

July 16, 2018

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 10



Organizational Joint Review Board Meeting Held:	July 17, 2018
Public Hearing Held:	July 17, 2018
Consideration for Approval by Plan Commission:	July 17, 2018
Consideration for Adoption by Common Council:	July 24, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: August 21, 2018



Tax Incremental District No. 10 Territory & Project Plan Amendment

City of Fitchburg Officials

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 10 (the “TID” or “District”) is an existing rehabilitation – conservation district, which was created by a resolution of the City of Fitchburg (“City”) Common Council adopted on November 24, 2015 (the “Creation Resolution”).

Amendments

The District has not been previously amended.

Purposes of this Amendment

To further facilitate development and/or redevelopment within areas adjacent to the District, the City desires to amend its boundaries to add territory. A map, located in Section 3 of this plan, identifies the Territory to be added and its geographic relationship to the existing District’s boundaries.

This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment.

This amendment will modify the categories, locations or costs of the Projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment.

This amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.

The development expected to occur within the original boundaries of the District has been expanded to include property not initially included within the boundary. The new parcels, created by the development, would be partially in the boundaries of the District and partially outside of the boundaries. The City is required to maintain whole parcels within the boundaries of a tax increment district. The proposed boundary amendment will ensure the City complies with this requirement and allows the City to implement the development envisioned in the original project plan.

Estimated Total Project Expenditures

The City anticipates making project expenditures of approximately \$53,355,000 to undertake projects in the amendment areas as listed in this Project Plan. It is anticipated that the remaining and additional projects will be completed in 5 phases. The Expenditure Period of this District terminates on November 24, 2037. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Bonds and Municipal Revenue Obligations issued between 2018 and 2023, 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 project financing by phase is located in Section 10 of this plan.

Economic Development

As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$154,000,000 is projected to 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 amended area(s) and within the original District boundaries. 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, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

TID No. 10 has a maximum statutory life of 27 years, and must close not later than November 24, 2043, resulting in a final collection of increment in budget year 2044. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2030 to 2040.

Summary of Findings

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

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas 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:
 - Prior to finalizing development agreements with prospective developers, the City will conduct an independent review of the intended developer’s sources and uses proforma for the initial proposed development project. This review will need to conclude that a public investment of dollars in the amount of any specified incentive would be required to enable the development to occur in the manner desired by the City, while providing the developer a fair and reasonable return on their investment.
 - Some sites proposed for development and/or redevelopment have remained vacant for years due to lack of adequate infrastructure, obsolete platting and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing (“TIF”) will be required to provide the necessary infrastructure inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the amendment areas 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; and other associated costs. The City will also incur substantial costs for roadway improvements to Fish Hatchery Road and related connecting streets in order to allow for development to occur within the District or to handle anticipated traffic. 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 amendment 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 amendment area is unlikely to occur.

2. **The economic benefits of amending 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 total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.
 - The additional development expected to occur in the amendment area(s) is likely to generate a significant number of temporary construction jobs as well as some permanent jobs over the life of the District.
 - The initial development of the Plesko site that is expected to occur within the amended area(s) would create approximately 160 Senior residential units, providing needed housing opportunities for residents of the area.
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 boundary amendment 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 amendment area 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.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional 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 amended. 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 the Project Plan.
4. Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation - conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b).
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a rehabilitation – conservation District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting the rehabilitation of the area consistent with the purpose for which the District was created.

7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other 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 25% of the territory within the District, as amended, 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, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on November 24, 2015 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2016.

The existing District is a "Rehabilitation - conservation District" created on a finding that at least 50%, by area, of the real property within the District was in need of rehabilitation - conservation work, as defined in Section 66.1337(2m)(a). The District will remain in compliance with this finding after the addition of the Territory identified in this Amendment.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended.

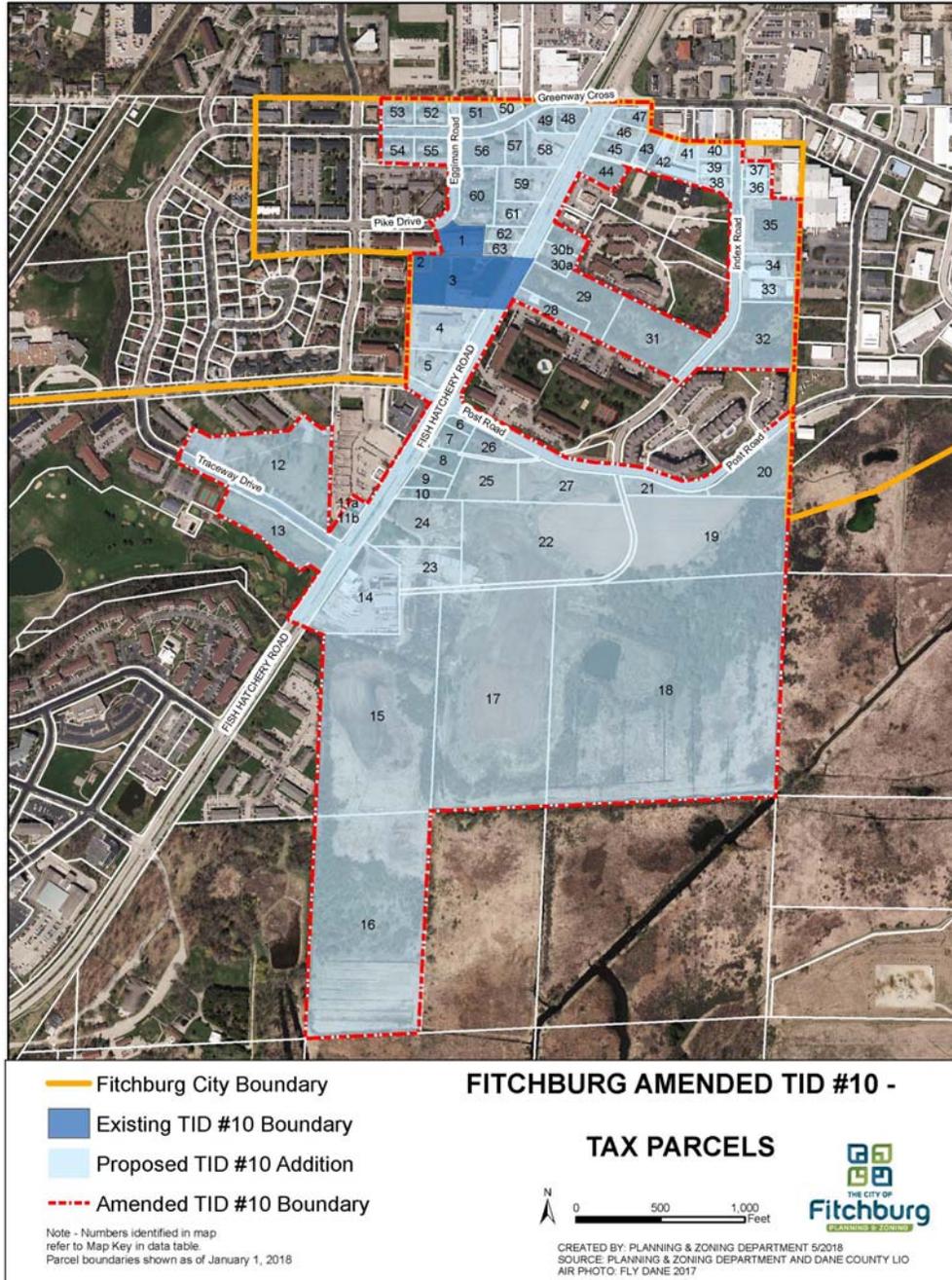
This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

The purpose of the Amendment is to facilitate development within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to install additional public improvements, and to make additional necessary related expenditures that will create development and/or redevelopment opportunities consistent with the original purposes for which the District was created.

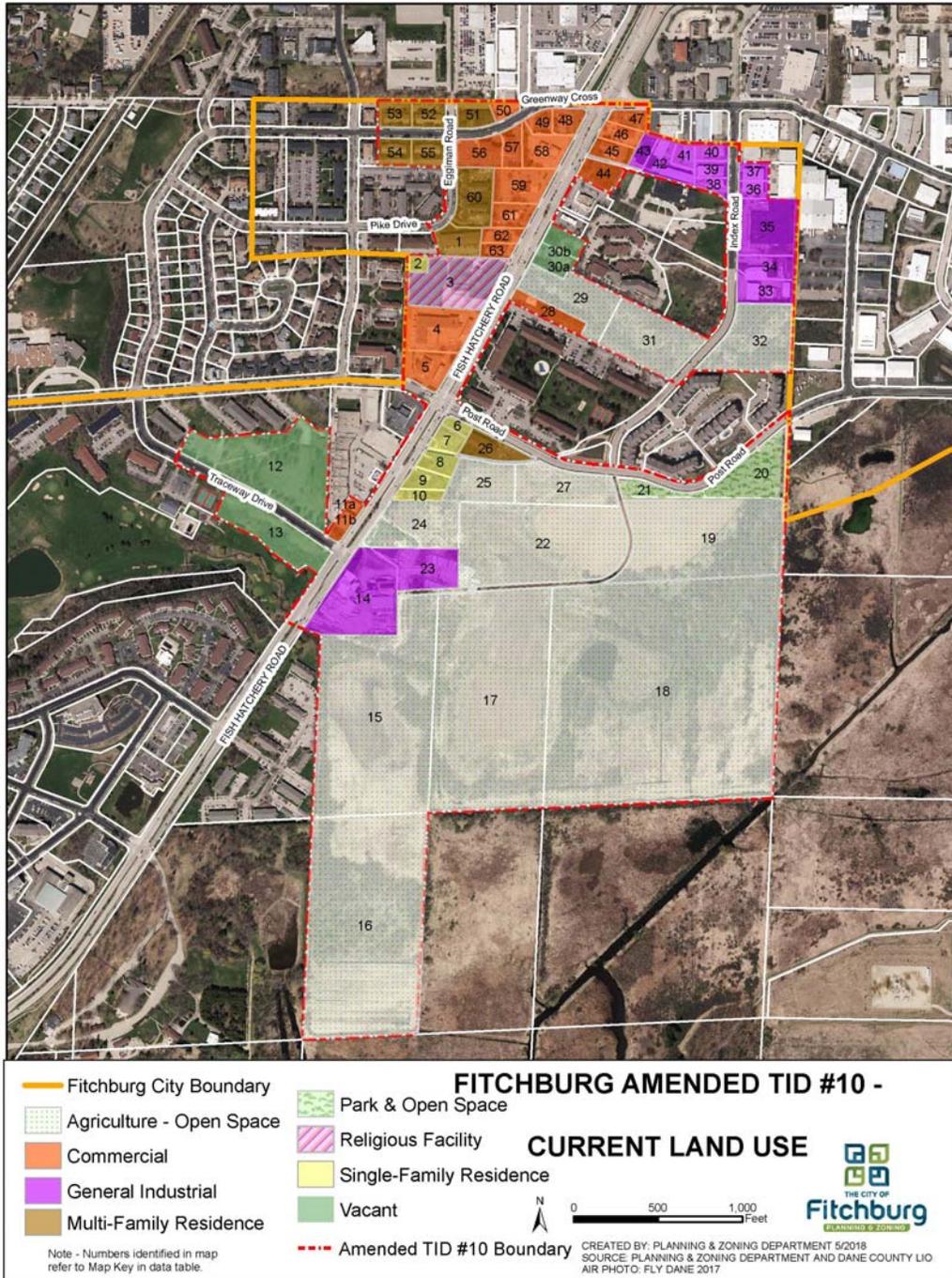
The amendment is also to update and/or provide for the undertaking of additional expenditures.

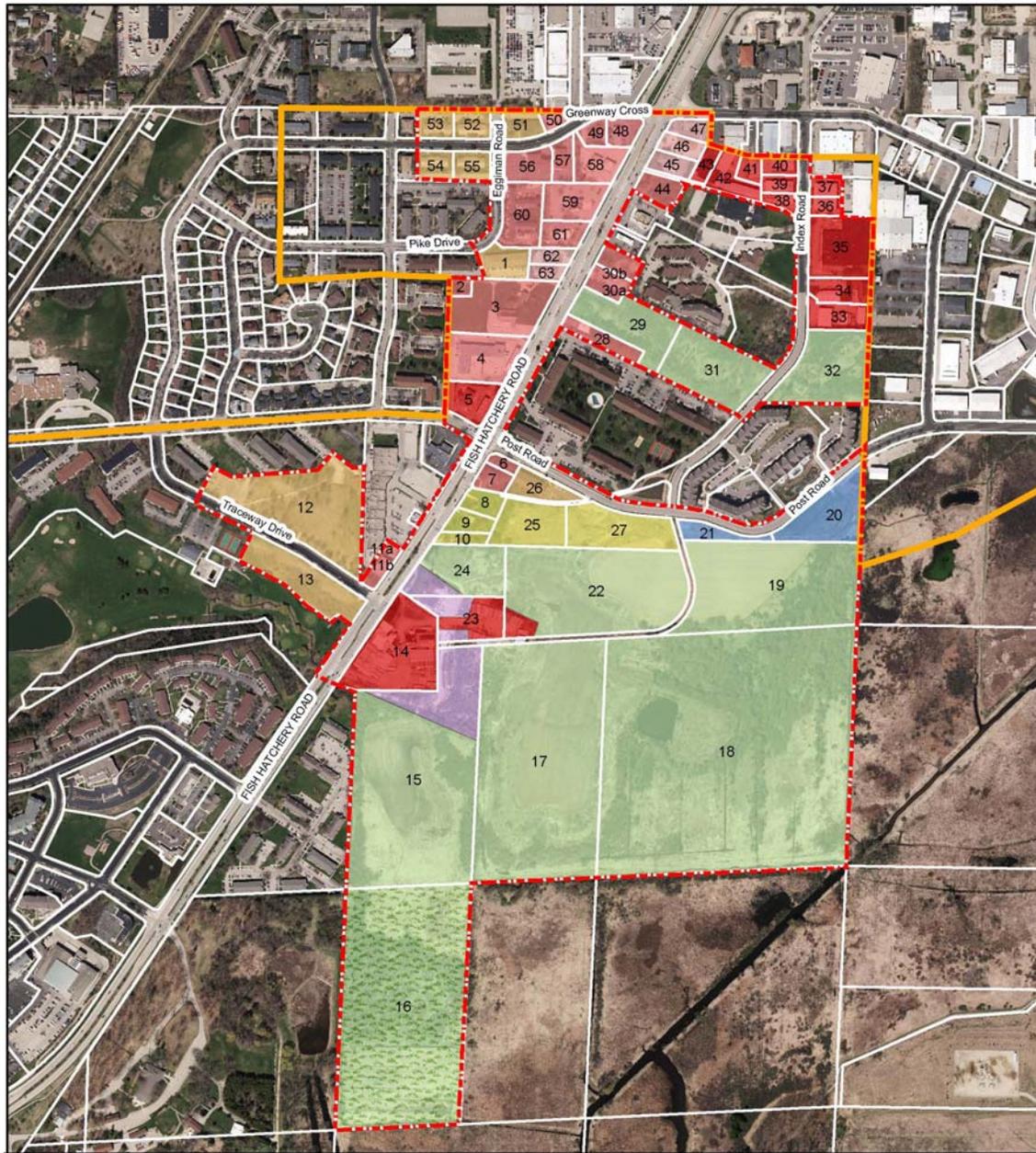
A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a rehabilitation - conservation District based on the identification and classification of the property included within the District.

SECTION 3: Preliminary Map of Original District Boundary and Territory Amendment Area Identified



SECTION 4: Maps Showing Existing Uses and Conditions Within The Territory To Be Added





FITCHBURG AMENDED TID #10 - ZONING

<ul style="list-style-type: none"> - - - Amended TID #10 Boundary — Fitchburg City Boundary ■ A-T; Transitional Agriculture ■ B-G; General Business ■ B-H; Highway Business ■ B-P; Professional Office ■ R-D; Rural Development 	<ul style="list-style-type: none"> ■ PDD-SIP; Planned Development District - Specific Implementation Plan ■ R-HA; Former R-4 High Density ■ R-L; Low Density Residential ■ P-R; Park and Recreation 	<p>THE CITY OF Fitchburg PLANNING & ZONING</p> <p>0 500 1,000 Feet</p> <p>CREATED BY: PLANNING & ZONING DEPARTMENT 5/2018 SOURCE: PLANNING & ZONING DEPARTMENT AND DANE COUNTY LIO AIR PHOTO: FLY DANE 2017</p>
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Note - Numbers identified in map refer to Map Key in data table.
Parcel boundaries shown as of January 1, 2018

SECTION 5: Preliminary Parcel List and Analysis Within The Territory To Be Added

City of Fitchburg, Wisconsin																			
Tax Increment District # 10 Amendment (Plesko et al)																			
Base Property Information																			
Property Information						Assessment Information				Equalized Value				District Classification			Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage*	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio (2017)	Land	Imp	PP	Total	Blighted	Rehab/Conservation	Vacant	
1	060903127431	1911 PIKE DR	RONALD D HERMSMEIER	1.062		Yes, TID # 10	360,000	725,000		1,085,000	99.45%	361,991	729,010	-	1,091,001			0.00	
2	060903129046	2922 FISH HATCHERY RD	WEST ARBOR FIRST FREE METHODIST CHURCH	0.281		Yes, TID # 10	65,000	100		65,100	99.45%	65,359	101	-	65,460			0.28	
3	060903129340	2920 FISH HATCHERY RD	WEST ARBOR FIRST FREE METHODIST CHURCH	3.41		Yes, TID # 10	-	-		-	99.45%	-	-	-	-			-	
4	060903188152	2932 FISH HATCHERY RD	BOWMAN FARMS INC	2.351			1,165,000	450,000	78,200	1,693,200	99.45%	1,171,443	452,489	78,632	1,702,564				
5	060903188009	2956 FISH HATCHERY RD	KELLEY WILLIAMSON CO	1.255			800,000	650,000	189,300	1,639,300	99.45%	804,424	653,595	190,347	1,648,366				
6	060903155268	2975 FISH HATCHERY RD	FRED-FITCHBURG RETAIL LLC	0.267			60,000	-		60,000	99.45%	60,332	-	-	60,332				
7	060903155172	2981 FISH HATCHERY RD	FRED-FITCHBURG RETAIL LLC	0.56			60,000	109,400		169,400	99.45%	60,332	110,005	-	170,337				
8	060903153552	2991 FISH HATCHERY RD	BARBARA A SKOLASKI & MARY J SIMON	0.663			75,000	45,900		120,900	99.45%	75,415	46,154	-	121,569				
9	060903153340	3027 FISH HATCHERY RD	BARBARA SKOLASKI	0.644			60,000	100,100		160,100	99.45%	60,332	100,654	-	160,986				
10	060903153144	3063 FISH HATCHERY RD	BARBARA A SKOLASKI	0.44			60,000	98,900		158,900	99.45%	60,332	99,447	-	159,779			0.00	
11a	060903191979	3070 FISH HATCHERY RD APT 1	REESE PROPERTIES LLC (Current Owner: LFD HOLDINGS LLC)	0.281			145,000	150,000	42,400	337,400	99.45%	145,802	150,830	42,634	339,266		0.281		
11b	060903191997	3070 FISH HATCHERY RD APT 2	LSM REAL ESTATE LLC	0.281			145,000	125,000	41,800	311,800	99.45%	145,802	125,691	42,031	313,524		0.281		
12	060903296752		FITCHBURG COMMERCIAL PROPERTIES LLC	7.053			2,005,000	-		2,005,000	99.45%	2,016,088	-	-	2,016,088				
13	060903296002	2001 TRACEWAY DR	FITCHBURG COMMERCIAL PROPERTIES LLC	2.939			1,095,000	-		1,095,000	99.45%	1,101,056	-	-	1,101,056				
14	060903151520	3101 FISH HATCHERY RD	MADLAND LLC	4.584			656,000	994,000	342,500	1,992,500	99.45%	659,628	999,497	344,394	2,003,519		4.584		2018 Manufact. Full Values
15	060903486508		BOWMAN FARMS INC	18.078			18,200	-		18,200			-	-	18,200				
16	060903495605		BOWMAN FARMS INC	20.652			30,000	-		30,000			-	-	20.652				
17	060903485009		BOWMAN FARMS INC	20.257			5,000	-		5,000			-	-	20.257				
18	060903480004		BOWMAN FARMS INC	40.972			10,500	-		10,500			-	-	40.972				
19	060903174103		BOWMAN FARMS INC	10.284			8,000	-		8,000	99.45%	8,044	-	-	8,044		10.284		
20	060903171502		CITY OF FITCHBURG	2.689			-	Exempt		-	99.45%	-	Exempt	-	-				
21	060903171802		FRED-FITCHBURG RETAIL LLC	0.829			72,000	-		72,000	99.45%	72,398	-	-	72,398				
22	060903150110		BOWMAN FARMS INC	10.42			23,800	-		23,800	99.45%	23,932	-	-	23,932		10.42	10.42	
23	060903151128	3085 FISH HATCHERY RD	BOWMAN FARMS INC	2.223			217,900	25,000		242,900	99.45%	219,105	25,138	-	244,243				
24	060903152136	3085 FISH HATCHERY RD	BOWMAN FARMS INC	3.232			352,000	-		352,000	99.45%	353,947	-	-	353,947		3.232	3.23	
25	060903153742		BARBARA A SKOLASKI & MARY JANE SIMON	2.176			190,000	-		190,000	99.45%	191,051	-	-	191,051				
26	060903155679	2945/2949 FISH HATCHERY RD	FRED-FITCHBURG RETAIL LLC	1.015			300,000	700,000		1,000,000	99.45%	301,659	703,871	-	1,005,530		1.015		
27	060903154152		BARBARA SKOLASKI & MARY JANE SIMON	2.876			500,000	-		500,000	99.45%	502,765	-	-	502,765				
28	060903111215	2917 FISH HATCHERY RD	JONATHAN JACKSON JR	0.885			350,000	10,000	3,600	363,600	99.45%	351,936	10,055	3,620	365,611			0.89	
29	060903111411	2901 FISH HATCHERY RD	BOWMAN FARMS INC	3.035			660,000	-		660,000	99.45%	663,650	-	-	663,650		3.035	3.04	
30a	060903112752		UNIVERSITY OF WISCONSIN CREDIT UNION	0.656			425,000	-		425,000	99.45%	427,350	-	-	427,350			0.66	these 2 UW parcels are now combined into parcel # 060903113102
30b	060903112902		UNIVERSITY OF WISCONSIN CREDIT UNION	0.728			475,000	-		475,000	99.45%	477,627	-	-	477,627				
31	060903112223		BOWMAN FARMS INC	3.837			750,000	-		750,000	99.45%	754,148	-	-	754,148		3.837	3.84	
32	060903170063	2950 BOWMAN CIR	BOWMAN FARMS INC	3.896			685,000	-		685,000	99.45%	688,788	-	-	688,788				
33	060903100414	2861 INDEX RD	DHR INVESTMENTS LLC	1.171			210,000	260,000	6,200	476,200	99.45%	211,161	261,438	6,234	478,833		1.171	0.00	
34	060903100316	2851 INDEX RD	SHAMROCK PROPERTIES LC	1.063			200,000	450,000	38,900	688,900	99.45%	201,106	452,489	39,115	692,710		1.063	0.00	
35	060903100110	2841 INDEX RD	WORLD WIDE WORLD LLC	2.708			450,000	325,000	-	775,000	99.45%	452,489	326,797	-	779,286		2.708	2.71	
36	060903101020	2823 INDEX RD	WORLD WIDE WORLD LLC/ENVIROLET SERVICE	0.422			160,000	400,000	24,900	584,900	99.45%	160,885	402,212	25,038	588,135		0.422	0.00	PP is Manufacturing
37	060903101235	2825 INDEX RD	WORLD WIDE WORLD LLC	0.449			-	-	-	-	99.45%	-	-	-	-		0.449	0.00	Assessed with 60903101020
38	060903102092	2832 INDEX RD	KNUTE OLSON	0.392			75,000	110,000	23,900	208,900	99.45%	75,415	110,608	24,032	210,055		0.392	0.00	
39	060903102305	2822 INDEX RD	MADISON OPERA INC	0.454			-	Exempt		-	99.45%	-	Exempt	-	-		0.454	0.45	
40	060903102510	2818 INDEX RD	SOUND WAVE PROPERTIES LLC	0.468			85,000	160,000	6,800	251,800	99.45%	85,470	160,885	6,838	253,193		0.468	0.00	
41	060903103144	1585 GREENWAY CROSS	MONARCH PROPERTIES LLC	0.416			110,000	185,000	3,800	298,800	99.45%	110,608	186,023	3,821	300,452		0.416	0.00	
42	060903103340	1589 GREENWAY CROSS	COHART LLP	1.046			475,000	1,000,000	166,300	1,641,300	99.45%	477,627	1,005,530	167,220	1,650,377		1.046	0.00	
43	060903110323	2825 FISH HATCHERY RD	COHART LLP	0.453			-	-	-	-	99.45%	-	-	-	-		0.453	0.00	Assessed with 060903103340
44	060903116102	2839 FISH HATCHERY RD	SHADOWS CAPITAL LLC	0.792			450,000	700,000	28,700	1,178,700	99.45%	-	-	-	-		0.792	0.00	
45	060903110118	2817 FISH HATCHERY RD	TAVERN LEAGUE OF WISCONSIN INC	0.645			360,000	550,000	32,700	942,700	99.45%	361,991	553,042	32,881	947,914		0.645	0.00	
46	060903110010	2809 FISH HATCHERY RD	MICHAEL J SKALA	0.602			300,000	400,000	2,100	702,100	99.45%	301,659	402,212	2,112	705,983		0.602	0.00	
47	060903103662	2801 FISH HATCHERY RD	WIS RESTAURANT ASSN EDUC FNDTN INC	0.543			350,000	325,000	36,500	711,500	99.45%	351,936	326,797	36,702	715,435		0.543	0.54	
48	060903121179	2802 FISH HATCHERY RD	THE PARK BANK	0.63			400,000	325,000	33,400	758,400	99.45%	402,212	326,797	33,585	762,594		0.63	0.63	
49	060903121286	2802 FISH HATCHERY RD	THE PARK BANK	0.457			200,000	-		200,000	99.45%	201,106	-	-	201,106		0.457	0.46	
50	060903120018	1802 GREENWAY CROSS	ZIMBRICK INC	0.339			150,000	-		150,000	99.45%	150,830	-	-	150,830		0.339	0.34	
51	060903120125	1810/1814 GREENWAY CROSS	GREENWAY TERRACE LLC	0.741			240,000	560,000		800,000	99.45%	241,327	563,097	-	804,424		0.741	0.00	
52	060903120330	1902/1906 GREENWAY CROSS	NOMAGON TITLE HOLDING 1 LLC (Current Owner: CROSS STREET LLC)	0.723			240,000	480,000		720,000	99.45%	241,327	482,655	-	723,982		0.723	0.00	
53	060903120545	1910/1914 GREENWAY CROSS	NOMAGON TITLE HOLDING 1 LLC (Current Owner: CROSS STREET LLC)	0.729			240,000	400,000		640,000	99.45%	241,327	402,212	-	643,539		0.729	0.00	
54	060903122418	1911/1915 GREENWAY CROSS	MCKEAN REAL ESTATE LLC	0.753			240,000	520,000		760,000	99.45%	241,327	522,876	-	764,203		0.753	0.00	
55	060903122007	1901/1905 GREENWAY CROSS	MCKEAN REAL ESTATE LLC	0.762			240,000	520,000		760,000	99.45%	241,327	522,876	-	764,203		0.762	0.00	
56	060903121697	1807 GREENWAY CROSS	THE PARK BANK	1.108			450,000	4,375,000		4,825,000	99.45%	452,489	4,399,196	-	4,851,685		1.108	0.00	
57	060903121580	1801 GREENWAY CROSS	PARK BANK ATM #6529	0.662			275,000	825,000	292,300	1,392,300	99.45%	276,521	829,563	293,917	1,400,001			0.00	

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 Territory to be added to the District, plus the value increment of the District being amended, plus the value increment of all other existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 10, plus the value increment of all other existing tax incremental districts within the City, totals \$331,960,288. 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 amendment of this District.

Note: TID No. 11 has been approved by the City, but is not yet certified by the DOR, so it is not counted in the total. TID No. 10 has no value listed, as this district is currently in decrement.

City of Fitchburg, Wisconsin					
Tax Increment District #10 Amendment (Includes Plesko Project & 5 Priority Future Sites)					
Valuation Test Compliance Calculation					
District Creation Date	11/24/2015				
	Valuation Data	Dollar	Percent	Valuation Data	
	Currently Available	Charge	Change	Est. Creation Date	
	2017				
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	
	0			0	
	0			0	
Total Existing Increment	290,853,700			290,853,700	
Projected Base of New or Amended District	41,106,588			41,106,588	
Less Value of Any Underlying TID Parcels	0			0	
Total Value Subject to 12% Test	331,960,288			331,960,288	
Compliance	PASS			PASS	

Version 2

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

The following is a list of public works and other TIF-eligible projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs 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 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

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, 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

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, to include abandonment of wells or other existing utility services.

Site Grading

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 are inadequate sanitary sewer facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may 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, are an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may 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

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To

manage this stormwater runoff, the City may 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; stabilization of stream and river banks; 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

There are inadequate street improvements serving areas of the District. 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

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. 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.

CDA Type Activities

Contribution to Community Development

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:

- Road Improvements for Fish Hatchery Road
- Utility Improvements for Fish Hatchery Road

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, site preparation, 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.

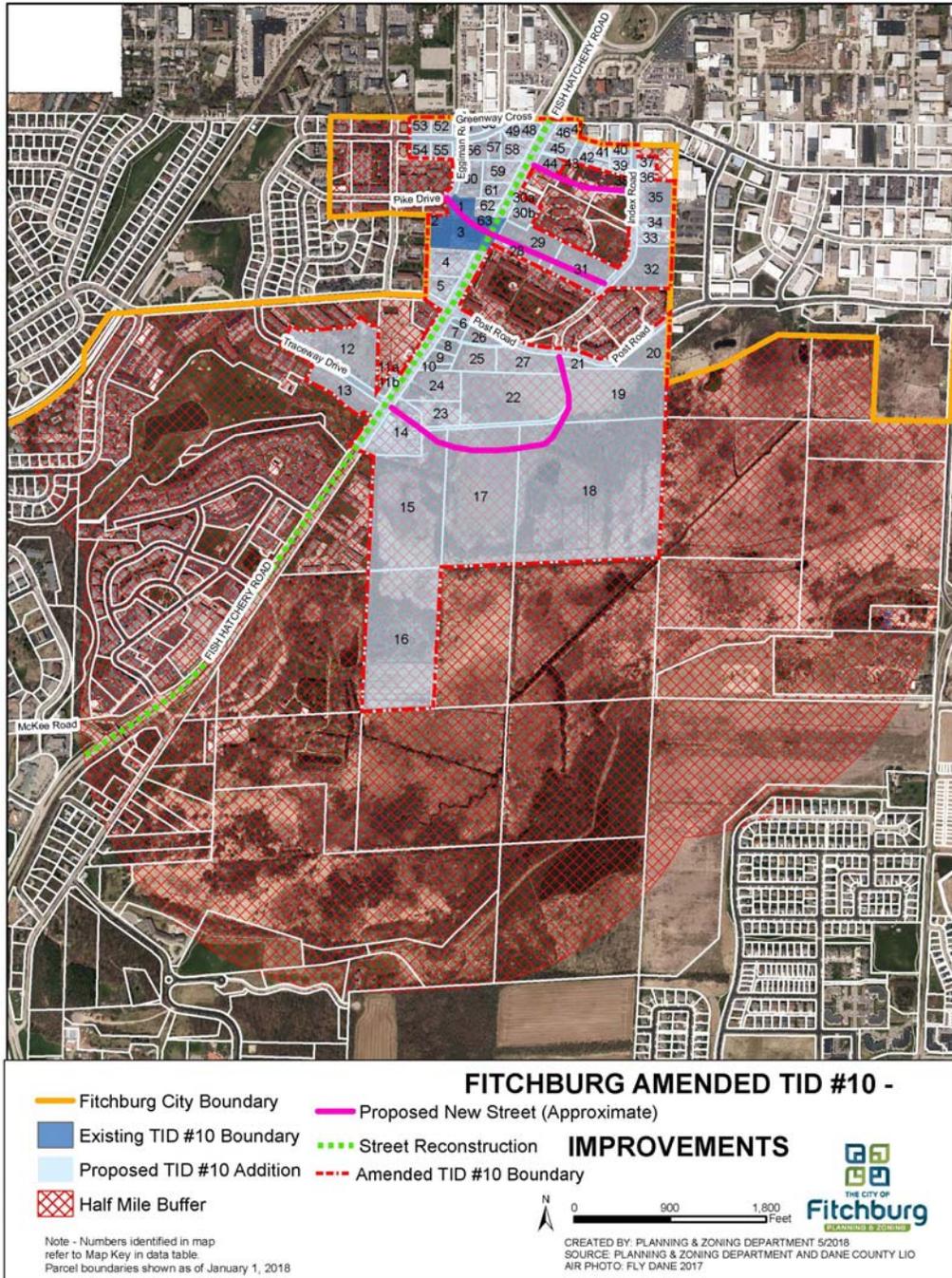
In the event any of the public works project expenditures are not reimbursable out of the special tax

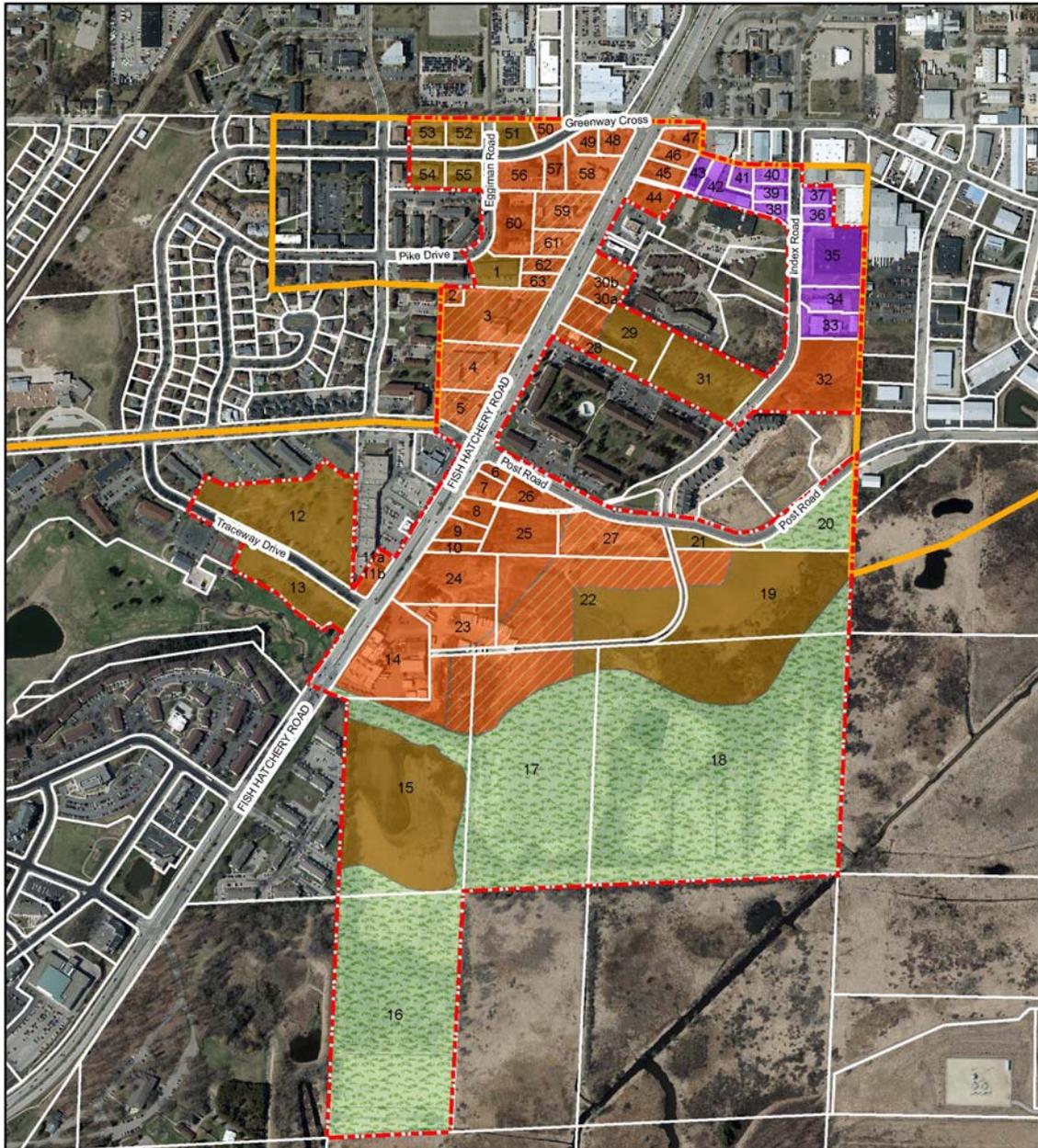
increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

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 or the original Project Plan. To the extent the costs benefit the City 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. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

SECTION 8: Maps Showing Proposed Improvements and Uses Within The Territory To Be Added





FITCHBURG AMENDED TID #10 -

FUTURE LAND USE

<ul style="list-style-type: none"> Fitchburg City Boundary HDR - HIGH DENSITY RESIDENTIAL MU - MIXED-USE BUS - BUSINESS I-G - INDUSTRIAL-GENERAL 	<ul style="list-style-type: none"> Amended TID #10 Boundary POS - PARK & OPEN SPACE
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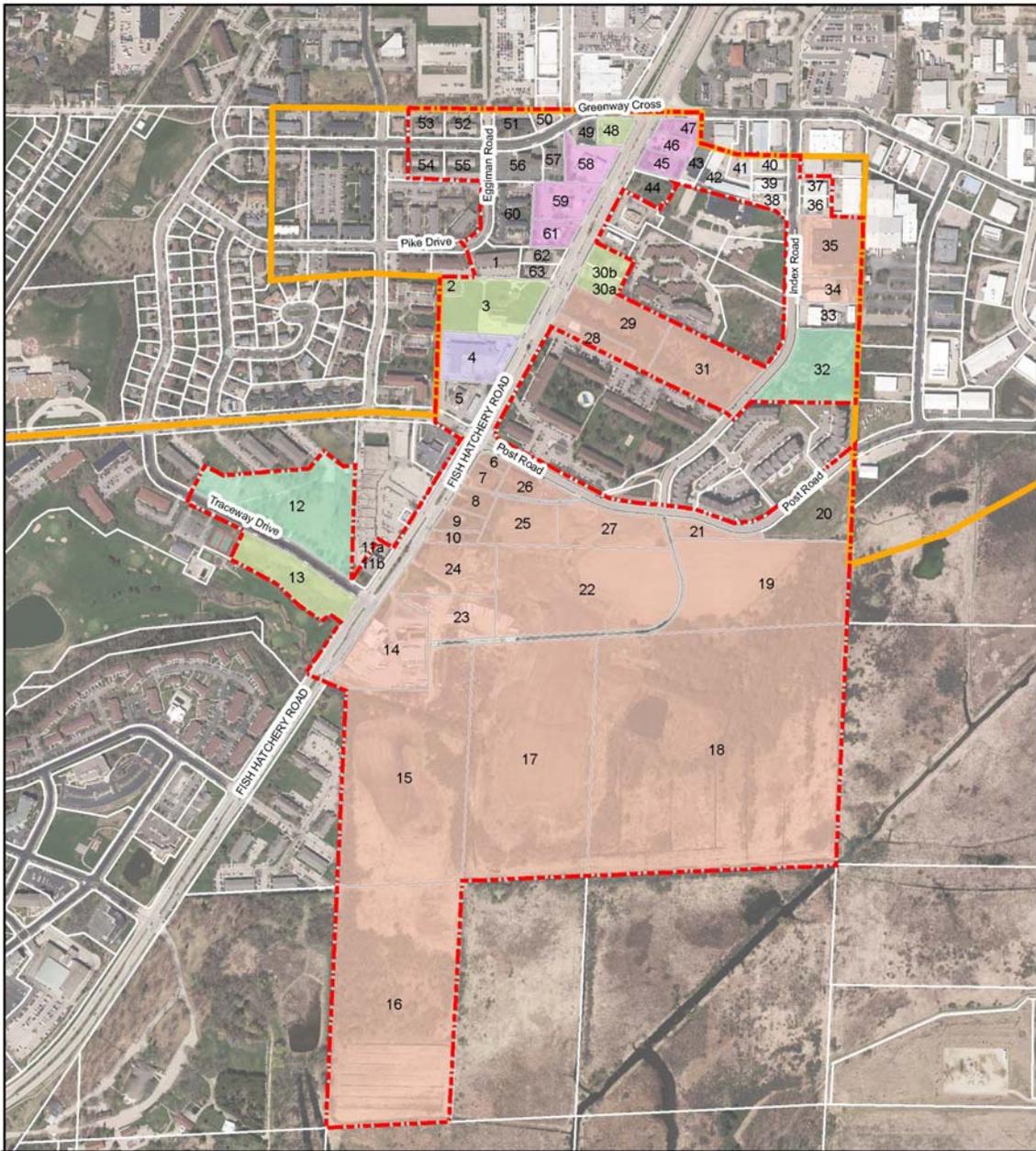
Note - Numbers identified in map refer to Map Key in data table.
Parcel boundaries shown as of January 1, 2018

N

0 550 1,100 Feet

THE CITY OF
Fitchburg
PLANNING & ZONING

CREATED BY: PLANNING & ZONING DEPARTMENT 5/2018
SOURCE: PLANNING & ZONING DEPARTMENT AND DANE COUNTY LIO
AIR PHOTO: FLY DANE 2017



— Fitchburg City Boundary
— Amended TID #10 Boundary

Priority Redevelopment Sites - Potential Phasing

- | | |
|--|--|
| 2019 | 2021 |
| 2020 | 2023 |
| | 2025 |

Note: Development proposed for East of Fish Hatchery Road and South of Post Road is planned to be phased in over 7 years.

Note - Numbers identified in map refer to Map Key in data table. Parcel boundaries shown as of January 1, 2018

FITCHBURG AMENDED TID #10 - PRIORITY REDEVELOPMENT SITES



CREATED BY: PLANNING & ZONING DEPARTMENT 5/2018
 SOURCE: PLANNING & ZONING DEPARTMENT AND DANE COUNTY LIO
 AIR PHOTO: FLY DANE 2017

SECTION 9: Detailed List of Additional and/or Updated Project Costs

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.

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 further amending this Plan.

Proposed TIF Project Cost Estimates

City of Fitchburg, Wisconsin							
Tax Increment District #10 Amendment (Includes Plesko Project & 5 Priority Future Sites)							
Estimated Project List							
Project ID	Project Name/Type	Phase I 2018	Phase II 2019	Phase III 2020	Phase IV 2021	Phase V Year	Total (Note 1)
							0
1	Street Improvements						0
2	a. Pike Drive Extension (East)		\$ 3,000,000				\$ 3,000,000
3	b. Fish Hatchery Reconstruction		\$ 6,659,476	\$ 6,659,476			\$ 13,318,952
4	c. Access Easement or Street		\$ 1,560,400				\$ 1,560,400
5	d. Traceway Drive Extension			\$ 3,341,000			\$ 3,341,000
6	1/2 Mi Radius Fish Hatchery Road Costs			\$ 2,000,000			\$ 2,000,000
7	Development Incentives						\$ -
	a. EJ Plesko Senior Apartments (does not include interest)	\$ 3,100,000					\$ 3,100,000
	b. Other Developers (remediation, structured parking, demolition and site preparation, relocation, safety and security, onsite and offsite infrastructure, land acquisition/assembly)				\$ 15,000,000	\$ 10,000,000	\$ 25,000,000
	Professional Services						0
8	a. Visioning for Corridor	\$ 100,000					\$ 100,000
9	b. Fish Hatchery Project Manager & Marketing	\$ 75,000					\$ 75,000
10	c. Redevelopment RFP	\$ 30,000					\$ 30,000
11	Administrative Costs		\$ 130,000	\$ 130,000			\$ 260,000
	Total Projects	3,305,000	11,349,876	12,130,476	15,000,000	10,000,000	51,785,352
Notes:							
	Note 1	Project costs are estimates from City Staff and are subject to modification. Plesko is from Developer pro forma.					
							Version 3

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

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining 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 continued 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) an updated projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) an updated 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 \$2,945,018,100, of which \$2,902,583,100 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 its Community Development Authority (CDA). 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 its various utility 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 and/or development incentives to the additional territory. It is currently anticipated these expenditures will be made during the period of 2018-2023. 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. The order in which expenditures 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. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

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 expenditures 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

City of Fitchburg, Wisconsin						
Tax Increment District #10 Amendment (Includes Plesko Project & 5 Priority Future Sites)						
Estimated Financing Plan						
	Municipal Revenue Obligation (MRO) 2018	G.O. Bond 2020	G.O. Bond 2021	Municipal Revenue Obligation (MRO) 2022	Municipal Revenue Obligation (MRO) 2023	Totals
Projects						
Street Improvements						
a. Pike Drive Extension (East)		\$ 3,000,000				\$ 3,000,000
b. Fish Hatchery Reconstruction		\$ 6,659,476	\$ 6,659,476			\$ 13,318,952
c. Access Easement or Street		\$ 1,560,400				\$ 1,560,400
d. Traceway Drive Extension			\$ 3,341,000			\$ 3,341,000
1/2 Mi Radius Fish Hatchery Road Costs			\$ 2,000,000			\$ 2,000,000
Development Incentives						
a. EJ Plesko Senior Apartments (does not include interest)	\$ 3,044,176					\$ 3,044,176
b. Other Developers (remediation, structured parking, demolition and site preparation, relocation, safety and security, onsite and offsite infrastructure, land acquisition/assembly)				\$ 15,000,000	\$ 10,000,000	\$ 25,000,000
Professional Services						
a. Visioning for Corridor	\$ 100,000					\$ 100,000
b. Fish Hatchery Project Manager & Marketing	\$ 75,000					\$ 75,000
c. Redevelopment RFP	\$ 30,000					\$ 30,000
Administrative Costs						
		\$ 130,000	\$ 130,000			\$ 260,000
Total Project Funds	\$ 3,249,176	\$ 11,349,876	\$ 12,130,476	\$ 15,000,000	\$ 10,000,000	\$ 51,729,528
Estimated Finance Related Expenses						
Municipal Advisor		43,200	43,900			
Bond Counsel		22,000	23,000			
Rating Agency Fee		18,000	19,000			
Paying Agent		700	700			
Underwriter Discount	10.00	121,850	10.00	130,700	10.00	10.00
Debt Service Reserve		639,713	735,188			
Capitalized Interest						
Total Financing Required	3,249,176	12,195,339	13,082,964	15,000,000	10,000,000	
Estimated Interest						
Assumed spend down (months)		0.25%	(14,187)	0.25%	(15,163)	0.25%
(Less cash funded items)		6	6	6	6	
Rounding	(205,000)	0	3,849	2,200		
Net Issue Size	3,044,176	12,185,000	13,070,000	15,000,000	10,000,000	53,299,176
Notes: All costs are estimates from City Staff except for Plesko which is from developer proforma.						

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Development Assumptions

City of Fitchburg, Wisconsin											
Tax Increment District #10 Amendment (Includes Plesko Project & 5 Priority Future Sites)											
Development Assumptions											
Construction Year		Actual	EJ Plesko	Priority Sites I	Priority Sites II	Priority Sites III	Priority Sites IV	Priority Sites V	Annual Total	Construction Year	
1	2016								0	2016	1
2	2017								0	2017	2
3	2018	(1,095,000)	5,020,000						3,925,000	2018	3
4	2019		7,530,000	4,418,700					11,948,700	2019	4
5	2020				20,645,300				20,645,300	2020	5
6	2021					20,189,540			20,189,540	2021	6
7	2022					20,101,800			20,101,800	2022	7
8	2023						20,090,300		20,090,300	2023	8
9	2024						13,745,300		13,745,300	2024	9
10	2025							8,255,910	8,255,910	2025	10
11	2026							17,389,600	17,389,600	2026	11
12	2027							17,389,600	17,389,600	2027	12
13	2028								0	2028	13
14	2029								0	2029	14
15	2030								0	2030	15
16	2031								0	2031	16
17	2032								0	2032	17
18	2033								0	2033	18
19	2034								0	2034	19
20	2035								0	2035	20
21	2036								0	2036	21
22	2037								0	2037	22
23	2038								0	2038	23
24	2039								0	2039	24
25	2040								0	2040	25
26	2041								0	2041	26
27	2042								0	2042	27
Totals		(1,095,000)	12,550,000	4,418,700	20,645,300	40,291,340	33,835,600	43,035,110	153,681,050		

Notes: Value assumption from Plesko is from Developer... All other values projected by City Staff based upon available developable land within zones and similar other existing development values within City. Commercial / Mixed Use types of development are assumed for this analysis.

Version 3

Increment Revenue Projections

City of Fitchburg, Wisconsin									
Tax Increment District #10 Amendment (Includes Plesko Project & 5 Priority Future Sites)									
Tax Increment Projection Worksheet									
Type of District	Rehabilitation		Base Value		41,106,588		Apply to Base Value		
District Creation Date	November 24, 2015		Appreciation Factor		1.50%				
Valuation Date	1-Jun	2016	Base Tax Rate		\$24.20				
Max Life (Years)	27		Rate Adjustment Factor						
Expenditure Period/Termination	22	11/24/2037	Tax Exempt Discount Rate		3.50%				
Revenue Periods/Final Year	27	2044	Taxable Discount Rate		4.00%				
Extension Eligibility/Years	Yes	3							
Recipient District	Yes								

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV
								NPV Calculation	Calculation
1 2016	0	2017	0	0	2018	\$24.20	0	0	0
2 2017	0	2018	0	0	2019	\$24.20	0	0	0
3 2018	3,925,000	2019	0	3,925,000	2020	\$24.20	94,995	79,983	78,079
4 2019	11,948,700	2020	58,875	15,932,575	2021	\$24.20	385,607	393,674	382,829
5 2020	20,645,300	2021	238,989	36,816,864	2022	\$24.20	891,057	1,094,037	1,059,960
6 2021	20,189,540	2022	552,253	57,558,657	2023	\$24.20	1,393,059	2,151,943	2,077,855
7 2022	20,101,800	2023	863,380	78,523,836	2024	\$24.20	1,900,467	3,546,375	3,413,098
8 2023	20,090,300	2024	1,177,858	99,791,994	2025	\$24.20	2,415,208	5,258,561	5,044,726
9 2024	13,745,300	2025	1,496,880	115,034,174	2026	\$24.20	2,784,106	7,165,523	6,853,228
10 2025	8,255,910	2026	1,725,513	125,015,596	2027	\$24.20	3,025,681	9,167,868	8,743,060
11 2026	17,389,600	2027	1,875,234	144,280,430	2028	\$24.20	3,491,937	11,400,627	10,840,226
12 2027	17,389,600	2028	2,164,206	163,834,237	2029	\$24.20	3,965,186	13,850,247	13,130,023
13 2028	0	2029	2,457,514	166,291,750	2030	\$24.20	4,024,664	16,252,531	15,364,776
14 2029	0	2030	2,494,376	168,786,127	2031	\$24.20	4,085,034	18,608,394	17,545,809
15 2030	0	2031	2,531,792	171,317,919	2032	\$24.20	4,146,309	20,918,733	19,674,413
16 2031	0	2032	2,569,769	173,887,687	2033	\$24.20	4,208,504	23,184,429	21,751,849
17 2032	0	2033	2,608,315	176,496,003	2034	\$24.20	4,271,632	25,406,342	23,779,347
18 2033	0	2034	2,647,440	179,143,443	2035	\$24.20	4,335,706	27,585,320	25,758,106
19 2034	0	2035	2,687,152	181,830,594	2036	\$24.20	4,400,742	29,722,192	27,689,300
20 2035	0	2036	2,727,459	184,558,053	2037	\$24.20	4,466,753	31,817,772	29,574,070
21 2036	0	2037	2,768,371	187,326,424	2038	\$24.20	4,533,754	35,058,408	32,670,075
22 2037	0	2038	2,809,896	190,136,320	2039	\$24.20	4,601,760	37,144,320	34,537,130
23 2038	0	2039	2,852,045	192,988,365	2040	\$24.20	4,670,787	39,189,924	36,359,305
24 2039	0	2040	2,894,825	195,883,191	2041	\$24.20	4,740,849	41,196,000	38,137,677
25 2040	0	2041	2,938,248	198,821,439	2042	\$24.20	4,811,961	43,163,311	39,873,299
26 2041	0	2042	2,982,322	201,803,760	2043	\$24.20	4,884,141	45,092,607	41,567,200
27 2042	0	2043	3,027,056	204,830,817	2044	\$24.20	4,957,403	46,984,621	43,220,383
Totals	153,681,050		51,149,767		Future Value of Increment		87,487,304		

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).

Version 3

Cash Flow

City of Fitchburg, Wisconsin																														
Tax Increment District #10 Amendment (Includes Plesko Project & 5 Priority Future Sites)																														
Cash Flow Projection																														
Year	Projected Revenues						Expenditures																Balances							
	Tax Increments	Interest Earnings/ (Cost)	City Advance	Capitalized Interest	Less City Adm Fee	Net Available Increment	Municipal Revenue Obligation (MRO)					G.O. Bond			G.O. Bond			Municipal Revenue Obligation (MRO)			Municipal Revenue Obligation (MRO)			City Admin and Consulting Costs	Reimburse City Advance	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
							3,044,176					12,185,000			13,070,000			15,000,000			10,000,000									
							Dated Date:	TBD	TBD	Total	Principal	Dated Date:	04/01/20	Dated Date:	04/01/21	Dated Date:	04/01/22	Dated Date:	04/01/23	Principal	Est. Rate	Interest	Principal							
Principal	Est. Rate	Interest Accrued	Interest Paid	Payment	Balance	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest				
2016						0		5.60%																				2016		
2017						0																							2017	
2018	0		205,000			205,000		5.60%	0																				2018	
2019	0					0		5.60%	0																				2019	
2020	94,995			639,713	(20,000)	714,707		5.60%			0																		2020	
2021	385,607			735,188	(20,400)	1,100,394	69,888	5.60%	170,474	170,474	240,362	2,974,288																		2021
2022	891,057				(20,808)	870,249	77,362	5.60%	166,560	166,560	243,922	2,896,926	250,000	3.50%	426,475															2022
2023	1,393,059				(21,224)	1,371,835	85,306	5.60%	162,228	162,228	247,534	2,811,620	250,000	3.50%	417,725	55,000	3.75%	490,125												2023
2024	1,900,467				(21,649)	1,878,819	93,748	5.60%	157,451	157,451	251,199	2,717,872	275,000	3.50%	408,975	270,000	3.75%	488,063	120,000											2024
2025	2,415,208				(22,082)	2,393,127	102,717	5.60%	152,201	152,201	254,918	2,615,154	400,000	3.50%	399,350	470,000	3.75%	477,938	200,000											2025
2026	2,784,106				(22,523)	2,761,583	112,243	5.60%	146,449	146,449	258,692	2,502,911	500,000	3.50%	385,350	465,000	3.75%	460,313	400,000											2026
2027	3,025,681				(22,974)	3,002,707	122,359	5.60%	140,163	140,163	262,522	2,380,552	600,000	3.50%	367,850	585,000	3.75%	442,875	400,000											2027
2028	3,491,937				(23,433)	3,468,503	133,097	5.60%	133,311	133,311	266,408	2,247,455	700,000	3.50%	346,850	685,000	3.75%	420,938	600,000											2028
2029	3,965,186				(23,902)	3,941,284	144,495	5.60%	125,857	125,857	270,352	2,102,960	700,000	3.50%	322,350	700,000	3.75%	395,250	700,000											2029
2030	4,024,664				(24,380)	4,000,284	156,587	5.60%	117,766	117,766	274,353	1,946,373	700,000	3.50%	297,850	750,000	3.75%	369,000	800,000											2030
2031	4,085,034				(24,867)	4,060,166	169,417	5.60%	108,997	108,997	278,414	1,776,956	700,000	3.50%	273,350	800,000	3.75%	340,875	900,000											2031
2032	4,146,309				(25,365)	4,120,945	183,024	5.60%	99,510	99,510	282,534	1,593,932	700,000	3.50%	248,850	800,000	3.75%	310,875	900,000											2032
2033	4,208,504				(25,872)	4,182,632	197,455	5.60%	89,260	89,260	286,715	1,396,477	800,000	3.50%	224,350	800,000	3.75%	280,875	900,000											2033
2034	4,271,632				(26,390)	4,245,242	212,754	5.60%	78,203	78,203	290,957	1,183,722	800,000	3.50%	196,350	800,000	3.75%	250,875	900,000											2034
2035	4,335,706				(26,917)	4,308,789	218,974	5.60%	66,288	66,288	285,262	964,749	800,000	3.50%	168,350	800,000	3.75%	220,875	900,000											2035
2036	4,400,742				(27,456)	4,373,286	245,605	5.60%	54,026	54,026	299,631	719,144	800,000	3.50%	140,350	800,000	3.75%	190,875	900,000											2036
2037	4,466,753				(28,005)	4,438,748	263,791	5.60%	40,272	40,272	304,063	455,353	800,000	3.50%	112,350	800,000	3.75%	160,875	900,000											2037
2038	4,533,754				(28,565)	4,505,189	283,061	5.60%	25,500	25,500	308,561	172,292	800,000	3.50%	84,350	800,000	3.75%	130,875	1,000,000											2038
2039	4,601,760				(29,136)	4,572,624	172,292	5.60%	9,648	9,648	181,940	(0)	800,000	3.50%	56,350	850,000	3.75%	100,875	1,100,000											2039
2040	4,670,787				(29,719)	4,641,068		5.60%	(0)	(0)	(0)	(0)	810,000	3.50%	28,350	850,000	3.75%	69,000	1,100,000											2040
2041	4,740,849				(30,313)	4,710,535		5.60%	(0)	(0)	(0)	(0)			990,000	3.75%	37,125	1,100,000												2041
2042	4,811,961				(30,920)	4,781,042													1,180,000											2042
2043	4,884,141				(31,538)	4,852,603														720,000										2043
2044	4,957,403				(32,169)	4,925,234															720,000									2044
Total	87,487,304	0	205,000	1,374,900	(640,606)	88,426,598	3,044,176		2,044,163	2,044,163	5,088,339		12,185,000	5,545,488	13,070,000	6,373,688	15,000,000	0	10,000,000	0	250,755	465,000	67,978,269					Total		
Notes: All Interest rates are estimated. Interest on MRO / PAYGO Bonds is subject to negotiation with Developer. Principal amount of MRO will be reduced to assure adequate cash flow from developer project to fund payment of annual P & I on MRO. Timing of implementation of borrowing will vary to coincide with negotiated development agreements and increment available from said projects.																											Projected TID Closure			
																											Version 3			

SECTION 11: Annexed Property

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Additional Property to be Devoted to Retail Business

The City estimates that approximately 25% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION 13: Proposed Zoning Ordinance Changes

The City anticipates that a portion of the Territory to be incorporated into the District by Amendment will be rezoned prior to development.

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

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

It is not currently anticipated there will 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

This amendment 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.

This amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 17: List of Estimated Non-Project Costs

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 total costs of Fish Hatchery Road reconstruction, both within the district and outside of the district but within ½ mile, are expected to exceed \$18 Million. Only that portion of the costs attributable to the district will be paid by the tax incremental district.

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



Office of the City Attorney

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July 24, 2018

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

RE: City of Fitchburg, Wisconsin Tax Incremental District No. 10 Amendment

Dear Mayor Gonzalez:

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 Section 66.1105(4)(f).

Sincerely,

Attorney Valerie Zisman
City of Fitchburg

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2016		Percentage			
County	8,063,503					15.09%	
Special District	0					0.00%	
Municipality	27,714,804					51.85%	
School District of Madison	15,185,952					28.41%	
Technical College	2,487,544					4.65%	
						0.00%	
Total	<u>53,451,803</u>						
Revenue Year	County	Special District	Municipality	School District of Madison	Technical College	Total	Revenue Year
2018	0	0	0	0	0	0	2018
2019	0	0	0	0	0	0	2019
2020	14,330	0	49,255	26,988	4,421	94,995	2020
2021	58,171	0	199,938	109,553	17,945	385,607	2021
2022	134,421	0	462,014	253,154	41,468	891,057	2022
2023	210,151	0	722,302	395,776	64,830	1,393,059	2023
2024	286,696	0	985,394	539,933	88,444	1,900,467	2024
2025	364,348	0	1,252,288	686,174	112,399	2,415,208	2025
2026	419,998	0	1,443,561	790,980	129,567	2,784,106	2026
2027	456,441	0	1,568,818	859,613	140,809	3,025,681	2027
2028	526,778	0	1,810,572	992,078	162,508	3,491,937	2028
2029	598,170	0	2,055,952	1,126,531	184,532	3,965,186	2029
2030	607,143	0	2,086,792	1,143,429	187,300	4,024,664	2030
2031	616,250	0	2,118,093	1,160,581	190,110	4,085,034	2031
2032	625,494	0	2,149,865	1,177,989	192,961	4,146,309	2032
2033	634,876	0	2,182,113	1,195,659	195,856	4,208,504	2033
2034	644,399	0	2,214,845	1,213,594	198,794	4,271,632	2034
2035	654,065	0	2,248,067	1,231,798	201,775	4,335,706	2035
2036	663,876	0	2,281,788	1,250,275	204,802	4,400,742	2036
2037	673,835	0	2,316,015	1,269,029	207,874	4,466,753	2037
2038	683,942	0	2,350,755	1,288,065	210,992	4,533,754	2038
2039	694,201	0	2,386,017	1,307,386	214,157	4,601,760	2039
2040	704,614	0	2,421,807	1,326,996	217,369	4,670,787	2040
2041	715,184	0	2,458,134	1,346,901	220,630	4,740,849	2041
2042	725,911	0	2,495,006	1,367,105	223,939	4,811,961	2042
2043	736,800	0	2,532,431	1,387,611	227,299	4,884,141	2043
2044	747,852	0	2,570,418	1,408,426	230,708	4,957,403	2044
	<u>13,197,948</u>	<u>0</u>	<u>45,362,239</u>	<u>24,855,625</u>	<u>4,071,491</u>	<u>87,487,304</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.