



OFFICIAL NOTICE AND AGENDA
Kronenwetter Joint Review Board (JRB)
Public Meeting for TID #1-4

Kronenwetter Municipal Center
Board/Court Room (Lower Level)
1582 Kronenwetter Drive, Kronenwetter WI 54455
Tuesday, June 25, 2019 – 8:00 AM

Annual JRB Public Meeting

Members: Jack Stoskopf, Assistant Superintendent (D.C. Everest School District) (*TID 1*); Brent Zimmerman, Business Manager (Mosinee School District) (*TID 2-4*); Roxanne Lutgen, Vice President of Finance and General Counsel (Northcentral Technical College); Kristi Palmer, Finance Director (Marathon County); Chris Voll, President (Village); Terry Radtke (Public Member)

1. **Call meeting to order:**
 - a. Roll Call
2. **Public Comment** - (*Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a **three** minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments*)
3. **Presentation and Discussion:** Annual Tax Increment District Update (TID# 1-4)
4. **Adjournment**

TID #2 & TID #3 JRB Public Meeting

Members: Brent Zimmerman, Business Manager (Mosinee School District); Roxanne Lutgen, Vice President of Finance and General Counsel (Northcentral Technical College); Kristi Palmer, Finance Director (Marathon County); Chris Voll, President (Village); Terry Radtke (Public Member)

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3. **Discussion and Action:** Proposed Project Plan amendment to TID No. 2
4. **Discussion and Action:** Proposed Project Plan amendment to TID No. 3
5. **Adjournment**

Randy Fifrick, Community Development Director
Posted: 6/20/2019



Tax Increment Districts

2018 Annual Report

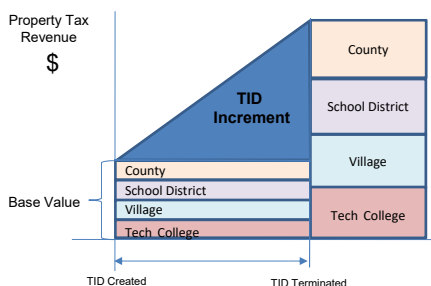
Tax Increment Financing (TIF)

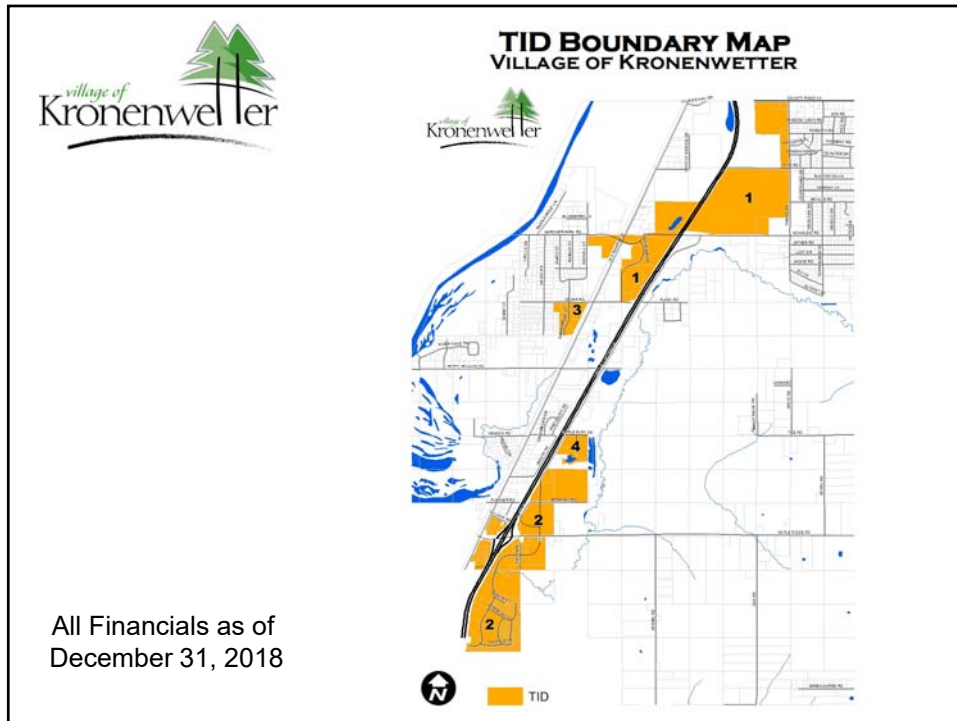
Tax Increment Financing (TIF) is a financing tool municipalities use to promote development in a targeted area of the community by investing in infrastructure and other improvements projects and recovering the costs of those projects over time with a portion of the property tax revenue from the newly developed property.

How it Works:

- When a municipality creates a TID, it establishes the base value of all the taxable property within the defined boundaries.
- The taxes collected on this portion of the property value are shared by the overlying taxing jurisdictions.
- Once the TID is created this portion of the tax collections is frozen at the base level. Residents in a newly created TIF district continue to pay their taxes as they normally do and local governments and authorities continue to receive their base share of local property taxes from taxpayers as they normally would.
- Meanwhile the property values in the district begin to grow from the investment infrastructure and attracted development. The difference between taxes collected on the base level and taxes collected on the current property value is the TID increment.
- The municipality retains the TID increment revenue and uses it to pay for development projects.
- Tax Increment Districts terminate once either all costs are paid through increment financing or the mandated termination date passes. Upon termination, the taxing jurisdictions within the district share tax collections on the full property value of all taxable land and improvements located in the TID.

TID Value Growth and Tax Sharing





Tax Incremental District #1

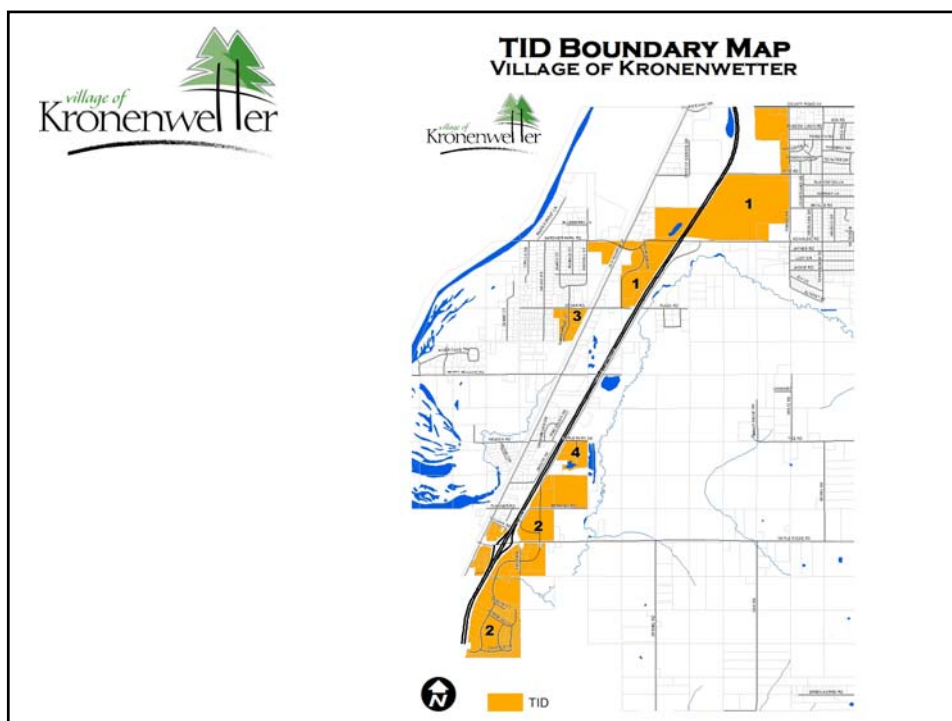
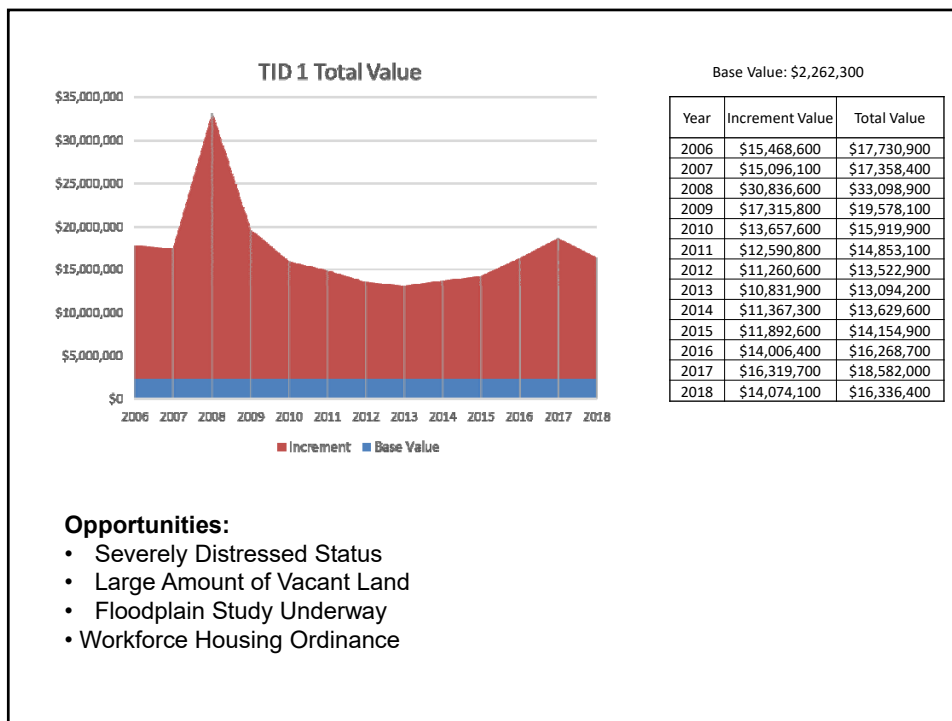
- Industrial TID
- Created: 2004
- 388.22 Acres
- Adjacent to I-39 & Kowalski Road
- Woods Equipment & Wausau Tile

REVENUES	TID 1
Total Revenues to Date:	\$6,676,528
Total TID Borrowing to Date:	\$34,163,896
Total Borrowings and Revenues Combined:	\$40,840,424

EXPENSES	TID 1
Life to Date Expenses:	\$11,864,488
Total Debt Service Principal Payments Life to Date:	\$25,358,372
Total Debt Service Interest Payments Life to Date:	\$3,295,708
Total Expenses and Interest & Principal Payments Combined:	\$40,518,568

CURRENT DEBT	TID 1
Total TID Borrowing to Date:	\$34,163,896
Total Debt Service Payments Life to Date:	\$25,358,372
Current Debt:	\$8,805,525

FUND BALANCE	TID 1
Jan. 1, 2018 Beginning Fund Balance:	\$447,268
2018 Total Revenue	\$368,733
2018 Total Expenses	\$347,278
Dec. 31, 2018 Fund Balance:	\$486,724





REVENUES	TID 2
Total Revenues to Date:	\$10,623,895
Total TID Borrowing to Date:	\$27,295,598
Total Borrowings and Revenues Combined:	\$37,919,493

EXPENSES	TID 2
Life to Date Expenses:	\$8,353,202
Total Debt Service Principal Payments Life to Date:	\$24,467,598
Total Debt Service Interest Payments Life to Date:	\$3,133,018
Total Expenses and Interest & Principal Payments Combined:	\$35,953,818

CURRENT DEBT	TID 2
Total TID Borrowing to Date:	\$27,295,598
Total Debt Service Payments Life to Date:	\$24,4372
Current Debt:	\$2,828,000

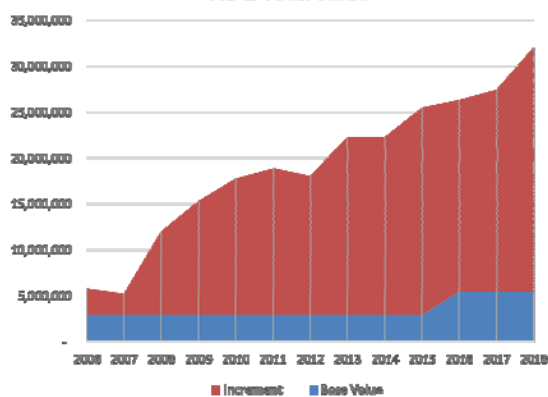
FUND BALANCE	TID 2
Jan. 1, 2018 Beginning Fund Balance:	\$1,768,075
2018 Total Revenue	\$533,895
2018 Total Expenses	\$306,336
Dec. 31, 2018 Fund Balance:	\$1,995,634

Tax Increment District #2

- Mixed Use TID
- Created in 2004 and amended in 2005
- 200.21 acres.
- Adjacent to I-39 with Kronenwetter Dr providing access
- JX Truck Center, Timber Creek Apartments, Premier Glade Apartments



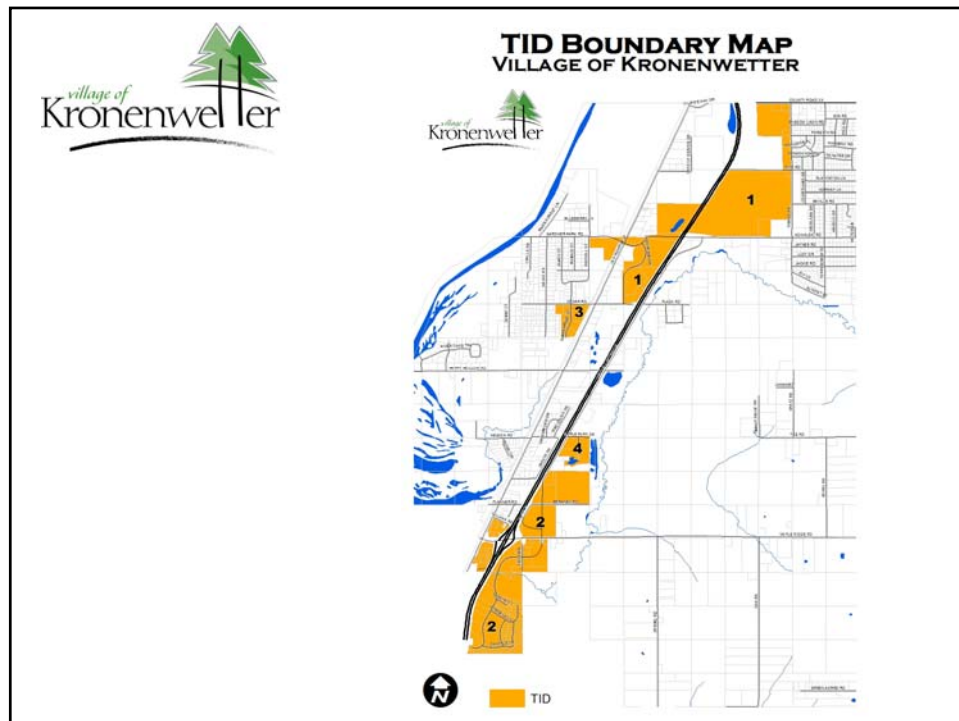
TID 2 Total Value



Year	Increment	Total Value
2006	\$2,911,900	\$5,763,300
2007	\$2,349,000	\$5,200,400
2008	\$9,110,600	\$11,962,000
2009	\$12,469,200	\$15,320,600
2010	\$14,867,100	\$17,718,500
2011	\$15,981,800	\$18,833,200
2012	\$15,153,700	\$18,005,100
2013	\$19,422,900	\$22,274,300
2014	\$19,443,100	\$22,294,500
2015	\$22,608,200	\$25,459,600
2016	\$20,877,500	\$26,276,100
2017	\$21,995,400	\$27,394,000
2018	\$26,607,600	\$32,006,200

Opportunities:

- Multi-Family Growth: The Glades and Village Estates
- New Single Family Home Construction
- Village Owned Industrial Land
- Maple Ridge Interchange
- Project Plan Amendment
- TID #2 Could Become a Donor to TID #4



village of Kronenwetter

REVENUES	TID 3
Total Revenues to Date:	\$116,598
Total TID Borrowing to Date:	\$64,510
Total Borrowings and Revenues Combined:	\$181,107

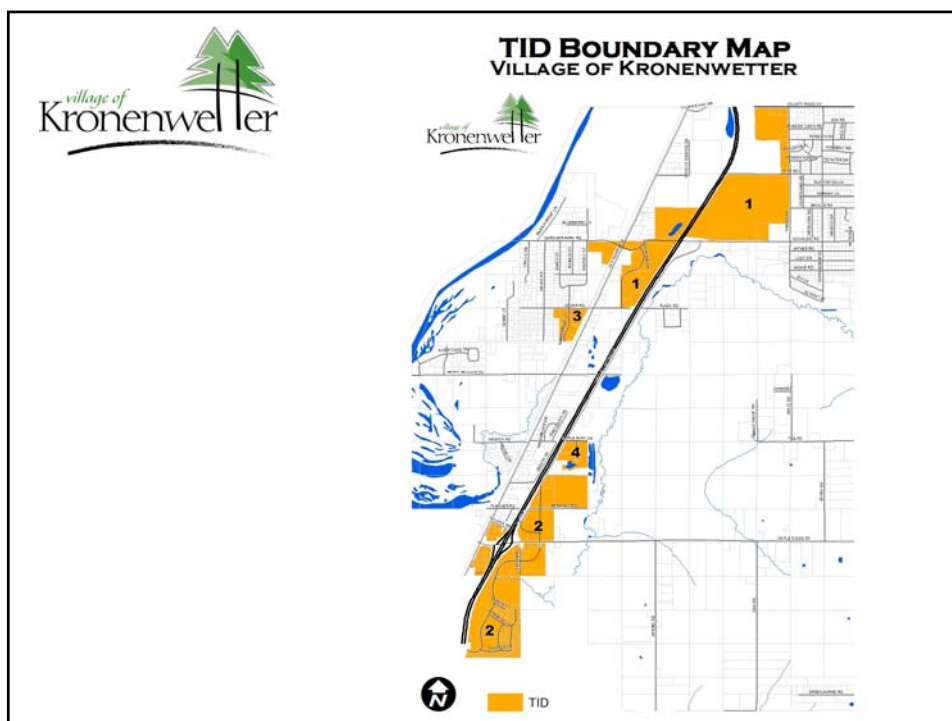
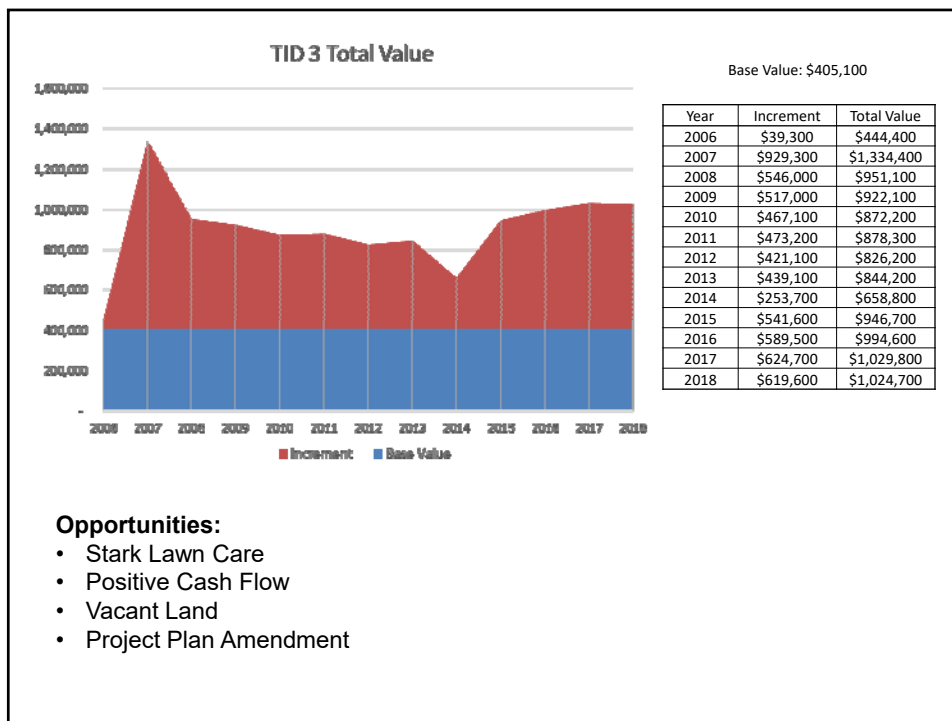
EXPENSES	TID 3
Life to Date Expenses:	\$59,492
Total Debt Service Principal Payments Life to Date:	\$64,510
Total Debt Service Interest Payments Life to Date:	\$9,602
Total Expenses and Interest & Principal Payments Combined:	\$133,603

CURRENT DEBT	TID 3
Total TID Borrowing to Date:	\$64,510
Total Debt Service Payments Life to Date:	\$64,510
Current Debt:	\$0.00

FUND BALANCE	TID 3
Jan. 1, Beginning Fund Balance:	\$36,050
2018 Total Revenue	\$13,019
2018 Total Expenses	\$1,655
Dec. 31, 2018 Fund Balance:	\$47,414

Tax Incremental District #3

- Industrial TID
- Created in 2004
- 36.67 acres
- Located south of Cedar Road and east of Old Highway 51.
- Dayton Freight





REVENUES	TID 4
Total Revenues to Date:	\$1,508,764
Total TID Borrowing to Date:	\$7,982,821
Total Borrowings and Revenues Combined:	\$9,491,584

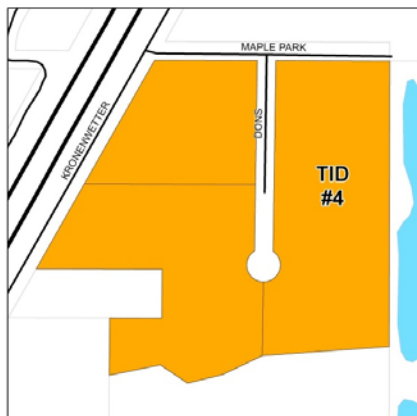
EXPENSES	TID 4
Life to Date Expenses:	\$2,169,256
Total Debt Service Principal Payments Life to Date:	\$6,125,661
Total Debt Service Interest Payments Life to Date:	\$1,143,716
Total Expenses and Interest & Principal Payments Combined:	\$9,438,633

CURRENT DEBT	TID 4
Total TID Borrowing to Date:	\$7,982,821
Total Debt Service Payments Life to Date:	\$6,125,661
Current Debt:	\$1,857,160

FUND BALANCE	TID 4
Jan. 1, Beginning Fund Balance:	\$41,798
2018 Total Revenue	\$111,254
2018 Total Expenses	\$100,190
Dec. 31, 2018 Fund Balance:	\$52,862

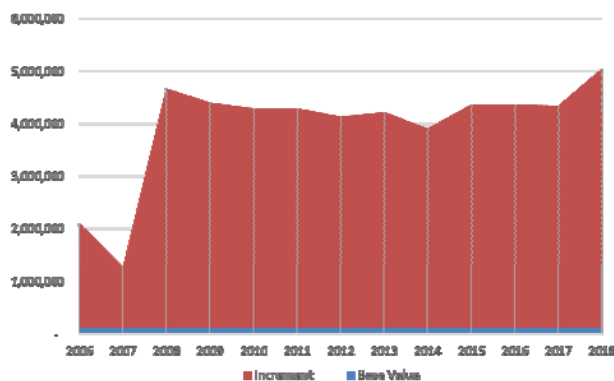
Tax Increment District #4

- Industrial TID
- Created in 2004
- 32.69 acres
- Adjacent to I-39 with access from Kronenwetter Drive.
- M&J Marine, G3 Industries



TID 4 Total Value

Base Value: \$106,600



Year	Increment	Total Value
2006	\$1,982,200	\$2,088,800
2007	\$1,146,200	\$1,252,800
2008	\$4,555,800	\$4,662,400
2009	\$4,291,800	\$4,398,400
2010	\$4,177,700	\$4,284,300
2011	\$4,184,500	\$4,291,100
2012	\$4,023,500	\$4,130,100
2013	\$4,114,100	\$4,220,700
2014	\$3,796,400	\$3,903,000
2015	\$4,256,900	\$4,363,500
2016	\$4,250,600	\$4,357,200
2017	\$4,229,200	\$4,335,800
2018	\$4,931,600	\$5,038,200

Opportunities:

- Distressed Designation
- Potential for TID #2 to Become Donor to TID #4
- Negotiations for Final Vacant Land Ongoing

Village of Kronenwetter
Tax Increment Districts
Summary Debt Service Schedule

Year	TID 1		TID 2		TID 3		TID 4		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2019	\$ 1,575,000	\$ 178,164	\$ 110,000	\$ 76,175	\$ -	\$ -	\$ 50,000	\$ 45,596	\$ 1,735,000	\$ 299,935
2020	125,000	163,873	110,000	73,287	-	-	50,000	44,284	\$ 285,000	\$ 281,444
2021	130,000	162,005	110,000	70,125	-	-	50,000	42,846	\$ 290,000	\$ 274,976
2022	4,119,840	109,134	2,498,000	34,237	-	-	1,707,160	29,893	\$ 8,325,000	\$ 173,264
2023	115,000	50,914	-	-	-	-	-	-	\$ 115,000	\$ 50,914
2024	120,000	48,708	-	-	-	-	-	-	\$ 120,000	\$ 48,708
2025	120,000	46,218	-	-	-	-	-	-	\$ 120,000	\$ 46,218
2026	125,000	43,490	-	-	-	-	-	-	\$ 125,000	\$ 43,490
2027	125,000	40,521	-	-	-	-	-	-	\$ 125,000	\$ 40,521
2028	130,000	37,333	-	-	-	-	-	-	\$ 130,000	\$ 37,333
2029	135,000	33,853	-	-	-	-	-	-	\$ 135,000	\$ 33,853
2030	140,000	30,070	-	-	-	-	-	-	\$ 140,000	\$ 30,070
2031	140,000	26,080	-	-	-	-	-	-	\$ 140,000	\$ 26,080
2032	145,000	21,875	-	-	-	-	-	-	\$ 145,000	\$ 21,875
2033	150,000	17,413	-	-	-	-	-	-	\$ 150,000	\$ 17,413
2034	155,000	12,723	-	-	-	-	-	-	\$ 155,000	\$ 12,723
2035	160,000	7,800	-	-	-	-	-	-	\$ 160,000	\$ 7,800
2036	165,000	2,640	-	-	-	-	-	-	\$ 165,000	\$ 2,640
Totals	\$ 7,874,840	\$ 1,032,811	\$ 2,828,000	\$ 253,823	\$ -	\$ -	\$ 1,857,160	\$ 162,620	\$ 12,560,000	\$ 1,449,254

*Highlighted cells designate balloon payment due dates (and possible refinancing required).

**TAX INCREMENT DISTRICTS 1, 2, 3 & 4
REVENUE AND EXPENSE SUMMARY
As of December 31, 2018**

	TID 1	TID 2	TID 3	TID 4	TID 1, 2, 3 & 4 Totals
<u>BORROWINGS</u>					
2005:	\$314,926.50	\$4,270,000.00	\$29,850.60	\$2,325,222.90	\$6,940,000.00
2006:	\$7,157,700.00	\$1,739,958.00	\$3,089.00	\$2,753.00	\$8,903,500.00
2007:	\$0.00	\$4,270,000.00	\$0.00	\$1,235,000.00	\$5,505,000.00
2008:	\$6,765,745.00	\$1,800,000.00	\$31,570.00	\$1,077,685.00	\$9,675,000.00
2009:	\$2,124,831.00	\$6,295,000.00	\$0.00	\$0.00	\$8,419,831.00
2010:	\$1,800,000.00	\$1,150,000.00	\$0.00	\$1,235,000.00	\$4,185,000.00
2011:	\$4,695,000.00	\$250,000.00	\$0.00	\$0.00	\$4,945,000.00
2012:	\$1,447,840.00	\$6,198,640.10	\$0.00	\$956,160.00	\$8,602,640.10
2013:	\$1,682,000.00	\$1,067,000.00	\$0.00	\$1,151,000.00	\$3,900,000.00
2014:	\$4,780,000.00	\$255,000.00	\$0.00	\$0.00	\$5,035,000.00
2015:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016:	\$3,395,853.91	\$0.00	\$0.00	\$0.00	\$3,395,853.91
2017:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL TID BORROWING TO DATE:	\$34,163,896.41	\$27,295,598.10	\$64,509.60	\$7,982,820.90	\$69,506,825.01
Total Debt Service Payments Life to Date:	\$25,358,371.50	\$24,467,598.10	\$64,509.60	\$6,125,660.90	\$56,016,140.10
CURRENT TID DEBT:	\$8,805,524.91	\$2,828,000.00	\$0.00	\$1,857,160.00	\$13,490,684.91
<u>REVENUES</u>					
2005 Revenue:	\$12,561.58	\$12,663.86	\$47.86	\$28,407.94	\$53,681.24
2006 Revenue:	\$358,284.41	\$52,767.63	\$296.02	\$147,632.29	\$558,980.35
2007 Revenue:	\$2,041,546.11	\$79,349.03	\$914.17	\$140,858.99	\$2,262,668.30
2008 Revenue:	\$510,209.46	\$51,186.40	\$18,320.55	\$77,966.32	\$657,682.73
2009 Revenue:	\$614,994.65	\$188,560.64	\$10,416.23	\$110,539.33	\$924,510.85
2010 Revenue:	\$343,739.58	\$265,862.51	\$10,279.86	\$108,087.49	\$727,969.44
2011 Revenue:	\$356,388.14	\$323,014.17	\$9,780.68	\$108,921.37	\$798,104.36
2012 Revenue:	\$311,486.66	\$546,850.11	\$11,750.30	\$111,088.05	\$981,175.12
2013 Revenue:	\$416,737.29	\$573,610.27	\$9,270.93	\$124,763.04	\$1,124,381.53
2014 Revenue:	\$314,241.60	\$5,794,992.82	\$9,758.81	\$112,286.66	\$6,231,279.89
2015 Revenue:	\$323,737.19	\$595,973.98	\$5,458.04	\$103,172.29	\$1,028,341.50
2016 Revenue:	\$349,579.10	\$679,150.49	\$6,037.62	\$113,884.43	\$1,148,651.64
2017 Revenue:	\$336,289.00	\$926,017.71	\$11,248.10	\$109,901.01	\$1,383,455.82
2017 Tax Settlement Revenue:	\$339,781.49	\$435,327.42	\$12,363.91	\$83,703.26	\$871,176.08
2018 Interest Earned Year-To-Date:	\$4,313.91	\$29,755.69	\$654.70	\$1,072.17	\$35,796.47
2018 State Exempt Computer Aid:	\$554.11	\$40,812.25	\$0.00	\$658.88	\$42,025.24
2018 Dev Contributions/Grants/Spec Assmnts/Land	\$42,083.69	\$28,000.00	\$0.00	\$25,820.03	\$95,903.72
2018 Revenue:	\$386,733.20	\$533,895.36	\$13,018.61	\$111,254.34	\$1,044,901.51
Total Revenues:	\$6,676,527.97	\$10,623,894.98	\$116,597.78	\$1,508,763.55	\$18,925,784.28
Total Borrowings and Revenues Combined:	\$40,840,424.38	\$37,919,493.08	\$181,107.38	\$9,491,584.45	\$88,432,609.29
<u>EXPENSES</u>					
2004 Expenses:	\$0.00	\$0.00	\$0.00	\$34,446.63	\$34,446.63
2005 Expenses:	\$206,328.08	\$2,610,648.86	\$25,749.50	\$403,131.21	\$3,245,857.65
2006 Expenses:	\$4,031,838.63	\$1,709,662.42	\$3,847.15	\$1,353,852.58	\$7,099,200.78
2007 Expenses:	\$2,722,260.80	\$864,789.78	\$3,415.70	\$122,544.69	\$3,713,010.97
2008 Expenses:	\$2,055,005.43	\$141,013.20	\$3,798.77	\$69,934.61	\$2,269,752.01
2009 Expenses:	\$2,183,774.56	\$694,366.76	\$3,253.29	\$93,066.08	\$2,974,460.69
2010 Expenses:	\$227,891.37	\$152,160.57	\$1,864.11	\$13,715.15	\$395,631.20
2011 Expenses:	\$101,062.61	\$444,862.52	\$4,478.51	\$5,218.57	\$555,622.21
2012 Expenses:	\$45,029.04	\$405,312.04	\$1,622.15	\$29,980.37	\$481,943.60
2013 Expenses:	\$57,795.38	\$58,150.49	\$1,868.56	\$28,925.67	\$146,740.10
2014 Expenses:	\$77,616.22	\$50,851.91	\$1,776.76	\$1,742.80	\$131,987.69
2015 Expenses:	\$19,600.36	\$927,517.08	\$1,618.03	\$1,603.79	\$950,339.26
2016 Expenses:	\$92,796.50	\$87,730.24	\$1,705.83	\$1,801.17	\$184,033.74
2017 Expenses:	\$13,455.07	\$88,724.49	\$2,839.13	\$5,949.24	\$110,967.93
2018 Expenses:	\$30,033.93	\$117,411.77	\$1,654.53	\$3,343.63	\$152,443.86
Life to Date Expenses:	\$11,864,487.98	\$8,353,202.13	\$59,492.02	\$2,169,256.19	\$22,446,438.32
UNSPENT FUNDS:	\$28,975,936.40	\$29,566,290.95	\$121,615.36	\$7,322,328.26	\$65,986,170.97
2006 Debt Service Interest Payments:	\$119,182.33	\$163,290.63	\$1,047.71	\$140,410.39	\$423,931.06
2007 Debt Service Interest Payments:	\$339,765.80	\$361,210.12	\$1,335.11	\$140,409.30	\$842,720.33
2008 Debt Service Interest Payments:	\$177,403.13	\$404,897.69	\$1,393.84	\$125,303.00	\$708,997.66
2009 Debt Service Interest Payments:	\$454,698.62	\$410,526.46	\$1,753.24	\$136,618.90	\$1,003,597.22
2010 Debt Service Interest Payments:	\$353,049.34	\$397,305.93	\$1,440.90	\$111,755.97	\$863,552.14
2011 Debt Service Interest Payments:	\$248,846.65	\$354,176.15	\$1,358.91	\$91,096.00	\$695,477.71
2012 Debt Service Interest Payments:	\$380,816.70	\$299,512.79	\$1,272.16	\$88,906.14	\$770,507.79
2013 Debt Service Interest Payments:	\$293,754.54	\$195,490.52	\$0.00	\$62,701.11	\$551,946.17
2014 Debt Service Interest Payments:	\$221,305.15	\$175,793.05	\$0.00	\$52,754.43	\$449,852.63
2015 Debt Service Interest Payments:	\$154,938.99	\$126,062.00	\$0.00	\$49,971.46	\$330,972.45
2016 Debt Service Interest Payments:	\$170,206.21	\$84,428.25	\$0.00	\$48,971.46	\$303,605.92
2017 Debt Service Interest Payments:	\$189,496.87	\$81,399.50	\$0.00	\$47,971.46	\$318,867.83
2018 Debt Service Interest Payments:	\$192,244.04	\$78,924.50	\$0.00	\$46,846.46	\$318,015.00
Total Debt Service Interest Payments Life to Date:	\$3,295,708.37	\$3,133,017.59	\$9,601.87	\$1,143,716.08	\$7,582,043.91
Debt Service Principal Payments Made in 2006:	\$900,000.00	\$0.00	\$0.00	\$0.00	\$900,000.00
Debt Service Principal Payments Made in 2007:	\$6,621.98	\$4,273,029.03	\$625.49	\$1,285,557.60	\$5,565,834.10
Debt Service Principal Payments Made in 2008:	\$6,545,395.29	\$1,727,745.00	\$31,036.76	\$1,040,640.25	\$9,344,817.30
Debt Service Principal Payments Made in 2009:	\$17,683.91	\$5,242,897.26	\$1,698.28	\$38,083.35	\$5,300,362.80
Debt Service Principal Payments Made in 2010:	\$1,818,022.76	\$1,153,281.69	\$1,734.46	\$1,272,900.05	\$4,245,938.96
Debt Service Principal Payments Made in 2011:	\$4,701,963.31	\$680,484.11	\$1,144.61	\$67,954.81	\$5,451,546.84
Debt Service Principal Payments Made in 2012:	\$1,334,705.75	\$5,360,119.19	\$28,270.00	\$994,545.16	\$7,717,640.10
Debt Service Principal Payments Made in 2013:	\$1,713,978.50	\$1,095,041.82	\$0.00	\$1,175,979.68	\$3,985,000.00
Debt Service Principal Payments Made in 2014:	\$4,710,000.00	\$360,000.00	\$0.00	\$50,000.00	\$5,120,000.00
Debt Service Principal Payments Made in 2015:	\$15,000.00	\$3,990,000.00	\$0.00	\$50,000.00	\$4,055,000.00
Debt Service Principal Payments Made in 2016:	\$3,345,000.00	\$365,000.00	\$0.00	\$50,000.00	\$3,760,000.00
Debt Service Principal Payments Made in 2017:	\$125,000.00	\$110,000.00	\$0.00	\$50,000.00	\$285,000.00
Debt Service Principal Payments Made in 2018:	\$125,000.00	\$110,000.00	\$0.00	\$50,000.00	\$285,000.00
Total Debt Service Payments Life to Date:	\$25,358,371.50	\$24,467,598.10	\$64,509.60	\$6,125,660.90	\$56,016,140.10
Total Expenses and Int. & Prin. Payments Combined:	\$40,518,567.85	\$35,953,817.82	\$133,603.49	\$9,438,633.17	\$86,044,622.33
Total Borrowing & Rev over Total Expenses:	\$321,856.53	\$1,965,675.26	\$47,503.89	\$52,951.28	\$2,387,986.96

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-01-2019	Report type ORIGINAL
TID number 001	TID type 5S	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2044	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$447,268

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Woods Equipment GTIP	\$39,845
Subtotal developer guarantee amount	\$39,845
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Trailwood Ventures Floodplain study donation	\$2,239
Subtotal other grant source amount	\$2,239
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$339,781
Investment income	\$4,314
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$554
Sale of property	\$0
Total Revenue (deposits)	\$386,733

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$0
Administration	\$9,706
Professional services	\$20,178
Interest and fiscal charges	\$192,244
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$125,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$347,278

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$486,723
Future costs	\$9,095,151
Future revenue	\$8,840,000
Surplus or deficit	\$231,572

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Emily Ley	Preparer title Finance Director/Treasurer
Preparer email eley@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Emily Ley	Contact title Finance Director/Treasurer
Contact email eley@kronenwetter.org	Contact phone (715) 693-4200

Submission Information	
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Co-muni code	37145
TID number	001
Recording time	06-21-2019 10:26 AM
Confirmation	TIDAR201837145O1561128744144
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-01-2019	Report type ORIGINAL
TID number 002	TID type 6	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2024	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$1,768,075

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Lamar Bill Board Lease I-39	\$1,000
Subtotal other revenue source amount	\$1,000
Tax increment	\$435,327
Investment income	\$29,756
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$40,812
Sale of property	\$27,000
Total Revenue (deposits)	\$533,895

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
Glade Parkland Dedication CSM	\$51,825
SC Swiderski Parkland Dedication Agreement	\$27,500
Subtotal developer grant amount	\$79,325
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$14,729
Administration	\$16,588
Professional services	\$6,620
Interest and fiscal charges	\$78,925
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$110,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$306,337

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$1,995,633
Future costs	\$4,438,623
Future revenue	\$3,810,000
Surplus or deficit	\$1,367,010

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Emily Ley	Preparer title Finance Director/Treasurer
Preparer email eley@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Emily Ley	Contact title Finance Director/Treasurer
Contact email eley@kronenwetter.org	Contact phone (715) 693-4200

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Co-muni code	37145
TID number	002
Recording time	06-21-2019 10:27 AM
Confirmation	TIDAR201837145O1561130216065
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-01-2019	Report type ORIGINAL
TID number 003	TID type 5	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2024	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$36,050

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$12,364
Investment income	\$655
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Total Revenue (deposits)	\$13,019

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$0
Administration	\$1,390
Professional services	\$115
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$1,655

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$47,414
Future costs	\$7,800
Future revenue	\$67,800
Surplus or deficit	\$107,414

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Emily Ley	Preparer title Finance Director/Treasurer
Preparer email eley@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Emily Ley	Contact title Finance Director/Treasurer
Contact email eley@kronenwetter.org	Contact phone (715) 693-4200

Submission Information	
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Co-muni code	37145
TID number	003
Recording time	06-21-2019 10:28 AM
Confirmation	TIDAR201837145O1561130425407
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-01-2019	Report type ORIGINAL
TID number 004	TID type 5D	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2034	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$41,798

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
M&J Marine GTIP	\$3,386
G3 Industries GTIP	\$22,434
Subtotal developer guarantee amount	\$25,820
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$83,703
Investment income	\$1,072
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$659
Sale of property	\$0
Total Revenue (deposits)	\$111,254

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$0
Administration	\$1,428
Professional services	\$1,766
Interest and fiscal charges	\$46,846
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$50,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$100,190

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$52,862
Future costs	\$2,040,580
Future revenue	\$1,344,000
Surplus or deficit	\$-643,718

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer name Emily Ley	Preparer title Finance Director/Treasurer
Preparer email eley@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Emily Ley	Contact title Finance Director/Treasurer
Contact email eley@kronenwetter.org	Contact phone (715) 693-4200

Submission Information	
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Co-muni code	37145
TID number	004
Recording time	06-21-2019 10:25 AM
Confirmation	TIDAR201837145O1561130710244
Submission type	ORIGINAL

**KRONENWETTER JOINT REVIEW BOARD
RESOLUTION APPROVING
TAX INCREMENT DISTRICT NO. 2 AMENDMENT NO. 3**

WHEREAS, the Kronenwetter Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Kronenwetter Village Board amending Tax Increment District No. 2; and

WHEREAS, the Kronenwetter Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of tax incremental financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased property value, are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4) by the Village Board of the Village of Kronenwetter on June 11, 2019; and

This Resolution is adopted this 25th day of June 2019 by a majority vote of the Joint Review Board.

_____, Chairperson

_____, Secretary

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on June 25, 2019.

Motion was made by _____ and seconded by _____ to adopt the resolution.

Vote was _____ in favor and _____ against. Resolution adopted.

_____, Secretary

Project Plan Amendment No. 3

Tax Increment District No. 2

Village of Kronenwetter, WI

Prepared For:



Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Prepared By:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532

Original Plan Approval
November 3, 2004

Village Board Project Plan
Amendment Approval
June 11, 2019

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Acknowledgments

Village Board

Chris Voll, Board President
Christopher Eiden
Jason Holmes
Dan Lesniak
Ken Charneski
Cheryl Schulz
Kevin Gorski

Redevelopment Authority (RDA)

Chris Voll
Christopher Eiden
Jordyn Wadle
Terry Radtke
Jerry Wirth
Lori Laporte
Lane Loveland

Village Staff

Randy Ffrick, Community Development Director
Richard Downey, Village Administrator
Emily Ley, Village Treasurer
Emily Wheaton, Planning Technician
Cindra Falkowski, Village Clerk

Joint Review Board

Kristi Palmer, Marathon County
Roxanne Lutgen, Northcentral Technical College
Brent Zimmerman, Mosinee School District
Chris Voll, Village of Kronenwetter
Terry Radtke, At-Large Member

Milestones

Tax Increment District No. 2 Created: October 18, 2004

Amendment No. 1 Adopted: August 30, 2005

Amendment No. 2 Adopted: February 23, 2016

Amendment No. 3 Public Hearing: *May 29, 2019*

Amendment No. 3 RDA Approval Recommendation: *June 11, 2019*

Amendment No. 3 Village Board Approval: *June 11, 2019*

Amendment No. 3 Joint Review Board Approval: _____

Vierbicher Associates, Inc.

Daniel J Lindstrom, Project Manager
Rachel Holloway, Project Planner
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TABLE OF CONTENTS

Description	Page #
I. Process and Timeline	1
II. Introduction to TID No. 2	1
III. Statement of Purpose and Summary of Finding	2
IV. Statement of Kind, Number, and Location of Public Works & Other Projects	3
V. Detailed List of Project Costs	6
VI. Non-Project Costs & Ineligible Costs	7
VII. Economic Feasibility, Timetable, and Financing	7
VIII. Equalized Value Test	10
IX. Statement of Impact to Overlying Taxing Jurisdictions	10
X. Statement of Proposed Changes to Municipal Maps, Plans, and Ordinances....	10
XI. Relocation	10
XII. Statement Indicating How Creation of the TID Promotes the Orderly Development of the Village of Kronenwetter.....	11
XIII. District Boundaries	11
XIV. Findings.....	11

Appendix A: Maps

Map 1: Boundary, Parcels, & Orthographic

Map 5: Proposed Improvements and ½ Mile Radius (Revised from Amendment No. 2)

Appendix B: Resolutions, Notices, Minutes, & Other Attachments

#1: Opinion Letter from Village Attorney Regarding Compliance with Statutes

#2: Letter to Chief Official of Overlying Taxing Entities and Notice

#3: JRB Meeting Notices - Affidavit of Publication

#4: JRB No. 1 Meeting Agenda and Minutes

#5: JRB No. 2 Meeting Agenda and Minutes

#6: JRB Resolution Approving TID No. 2 Amendment No. 3

#7: Public Hearing Notice - Affidavit of Publication

#8: RDA Meeting Agendas

#9: Public Hearing and Meeting Minutes

#10: RDA Resolution Approving TID No. 2 Amendment No. 3

#11: Village Board Meeting Agenda

#12: Village Board Resolution Approving TID No. 2 Amendment No. 3

#13: Village Board Meeting Minutes

I. Process and Timeline

Notice of the Public Hearing was mailed to the overlying taxing jurisdictions members on May 6, 2019. A Joint Review Board notice was also published on May 24, 2019. The initial Joint Review Board meeting was held on May 29, 2019. The RDA hosted a public hearing on the amendment on June 11, 2019, and after the public hearing, the RDA approved the TID No. 2 Amendment No. 3 and recommended it to the Kronenwetter Village Board for adoption. Public notice was published on June 4, 2019. The TID No. 2 Amendment No. 3 was adopted by resolution of the Kronenwetter Village Board on June 11, 2019.

The TID No. 2 Amendment No. 3 was reviewed and _____ by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on _____, 2019. The final meeting of the Joint Review Board was held on _____, 2019 where the Joint Review Board _____ the TID No. 2 Amendment No. 3.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan and Boundary will be submitted to the Wisconsin Department of Revenue and used as the basis for the TID No. 2 Amendment No. 3 in the Village of Kronenwetter.

II. Introduction to TID No. 2

The Village of Kronenwetter created TID No. 2 in the fall of 2004, to promote the development on the southwest side of the community. The TID was created in an effort to expand the employment base along Interstate 39, the major north/south transportation corridor into Marathon County.

The Village understood that employment generators and positive construction increment would not occur if the proper infrastructure was not in place to attract and support the desired development. Therefore, the Village charged the RDA and Village staff with the responsibility of ensuring infrastructure projects would only start and support developments of private investment when projects were justifiably imminent.

At the time, TID No. 2 contained five parcels totaling \$919,929 in assessed value and 125.25 acres. The initial plan called for 65% of the lands to be used for industrial and commercial uses and 35% to be used for residential purposes. The plan estimated \$30,000,000 of commercial and office development value and \$18,000,000 of residential development value at the closure of the TID in 2024.

Within the same TID calendar year (2005), TID No. 2 was amended and expanded to include three additional parcels on the north side of Maple Ridge Road. These parcels added \$1,319,145 to the base value; however, the Department of Revenue (DOR) certified the initial base value at \$2,851,400. The amendment changed the proposed land use make up to 67% commercial mixed use and 33% residential. The amendment also included a proposed land use map that directly influenced and shaped the infrastructure and development pattern the Village experiences today.

In 2016, TID No. 2 was amended to add territory (33 additional parcels along Interstate 39), add the ½-mile radius for allowable expenditures, and add additional eligible projects to the Project Plan.

The remainder of this plan will call out the required elements for the TID plan amendment. As stated in the Village Board resolution approving this plan (see attachments), this plan conforms to the Comprehensive Plan of the Village of Kronenwetter.

III. Statement of Purpose and Summary of Finding

The purpose of this tax incremental district is to promote mixed use development and thereby assist in furthering the development to the community as noted previously and to provide an incentive for private investment in the Village of Kronenwetter. This incentive will be basically provided through the tax incremental district in reducing the costs to the development normally associated with the construction of streets, sanitary sewer, watermain, well or water system improvements storm drainage, and site improvements required for new development.

Purpose of this Amendment to TID No. 2

The Village of Kronenwetter has amended TID No. 2 twice before to allow infrastructure improvements beyond what was initially included in the original TID No. 2 Project Plan. This amendment allows for the construction of a new bridge crossing on Maple Ridge Road, just east of and within a half-mile of the TID boundary and the reallocation of funds to accurately represent current estimates.

Additionally, the purposed of this amendment is to allow TID No. 2 to be a Donor District and allocate surplus increments with a Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. The general purpose of TID No. 2 will not change as a result of this amendment; however, some of the revenue from TID No. 2 will be able to be allocated to projects in TID No. 4 (Recipient, Distressed TID). TID No. 2 can be a donor district since the TID No. 4 has the same overlaying taxing jurisdictions.

As authorized in Wisconsin Statutes Chapter 66.1105, the amendment of TID No. 2 continues to promote orderly development within the Village by promoting the availability of lands suitable for mixed-use development. Additionally, this will be accomplished by making additional infrastructure improvements, providing cash grants to owners and developers of land within the District, and making other enhancements within the District and the one-half mile radius of the District boundary.

IV. Statement of Kind, Number, and Location of Public Works & Other Projects

TID No. 2 was created as a tool to assist the Village with the promotion of development along the southwestern municipal boundary. The Village Board is not mandated to make expenditures described in this amendment; however, they are limited to implementing only projects identified in the original Plan and subsequent amendments. Table 2 identifies the original and amended TID estimated project costs.

Project costs include the following:

A. Capital Improvement Costs

Costs include, but are not limited to, the actual costs of the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; and the acquisition of equipment to service the district.

The Village plans to amend the Project Cost as follows:

1. TID No. 2 Park (removed)
2. Non- motorized vehicular path and bridge from Maple Ridge Road to Pinedale Lane adjacent to Kronenwetter Drive.....\$940,000
3. Municipal Center park trail network (completed 2017)\$150,000
4. Non-motorized Pedestrian Path from Maple Ridge Road to Nelson Road263,000
5. Village entrance/interstate signage/branding/wayfinding\$50,000

B. Infrastructure

Infrastructure projects include the portion of costs related to the construction or alteration of storm or sanitary sewer lines, stormwater management facilities, water systems, utility service systems (electric, gas, communication, etc.), street amenities, bridge enhancements, or the rebuilding, alteration, or expansion of streets as necessitated by the Project Plan for areas within the geographic boundaries of the district. Infrastructure can also be installed outside the District if required to carry out Project Plans, but only the portion which directly benefits the District is an eligible cost. Infrastructure costs are typically associated with costs of improvements located within the right-of-way.

The first two project plans identified \$4,018,906 in infrastructure costs, and amendment No. 2 added an additional \$2,040,000 in costs. The Village anticipates shifting the Village TID project share for the following infrastructure costs under this amendment:

1. New water well \$600,000 total project costs. Village portion is \$150,000.
2. Reconstruction of Old Hwy 51 from Park and Ride to Nelson Road
(approximately 5,600 linear feet – Completed 2019)~~\$650,000~~ \$132,3000
3. Reconstruction and connection of Village Road, Jamroz Road, and Flanner Road
(approximately 1,900 linear feet) \$232,000

4. Resurfacing of Timber Creek Crossing roads (approximately 2,600 linear feet)
(completed 2017)\$180,000
5. Reconstruction of Beranek Road, including sewer and water \$828,000

Amendment No. 3

6. Reconstruction of bridge crossing on Maple Ridge Road at Bull Junior Creek - \$500,000

C. Site Development Costs

Site development activities required to make sites suitable for development include, but are not limited to, environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, stormwater detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and related activities.

The Village proposed to reduce the budget from \$500,000 to \$100,000 for on-site development costs for wetland delineation/alteration services, site preparation, and site demolition under amendment No. 3.

D. Land Acquisition & Assembly

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

No change to this section under this amendment.

E. Development Incentives

The Village may use TID No. 2 funds to provide incentives to developers and businesses to promote and stimulate new development. The Village may enter into agreements with property owners, businesses, developers or non-profit organizations for the purpose of sharing costs to encourage the desired kinds of improvements. In such cases, the Village will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The Village may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations or other appropriate organizations) for the purpose of making capital available to businesses and or developers to stimulate or enable economic development and housing development projects within TID No. 2. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee, or "Pay-as-You-Go" (PAY-GO) note. Such funds may be provided at terms appropriate to, and as demonstrated to be required by, the proposed economic development and or housing project and shall be set forth in a development agreement.

No change to this section under this amendment.

F. Professional Services

Professional services include, but are not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the Project Plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

No change to this section under this amendment.

G. Discretionary Payments

This includes payments made at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans. This could include expenditures to fund programs to eliminate blight, improve housing stock, remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and, marketing of properties within the district, and other payments which are necessary or convenient to the implementation of this Project Plan.

No change to this section under this amendment.

H. Administration Costs

Administrative costs include, but are not limited to, a reasonable portion of the salaries of the Village Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, Village Engineer, consultants and others directly involved with planning and administering the projects and overall District. They also include any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) by state law.

No change to this section under this amendment.

I. TID Organizational Costs

Organization costs include, but are not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation or amendment of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments made which are necessary or convenient to the creation of this tax incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue Certification fee.

No change to this section under this amendment.

J. Financing Costs

This includes, but is not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations

prior to maturity. The Village did not specifically plan for financing costs, but included the cost with organizational costs and professional legal service fees in the original TID Project Plan. The Village budgeted \$1,750,000 for financing costs under amendment No. 2.

No change to this section under this amendment.

V. Detailed List of Project Costs

Figure 1 describes the detailed project costs for project categories anticipated to be implemented during the remaining expenditure period of the District. This format follows Department of Revenue guidelines on detailed project costs, which state, "This list should show estimated expenditures expected for each major category of public improvements." The Project Plan costs summarized below were based on the estimated costs at the time of District creation. The Village reserves the right to revise these cost estimates to reflect changes in project scope, inflation, and other unforeseen circumstances over the remaining life of the District. The Village could pursue grant programs to share project costs included in this Project Plan as appropriate. Planned project costs are listed in the table below.

The Village may fund specific project cost items in Figure 1 in significantly greater or lesser amounts in response to opportunities that will help the Village accomplish the purposes and goals of the TID. The Village will use the overall benefit to the Village and economic feasibility (i.e., the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID expenditure period. Additionally, the project plan allows TID No. 2 to be a Donor District allocate surplus increments with a Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. TID No. 2 will be able to be allocated to projects in TID No. 4 (Recipient, Distressed TID) since they have the same overlapping jurisdiction.

Figure 1

Planned Project Costs Summary				
Village of Kronenwetter				
TID No. 2 Amendment No. 3				
Category	Project Plan Costs	Amendment No. 3	Other's Share	TID Share
A. Capital Costs	\$1,603,000	(\$200,000)	\$0	\$1,403,000
B. Infrastructure	\$4,267,906	(\$17,700)	\$450,000	\$3,800,206
C. Site Development Costs	\$520,000	(\$400,000)	\$0	\$120,000
D. Land Acquisition & Assembly	\$900,000	\$0	\$0	\$900,000
E. Development Incentives	\$900,000	\$0	\$0	\$900,000
F. Professional Services	\$332,610	\$0	\$0	\$332,610
G. Discretionary Payments	\$100,000	\$0	\$0	\$100,000
H. Administration Costs	\$180,000	\$0	\$0	\$180,000
I. Organizational Costs	\$28,000	\$0	\$0	\$28,000
J. Inflation	\$408,124	\$0	\$0	\$408,124
Subtotal	\$9,239,640	(\$617,700)	\$450,000	\$8,171,940
K. Financing Costs (less Capitalized Interest)		\$0		\$1,750,000
Capitalized Interest				\$0
Total TID Expenditure				\$9,921,940

The aforementioned infrastructure and capital costs are for projects within a half-mile of the TID boundary but directly serve the TID. The TID will cover most of the project cost, but several other utilities will also participate in infrastructure upgrades. These are considered "Others"; Share" or "non-project" costs and can be identified in Figure 1.

VI. Non-Project Costs & Ineligible Costs

There is no change to this section.

VII. Economic Feasibility, Timetable, and Financing

Economic Feasibility and Time Table:

Under Wisconsin's Tax Incremental Financing Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental Financing District may be used by the Village to pay for allowable project costs. The increase in value is determined by taking the District's yearly equalized assessed value and deducting the value in the District that existed when it was initially created (the base value). All taxes levied upon this incremental (or increased) value by the Village, local school district, Marathon County, and the technical college are allocated to the Village for direct payment of project costs or the payment of debt service on bonds used to finance project costs. State property taxes on the increment value must still be paid to the state. All project expenditures must be made within fifteen years of the creation of an mixed-use Tax Incremental Financing District, and tax increments may be received until project costs are recovered for no longer than twenty years. A three-year extension is possible if successfully approved.

The following factors were considered in evaluating the economic feasibility of TID No. 2.

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the District
- The expected increase in property valuation due to new development encouraged by the District
- Any change that may take place in the full value tax rate
- The expected TID revenues
- The expected TID cash flow

The maximum life of the District is twenty years; a three-year extension may be requested. The Village has a maximum of fifteen years, until 2019, to incur TIF expenses for the projects outlined in this plan. The Village is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the housing stock.

Financing:

Under Wisconsin law, there are varieties of methods that a municipality could use to fund projects. Several methods influence the municipal borrowing limits while others do not. The Village could most likely utilize a combination of pay-as-you-go funding and borrowing to implement projects in TID No. 2 provided any debt could be paid off prior to the target closure date. State law limits the general obligations of the Village to five percent of the equalized property value.

Cash Flow:

There are sufficient TID revenues over the life of the District to pay for all costs. The Tax Increment Cash Flow shown below summarizes the assumed cash flow. The numbers presented in Figure 2 are estimates and are subject to change based upon the actual development and construction activity.

Figure 2

Tax Increment Cash Flow															
Village of Kronenwetter															
TID No. 2 Amendment No. 3															
Year	Beginning Balance	Revenues					Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal		
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Other Revenues	Interfund Payback	Land Sales	Loan Proceeds	Total Revenue	Interloan Fund/ Donation	Future Costs			Other Expenses	Existing Debt Service Payments
2004		0	0	0	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	1,672,016	0	52,768	0	0	0	0	1,739,958	1,792,726	0	0	1,696,945	163,291	12,718	1,872,953
2007	1,591,789	0	54,491	0	0	0	0	4,270,000	4,349,349	0	0	827,170	4,634,239	37,620	5,499,029
2008	442,109	0	45,314	5,288	583	0	0	1,800,000	1,851,185	0	0	128,013	2,132,643	13,000	2,273,656
2009	19,638	0	170,240	11,526	6,794	0	0	6,295,000	6,483,560	0	0	635,772	5,653,424	58,595	6,347,790
2010	155,408	0	244,394	560	20,909	0	0	1,150,000	1,415,863	0	0	141,144	1,550,588	11,016	1,702,748
2011	(131,477)	0	312,655	1,436	8,923	0	0	250,000	573,014	0	0	443,361	1,034,660	1,501	1,479,523
2012	(1,037,987)	0	347,727	2,500	196,622	0	0	6,198,640	6,745,490	0	0	323,233	5,651,992	89,719	6,064,944
2013	(357,441)	0	333,003	2,165	217,312	0	0	1,088,131	1,640,611	0	0	37,919	1,290,532	20,231	1,348,683
2014	(65,513)	0	430,768	6,225	5,358,000	0	0	255,000	6,049,993	0	0	48,340	535,793	2,512	586,645
2015	5,397,835	0	415,558	8,546	89,539	0	82,331	0	595,974	0	0	925,424	4,118,359	0	5,043,784
2016	950,025	0	455,030	8,246	95,843	0	150,800	0	709,919	0	0	87,788	449,428	0	537,216
2017	1,122,728	0	394,084	8,042	70,248	0	453,644	0	926,018	0	0	89,272	191,400	0	280,671
2018	1,768,075	0	435,327	29,756	41,812	0	27,000	0	533,895	0	0	117,412	188,925	0	306,336
2019	1,995,634	0	530,023	9,978	45,000	0	0	0	585,002	717,883	808,872	72,455	186,175	0	1,785,385
2020	795,250	0	630,016	3,976	45,000	717,883	100,000	0	1,496,875	0	700,000	19,000	183,287	0	902,287
2021	1,389,838	0	802,133	6,949	40,000	0	50,000	0	899,082	0	0	14,250	180,125	0	194,375
2022	2,094,546	0	903,516	10,473	40,000	1,044,563	50,000	0	2,048,551	1,419,644	0	14,500	2,532,237	0	3,966,381
2023	176,716	0	959,654	884	0	0	0	0	960,537	806,000	0	15,000	0	0	821,000
2024	316,253	0	962,053	1,581	0	0	0	0	963,634	238,563	0	5,000	0	0	243,563
2025	1,036,324	1	964,458	5,182	0	0	0	0	969,640	0	0	0	0	0	0
Total	2,005,964	1	9,390,444	200,939	6,276,585	913,775	23,046,729	41,590,918	3,182,090	1,508,872	5,641,998	30,677,087	246,912	41,256,969	
Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.															
0.50% = Assumed Investment Rate For Interest Income															
Village Reported values															
Old Highway 51 Bike/Ped Path, Timber Creek Industrial Site Preparation, Resurfacing of Old Hwy 51 (21% total), Kronenwetter Drive Path, Bull Jr. Bridge Construction															
Interfund - Repaid in 2020															
General Fund Advance (Paid back 2023 and 2024)															
TID No. 4 Donation															

Increase in Property Value

For the purposes of projecting assessed values for the remainder of the district's life, the Project Plan used a 0.0% property appreciation rate per year. This estimate is below the recent national, state, and reported local average. Using a net-zero annual inflation rate for property assessment values will provide a conservative estimate. These assumptions remain unchanged for Amendment No. 3.

Effective Tax Rate

The effective tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. For the purposes of projecting the mill rate for the remainder of the district's life, the Project Plan used the project mill rate from the Village of 0.016. For the purpose of a conservative estimate, the tax rate increase by approximately 0.25% annually.

VIII. Equalized Value Test

There is no change to this section.

IX. Statement of Impact to Overlying Taxing Jurisdictions

There is no change to this section.

X. Statement of Proposed Changes to Municipal Maps, Plans, and Ordinances

This Plan does not propose changes in the Comprehensive Plan, Official Map, Village Ordinances, or Building Codes. The Project Plan presented here complies with the Village's adopted Comprehensive Plan. Modifications or Amendments to the Village's Zoning Code, Comprehensive Plan or Future Land Use Map, and other Village ordinances may be necessary in the future if deemed appropriate for industrial, commercial, or residential development. Development proposals must follow the appropriate procedure to receive the proper zoning in changes are warranted by a given project.

XI. Relocation

Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the Village against the subject property. No relocation is anticipated to be needed for the implementation of the Project Plan. However, should it become necessary, the Village will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Relocation services will be provided by the RDA with funds provided through TIF and other sources.

XII. Statement Indicating How Creation of the TID Promotes the Orderly Development of the Village of Kronenwetter

The analysis of Village ordinances and plans identified no amendments that will be needed. Development in TID No. 2 will reflect orderly and consistent growth. The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in and around the District. The proposed land uses are compatible with the existing land uses and the Comprehensive Plan map of Future Land Use. Adequate utility system and community service capacity exist to serve the anticipated new development.

XIII. District Boundaries

There is no change to the district boundary.

XIV. Findings

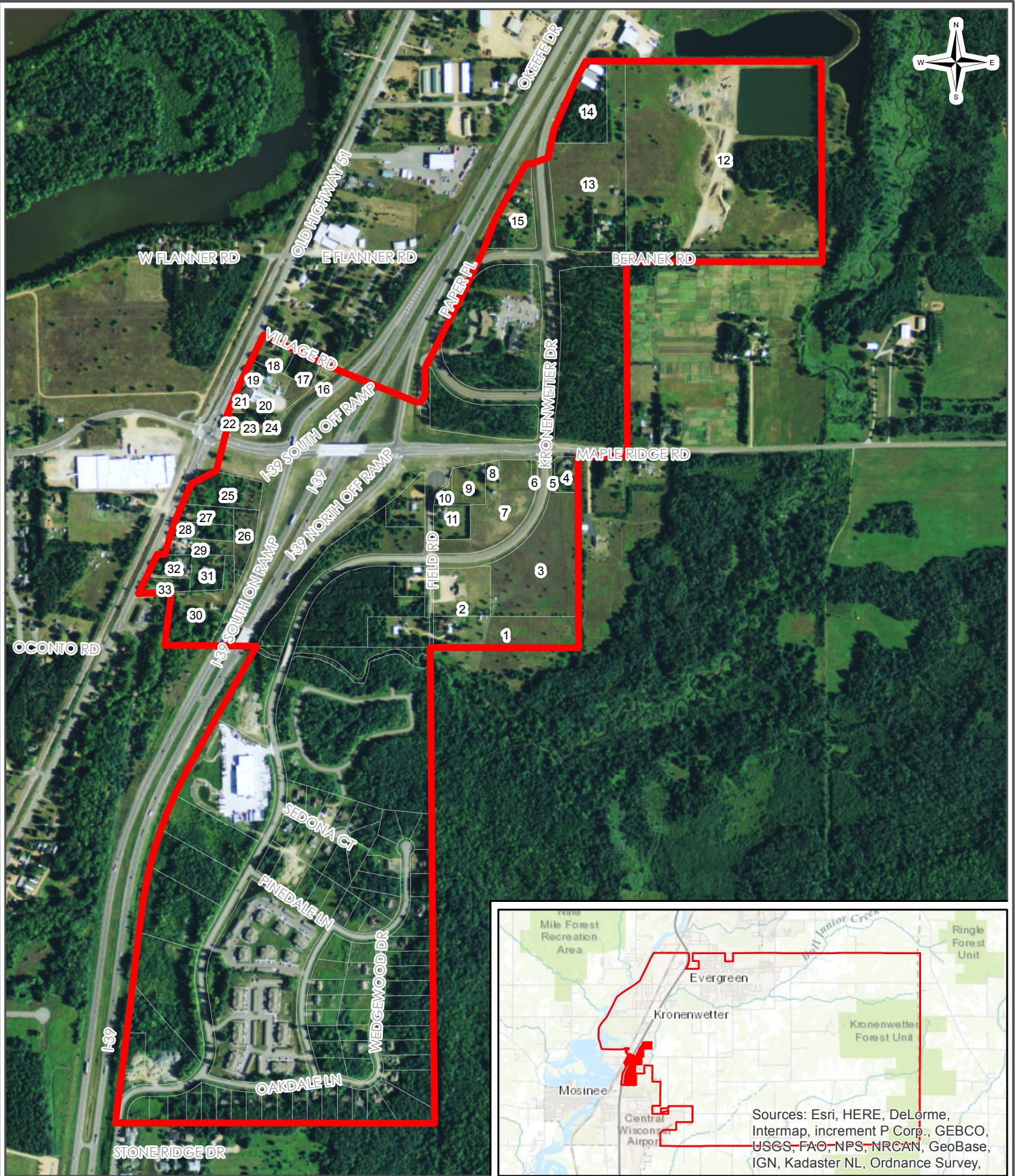
The proposed TID No. 2 was established in compliance with State Statutes.

- The District remains a mixed-use Tax Increment District.
- The improvement of TID No. 2 will enhance significantly the value of all other real property in the District.
- Project costs directly serve to promote mixed-use development within TID No. 2.
- The District remains contiguous.
- That “but for” amendment of the Donor District's Project Plan, the economic development objectives of the Recipient District's Project Plan will not be achieved. If the transfer of to TID No. 4 would not occur, this would create a significant financial burden for Village taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment project and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the Village finds that it is reasonable to conclude the “but for” test is satisfied with respect to proposed amendment
- The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District , and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the Village 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 Project Plan is not amended.
- The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in the District.

Appendix A: Maps

Map 1: Boundary, Parcels, & Orthographic

Map 5: Proposed Improvements and ½ Mile Radius



Map 1 - Boundary, Parcels, & Orthographic

Village of Kronenwetter

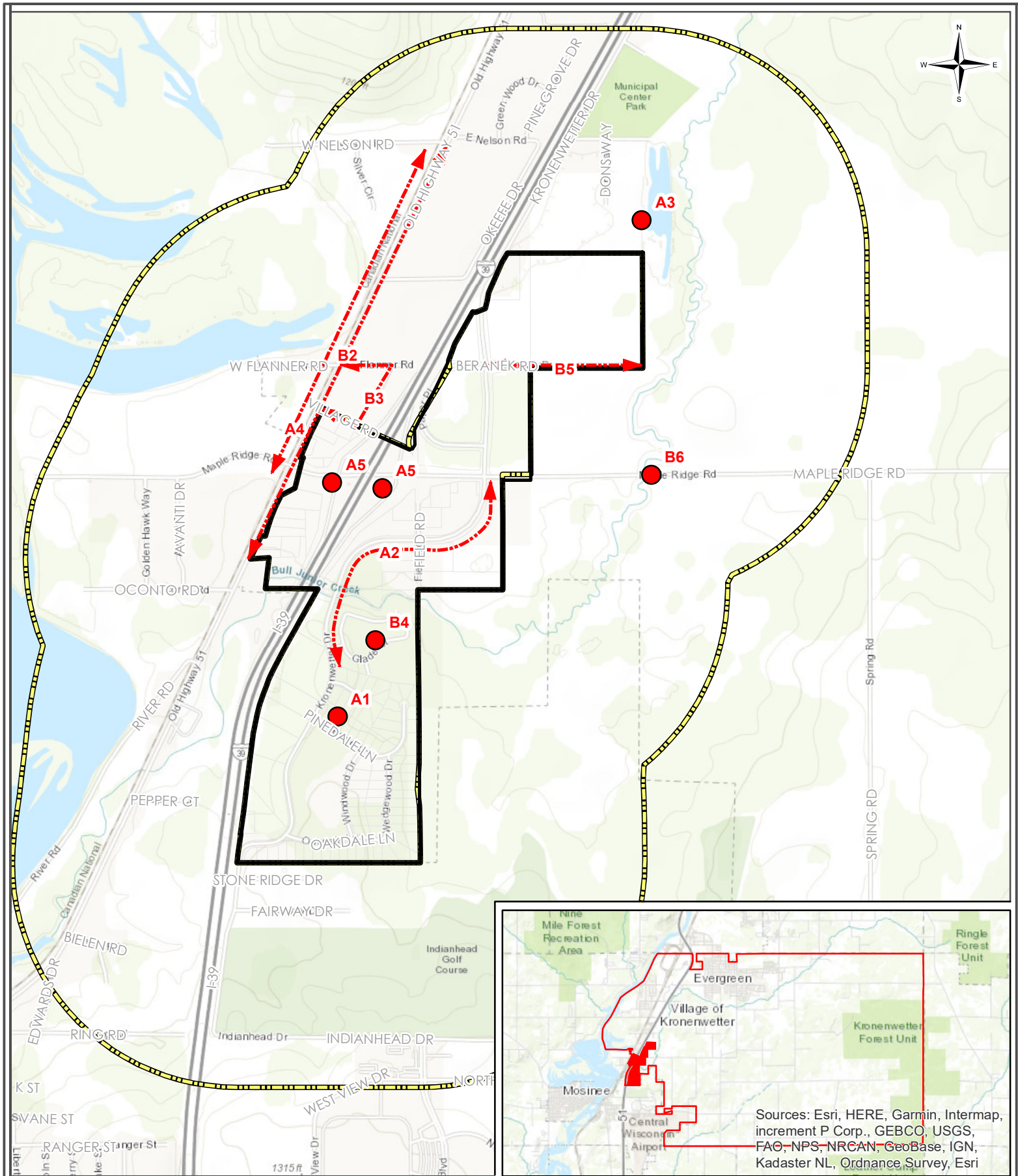
0 375 750 1,500 Feet

Proposed TID Boundaries
 TID Parcels

vierbicher
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



Map 5 - Proposed Improvements and 1/2 Mile Radius Village of Kronenwetter

0 0.125 0.25 0.5 Miles

Proposed TID Boundaries
Lands within 1/2 Mile of TID 2
Improvements Prelim Location

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 FAX: (608) 826-0530

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

- #1: Opinion Letter from Village Attorney Regarding Compliance with Statutes
- #2: Letter to Chief Official of Overlying Taxing Entities and Notice
- #3: JRB Meeting Notices - Affidavit of Publication
- #4: JRB No. 1 Meeting Agenda and Minutes
- #5: JRB No. 2 Meeting Agenda and Minutes
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- #7: Public Hearing Notice - Affidavit of Publication
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- #9: Public Hearing and Meeting Minutes
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- #11: Village Board Meeting Agenda
- #12: Village Board Resolution Approving TID No. 2 Amendment No. 3
- #13: Village Board Meeting Minutes

RESOLUTION NO.: 2019-012

**VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN
A RESOLUTION AMENDING THE PROJECT PLAN OF TAX INCREMENT DISTRICT NO. 2**

WHEREAS, the Village Board of the Village of Kronenwetter requested that the Redevelopment Authority (RDA) prepare a Project Plan amendment for Tax Increment District (TID) No. 2 to allow for additional project costs and become a Donor District to TID No. 4; and

WHEREAS, the RDA caused a Project Plan amendment to be prepared for TID No. 2 which identified investments necessary to continue to promote mixed use development with the TID boundary, as allowed by §66.1105(2); and

WHEREAS, the RDA conducted a public hearing on said TID No. 2 Project Plan amendment after duly notifying the public and overlying property owners of said public hearing under Wisconsin Statutes §66.1105(4); and

WHEREAS, this amendment will not change the existing TID No. 2 boundary; and

WHEREAS, the amount to be allocated to the recipient TID No. 4 will be \$1,420,000 and TID No. 2 and TID No. 4 have the same overlying taxing jurisdictions; and

WHEREAS, TID No. 2 has sufficient revenue to pay all current project costs, and sufficient surplus to pay eligible costs of the recipient TID; and

WHEREAS, recipient TID No. 4 is distressed TID as defined in sec. 66.1105(4e)(d), Wis. Stats; and

WHEREAS, the Village has prepared and reviewed an Amendment to the Project Plan for TID No. 2 and finds the Plan and Amendment to be feasible and conforming to the requirements described in §66.1105(4)(f); and

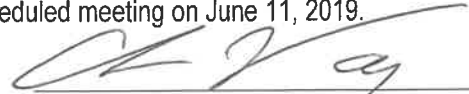
WHEREAS, the RDA approved said Project Plan amendment for TID No. 2 and recommended that the Village Board of the Village of Kronenwetter amend TID No. 2 as approved by the RDA; and

NOW, THEREFORE, BE IT RESOLVED:

- A. The improvement of TID No. 2 is likely to continue to significantly enhance the value of all of the other real property in the District; and
- B. The percentage of territory within the TID devoted to retail business at the end of the expenditure period will be less than 35%; and
- C. The project costs directly serve to promote mixed use development and are consistent with the purpose for which the Tax Increment District was created; and
- D. That the Village of Kronenwetter hereby recommends that TID No. 2 be terminated no later than November 3, 2024.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes §66.1105, the Village Board hereby approves Amendment No. 3 to the Project Plan for TID No. 2 as recommended by the RDA, and finds that it is feasible and in conformance with the Comprehensive Plan of the Village.

This Resolution is being adopted by the Village Board at a duly scheduled meeting on June 11, 2019.



Chris Voll, Village Board President



Cindra Falkowski, Village Clerk

CERTIFICATION

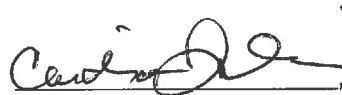
I, Cindra Falkowski, Clerk of the Village of Kronenwetter, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held at the Village Hall on June 11, 2019.

Motion by Kevin Gorski,

Seconded by Christopher Eiden to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.



Village Clerk

**KRONENWETTER JOINT REVIEW BOARD
RESOLUTION APPROVING
TAX INCREMENT DISTRICT NO. 3 AMENDMENT NO. 1**

WHEREAS, the Kronenwetter Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Kronenwetter Village Board amending Tax Increment District No. 3; and

WHEREAS, the Kronenwetter Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of tax incremental financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased property value, are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4) by the Village Board of the Village of Kronenwetter on June 11, 2019; and

This Resolution is adopted this 25th day of June 2019 by a majority vote of the Joint Review Board.

_____, Chairperson

_____, Secretary

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on June 25, 2019.

Motion was made by _____ and seconded by _____ to adopt the resolution.

Vote was _____ in favor and _____ against. Resolution adopted.

_____, Secretary

Project Plan Amendment No. 1

Tax Increment District No. 3

Village of Kronenwetter, WI

Prepared For:



Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Prepared By:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532

Original Plan Approval
November 3, 2004

Village Board Project Plan
Amendment Approval
June 11, 2019

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Acknowledgments

Village Board

Chris Voll, Board President
Christopher Eiden
Jason Holmes
Dan Lesniak
Ken Charneski
Cheryl Schulz
Kevin Gorski

Redevelopment Authority

Chris Voll
Christopher Eiden
Jordyn Wadle
Terry Radtke
Jerry Wirth
Lori Laporte
Lane Loveland

Village Staff

Randy Fifrick, Community Development Director
Richard Downey, Village Administrator
Emily Ley, Village Treasurer
Emily Wheaton, Planning Technician
Cindra Falkowski, Village Clerk

Joint Review Board

Kristi Palmer, Marathon County
Roxanne Lutgen, Northcentral Technical College
Brent Zimmerman, Mosinee School District
Chris Voll, Village of Kronenwetter
Terry Radtke, At-Large Member

Milestones

Amendment No. 1 Public Hearing

May 29, 2019

Amendment No. 1 Redevelopment Authority Approval Recommendation

June 11, 2019

Amendment No. 1 Village Board Approval

June 11, 2019

Amendment No. 1 Joint Review Board Approval

Vierbicher Associates, Inc.

Daniel J Lindstrom, Project Manager
Rachel Holloway, Project Planner
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TABLE OF CONTENTS

Description	Page #
I. Process and Timeline.....	1
II. Introduction to TID No. 3 Amendment No. 1	1
III. Statement of Purpose and Summary of Finding	1
IV. Statement of Kind, Number, and Location of Public Works & Other Projects.....	2
V. Detailed List of Project Costs	2
VI. Non-Project Costs & Ineligible Costs	3
VII. Economic Feasibility, Timetable, and Financing.....	4
VIII. Equalized Value Test	7
IX. Statement of Impact to Overlying Taxing Jurisdictions	7
X. Statement of Proposed Changes to Municipal Maps, Plans, and Ordinances.....	7
XI. Relocation.....	7
XII. Statement Indicating How Creation of the TID Promotes the Orderly Development of the Village of Kronenwetter	7
XIII. District Boundaries	7
XIV. Findings.....	8

Appendix A: Maps

Map 1: Boundary, Parcels, & Orthographic

Map 2: Half-Mile Radius and Project Plan

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I. Process and Timeline

Notice of the Public Hearing was mailed to the overlying taxing jurisdictions and Joint Review Board members on May 6, 2019. A Joint Review Board notice was also published on May 24, 2019. The initial Joint Review Board meeting was held on May 29, 2019. The RDA hosted a public hearing on the amendment on June 11, 2019, and after the public hearing, the RDA approved the TID No. 3 Amendment No. 1 and recommended it to the Kronenwetter Village Board for adoption. Public notice was published on June 4, 2019. The TID No. 3 Amendment No. 1 was adopted by resolution of the Kronenwetter Village Board on June 11, 2019.

The TID No. 3 Amendment No. 1 was reviewed and _____ by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on _____, 2019. The final meeting of the Joint Review Board was held on _____, 2019 where the Joint Review Board _____ the TID No. 3 Amendment No. 1.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan and Boundary will be submitted to the Wisconsin Department of Revenue and used as the basis for the TID No. 3 Amendment No. 1 in the Village of Kronenwetter.

II. Introduction to TID No. 3 Amendment No. 1

The Village of Kronenwetter created TID No. 3 in November 2004. The TID was initially created to promote industrial development by helping to fund infrastructure improvements, thereby increasing the local employment base and tax base. The Village has not previously proposed any amendments to TID No. 3.

The TID No. 3 Amendment No. 1 modifies the TID project plan to enable funds to be allocated to for the purpose of constructing a multi-use trail along Old Highway 51 and the potential to allocate additional surplus funds to TID No. 4 to facilitate the closure of the distressed TID sooner than mandated. The TID No. 3 allocation amendment has been prepared in compliance with Wisconsin Statutes Chapter 66.1105. This amendment shall be attached to the TID No. 3 Project Plan and become part of the original project plan adopted by resolution of the Kronenwetter Village Board. There are no modifications being made to the TID Boundary as part of this Amendment.

As of the 2017 Wisconsin Department of Revenue Annual Report (Reported June 2018), TID No. 3 has a positive fund balance and is mandated to terminate in 2024. The addition of project costs to the TID No. 3 project plan will have minimal impact to TID No. 3 and the Village could terminate the TID early if necessary.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Amendment will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the Amendment No. 1 of Tax Incremental District No. 3.

III. Statement of Purpose and Summary of Finding

This is Amendment No. 1 to the Village of Kronenwetter's Tax Increment District No. 3 (TID No. 3). The TID No. 3 Amendment No. 1 involves amending the project plan to add a public improvement project, and to enable a sharing to allocate funds to the Village's TID No. 4.

The purpose of this tax incremental district is to promote industrial development and thereby assist in furthering the employment goals of the area as noted previously and to provide an incentive for private investment in the Village of Kronenwetter. This incentive will be basically provided through the tax incremental district in reducing the costs to the development normally associated with the construction of streets, sanitary sewer, watermain, well or water system improvements storm drainage, and site improvements required for new development. These efforts combined with privately financed expansion plans in the District, will provide new tax base and expanded employment opportunity.

Purpose of this Amendment to TID No. 3 (Donor District)

The purposed of this amendment is to allow TID No. 3 to be a Donor District and allocate surplus increments with a Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. The general purpose of TID No. 3 will not change as a result of this amendment; however, some of the revenue from TID No. 3 will be able to be allocated to projects in TID No. 4 (Recipient, Distressed TID). TID No. 3 can be a donor district since the TID No. 4 has the same overlaying taxing jurisdictions

As authorized in Wisconsin Statutes Chapter 66.1105, the amendment of TID No. 3 continues to promote orderly development within the Village by promoting the availability of lands suitable for industrial development. Additionally, this will be accomplished by making additional infrastructure improvements, providing cash grants to owners and developers of land within the District, and making other enhancements within the District and the one-half mile radius of the District boundary.

IV. Statement of Kind, Number, and Location of Public Works & Other Projects

There is no change to this section.

V. Detailed List of Project Costs

Figure 1 describes the detailed project costs for project categories anticipated to be implemented during the remaining expenditure period of the District. This format follows Department of Revenue guidelines on detailed project costs, which state, "This list should show estimated expenditures expected for each major category of public improvements." The Project Plan costs summarized below were based on the estimated costs at the time of District creation. The Village reserves the right to revise these cost estimates to reflect changes in project scope, inflation, and other unforeseen circumstances over the remaining life of the District. The Village could pursue grant programs to share project costs included in this Project Plan as appropriate. Planned project costs are listed in the table below.

The Village may fund specific project cost items in Figure 1 in significantly greater or lesser amounts in response to opportunities that will help the Village accomplish the purposes and goals of the TID. The Village will use the overall benefit to the Village and economic feasibility (i.e., the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID expenditure period. Additionally, the project plan allows TID No. 3 to be a Donor District allocate surplus increments with a Recipient District under the provisions of Wisconsin

Statutes Section 66.1105(6)(f)2. TID No. 2 will be able to be allocated to projects in TID No. 4 (Recipient, Distressed TID) since they have the same overlapping jurisdiction.

Figure 1

Planned Project Costs Summary				
Village of Kronenwetter				
TID No. 3 Amendment No. 1				
Category	Project Plan Costs	Amendments Costs	Other's Share	TID Share
A. Infrastructure	\$678,561	\$65,000	\$0	\$743,561
B. Capital Costs	\$0	\$0	\$0	\$0
C. Site Development Costs	\$0	\$0	\$0	\$0
D. Land Acquisition & Assembly	\$0	\$0	\$0	\$0
E. Development Incentives	\$0		\$0	\$0
F. Professional Services	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organizational Costs	\$50,000	\$3,000	\$0	\$53,000
J. Inflation	\$0	\$0	\$0	\$0
Subtotal	\$728,561	\$68,000	\$0	\$796,561
K. Financing Costs (<i>less Capitalized Interest</i>)	\$25,000	\$9,464		\$34,464
Capitalized Interest	\$72,000			\$72,000
Total TID Expenditure				\$903,025

Project Costs: Infrastructure projects include the portion of costs related to the construction or alteration of storm or sanitary sewer lines, stormwater management facilities, water systems, utility service systems (electric, gas, communication, etc.), street amenities, bridge enhancements, or the rebuilding, alteration, or expansion of streets as necessitated by the Project Plan for areas within the geographic boundaries of the district. Infrastructure can also be installed outside the District if required to carry out Project Plans, but only the portion which directly benefits the District is an eligible cost. Infrastructure costs are typically associated with costs of improvements located within the right-of-way.

The Village included the following in the original project plan:

- I. Sanitary Sewer; Watermain; Road (\$253,561)
- II. Railroad Spur (\$200,000)
- III. Railroad Signals (\$150,000)
- IV. Electrical Service; Gas Main (\$75,000)

The Village now anticipates including an additional cost to improve a multi-use trail to connect the general area within one-half mile of the TID boundary to the TID. The anticipated cost is approximately \$65,000.

VI. Non-Project Costs & Ineligible Costs

There is no change to this section.

VII. Economic Feasibility, Timetable, and Financing

Economic Feasibility and Time Table:

Under Wisconsin's Tax Incremental Financing Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental Financing District may be used by the Village to pay for allowable project costs. The increase in value is determined by taking the District's yearly equalized assessed value and deducting the value in the District that existed when it was initially created (the base value). All taxes levied upon this incremental (or increased) value by the Village, local school district, Marathon County, and the technical college are allocated to the Village for direct payment of project costs or the payment of debt service on bonds used to finance project costs. State property taxes on the increment value must still be paid to the state. All project expenditures must be made within fifteen years of the creation of an industrial Tax Incremental Financing District, and tax increments may be received until project costs are recovered for no longer than twenty years. A three-year extension is possible if successfully approved.

The following factors were considered in evaluating the economic feasibility of TID No. 3.

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the District
- The expected increase in property valuation due to new development encouraged by the District
- Any change that may take place in the full value tax rate
- The expected TID revenues
- The expected TID cash flow

The maximum life of the District is twenty years; a three-year extension may be requested. The Village has a maximum of fifteen years, until 2019, to incur TIF expenses for the projects outlined in this plan. The Village is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the housing stock.

Financing:

Under Wisconsin law, there are varieties of methods that a municipality could use to fund projects. Several methods influence the municipal borrowing limits while others do not. The Village could most likely utilize a combination of pay-as-you-go funding and borrowing to implement projects in TID No. 3 provided any debt could be paid off prior to the target closure date. State law limits the general obligations of the Village to five percent of the equalized property value.

Cash Flow:

There are sufficient TID revenues over the life of the District to pay for all costs. The Tax Increment Cash Flow shown below summarizes the assumed cash flow. The numbers presented in Figure 2 are estimates and are subject to change based upon the actual development and construction activity.

Figure 2

Increase in Property Value

For the purposes of projecting assessed values for the remainder of the district's life, the Project Plan used a 0.0% property appreciation rate per year. This estimate is below the recent national, state, and reported local average. Using a net-zero annual inflation rate for property assessment values will provide a conservative estimate. These assumptions remain unchanged for Amendment No. 1.

Effective Tax Rate

The effective tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. For the purposes of projecting the mill rate for the remainder of the district's life, the Project Plan used the project mill rate from the Village of 0.016. For the purpose of a conservative estimate, the tax rate increase by approximately 0.25% annually.

VIII. Equalized Value Test

There is no change to this section.

IX. Statement of Impact to Overlying Taxing Jurisdictions

There is no change to this section.

X. Statement of Proposed Changes to Municipal Maps, Plans, and Ordinances

This Plan does not propose changes in the Comprehensive Plan, Official Map, Village Ordinances, or Building Codes. The Project Plan presented here complies with the Village's adopted Comprehensive Plan. Modifications or Amendments to the Village's Zoning Code, Comprehensive Plan or Future Land Use Map, and other Village ordinances may be necessary in the future if deemed appropriate for industrial development. Development proposals must follow the appropriate procedure to receive the proper zoning in changes are warranted by a given project.

XI. Relocation

Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the Village against the subject property. No relocation is anticipated to be needed for the implementation of the Project Plan. However, should it become necessary, the Village will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Relocation services will be provided by the RDA with funds provided through TIF and other sources.

XII. Statement Indicating How Creation of the TID Promotes the Orderly Development of the Village of Kronenwetter

The analysis of Village ordinances and plans identified no amendments that will be needed. Development in TID No. 3 will reflect orderly and consistent growth. The proposed land uses are compatible with the existing land uses and the Comprehensive Plan map of Future Land Use. Adequate utility system and community service capacity exist to serve the anticipated new development.

XIII. District Boundaries

There is no change to the district boundary.

XIV. Findings

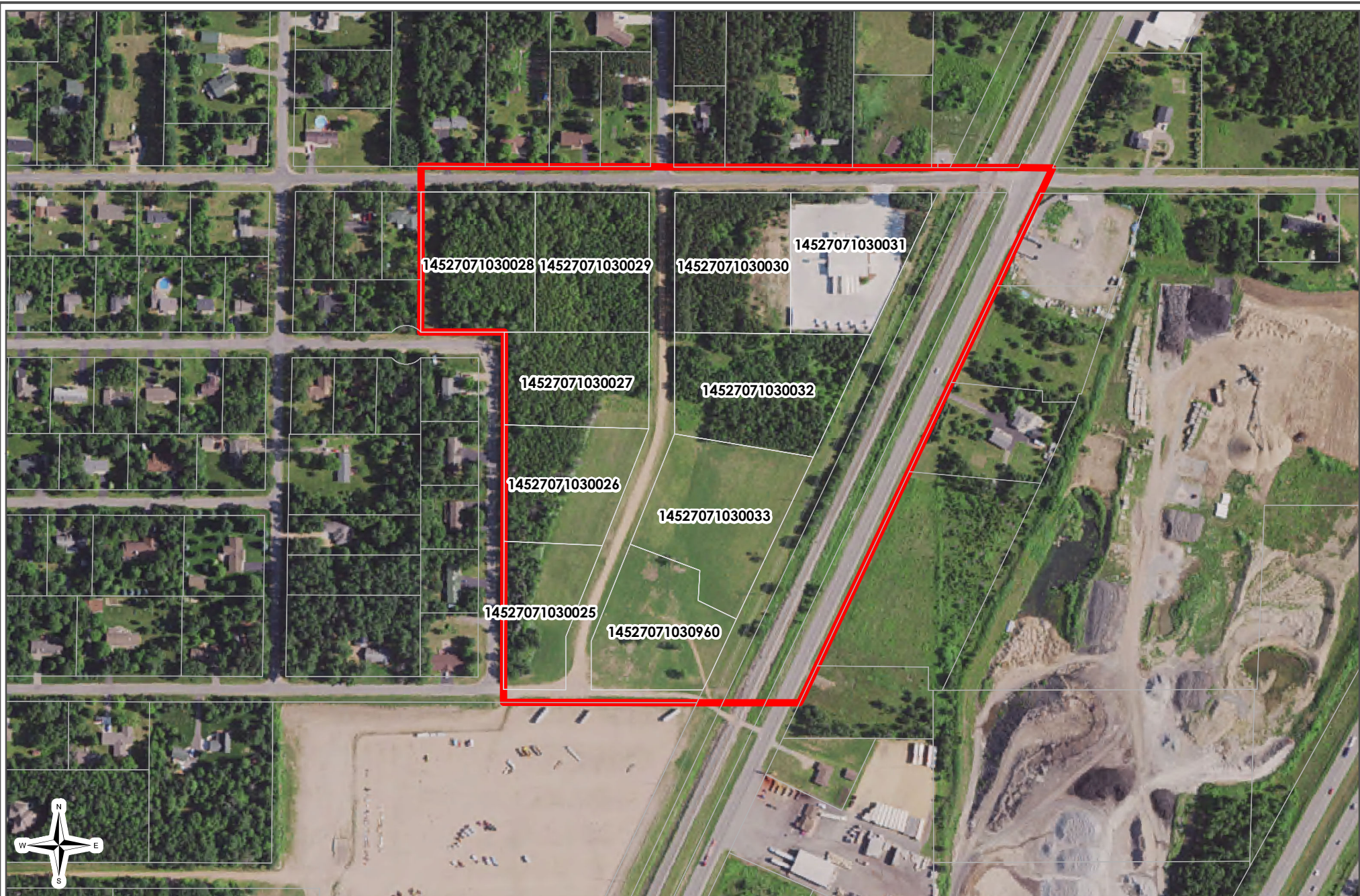
The proposed TID No. 3 was established in compliance with State Statutes.

- No less than 50 percent of the area in the District is suitable for industrial development and has been rezoned for industrial use.
- The improvement of TID No. 3 will enhance significantly the value of all other real property in the District.
- Project costs directly serve to promote industrial development.
- The District remains contiguous.
- Any property that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of TID No. 3.
- That “but for” amendment of the Donor District's Project Plan, the economic development objectives of the Recipient District's Project Plan will not be achieved. If the transfer of to TID No. 4 would not occur, this would create a significant financial burden for Village taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment project and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the Village finds that it is reasonable to conclude the “but for” test is satisfied with respect to proposed amendment
- The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District , and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements, the Village 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 Project Plan is not amended.
- The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in the District.

Appendix A: Maps

Map 1: Boundary, Parcels, & Orthographic

Map 2: Half-Mile Radius and Project Plan



Map 1 - Boundary, Parcels, & Orthographic

Village of Kronenwetter

0 0.05 0.1 0.2 Miles

File Path: M:\Kronenwetter, Village of\180312_2018 TID Planning

□ Village Parcels
 □ TID No. 3 Boundary

vierbicher
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530




Data Sources:



Map 2: Half-Mile Radius and Project Plan
 Village of Kronenwetter

0 0.15 0.3 0.6
 Miles

File Path: M:\Kronenwetter, Village of\180312_2018 TID Planning

-  Village Parcels
-  TID No. 3 Boundary
-  1/2 Mile Buffer

vierbicher
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

Data Sources:

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

- #1: Opinion Letter from Village Attorney Regarding Compliance with Statutes
- #2: Letter to Chief Official of Overlying Taxing Entities and Notice
- #3: JRB Meeting Notices - Affidavit of Publication
- #4: JRB No. 1 Meeting Agenda and Minutes
- #5: JRB No. 2 Meeting Agenda and Minutes
- #6: JRB Resolution Approving TID No. 3 Amendment No. 1
- #7: Public Hearing Notice - Affidavit of Publication
- #8: RDA Meeting Agendas
- #9: Public Hearing and Meeting Minutes
- #10: RDA Resolution Approving TID No. 3 Amendment No. 1
- #11: Village Board Meeting Agenda
- #12: Village Board Resolution Approving TID No. 3 Amendment No. 1
- #13: Village Board Meeting Minutes

RESOLUTION NO. 2019-013

VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN A RESOLUTION AMENDING THE PROJECT PLAN OF TAX INCREMENT DISTRICT NO. 3

WHEREAS, the Village Board of the Village of Kronenwetter requested that the Redevelopment Authority (RDA) prepare a Project Plan amendment for Tax Increment District (TID) No. 3 to allow for additional project costs and become a Donor District to TID No. 4; and

WHEREAS, the RDA caused a Project Plan amendment to be prepared for TID No. 3 which identified investments necessary to continue to promote industrial development within one-half mile of the TID boundary, as allowed by §66.110; and

WHEREAS, the RDA conducted a public hearing on said TID No. 3 Project Plan amendment after duly notifying the public and overlying property owners of said public hearing under Wisconsin Statutes §66.1105(4); and

WHEREAS, this amendment will not change the existing TID No. 3 boundary; and

WHEREAS, the amount to be allocated to the recipient TID No. 4 will be \$62,000 and TID No. 3 and TID No. 4 have the same overlying taxing jurisdictions; and

WHEREAS, TID No. 3 has sufficient revenue to pay all current project costs, and sufficient surplus to pay eligible costs of the recipient TID; and

WHEREAS, recipient TID No. 4 is distressed TID as defined in sec. 66.1105(4e)(d), Wis. Stats; and

WHEREAS, the Village has prepared and reviewed an Amendment to the Project Plan for TID No. 3 and finds the Plan and Amendment to be feasible and conforming to the requirements described in §66.1105(4)(f); and

WHEREAS, the RDA approved said Project Plan amendment for TID No. 3 and recommended that the Village Board of the Village of Kronenwetter amend TID No. 3 as approved by the RDA; and

NOW, THEREFORE, BE IT RESOLVED:

- A. The improvement of TID No. 3 is likely to continue to significantly enhance the value of all of the other real property in the District; and
- B. The percentage of territory within the TID devoted to retail business at the end of the expenditure period will be less than 35%; and
- C. The project costs directly serve to promote mixed use development and are consistent with the purpose for which the Tax Increment District was created; and

D. That the Village of Kronenwetter hereby recommends that TID No. 3 be terminated no later than November 3, 2024.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes §66.1105(4)(g), the Village Board hereby approves Amendment No.1 to the Project Plan for TID No. 3 as recommended by the RDA, and finds that it is feasible and in conformance with the Comprehensive Plan of the Village.

This Resolution is being adopted by the Village Board at a duly scheduled meeting on June 11, 2019.



Chris Voll, Village Board President



Cindra Falkowski, Village Clerk

CERTIFICATION

I, Cindra Falkowski, Clerk of the Village of Kronenwetter, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held at the Village Hall on June 11, 2019.

Motion by Christopher Eiden,

Seconded by Kevin Gorski to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.

 Village Clerk