



June 6, 2018

# Project Plan for the Creation of Tax Incremental District No. 12 (Overlay of TID # 4 for Promega R & D Expansion)



Organizational Joint Review Board Meeting Held:	May 7, 2018
Public Hearing Held:	May 15, 2018
Consideration for Approval by Plan Commission:	May 15, 2018
Consideration for Adoption by Common Council:	June 12, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: June 27, 2018



# Tax Incremental District No. 12 Creation Project Plan

## City of Fitchburg Officials

### Common Council

Jason Gonzalez	Mayor
Dorothy Krause	Council Member
Anne Scott	Council Member
Julia Arata-Fratta	Council Member
Daniel Bahr	Council Member
Aaron Richardson	Council Member
Dan Carpenter	Council Member
Tom Clauder	Council Member
Tony Hartmann	Council Member

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Patti Anderson	City Clerk
Patrick Marsh	City Administrator
Misty Dodge	Finance Director
Michael Zimmerman	Community & Economic Development Director
Thomas Hovel	Zoning Administrator – City Planner
Susan Badtke	Community Planner
Valerie Zisman	City Attorney

### Plan Commission

Lane Manning	Rachel Lee
Ron Johnson	Julia Arata-Fratta
Dave Carlson	Carol Poole
Ed Kinney	-

### Joint Review Board

Tom Hovel	City Representative
Charles Hicklin	Dane County
Tim Casper	Madison Area Technical College District
TJ Mertz	Madison Metropolitan School District
Shawn Pfaff	Public Member



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# SECTION 1: Executive Summary

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## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 12 (the “TID” or “District”) is proposed to be created by the City of Fitchburg (“City”) as an industrial district. A map of the proposed District boundaries is located in Section 3 of this plan.

This district is being proposed to enable one of Country’s premier biotechnical corporations, the Promega Company, a long time corporate resident of the City, to significantly expand its operations in Wisconsin.

With Promega’s growth and a commitment to innovation, the company is exploring the possibility of constructing a new research and development (R&D) facility located on Promega’s campus in Fitchburg. This new R&D facility is expected to support and contribute to the long-term business growth of Promega by providing the proper infrastructure to respond to emerging opportunities in the global biotechnology and life science markets.

The estimated cost of the overall project is \$190,000,000. The project would be undertaken as follows:

With the Promega Company’s growth and a commitment to innovation, the company is exploring the possibility of constructing a new approximately 270,000 s.f. research and development (R&D) facility located on Promega’s campus in Fitchburg. This new R&D facility is expected to support and contribute to the long-term business growth of Promega by providing the proper infrastructure to respond to emerging opportunities in the global biotechnology and life science markets. The estimated cost of the overall project is around \$190 million. The project would include an associated expansion of the existing parking structure by adding two floors and approximately 340 parking spaces. It would also include around 4,800 s.f. for a central utility plant (CUP) to serve both new and existing buildings and significantly improve energy efficiency. Finally, the project would include significant infrastructure improvements both on and off-site. If the necessary financing and approvals can be obtained, groundbreaking is planned for the summer of 2018 with occupancy planned by the end of 2020.

### Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$14,820,000 to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with a Municipal Revenue Obligation (Promega Co. financed PAYGO) issued by the City, and cash however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

## Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$94,320,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

It is noted that while the Promega Company expects to incur total project costs of nearly \$190,000,000, not all of these costs will be taxable or taxable at their cost. The \$94,320,000 of incremental value is based on taxable costs at 60% of the actual expense.

## Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2033; 7 years earlier than the 20-year maximum life of this District.

## Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
  - The City expects to do an independent review of the intended company’s sources and uses proforma for the initial proposed development and/or redevelopment project. This review will need to conclude that a public investment of approximately \$14,500,000 is required to enable the development to occur in the manner desired by the City, while providing the company a fair and reasonable return on their investment.
  - In order to make the areas included within the District suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments (gap financing). Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
  - The nature of investment in this project is unique as it entails the expansion of a corporate campus that would employ the newest research and development equipment to assure that Promega scientists remain on the cutting edge of discovery. This includes the most up to date systems for production of energy for on-site use as well as geo thermal wells will be considered

for use on this campus. These improvements result in costs that are significant and cannot be incurred without outside assistance.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
  - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
  - The completion of the new R&D facility by the end of 2020 is expected to increase Promega's full time employment in Fitchburg by 50 to 100 new positions over the five years following construction completion. At least 50 of these potential 100 new positions are expected to be within Promega's R&D and manufacturing areas with another 50 positions throughout all areas of Promega's organization. These positions are expected to be very highly compensated positions. (Source: Promega Proposal of 4/18/2018).
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
  - If approved, the District's creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
  - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
5. Based upon the findings, as stated above, the District is declared to be an industrial District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

## SECTION 2: Type and General Description of District

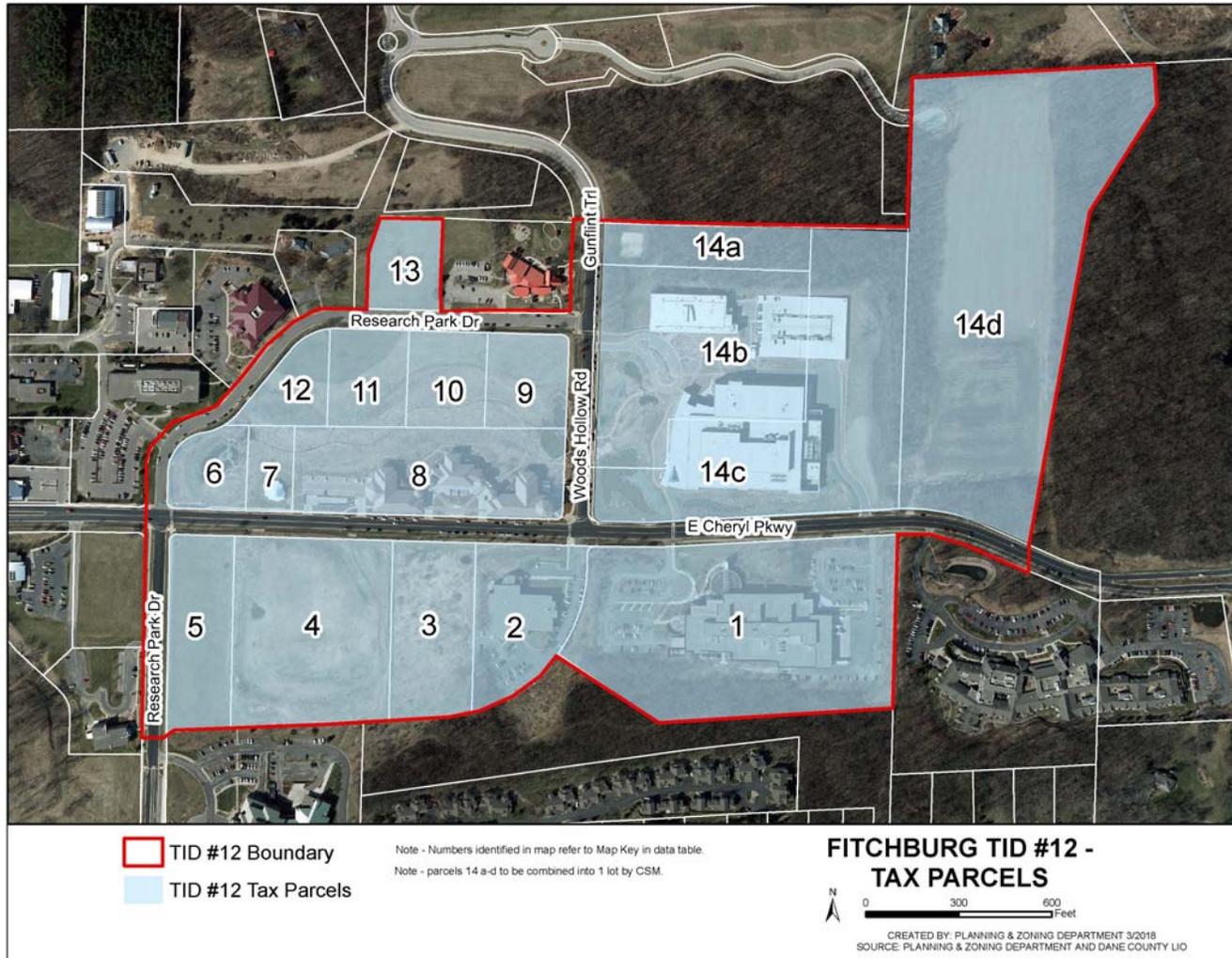
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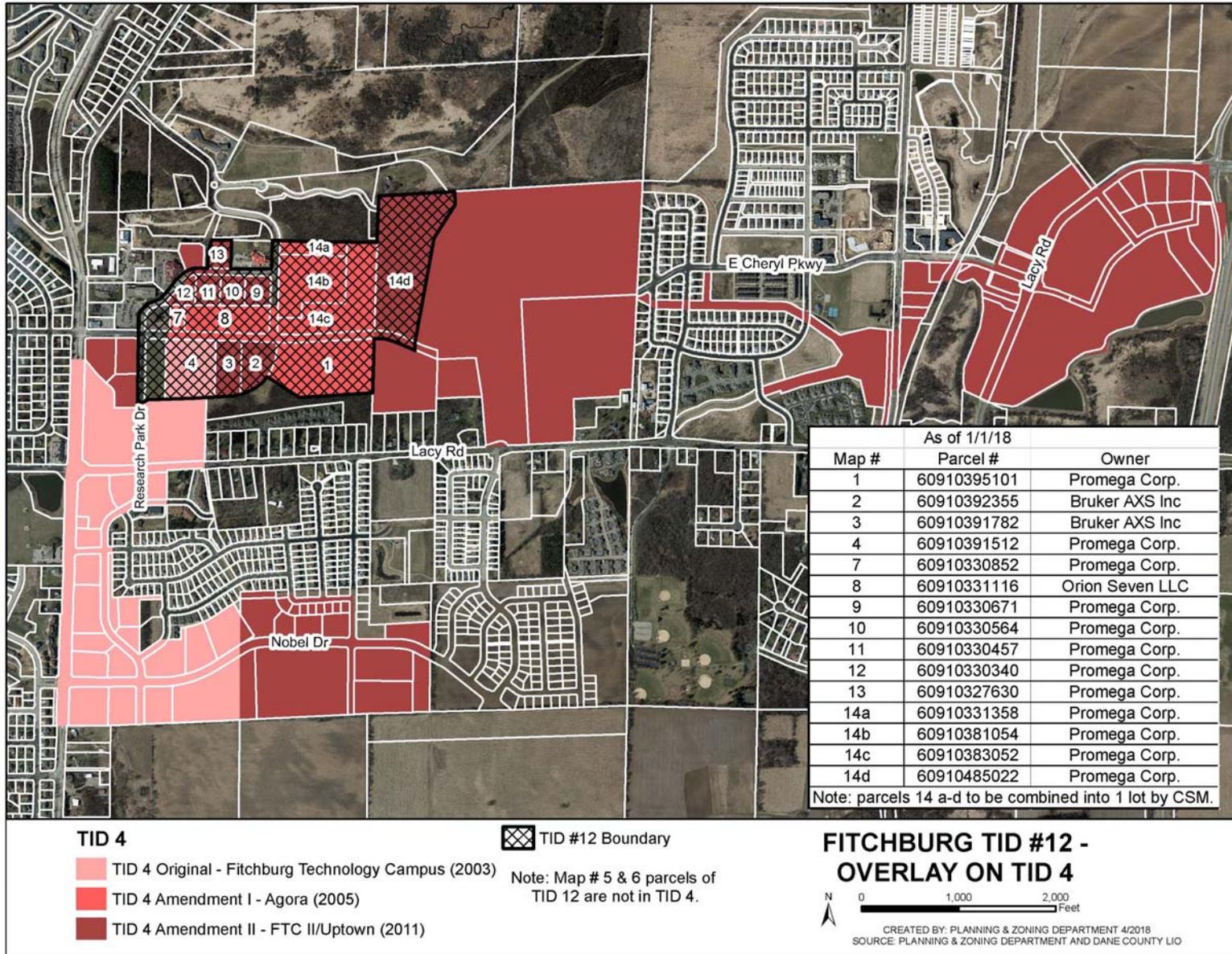
The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. This District is created as an "Industrial District" based upon a finding that at least 50%, by area, of the real property within the District is zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that industrial, distributor and related private development locates in this District. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote industrial development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

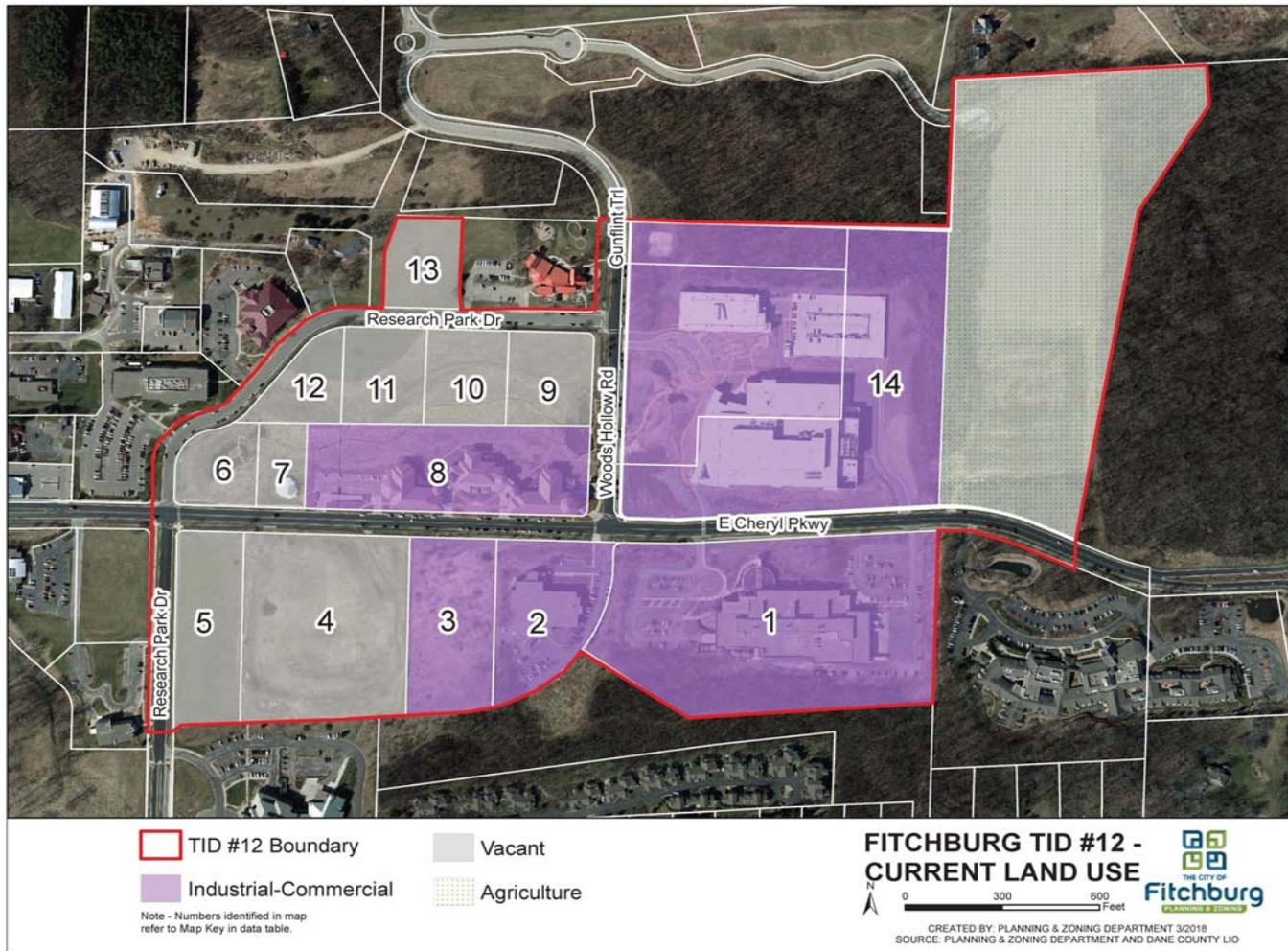
Based upon the findings, as stated within this Plan, the District is declared to be an industrial District based on the identification and classification of the property included within the district.

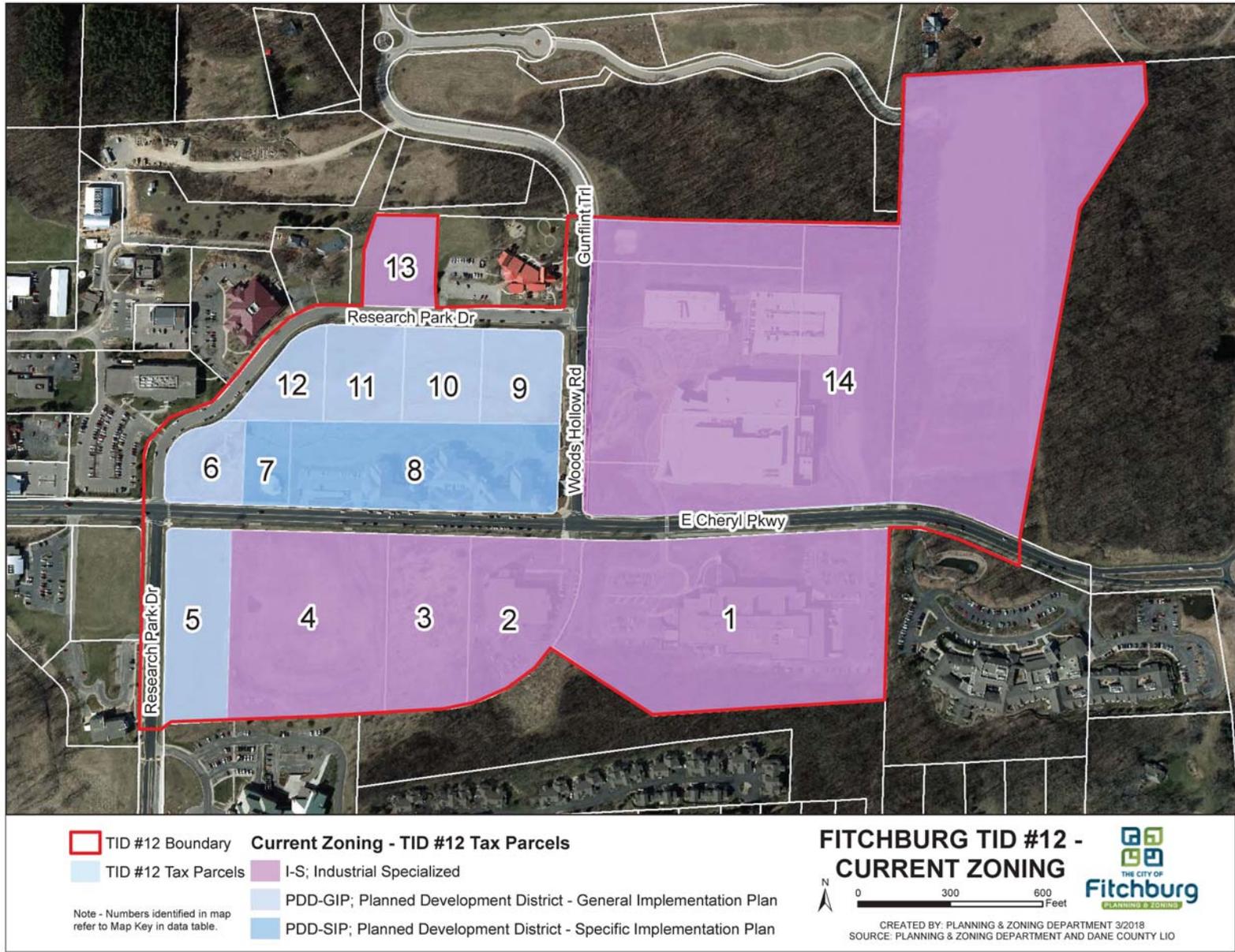
# SECTION 3: Preliminary Maps of Proposed District Boundary





# SECTION 4: Maps Showing Existing Uses and Conditions





SECTION 5:  
Preliminary Parcel List and Analysis

UPDATED FROM ASSESSOR VIA EMAIL 5/16/18.																
TID 12 Prospective Boundary																
As of 1/1/18				Assessment Information				Equalized Value/Equated Manufacturing Value				District				
Map #	Parcel #	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Zoning	Class	Acres	Assessment Class
1	60910395101	Promega Corp.	12.49					0.9945	2,571,200	11,871,800	0	14,443,000	I-S	Industrial	12.49	Class 3
2	60910392355	Bruker AXS Inc	3.64					0.9945	787,800	2,254,500	783,200	3,825,500	I-S	Industrial	3.64	Class 3
3	60910391782	Bruker AXS Inc	3.5					0.9945	758,100	0	0	758,100	I-S	Industrial	3.5	Class 3
4	60910391512	Promega Corp.	7.04	2,300,000	0	0	2,300,000	0.9945	2,312,720	0	0	2,312,720	I-S		7.04	Class 2
5	60910391427	Promega Corp.	3	925,000	0	0	925,000	0.9945	930,116	0	0	930,116	PDD-GIP			Class 2
6	60910330788	Promega Corp.	1.425	10,000	0	0	10,000	0.9945	10,056	0	0	10,056	PDD-GIP			Class 2
7	60910330852	Promega Corp.	0.96	105,000	0	0	105,000	0.9945	105,581	0	0	105,581	PDD-SIP			Class 2
8	60910331116	Orion Seven LLC	5.69	0	0	180,500	180,500	0.9945	1,631,000	15,010,800	181,500	16,822,800	PDD-SIP			Class 3
9	60910330671	Promega Corp.	1.825	390,000	0	0	390,000	0.9945	392,157	0	0	392,157	PDD-GIP			Class 2
10	60910330564	Promega Corp.	1.797	244,000	0	0	244,000	0.9945	245,350	0	0	245,350	PDD-GIP			Class 2
11	60910330457	Promega Corp.	1.834	442,000	0	0	442,000	0.9945	444,445	0	0	444,445	PDD-GIP			Class 2
12	60910330340	Promega Corp.	1.498	330,000	0	0	330,000	0.9945	331,826	0	0	331,826	PDD-GIP			Class 2
13	60910327630	Promega Corp.	1.56	548,000	0	0	548,000	0.9945	551,031	0	0	551,031	I-S	Industrial	1.56	Class 2
14	See below		40.2					0.9945					I-S	Industrial	40.2	Class 2&3
all of	60910331358	Promega Corp.	2.14	280,000	0	0	280,000	0.9945	281,549	0	0	281,549	I-S		68.43	Class 2
all of	60910381054	Promega Corp.	8.69					0.9945	1,873,700	3,341,300	0	5,215,000	I-S			Class 3
all of	60910383052	Promega Corp.	10.48					0.9945	2,270,800 *	61,154,300 *	13,784,300 *	77,209,400	I-S			Class 3
part of	60910485022	Promega Corp.	18.89	6,800	0	0	6,800	0.9945	N/A	N/A	N/A	N/A	PDD-SIP			Class 4,5m
<b>TOTALS</b>			<b>86.459</b>						<b>15,497,431</b>	<b>93,632,700</b>	<b>14,749,000</b>	<b>123,878,631</b>				
NOTE:	Promega provided land areas for Map #'s 6-8 do not correspond to originally platted lot areas. Map area #8 adjusted to avoid conflict 40.2 acre for 14 per CSM															
	Assessed values and ratio are for 2017 as values & ratio for 2018 will not be available until June of this year; value changes will be minor															
	*The Imp Value, PP Value and Total for Parcel # 60910383052 (Promega Corp.) reflect Corrections of Error by DOR Manufacturing office															

# SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Parcels within proposed TID #12 that are presently within TID #4 are already included in the increment value for TID #4. The only parcels in TID #12 that are subject to the 12% test are parcels #5 and #6. The equalized value of the increment of existing tax incremental districts within the City, plus the base value of parcels #5 and #6, totals \$291,853,700. This value is less than the maximum of \$354,482,172 in equalized value that is permitted for the City of Fitchburg. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Fitchburg, Wisconsin				
Tax Increment District # 12 (Promega Project)				
Valuation Test Compliance Calculation				
District Creation Date	6/12/2018			
	Valuation Data Currently Available 2017	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,954,018,100			2,954,018,100
12% Test	354,482,172			354,482,172
Increment of Existing TIDs				
TID #4	179,487,900			179,487,900
TID #6	94,068,400			94,068,400
TID #9	17,297,400			17,297,400
TID #10	0			0
TID #11	0			0
Total Existing Increment	290,853,700			290,853,700
Projected Base of New District (Parcels 5 and 6)	940,172			940,172
Total Value Subject to 12% Test	291,793,872			291,793,872
Compliance	PASS			PASS
Note: TID # 11 has been approved by City but not yet certified by DOR so not counted in total. TID # 10 has no value listed as this district is currently in decrement.				
<b>Version 3</b>				

## SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

### Property, Right-of-Way and Easement Acquisition

#### Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City or the Company may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

#### Property Acquisition for Conservancy or Remediation

While Promega owns all of the property within the proposed TIF boundaries, there is an environmental corridor running along the east side of the property. Depending on how the project site plan evolves, Promega may need to obtain approvals from the Department of Natural Resources related to the management, remediation, or crossing of the corridor. Consulting, engineering, and permitting costs would be involved. The cost of property acquired for conservancy, or remediation and any costs associated with the transaction, are eligible Project Costs.

#### Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

#### Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

#### Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

## Site Preparation Activities

### Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

### Demolition

Promege is dedicated to protecting as many trees as possible, especially highly valued and specimen trees. Because of the size of the project, however, there will be the need for tree removal especially along a portion of the West border of the farm fields. Whenever possible, the wood resulting from tree removal will be repurposed as lumber for the R&D facility or future projects. In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements.

### Site Grading

There is a significant slope on the site. Project architects and engineers plan to use the natural slope to enhance their designs, however a significant amount of fill currently stored on site from several previous projects will need to be moved, at least in part. There will also be the need for grading to provide access to the site from both the south and the east, as well as to control storm water runoff. There may be a need to dispose of excess fill material off-site. Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## Utilities

### Sanitary Sewer System Improvements

There is currently a sanitary sewer running along the Eastern boundary of the proposed District. It is expected to meet the needs of the project, however it is possible that alterations may be necessary. The sewer is expected to serve land to the South of the District which could require some design changes in the future. Part of the off-site improvements planned for the project include the extension of the existing sewer from the District to Lacy Road. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

### Water System Improvements

There is currently a water main that runs along much of the Eastern boundary of the proposed District before turning East through the woods. That water main is already connected all the way to Lacy Road.

As part of the project, it may be necessary to expand, relocate, or alter the existing system to meet project and City requirements. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

The project site slopes significantly from South to North. It will be necessary to build stormwater management infrastructure within the district to handle the runoff created by the new building. It may also be necessary to alter existing stormwater retention facilities to the north of the district. Finally, off-site infrastructure improvements to the South of the District, specifically the construction of Fahey Glen between East Cheryl Parkway and Lacy Road will require stormwater management design. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## Streets and Streetscape

### Street Improvements

Preliminary traffic studies have suggested several roadway improvements to enhance both pedestrian and vehicle safety, as well as improve traffic flow to and from the District. These improvements include:

- The construction of a new road, Fahey Glen, from the roundabout on East Cheryl Parkway to the roundabout to its south on Lacy Road. This construction would include the extension of sanitary sewer as mentioned previously.
- The reconstruction of the roundabout on East Cheryl Parkway to make it safer. The design of the existing roundabout, the first one built in Fitchburg, does not funnel traffic properly. A better design would reorient and extend entry lanes to slow traffic and allow better sight lines.
- Traffic calming improvements along East Cheryl Parkway consisting of intersection improvements at three locations, and mid-block crosswalks at four or more locations. These improvements would force drivers to respect the posted speed limits, give drivers much safer site lines when turning at intersections, and provide pedestrians at crosswalks a much safer passage.
- Mill and resurface East Cheryl Parkway (from Fish Hatchery Road to the roundabout) and Woods Hollow Road (from East Cheryl Parkway to Research Park Drive). These roads are showing significant degradation but are not currently on the City's public works calendar.
- Related to the above improvements may be the installation of curb and gutter; the installation of bicycle lanes; the installation of traffic control signage; pavement marking; and the installation of landscaping.
- Besides having access to the new project from the existing Feynman Center driveway on East Cheryl Parkway, it is proposed that a secondary driveway be constructed through the woods to the east which would then turn north and connect to the East Cheryl Parkway roundabout. This would have the effect of reducing traffic in front of Agrace Hospice Care.

To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### Streetscaping and Landscaping

As part of the street improvements, it is possible that crosswalks and intersections may use landscaping, lighting, parking areas, planter, benches, and brick or other decorative walks and terraces as safety features. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

### Structured Parking

In an effort to maximize the potential density of development, Promega is proposing to add two levels to its existing parking ramp to the north of the Feynman Center. This would add 340 new stalls which should accommodate the cars expected from a fully occupied R&D facility, Feynman Center, and repurposed RDC building.

## Energy Efficiency Projects

- Central Utility Plant (CUP) – Additional facilities are proposed which could provide a more efficient source of heating and cooling to the new campus as well as to the existing RDC building. It may also be possible to extend the benefits of the plant to other Promega buildings nearby.
- Geo-Thermal Wells – Geo-thermal wells have been used successfully at the Feynman Center and if feasible, will be considered for the campus.
- Natural Air Ventilation and Other Energy Saving Technologies – Consultants are evaluating the possibility of natural air ventilation for at least a portion of the new building. In addition, new technologies related to HVAC will be applied whenever appropriate and feasible.

## Equipment

The new campus will employ the newest research and development equipment to assure that Promega scientists remain on the cutting edge of discovery.

## CDA Type Activities

### Contribution to Community Development or Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

## Miscellaneous

### Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District

- It is proposed that approximately \$3,200,000 of the MRO Developer Bond be structured to fund infrastructure improvement projects potentially outside the tax increment district which benefit the City at large. These projects include:
  - Fahey Glen connection to Lacy Road of \$1,000,000
  - Re-design and construction of the roundabout at East Cheryl Parkway and the future Fahey Glen of \$1,100,000

- Traffic calming improvements on East Cheryl Parkway including intersection improvements and mid-block crosswalks of \$600,000.
- Mill and resurface East Cheryl Parkway (from Fish Hatchery Road to the roundabout at Fahey Glen) and Woods Hollow Road (from East Cheryl Parkway to Research Park Drive) of \$500,000.

### Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

### Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

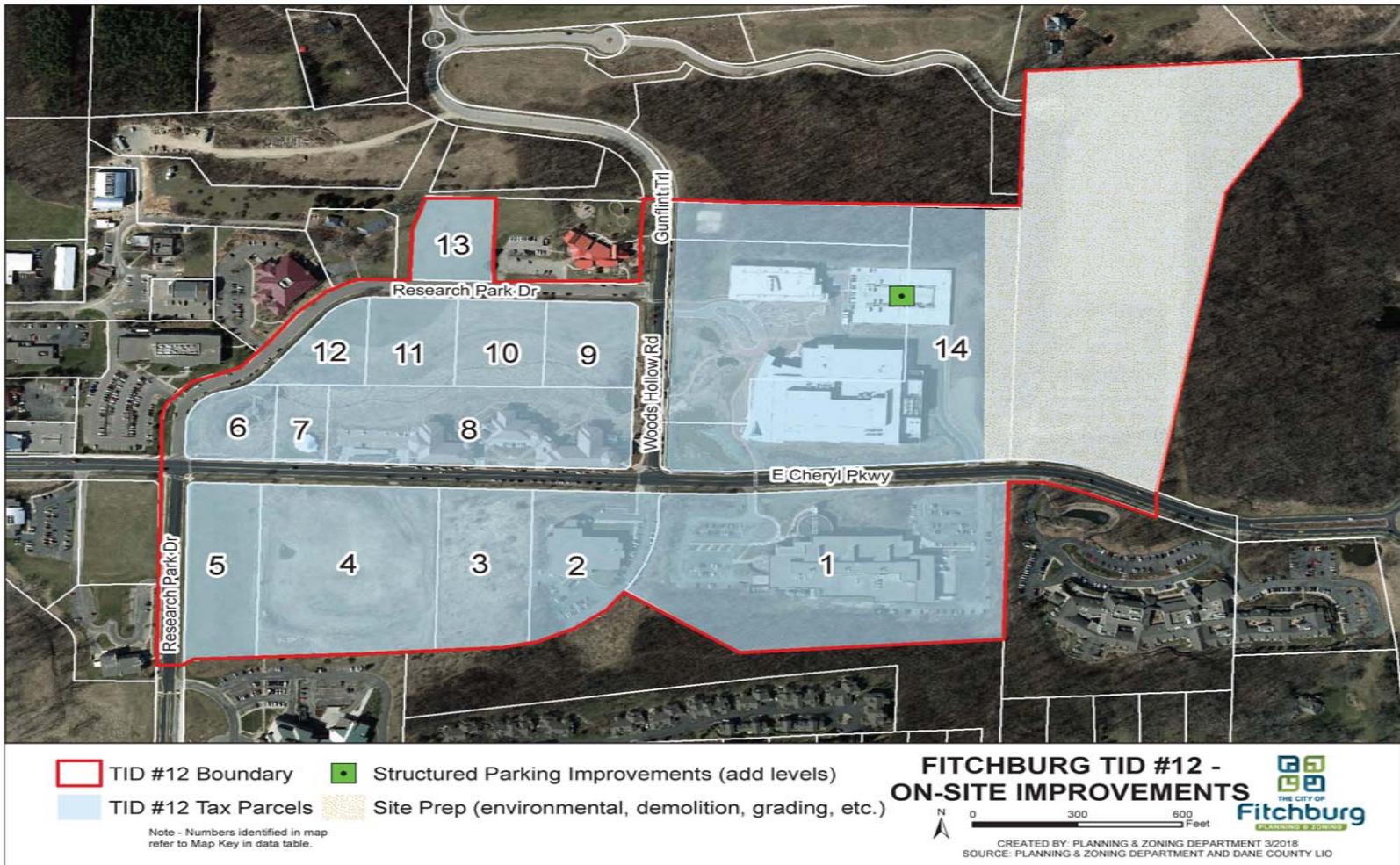
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

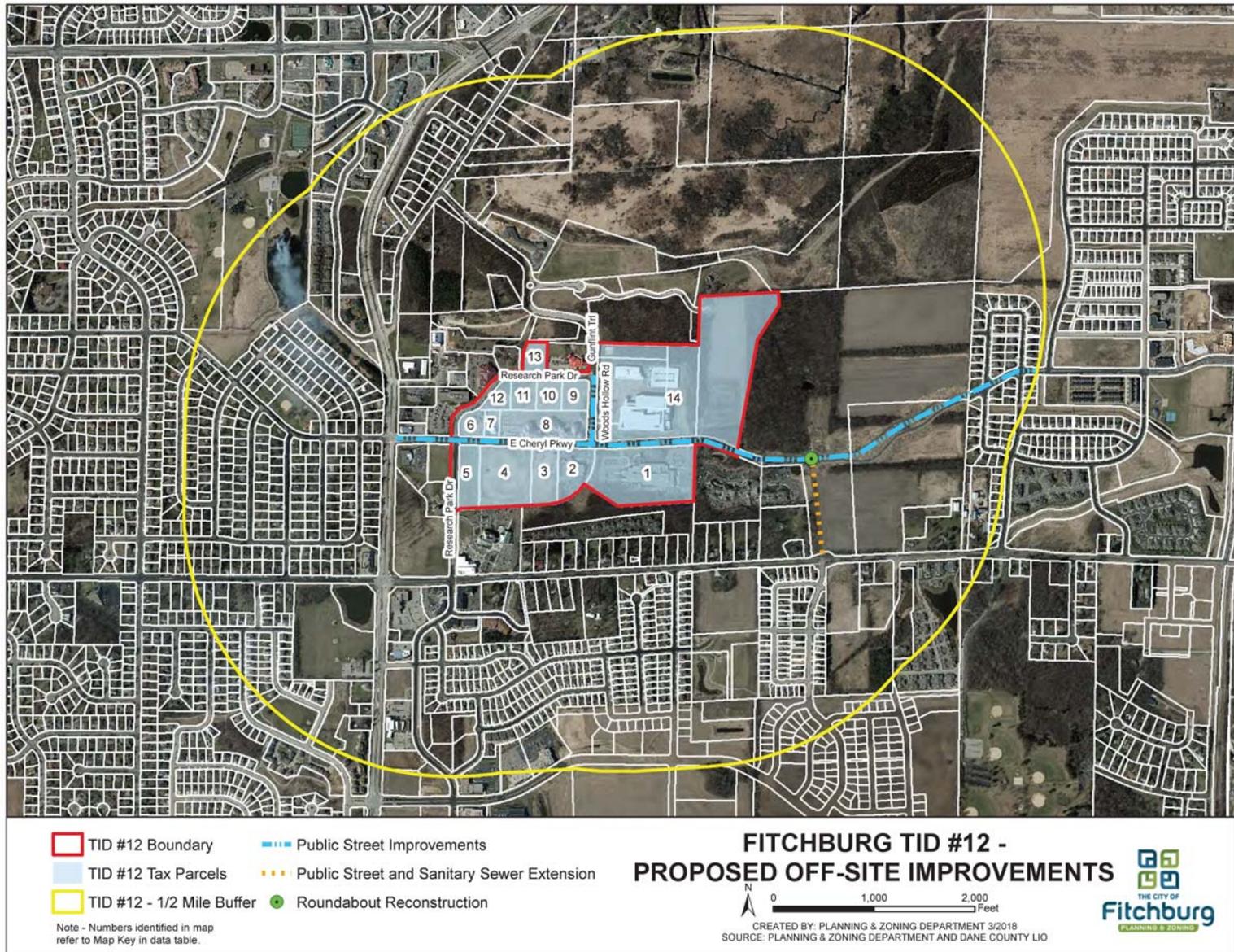
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

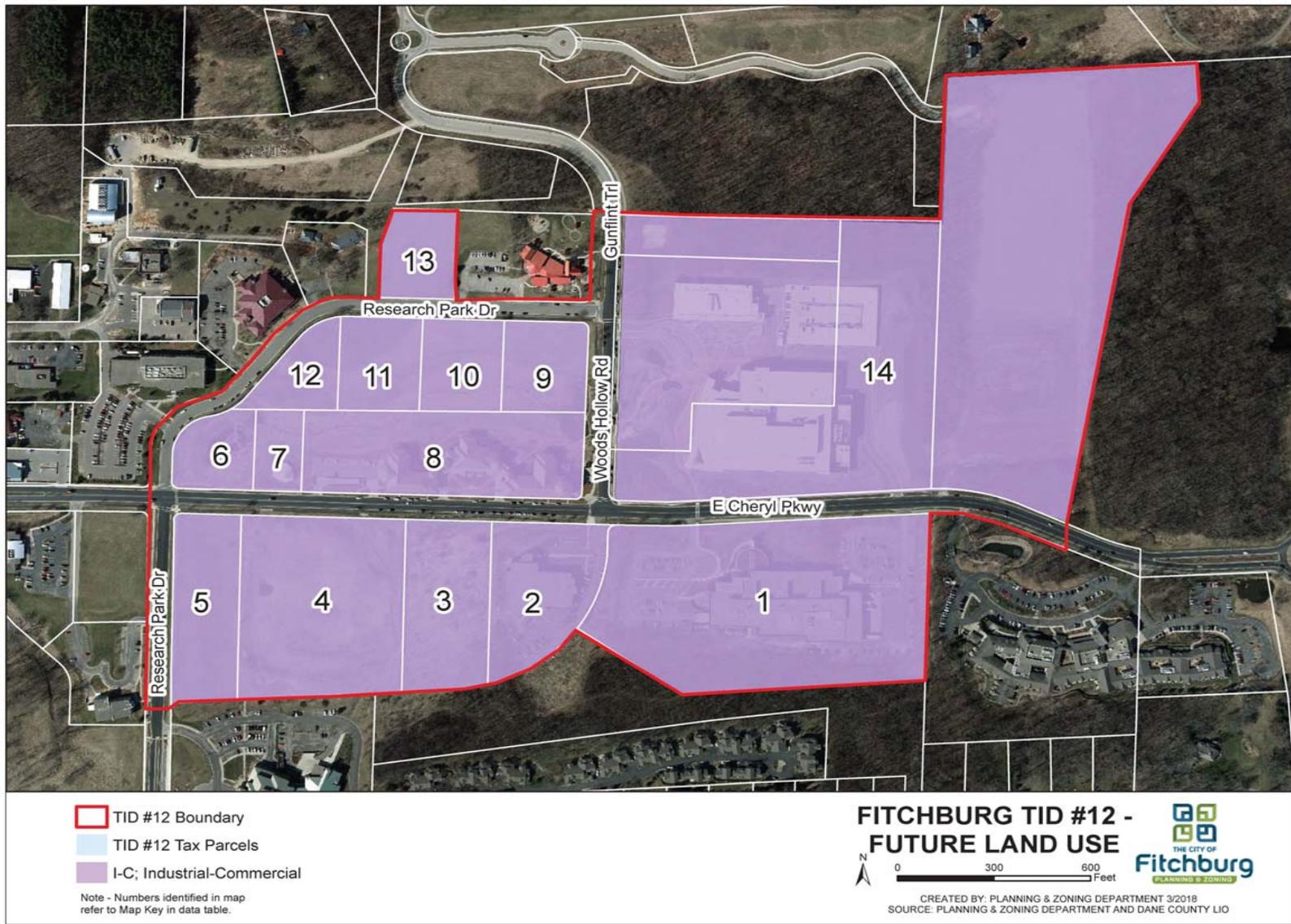
**The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.**

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

# SECTION 8: Maps Showing Proposed Improvements and Uses







## SECTION 9: Detailed List of Project Costs

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**This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.**

All costs are based on 2018 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. However, for increases in excess of 25% over the cost of inflation of total project costs, the City would pursue an amendment to the Plan in accordance with the amendment procedures specified in Wisconsin Statutes Section 66.1105(4)(h), which include review by the Joint Review Board. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

# Proposed TIF Project Cost Estimates

City of Fitchburg, Wisconsin					
Tax Increment District # 12 (Promega Project)					
Estimated Project List					
Project ID	Project Name/Type	Phase I 2019	Phase II 2020	Phase III 2022	Total (Note 1)
	<b>Development Incentive</b>				
1	Structured Parking (est. \$6,000,000)				0
2	Energy Efficiency Systems Costs (est. \$5300,000)				\$0
3	Relocation (est. \$300,000)				
	<b>Total Development Incentive within District</b>	<b>\$11,300,000</b>			<b>\$11,300,000</b>
	<b>Projects within 1/2 Mi of District</b>				0
3	Fahey Glenn Connection to Lacy Rd	1,000,000			1,000,000
4	Reconst. Roundabout E Cheryl Pkwy	1,100,000			1,100,000
5	Sidewalks and Traffic Calming on E Cheryl Pkwy	600,000			600,000
6	Mill & Resurface E Cheryl Pkwy	500,000			500,000
	<b>Total within 1/2 Mi.</b>	<b>3,200,000</b>			<b>3,200,000</b>
					0
7	E Cheryl Lighting Retrofit		160,000		160,000
8	E Cheryl Lighting Completion			160,000	160,000
<b>Total Projects</b>		<b>14,500,000</b>	<b>160,000</b>	<b>160,000</b>	<b>14,820,000</b>
Notes:					
Note 1 Project costs are estimates as provided by Promega in its proposal of 4/18/18 & Email of 5/22/18 from C. Yarbro.					
<b>Version 4</b>					

## SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

### Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

#### General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$147,700,905, of which \$105,265,905 is currently unused and could be made available to finance Project Costs.

#### Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

## Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA) or by a Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

## Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

## Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

## Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.**

# Implementation and Financing Timeline

<b>City of Fitchburg, Wisconsin</b> <b>Tax Increment District # 12 (Promega Project)</b> <b>Estimated Financing Plan</b>		
	<b>Municipal Revenue Obligation (MRO) 2019</b>	<b>Totals</b>
<b>Projects</b>		
Project Costs within District	11,300,000	11,300,000
Project Costs within 1/2 mi of District	3,200,000	3,200,000
<b>Total Project Funds</b>	<b>14,500,000</b>	<b>14,500,000</b>
<b>Estimated Finance Related Expenses</b>		
Municipal Advisor		
Bond Counsel		
Rating Agency Fee		
Paying Agent		
Underwriter Discount	0	
Debt Service Reserve		
Capitalized Interest		
<b>Total Financing Required</b>	<b>14,500,000</b>	
Estimated Interest		
Assumed spend down (months)	6	
Rounding		0
<b>Net Issue Size</b>	<b>14,500,000</b>	<b>14,500,000</b>
Notes: Costs as provided by Promega request of 4/18/2018.		

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# Development Assumptions

City of Fitchburg, Wisconsin Tax Increment District # 12 (Promega Project) Development Assumptions						
Construction Year		Actual	Phase I R & D Bldg W Feynman CUP & Parking	Annual Total	Construction Year	
1	2018		10,000,000	10,000,000	2018	1
2	2019		65,000,000	65,000,000	2019	2
3	2020		19,320,000	19,320,000	2020	3
4	2021			0	2021	4
5	2022			0	2022	5
6	2023			0	2023	6
7	2024			0	2024	7
8	2025			0	2025	8
9	2026			0	2026	9
10	2027			0	2027	10
11	2028			0	2028	11
12	2029			0	2029	12
13	2030			0	2030	13
14	2031			0	2031	14
15	2032			0	2032	15
16	2033			0	2033	16
17	2034			0	2034	17
18	2035			0	2035	18
19	2036			0	2036	19
20	2037			0	2037	20
Totals		0	94,320,000	94,320,000		

Notes: All values are factored at 60% of the estimated project costs as reflected in the Promega proposal of 4/18/18. Timing is extrapolated from Promega proposal. Promega's total project cost was estimated at \$190,000,000. From that total was deducted A & E, Equipment, sewer, water, storm ,paving and grading.

**Assumed Incremental Value as % of estimated Assesable Cost:**

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# Increment Revenue Projections

## City of Fitchburg, Wisconsin

### Tax Increment District # 12 (Promega Project)

#### Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	123,878,631	Apply to Base Value
District Creation Date	June 12, 2018	Appreciation Factor	0.50%	
Valuation Date	Jan 1, 2018	Base Tax Rate	\$24.20	
Max Life (Years)	20	Rate Adjustment Factor	0.00%	
Expenditure Period/Termination	15 6/12/2033	Tax Exempt Discount Rate	3.50%	
Revenue Periods/Final Year	20 2039	Taxable Discount Rate	5.00%	
Extension Eligibility/Years	Yes 3			
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV	
								NPV Calculation	Calculation	
1 2018	10,000,000	2019	0	10,000,000	2020	\$24.20	242,024	218,292	209,070	
2 2019	65,000,000	2020	50,000	75,050,000	2021	\$24.20	1,816,392	1,801,173	1,703,420	
3 2020	19,320,000	2021	375,250	94,745,250	2022	\$24.20	2,293,065	3,731,872	3,500,096	
4 2021	0	2022	473,726	95,218,976	2023	\$24.20	2,304,530	5,606,609	5,219,772	
5 2022	0	2023	476,095	95,695,071	2024	\$24.20	2,316,053	7,427,006	6,865,748	
6 2023	0	2024	478,475	96,173,546	2025	\$24.20	2,327,633	9,194,637	8,441,182	
7 2024	0	2025	480,868	96,654,414	2026	\$24.20	2,339,271	10,911,033	9,949,097	
8 2025	0	2026	483,272	97,137,686	2027	\$24.20	2,350,968	12,577,679	11,392,387	
9 2026	0	2027	485,688	97,623,375	2028	\$24.20	2,362,723	14,196,015	12,773,822	
10 2027	0	2028	488,117	98,111,492	2029	\$24.20	2,374,536	15,767,444	14,096,053	
11 2028	0	2029	490,557	98,602,049	2030	\$24.20	2,386,409	17,293,324	15,361,617	
12 2029	0	2030	493,010	99,095,059	2031	\$24.20	2,398,341	18,774,975	16,572,942	
13 2030	0	2031	495,475	99,590,535	2032	\$24.20	2,410,333	20,213,680	17,732,353	
14 2031	0	2032	497,953	100,088,487	2033	\$24.20	2,422,384	21,610,683	18,842,075	
15 2032	0	2033	500,442	100,588,930	2034	\$24.20	2,434,496	22,967,194	19,904,238	
16 2033	0	2034	502,945	101,091,874	2035	\$24.20	2,446,669	24,284,385	20,920,879	
17 2034	0	2035	505,459	101,597,334	2036	\$24.20	2,458,902	25,563,397	21,893,950	
18 2035	0	2036	507,987	102,105,320	2037	\$24.20	2,471,197	26,805,336	22,825,318	
19 2036	0	2037	510,527	102,615,847	2038	\$24.20	2,483,553	28,011,277	23,716,771	
20 2037	0	2038	513,079	103,128,926	2039	\$24.20	2,495,970	29,182,263	24,570,018	
<b>Totals</b>							<b>94,320,000</b>	<b>8,808,926</b>	<b>Future Value of Increment</b>	<b>45,135,450</b>

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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# Cash Flow

City of Fitchburg, Wisconsin																			
Tax Increment District # 12 (Promega Project)																			
Cash Flow Projection																			
Year	Projected Revenues						Municipal Revenue Obligation (MRO) 14,500,000						Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Less City Admin Expense	Less TID 20% Reserve Retention	City Advance for E Cheryl Lighting	Net Available Revenues	Dated Date:				E Cheryl Lighting Capital Expense	Reimburse City for Advance	Total Expenditures	Annual	Cumulative		Principal Outstanding		
						Principal	Est. Rate	Interest Due	Interest Paid	Interst Accrued	Principal Balance								
2018		2.00%		20.00%			5.50%												
2019						0	5.50%	211,530	0	211,530	14,711,530			0	0	0	14,711,530		2019
2020	242,024		(20,000)	(48,405)	160,000	333,619	5.50%	846,122	173,619	672,503	15,384,033	160,000		333,619	0	0	15,384,033		2020
2021	1,816,392		(20,400)	(363,278)		1,432,714	5.50%	846,122	846,122		14,959,033		160,000	1,431,122	1,592	1,592	14,959,033		2021
2022	2,293,065	32	(20,808)	(458,613)		1,813,676	5.50%	822,747	822,747		14,089,033	120,000		1,812,747	929	2,521	14,089,033		2022
2023	2,304,530	50	(21,224)	(460,906)		1,822,451	5.50%	774,897	774,897		13,044,033			1,819,897	2,554	5,075	13,044,033		2023
2024	2,316,053	102	(21,649)	(463,211)		1,831,295	5.50%	717,422	717,422		11,934,033			1,827,422	3,873	8,949	11,934,033		2024
2025	2,327,633	179	(22,082)	(465,527)		1,840,204	5.50%	656,372	656,372		10,754,033			1,836,372	3,832	12,781	10,754,033		2025
2026	2,339,271	256	(22,523)	(467,854)		1,849,150	5.50%	591,472	591,472		9,499,033			1,846,472	2,678	15,458	9,499,033		2026
2027	2,350,968	309	(22,974)	(470,194)		1,858,110	5.50%	522,447	522,447		8,164,033			1,857,447	663	16,121	8,164,033		2027
2028	2,362,723	322	(23,433)	(472,545)		1,867,067	5.50%	449,022	449,022		6,749,033			1,864,022	3,046	19,167	6,749,033		2028
2029	2,374,536	383	(23,902)	(474,907)		1,876,110	5.50%	371,197	371,197		5,249,033			1,871,197	4,914	24,081	5,249,033		2029
2030	2,386,409	482	(24,380)	(477,282)		1,885,229	5.50%	288,697	288,697		3,653,034			1,884,696	533	24,614	3,653,034		2030
2031	2,398,341		(24,867)	(479,668)		1,893,805	5.50%	200,917	200,917		1,963,034			1,890,917	2,888	27,502	1,963,034		2031
2032	2,410,333		(25,365)	(482,067)		1,902,901	5.50%	107,967	107,967		173,034			1,897,967	4,934	32,436	173,034		2032
2033	2,422,384		(25,872)	(484,477)		1,912,035	5.50%	9,517	9,517		0			182,551	1,729,484	1,761,921	0		2033
2034	2,434,496		(26,390)	(486,899)		1,921,207	5.50%	0	0		0			0	1,921,207	3,683,128			2034
2035	2,446,669		(26,917)	(489,334)		1,930,418	5.50%	0	0		0			0	1,930,418	5,613,546			2035
2036	2,458,902		(27,456)	(491,780)		1,939,666	5.50%	0	0		0			0	1,939,666	7,553,212			2036
2037	2,471,197		(28,005)	(494,239)		1,948,952	5.50%	0	0		0			0	1,948,952	9,502,164			2037
2038	2,483,553		(28,565)	(496,711)		1,958,277	5.50%	0	0		0			0	1,958,277	11,460,442			2038
2039	2,495,970		(29,136)	(499,194)		1,967,640	5.50%	0	0		0			0	1,967,640	13,428,082			2039
<b>Total</b>	<b>45,135,450</b>	<b>2,115</b>	<b>(485,947)</b>	<b>(9,027,090)</b>	<b>160,000</b>	<b>35,784,527</b>		<b>15,384,033</b>	<b>7,416,446</b>	<b>6,532,413</b>	<b>884,033</b>		<b>280,000</b>	<b>160,000</b>	<b>22,356,446</b>				<b>Total</b>
Notes:															Projected TID Closure				
<b>Version 4</b>																			

## **SECTION 11: Annexed Property**

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There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

## **SECTION 12: Estimate of Property to be Devoted to Retail Business**

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Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 13: Proposed Zoning Ordinance Changes**

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The City anticipates that a portion of the District will be rezoned prior to development. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

## **SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Fitchburg Ordinances**

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It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

## SECTION 15: Relocation

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It is anticipated there may be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

## SECTION 16: Orderly Development and/or Redevelopment of the City of Fitchburg

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The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

## SECTION 17: List of Estimated Non-Project Costs

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Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

### Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

It should be noted that the costs for projects within ½ Mi of the district referenced in Section 9, page 24 of this Project Plan, specifically, the costs for the Fahey Glenn Connection to lacy Rd, Reconstruction of E Cheryl Parkway Roundabout, Traffic Calming on E Cheryl Parkway and Mill and Resurfacing of E Cheryl Parkway are only a portion of the total costs of those projects. The balance will be paid by special assessment or other City Funds.

SECTION 18:  
Opinion of Attorney for the City of Fitchburg Advising Whether  
the Plan is Complete and Complies with Wisconsin Statutes  
66.1105

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Office of the City Attorney

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June 7, 2018

Mayor Jason C. Gonzalez  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

RE: City of Fitchburg, Wisconsin Tax Incremental District No. 12

Dear Mayor:

As City Attorney for the City of Fitchburg, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Valerie Zisman  
City of Fitchburg

