

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 11, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 11, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Mike Tzanakis and Dan Varga. Also attending were Assistant City Engineer Bill McElroy, PE, City Planner Brad Hentschel, Steve Frazer, Bill Albright and Chippewa Herald reporter Sam Stetzer.

1. **Motion** by Doughty, seconded by Hubbard to approve the minutes of the May 7, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered election of a Vice-Chairperson. Commissioner Smith nominated Tom Hubbard. There were no other nominations.
Motion by Smith, seconded by Misfeldt to close nominations and cast a unanimous vote for Tom Hubbard for Plan Commission Vice-Chairperson. **All present voting aye. Motion carried.**

3. Bill Albright appeared to present the attached proposed Final Plat for the Willow Creek Phase IV Development. Secretary Rubenzer noted that the Planned Development Conditional Use Permit Resolution No. 2018-02 for Willow Creek Phase IV had been approved by the Plan Commission and that there weren't any issues with the proposed final plat.
Motion by Hubbard, seconded by Misfeldt to recommend the Common Council approve the Final Plat of Willow Creek Phase IV Development contingent on:
 - 1) Receipt of the plat review fees.
 - 2) Submission and approval of a storm water management plan to the City Engineering Department.**All present voting aye. Motion carried.**

4. City Planner Hentschel presented the attached proposal for amendment of boundaries and project plan for Tax Incremental District, (TID), #5. He noted that the Joint Review Board had met June 11, 2018 and approved the amendment. He noted that the only way to create TID #15 was to amend TID #5, (created 1987), by subtracting parcels from it. He then discussed the creation of TID #15 anticipating about thirty million dollars' worth of development in the district. Commissioner Misfeldt asked why the TID #5 amendment and TID #15 creation was happening now. Mr. Hentschel explained that the twelve percent limit of Tax Incremental Finance Districts would be exceeded as soon as a few recent developments in the City came online.

5. Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2018-01 designating proposed amended boundaries and approving a project plan for Tax Incremental District No. 5. No one spoke for or against. Mayor Hoffman closed the public hearing.
Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2018-02 for the creation of Tax Incremental District No. 15. No one spoke for or against. Mayor Hoffman closed the public hearing

Please note, these are draft minutes and may be amended until approved by the Common Council.

6. **Motion** by Hubbard, seconded by Smith to approve Plan Commission Tax Incremental District No. 5 Resolution No. 2018-01. Mayor Hoffman requested a roll call vote. Voting aye were Hubbard, Smith, Cihasky, Misfeldt, Doughty, Arneberg, Hull, Rubenzer and Hoffman. **Motion was approved on a 9-0 vote.**
7. **Motion** by Hubbard, seconded by Hull to approve Plan Commission Tax Incremental District No. 15 Resolution No. 2018-02. Mayor Hoffman requested a roll call vote. Voting aye were Hubbard, Hull, Cihasky, Misfeldt, Doughty, Arneberg, Smith, Rubenzer and Hoffman. **Motion was approved on a 9-0 vote.**
8. City Planner Hentschel gave the Plan Commission an update on activities of the Metropolitan Planning Organization Chippewa Valley Bike Routes, (MPOCVBR), group and the 3-County Bicycle and Pedestrian Plan Advisory Committee. He noted that the Metropolitan Planning Organization is updating the City of Chippewa Falls Bike and Pedestrian Plan, (last updated in 1995). He stated that a resolution of support for the MPOCVBR groups work to make regional signs, trail names and mile markers uniform would be forthcoming. He also mentioned approximately \$5,000 would be requested in local funding. Assistant City Engineer McElroy updated the Plan Commission on the Chippewa River State Trail, (Old Abe State Trail), scheduled for construction in 2019. **No action was taken.**
9. Steve Frazer appeared to support his petition for a Planned Development Conditional Use Permit to construct two duplex buildings-Twin Homes, (4 units), on Lots #16-#18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets. Secretary Rubenzer stated that the City doesn't have Twin Homes listed as conditional uses in any residential districts and needs to have ordinance revision. Until that occurs, the residential Planned Development Conditional Use Permit is the only way to request Twin Home construction in the City. City Inspector Lasiewicz and Director of Public Works Rubenzer had discussed rezoning with Mr. Frazer but if the lots were rezoned to two family, Mr. Frazer would still need to utilize a Planned Development Conditional Use Permit process for Twin Home Construction. Mr. Frazer had previously checked with the City Assessor and the units he plans to construct will be assessed as duplexes until he has lot lines surveyed down the center of both buildings.
Motion by Smith, seconded by Cihasky that the Plan Commission conduct a public hearing to consider Planned Development Conditional Use Permit to construct two duplex buildings-Twin Homes, (4 units), on Lots #16-#18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets. The said public hearing to be scheduled upon:
1) Receipt of the \$300 administrative and advertising fee and proper notification of adjacent property owners.
All present voting aye except Hull who voted nay. Motion carried.
10. **Motion** by Hubbard, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:15 P.M.


Richard J. Rubenzer, P.E., Secretary

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**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 7, 2018 – 6:30 PM**

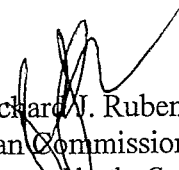
The Plan Commission met in City Hall on Monday, May 7, 2018 at 6:30 P.M. Present were Commissioners Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman, Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga and Jerry Smith. Also attending were City Planner Brad Hentschel, Assistant City Engineer Bill McElroy, P.E. and those on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Doughty to approve the minutes of the April 9, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Bill Albright, 7663 161st Street, Chippewa Falls, appeared to support the attached Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. He stated that there would be a reduction of three single family units and an increase of six two-family lots. He stated there was a seventeen year inventory of single family lots remaining and zero inventory of two-family lots. He noted that the overall project density would be reduced. He projected beginning Phase IV in the fall of 2018 if approved. Vice-Chairperson Hubbard opened a public hearing to consider Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. Ron Krueger appeared on behalf of his seventy-one year old sister Roxanne Lund who had purchased a home at #1816 Timber Trail. He said that the realtor had stated there wouldn't be additional housing units built to the north of #1816 Timber Trail. He questioned transparency. He stated the bathroom floor, siding and door frames weren't level at #1816 Timber Trail. He continued that some sheetrock screws had popped. He asked that the builders slow down and increase construction quality. No one else spoke. Vice Chairperson Hubbard closed the public hearing. Director of Public Works Rubenzer addressed the transparency concern stating that all adjacent property owners within 150 feet of the PD C.U.P. area were sent notices of the proposed IV amendment.
Motion by Tzanakis, seconded by Rubenzer to approved Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. Vice Chairperson Hubbard requested a roll call vote. Voting aye were Tzanakis, Rubenzer, Arneberg, Hull and Hubbard. Voting nay was Doughty. **Motion was approved on a 5-1 vote.**

3. Max Gehler appeared to support the attached Certified Survey Map for division of Outlot #3 located on Nelson Road east of Old Eau Claire Road.
Motion by Tzanakis, seconded by Doughty to recommend the Common Council approve the attached Certified Survey Map for division of Outlot #3 located on Nelson Road east of Old Eau Claire Road. Said approval based on receipt of the \$100 Certified Survey Map review fee and approval of a stormwater management plan for the parcels. **All present voting aye. Motion carried.**

4. **Motion** by Hull, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:52P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

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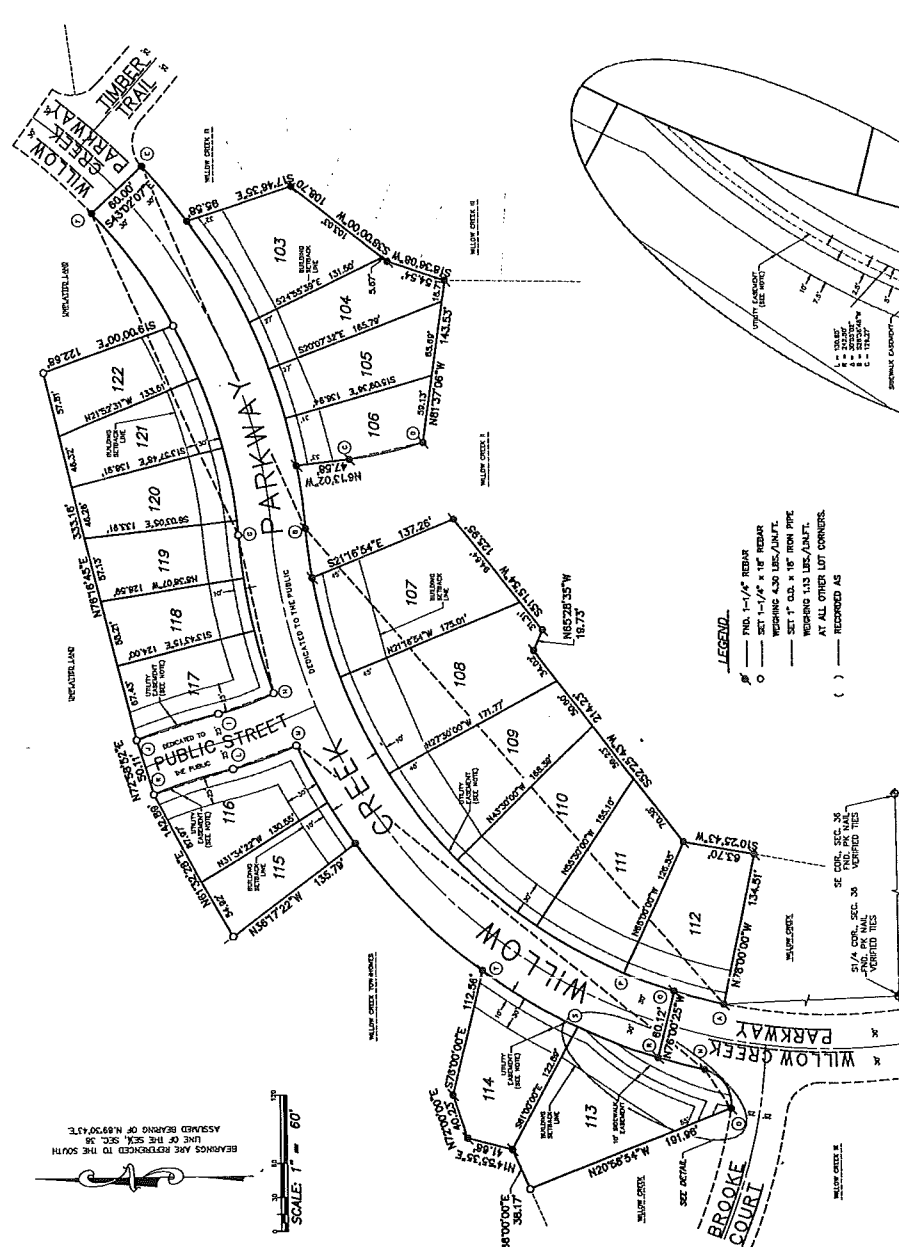
PLAN COMMISSION ATTENDANCE SHEET

DATE: May 9, 2018

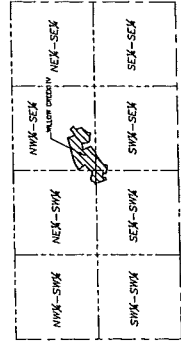
NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Houston Havenot	13533 45th Ave Chippewa Falls, WI 54719			
GERALD SKALECKI	1827 LUKE FENCE Chippewa Falls WI 54709			
MAX GEMLER	1835 LUBE PL C.R. 5479		715-379-6163	
Kris Dmick	1835 Lube Pl			
MARY SKALECKI	1827 Lube PL CF			
REN GEMLER ROSANNE CARROLL	1816 TIMBER BAR CF		715-283-7857	
Bill Abney	2667 1005 th Chippewa		715-871-8000	
Stanley Alden	1744 TIMBER TR		715-218-3547	
JERRY & PATTY CLAR	1800 TIMBER TR		715-832-7400	

UTILITY EASEMENT PROVISIONS:
 AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICES IS HEREBY GRANTED BY
 HEARTLAND CONTRACTORS, INC., GRANTORS TO
 XCEL ENERGY COMPANY, GRANTEE
 CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND
 REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND
 DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET
 FACILITIES FOR SUCH PURPOSES AS THE SAME'S PROPERTY SHOWN WITHIN THESE AREAS ON THE PLAT
 DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS
 UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO BE IMPROVED. THE GRANTEE OR ON
 BEHALF OF THE GRANTEE SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, INSTALLATION AND
 MAINTENANCE OF ALL SUCH PURPOSES. NO FACILITY, PIEDestal, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED
 CLOSER THAN THREE FEET FROM ANY GAS OR REFRIGERANT PIPES, TO THE EXTENT POSSIBLE, TO THE CONVICTION EXISTING PRIOR TO
 SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE
 INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR TO ANY OTHER UTILITIES OR TO ANY
 SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE
 WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE OR
 INSTALLATIONS OF SAID UNDERGROUND FACILITIES OR TO ANY OTHER UTILITIES OR TO ANY SUCH ENTRY BY
 MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE AND THE CITY OF ALTOONA.
 THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND
 ASSIGNS OF ALL PARTIES HERETO.



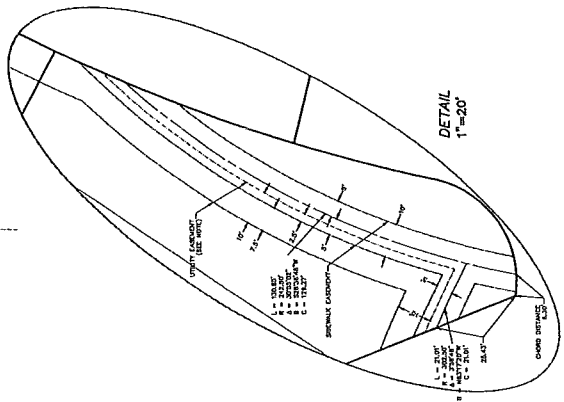
LOCATION SKETCH
 OF THE SEC 36 AND SWK,
 SECTION 36, T29N, R5W



WILLOW CREEK IV

IN THE SWK-SEK, NWK-SEK, SEK-SWK, AND NEK-SWK
 SECTIONS 36, T29N, R5W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

DETAIL
 1" = 20'



ABBREVIATIONS:
 BARY - BOUNDARY
 FND - FOUND
 LRS/LP - LINDSAY
 N - NORTH
 NW - NORTHWEST
 S - SOUTH
 SE - SOUTHEAST
 SW - SOUTHWEST
 W - WEST

PANEL	CABLE	NUMBER	AREA (SQ. FT.)
103	10,708		
104	7,890		
105	7,811		
106	6,589		
107	14,226		
108	15,654		
109	12,670		
110	12,182		
111	10,488		
112	10,240		
113	14,435		
114	10,164		
115	6,532		
116	6,255		
117	7,607		
118	6,987		
119	6,949		
120	7,247		
121	7,258		
122	6,884		

UTILITY EASEMENTS ARE FOR THE USE OF
 THESE GRANTED PROVISIONS IN THE UTILITY
 UTILITY LINES OR FACILITIES SHALL BE PLACED
 WITHIN 5 FEET OF ANY LOT CORNER.

There are no objections to this plat with respect
 to Secs. 236.15, 236.16, 236.20 and 236.21(1)
 and (2), Wis Stats. as provided by s. 238.12, Wis.
 Stats.

Certified _____
 20

Department of
 Administration

PC TID RESOLUTION NO. 2018-01

RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 5, CITY OF CHIPPEWA FALLS, WISCONSIN

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the City on November 18, 1997 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other

entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2018 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:


1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 5 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

MOTION: Hubbard

SECONDED: Smith

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 11, 2018 by a vote of 9 ayes, 0 nays and 0 abstentions.

Adopted this 11th day of June, 2018.


Richard J. Rubenzer, PE, Secretary
Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

June 11,2018

Project Plan for the Territory to Tax Incremental District No. 5



Organizational Joint Review Board Meeting Held:	Scheduled for: June 11, 2018
Public Hearing Held:	Scheduled for: June 11, 2018
Consideration for Approval by Plan Commission:	Scheduled for: June 11, 2018
Consideration for Adoption by Common Council:	Scheduled for: July 17, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 5 Territory & Project Plan Amendment

City of Chippewa Falls Officials

Common Council

Gregory Hoffman	Mayor
John Monarski	Council Member
Rob Kiefer	Council Member
CW King	Council Member
Chuck Hull	Council Member
Paul Olson	Council Member
Paul Nadreau	Council Member
Robert Hoekstra	Council Member

City Staff

Bridget Givens	City Clerk
Brad Hentschel	City Planner & Economic Development Director
Lynne Bauer	Finance Manager/Treasurer
Robert Ferg	City Attorney

Plan Commission

Mayor Gregory Hoffman	Greg Misfeldt
Richard Rubenzer	Dennis Doughty
Chuck Hull	David Cihasky
Tom Hubbard	Dan Varga
Mike Tzanakis	Beth Arneberg
	Jerry Smith

Joint Review Board

City Representative
Chippewa County
Chippewa Valley Technical College District
Chippewa Falls Area School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 5 (the “TID” or “District”) is an existing industrial district, which was created by a resolution of the City of Chippewa Falls (“City”) Common Council adopted on November 18, 1997 (the “Creation Resolution”).

Amendments

The District was previously amended on July 17, 2007, whereby a resolution was adopted to add additional territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

The District was previously amended on June 21, 2011, whereby a resolution was adopted to reflect the District’s status as “distressed” under Sec. 66.1005(4e), Wis. Stats.

Purpose of this Amendment

The City proposes to remove specified parcels from the District. This will allow the City to simultaneously create a new District, as presented in the TID No. 15 Project Plan. As a “distressed” TID, none of the parcels within the boundary of TID 5 can be overlaid by another tax increment district. Subtracting the identified Territory will not result in any change to the anticipated District closure year. A map, located in Section 3 of this plan, identifies the Territory to be removed and its geographic relationship to the existing District’s boundaries. An additional map, located in Section 3 of this plan, identifies the proposed boundaries of the proposed District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made: (Since the purpose of this amendment is solely to subtract property, these tests cannot be applied in the conventional way. The Joint Review Board has previously concluded that these tests have been met. Accordingly, the City finds that it is reasonable to conclude these tests continue to be satisfied).

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - That “but for” amendment of the District’s Project Plan, the economic development objectives will not be achieved. In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to subtract property, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded that the “but for” test was met. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - Tax increment collections are expected to be sufficient to pay for the cost of all improvements made in the District. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **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 District is expected to generate additional economic benefits that are more than sufficient to compensate for the cost of the improvements, as previously determined by the Joint Review Board, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared an industrial District based on the identification and classification of the property included within the District.
6. The project costs will not change as a result of this amendment.
7. There are no additional improvements as a result of this amendment.
8. The City estimates that approximately none of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on November 18, 1997 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 1998.

The District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. The District will remain in compliance with this finding after the subtraction of the Territory identified in this Amendment.

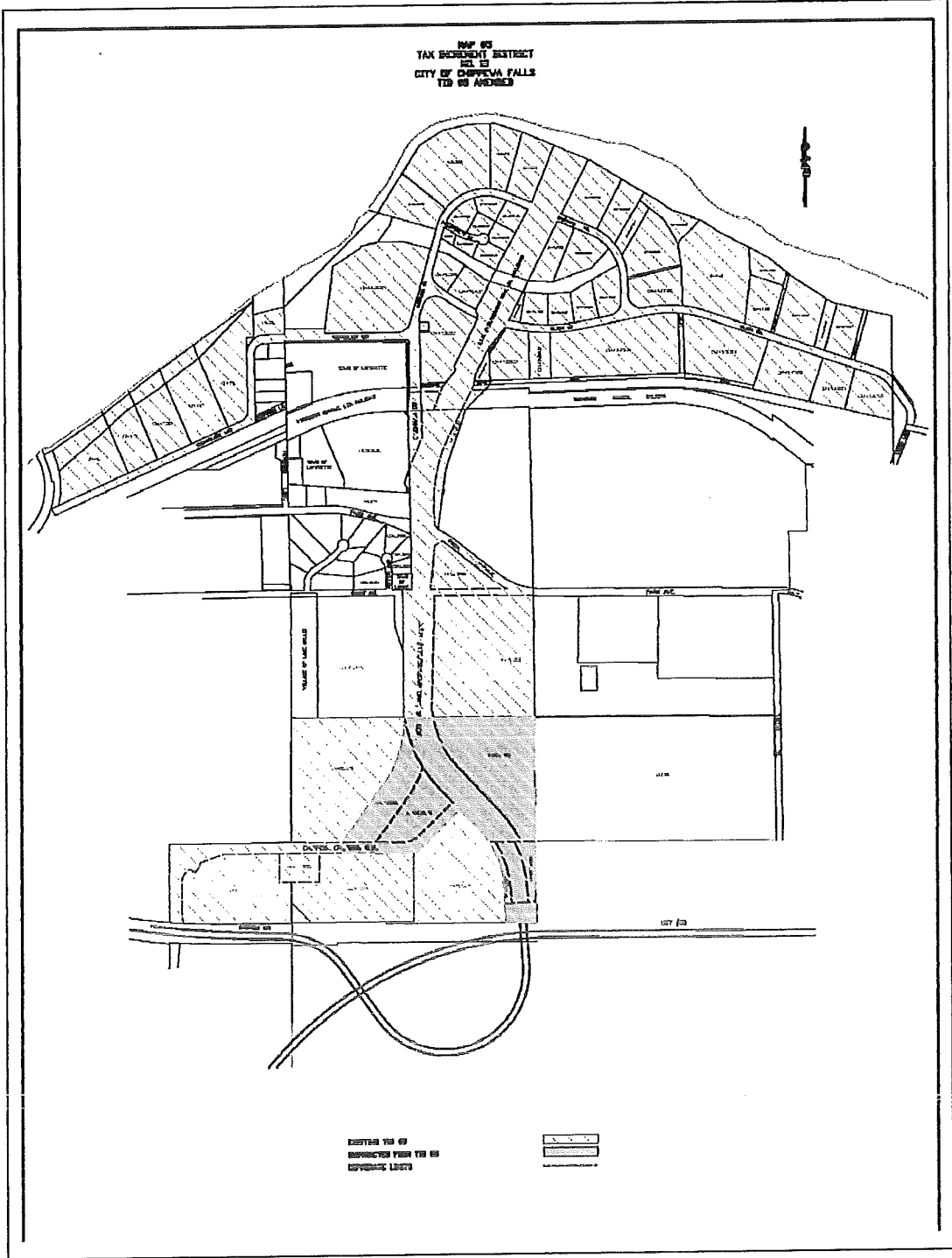
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have been amended once prior to this Amendment.

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

The City proposes to remove specified parcels from the District. This will allow the City to simultaneously create a new District, as presented in the TID No. 15 Project Plan. As a "distressed" TID, none of the parcels within the boundary of TID 5 can be overlaid by another tax increment district. Subtracting the identified Territory will not result in any change to the anticipated District closure year. A map, located in Section 3 of this plan, identifies the Territory to be removed and its geographic relationship to the existing District's boundaries. An additional map, located in Section 3 of this plan, identifies the proposed boundaries of the proposed District.

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

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



SECTION 4:
**Map Showing Existing Uses and Conditions Within The
Territory Remaining**

There will be no change to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

SECTION 5:
Preliminary Parcel List and Analysis Within The Territory Remaining

City of Chippewa Falls, Wisconsin														
Tax Increment District # 5														
Base Property Information - Parcels Removed from Boundary Area														
Property Information					Assessment Information									
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
	4419.55		State of Wisconsin	8.10	5	0	0	0	0	91.37%	0	0	0	0
	4420.50		State of Wisconsin	26.60	5	0	0	0	0	91.37%	0	0	0	0
	4421.40		State of Wisconsin	1.70	5	0	0	0	0	91.37%	0	0	0	0
	4421.30		City of Chippewa Falls	2.00	5	0	0	0	0	91.37%	0	0	0	0
	4421.20		City of Chippewa Falls	3.60	5	0	0	0	0	91.37%	0	0	0	0
Total/Acreage						0	0	0	0		0	0	0	0
										Estimated Equalized Value Reduction				
										0				

**SECTION 6:
Equalized Value Test**

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

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

The project costs will not change, nor are there any additional improvements as a result of this amendment. The statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

**SECTION 8:
Map Showing Proposed Improvements and Uses Within
The Territory Remaining**

There will be no change to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

**SECTION 9:
Detailed List of Additional and Updated Project Costs**

The project costs will not change, nor are there any additional improvements as a result of this amendment. The statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

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

The information and exhibits contained within this Section demonstrate that the District, as amended by the subtraction of Territory, will remain economically feasible. The analysis in this section demonstrates the overall cash flow of the District improves by subtracting the identified parcels.

Plan Implementation

There are no additional projects as a result of this amendment.

Implementation and Financing Timeline

There are no proposed changes to the projects or projects costs identified in the Original and/or Amended Project Plan documents.

Cash Flow – Before Subtraction

Tax Increment Forecast

TID No. 5 (Riverside Industrial Park / Chippewa Crossing)

District Classification: Industrial
 Creation Date: 11/18/1997
 Effective Creation Year: 1998
 End of Expenditure Period: 2016
 Maximum Life of District (Final Year): 2031
 Final Revenue Year: 2031

Initiation Factor: 0.00%

Cash Balance
 Dec. 31, 2018
\$81,076

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	TID 10 Pooled Revenues	TID 11 Pooled Revenues	TID 14 Pooled Revenues	Total Revenues	2009 G.O. Bonds \$5,670,000	2012 G.O. Bonds \$6,065,000	Dev. Agreement	Total Expenses	Annual Cumulative Balance
2015	2016	2017	-	20,157,400	21.46	432,527	-	-	145,000	-	432,527	316,720	116,200	140,374	573,224	4,233
2016	2017	2018	-	18,583,500	20.95	389,302	-	-	45,000	-	434,302	319,870	114,500	-	434,302	91,208
2017	2018	2019	-	18,583,500	20.95	389,302	52,560	52,560	295,000	-	736,162	671,630	62,900	-	734,530	2,232
2018	2019	2020	-	18,583,500	20.95	389,302	52,560	52,560	295,000	-	736,162	666,260	67,100	-	733,360	3,502
2019	2020	2021	-	18,583,500	20.95	389,302	52,560	52,560	280,000	-	721,862	653,940	66,300	-	720,240	1,622
2020	2021	2022	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	115,500	-	115,500	273,802
2021	2022	2023	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	115,700	-	118,700	642,967
2022	2023	2024	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	116,705	-	116,705	915,563
2023	2024	2025	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	114,615	-	114,615	1,180,280
2024	2025	2026	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	117,393	-	117,393	1,462,169
2025	2026	2027	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	114,933	-	114,933	1,796,598
2026	2027	2028	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	117,383	-	117,383	2,008,457
2027	2028	2029	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	114,600	-	114,600	2,283,158
2028	2029	2030	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	111,450	-	111,450	2,581,010
2029	2030	2031	-	18,583,500	20.95	389,302	-	-	-	-	389,302	-	113,300	-	113,300	2,837,012

Totals:

\$157,681 \$1,060,000 \$7,100,430

\$4,350,262

Cash Flow – After Subtraction

As no taxable property will be removed from TID 5, there will be no change to the projected cash flow prior to subtraction of territory from the District.

SECTION 11: Annexed Property

No territory will be added to the District.

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

The City estimates that approximately none of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

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

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

**SECTION 15:
Relocation**

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

**SECTION 16:
Orderly Development and/or Redevelopment of the City of
Chippewa Falls**

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

SECTION 17: List of Estimated Non-Project Costs

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

Examples would include:

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

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

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

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

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

June 8, 2018

SAMPLE

Mayor Gregory Hoffman
City of Chippewa Falls
30 W. Central Street
Chippewa Falls, Wisconsin 54729

RE: City of Chippewa Falls, Wisconsin Tax Incremental District No. 5 Amendment

Dear Mayor:

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

Sincerely,

Attorney Robert Ferg
City of Chippewa Falls

PC TID RESOLUTION NO. 2018-02

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND
APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 15,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 15 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2018 held a public hearing concerning the

project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

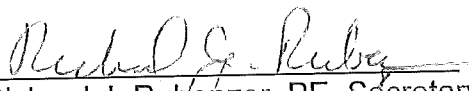
1. It recommends to the Common Council that Tax Incremental District No. 15 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

MOTION: Hubbard

SECONDED: Hull

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 11, 2018 by a vote of 9 ayes, 0 nays and 0 abstentions.

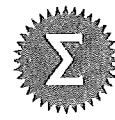
Adopted this 11th day of June, 2018.


Richard J. Rubenzer, PE, Secretary
Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 15
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN



EHLERS
LEADERS IN PUBLIC FINANCE

May 30, 2018

Project Plan for the Creation of Tax Incremental District No. 15



Organizational Joint Review Board Meeting Held:	Scheduled for: June 11, 2018
Public Hearing Held:	Scheduled for: June 11, 2018
Consideration for Approval by Plan Commission:	Scheduled for: June 11, 2018
Consideration for Adoption by Common Council:	Scheduled for: July 17, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 15 Creation Project Plan

City of Chippewa Falls Officials

Common Council

Gregory Hoffman
John Monarski
Rob Kiefer
CW King
Chuck Hull
Paul Olson
Paul Nadreau
Robert Hoekstra

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member

City Staff

Bridget Givens
Brad Hentschel
Lynne Bauer
Robert Ferg

City Clerk
City Planner & Economic Development Director
Finance Manager/Treasurer
City Attorney

Plan Commission

Mayor Gregory Hoffman
Richard Rubenzer
Chuck Hull
Tom Hubbard
Mike Tzanakis

Greg Misfeldt
Dennis Doughty
David Cihasky
Dan Varga
Beth Arneberg
Jerry Smith

Joint Review Board

City Representative
Chippewa County
Chippewa Valley Technical College District
Chippewa Falls Area School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 15 (the “TID” or “District”) is proposed to be created by the City of Chippewa Falls (“City”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$5,000,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed the City through various means, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$35,000,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties (most of which will be the result of the property becoming taxable when sold to private parties). This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2035; 3 years earlier than the 20-year maximum life of this District. Termination of the District is subject to future events and circumstances and cannot be known with certainty, at this time.

Summary of Findings

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

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - Some of the sites proposed for development have remained vacant. It is the judgment of the City that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. The City will also incur substantial costs to extend public and private utilities with the area in order to allow for development to occur within the District. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all taxable property would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the

owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial and commercial uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Any lands proposed for newly-platted residential development comprise will in no event will exceed 35% by area of the real property within the District. Any project costs related to newly-platted residential development may be eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a., or is located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a)., or is located in a traditional neighborhood development as defined in Wisconsin Statutes Section n 66.1027(1)(c).
5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately none of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

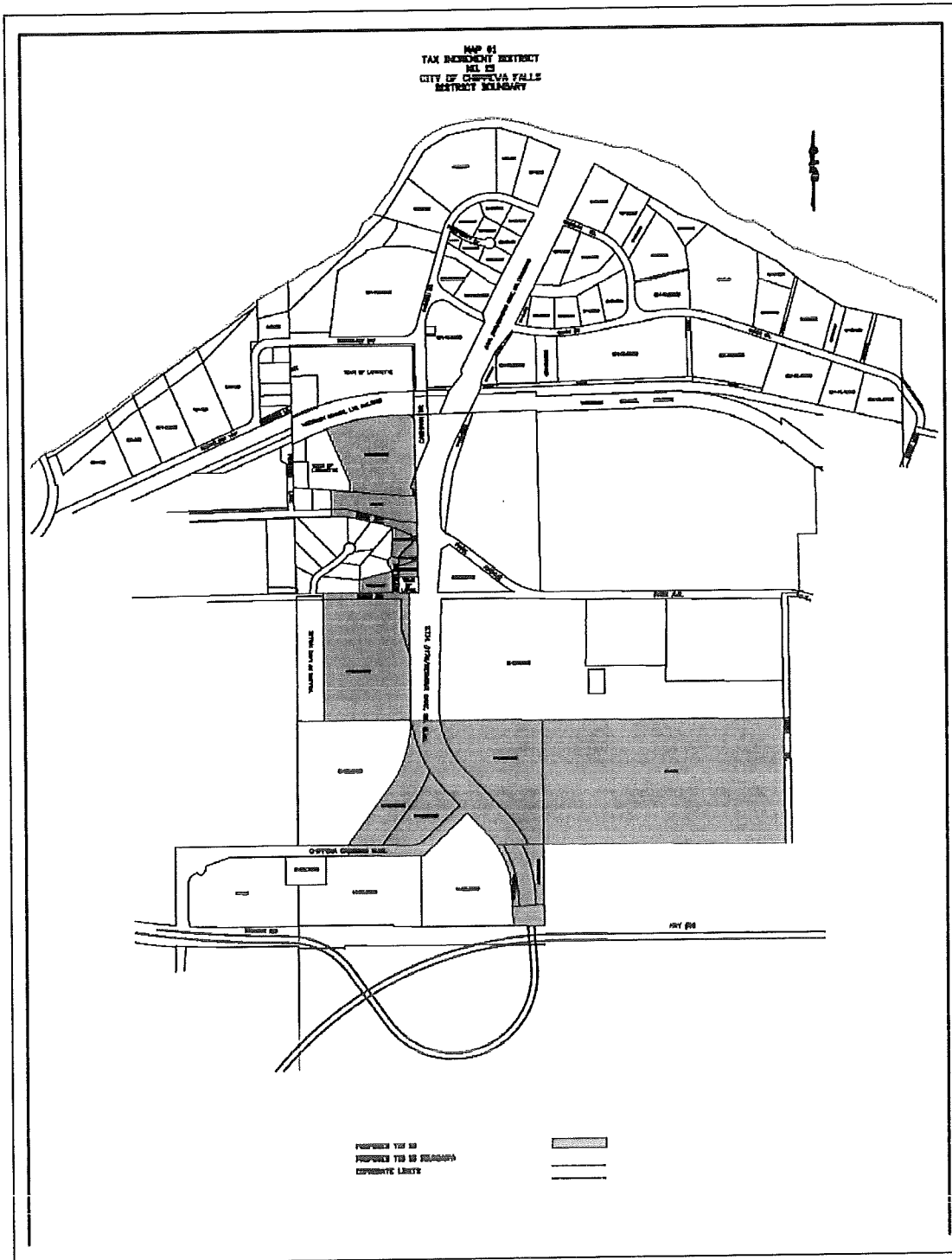
SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly-platted residential development may not comprise more than 35% of the area of the District. To the extent that project costs will be incurred by the City for newly-platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a., or be located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a), or be located in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c).

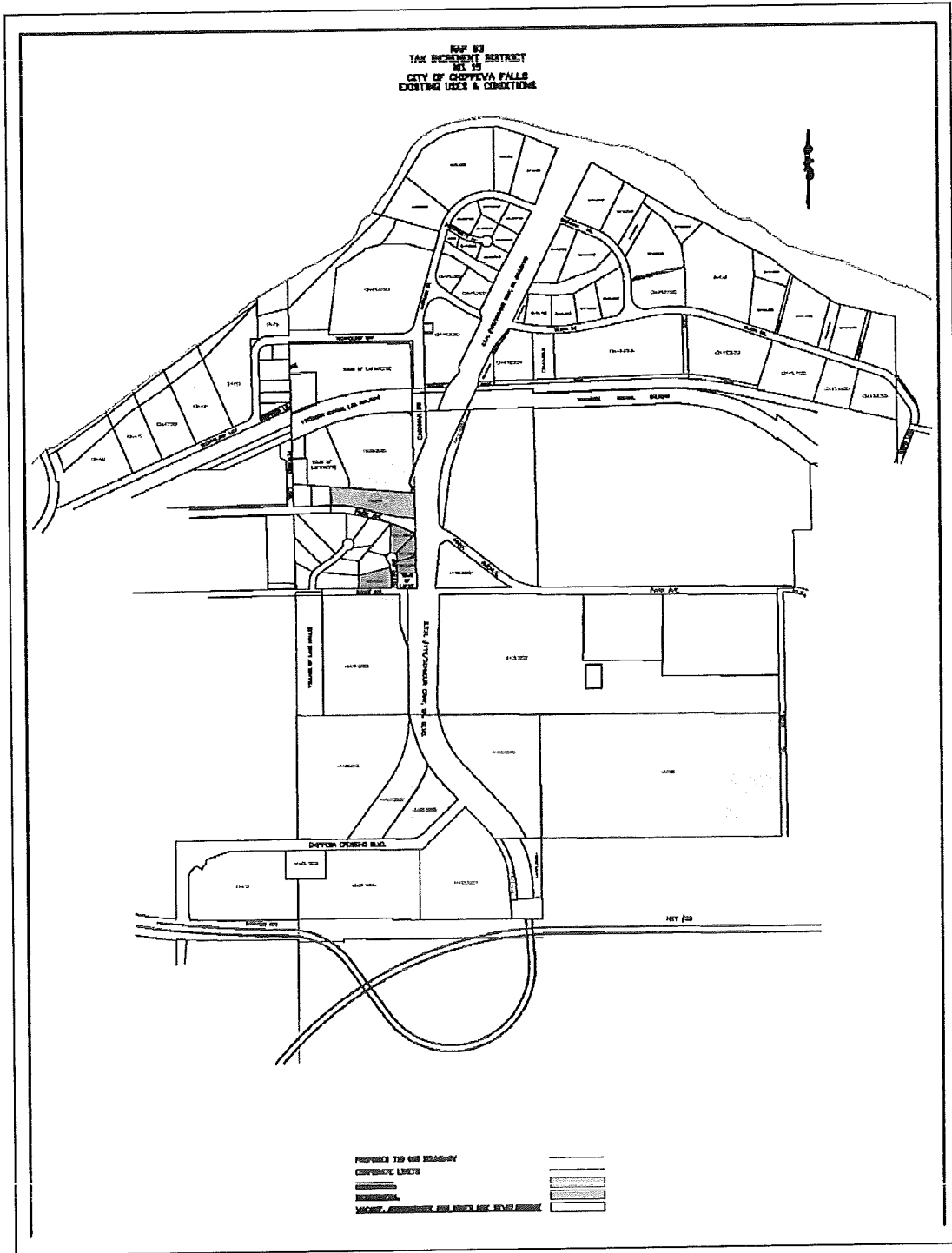
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that a combination of private industrial, commercial and residential development occurs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

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

SECTION 3: Preliminary Map of Proposed District Boundary



SECTION 4: Map Showing Existing Uses and Conditions



SECTION 5: Preliminary Parcel List and Analysis

City of Chippewa Falls, Wisconsin																				
Base Property Information					Assessment Information					District Classification					Comments					
Map Ref #	Parcel Number	Street Address	Owner	Acres	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use		
	41104		City of Chippewa Falls	2.40	0	0	0	0	91.37%	0	0	0	0	0	2.4	0	0	2.40	Storm water pond	
	41103		City of Chippewa Falls	5.30	0	0	0	0	91.37%	0	0	0	0	0	5.3	0	0	5.30		
	41101		State of Wisconsin	48.30	0	0	0	0	91.37%	0	0	0	0	0	48.3	0	0	48.30		
	41105		State of Wisconsin	8.10	0	0	0	0	91.37%	0	0	0	0	0	8.1	0	0	8.10		
	42113		Chippewa Crossing Partner	20.20	1,025,100	0	0	1,025,100	91.37%	1,123,071	0	0	1,123,071	0	20.2	0	0	20.20		
	44211		Chippewa Crossing Partner	21.00	938,400	0	0	938,400	91.37%	1,027,683	0	0	1,027,683	0	21.0	0	0	21.00		
	44205		State of Wisconsin	26.60	0	0	0	0	91.37%	0	0	0	0	0	26.6	0	0	26.60	Hwy. 178 Right of Way	
	44157		City of Chippewa Falls	21.50	0	0	0	0	91.37%	0	0	0	0	0	0	0	0	0.00	Chippewa Crossing Blvd Right of Way	
	44112		City of Chippewa Falls	1.60	0	0	0	0	91.37%	0	0	0	0	0	0	0	0	0.00	Chippewa Crossing Blvd Right of Way	
	44111		City of Chippewa Falls	10.60	0	0	0	0	91.37%	0	0	0	0	0	0	0	0	0.00	Hwy. 178 Right of Way	
	44214		State of Wisconsin	1.70	0	0	0	0	91.37%	0	0	0	0	0	0	0	0	0.00		
	44196		State of Wisconsin	26.40	0	0	0	0	91.37%	0	0	0	0	0	26.4	0	0	26.40		
	4411		Chippewa Crossing Partner	18.00	916,000	0	0	916,000	91.37%	1,002,666	0	0	1,002,666	0	18	0	0	18.00		
	44201		State of Wisconsin	29.20	0	0	0	0	91.37%	0	0	0	0	0	29.2	0	0	29.20		
	41102		City of Chippewa Falls	2.80	0	0	0	0	91.37%	0	0	0	0	0	0	0	0	0.00		
	44213		City of Chippewa Falls	2.00	0	0	0	0	91.37%	0	0	0	0	0	2	0	0	2.00		
	44212		City of Chippewa Falls	3.80	0	0	0	0	91.37%	0	0	0	0	0	0	0	0	0.00		
	4108.51		James R & Jill L Kenney Trust	14.80	74,100	0	0	74,100	91.37%	81,103	0	0	81,103	0	14.8	0	0	14.80		
	4418		State of Wisconsin	79.90	0	0	0	0	91.37%	0	0	0	0	0	79.9	0	0	79.90		
			Total Average	948.00	2,954,600	0	0	2,954,600		3,233,822	0	0	0	3,233,822	0.00%	248.5	48.3	0	296.9	
														0.00%	72.27%	14.04%	0.00%	86.51%		
																			Estimated Base Value 3,233,822	

SECTION 6: Equalized Value Test

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

The equalized value increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$103,528,422. This value is less than the maximum of \$108,025,596 in equalized value that is permitted for the City of Chippewa Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Chippewa Falls, Wisconsin	
Tax Increment District # 15	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2018
	Valuation Data Currently Available 2017
Total EV (TID In)	900,213,300
12% Test	108,025,596
Total Existing Increment	<u>100,294,600</u>
Projected Base of New or Amended District	3,233,822
Less Value of Any Underlying TID Parcels	0 ⁿ
Total Value Subject to 12% Test	<u>103,528,422</u>
Compliance	PASS

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it

becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius are eligible expenses under Section 66.1105(2)(f)1 k.

Water System Improvements

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

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to,

construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

RDA Type Activities

Contribution to Redevelopment Authority

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

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

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

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

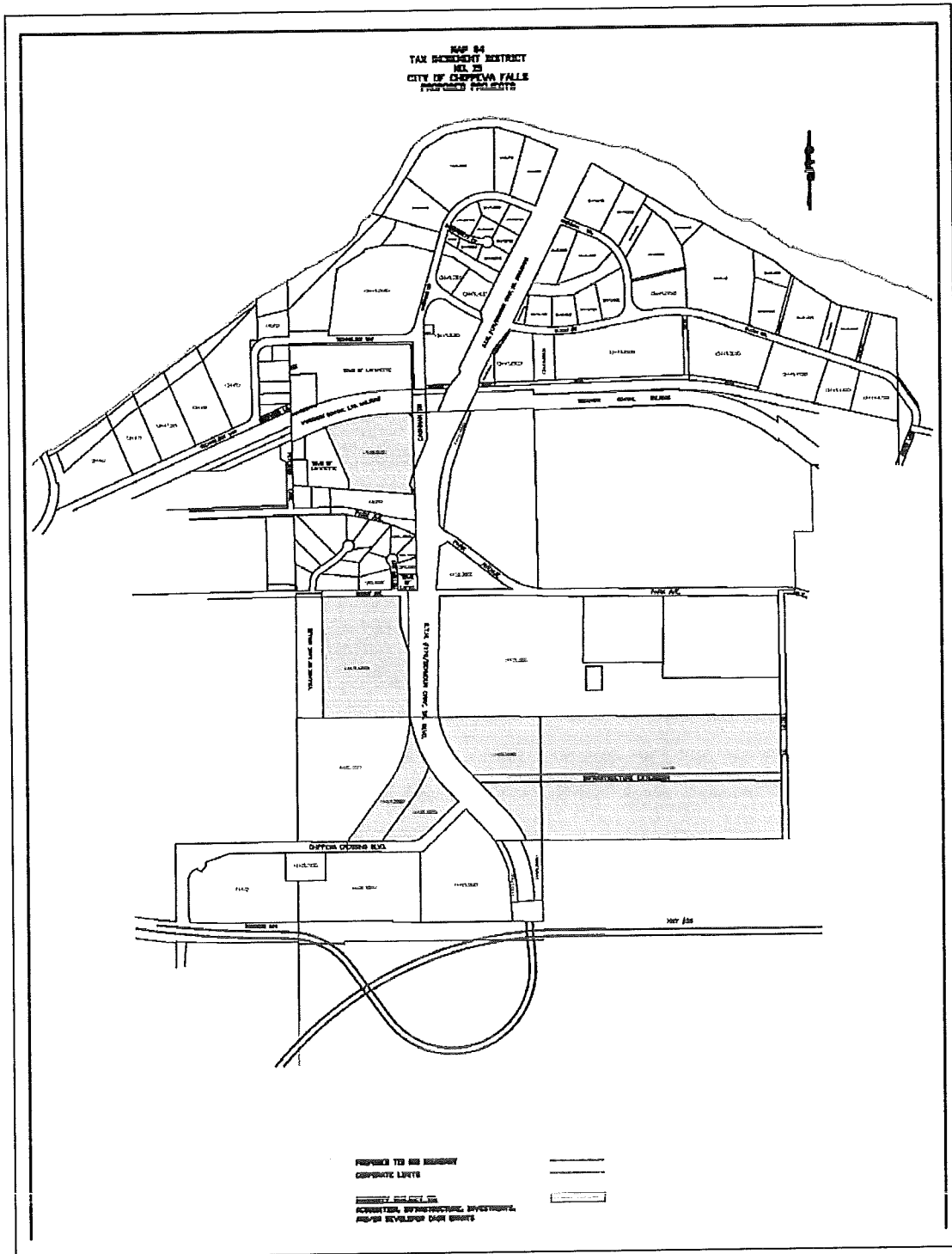
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments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

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

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

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

SECTION 8: Map Showing Proposed Improvements and Uses



SECTION 9: Detailed List of Project Costs

All costs are based on 2018 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

Proposed TIF Project Cost Estimates

City of Chippewa Falls, Wisconsin						
Tax Increment District # 15						
Estimated Project List						
Project ID	Project Name/Type	2019	2020	Various Years	Ongoing	Total (Note 1)
1	Land Acquisition	3,000,000				3,000,000
2	Water System Improvements		265,000			265,000
3	Sanitary Sewer System Improvements		205,000			205,000
4	Storm Sewer System Improvements		230,000			230,000
5	Street Improvements		600,000			600,000
6	Natural Gas Extensions/Improvements			150,000		150,000
7	Electric Service Extensions/Improvements			150,000		150,000
8	Development Incentives					0
9	Professional and Administrative Expenses				50,000	50,000
10						0
Total Projects		<u>3,000,000</u>	<u>1,300,000</u>	<u>300,000</u>	<u>50,000</u>	<u>4,650,000</u>

Notes:
 Note 1 Project costs are estimates and include amounts for contingency and soft costs

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

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

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

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN).

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

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

other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

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

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

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

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions.

Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Implementation and Financing Timeline

City of Chippewa Falls, Wisconsin		
Tax Increment District # 15		
Estimated Financing Plan		
	G.O. Bond 2019	G.O. Bond 2020
Projects		
Land Acquisition	3,000,000	
Water System Improvements		265,000
Sanitary Sewer System Improvements		205,000
Storm Sewer System Improvements		230,000
Street Improvements		600,000
Total Project Funds	3,000,000	1,300,000
Estimated Finance Related Expenses		
Costs of Issuance	55,000	30,000
Underwriter Discount	12.00 43,020	12.00 18,240
Capitalized Interest	483,975	171,000
Total Financing Required	3,581,995	1,519,240
Rounding	3,005	760
Net Issue Size	3,585,000	1,520,000
Notes:		

Development Assumptions

City of Chippewa Falls, Wisconsin					
Tax Increment District # 15					
Development Assumptions					
Construction Year	Actual	Increase to Land Value	Real Improvements	Annual Total	Construction Year
1 2018				0	2018 1
2 2019				0	2019 2
3 2020		1,000,000		1,000,000	2020 3
4 2021			10,000,000	10,000,000	2021 4
5 2022		1,000,000	2,000,000	3,000,000	2022 5
6 2023			10,000,000	10,000,000	2023 6
7 2024				0	2024 7
8 2025		1,000,000		1,000,000	2025 8
9 2026			10,000,000	10,000,000	2026 9
10 2027				0	2027 10
11 2028				0	2028 11
12 2029				0	2029 12
13 2030				0	2030 13
14 2031				0	2031 14
15 2032				0	2032 15
16 2033				0	2033 16
17 2034				0	2034 17
18 2035				0	2035 18
19 2036				0	2036 19
20 2037				0	2037 20
Totals	0	3,000,000	32,000,000	35,000,000	

Notes:
 * Valuation estimates include increases in land value as a result of currently tax-exempt property becoming taxable at point of sale to private owner(s)

Increment Revenue Projections

City of Chippewa Falls, Wisconsin												
Tax Increment District # 15												
Tax Increment Projection Worksheet												
Type of District	Mixed Use			Base Value	3,233,822							
District Creation Date	January 1, 2018			Appreciation Factor	0.00%			Apply to Base Value				
Valuation Date	Jan 1, 2018			Base Tax Rate	\$20.00							
Max Life (Years)	20			Rate Adjustment Factor								
Expenditure Period/Termination	15 1/1/2033			Tax Exempt Discount Rate	4.00%							
Revenue Periods/Final Year	20 2039			Taxable Discount Rate	5.50%							
Extension Eligibility/Years	Yes 3											
Recipient District	No											

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV	
								Calculation	Taxable NPV Calculation
1 2018	0	2019	0	0	2020	\$20.95	0	0	0
2 2019	1,000,000	2020	0	1,000,000	2021	\$20.95	20,950	17,908	16,911
3 2020	0	2021	0	1,000,000	2022	\$20.95	20,950	35,128	32,941
4 2021	11,000,000	2022	0	12,000,000	2023	\$20.95	251,400	233,813	215,268
5 2022	2,000,000	2023	0	14,000,000	2024	\$20.95	293,300	456,696	416,893
6 2023	10,000,000	2024	0	24,000,000	2025	\$20.95	502,800	824,088	744,517
7 2024	1,000,000	2025	0	25,000,000	2026	\$20.95	523,750	1,192,067	1,068,000
8 2025	0	2026	0	25,000,000	2027	\$20.95	523,750	1,545,894	1,374,619
9 2026	10,000,000	2027	0	35,000,000	2028	\$20.95	733,250	2,022,199	1,781,507
10 2027	0	2028	0	35,000,000	2029	\$20.95	733,250	2,480,185	2,167,183
11 2028	0	2029	0	35,000,000	2030	\$20.95	733,250	2,920,556	2,532,753
12 2029	0	2030	0	35,000,000	2031	\$20.95	733,250	3,343,990	2,879,264
13 2030	0	2031	0	35,000,000	2032	\$20.95	733,250	3,751,137	3,207,711
14 2031	0	2032	0	35,000,000	2033	\$20.95	733,250	4,142,625	3,519,035
15 2032	0	2033	0	35,000,000	2034	\$20.95	733,250	4,519,056	3,814,129
16 2033	0	2034	0	35,000,000	2035	\$20.95	733,250	4,881,009	4,093,839
17 2034	0	2035	0	35,000,000	2036	\$20.95	733,250	5,229,041	4,358,967
18 2035	0	2036	0	35,000,000	2037	\$20.95	733,250	5,563,687	4,610,273
19 2036	0	2037	0	35,000,000	2038	\$20.95	733,250	5,885,461	4,848,478
20 2037	0	2038	0	35,000,000	2039	\$20.95	733,250	6,194,860	5,074,264
Totals	35,000,000		0		Future Value of Increment		10,935,900		

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

Cash Flow

City of Chippewa Falls, Wisconsin Tax Increment District # 15 Cash Flow Projection

Year	Interest Earnings/ (Cost)			Capitalized Interest		Total Revenues	G.O. Bond 3,585,000		G.O. Bond 1,520,000		Expenditures			Balances			
	Tax Increments	Earnings/ (Cost)	0	Dated Date: Principal	Est. Rate		Dated Date: Principal	Est. Rate	04/01/20	Interest	Capital Outlays	Incentive Payments	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding
2018	0	0	0										0	0	0	0	2018
2019	0	0	0										0	0	0	3,585,000	2019
2020	20,950	161,325	161,325	0	4.50%	161,325	0	4.50%	102,600	150,000	17,850	5,000	334,175	(172,850)	(172,850)	5,105,000	2020
2021	20,950	263,925	284,875	0	4.50%	161,325	0	4.50%	68,600	150,000	17,850	5,000	286,775	(1,900)	(174,750)	5,105,000	2021
2022	20,950	229,725	250,675	0	4.50%	161,325	0	4.50%	68,600	150,000	17,850	5,000	402,575	(151,900)	(326,650)	5,105,000	2022
2023	251,400			145,000	4.50%	161,325	60,000	4.50%	68,600		17,850	5,000	457,575	(206,175)	(532,825)	4,900,000	2023
2024	293,200			150,000	4.50%	154,800	65,000	4.50%	65,700		17,850	5,000	458,350	(165,050)	(697,875)	4,685,000	2024
2025	302,800			160,000	4.50%	148,050	65,000	4.50%	62,775		17,850	5,000	458,675	44,125	(653,750)	4,460,000	2025
2026	523,750			165,000	4.50%	140,850	70,000	4.50%	59,850		17,850	5,000	458,550	65,200	(588,550)	4,225,000	2026
2027	523,750			175,000	4.50%	133,425	75,000	4.50%	56,700		17,850	5,000	462,975	60,775	(527,775)	3,975,000	2027
2028	733,250			180,000	4.50%	125,550	75,000	4.50%	53,325		17,850	5,000	456,725	276,525	(251,250)	3,720,000	2028
2029	733,250			190,000	4.50%	117,450	80,000	4.50%	49,950		17,850	5,000	460,250	273,000	21,750	3,450,000	2029
2030	733,250			195,000	4.50%	108,900	85,000	4.50%	46,350		17,850	5,000	458,100	275,150	296,900	3,170,000	2030
2031	733,250			205,000	4.50%	100,125	85,000	4.50%	42,525		17,850	5,000	455,500	277,750	574,650	2,880,000	2031
2032	733,250			215,000	4.50%	90,900	90,000	4.50%	38,700		17,850	5,000	457,450	275,800	850,450	2,575,000	2032
2033	733,250			225,000	4.50%	81,225	95,000	4.50%	34,950		17,950	5,000	458,825	274,425	1,124,875	2,255,000	2033
2034	733,250			235,000	4.50%	71,100	100,000	4.50%	30,375			5,000	441,475	291,775	1,416,650	1,920,000	2034
2035	733,250			245,000	4.50%	60,525	105,000	4.50%	25,875			5,000	441,400	291,650	1,708,300	1,570,000	2035
2036	733,250			255,000	4.50%	49,500	110,000	4.50%	21,150			5,000	440,650	292,600	2,001,100	1,205,000	2036
2037	733,250			270,000	4.50%	38,025	115,000	4.50%	16,200			5,000	444,225	289,025	2,290,125	820,000	2037
2038	733,250			280,000	4.50%	25,875	120,000	4.50%	11,025			5,000	441,900	291,350	2,581,475	420,000	2038
2039	733,250			295,000	4.50%	13,275	125,000	4.50%	5,625			5,000	443,900	289,350	2,870,825	0	2039
Total	10,935,500	0	654,975	11,590,475	3,585,000	2,104,875	1,520,000	860,175	300,000	250,000	100,000	8,720,050	0	0	0	0	Total

Notes:

..... Projected TID Closure

SECTION 11: Annexed Property

Property (or *Properties*) proposed for inclusion within the District was (or *were*) annexed by the City on or after January 1, 2004. Three-years have elapsed from the annexation date of October 12, 2012, satisfying the requirements of Wisconsin Statutes Section 66.1105(4)(gm)1. with respect to inclusion of the annexed property within the District.

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

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances.

The City anticipates that much of the property within the District will require rezoning to effectively allow development to occur. Most parcels are currently zoned P-1 Public. The City expects the P-1 Public properties will be rezoned I-2 Light Industrial, O-1 Office, or O-2 Office and Industrial.

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

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

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Development and/or
Redevelopment of the City of Chippewa Falls

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

SECTION 17:
List of Estimated Non-Project Costs

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

Examples would include:

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

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

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

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

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

June 8, 2018

SAMPLE

Mayor Gregory Hoffman
City of Chippewa Falls
30 W. Central Street
Chippewa Falls, Wisconsin 54729

RE: City of Chippewa Falls, Wisconsin Tax Incremental District No. 15

Dear Mayor:

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

Sincerely,

Attorney Robert Ferg
City of Chippewa Falls

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

Date Filed: June 6, 2018

Fee Paid: 25.00 Date: 6-6-2018 TR#: 35746

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 709 Marilyn St

Lot# 16-17-18 Block#: 1 Subdivision: ZIELLEADD. Parcel# 4011

Legal Description: _____

Zoning classification of property: _____

Purpose for which this Permit is being requested: to construct 2 Family Duplex

Twin Home

Existing use of property within 300 feet of subject property: (List or attach map)

R-1 & R-2

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

None

Operational plans of the proposed use:

Hours of Operation:

N/A

Days of Operation:

Number of Employees:

Part-time

Full-time

Capacity:

Number of Units:

4 units 2 Duplexes

Size:

Number of Residents/Children:

Ages:

Other:

Building plans:

Existing buildings:

see attached will be abated

Proposed buildings:

Twin homes

Use of part of building:

housing

Proposed additions:

—

Future additions:

—

Change in use: 2 Family verses 1 Family

Outside appearance: _____

Number of buildings: 2

Planting & Landscaping:

Type: NA

Timetable: _____

Screening:

Type: NA

Fences: _____

Type: _____
Height: _____
Location: _____

Earth Bank:

Planting: NA

Maintenance: _____

Other: _____

Lights:

Number of lights: NA

Location: _____

Hours: Non-Commercial use

Type: _____

Signs:

Type: Non-Commercial

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: 2

Location: _____

Width: _____

Parking:

Number of stalls: 2

Location of stalls: _____

Setbacks: _____

Surfacing: Concrete

Screening: _____

Drainage:

Storm sewer: NA

Rock beds: _____

Detention pond: _____

Retention pond: _____

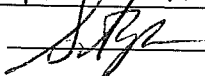
Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es):

4833 160th St
Chippewa Falls wi 54729

Phone #: 715 828 4969
Email: Steve Frazer @ Live.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Phone #: _____
Email: _____
Signature: _____

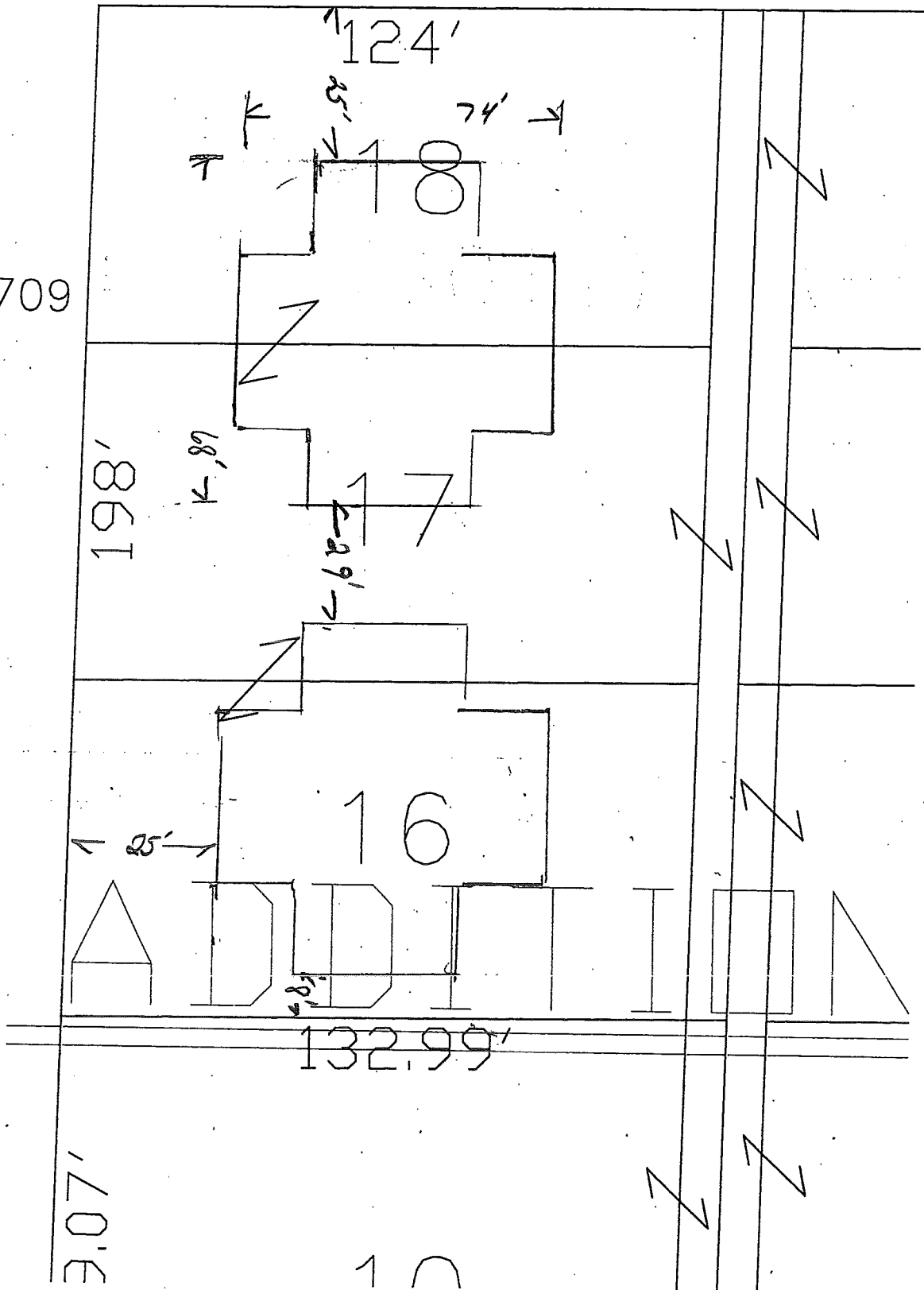
Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Scale: 1" = 30'

8

#709



Frazer Construction / SLF Properties, LLC Preliminary Plat & Conditional
Use Narrative

General Description:

Zielie Addition Lots 16, 17 & 18 Blk 1 consists of changing the approved 3 R-1 C single family lots and changing them into 2 R-1 C single family lots with a conditional use permit of duplexes / twin homes.

Purpose:

Current use of property is that of a small dilapidated single-family house. The proposal of the twin homes would be an upgrade to the area which for the most part contains similar duplex / twin homes already.

The neighborhood has been achieving significant momentum over the past several years with the addition of R-2 two-family lots. The addition of two-family lots has had a positive impact on the neighborhood and community in general. To keep positive momentum moving forward the developer is proposing two duplex / twin homes which in the future could then be sold as twin homes.

In summary, this change would only positively impact the neighborhood and that of the growing Chippewa Valley community.

