0	$20,000	$20,000	$0
2032	1	$900,000	$55,855	$31,500	$87,355	$0
2033	2	$844,145	$57,810	$29,545	$87,355	$0
2034	3	$786,334	$59,834	$27,522	$87,355	$0
2035	4	$726,501	$61,928	$25,428	$87,355	$0
2036	5	$664,573	$64,095	$23,260	$87,355	$0
2037	6	$600,477	$66,339	$21,017	$87,355	$0
2038	7	$534,139	$68,661	$18,695	$87,355	$0
2039	8	$465,478	$71,064	$16,292	$87,355	$0
2040	9	$394,414	$73,551	$13,804	$87,355	$0
2041	10	$320,863	$76,125	$11,230	$87,355	$0
2042	11	$244,738	$78,790	$8,566	$87,355	$0
2043	12	$165,949	$81,547	$5,808	$87,355	$0
2044	13	$84,401	$84,401	$2,954	$87,355	$0
Total			**$900,000**	**$255,620**	**$1,155,620**	**$0**

Exhibit C: Tax Increment ProForma

Reedsburg TID No. 11

TID No. 11

06/08/20203

Assumptions				
TID Creation Date	**8/14/23**	Projected Equalized Base Value	$ 26,172,997	
Valuation Date	**1/1/23**	Projected Tax Rate	0.02190	For County, City, Technical College, and School District
Last Expenditure Year	**2038**	Annual Change in Tax Rate	0.00%	
Termination Year	**2044**	Property Appreciation Rate	0%	For Existing Construction
TID Category	Mixed-Use	Construction Inflation Rate	0%	For New Construction After Creation Year

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2023	2024	2025	26,172,997	$0	0	$0	26,172,997	$0	0.021900	$0	2025
2024	2025	2026	26,172,997	0	13,815,000	0	39,987,997	13,815,000	0.021900	$302,549	2026
2025	2026	2027	39,987,997	0	6,683,300	0	46,671,297	20,498,300	0.021900	$448,913	2027
2026	2027	2028	46,671,297	0	8,055,000	0	54,726,297	28,553,300	0.021900	$625,317	2028
2027	2028	2029	54,726,297	0	5,675,000	0	60,401,297	34,228,300	0.021900	$749,600	2029
2028	2029	2030	60,401,297	0	4,955,000	0	65,356,297	39,183,300	0.021900	$858,114	2030
2029	2030	2031	65,356,297	0	0	0	65,356,297	39,183,300	0.021900	$858,114	2031
2030	2031	2032	65,356,297	0	2,280,000	0	67,636,297	41,463,300	0.021900	$908,046	2032
2031	2032	2033	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2033
2032	2033	2034	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2034
2033	2034	2035	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2035
2034	2035	2036	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2036
2035	2036	2037	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2037
2036	2037	2038	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2038
2037	2038	2039	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2039
2038	2039	2040	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2040
2039	2040	2041	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2041
2040	2041	2042	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2042
2041	2042	2043	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2043
2042	2043	2044	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2044
Total					**$41,463,300**	**$0**				**$15,647,208**	

Attachment 5

Tax Increment Cash Flow

Reedsburg TID No. 11

TID No. 11

06/08/20203

		Revenues			Expenses									
Year	Beginning Balance	Capital Interest	Tax Increment Revenue	Land Sale Income*	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	Phase 4 Debt Service Payments	Upfront Dev. Costs 10 year Loan	PayGo Payments	Admin & Marketing	Annual Surplus (Deficit)	Cumlative Surplus (Deficit)
2023		270,000	0	0	0	0	0	0	0	0	0	270,000	270,000
2024	270,000	0	0	0	0	0	0	0	0	0	0	0	270,000
2025	270,000	0	0	0	280,000	0	0	0	0	0	4,000	(284,000)	(14,000)
2026	(14,000)	40,000	302,549	0	436,183	0	0	0	0	20,000	4,000	(117,635)	(131,635)
2027	(131,635)	0	448,913	0	436,183	20,000	0	0	0	20,000	4,000	(31,270)	(162,905)
2028	(162,905)	0	625,317	0	436,183	20,000	0	0	0	20,000	4,000	145,134	(17,771)
2029	(17,771)	0	749,600	0	436,183	55,812	0	0	0	40,000	4,000	213,604	195,833
2030	195,833	20,000	858,114	0	436,183	55,812	0	0	0	40,000	4,000	342,119	537,952
2031	537,952	0	858,114	0	436,183	55,812	20,000	0	0	40,000	4,000	302,119	840,071
2032	840,071	0	908,046	0	436,183	55,812	87,355	0	0	60,000	4,000	264,695	1,104,767
2033	1,104,767	0	908,046	0	436,183	55,812	87,355	0	0	60,000	4,000	264,695	1,369,462
2034	1,369,462	0	908,046	0	436,183	55,812	87,355	0	0	60,000	4,000	264,695	1,634,158
2035	1,634,158	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	1,878,853
2036	1,878,853	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,123,548
2037	2,123,548	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,368,244
2038	2,368,244	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,612,939
2039	2,612,939	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,857,635
2040	2,857,635	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	3,102,330
2041	3,102,330	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	3,347,026
2042	3,347,026	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	3,591,721
2043	3,591,721	0	908,046	0	436,183	55,812	87,355	0	0	0	4,000	324,695	3,916,417
2044	3,916,417	0	908,046	0	436,183	55,812	87,355	0	0	0	4,000	324,695	4,241,112
Total	0	**330,000**	**15,647,208**	**0**	**6,822,747**	**932,996**	**1,155,620**	**0**	**0**	**1,000,000**	**80,000**		

Attachment #6: Analysis of Impact on Overlying Jurisdictions

Reedsburg TID No. 11
TID No. 11

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	**34.3%**	$196,833	$508,656	$311,823
Tech. College	**3.8%**	$21,781	$56,287	$34,506
County	**19.0%**	$109,135	$282,027	$172,892
Local	**42.8%**	$245,497	$634,413	$388,916
State	**0.0%**	$0	$0	$0
Total	**100.0%**	**$573,246**	**$1,481,383**	**$908,137**

* 2022 Report Year

Exhibit B: Increment Projections

Reedsburg TID No. 11

TID No. 11

06/08/20203

Year	Description	Parkside Multi Family	Parkside Single Family Row Houses	Parkside Single Family Twin Homes	Parkside Single Family Homes	Clubhouse	Total Housing Units	Development Phase	Viking Drive Multi Family	Retzlaff Dr Twin Homes	Commercial Development
	Value	48 Units $95,000/unit	40 Units $225,000/unit	22 Units $275,000/Unit	6 Units $325,000/unit		116 Units		96 Units $95,000/unit	16 Units $275,000/Unit	
2023	$ -								$ -	$ 1,100,000	$ -
2024	$ 13,815,000	$ 4,560,000	$ 1,800,000	$ 1,650,000	$ 325,000	$ 600,000	63	1	$ 2,280,000	$ 2,200,000	$ 400,000
2025	$ 6,683,300		$ 1,800,000	$ 1,650,000	$ 650,000		16	1	$ -	$ 1,100,000	$ 1,483,300
2026	$ 8,055,000		$ 1,800,000	$ 1,650,000	$ 325,000		15	1	$ 2,280,000	$ -	$ 2,000,000
2027	$ 5,675,000		$ 1,800,000	$ 550,000	$ 325,000		11	2	$ -	$ -	$ 3,000,000
2028	$ 4,955,000		$ 1,800,000	$ 550,000	$ 325,000		11	2	$ 2,280,000	$ -	$ -
2029	$ -								$ -	$ -	$ -
2030	$ 2,280,000								$ 2,280,000	$ -	$ -
2031	$ -								$ -	$ -	$ -
2032	$ -								$ -	$ -	$ -
2033	$ -								$ -	$ -	$ -
2034	$ -								$ -	$ -	$ -
2035	$ -								$ -	$ -	$ -
2036	$ -								$ -	$ -	$ -
2037	$ -								$ -	$ -	$ -
2038	$ -								$ -	$ -	$ -
2039	$ -								$ -	$ -	$ -
2040	$ -								$ -	$ -	$ -
2041	$ -								$ -	$ -	$ -
2042	$ -								$ -	$ -	$ -
2043	$ -								$ -	$ -	$ -
									$ -	$ -	$ -
Total	**$ 41,463,300**	$ 4,560,000	$ 9,000,000	$ 6,050,000	$ 1,950,000	$ 600,000	116		$ 9,120,000	$ 4,400,000	$ 6,883,300

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: 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. 11 Creation
May 22, 2023

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

Action	Party Responsible	Date
1. **Common Council Meeting:** Authorization to proceed	Common Council	5/22/23
2. **TID No. 11 Creation**		
3. Mail letters to taxing jurisdictions notifying them of TID creation and requesting Joint Review Board (JRB) appointments.	Vierbicher	5/25/23
4. Prepare draft TID No. 11Project Plan and Boundary Map – Completed 06/09/23	Vierbicher / City Staff	5/23/23 – 6/13/23
5. **Plan Commission Meeting**: • Review draft TID No. 11 Project Plan and Boundary Map • Set Public Hearing Date for TID No. 11 Creation	Plan Commission	6/13/23
6. Mail Public Hearing Notices to Joint Review Board (JRB) Mailed 06/16/23	Vierbicher	6/16/23
7. Mail Public Hearing Notices to taxing entities. Mailed 06/16/23	Vierbicher	6/16/23
8. Deliver JRB Meeting Notice to Newspaper. Completed 06/16/23	City Staff	6/16/23
9. Deliver Public Hearing Notices to Newspaper. Completed 06/16/23	City Staff	6/16/23
10. Mail JRB packets. Completed 06/16/23	Vierbicher	6/16/23
11. Publish Notice for JRB first meeting *(Class I)*.	Newspaper	6/22/23
12. Publish Notice for TID No. 11 Creation Public Hearing *(Class II)*.	Newspaper	6/22/23 & 6/29/23
13. **Joint Review Board - First Meeting**: • Elect chairperson • Elect an at-large member • Review draft TID No.11 Creation Project Plan & District Boundary *(at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing)*.	JRB	6/27/23 1:00 pm
14. **Plan Commission Meeting:** • Public Hearing for TID No.11 Creation • Adopt Resolution approving TID No. 11 Creation	Plan Commission	7/11/23 6:00pm
15. Obtain City Attorney opinion letter for TID No. 11 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/01/23
16. **Common Council Meeting**: (Not less than 14 days after public hearing) • Adopt Resolution approving TID No. 11 Creation • Adopt Resolution for TID No. 8 - 3 Year Tech College Extension	Common Council	8/14/23

17. Deliver JRB meeting notice to newspaper.	City Staff	8/18/23
18. Mail JRB packets.	Vierbicher	8/18/23
19. Publish Notice for JRB second meeting *(Class I)*.	Newspaper	8/24/23
20. **Joint Review Board – Final Meeting**: • Annual JRB Meeting to Review TID Annual Reports • Adopt Resolution for TID No. 8 - 3 Year Tech College Extension • Adopt Resolution approving TID No. 11 Creation *(At least 5 days after publication of meeting notice and within 30 days of Council approval)*.	JRB	08/31/23 1:00 pm
21. Notify DOR of TID No. 11 Creation	Vierbicher	After JRB
22. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/23

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions

Attachment #3:

Public Hearing Notice to Joint Review Board

vierbicher
planners | engineers | advisors

201 E. Main St, Suite 100
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 fax
www.vierbicher.com

June 16, 2023

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. 11 (TID No. 11)

Dear Joint Review Board Members:

The City of Reedsburg is proposing to create Tax Increment District No. 11 (TID No. 11). The Plan Commission has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for July 11, 2023 at 6:00 PM at the City Hall of the City of Reedsburg.

Attached are copies of the Public Hearing Notice, the Preliminary TID No. 11 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) 402-6391 or email at mste@vierbicher.com, or contact Tim Becker, City Administrator at (608) 524-6404.

Sincerely,

Mark Steward

Mark Steward, AICP
Senior Community Development Consultant

Enclosures

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

Legal Notice: Publish June 22, 2023 and June 29, 2023.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Reedsburg Plan Commission on Tuesday, July 11, 2023 at 6:00pm in the Reedsburg City Hall Council Chambers (134 S. Locust St) for the following purpose(s):

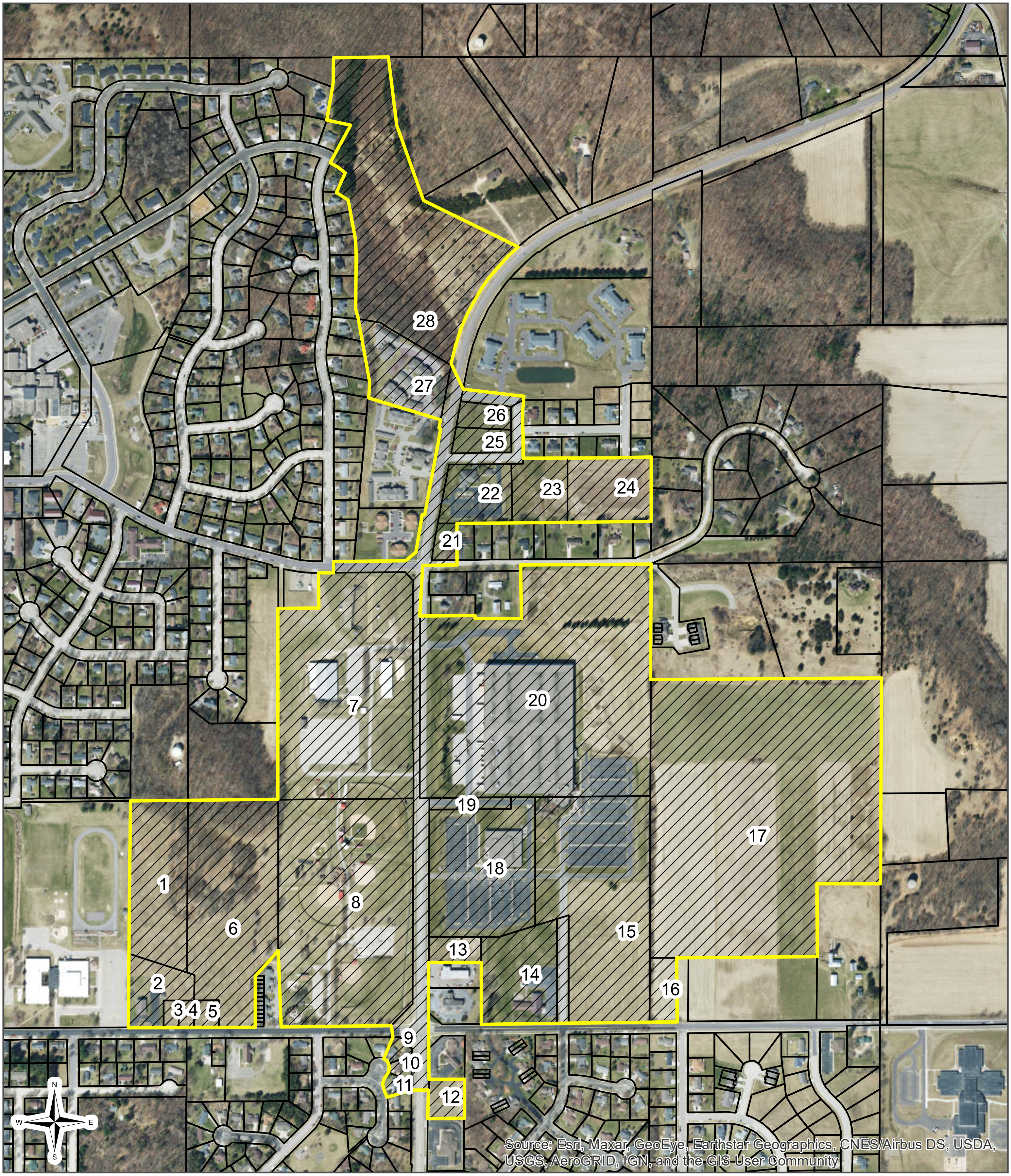
1. Consider Public Hearing for TID No.11 Creation
2. Adopt Resolution approving TID No. 11

All interested persons shall be given the opportunity to be heard. A copy of the Project Plan is available for inspection and will be provided upon request at City Hall, 134 S. Locust Street, Reedsburg, Wisconsin, 608-524-6404.

DATED: June 15, 2023

CITY OF REEDSBURG

Brian Duvalle
Planner/Building Inspector



TID No. 11 Boundary

City of Reedsburg

0 500 1,000 2,000 Feet

Legend

TID 11 Boundary

Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:

CITY OF REEDSBURG
PLAN COMMISSION RESOLUTION NO. 4514-23
APPROVING TAX INCREMENT DISTRICT NO. 11
PROJECT PLAN AND BOUNDARY

WHEREAS, the Plan Commission of the City of Reedsburg has prepared and reviewed a boundary for Tax Increment District (TID) No. 11 and a Project Plan for TID No. 11 Creation and finds the Plan to be feasible and conforming to the requirements described in Wis. Stat. § 66.1105(4)(f); and

WHEREAS, the Plan Commission has invited the public to review the TID No. 11 Project Plan and boundary Creation and comment upon such Project Plan and boundary at a public hearing held on July 11, 2023, and that the Public Hearing was duly noticed in conformance with Wis. Stat. § 66.1105(4)(e); and

NOW, THEREFORE, BE IT RESOLVED after due consideration, the Plan Commission hereby approves the Project Plan and boundary (as shown on Exhibit A) for Tax Increment District No. 11; and

BE IT FURTHER RESOLVED that the Plan Commission hereby submits the Project Plan and boundary for Tax Increment District No. 11 to the City of Reedsburg Common Council for approval.

This Resolution is being adopted by the Plan Commission of the City of Reedsburg at its duly scheduled meeting on July 11, 2023.

____
David Estes, Chair

____
Secretary

§ 690-28.4 Accessory Dwelling Units

A. The principal dwelling must be a single-family dwelling.

B. The single-family dwelling on the lot shall be owner-occupied.

C. No more than one (1) accessory dwelling unit may be located on a lot.

D. The number of occupants of the accessory dwelling unit shall not exceed one (1) family.

E. The accessory dwelling unit shall not be sold separately from the principal dwelling.

F. The maximum height of a detached building containing an accessory dwelling unit built above a detached garage or similar space, shall be twenty-five (25) feet.

G. The maximum size of an accessory dwelling unit shall be ______ square feet.

H. An accessory dwelling unit shall contain no more than two (2) bedrooms.

I. The minimum setback requirements shall be those for accessory structures of the underlying zoning district.

J. An accessory dwelling unit entryway shall be connected to a street frontage by a paved walkway or driveway.

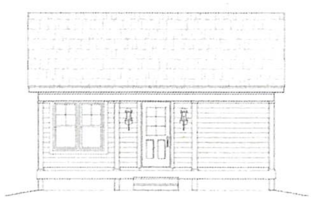
K. An accessory dwelling unit shall comply with all UDC building codes in effect at the time.

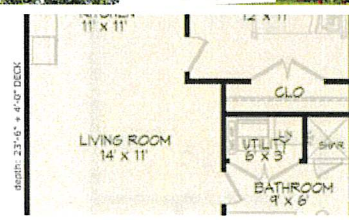
L. Impact fees – Park impact fee will apply; sanitary sewer impact fee will apply if there is an additional sewer connection. Other impact fees may be determined by Reedsburg Utility.

Architectural Designs
selling quality house plans for over 40 years.

Plan 68443V

Tiny Country Home Plan





561	**1**	**1**	**1**
Heated S.F.	Beds	Baths	Floors

Buy This Plan

PDF - Single-Build **$875**	5 Sets **$960**	5 Sets + PDF **$1,079**
CAD + PDF - Single-Build **$1,175**	View all purchase option online	

View this and more for this plan by visiting
www.architechteturaldesigns.com/68443VR

Need Help?
800-854-7852

Plan
68443V

Architectural Designs
selling quality house plans for over 40 years

Plan 68443V

About This Plan

- This one bedroom Tiny house plan is economical to build with its simple foundation and gable roof.
- Only 24' wide, the home will fit nicely on a narrow lot too.
- The home feels larger thanks to its open layout where the living room and kitchen are in full sight of each other.
- Enjoy sitting in the shade on your covered front porch or add a deck out back where you can grill up a meal.
- The bedroom has a long linear closet and there's a stack washer/dryer closet off the bathroom.
- **Related Plan:** Get an alternate layout with house plan **68574VR (https://www.architecturaldesigns.com/68574vr)**

Floor Plans

Main Level