

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 27, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, June 27, 2022 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Ameberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Dennis Doughty was absent. Also attending was City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 9, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Dan Knowlton of Everyday Engineering appeared on behalf of Craig Wurzer to request that the Common Council rezone Parcel 22908-3114-75369003, Lot 3, CSM 5369 located at 606 First Avenue from C-4 Highway Commercial to R-3A Multi-Family Residential. The Plan Commission discussed whether the name of the adjacent street was State Street or State Avenue and also discussed how the parcel would be served with water and sewer and noted that easements would be necessary. Secretary Rubenzer noted the surrounding zoning districts in particular, where existing R-3A Multi-Family residential districts were located.
Motion by Tzanakis, seconded by Hubbard to recommend that the Common Council schedule a public hearing to consider rezoning Parcel 22908-3114-75369003, Lot 3, CSM 5369 located at 606 First Avenue from C-4 Highway Commercial to R-3A Multi-Family Residential. Said public hearing to be scheduled upon receipt of the \$300 fee and proper notification of adjacent property owners and advertisement in the Chippewa Herald. **All present voting aye. Motion carried.**

3. City Planner Hentschel presented a project plan and boundaries for the creation of Tax Incremental District #16. He gave the Plan Commission background stating that with the closing of Tax Incremental District #5 (\$35 million value), the City had dropped below the 12% maximum of equalized value limit. The Plan Commission then discussed future TID's and looked at the TID map for the entire City of Chippewa Falls. Mr. Hentschel summarized how other TIF districts would be impacted by the creation of TID #16 and amendment of TID #10.

4. Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2022-01 designating proposed boundaries and approving a project plan for Tax Incremental District #16, City of Chippewa Falls, Wisconsin at 6:59pm. No one spoke in favor or against the proposed resolution. Mayor Hoffman closed the public hearing at 7:02pm.
Motion by Hiess, seconded by Hubbard to approve PC TID Resolution No. 2022-01 designating proposed boundaries and approving a project plan for Tax Incremental District #16 City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**

5. Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2022-02 approving a project plan amendment for Tax Incremental District #10, City of Chippewa Falls, Wisconsin at 7:04pm. No one spoke in favor or against the proposed resolution. Mayor Hoffman closed the public hearing at 7:06pm.
Motion by Hubbard, seconded by Varga to approve Plan Commission TID Resolution No.2022-02 approving a project plan amendment for Tax Incremental District #10, City of Chippewa Falls, Wisconsin. **All present voting aye, Motion carried.**

6. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:10 P.M.

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

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

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, June 13, 2022** at **6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, JUNE 13, 2022

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Tuesday, June 7, 2022 at 10:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 9, 2022 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 9, 2022 at 6:30 P.M. Attending were Commissioners Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Secretary Rick Rubenzer, Commissioners Dave Cihasky, Greg Misfeldt and Dennis Doughty were absent. Also attending were acting secretary Assistant City Engineer Bill McElroy, Paul Lasiewicz, Brad Hentschel and those on the attached attendance sheet

1. **Motion** by Hubbard seconded by Tzanakis to approve the minutes of the April 11, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. City Inspector Paul Lasiewicz gave background information regarding the Planned Development Conditional Use Permit in that it was needed due to a shared driveway with the parcel to the west and to allow parking within the front yard setback. City Planner Hentschel added that the shared driveway will reduce the total amount of access points onto CTH I and that the right of way was wider at CTH I to accommodate the bike trail so vision triangles were not affected by parking within the setback. City Planner Hentschel indicated the County Highway Department did not have issues with the shared access. Commissioner Hiess asked if the lot utilized the regional storm pond. Assistant City Engineer McElroy indicated that the regional pond was being used for peak flow and infiltration and that the stormwater quality was achieved on-site with vegetated swales. Mayor Hoffman opened the public hearing at 6:34 PM to consider Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. No public comments were made and Mayor Hoffman closed the public hearing at 6:35 PM.

3. **Motion** by Hiess, seconded by Hubbard to approve the Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. Trowbridge asked if any other conditional use permits have been issued in the Lake Wissota Business Park for parking within the setback. City Planner Hentschel indicated that he was not aware of any, but this is the first development in the business park along CTH I. **All present voting aye. Motion carried.**

4. Assistant City Engineer McElroy gave background information on the CSM in where it is located within the City and the review comments given by County Surveyor Wenz. The review comments had not yet been addressed by Everyday Surveying and Engineering LLC. Commissioner Hiess asked why outlot 1 was an outlot. Dan Knowlton from Everyday Surveying and Engineering LLC indicated it was for future use with the lot to the east.

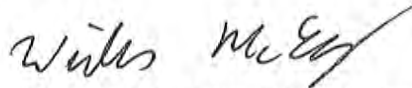
Please note, these are draft minutes and may be amended until approved by the Common Council.

Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached certified survey map from Professional Land Surveyor Jeffrey Stockburger of Everyday Surveying and Engineering LLC on behalf of Craig Wurzer for a parcel north of First Avenue and approximately three hundred feet west of State Avenue contingent on the following:

- a. All comments from County Surveyor Wenz are satisfactorily addressed
- b. All fees are paid

All present voting aye, except for recusal by Hiess.

5. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.



William McElroy, P.E., Acting Secretary
Plan Commission
(In absence of Secretary Richard Rubenzer)

Date Filed: June 13, 2022

Fee Paid: 25.⁰⁰ Date: 6-13-2022 TR#: 66084

Fee Paid: 300.⁰⁰ Date: 6-13-2022 TR#: 66085

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 606 First Avenue, Chippewa Falls, WI

Lot: 3 Block: N/A Subdivision: C.S.M. #5369 in Volume 26

Parcel#: 22908-~~446-0000~~ 3114-75369003

Legal Description: Lot 3, Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

Present zoning classification of property: C-4 Highway Commercial

Zoning classification requested: R-3A Multi-family

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: Lot 2, Certified Survey Map Number 5369, Volume 26, Page 54-55

Existing use of all buildings on such land:
Abandoned building used for previous driving range.

Principal use of all properties within 300 feet of such land:

Lands to the North: Vacant land zoned R-1B Single Family

Lands to the West: Vacant land zoned R-3A

Lands to the South: Office Building zoned O-1 Office

Lands to the East: Single Family Homes zoned Town of Eagle Point Residential

Purpose for which such property is to be used:

Lands will have two 12-unit multi-family buildings and one 8-unit multi-family building.

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

The north side of First Avenue consists of existing and proposed residential developments.

The petitioner feels residential use of this property is preferable to having a commercial development at the northwest intersection of First Avenue and State Street.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

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

Owner(s)/Address(es):

Chippewa Falls Trust
P.O. Box 87
Spring Valley WI 54767
Phone #: 715) 919-3959
Email: chad.raasch@gmail.com

Signature:  Trustee

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Craig Wurzer, C&E Wurzer Builders
1750 Hallie Road
Chippewa Falls, WI 54729
Phone #: 715-271-4828
Email: CRAIGWURZER@GMAIL.COM

Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

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

Owner(s)/Address(es):

Phone #: _____

Email: _____

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Petitioner(s)/Address(es):

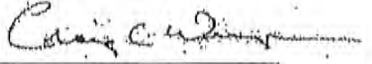
Craig Wurzer, C&E Wurzer Builders

1750 Hallie Road

Chippewa Falls, WI 54729

Phone #: 715-271-4828

Email: CRAIGWURZER@GMAIL.COM

Signature: 

Phone #: _____

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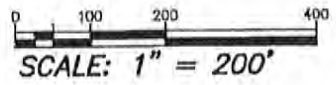
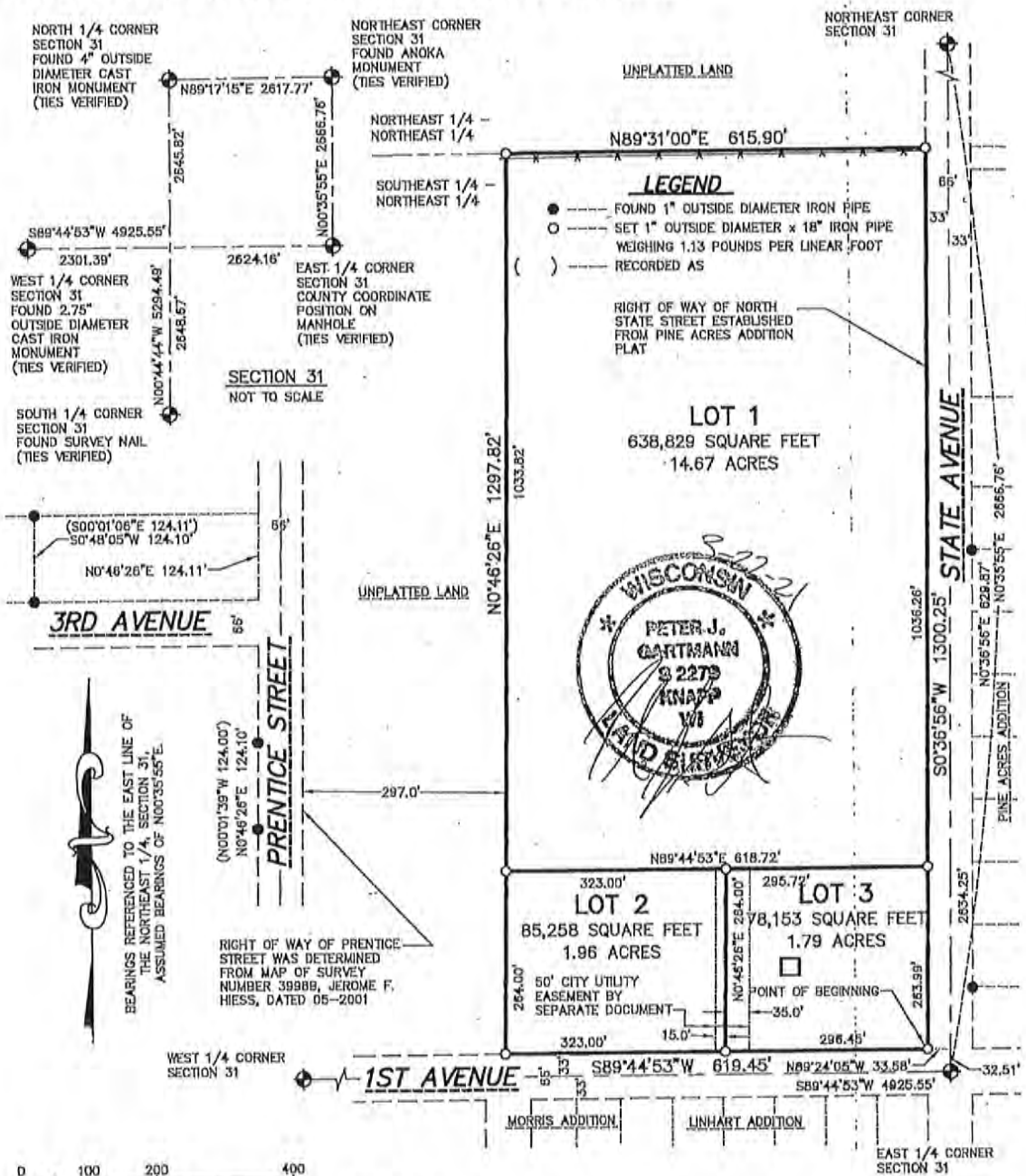
915263

RECORDED ON
03/24/2021 02:02 PM
MELANIE K. MCMANUS
REGISTER OF DEEDS
REC FEE: 30.00
TRANSFER FEE:
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 2

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER 5369

RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS PAGE 54-55
Melanie K. McManus
REGISTER

IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



FIELDWORK
COMPLETION
DATE: 2/24/2021

REAL LAND SURVEYING, LLC
1380 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701
(715)514-4110
rslw.com
CADD NUMBER: 21040

SHEET 1 OF 2 SHEETS

PAGE 54

CHIPPEWA COUNTY CERTIFIED SURVEY

MAP NUMBER 5369

RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS PAGE 54-55

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF CHIPPEWA FALLS TRUST, CHARLES SELLING, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31;
- THENCE N00°35'55"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4, SECTION 31, A DISTANCE OF 32.51 FEET;
- THENCE N89°24'05"W, A DISTANCE OF 33.58 FEET TO THE NORTH RIGHT OF WAY LINE OF 1ST AVENUE, ALSO BEING THE POINT OF BEGINNING;
- THENCE S89°44'53"W, ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 619.45 FEET;
- THENCE N00°46'26"E, A DISTANCE OF 1297.82, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
- THENCE N89°31'00"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 615.90 FEET, TO THE WEST RIGHT OF WAY LINE OF STATE AVENUE;
- THENCE S00°36'56"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1300.26 FEET TO THE POINT OF BEGINNING.

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

 DATED THIS 22nd DAY OF March, 2021
PETER J. GARTMANN, P.L.S. 2279

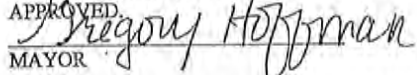
PREPARED FOR:
CHIPPEWA FALLS TRUST
152 N INDIES DRIVE
MARATHON, FL 33050



PREPARED BY:
REAL LAND SURVEY
1360 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701

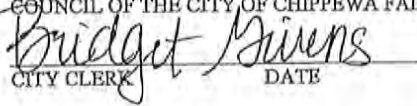
CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED

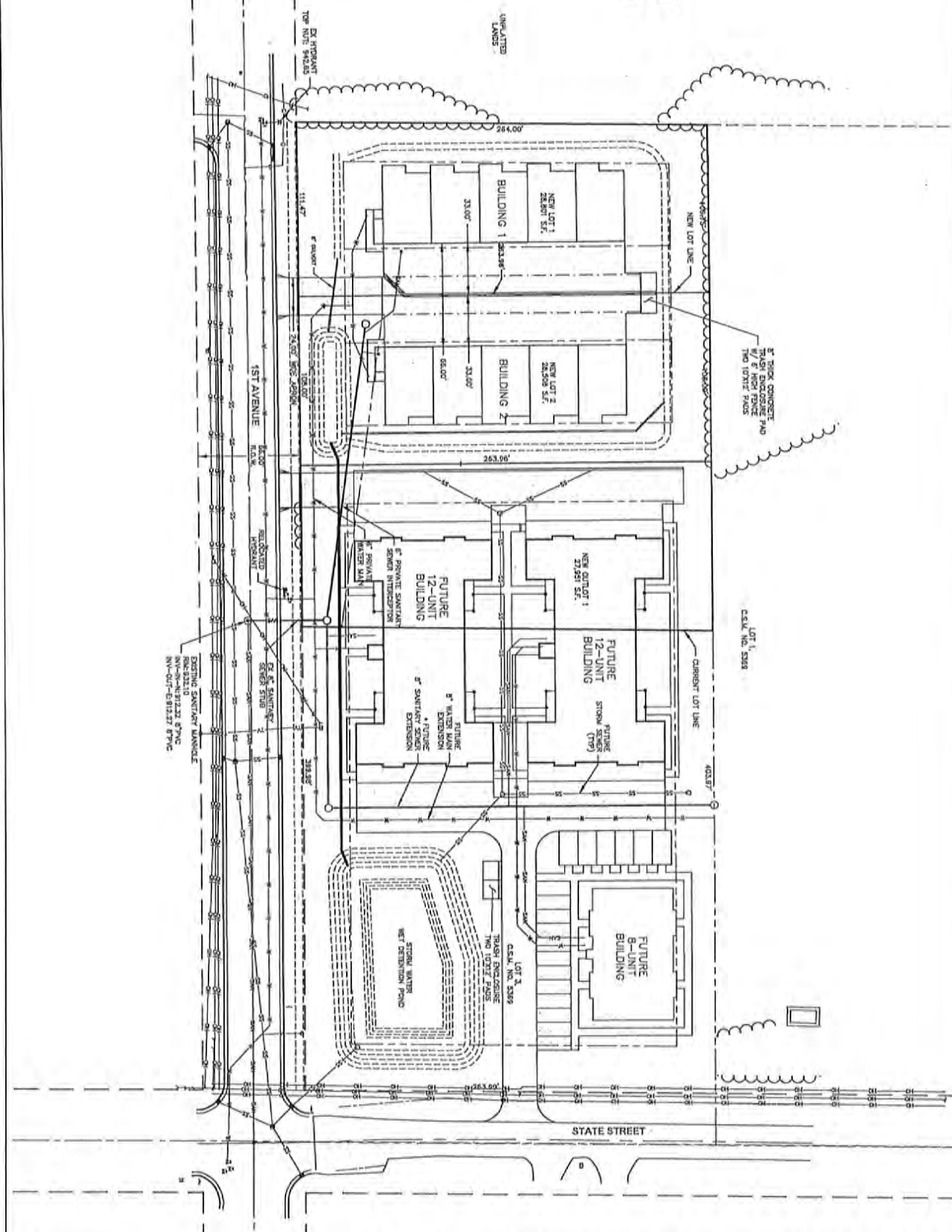

MAYOR

MAR 24 2021
DATE

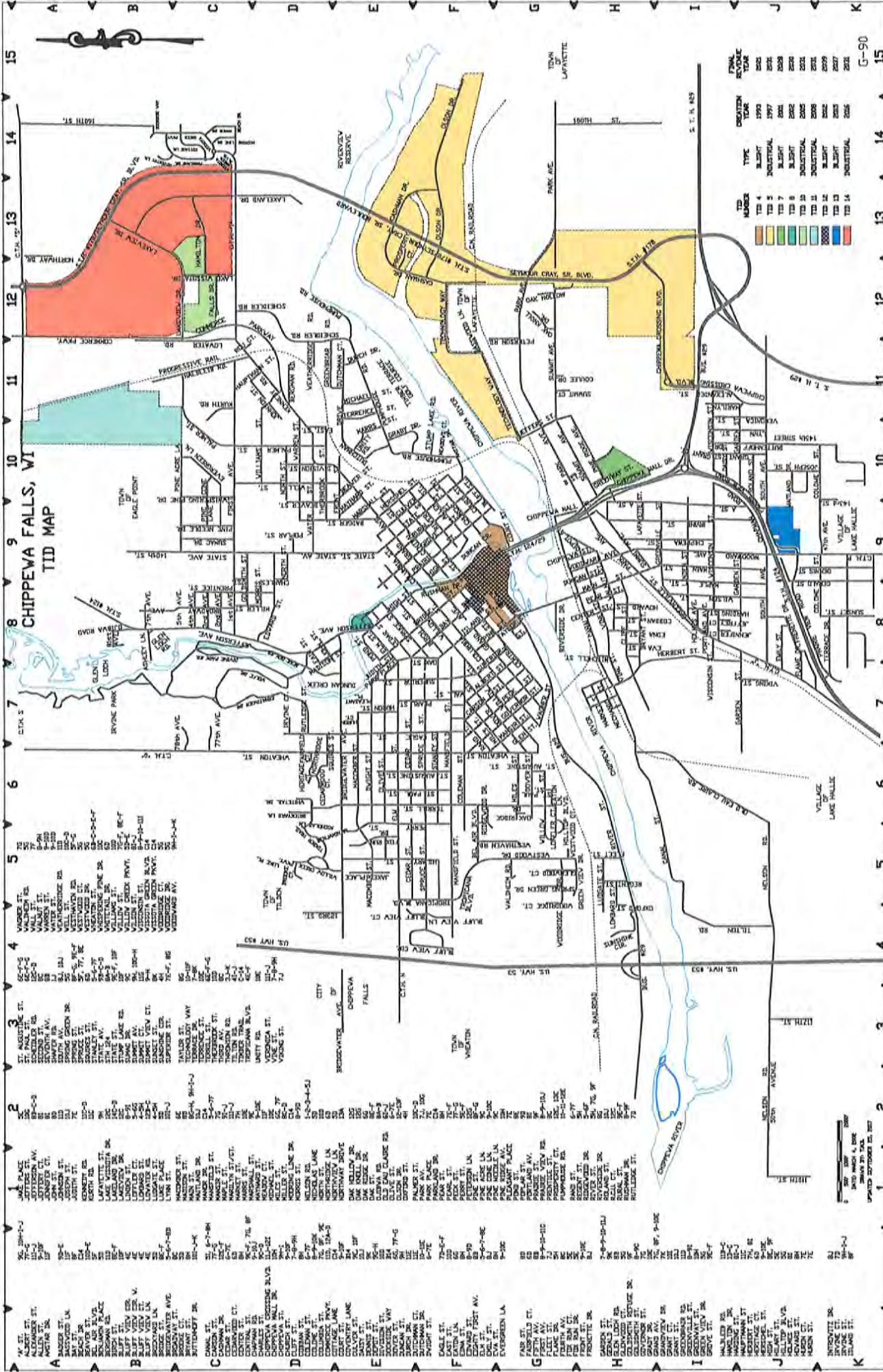
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS


CITY CLERK

MAR 24 2021
DATE



SHEET NO. C102A	1ST AVENUE APARTMENTS SITE PLAN - OVERALL CITY OF CHIPPEWA FALLS, WI		JOB NO. 21013	EVERYDAY SURVEYING & ENGINEERING 1518 BRACKET AVENUE • EAU CLAIRE, WI 54701 PH: (715) 831-0654 • EMAIL: INFO@ESE.CO	
	DRW BY DNK	DATE 08-08-22	SHEET NO. 01		
	CHK BY MAE	DATE 08-08-22	SHEET NO. 01		
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**CHIPPEWA FALLS, WI
TID MAP**

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TID NUMBER	TYPE	CREATION YEAR	FROM REVEAL YEAR
TID 4	BLIGHT	1993	2001
TID 5	INDUSTRIAL	1997	2001
TID 6	BLIGHT	2001	2008
TID 7	BLIGHT	2002	2008
TID 8	INDUSTRIAL	2005	2008
TID 9	INDUSTRIAL	2008	2008
TID 10	INDUSTRIAL	2008	2008
TID 11	BLIGHT	2009	2009
TID 12	BLIGHT	2009	2009
TID 13	BLIGHT	2009	2009
TID 14	INDUSTRIAL	2009	2009



**Amendment to Tax Increment District No. 10
Creation of Tax Increment District No. 16**

City of Chippewa Falls, Wisconsin
Joint Review Board Meeting and Plan Commission

June 27, 2022

TID Actions

- Project Plan (Allocation) Amendment to TID 10 to allow for the sharing of excess increment with TID 7
- Creation of TID 16 as a mixed-use district
 - ✓ Provide for a combination of development opportunities:
 - Residential (less than 35% of total area)
 - Commercial
 - Industrial

Tax Increment District No. 10

- Industrial district created in 2005
- Expenditure period expired May 2020
- Previously amended to allow for sharing of increment with TID 5
- Proposed to be amended to allow for the sharing of increment with TID 7
 - ✓ TID 7 eligible recipient district as a “Blight” district
 - ✓ Both TIDs reside in same taxing jurisdictions
 - ✓ TID 7 undertaking major infrastructure improvement project
 - ✓ TID 10 to support ability to fully pay for project

TID 10 - Current

District Classification:		Industrial									
Creation Date:		5/3/2005									
Effective Creation Year:		2005									
End of Expenditure Period:		2020									
Maximum Life of District (Final Year)		2031									
Final Revenue Year:		2031									
Inflation Factor:		0.00%									
Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Expenses	Total Expenses	Annual Balance	Cumulative Balance
2019	2020	2021	-	3,096,400	3,096,400	19.90	61,625	5,000	5,000	56,625	115,860
2020	2021	2022	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	147,659
2021	2022	2023	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	179,458
2022	2023	2024	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	211,256
2023	2024	2025	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	243,055
2024	2025	2026	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	274,854
2025	2026	2027	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	306,653
2026	2027	2028	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	338,452
2027	2028	2029	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	370,251
2028	2029	2030	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	402,050
2029	2030	2031	-	2,037,900	2,037,900	18.06	36,799	5,000	5,000	31,799	433,848

Cash Balance
Dec. 31, 2020
\$59,235

- District can satisfy its own project costs and has excess increment available



TID 10 - After

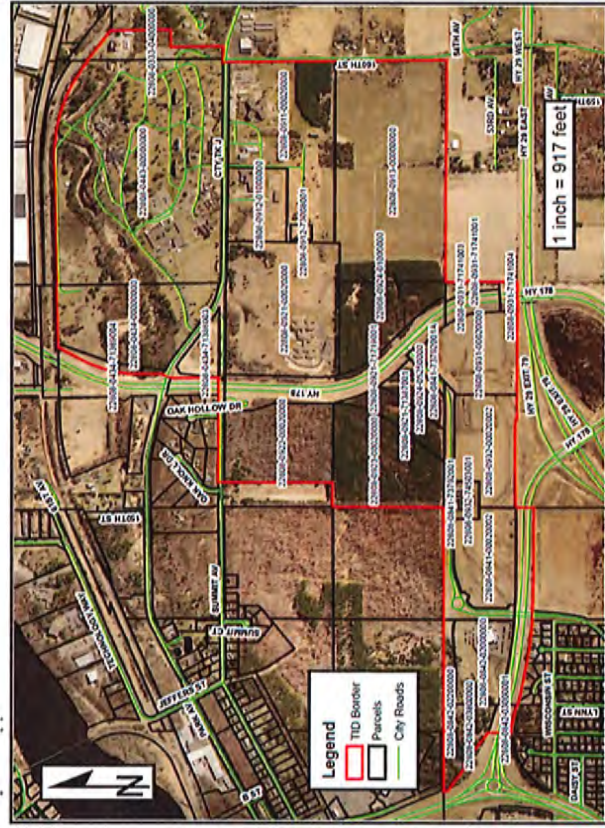
TID No. 10 (Lake Wisconsin Business Park)

District Classification: Industrial
 Creation Date: 5/3/2005
 Effective Creation Year: 2005
 End of Expenditure Period: 2020
 Maximum Life of District (Final Year): 2031
 Final Revenue Year: 2031
 Inflation Factor: 0.00%

Cash Balance
 Dec. 31, 2020
 \$59,235

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Expenses	Total Expenses	Sharing with TID 7	Total Sharing	Annual Balance	Cumulative Balance
2019	2020	2021	-	-	3,096,400	19.90	61,625	5,000	5,000	140,000	-	56,625	115,860
2020	2021	2022	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	140,000	(108,201)	7,659
2021	2022	2023	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	9,458
2022	2023	2024	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	11,256
2023	2024	2025	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	13,055
2024	2025	2026	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	14,854
2025	2026	2027	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	16,653
2026	2027	2028	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	18,452
2027	2028	2029	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	20,251
2028	2029	2030	-	-	2,037,900	18.06	36,799	5,000	5,000	30,000	30,000	1,799	22,050
2029	2030	2031	-	-	2,037,900	18.06	36,799	5,000	5,000	53,000	53,000	(21,201)	848

Tax Increment District No. 16



Purpose

- Fund the costs of land acquisition, site preparation, infrastructure improvements & development costs

Goal

- Expand residential, industrial and commercial opportunities in the City.

Required Finding

- More than 50% of total area is suitable for mixed-use development.

Tax Increment District No. 16

City of Chippewa Falls, Wisconsin		7/19/2022
Tax Increment District #16		
Valuation Test Compliance Calculation		
District Creation Date		7/19/2022
	Valuation Data	
	Currently Available	
	2021	1,283,104,300
Total EV (TID In)		153,972,516
12% Test		
Increment of Existing TIDs		
TID #5	Closed	
TID #7	4,596,900	
TID #8	2,066,200	
TID #10	2,037,900	
TID #11	28,823,000	
TID #12	5,397,500	
TID #13	3,653,600	
TID #14	32,150,400	
TID #15	301,200	
Total Existing Increment		129,026,700
Projected Base of New or Amended District		8,473,717
Less Value of Any Underlying TID Parcels		0
Total Value Subject to 12% Test		137,500,417
Compliance		PASS

- Finding required commonly referred to as “12% tes”
- Base value - EV of boundary area - plus increment value of existing TIDs cannot exceed 12% of total EV
- TID 5 terminated May 2022
- TID 16 will comply as a result

Tax Increment District No. 16

Preliminary Projects Include:

City of Chippewa Falls, Wisconsin						
Tax Increment District #16						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2022	Phase II 2023	Phase III 2025	Throughout	Total (Note 1)
1	Land Acquisition	2,350,000				2,350,000
2	Chippewa Mall Drive Extension	2,865,000				2,865,000
3	Chippewa Crossing Expansion		1,400,000			1,400,000
4	Land Marketing/Professional Services Study		100,000			100,000
5	Infrastructure - Chippewa Crossing to Summit			3,750,000		3,750,000
6	Administrative Costs				120,000	120,000
Total Projects		5,215,000	1,500,000	3,750,000	120,000	10,585,000

Notes:

Note 1 Project costs are estimates and are subject to modification

Projects will be approved individually by the City after approval of the TID as the intended funding source.



Tax Increment District No. 16

Preliminary Development & Increment Assumptions

City of Chippewa Falls, Wisconsin Tax Increment District #16 Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	8,473,712
District Creation Date	July 29, 2022	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2022	Base Tax Rate	\$18.06
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 / 7/19/2037	Tax Exempt Discount Rate	0.00%
Revenue Periods/Final Year	20 / 2043	Taxable Discount Rate	
Extension Eligibility/Years	Yes / 3		
Eligible Recipient District	No		

- Estimated \$64MM new tax base throughout the life of the District
- Total tax increment to revenue projected to be approximately \$18.7 million through life of TID.
- No inflationary value increases projected

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2022	0	2023	0	2024	\$18.06	0
2	2023	17,000,000	2024	0	2025	\$18.06	306,975
3	2024	8,000,000	2025	0	2026	\$18.06	451,481
4	2025	12,000,000	2026	0	2027	\$18.06	663,118
5	2026	10,000,000	2027	0	2028	\$18.06	848,690
6	2027	5,000,000	2028	0	2029	\$18.06	938,976
7	2028	4,000,000	2029	0	2030	\$18.06	1,011,205
8	2029	0	2030	0	2031	\$18.06	1,011,205
9	2030	0	2031	0	2032	\$18.06	1,011,205
10	2031	4,000,000	2032	0	2033	\$18.06	1,063,434
11	2032	0	2033	0	2034	\$18.06	1,063,434
12	2033	0	2034	0	2035	\$18.06	1,063,434
13	2034	4,000,000	2035	0	2036	\$18.06	1,155,663
14	2035	0	2036	0	2037	\$18.06	1,155,663
15	2036	0	2037	0	2038	\$18.06	1,155,663
16	2037	0	2038	0	2039	\$18.06	1,155,663
17	2038	0	2039	0	2040	\$18.06	1,155,663
18	2039	0	2040	0	2041	\$18.06	1,155,663
19	2040	0	2041	0	2042	\$18.06	1,155,663
20	2041	0	2042	0	2043	\$18.06	1,155,663
Totals	64,000,000	0	0	64,000,000	Future Value of Increment		18,743,415

Note: 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 costs, capital interest and issuance costs).



Tax Incremental District No. 16

Preliminary Cash Flow

City of Chippewa Falls, Wisconsin Tax Incremental District #16 Cash Flow Projection

Year	Projected Revenues			Expenditures						Balances							
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Dated Date: Principal	Est. Rate	Cap. I	Interest	Dated Date: Principal	Est. Rate	Cap. I	Interest	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2022												15,000	15,000	(15,000)	(15,000)	5,810,000	2022
2023												5,000	5,000	(5,000)	(20,000)	7,550,000	2023
2024												5,000	5,000	(5,000)	(25,000)	7,550,000	2024
2025												5,000	459,218	(152,245)	(177,245)	11,185,000	2025
2026												5,000	938,498	(487,067)	(664,312)	10,735,000	2026
2027												5,000	935,498	(267,370)	(931,682)	10,270,000	2027
2028												5,000	931,598	(83,898)	(1,014,580)	9,790,000	2028
2029												5,000	936,968	2,008	(1,012,571)	9,285,000	2029
2030												5,000	936,143	75,062	(937,509)	8,760,000	2030
2031												5,000	934,333	76,852	(860,656)	8,215,000	2031
2032												5,000	936,553	74,642	(786,014)	7,645,000	2032
2033												5,000	937,338	145,896	(640,118)	7,050,000	2033
2034												5,000	932,268	151,166	(488,951)	6,435,000	2034
2035												5,000	930,968	152,466	(336,485)	5,785,000	2035
2036												5,000	933,403	222,260	(114,224)	5,135,000	2036
2037												5,000	934,371	221,293	107,068	4,425,000	2037
2038												5,000	928,856	226,808	333,276	3,700,000	2038
2039												5,000	932,041	223,623	557,699	2,940,000	2039
2040												5,000	933,466	222,198	779,697	2,145,000	2040
2041												5,000	933,163	222,500	1,002,197	1,315,000	2041
2042												5,000	930,858	224,805	1,227,003	450,000	2042
2043												5,000	476,825	678,838	1,905,841	0	2043
Total	18,743,415	0	18,743,415	5,810,000		2,815,810		1,740,000			989,550	120,000	15,837,574				Total

Notes:

Projected Closure Year

- Project costs are funded with debt in 2022, 2023, and 2025
- ✓ Expenditures will be undertaken to align with anticipated development



Preliminary Timeline

- June 27, 2022
 - ✓ Initial Joint Review Board meeting
 - ✓ Plan Commission public hearing
 - ✓ PC considers resolution recommending adoption of amendment to TID 10 and creation of TID 16 and its boundaries to City Council
- July 19, 2022
 - ✓ City Council considers resolutions for TIDs 10 & 14
- Date To Be Determined
 - ✓ JRB reconvenes to resolutions for TIDs 10 & 14

June 27, 2022 (DRAFT)

PROJECT PLAN

City of Chippewa Falls, Wisconsin

Tax Incremental District No. 16



Prepared by:

Ehlers

3060 Centre Pointe Drive

Roseville, MN 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 27, 2022
Public Hearing Held:	June 27, 2022
Approval by Plan Commission:	June 27, 2022
Adoption by Common Council:	July 19, 2022
Approval by the Joint Review Board:	TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 16 (“District”) is a proposed mixed-use District comprising approximately 586 acres located in eastern Chippewa Falls bounded approximately by Summit Avenue to the north, 160th St. to the east, Highway 29 to the south, and Highway 53 to the west. The District will be created to pay the costs of land acquisition and infrastructure needed (“Project”) for the Chippewa Crossing development. In addition to the incremental property value that will be created, the City expects the Project will result in new residential and commercial opportunities in Chippewa Falls.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$10,585,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include land acquisition, street improvements, utilities infrastructure, and professional services costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$64,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this 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 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 reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the 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 that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 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 prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use 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. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

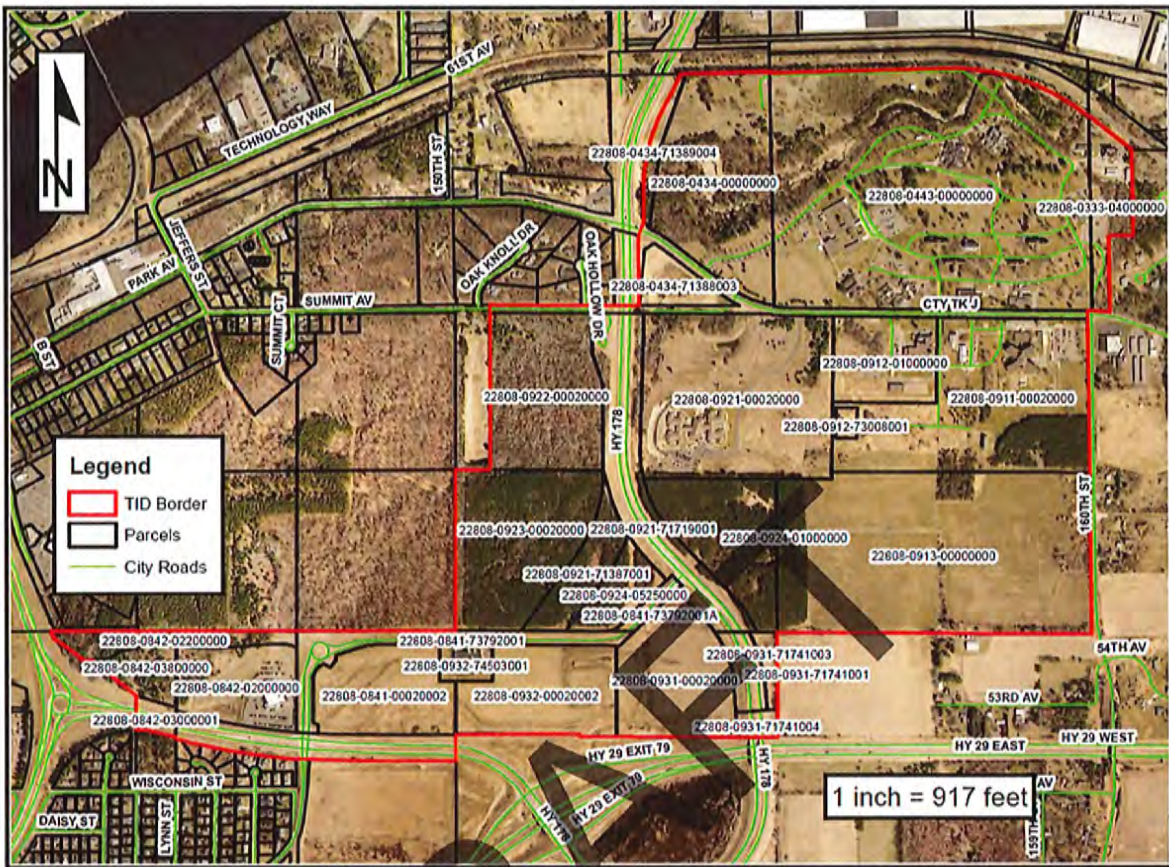
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

DRAFT

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

DRAFT



SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.

DRAFT

City of Chippewa Falls - Existing Uses/Conditions



SECTION 4: Preliminary Parcel List and Analysis

City of Chippewa Falls, Wisconsin Tax Incremental District #16 Base Property Information										Assessment Information				Equalized Value				District Classification			
Map Ref #	Parcel Number	Street Address	Owner	Overlapping TID	Average	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Subtable)	Commercial/Business	Existing Residential	Newly Planned Residential	Subtable for Mixed Use		
	22828-0942-0200000		DANDIANO LLC	5	5.10	100,000	0	0	100,000	94.93%	106,341	0	0	106,341	0	5.1	0	0	5.10		
	22828-0942-0200000		City of Chippewa Falls	5	6.50	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0942-0200000	1000 Chippewa Crossing Blvd	DANDY LAND MANAGEMENT LLC	5	17.20	884,400	3,975,100	110,300	4,979,800	94.93%	942,168	4,187,401	116,151	5,345,700	0	17.2	0	0	17.20		
	22828-0941-73752001		City of Chippewa Falls	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0941-00020002		Chippewa Crossing Partners LLC Et Al	5	17.96	933,900	0	0	933,900	94.93%	983,778	0	0	983,778	0	17.96	0	0	17.96		
	22828-0931-00020000		Chippewa Crossing Partners LLC Et Al	5	24.69	984,200	0	0	984,200	94.93%	1,056,794	0	0	1,056,794	0	24.69	0	0	24.69		
	22828-0932-00020002		Chippewa Crossing Partners LLC Et Al	5	20.12	1,046,200	0	0	1,046,200	94.93%	1,102,075	0	0	1,102,075	0	20.12	0	0	20.12		
	22828-0931-74530001	1501 Chippewa Crossing Blvd	City of Chippewa Falls	5	3.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0931-71741004		Wisconsin DOT	15	1.67	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0931-71741001		City of Chippewa Falls	15	3.83	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0931-71741003		City of Chippewa Falls	15	1.57	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0929-00020000		State of Wisconsin Northern Center	5	29.20	0	0	0	0	0	0	0	0	0	0	0	0	0	29.20		
	22828-0921-71387001		State of Wisconsin Dept of Health	15	8.10	0	0	0	0	0	0	0	0	0	0	0	0	0	8.10		
	22828-0934-025250000		State of Wisconsin Northern Center	15	7.63	0	0	0	0	0	0	0	0	0	0	0	0	0	6.40		
	22828-0941-73752001A		City of Chippewa Falls	5	1.62	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0921-71745001		City of Chippewa Falls	5	24.49	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
	22828-0924-01000000		State of Wisconsin Northern Center	15	19.00	0	0	0	0	0	0	0	0	0	0	0	0	0	19.00		
	22828-0913-00000000		State of Wisconsin Northern Center	15	77.80	0	0	0	0	0	0	0	0	0	0	0	0	0	75.90		
	22828-0923-00000000		State of Wisconsin Northern Center	15	26.40	0	0	0	0	0	0	0	0	0	0	0	0	0	26.40		
	22828-0921-70000000		State of Wisconsin Department of Veterans Affairs	5	48.30	0	0	0	0	0	0	0	0	0	0	0	0	0	48.30		
	22828-0912-73000001		City of Chippewa Falls	1.00	1.00	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00		
	22828-0912-01000000		State of Wisconsin Department of Military Affairs	13.07	13.07	0	0	0	0	0	0	0	0	0	0	0	0	0	13.07		
	22828-0911-00020000		State of Wisconsin Northern Center	53.85	53.85	0	0	0	0	0	0	0	0	0	0	0	0	0	53.85		
	22828-0914-71388003		City of Chippewa Falls	5.92	5.92	0	0	0	0	0	0	0	0	0	0	0	0	0	5.92		
	22828-0934-71389004		City of Chippewa Falls	2.34	2.34	0	0	0	0	0	0	0	0	0	0	0	0	0	2.34		
	22828-0934-00000000		State of Wisconsin Northern Center	39.85	39.85	0	0	0	0	0	0	0	0	0	0	0	0	0	39.85		
	22828-0443-00000000		State of Wisconsin Northern Center	123.10	123.10	0	0	0	0	0	0	0	0	0	0	0	0	0	115.10		
	22828-0933-04000000		State of Wisconsin Northern Center	12.50	12.50	0	0	0	0	0	0	0	0	0	0	0	0	0	12.50		
	22828-0942-03000001		State of Wisconsin DOT	1.91	1.91	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00		
Total						3,958,700	3,975,100	110,300	8,044,100		4,170,125	4,187,401	116,151	8,473,727	0	254.91	48.3	176.8	534.88		
Legal Assessor: 508-41						The above values are as of January 1, 2021. Actual base value certification of the territory will be based on January 1, 2022 assessment values.															

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 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 value of those parcels located within Tax Incremental District No. 16 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$137,500,417. This value is less than the maximum of \$153,972,516 in equalized value that is permitted for the City.

City of Chippewa Falls, Wisconsin	
Tax Incremental District #16	
Valuation Test Compliance Calculation	
District Creation Date	7/19/2022
	Valuation Data
	Currently Available
	2021
Total EV (TID In)	1,283,104,300
12% Test	153,972,516
Increment of Existing TIDs	
TID #5	Closed
TID #7	4,596,900
TID #8	2,066,200
TID #10	2,037,900
TID #11	28,823,000
TID #12	5,397,500
TID #13	3,658,600
TID #14	82,150,400
TID #15	301,200
Total Existing Increment	129,026,700
Projected Base of New or Amended District	8,473,717
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	137,500,417
Compliance	PASS

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory 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, design and construction is completed.

With all Project Costs, 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.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development 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 to make the property suitable for development. 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 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 Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

To make sites suitable for development, 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, 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

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.

Water System Improvements

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 within the District will cause stormwater runoff. 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

To create sites suitable for development, 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

To create sites suitable for development, 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

To create sites suitable for development, 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

To allow development to occur, the City may need to construct 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

To attract development 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.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for 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.

Contribution to Community Development Authority (CDA) or Redevelopment Authority (RDA)]

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA (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 CDA (RDA) for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. 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 CDA (RDA) in the program manual. Any funds returned to the CDA (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 fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

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

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 relating to 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.

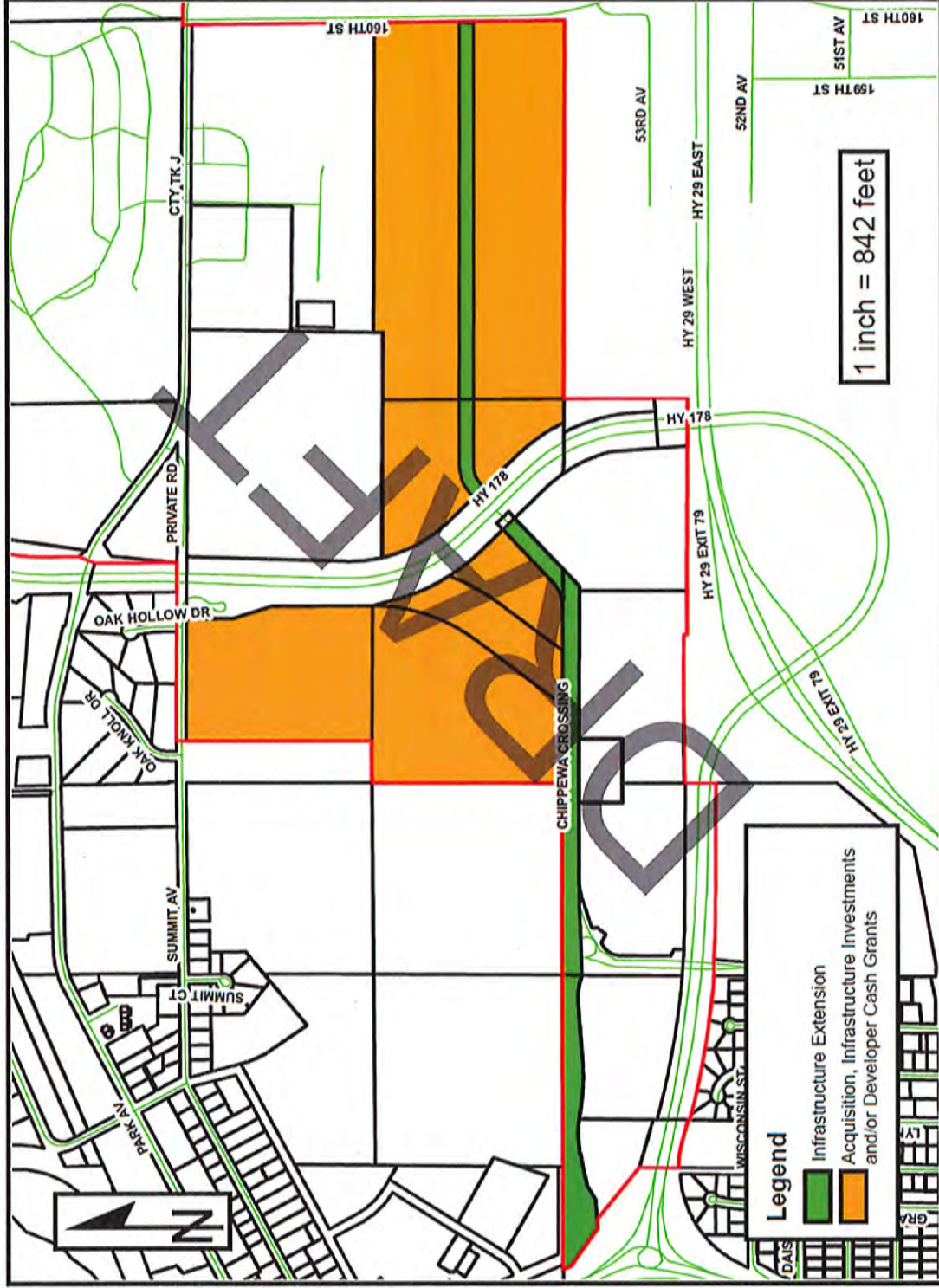
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SECTION 7:
Map Showing Proposed Improvements and Uses

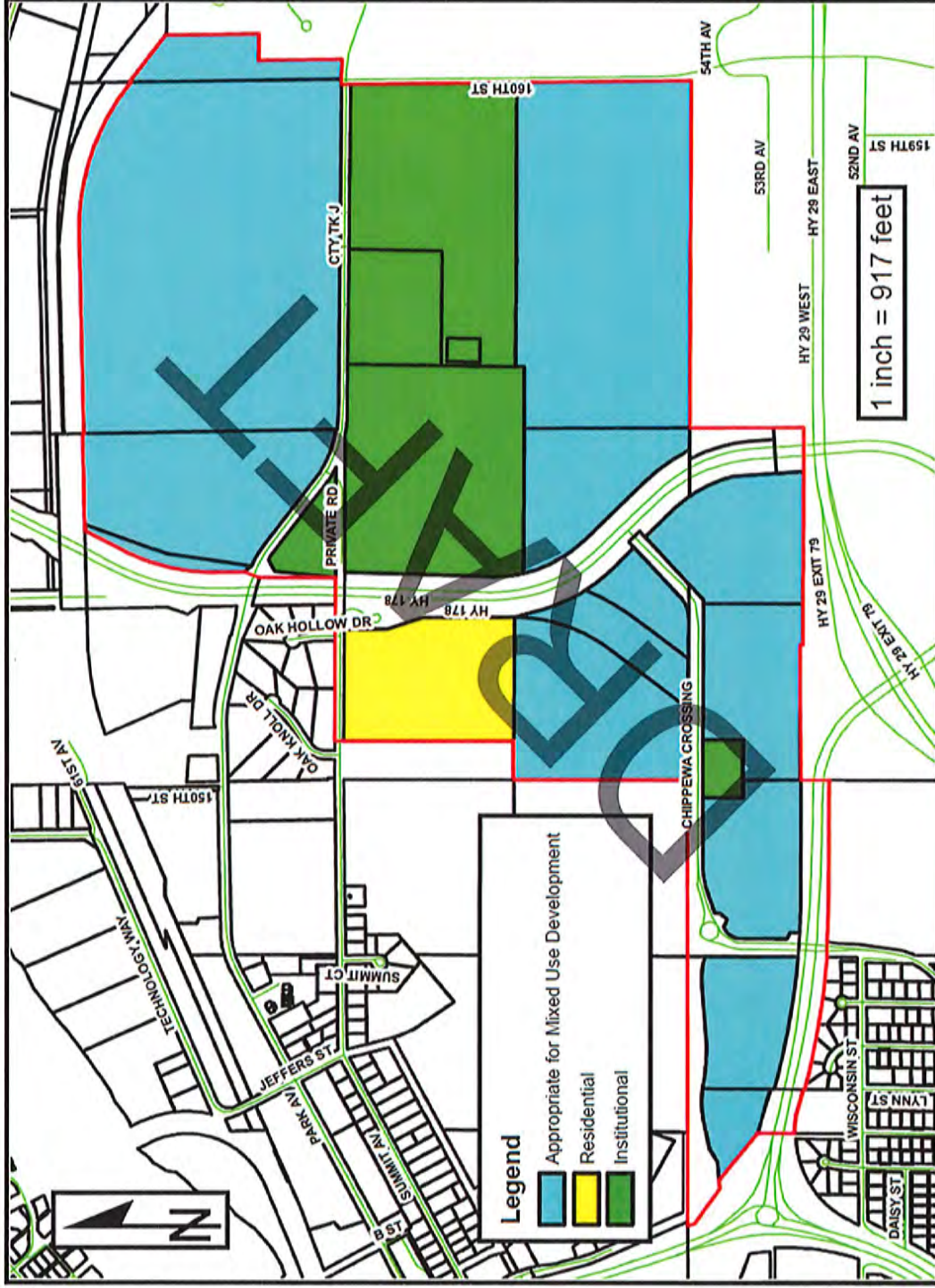
Map Found on Following Page.

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City of Chippewa Falls - Projects Map



City of Chippewa Falls - Proposed Uses/Conditions



SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Chippewa Falls, Wisconsin						
Tax Increment District #16						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2022	Phase II 2023	Phase III 2025	Throughout	Total (Note 1)
1	Land Acquisition	2,350,000				2,350,000
2	Chippewa Mall Drive Extension	2,865,000				2,865,000
3	Chippewa Crossing Expansion		1,400,000			1,400,000
4	Land Marketing/Professional Services Study		100,000			100,000
5	Infrastructure - Chippewa Crossing to Summit			3,750,000		3,750,000
6	Administrative Costs				120,000	120,000
Total Projects		5,215,000	1,500,000	3,750,000	120,000	10,585,000
Notes:						
Note 1 Project costs are estimates and are subject to modification						

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$64 million in incremental value by 2034. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.06 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$18,743,415 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

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Table 1 - Development Assumptions

City of Chippewa Falls, Wisconsin Tax Increment District #16 Development Assumptions									
Construction Year	Actual	Commercial Area A	Commercial Area B	Single Family Residential	Multi-Family Residential	Annual Total	Construction Year		Construction Year
1	2022					0	2022		1
2	2023	5,000,000	4,000,000	3,000,000	5,000,000	17,000,000	2023		2
3	2024			3,000,000	5,000,000	8,000,000	2024		3
4	2025		4,000,000	3,000,000	5,000,000	12,000,000	2025		4
5	2026	5,000,000			5,000,000	10,000,000	2026		5
6	2027				5,000,000	5,000,000	2027		6
7	2028		4,000,000			4,000,000	2028		7
8	2029					0	2029		8
9	2030					0	2030		9
10	2031		4,000,000			4,000,000	2031		10
11	2032					0	2032		11
12	2033					0	2033		12
13	2034		4,000,000			4,000,000	2034		13
14	2035					0	2035		14
15	2036					0	2036		15
16	2037					0	2037		16
17	2038					0	2038		17
18	2039					0	2039		18
19	2040					0	2040		19
20	2041					0	2041		20
Totals		0	10,000,000	20,000,000	9,000,000	25,000,000	64,000,000		

Notes:

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Table 2 – Tax Increment Projection Worksheet

City of Chippewa Falls, Wisconsin Tax Increment District #16 Tax Increment Projection Worksheet									
Type of District	Mixed Use					Base Value	8,473,717		
District Creation Date	July 19, 2022					Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2022				Base Tax Rate	\$18.06		
Max Life (Years)	20					Rate Adjustment Factor			
Expenditure Period/Termination	15	7/19/2037				Tax Exempt Discount Rate			
Revenue Periods/Final Year	20	2043				Taxable Discount Rate	0.00%		
Extension Eligibility/Years	Yes	3							
Eligible Recipient District	No								

Construction Year	Valuation Year	Value Added	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2022	0	0	0	2024	\$18.06	0
2	2023	17,000,000	0	17,000,000	2025	\$18.06	306,973
3	2024	8,000,000	0	25,000,000	2026	\$18.06	451,431
4	2025	12,000,000	0	37,000,000	2027	\$18.06	668,118
5	2026	10,000,000	0	47,000,000	2028	\$18.06	848,690
6	2027	5,000,000	0	52,000,000	2029	\$18.06	938,976
7	2028	4,000,000	0	56,000,000	2030	\$18.06	1,011,205
8	2029	0	0	56,000,000	2031	\$18.06	1,011,205
9	2030	0	0	56,000,000	2032	\$18.06	1,011,205
10	2031	4,000,000	0	60,000,000	2033	\$18.06	1,083,434
11	2032	0	0	60,000,000	2034	\$18.06	1,083,434
12	2033	0	0	60,000,000	2035	\$18.06	1,083,434
13	2034	4,000,000	0	64,000,000	2036	\$18.06	1,155,663
14	2035	0	0	64,000,000	2037	\$18.06	1,155,663
15	2036	0	0	64,000,000	2038	\$18.06	1,155,663
16	2037	0	0	64,000,000	2039	\$18.06	1,155,663
17	2038	0	0	64,000,000	2040	\$18.06	1,155,663
18	2039	0	0	64,000,000	2041	\$18.06	1,155,663
19	2040	0	0	64,000,000	2042	\$18.06	1,155,663
20	2041	0	0	64,000,000	2043	\$18.06	1,155,663
Totals		64,000,000	0		Future Value of Increment		18,743,415

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).

Financing and Implementation

All projects proposed in the plan will be financed with General Obligation Bonds. Land Acquisition and Chippewa Mall Drive Extension will be financed in 2022 with a net size of \$5,810,000. Chippewa Crossing Expansion and Land Marketing/Professional Services Study will be financed in 2023 with a net size of \$1,740,000. Chippewa Crossing to Summit Infrastructure will be financed in 2025 with a net size of \$3,870,000. Table 3. provides a summary of the District’s financing plan.

Table 3 - Financing Plan

City of Chippewa Falls, Wisconsin				
Tax Increment District #16				
Estimated Financing Plan				
	G.O. Bond 2022	G.O. Bond 2023	G.O. Bond Year	Totals
Projects				
Phase I	5,215,000			5,215,000
Phase II		1,500,000		1,500,000
Phase III			3,750,000	3,750,000
Total Project Funds	<u>5,215,000</u>	<u>1,500,000</u>	<u>3,750,000</u>	<u>10,465,000</u>
Estimated Finance Related Expenses				
Municipal Advisor	34,500	22,400	29,100	
Bond Counsel	17,000	13,000	14,000	
Disclosure Counsel	11,050	8,450	9,100	
Rating Agency Fee	17,000	13,000	14,000	
Paying Agent	900	900	900	
Underwriter Discount	12.50 72,625	12.50 21,750	12.50 48,375	
Debt Service Reserve				
Capitalized Interest	438,436	156,600		
Total Financing Required	5,806,511	1,736,100	3,865,475	
Rounding	3,489	3,900	4,525	
Net Issue Size	5,810,000	1,740,000	3,870,000	11,420,000
Notes:				

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

Year	Projected Revenues			Expenditures			Balance								
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Dated Date: Principal	Est. Rate	Cap. I	Interest	Dated Date: Principal	Est. Rate	Cap. I	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2022															
2023	306,973		306,973	235,000	3.20%	(219,218)	219,218	78,300	5.00%	(78,300)	15,000	(15,000)	(15,000)	5,810,000	2022
2024	451,431		451,431	245,000	3.30%	(219,218)	219,218	78,300	5.00%	(78,300)	5,000	(5,000)	(20,000)	7,550,000	2023
2025											5,000	(5,000)	(25,000)	7,550,000	2024
2026											5,000	(87,245)	(112,245)	11,185,000	2025
2027											5,000	(87,245)	(199,490)	10,135,000	2026
2028											5,000	(87,245)	(286,735)	9,085,000	2027
2029											5,000	(87,245)	(373,980)	8,035,000	2028
2030											5,000	(87,245)	(461,225)	6,985,000	2029
2031											5,000	(87,245)	(548,470)	5,935,000	2030
2032											5,000	(87,245)	(635,715)	4,885,000	2031
2033											5,000	(87,245)	(722,960)	3,835,000	2032
2034											5,000	(87,245)	(810,205)	2,785,000	2033
2035											5,000	(87,245)	(897,450)	1,735,000	2034
2036											5,000	(87,245)	(984,695)	715,000	2035
2037											5,000	(87,245)	(1,071,940)	245,000	2036
2038											5,000	(87,245)	(1,159,185)	145,000	2037
2039											5,000	(87,245)	(1,246,430)	45,000	2038
2040											5,000	(87,245)	(1,333,675)	5,000	2039
2041											5,000	(87,245)	(1,420,920)	5,000	2040
2042											5,000	(87,245)	(1,508,165)	5,000	2041
2043											5,000	(87,245)	(1,595,410)	5,000	2042
Total	18,743,415	0	18,743,415	5,810,000			2,815,810	985,550			120,000	16,837,574			Total

Notes:

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

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SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

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SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

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SECTION 13:
**Statement of the Proposed Method for the Relocation of
any Persons to be Displaced**

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

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SECTION 14:
**How Creation of the Tax Incremental District Promotes
the Orderly Development of the City**

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed-use development. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and residential development opportunities.

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SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- 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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

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**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

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Insert Signed Legal Opinion

SAMPLE

Mayor
City of Chippewa Falls
30 W Central St
Chippewa Falls, Wisconsin 54729

RE: Project Plan for Tax Incremental District No. 16

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Chippewa Falls, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Chippewa Falls Tax Incremental District No. 16 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Chippewa Falls, Wisconsin Tax Increment District #16 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.							
Statement of Taxes Data Year: 2021						Percentage	
Chippewa County						3,273,293	14.13%
City of Chippewa Falls						10,918,451	47.12%
School District of Chippewa Falls Area						8,069,349	34.83%
Chippewa Valley Technical College						908,279	3.92%
Total						23,169,322	
Revenue Year	Chippewa County	Chippewa Falls	of Chippewa Falls Area	Valley Technical	Total	Revenue Year	
2024	0	0	0	0	0	2024	
2025	43,368	144,660	106,912	12,034	306,973	2025	
2026	63,776	212,735	157,223	17,697	451,431	2026	
2027	94,388	314,848	232,690	26,191	668,118	2027	
2028	119,899	399,942	293,580	33,270	848,690	2028	
2029	132,654	442,489	327,024	36,810	938,976	2029	
2030	142,858	476,527	352,180	39,641	1,011,205	2030	
2031	142,858	476,527	352,180	39,641	1,011,205	2031	
2032	142,858	476,527	352,180	39,641	1,011,205	2032	
2033	153,062	510,564	377,336	42,473	1,083,434	2033	
2034	153,062	510,564	377,336	42,473	1,083,434	2034	
2035	153,062	510,564	377,336	42,473	1,083,434	2035	
2036	163,266	544,602	402,491	45,304	1,155,663	2036	
2037	163,266	544,602	402,491	45,304	1,155,663	2037	
2038	163,266	544,602	402,491	45,304	1,155,663	2038	
2039	163,266	544,602	402,491	45,304	1,155,663	2039	
2040	163,266	544,602	402,491	45,304	1,155,663	2040	
2041	163,266	544,602	402,491	45,304	1,155,663	2041	
2042	163,266	544,602	402,491	45,304	1,155,663	2042	
2043	163,266	544,602	402,491	45,304	1,155,663	2043	
					18,743,415		
					2,647,974		
					8,832,760		
					6,527,906		
					734,776		

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

PLAN COMMISSION TID RESOLUTION NO. 2022-01

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 16,
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. 16 (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 27, 2022 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. 16 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.

Adopted this 27th day of June, 2022.

Plan Commission Chair


Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 16
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

June 27, 2022 (DRAFT)

PROJECT PLAN AMENDMENT

City of Chippewa Falls, Wisconsin

Tax Incremental District No. 10



Prepared by:

Ehlers

3060 Centre Pointe Drive

Roseville, MN 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 27, 2022
Public Hearing Held:	June 27, 2022
Approval by Plan Commission:	June 27, 2022
Adoption by Common Council:	July 19, 2022
Approval by the Joint Review Board:	TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 10 ("District") is a 12-acre industrial district created on February 15, 2005. The District was created to:

- Promote industrial development within and around the Lake Wissota Business Park

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Allow excess revenue to be transferred to Tax Incremental District No. 7 ("Recipient District") as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:
 1. The District and the Recipient District lie within the same overlapping taxing jurisdictions.
 2. The District may amend its project plan to allocate funds with other eligible recipient districts at any time during its unextended life.
 3. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient District.
 4. The Recipient District is a blighted area district, which qualifies it as an eligible recipient of excess revenue.

Estimated Total Project Cost Expenditures

The City anticipates making allocations of approximately \$410,000 in transfers to recipient districts.

Incremental Valuation

As this project plan amendment will allow for allocating funds to a recipient district, no new valuation is expected to be created.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this 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 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 reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the 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:**

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 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 prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.
5. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
6. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

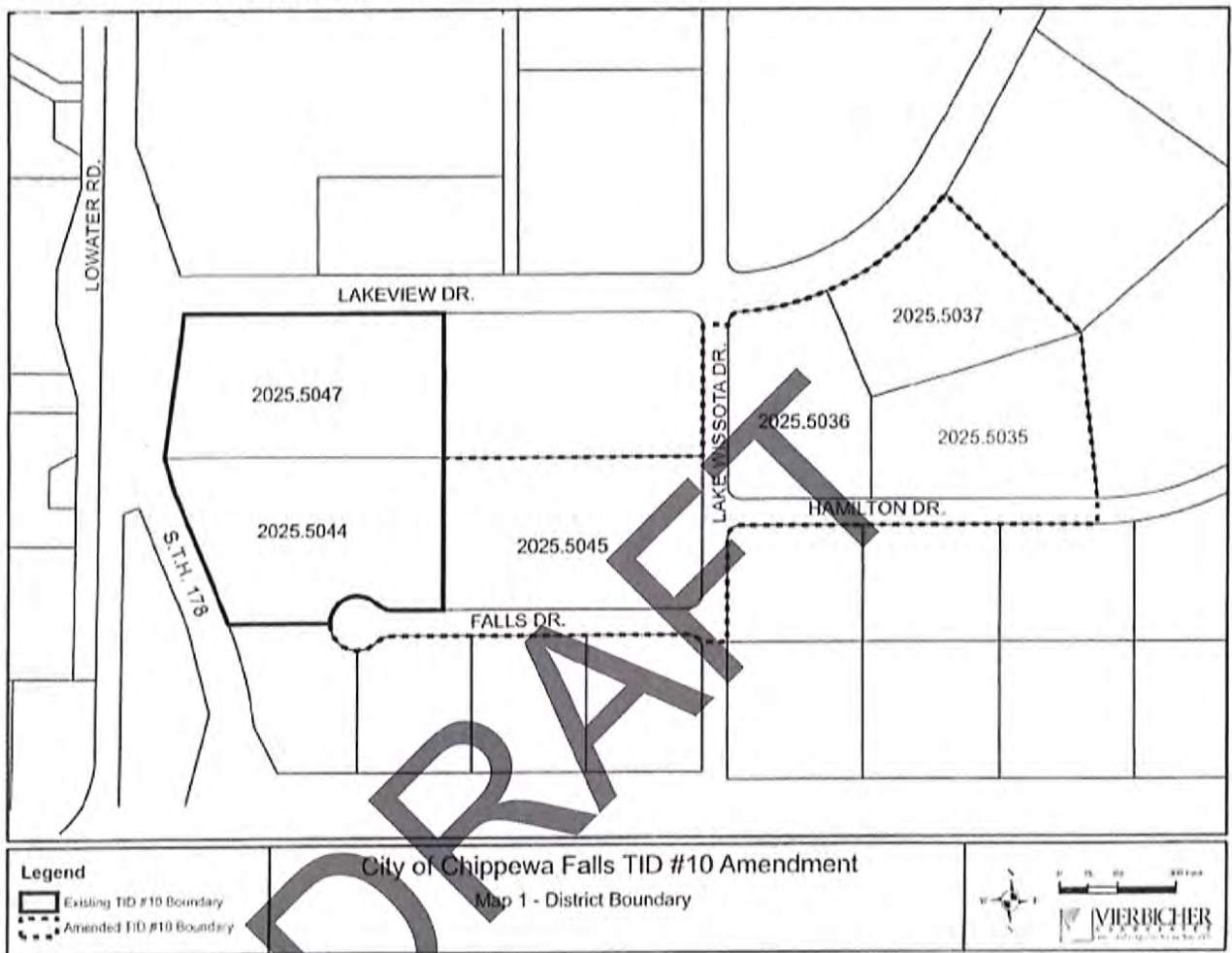
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SECTION 2:
Map of Current District Boundary

A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.

DRAFT

Map of TID 10 Donor District



Map of TID 7 Recipient District



SECTION 3: Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's amended Project Plan dated June 21, 2011 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4: Equalized Value Test

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

SECTION 5: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

No changes to Project Costs are planned. included in the District's amended Project Plan dated June 21, 2011 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 6:

Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. The "Map Showing Proposed Improvements and Uses" included within the District's amended] Project Plan dated June 21, 2011 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 7:

Detailed List of Estimated Project Costs

No changes to Project Costs beyond the transfer of excess increment are planned. The "Detailed List of Estimated Project Costs" included in the District's amended Project Plan dated June 21, 2011 remains unchanged and is incorporated by reference as part of this Plan Amendment.

While not considered to be a Project Cost, this Plan Amendment provides authority for the District to transfer excess revenue to District No. 7.

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

No new value is expected to be created in the District through this amendment. The current increment value in the District is \$2,037,900, as shown in **Table 1**. The forecast assumes the City's current equalized TID Interim tax rate of \$18.06 per thousand of equalized value and the current value increment remain constant through the remainder of the District's life, as shown in **Table 2**.

DRAFT

Table 1 - Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> City of Chippewa Falls, Wisconsin Tax Increment District #10 Development Assumptions </div>						
Construction Year		Actual	Area A	Annual Total	Construction Year	
16	2020		2,037,900	2,037,900	2020	16
17	2021			0	2021	17
18	2022			0	2022	18
19	2023			0	2023	19
20	2024			0	2024	20
21	2025			0	2025	21
22	2026			0	2026	22
23	2027			0	2027	23
24	2028			0	2028	24
25	2029			0	2029	25
26	2030			0	2030	26
27	2031			0	2031	27
Totals		0	2,037,900	2,037,900		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Chippewa Falls, Wisconsin								
Tax Increment District #10								
Tax Increment Projection Worksheet								
Type of District	Industrial			Base Value	0			
District Creation Date	May 3, 2005			Appreciation Factor	0.00%			
Valuation Date	Jan 1,	2005		Base Tax Rate	\$18.06			
Max Life (Years)	20			Rate Adjustment Factor				
Expenditure Period/Termination	15	5/3/2020		Tax Exempt Discount Rate				
Revenue Periods/Final Year	19	2025		Taxable Discount Rate	1.50%			
Extension Eligibility/Years	Yes	6						
Eligible Recipient District	No							
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
16	2020	2,037,900	2021	0	2,037,900	2022	\$18.06	36,799
17	2021	0	2022	0	2,037,900	2023	\$18.06	36,799
18	2022	0	2023	0	2,037,900	2024	\$18.06	36,799
19	2023	0	2024	0	2,037,900	2025	\$18.06	36,799
20	2024	0	2025	0	2,037,900	2026	\$18.06	36,799
21	2025	0	2026	0	2,037,900	2027	\$18.06	36,799
22	2026	0	2027	0	2,037,900	2028	\$18.06	36,799
23	2027	0	2028	0	2,037,900	2029	\$18.06	36,799
24	2028	0	2029	0	2,037,900	2030	\$18.06	36,799
25	2029	0	2030	0	2,037,900	2031	\$18.06	36,799
Totals		2,037,900		0		Future Value of Increment		367,988
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).								

Financing and Implementation

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District has sufficient funds to share funds with District 7 and close at the end of the District’s maximum life in 2031. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

DRAFT

Table 3 - Cash Flow
TID 10 - Before Sharing

Construction Year		Valuation Year	Revenue Year	Inflation Increment	Valuation	New TID Value Increment	Tax Rate	Projected Tax Increment	Expenses	Total Expenses	Annual Balance	Cumulative Balance
2019	2020	2020	2021	-	3,096,400	18,900	18.06	61,625	5,000	5,000	56,625	115,860
2020	2021	2021	2022	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	147,659
2021	2022	2022	2023	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	179,458
2022	2023	2023	2024	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	211,256
2023	2024	2024	2025	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	243,055
2024	2025	2025	2026	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	274,854
2025	2026	2026	2027	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	306,653
2026	2027	2027	2028	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	338,452
2027	2028	2028	2029	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	370,251
2028	2029	2029	2030	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	402,050
2029	2030	2030	2031	-	2,037,900	18,060	18.06	36,799	5,000	5,000	31,799	433,848

Cash Balance
 Dec. 31, 2020
 \$59,235

TID 10 - After Sharing

District Classification: Industrial Creation Date: 5/3/2005 Effective Creation Year: 2005 End of Expenditure Period: 2020 Maximum Life of District (Final Year): 2031 Final Revenue Year: 2031 Inflation Factor: 0.00%	Cash Balance Dec. 31, 2020 \$59,235
--	--

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Expenses	Total Expenses	Available for Sharing	Sharing with TID 7	Total Sharing	Annual Balance	Cumulative Balance
2019	2020	2021	-	3,096,400	19.90	61,625	5,000	5,000	5,000	56,625	140,000	140,000	56,625	115,860
2020	2021	2022	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	(108,201)	7,659
2021	2022	2023	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	9,458
2022	2023	2024	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	11,256
2023	2024	2025	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	13,055
2024	2025	2026	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	14,854
2025	2026	2027	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	16,653
2026	2027	2028	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	18,452
2027	2028	2029	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	20,251
2028	2029	2030	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	30,000	30,000	1,799	22,050
2029	2030	2031	-	2,037,900	18.06	36,799	5,000	5,000	5,000	31,799	53,000	53,000	(21,201)	848

Table 3 - Cash Flow For TID Receiving Shared Increment
TID 7 - Before Sharing

District Classification:										Eight		Cash					
Creation Date:										3/20/2001		Balance					
Effective Creation Year:										2001		Dec-31-2020					
End of Expenditure Period:										2023							
Maximum Life of District (Final Year):										2031							
Final Revenue Year:										2031							
Inflation Factor:										0.09%							
Extended to										2037							
Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuations	TID Value Increment	Tax Rate	Projected Tax Increment	TID 8 Transfers	TID 13 Transfers	TID 4 Transfers	Total Revenue	2022 Note	Cash Outlays	Other Expenses	Total Expenses	Annual Balance	Cumulative Balance
2019	2020	2021	-	6,976,800	18.90	135.669	83.007	-	-	-	135.669			5,000	5,000	130,669	351,020
2020	2021	2022	-	4,596,900	18.06	83.007	83.007	250,000	25,000	458,007	458,007	109,109	650,000	5,000	5,000	(196,993)	154,027
2021	2022	2023	-	4,596,900	18.06	83.007	83.007	50,000	125,000	258,007	258,007	86,950		5,000	5,000	143,899	297,926
2022	2023	2024	-	4,596,900	18.06	83.007	83.007	50,000	90,000	223,007	223,007	86,950		5,000	5,000	167,657	464,583
2023	2024	2025	-	4,596,900	18.06	83.007	83.007	35,000	50,000	125,000	125,000	86,950		5,000	5,000	132,057	597,040
2024	2025	2026	-	4,596,900	18.06	83.007	83.007	-	50,000	125,000	223,007	2,907,975		5,000	5,000	202,057	799,098
2025	2026	2027	-	4,596,900	18.06	83.007	83.007	400,000	50,000	1,118,007	1,118,007			5,000	5,000	(1,794,968)	(985,870)
2026	2027	2028	-	4,596,900	18.06	83.007	83.007	70,000	-	133,007	133,007			5,000	5,000	128,007	(867,863)
2027	2028	2029	-	4,596,900	18.06	83.007	83.007	70,000	-	133,007	133,007			5,000	5,000	148,007	(719,855)
2028	2029	2030	-	4,596,900	18.06	83.007	83.007	70,000	-	133,007	133,007			5,000	5,000	148,007	(571,848)
2029	2030	2031	-	4,596,900	18.06	83.007	83.007	70,000	1,330,000	1,473,007	1,473,007			5,000	5,000	1,468,007	(59,159)

SECTION 9: Annexed Property

No territory is being added to the District as part of this Plan Amendment.

SECTION 10: Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed-use development. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and commercial development.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- 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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

INSERT SIGNED LEGAL OPINION

SAMPLE

Mayor
City of Chippewa Falls
30 W Central St
Chippewa Falls, Wisconsin 54729

RE: Project Plan Amendment for Tax Incremental District No. 10

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Chippewa Falls, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Chippewa Falls Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Chippewa Falls, WI						
Tax Increment District #10						
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:				2020	Percentage	
Chippewa County				3,124,607	12.79%	
City of Chippewa Falls				12,183,361	49.86%	
School District of Chippewa Falls Area				8,224,991	33.66%	
Chippewa Valley Technical College				904,343	3.70%	

Revenue Year	Chippewa County	City of Chippewa Falls	School District of Chippewa Falls Area	Chippewa Valley Technical	Total	Revenue Year
2022	4,705	18,346	12,386	1,362	36,799	2022
2023	4,705	18,346	12,386	1,362	36,799	2023
2024	4,705	18,346	12,386	1,362	36,799	2024
2025	4,705	18,346	12,386	1,362	36,799	2025
2026	4,705	18,346	12,386	1,362	36,799	2026
2027	4,705	18,346	12,386	1,362	36,799	2027
2028	4,705	18,346	12,386	1,362	36,799	2028
2029	4,705	18,346	12,386	1,362	36,799	2029
2030	4,705	18,346	12,386	1,362	36,799	2030
2031	4,705	18,346	12,386	1,362	36,799	2031
	47,052	183,463	123,856	13,618	367,988	

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

PLAN COMMISSION TID RESOLUTION NO. 2022-02

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 10
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. 10 (the "District") was created by the City on May 3, 2005 as an industrial district; and

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

WHEREAS, such Amendment will:

- a. Allow excess revenue to be transferred to Tax Incremental District No. 7 (the "Recipient District") as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

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 27, 2022 held a public hearing concerning the proposed amendment to the Project Plan, 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. The boundaries of Tax Incremental District No. 10 remain unchanged as specified 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 of the District promotes orderly development in the City.

Adopted this 27th day of June, 2022.

Plan Commission Chair

Richard J. Ruben PE
Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY