

# Tax Increment District No. 4

## Project Plan

City of Cuba City, WI

Prepared For:  
City of Cuba City  
108 N. Main Street  
Cuba City, WI 53807

Prepared By:  
Vierbicher  
400 Viking Drive  
Reedsburg, WI 53959

Adopted by the Common Council  
January 24, 2019

© 2019 Vierbicher

vierbicher  
planners | engineers | advisors



# Acknowledgements

## **Common Council**

Thomas J. Gile, Mayor  
Greg Kern  
Betty Loeffelholz  
Connie Gronemus  
Leland P. Weber  
Dennis Risher  
John V. Van De Wiel  
Greg Bockhop  
Craig Hendrickson

## **Plan Commission**

Tom Gile, Chair  
Connie Gronemus  
George A. Morrissey  
Betty Loeffelholz  
John Davis  
Mel Krueh  
Rachel Mahun

## **City Staff / Advisors**

Jill Hill, Clerk  
George Morrissey, Director of Public Works  
Bob Jones, Economic Development Director  
Paul A. Johnson, City Attorney

## **Joint Review Board**

Greg Kern – City of Cuba City  
Robert Keeney – Grant County  
Jack Sauer – Lafayette County  
Aaron Olson – Cuba City School District  
Jason Wood – Southwest Wisconsin Technical College  
Gary Droessler – At-Large Member

## **Vierbicher**

Kurt R. Muchow, Project Manager

# TABLE OF CONTENTS

<b>Description</b>	<b>Page</b>
Introduction .....	1
Proposed Projects .....	4
Detailed Project Costs.....	8
Economic Feasibility .....	9
Financing Methods & Timetable .....	11
Overlying Taxing Jurisdictions.....	12
“12% Test” .....	13
Changes to Maps, Plans, Ordinances .....	14
Relocation.....	14
Promoting Orderly Development .....	14
District Boundaries.....	164

## **Appendix A: Parcel List & Maps**

TID No. 4 Parcel List  
Map #1: District Boundary and Parcel Numbers  
Map #2: One-Half Mile Radius of TID Boundary  
Map #3: Proposed Improvements Map  
Map #4: Existing Land Use  
Map #5: Proposed Land Use  
Map #6: Zoning  
TID No. 4 Boundary Description

## **Appendix B: Financial Attachments**

Attachment #1: Planned Project Costs  
Attachment #2: Financing Summary  
Attachment #3: Debt Service Plan  
Attachment #4: Tax Increment Pro Forma  
Attachment #5: Tax Increment Cash Flow  
Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions  
Attachment #7: Increment Projections

## **Appendix C: Resolutions, Notices, Minutes, and Other Attachments**

Attachment #1: Timetable  
Attachment #2: Public Hearing Notice to Taxing Jurisdictions  
Attachment #3: Public Hearing Notice to Joint Review Board  
Attachment #4: Public Hearing Minutes  
Attachment #5: Plan Commission Resolution  
Attachment #6: Common Council Resolution  
Attachment #7: Joint Review Board Meeting Notices  
Attachment #8: Joint Review Board Meeting Minutes  
Attachment #9: Joint Review Board Approval Resolution  
Attachment #10: Public Notices Affidavits of Publication  
Attachment #11: Attorney Opinion Letter

# 1 Introduction

This Project Plan for Tax Increment District No. 4 (TID No. 4) in the City of Cuba City has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries.

As authorized in Wisconsin Statutes 66.1105, TID No. 4 was created to promote the orderly development of the City of Cuba City by promoting mixed use development. TID No. 4 includes industrial, commercial and residential property. The expected results of this TID include greater employment opportunities, an increase in tax base and new housing. This plan also allows expenditures that benefit TID No. 4 to be made within a half-mile of the TID No. 4 boundary.

TID No. 4 was created as a tool to assist with promotion of industrial development by making the City competitive with other communities and offering an environment that will positively influence new business development and help existing businesses to expand. TID No. 4 may be used to acquire property, improve and extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage industrial development. These activities may be located within the boundaries of TID No. 4, or within the one-half mile radius of TID No. 4.

TID No. 4 was created to promote the development of new housing and improvement of existing housing stock to ensure adequate housing is available for residents and people wanting to move to Cuba City. TID No. 4 Project Plan includes the following activities to promote affordable housing.

- Promote creation of new multi-family housing,
- Promote creation of new single family housing,
- Promote rehabilitation of existing owner and renter occupied housing stock, and
- Encourage home ownership.

TID No. 4 will accomplish the above activities by acquiring property, improving and extending infrastructure, preparing sites, making improvements to existing housing stock, rehabilitating buildings to create or improve housing units and providing incentives to developers and homeowners. These activities may be located within the boundaries of TID No. 4, or within the one-half mile radius of TID No. 4.

TID No. 4 was also created as a tool to assist with promotion of commercial development by making the City competitive with other communities and offering an environment that will positively influence new business development and help existing businesses to expand. TID No. 4 may be used to acquire property, improve and extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage commercial development. These activities may be located within the boundaries of TID No. 4, or within the one-half mile radius of TID No. 4.

The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID No. 4.



## Approval Process

The Cuba City Common Council met on November 7, 2018 and authorized the Plan Commission to begin the planning process to create TID No. 4. The Common Council also authorized the formation of a Joint Review Board (JRB) at that time.

A draft project plan was reviewed by the Plan Commission on December 13, 2018. As a result of the discussion, revisions to the plan were made and a public hearing date was set.

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on December 19, 2018. Public Hearing notices were published on December 27, 2018 and January 3, 2019. A Joint Review Board notice was published on December 27, 2018. The initial meeting of the Joint Review Board was held on January 3, 2019.

A Public Hearing was held by the Plan Commission on January 10, 2019. After the public hearing, the Plan Commission approved the TID No. 4 Project Plan and Boundary and recommended it to the Common Council for adoption. This Project Plan and Boundary was adopted by resolution of the Common Council on January 24, 2019. The TID No. 4 Project Plan is to be used as the official Plan for the district.

The TID No. 4 Project Plan and Boundary has been reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on January 31, 2019. The final meeting of the Joint review Board was held on February 12, 2019. The Joint Review Board approved the creation of TID No. 4.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of TID No. 4 in the City of Cuba City.

The Project Plan will be used as the official plan that guides development activities within TID No. 4. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Common Council. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Common Council is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review and Common Council approval.

It is also the intent of this Project Plan to allow expenditures within a half-mile of the TID No. 4 boundary. Improving select areas in this radius will assist with promoting mixed use development and the attraction of residents to the City.

As stated in the Common Council resolution approving this plan (see attachments), this Project Plan shall conform to the Comprehensive Plan of the City of Cuba City.

## Plan of Development for TID No. 4

The area that is included in the TID No. 4 includes a combination of vacant land located on the southern portion of the City for commercial, industrial and residential development. The TID Boundary also includes a redevelopment site on South Jackson Street that was a former gymnasium, plus other vacant or underutilized properties that may be improved or redeveloped for commercial and residential development.



The area within TID No. 4 that is designated for newly platted residential development that will be assisted by TIF is 13.86 acres. This area is approximately 10.39% of the total area of real property within the TID, which meets the requirements of 66.1105(f) 3. a. The area designated for newly platted residential is designed to include 23 single family homes and 12 townhouses for a total of 35 housing units. The net area for newly platted residential, without street right of ways, equals 11.15 acres. The resultant housing density equals 3.14 units per acre, which meets the minimum 3 units per acre requirement. See Map #3 in Appendix A for the proposed development and infrastructure improvements. The City may increase the area of land for newly platted residential development as needed, but will not exceed 35% of the total area of real property within TID No. 4.

TID No. 4 also includes the Cuba City Business Park. The eastern portion of the Business Park will require infrastructure improvements to enable the vacant land to be developed. The infrastructure will be made in phases in conjunction with new development. See Map #3 in Appendix A for the proposed development and infrastructure improvements.

TID No. 4 includes land zoned Industrial, Commercial and Residential. It is expected to have less than 10% retail development within the TID.

The City intends to use the tools and powers authorized by TIF Statutes to promote industrial, commercial and residential development.



## 2 Proposed Projects

TID No. 4 is being created in order to promote the mixed use development by promoting new industrial, commercial and residential development. The City may spend funds on planning, engineering, public improvements, financial incentives, and site improvements to promote development activities.

Costs directly related to achieving the objectives of the proposed mixed use development are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, construction and other expenses for all projects are included as project costs. Funds may be expended within the TID No. 4 boundary and up to a half-mile outside the TID No. 4 boundary.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting mixed use development. Table #1 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

### A. Infrastructure & Capital Improvements

#### *Capital Costs*

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

#### *Infrastructure Improvements*

That portion of costs related to the planning, design, financing, construction or alteration of infrastructure improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Infrastructure improvements include: streets, sanitary sewer, storm sewer, storm water management and water main; parking and vehicular access; street lighting, streetscaping and enhancements; and improving dry utilities such as electric, natural gas, telephone and internet. Infrastructure improvements also include community-wide infrastructure systems including: wastewater treatment, lift stations and downstream collection system; water supply wells, reservoirs and distributions system; and downstream storm sewer systems.

#### *Enhancements*

Improvements may also include activities to promote quality of life and community enhancements which will aid in the recruitment of business and workers to the City which will promote and support development within TID No. 4. Improvements include, but are not limited to the following: urban design enhancements such as streetscape, dog park and place making amenities.

#### *Pedestrian, Bicycle & Recreation Facilities*

That portion of costs related to the planning, design, financing and construction of pedestrian, bicycle and recreation improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Projects include creating spaces for pedestrians to congregate and socialize. General pedestrian and bicycle facilities include multi-use trails, sidewalks, street crossing safety improvements,



signage, bike racks, benches, tables, and related appurtenances. The park improvements include demolition of existing improvements, site improvements, grading, parking lot, access drives, bike racks, signage, benches, tables, landscaping, shelter, restrooms, renovation of old bath house, park amenities, and related appurtenances.

**B. Community Development, Redevelopment, Building Renovation and Low-Cost Housing**

*Community Development, Redevelopment & Housing*

Costs related to undertaking community development, urban redevelopment and housing related projects within the TID and the one-half mile radius of the TID. Eligible TID expenditures include: acquisition, relocation, demolition, infrastructure improvements, grading and excavation, environmental studies and remediation, access drives and parking areas, landscaping, storm water drainage, relocating utility lines and other infrastructure, abandonment of existing utilities and installation of new utility services, signage, direct business assistance grants, development related fees, consulting and legal fees, and other activities deemed necessary to make the Projects feasible. Other community development related projects include:

*Building Façade & Building Renovation Program*

Create a program to provide financial assistance to improve building facades and renovation of buildings located within the TID and within the one-half mile radius of the TID. TID funds will be used to leverage private investment. The goal is to improve the building facades and to renovate existing buildings.

**C. Site Development & Redevelopment**

Site development and redevelopment activities required to make sites suitable for development including, but not limited to: grading and excavation; environmental studies and remediation; access drives and parking areas; landscaping; storm water drainage; acquisition, relocation and demolition of existing structures relocating utility lines and other infrastructure; abandonment of existing utilities and installation of new utility services; signage; and related activities.

**D. Land Acquisition & Assembly**

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

**E. Development Incentives**

*Incentives*

The City may use TID funds to provide incentives to developers and businesses to promote and stimulate new development in the TID and/or within the one-half mile radius of the district boundary that serve the district. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee or annual “pay-as-you-go” TIF payments.

*Discretionary Payments*

Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the implementation of the TID No. 4 Project Plan. This could





include expenditures to remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this Project Plan.

#### *Sustainable Development Related Project Costs*

Costs related to projects that will encourage sustainable development and create a more sustainable community. These projects may be located within the existing TID, within the one-half mile radius of the TID or located elsewhere as long as the project serves the TID. Eligible TID expenditures include: facilities for producing alternative energy, facilities that help conserve energy, incentives to encourage green building and development, or other activities that will promote sustainable development.

### **F. Professional Services – Market Research and Community Plans**

Preparation of market research and community plans to assist with the implementation of the project plan. Plans may include, but are not limited to, capital improvement plans, comprehensive plan, targeted industry studies, market studies, building façade improvement plan, downtown revitalization plan, strategic marketing plan, community-wide bicycle plan, design guidelines, streetscape plans and property evaluations.

### **G. Administration and Marketing Costs**

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Administrator, City Clerk, Economic Development Director, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, consultants and others directly involved with planning and administering the projects and overall District.

Administration costs also include money budgeted for ongoing marketing and promotional City activities throughout the TID's expenditure period. These activities include such things as advertising, mailings, web site, collateral material, staff salaries, coordination of development activities and negotiations with developers.

### **H. TID Organizational**

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue.

### **I. Inflation Costs**

An annual inflation rate of 2% is included to adjust the budget for the increase in cost in 2019 versus when the projects will be implemented in the future.

### **J. Financing Costs**

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance.



The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 4. These projects may be implemented in varying degrees in response to development needs. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #5 in Appendix A shows public works that are planned as part of this TID.



### 3 Detailed Project Costs

Table #1 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 4. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on 2019 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect changes in project scope, inflation and other unforeseen circumstances between 2019 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 4. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID’s expenditure period.

TID No. 4 is a Mixed-Use TID intended to promote industrial, commercial and residential development. The proposed activities include in-fill, redevelopment and greenfield development projects. It is not possible to accurately predict specific types of TIF expenditures that will be required to support the future development/redevelopment. As such, the City reserves the right to add projects or change the scope of projects if deemed necessary to accomplish the development goals in TID No. 4 and within the one half mile radius. There are no estimated non-project costs for TID NO. 4.

**Table #1: City of Cuba City TID No. 4 Planned Project Costs**

<b>Proposed Improvements</b>	<b>Total Cost</b>	<b>Others' Share*</b>	<b>TID Share</b>
A. Infrastructure & Capital Costs	\$ 2,500,000	\$ 0	\$ 2,500,000
B. Comm. Dev., Redevelopment, Building Renovation & Housing	\$ 100,000	\$ 0	\$ 100,000
C. Site Development & Redev.	\$ 60,000	\$ 0	\$ 60,000
D. Land Acquisition	\$ 50,000	\$ 0	\$ 50,000
E. Development Incentives	\$ 600,000	\$ 0	\$ 600,000
F. Professional Services	\$ 10,000	\$ 0	\$ 10,000
G. Discretionary Payments	\$ 20,000	\$ 0	\$ 20,000
G. Administration and Marketing	\$ 120,000	\$ 0	\$ 120,000
H. TIF Organizational Costs	\$ 13,500	\$ 0	\$ 13,500
I. Inflation	\$ 605,000	\$ 0	\$ 605,000
<b>Subtotal</b>	<b>\$ 4,079,500</b>	<b>\$ 0</b>	<b>\$ 4,079,500</b>
K. Financing Costs ( <i>less Capitalized Interest</i> )			\$ 1,179,550
L. Capitalized Interest			\$ 175,000
<b>Total TID Expenditure</b>			<b>\$ 5,434,050</b>

\* The City will pursue grant funds to help fund projects, however, 100% of the estimated project costs are TID eligible in the event grant funds are not available.

Appendix B gives a more detailed breakdown of anticipated costs within each category.



## 4 Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district over its life. The ability of the municipality to finance proposed projects must also be determined. The TID No. 4 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

### A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: [Engineering News-Record Construction Cost Index History](http://enr.construction.com/cost/costcci.asp) - <http://enr.construction.com/cost/costcci.asp>). The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent. Inflation for purposes of projecting future project costs is assumed to be 2.0 percent.

### B. Increase in Property Value

Please see Attachment #7 in Appendix B for projected increment within the TID. The creation of TID No. 4 will enable the City to provide developer incentives that will stimulate development in the area and invest in infrastructure. The new development promoted by new infrastructure and development incentives will create increased property valuation.

### C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #2). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the City between 2010 and 2017 (mill rate shown for the year the taxes are levied).

Year	Mill Rate /\$1,000*	Percent Change
2011	\$24.47	NA
2012	\$24.84	+1.5%
2013	\$25.99	+4.6%
2014	\$24.92	-4.1%
2015	\$23.69	-4.9%
2016	\$22.21	-6.2%
2017	\$24.51	+10.3%

\*Using Grant County mill rates.

Though there have been some fluctuations, the mill rate has averaged a 0.2% increase per year, part of which was caused by the change in Tech College funding. For the purposes of projecting the mill rate for the remainder of the district's life a 0% change per year will be used to be conservative. The steady tax rate will provide a conservative estimate, since an increase in the full value tax rate would result in an increase in tax increment for the District.



#### **D. TIF Revenues**

A total of approximately \$14,831,800 in value increment is expected over the life of TID No. 4 through construction, and an additional \$3,083,486 from inflation of property values, which combine to generate a projected \$5,488,242 in TIF revenue. The projected TIF Revenue from TID No. 4 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID-related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

#### **E. Cash Flow**

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs for most years. The City may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 in Appendix B summarizes the assumed cash flow.



# 5 Financing Methods & Timetable

## A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 4 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation debt, TIF revenue bonds, utility revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2017 the City had total debt capacity of \$6,486,095 and \$1,852,540 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$4,633,555. There is approximately \$4,079,500 in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. In the event, the City will not be able to fund all anticipated TID No. 4 costs using general obligation debt. The City may use the following methods to pay for some project costs that would not count against the City's constitutional debt capacity.

- Developer-Financed TIF, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the city.
- Annual Pay-As-You-Go TIF payments to developers.
- Lease Revenue Bonds issued by the CDA.
- Revenue Bonds issued by the Wastewater Utility for wastewater improvements.
- Revenue Bonds issued by the Water Utility for water improvements.
- TIF Revenue Loans issued by the Wis. State Trust Fund Program.
- Assessment B Bonds, which are secured by special assessments.

## B. Timetable

The maximum life of TID No. 4 is twenty years. The City has a maximum of fifteen years, until 2034 to incur TIF expenses for the projects outlined in this plan. The Common Council is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and TID Cash Flow (Attachment #5 in Appendix B) worksheets.

## C. Financing Methods and Costs to be Incurred

Financing for the projects shown above will be done as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the fifteen year expenditure period, unless relocation requires extending beyond the given period.



## 6 Overlying Taxing Jurisdictions

Taxing Districts overlying TID No. 4 in the City of Cuba City include Grant County, Lafayette County, the Cuba City School District and Southwest Wisconsin Technical College. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 4 in 2018. Total TIF value increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 4 is a mechanism to make improvements in an area of the City that is capable of supporting mixed use development, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 4.



## 7 “12% Test”

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2017 TIF Value Limitation Report.

**Table 4: TID Capacity**

Equalized Value	%	Maximum TID Capacity*
\$129,721,900	x 12%	\$15,566,628

\* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

**Table 5: Existing TID & Proposed TID Equalized Values**

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 2	\$9,023,500	6.96%
TID No. 3	\$2,247,900	1.73%
TID No. 4, proposed*	\$3,668,900	2.83%
Grand Total	\$ 14,940,300	11.52%

\*12% Rule calculated does not include existing value for parcels in TID No. 2 being overlayed.

The increment value of the existing TIDs, plus the base value of TID No. 4 is \$14,940,300, or 11.51%. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 4.





## 8 Changes to Maps, Plans, Ordinances

The City's Comprehensive Plan and Zoning map will not need to be amended to implement this Plan. The Future Land Use is shown on Map #6 in Appendix A. Rezoning of property may occur, consistent with the district's intent to promote mixed use development.

## 9 Relocation

Persons are not expected to be displaced or relocated as a result of proposed projects in TID No. 4. If relocations occur, the following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

## 10 Promoting Orderly Development

The creation of TID No. 4 will encourage new development consistent with the Comprehensive Plan. Creation of the TID will also promote development of new tax base of the City, create jobs, and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID No. 4 will build tax base for the City and overlying taxing jurisdictions while creating infrastructure that will serve new development.

Following is a summary of how TID No. 4 is consistency with the Comprehensive Plan.

- **Land Use Goal #1 and Economic Development Goal #3: Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial sites.** TID No. 4 is promoting redevelopment of existing sites served with infrastructure for residential and commercial development. TID No. 4 is also promoting the improvements to existing building and facades.
- **Land Use Goal #9 and Housing Goal #1: Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.** TID No.4 includes land and incentives for the development of additional housing options for local residents.



- **Land Use Goal #10 and Economic Development Goal #2: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.** TID No. 4 will provide ready-to-build sites in the Business Park and for newly platted residential development.



## 11 District Boundaries

Prior to considering the specific area to include within the TID, the Plan Commission established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
2. TID No. 4 includes mixed use development including light industrial and residential. No more than 35% of the real property in the TID is newly plated residential.
3. All lands within the TID shall be contiguous.

**City of Cuba City TID No. 4 Boundary Description is Included in Appendix A.**



# **A** Parcel List & Maps

## **Appendix A: Parcel List & Maps**

TID No. 4 Parcel List

Map #1: District Boundary and Parcel Numbers

Map #2: One-Half Mile Radius of TID Boundary

Map #3: Proposed Improvements Map

Map #4: Existing Land Use

Map #5: Proposed Land Use

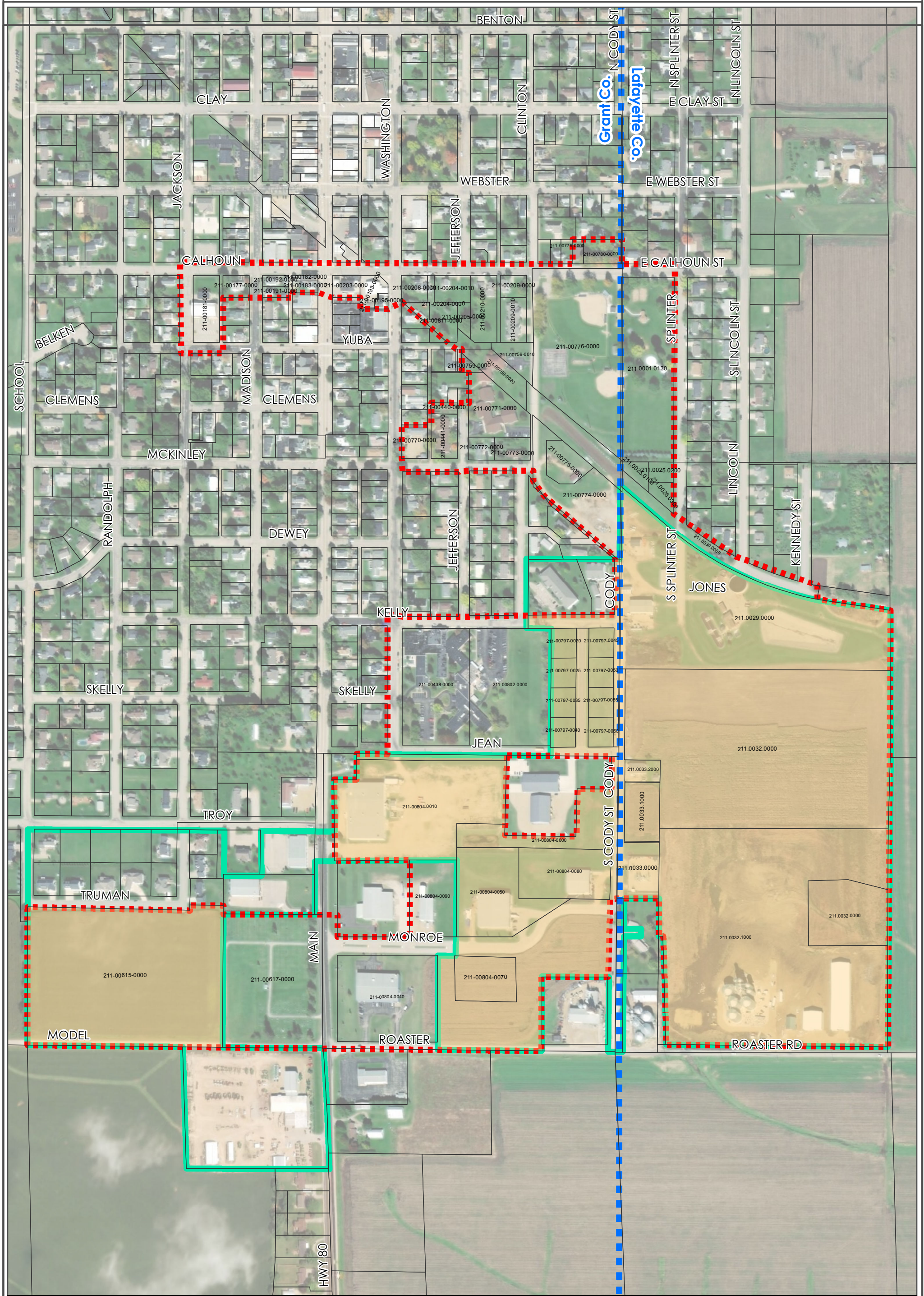
Map #6: Zoning

TID No. 4 Boundary Description

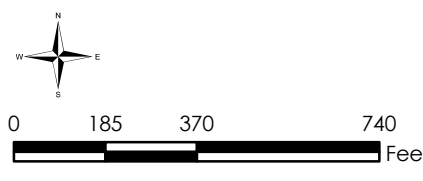
City of Cuba City							
TID No. 4 Parcel List (Parcels Not Located within TID No. 2)							
PIN	Owners Name(s)	Zoning	Acreage	2018 Personal Property Value	2018 Land Value	2018 Improvements	2018 Total Value
211-00617	Mt Pleasant Cemetery	Other	6.000	\$ -	\$ -	\$ -	\$ -
211-804-40	A Y McDonald NMC Inc	Manufacturing	3.563	\$ -	\$ 31,700.00	\$ 1,213,400.00	\$ 1,245,100.00
211-804-90	Ryan Kern	Commercial	1.660	\$ 200.00	\$ 22,400.00	\$ 105,200.00	\$ 127,600.00
211-774	City of Cuba City	Exempt	2.300	\$ -	\$ -	\$ -	\$ -
211-0025-0300	City of Cuba City	Exempt	0.000	\$ -	\$ -	\$ -	\$ -
211-0025-0200	City of Cuba City	Exempt	0.000	\$ -	\$ -	\$ -	\$ -
211-0025-0100	City of Cuba City	Exempt	0.000	\$ -	\$ -	\$ -	\$ -
211-0001-0130	City of Cuba City	Exempt	4.650	\$ -	\$ -	\$ -	\$ -
211-775	City of Cuba City	Exempt	0.650	\$ -	\$ -	\$ -	\$ -
211-780	City of Cuba City	Exempt	0.420	\$ -	\$ -	\$ -	\$ -
211-438	Southwest Health Center Inc.	Commercial	3.680	\$ -	\$ 44,000.00	\$ 312,000.00	\$ 356,000.00
211-802	Southwest Health Center Inc.	Other	2.370	\$ -	\$ -	\$ -	\$ -
211-797-20	Southwest Health Center Inc.	Residential	0.344	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-25	Southwest Health Center Inc.	Residential	0.345	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-35	Southwest Health Center Inc.	Residential	0.346	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-40	Southwest Health Center Inc.	Residential	0.347	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-45	Southwest Health Center Inc.	Residential	0.347	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-50	Southwest Health Center Inc.	Residential	0.347	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-55	Southwest Health Center Inc.	Residential	0.345	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-797-60	Southwest Health Center Inc.	Residential	0.345	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
211-779	American Legion	Exempt	0.130	\$ -	\$ -	\$ -	\$ -
211-776	City of Cuba City	Exempt	6.460	\$ -	\$ -	\$ -	\$ -
221-773	Arnold & Rhonda McCarthy	Residential	0.380	\$ -	\$ 29,400.00	\$ 93,000.00	\$ 122,400.00
221-772	Shawna J. Laufenberg	Residential	0.280	\$ -	\$ 21,500.00	\$ 72,200.00	\$ 93,700.00
211-440	Donald W Steinhoff	Residential	0.140	\$ -	\$ 9,700.00	\$ -	\$ 9,700.00
211-441	Cuba City Apartments, Inc.	Other	0.540	\$ -	\$ -	\$ -	\$ -
211-770	Spillane Properties LLC	Commercial	0.410	\$ -	\$ 21,500.00	\$ 149,000.00	\$ 170,500.00
221-771	Cuba City Apartments, Inc.	Other	1.400	\$ -	\$ -	\$ -	\$ -
211-759-20	Cuba City Apartments, Inc.	Other	0.740	\$ -	\$ -	\$ -	\$ -
211-759-10	Cuba City Apartments, Inc.	Other	0.490	\$ -	\$ -	\$ -	\$ -
211-759-00	Cuba City Apartments, Inc.	Other	0.120	\$ -	\$ -	\$ -	\$ -
211-209-10	Courtside Apartment Homes Inc	Commercial	0.540	\$ -	\$ 26,000.00	\$ 337,700.00	\$ 363,700.00
211-209	John Doyle & Sylvia Doyle	Residential	0.270	\$ -	\$ 19,300.00	\$ -	\$ 19,300.00
211-210	Jodi L Layde	Residential	0.810	\$ -	\$ 26,000.00	\$ 108,500.00	\$ 134,500.00
211-205	August Becker	Residential	0.190	\$ -	\$ 700.00	\$ -	\$ 700.00
211-811	Dorothy E. Murray	Residential	0.370	\$ -	\$ 22,200.00	\$ -	\$ 22,200.00
211-204	William M. Becker	Residential	0.310	\$ -	\$ 4,600.00	\$ -	\$ 4,600.00
211-204-10	Jeff T. Layde	Residential	0.450	\$ -	\$ 17,900.00	\$ 79,600.00	\$ 97,500.00
211-208	William & Tammy Becker	Residential	0.330	\$ -	\$ 15,900.00	\$ 93,300.00	\$ 109,200.00
211-193	McCleary Revocable Trust 7/19/1994	Commercial	0.330	\$ -	\$ 15,800.00	\$ 74,600.00	\$ 90,400.00
211-195	Joseph F. Klimesh	Residential	0.080	\$ -	\$ 6,400.00	\$ 52,200.00	\$ 58,600.00
211-203	Michael Munyon & Charlene Munyon	Commercial	0.280	\$ -	\$ 23,000.00	\$ 87,200.00	\$ 110,200.00
211-182	Iri-County Press Inc.	Commercial	0.070	\$ -	\$ 5,800.00	\$ 69,200.00	\$ 75,000.00
211-183	Nicholas R. Wiegman	Residential	0.130	\$ -	\$ 10,700.00	\$ 46,200.00	\$ 56,900.00
211-192	Luke & Amada Mezera	Residential	0.140	\$ -	\$ 10,700.00	\$ 75,200.00	\$ 85,900.00
211-191	Jeffrey J Brandt	Residential	0.140	\$ -	\$ 10,700.00	\$ 53,200.00	\$ 63,900.00
211-177	Donna & Kurt Banfield; John & Leanne Banfield	Residential	0.270	\$ -	\$ 21,500.00	\$ 109,800.00	\$ 131,300.00
211-181	CBRT LLC	Other	0.810	\$ -	\$ -	\$ -	\$ -
<b>Subtotal (TID No. 4 Parcels Only)</b>			<b>44.669</b>	<b>\$ 200.00</b>	<b>\$ 537,400.00</b>	<b>\$ 3,131,500.00</b>	<b>\$ 3,668,900.00</b>
<b>City Equalized Value</b>							<b>\$129,721,900</b>
<b>TID No. 4 Percent of Total Equalized Value</b>							<b>2.83%</b>
<b>12% Test (Total Percent of Equalized Value of All TIDs Combined)*</b>							<b>11.52%</b>
TID No. 4 Parcel List (Parcels Also Located within TID No. 2)							
211-804-70	City of Cuba City	Other	1.260	\$ -	\$ -	\$ -	\$ -
211-804-50	M&F Management	Commercial	2.952	\$ -	\$ 39,800.00	\$ 390,200.00	\$ 430,000.00
211-804	City of Cuba City	Exempt	11.370	\$ -	\$ -	\$ -	\$ -
211-804-80	TJ Nolan Properties, LLC	Commercial	1.940	\$ -	\$ 34,700.00	\$ 241,900.00	\$ 276,600.00
211-804-10	JT Blackburn LLC	Commercial	7.060	\$ -	\$ 76,000.00	\$ 559,900.00	\$ 635,900.00
211-0032-10000	Schweigert Grain, LLC	Agricultural	20.360	\$ -	\$ 77,700.00	\$ 1,408,200.00	\$ 1,485,900.00
211-0032-00000	City of Cuba City	Exempt	20.590	\$ -	\$ -	\$ -	\$ -
211-0029-00000	City of Cuba City	Exempt	4.100	\$ -	\$ -	\$ -	\$ -
211-804-100	City of Cuba City	Exempt	1.750	\$ -	\$ -	\$ -	\$ -
211-0033-0000	City of Cuba City	Exempt	1.660	\$ -	\$ -	\$ -	\$ -
211-0033-1000	Cuba City Washes LLC	Commercial	0.970	\$ -	\$ 22,300.00	\$ 285,800.00	\$ 308,100.00
211-0033-2000	Dreesens Property LLC	Commercial	0.360	\$ -	\$ 18,400.00	\$ 47,200.00	\$ 65,600.00
211-00615	Reginald & Nancy Polfer	Agricultural	13.860	\$ -	\$ 8,100.00	\$ 4,100.00	\$ 12,200.00
<b>Subtotal (TID No. 2 &amp; TID No. 4)</b>			<b>88.232</b>	<b>\$ -</b>	<b>\$ 277,000.00</b>	<b>\$ 2,937,300.00</b>	<b>\$ 3,214,300.00</b>
<b>Totals</b>			<b>132.901</b>				<b>\$ 6,883,200.00</b>

\*12% Rule calculation does not include existing value for parcels in TID No. 2 being overlaid.



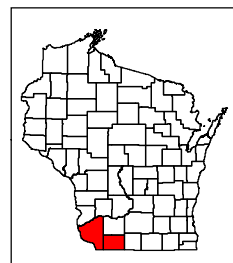
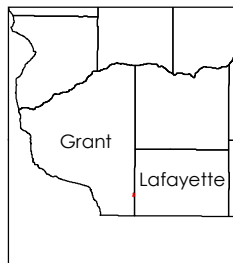


Date Created: 12/3/2018  
 Date Amended: 11/12/2019



### Map 1: TID Boundary

- County Line
- TID 4 Parcels Overlapping TID 2
- TID 4 Boundary
- TID 2 Boundary



**TID No. 4**  
 City of Cuba City

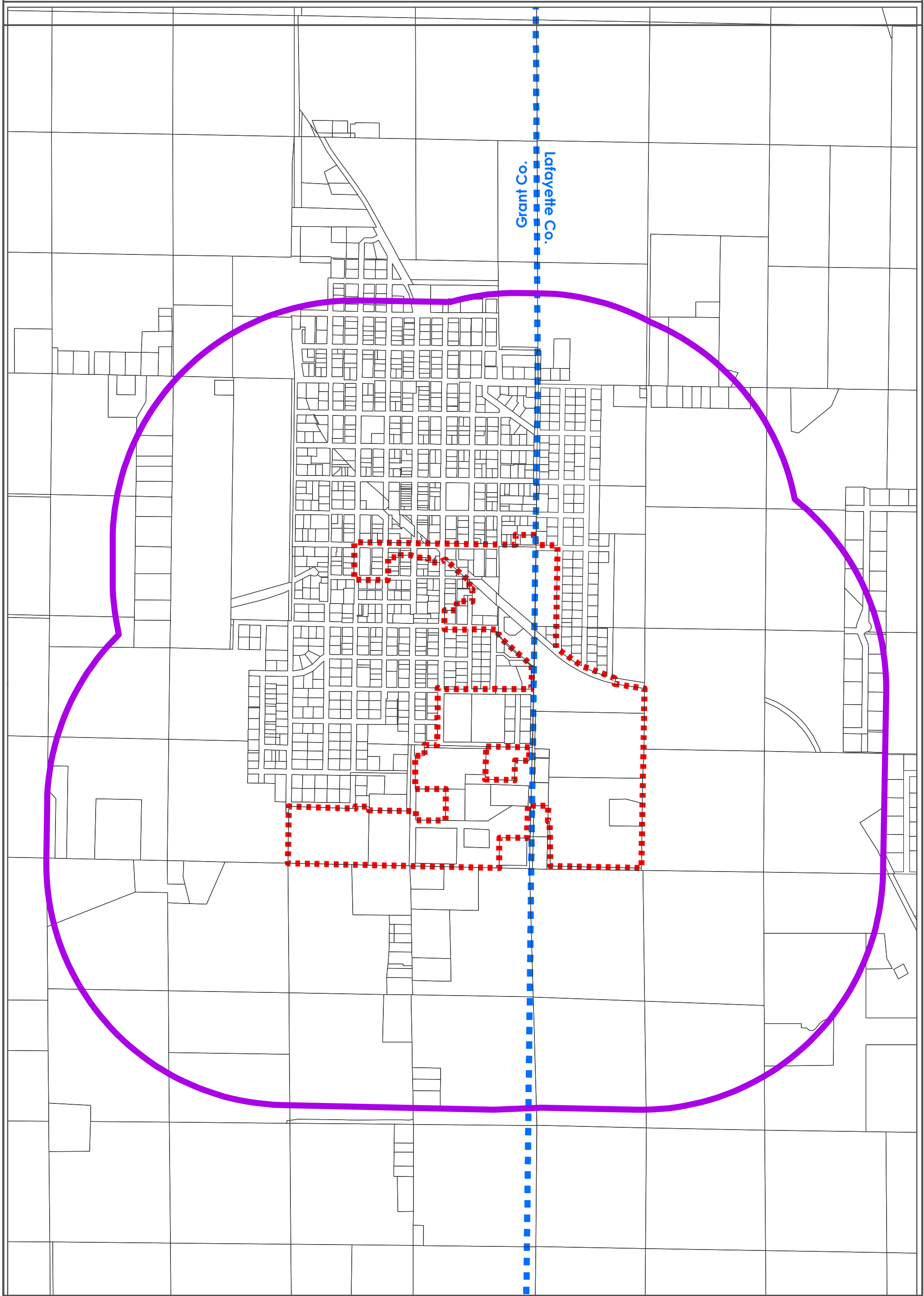
**vierbicher**  
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 400 Viking Drive, Reedsburg, WI 53959  
 Phone: (608) 524-6468 Fax: (608) 524-8218

File Path: R:\Cuba City, City of\TID No. 4\Maps & Parcel Data\TID 4 Maps\Map 1 - TID No. 4 Boundary Map.mxd

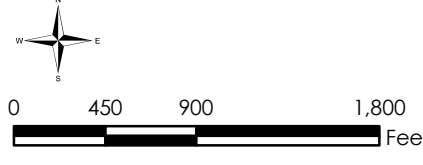
Data Sources: GeoData@Wisconsin, ESRI, Vierbicher








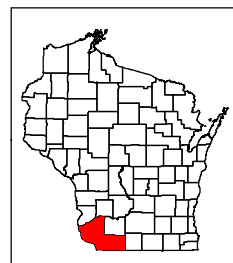
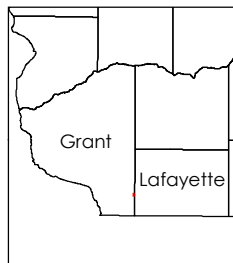
Grant Co.  
Lafayette Co.

Date Created: 1/2/2019  
Date Amended: 8/27/2019



**Map 2: One-Half Mile Radius TID 4**

-  One-Half Mile Radius TID 4
-  County Line
-  TID 4 Boundary



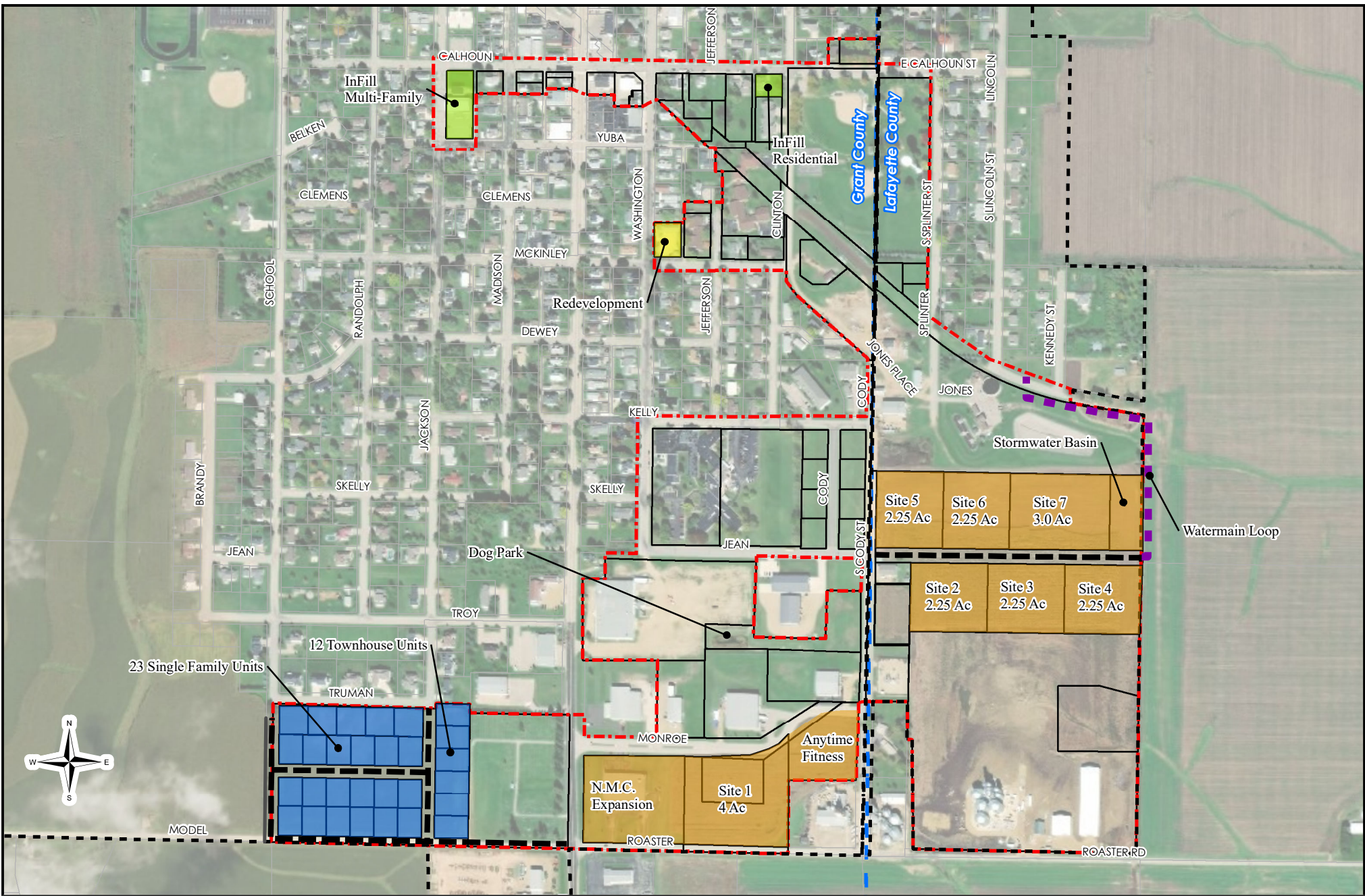
**TID No. 4**  
City of Cuba City

**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
400 Viking Drive, Reedsburg, WI 53959  
Phone: (608) 524-6468 Fax: (608) 524-8218

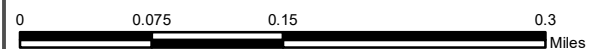
File Path: R:\Cuba City, City of\TID No. 4\Maps & Parcel Data\TID 4 Maps\Map 1 - TID No. 4 Boundary Map.mxd

Data Sources: GeoData@Wisconsin, ESRI, Vierbicher



# Map 3: TID No. 4 Proposed Improvements

City of Cuba City



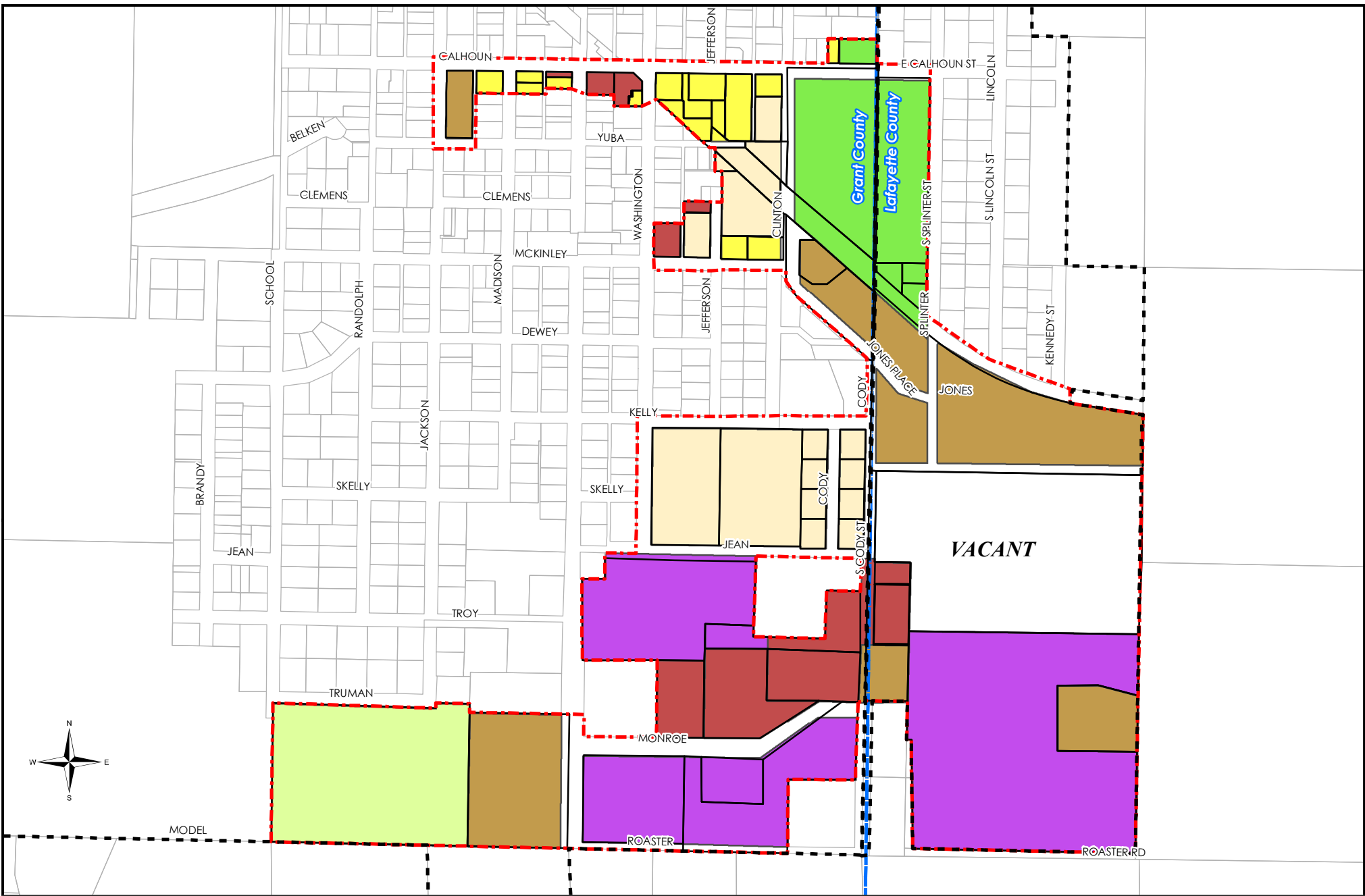
Date Created: 12/7/2018  
Date Amended: 11/12/2019

- Cuba City Boundary
- TID 4 Boundary
- Parcels Inside TID 4
- Parcels
- County Line
- Proposed Streets & Utilities
- Commercial
- Residential
- Business Park
- Newly Plotted Residential

**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
Phone: (262) 875-5000 Fax: (608) 826-0530

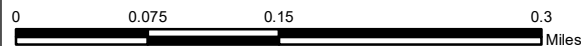




# Map 4: Existing Land Use

City of Cuba City

Date Created: 12/7/2018 Date Amended: 11/12/2019



- Cuba City Boundary
- TID 4 Boundary
- Parcels Inside TID 4
- Parcels
- County Line

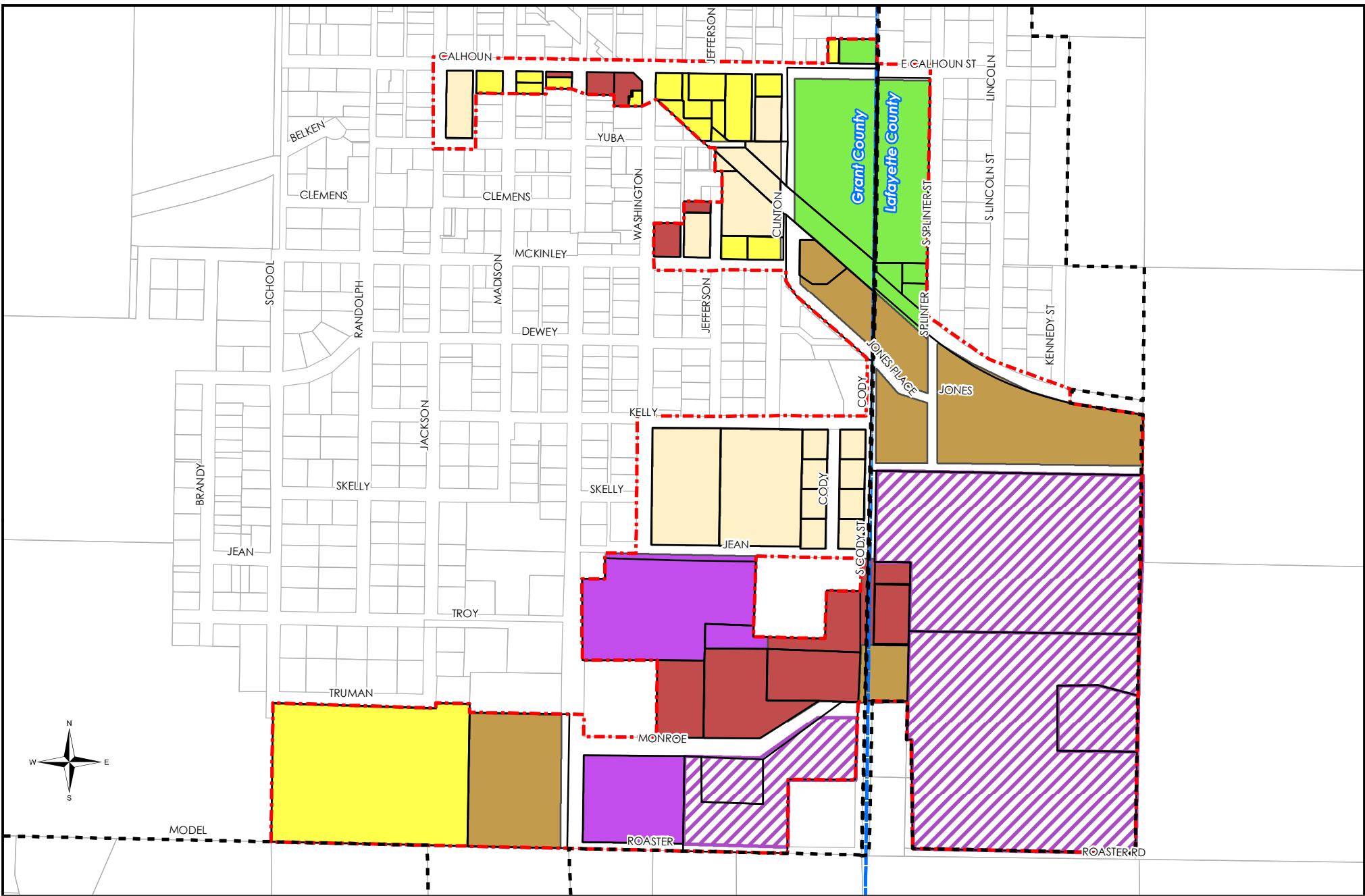
## Existing Land Use

- Multi-Family Residential
- Park/Conservancy
- Residential
- Agricultural
- Civic/Municipal
- Commercial
- Industrial

**vierbicher**  
planners | engineers | advisors



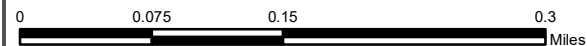
REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
Phone: (262) 875-5000 Fax: (608) 826-0530



# Map 5: Proposed Land Use

City of Cuba City

Date Created: 12/7/2018 Date Amended: 11/12/2019



- Cuba City Boundary
- TID 4 Boundary
- Parcels Inside TID 4
- Parcels
- County Line

## Proposed Land Use

- Industrial
- Multi-Family Residential
- Park/Conservancy
- Residential
- Business Park
- Agricultural
- Civic/Municipal
- Commercial

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
Phone: (262) 875-5000 Fax: (608) 826-0530



**Tax Increment District No. 4 Boundary Description**  
**Cuba City, Wisconsin**  
**January 11, 2019**

A parcel of land located in part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 36, T2N, R1E, Grant County and part of the Fractional Southwest Quarter of the Northwest Quarter, part of the Fractional Northwest Quarter of the Southwest Quarter and part of the Fractional Southwest Quarter of the Southwest Quarter of Section 31, T2N, R2E, Lafayette County, all in the Cuba City, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 36, thence S 89° 22' W, 322.0 feet, more or less, along the south line of the Southeast Quarter of the Southeast Quarter of said Section 36 to the Point of Beginning;

Thence, S 89° 22' W, continuing along the said south line of the Southeast Quarter of Section 36, 2317.4 feet, more or less to the southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 36;

Thence, N 00° 09' E, along the west line of said Southwest Quarter of the Southeast Quarter of Section 36 and the west line of lands described in Grant County Document 691371, 620.5 feet more or less, to the northwest corner thereof and the south right-of-way line of West Truman Street;

Thence, S 88° 48' E, along the north line of said lands described in Grant County Document 691371 and the south right-of-way line of West Truman Street, 728.1 feet, more or less, to the east right-of-way line of South Jackson Street and the southerly extension of the west line of Lot 3 of Block 2 of Rolling Knoll First Addition;

Thence, N 01° 27' E, along the west east right-of-way line of South Jackson Street, 24.0 feet, more or less, to the southwest corner of Lot 3 of Block 2 of Rolling Knoll First Addition;

Thence, S 89° 05' E, along the south line of said Lot 3 of Block 2 of Rolling Knoll First Addition, 150.6 feet, more or less, to the southeast corner thereof and the west line of Lot 1 of Grant County Certified Survey Map No. 773;

Thence, S 00° 28' W, along the west line of said Lot 1 of Grant County Certified Survey Map No. 773, 38.4 feet, to the southwest corner thereof;

Thence S 89° 36' E, along the south line of said Lot 1 of Grant County Certified Survey Map No. 773 and its extension, 511.1 feet, more or less, to the east right-of-way line of South Main Street and the west line of Lot 1 of Grant County Certified Survey Map No. 1613;

Thence, S 00° 00' E, along the said east right-of-way line of South Main Street and the west line of said Lot 1 of Grant County Certified Survey Map No. 1613, 98.5 feet, more or less, to the southwest corner thereof and the north right-of-way line of East Monroe Street;

Thence, N 90° 00' E, along the south north right-of-way line of East Monroe Street and the south line of said Lot 1 of Grant County Certified Survey Map No. 1613, 324.5 feet, more or less, to southeast corner thereof and the southwest corner of Lot 2 of said Grant County Certified Survey Map No. 1613;

Thence, N 00° 01' E, along the east line of Lot 1 and the west line of Lot 2 of said Grant County Certified Survey Map No. 1613, 344.5 feet, more or less, to the northeast corner of said Lot 1, the northwest corner of

said Lot 2 of Grant County Certified Survey Map No. 1613 and the south line of Lot 1 of Grant County Certified Survey Map No. 1399;

Thence, S 89° 13' W, along the north line of Lot 1 of said Grant County Certified Survey Map No. 1613 and the south line of Lot 1 of said Grant County Certified Survey Map No. 1399, 335.4 feet, more or less, to the southwest corner thereof and the east right-of-way line of South Main Street;

Thence, N 00° 46' W, along the east right-of-way line of South Main Street and the west line of Lot 1 of said Grant County Certified Survey Map No. 1399, 364.7 feet, more or less, to the northwest corner thereof and the south line of lands described in Document No. 527564, of the Grant County Register of Deeds;

Thence, N 90° 00' E, along the north line of Lot 1 of said Grant County Certified Survey Map No. 1399 and the south line of said lands described in Grant County Register of Deeds Document No. 527564, 101.6 feet, more or less to the southeast corner thereof;

Thence, N 0° 00' W, along the westerly line of Lot 1 of Grant County Register of Deeds Certified Survey Map No. 1339 and the east line of said lands described in the Grant County Register of Deeds Document No. 527564, 117.0 feet, more or less to the northeast corner thereof;

Thence, N 89° 23' E, along the easterly extension of the north line of said lands described in Grant County Register of Deeds Document No. 527564, 137.9 feet, more or less, to the intersection with the southerly extension of the west right-of-way line of Washington Street;

Thence, N 00° 00' W, along the west right-of-way line of Washington Street and its southerly and northerly extension, the east line of Block 4 of South Lawn Annex and the east line of Block 3 of South Lawn Annex, 627.5 feet, more or less to the north right-of-way line of Kelly Street and southeast corner of Block 2 of the South Lawn Annex;

Thence, S 80° 35' E, 68.6 feet, more or less, to the southwest corner of Block 2 of King Addition;

Thence, N 90° 00' E, continuing along the north right-of-way line of Kelly Street and the south line of said Block 2 of King Addition and, 235.5 feet, more or less, to the southeast corner thereof;

Thence, N 84° 17' E, 30.9 feet, more or less, to the east right-of-way line of South Jefferson Street and the southwest corner of Block 1 of Vaassen Addition;

Thence, N 89° 35' E, along the south line of said Block 1 of Vaassen Addition and the north right-of-way line of Kelly Street and it's easterly extension, the south line of Lots 1 and 2 of Grant County Certified Survey Map No. 528 and it's easterly extension, 670.7 feet, more or less to the east line of the Northeast Quarter of the Southeast Quarter of said Section 36, T2N, R1E, and the west line of the Fractional Northwest Quarter of the Southwest Quarter of said Section 31, T2N, R2E and the west line of lands described in Lafayette County Register of Deeds Document No. 184813;

Thence, N 00° 29' E, along the east line of the Northeast Quarter of the Southeast Quarter of said Section 36, T2N, R1E, the west line of the Fractional Northwest Quarter of the Southwest Quarter of said Section 31, T2N, R2E and the west line of lands described in Lafayette County Register of Deeds Document No. 184813, 248.8 feet, more or less to the southerly line of lands described in Grant County Register of Deeds Volume 521, Page 616;

Thence, S 89° 46' W, along the said southerly line of lands described in Grant County Register of Deeds Volume 521, Page 616, 8.5 feet, more or less, to the southwesterly corner thereof;

Thence, N 49° 21' W, along the southwesterly line of said lands described in Grant County Register of Deeds Volume 521, Page 616 498.8 feet, more or less, to the southwesterly corner thereof;

Thence, N 00° 22' W, along the westerly line of said lands described in Grant County Register of Deeds Document recorded in Volume 521, Page 616, 71.4 feet, more or less, to the easterly extension of the south right-of-way line of East McKinley Street;

Thence, S 90° 00' W, along the south right-of-way line of East McKinley Street and it's easterly extension and the north line of Block 1 of Vaassen's Addition, 285.4 feet, more or less, to the northwest corner thereof and the east right-of-way line of South Jefferson Street;

Thence, S 84° 17' W, 48.8 feet, more or less, to the west right-of-way line of South Jefferson Street and the northeast corner of Block 1 of King Addition;

Thence, N 90° 00' W along the south right-of-way line of East McKinley Street and the north line of Block 1 of King Addition, 253.5 feet, more or less, to the northwest corner thereof and the east right-of-way line of South Washington Street;

Thence, N 03° 33' W, 60.4 feet, more or less, to the north right-of-way line of East McKinley Street and the southwest corner of Block 28 of the Original Plat of Cuba City;

Thence, N 00° 00' W, along the east right-of-way line of south Washington Street and the west line of said Block 28 of the Original Plat, 150.0 feet, more or less, to the northwest corner of lands described in Grant County Register of Deeds Document No. 685058;

Thence, N 90° 00' E, along the north line of said lands described in Grant County Register of Deeds Document No. 685058 and it's easterly extension, 133.4 feet, more or less, to the east line of a platted alleyway and the west line of Lot 4 of Block 1 of Railroad Addition;

Thence, N 00° 00' E, along the east line of a platted alleyway and the west line of Lot 4 and the south 50 feet of Lot 3 of said Railroad Addition, 100.0 feet, more or less, to the northeast corner thereof and the southwest corner of Lot 2 of Grant County Certified Survey Map 1933;

Thence, S 89° 02' E, along the south line of Lot 2 of Grant County Certified Survey Map 1933 and the north line of the south 50 feet of Lot 3 of said Railroad Addition and it's easterly extension, 168.4 feet, more or less, to the west line of lands described in Grant County Register of Deeds Volume 507, Page 240;

Thence, N 00° 00' W, along the west line of said lands described in Grant County Register of Deeds Volume 507, Page 240, 137.9 feet, more or less, to the northwest corner thereof and the northeast corner of Lot 1 of Grant County Certified Survey Map No. 1933;

Thence, S 90° 00' W, along the north line of said Lot 1 of Grant County Certified Survey Map No. 1933, 57.3 feet, more or less, to the southerly extension of the east line of lands described in Grant County Register of Deeds Volume 374, Page 466;

Thence, N 00° 01' W, along the east line said lands described in Grant County Register of Deeds Volume 374, Page 466, 106.0 feet, more or less, to the northeast corner thereof and the south right-of-way line of East Yuba Street;

Thence, N 51° 42' W, 48.4 feet, more or less, to the north right-of-way line of Yuba Street and the south line of lands described in Grant County Register of Deeds Document No. 740108;

Thence, N 48° 10' W, along the abandoned Railroad Property in the Southeast Quarter of the Northeast Quarter of said Section 36, T2N, R1E, 296.6 feet more or less, to the northeasterly corner thereof and the south line of Lot 3 of Block 28 of the Original Plat of the Cuba City;

Thence, N 88° 37' W, along the south line of Lot 3 of Block 28 of the Original Plat of the Cuba City, 5.6 feet, more or less, to the southwest corner thereof, the northwest corner of said lands described Grant County Register of Deeds Document No. 740108 and the east right-of-way line of South Washington Street;

Thence, S 63° 31' W, 67.0 feet, more or less, to the west right-of-way line of South Washington Street the southeast corner of Lot 8 and the northeast corner of Lot 11 of Block 27 of the Original Plat of Cuba City;

Thence, N 90° 00' W, along the north line of said Lot 11 of Block 27 of the Original Plat of Cuba City, the south line of said Lot 8 of Block 27 of the Original Plat of Cuba City, 125.7 feet, more or less, to the southwest corner thereof and the east line of Lots 9 & 10 of Block 27 of the Original Plat of Cuba City;

Thence, N 00° 00' E, along the west line of Lot 8 and the east line of Lots 7 of Block 27 of the Original Plat of Cuba City and lands described in Grant County Register of Deeds Document 613337, 50.0 feet, more or less, to the northeast corner of Lot 7 and the southeast corner of lands described in Grant County Register of Deeds Document, Volume 677 Page 592;

Thence, N 90° 00' W, along the south line of lands described in Grant County Register of Deeds Document Volume 677 Page 592 and the north line of Lot 7 of said Block 27 of Original Plat of Cuba City, 122.7 feet, more or less, to the northwest corner thereof and the east right-of-way line of South Main Street;

Thence, N 69° 15' W, 70.6 feet, more or less, to the west right-of-way lone of South Main Street, the northeast corner of lands described in Grant County Register of Deeds Document No. 730945 and the southeast corner of lands described in Grant County Register of Deeds Document No. 768800;

Thence, N 90° 00' W, along the south line of lands described in Grant County Register of Deeds Document No. 768800 and the north line of lands described in Grant County Register of Deeds Document No. 730945, 115.0 feet, more or less, to the northwest corner thereof and the east line of a platted alleyway;

Thence, S 00° 00' W, along the east line of a platted alleyway and the west line of said lands described in Grant County Register of Deeds Document No. 730945, 25.0 feet, more or less, to the easterly extension of the south line of Lot 6 of Block 26 of the Original Plat of Cuba City and the easterly extension of the north line of lands described in Grant County Register of Deeds Document 794436;

Thence, N 90° 00' W, along the north line of said lands described in Grant County Register of Deeds Document 794436 and the south line of said Lot 6 of Block 26 of the Original Plat of Cuba City, 133.4 feet, more or less, to the southwest corner thereof and the east right-of-way line of South Madison Street;

Thence, S 00° 00' E, along the said east right-of-way line of South Madison and the west line of Block 26 of the Original Plat of Cuba City and it's extension, 250.0 feet, more or less, to the south right-of-way line of West Yuba Street and the northwest corner of lands described in Grant County Register of Deeds Document Volume 768, Page 301;

Thence, N 90° 00' W, along the north line of lands described in Grant County Register of Deeds Document No. 741726 and it's easterly extension, the north line of lands described in Grant County Register of Deeds

Document No. 671264, the north line of lands described in Grant County Register of Deeds Document No. 362261 and it's westerly extension and the south right-of-way line of West Yuba Street, 366.4 feet to the west right-of-way line of South Jackson Street and the northeast corner of lands described in Grant County Register of Deeds Document No. 795764;

Thence, N 05° 43' E, 50.2 feet, more or less, to the north right of way line of West Yuba Street and the southeast corner of Block 24 of the Original Plat of Cuba City;

Thence, N 00° 00' E, along the west right of way line of South Jackson Street and the east line of Block 24 of the Original Plat of Cuba City and it's northerly extension, 360.0 feet, more or less, to the north right of way line of West Calhoun Street and the southeast corner of Block 23 of the Original Plat of Cuba City;

Thence, S 90° 00' E, along the north right-of-way lines of West Calhoun Street and the north right-of-way line of East Calhoun Street, 1557.0 feet, more or less, to the west right-of-way line of South Clinton Street and the southeast corner of Block 17 of the Original Plat of Cuba City;

Thence, S 80° 35' E, 50.7 feet, more or less, to the east right-of-way line of South Clinton Street and the southwest corner of Lot 1 of Grant County Certified Survey Map 1739;

Thence, S 90° 00' E, along the said north right-of-way line of East Calhoun Street and the south line of Lots 1, 2 and 3 of Grant County Certified Survey Map 1739, 154.7 feet, more or less, to the southeast corner of said Lot 3 of Grant County Certified Survey Map 1739 and the southwest corner of lands described in Grant County Register of Deeds Document Volume 309, Page 110;

Thence, N 00° 00' E, along the east line of said Lot 3 of Grant County Certified Survey Map 1739 and the west line of said lands described in Grant County Register of Deeds Document Volume 309, Page 110, 109.8 feet, more or less, to the northwest corner thereof, the northeast corner of said Lot 3 of Grant County Certified Survey Map 1739 and the south line of lands described in Grant County Register of Deeds Document No. 629750;

Thence, S 89° 55' E, along the north lines of said lands described in Grant County Register of Deeds Document recorded in Volume 309, Page 110 and lands described in Grant County Register of Deeds Document recorded in Volume 229, Page 125 and the south lines of said of lands described in Grant County Register of Deeds Document No. 629750 and lands described in Grant County Register of Deeds Document No. 734644, and, 219.6 feet, more or less to the southeast corner thereof, the west line of Block 4 of Hendricks Subdivision No. 2, the east line of the Southeast Quarter of the Northeast Quarter of said Section 36, T2N, R1E and the west line of the Fractional Southwest Quarter of the Northwest Quarter of said Section 31, T2N, R2E;

Thence, S 00° 17' W, along the west line of said Block 4 of Hendricks Subdivision No. 2, the east line of the Southeast Quarter of the Northeast Quarter of said Section 36, T2N, R1E and the west line of the Fractional Southwest Quarter of the Northwest Quarter of said Section 31, T2N, R2E, 109.5 feet, to the north right-of-way line of East Calhoun Street and the southwest corner of Block 4 of Hendricks Subdivision No. 2;

Thence, S 89° 17' E, along the said north right-of-way line of East Calhoun Street and the south line of Block 4 of Hendricks Subdivision No. 2, 238.0 feet, more or less, to the southeast corner thereof and the west right-of-way line of South Splinter Street;

Thence, S 00° 36' W, along the northerly extension of the east line of lands described in Lafayette County Register of Deeds Document No. 204822, Lot 2 of Aspen Acres, Lot 3 of Aspen Acres and the said west line



of South Splinter Street, 1115.5 feet more or less, to the northeasterly line of the old Railroad across the Fractional Northwest Quarter of the of the Southwest Quarter of said Section 31, T1N, R2E;

Thence, S 49° 33' E, along the north line of said old Railroad across the Fractional Northwest Quarter of the of the Southwest Quarter of said Section 31, T1N, R2E, 86.0 feet, more or less, to its intersection with the east right-of-way line of South Splinter Street and the southwesterly corner of Lot 4 of Aspen Acres and the beginning of a curve to the left;

Thence, along the said north line of said old Railroad across the Fractional Northwest Quarter of the of the Southwest Quarter of said Section 31, T1N, R2E, the southwesterly lines of Lots 4 and 10 of Aspen Acres, the north right-of-way line of Kennedy Street, and the southwesterly lines of Lots 11 and 20 of Aspen Acres, 625.3 feet, more or less, along said curve to the left having a radius of 1350.5 feet, more or less, an included angle of 26° 32', (a chord of 619.7 feet, more or less, which bears S64°05' E), to the east right-of-way line of Kennedy Street and the southwest corner of lands described in Lafayette County Register of Deeds Document No. 247774;

Thence, S 83° 46' E, along the said northeasterly right-of-way line of Kennedy Street and the southwesterly line of said lands described in Lafayette County Register of Deeds Document No. 247774, 43.7 feet, more or less to the southeasterly extent of the said north right-of-way line of Kennedy Street;

Thence, S 09° 31' W, 62.5 feet, more or less, to the southeasterly extent of the southwesterly right-of-way line of Kennedy Street, the south line of said old Railroad across the Fractional Northwest Quarter of the of the Southwest Quarter of said Section 31, T1N, R2E, and the north line of lands described in Lafayette County Register of Deeds Document No. 184813;

Thence, S 80° 38' E, along the said old Railroad across the Fractional Northwest Quarter of the of the Southwest Quarter of said Section 31, T1N, R2E and the north line of said lands described in Lafayette County Register of Deeds Document No. 184813, 323.7 feet, more or less, to the northeast corner thereof and the east line of the Fractional Northwest Quarter of the Southwest Quarter of said Section 31, T1N, R2E;

Thence, S 00° 11' W, along the east line of said lands described in Lafayette County Register of Deeds Document No. 184813, the east line of Lot 1 of Lafayette County Certified Survey Map 602 also being the east line of Fractional Northwest Quarter of the Southwest Quarter and the east line of the Fractional Southwest Quarter of the Southwest Quarter, 1948.7 feet, more or less, to the north right-of-way line of Roaster Road and the southeast corner of Lot 1 of Lafayette County Certified Survey Map No. 602;

Thence, N 89° 28' W, along the north right-of-way line of Roaster Road and the south line of said Lot 1 of Lafayette County Certified Survey Map No. 602, 994.5 feet, more or less, to the southwest corner thereof and the southeast corner of Outlot 3 of said Lafayette County Certified Survey Map No. 602;

Thence, N 02° 06' W, along the west line of Lot 1 and the east line of Outlot 3 and the east line of Outlot 2 of said Lafayette County Certified Survey Map No. 602, 486.5 feet, more or less, to the northeast corner of said Outlot 2;

Thence, S 88° 43' W, along the north line of said Outlot 2, 20.0 feet, more or less, to the northwest corner thereof, the west line of said Lafayette County Certified Survey Map No. 602 and the east line of lands described in Lafayette County Register of Deeds Document No. 297265;

Thence, N 00° 03' W, along the west line of Lot 1 of Lafayette County Certified Survey Map No. 602 and the east line of said lands described in Lafayette County Register of Deeds Document No. 297265, 172.3 feet,

more or less, to the northeast corner thereof and the southeast corner of lands described in Lafayette County Register of Deeds Document No. 344098;

Thence, N 89° 47' W, along the north lines of said lands described in Lafayette County Register of Deeds Document No. 297265 and the south line of said lands described in Lafayette County Register of Deeds Document No. 344098, 183.7 feet, more or less, to the southwest corner thereof;

Thence, S 76° 43' W, 31.0 feet, more or less, to the southeast corner of lands described in Grant County Register of Deeds Document No. 714932 and the west right-of-way line of South Cody Street;

Thence, S 00° 06' E, along the west right-of-way line of Cody Street, the east line of Lot 1 of Grant County Certified Survey Map No. 1919, 347.5 feet, more or less, to the southeast corner thereof and the northeast corner of lands described in Grant County Register of Deeds Document No. 741576;

Thence, N 89° 58' W, along the south line of said Lot 1 of Grant County Certified Survey Map No. 1919 and the north line of said lands described in Grant County Register of Deeds Document No. 741576, 300.1 feet, more or less, to the northwest corner thereof;

Thence, S 00° 20' E, along the west line of said lands described in Grant County Register of Deeds Document No. 741576, 331.2 feet, more or less, returning to the point of beginning.

The above described parcel contains 157.8 acres, more or less, and EXCLUDES any and all wetlands.

*Note: Values Bearing and distance values within this legal description were approximated from Grant and Lafayette County Geographic Information System Parcel Mapping information and are for reference only.*

**B****Financial Attachments****Appendix B: Financial Attachments**

Attachment #1: Planned Project Costs

Attachment #2: Financing Summary

Attachment #3: Debt Service Plan

Attachment #4: Tax Increment Pro Forma

Attachment #5: Tax Increment Cash Flow

Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions

Attachment #7: Increment Projections

<b>Attachment #1: Planned Project Costs</b>				
<b>City of Cuba City</b>				
<b>TID No. 4</b>				
Type of Expenditure	Budget Amount	% Paid By		TID Costs Allocated to Project
		TID Project	Other	
<b>A. Infrastructure</b>				
Newly Platted Residential Street & Utility - Phase 1	\$360,000	100%	0%	\$360,000
Newly Platted Residential Street & Utility - Phase 2	\$420,000	100%	0%	\$420,000
Newly Platted Residential Street & Utility - Phase 3	\$280,000	100%	0%	\$280,000
Newly Platted Residential Street & Utility - Phase 4	\$460,000	100%	0%	\$460,000
Industrial Park Street & Utility - Phase 1	\$390,000	100%	0%	\$390,000
Industrial Park Street & Utility - Phase 2	\$490,000	100%	0%	\$490,000
STH 80 Corridor Enhancements	\$50,000	100%	0%	\$50,000
Ped., Bike & Recreation Fac.	\$50,000	100%	0%	\$50,000
<b>Total Capital Costs</b>	<b>\$2,500,000</b>			<b>\$2,500,000</b>
<b>B. Community Development, Urban Redevelopment and Low-Cost Housing Projects</b>				
Low-Cost Housing Projects	\$50,000	100%	0%	\$50,000
Building Façade & Building Renovation Program	\$50,000	100%	0%	\$50,000
<b>Total TID Infrastructure</b>	<b>\$100,000</b>			<b>\$100,000</b>
<b>C. Site Development &amp; Redevelopment Costs</b>				
Site Development Costs- Phase 1	\$20,000	100%	0%	\$20,000
Site Development Costs- Phase 2	\$20,000	100%	0%	\$20,000
Site Development Costs - Phase 3	\$20,000	100%	0%	\$20,000
<b>Total TID Site Development Costs</b>	<b>\$60,000</b>			<b>\$60,000</b>
<b>D. Land Acquisition &amp; Assembly</b>				
Land Acquisition & Assembly	\$50,000	100%	0%	\$50,000
<b>Total TID Land Acquisition &amp; Assembly</b>	<b>\$50,000</b>			<b>\$50,000</b>
<b>E. Development Incentives</b>				
Development Incentives	\$600,000	100%	0%	\$600,000
<b>Total TID Development Incentives</b>	<b>\$600,000</b>			<b>\$600,000</b>
<b>F. Professional Services – Market Research and Community Plans</b>				
Market Research and Comm. Plans	\$10,000	100%	0%	\$10,000
<b>Total TID Professional Services</b>	<b>\$10,000</b>			<b>\$10,000</b>
<b>G. Discretionary Payments</b>				
Sustainable Development Related Costs	\$10,000	100%	0%	\$10,000
Other: provide labor force training, day care services, or neighborhood improvements, etc.	\$10,000	100%	0%	\$10,000
<b>Total TID Discretionary Payments</b>	<b>\$20,000</b>			<b>\$20,000</b>
<b>H. Administration &amp; Marketing Costs</b>				
Admin & Marketing	\$100,000	100%	0%	\$100,000
DOR Fees	\$1,000	100%	0%	\$1,000
Audits	\$20,000	100%	0%	\$20,000
<b>Total TID Administration Costs</b>	<b>\$121,000</b>			<b>\$121,000</b>
<b>I. TID Organizational Costs</b>				
Department of Revenue Fee, Professional Fee, Publishing	\$13,500	100%	0%	\$13,500
<b>Total TID Organization Costs</b>	<b>\$13,500</b>			<b>\$13,500</b>
<b>J. Inflation</b>	<b>\$605,000</b>			<b>\$605,000</b>
<b>Total TID Project Costs</b>	<b>\$4,079,500</b>			<b>\$4,079,500</b>
<b>K. Financing Costs</b>				
Total Interest, Fin. Fees, Less Cap. Interest (2019)	\$241,208			\$241,208
Total Interest, Fin. Fees, Less Cap. Interest (2024)	\$235,460			\$235,460
Total Interest, Fin. Fees, Less Cap. Interest (2026)	\$429,261			\$429,261
Total Interest, Fin. Fees, Less Cap. Interest (2028)	\$120,095			\$120,095
Total Interest, Fin. Fees, Less Cap. Interest (2031)	\$136,526			\$136,526
Plus Capitalized Interest	\$192,000			\$192,000
<b>Total Financing Costs</b>	<b>\$1,354,550</b>			<b>\$1,354,550</b>
<b>TOTAL TID EXPENDITURE</b>				<b>\$5,434,050</b>

**Attachment #2: Financing Summary**

City of Cuba City

TID No. 4

TID Activities	Phase/Loan #1 5/1/2019	Phase/Loan #2 5/1/2024	Phase/Loan #3 5/1/2028	Phase/Loan #4 5/1/2031	Phase/Loan #5 5/1/2034	Paid with TID Revenue	Total
A. Infrastructure	\$360,000	\$390,000	\$910,000	\$280,000	\$560,000	\$0	\$2,500,000
B. Com Dev, Urban Redev, LowCost Housing	\$0	\$0	\$50,000	\$50,000	\$0	\$0	\$100,000
C. Site Development & Redevelopment	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$60,000
D. Land Acquisition & Assembly	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
E. Development Incentives	\$0	\$0	\$0	\$0	\$0	\$600,000	\$600,000
F. Professional Services	\$0	\$0	\$0	\$10,000	\$0	\$0	\$10,000
G. Discretionary Payments	\$0	\$0	\$10,000	\$10,000	\$0	\$0	\$20,000
H. Administration & Marketing Costs	\$0	\$0	\$0	\$0	\$0	\$120,000	\$120,000
I. Organizational Costs	\$13,500	\$0	\$0	\$0	\$0	\$0	\$13,500
<b>Subtotal</b>	<b>\$373,500</b>	<b>\$440,000</b>	<b>\$990,000</b>	<b>\$370,000</b>	<b>\$580,000</b>	<b>\$720,000</b>	<b>\$3,473,500</b>
J. Inflation Factor Cost Adj. @ 2% per year	\$7,470	\$55,511	\$240,941	\$115,472	\$181,010	\$0	\$600,404
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Cost For Borrowing</b>	<b>\$380,970</b>	<b>\$495,511</b>	<b>\$1,230,941</b>	<b>\$485,472</b>	<b>\$761,010</b>	<b>\$720,000</b>	<b>\$4,073,904</b>
Capitalized Interest	\$20,000	\$25,000	\$65,000	\$25,000	\$40,000	\$0	\$175,000
Financing Fees (2%)	\$7,619	\$9,910	\$24,619	\$9,709	\$15,220	\$0	\$67,078
Debt Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$408,589	\$530,422	\$1,320,559	\$520,182	\$816,230	\$0	\$3,595,982
Less Interest Earned	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>BORROWING REQUIRED</b>	<b>\$408,589</b>	<b>\$530,422</b>	<b>\$1,320,559</b>	<b>\$520,182</b>	<b>\$816,230</b>	<b>\$0</b>	<b>\$2,259,570</b>
<b>BORROWING AMOUNT</b>	<b>\$410,000</b>	<b>\$535,000</b>	<b>\$1,325,000</b>	<b>\$525,000</b>	<b>\$820,000</b>	<b>\$0</b>	<b>\$2,270,000</b>

<b>Attachment #3A: Debt Service Plan - Phase 1</b>						
<b>City of Cuba City</b>						
<b>TID No. 4</b>						
<b>Bond Issue</b>						
<b>12/17/2018</b>						
<b>Principal:</b> (rounded to \$5,000)	<b>\$410,000</b>	<b>Project Cost:</b>			<b>\$380,970</b>	
<b>Interest Rate:</b>	<b>4.75%</b>	<b>Finance Fees:</b>			<b>\$7,619</b>	
<b>Term (Years):</b>	<b>22</b>	<b>Interest Earned:</b>			<b>\$0</b>	
<b># of Principal Payments:</b>	<b>20</b>	<b>Capitalized Interest:</b>			<b>\$20,000</b>	
<b>Date of Issue:</b>	<b>5/1/2019</b>	<b>Total TID Cost of Loan:</b>			<b>\$643,589</b>	
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2019	0	\$410,000	\$0	\$0	\$0	\$0
2020	0	\$410,000	\$0	\$19,475	\$19,475	\$0
2021	1	\$410,000	\$12,731	\$19,475	\$32,206	\$0
2022	2	\$397,269	\$13,335	\$18,870	\$32,206	\$0
2023	3	\$383,934	\$13,969	\$18,237	\$32,206	\$0
2024	4	\$369,965	\$14,632	\$17,573	\$32,206	\$0
2025	5	\$355,333	\$15,327	\$16,878	\$32,206	\$0
2026	6	\$340,005	\$16,055	\$16,150	\$32,206	\$0
2027	7	\$323,950	\$16,818	\$15,388	\$32,206	\$0
2028	8	\$307,132	\$17,617	\$14,589	\$32,206	\$0
2029	9	\$289,515	\$18,454	\$13,752	\$32,206	\$0
2030	10	\$271,061	\$19,330	\$12,875	\$32,206	\$0
2031	11	\$251,731	\$20,248	\$11,957	\$32,206	\$0
2032	12	\$231,482	\$21,210	\$10,995	\$32,206	\$0
2033	13	\$210,272	\$22,218	\$9,988	\$32,206	\$0
2034	14	\$188,054	\$23,273	\$8,933	\$32,206	\$0
2035	15	\$164,781	\$24,379	\$7,827	\$32,206	\$0
2036	16	\$140,403	\$25,537	\$6,669	\$32,206	\$0
2037	17	\$114,866	\$26,750	\$5,456	\$32,206	\$0
2038	18	\$88,117	\$28,020	\$4,186	\$32,206	\$0
2039	19	\$60,096	\$29,351	\$2,855	\$32,206	\$0
2040	20	\$30,745	\$30,745	\$1,460	\$32,206	\$0
<b>Total</b>			<b>\$410,000</b>	<b>\$253,589</b>	<b>\$663,589</b>	<b>\$0</b>

Attachment 3B: Debt Service Plan - Phase 2						
City of Cuba City						
TID No. 4						
Bond Issue						
12/17/2018						
Principal: (rounded to \$5,000)		\$535,000		Project Cost:		\$495,511
Interest Rate*:		4.75%		Finance Fees:		\$9,910
Term (Years):		16		Interest Earned:		\$0
# of Principal Payments:		15		Capitalized Interest:		\$25,000
Date of Issue:		5/1/2024		Total TID Cost of Loan:		\$760,550
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$535,000	\$0	\$0	\$0	\$0
2025	0	\$535,000	\$0	\$25,413	\$25,413	\$0
2026	1	\$535,000	\$25,263	\$25,413	\$50,676	\$0
2027	2	\$509,737	\$26,463	\$24,212	\$50,676	\$0
2028	3	\$483,273	\$27,720	\$22,955	\$50,676	\$0
2029	4	\$455,553	\$29,037	\$21,639	\$50,676	\$0
2030	5	\$426,516	\$30,416	\$20,260	\$50,676	\$0
2031	6	\$396,100	\$31,861	\$18,815	\$50,676	\$0
2032	7	\$364,239	\$33,374	\$17,301	\$50,676	\$0
2033	8	\$330,864	\$34,960	\$15,716	\$50,676	\$0
2034	9	\$295,904	\$36,620	\$14,055	\$50,676	\$0
2035	10	\$259,284	\$38,360	\$12,316	\$50,676	\$0
2036	11	\$220,924	\$40,182	\$10,494	\$50,676	\$0
2037	12	\$180,742	\$42,091	\$8,585	\$50,676	\$0
2038	13	\$138,652	\$44,090	\$6,586	\$50,676	\$0
2039	14	\$94,562	\$46,184	\$4,492	\$50,676	\$0
2040	15	\$48,378	\$48,378	\$2,298	\$50,676	\$0
<b>Total</b>			<b>\$535,000</b>	<b>\$250,550</b>	<b>\$785,550</b>	<b>\$0</b>

Attachment #3C Debt Service Plan - Phase 3						
City of Cuba City						
TID No. 4						
Bond Issue						
12/17/2018						
Principal: (rounded to \$5,000)		\$1,325,000	Project Cost:		\$1,230,941	
Interest Rate*:		4.75%	Finance Fees:		\$24,619	
Term (Years):		12	Interest Earned:		\$0	
# of Principal Payments:		11	Capitalized Interest:		\$65,000	
Date of Issue:		5/1/2028	Total TID Cost of Loan:		\$1,729,642	
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$1,325,000	\$0	\$0	\$0	\$0
2029	0	\$1,325,000	\$0	\$62,938	\$62,938	\$0
2030	1	\$1,325,000	\$94,490	\$62,938	\$157,428	\$0
2031	2	\$1,230,510	\$98,979	\$58,449	\$157,428	\$0
2032	3	\$1,131,531	\$103,680	\$53,748	\$157,428	\$0
2033	4	\$1,027,851	\$108,605	\$48,823	\$157,428	\$0
2034	5	\$919,247	\$113,764	\$43,664	\$157,428	\$0
2035	6	\$805,483	\$119,167	\$38,260	\$157,428	\$0
2036	7	\$686,316	\$124,828	\$32,600	\$157,428	\$0
2037	8	\$561,488	\$130,757	\$26,671	\$157,428	\$0
2038	9	\$430,731	\$136,968	\$20,460	\$157,428	\$0
2039	10	\$293,763	\$143,474	\$13,954	\$157,428	\$0
2040	11	\$150,289	\$150,289	\$7,139	\$157,428	\$0
<b>Total</b>			<b>\$1,325,000</b>	<b>\$469,642</b>	<b>\$1,794,642</b>	<b>\$0</b>



<b>Attachment #3D: Debt Service Plan - Phase 4</b>						
<b>City of Cuba City</b>						
<b>TID No. 4</b>						
<b>Bond Issue</b>						
<b>12/17/2018</b>						
<b>Principal:</b> (rounded to \$5,000)	<b>\$525,000</b>		<b>Project Cost:</b>	<b>\$485,472</b>		
<b>Interest Rate*:</b>	<b>4.50%</b>		<b>Finance Fees:</b>	<b>\$9,709</b>		
<b>Term (Years):</b>	<b>10</b>		<b>Interest Earned:</b>	<b>\$0</b>		
<b># of Principal Payments:</b>	<b>8</b>		<b>Capitalized Interest:</b>	<b>\$25,000</b>		
<b>Date of Issue:</b>	<b>5/1/2031</b>		<b>Total TID Cost of Loan:</b>	<b>\$635,386</b>		
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$0	\$0	\$0	\$0	\$0
2030	0	\$0	\$0	\$0	\$0	\$0
2031	0	\$525,000	\$0	\$0	\$0	\$0
2032	0	\$525,000	\$0	\$23,625	\$23,625	\$0
2033	1	\$525,000	\$55,970	\$23,625	\$79,595	\$0
2034	2	\$469,030	\$58,489	\$21,106	\$79,595	\$0
2035	3	\$410,541	\$61,121	\$18,474	\$79,595	\$0
2036	4	\$349,420	\$63,871	\$15,724	\$79,595	\$0
2037	5	\$285,549	\$66,745	\$12,850	\$79,595	\$0
2038	6	\$218,804	\$69,749	\$9,846	\$79,595	\$0
2039	7	\$149,055	\$72,888	\$6,707	\$79,595	\$0
2040	8	\$76,168	\$76,168	\$3,428	\$79,595	\$0
<b>Total</b>			<b>\$525,000</b>	<b>\$135,386</b>	<b>\$660,386</b>	<b>\$0</b>

<b>Attachment #3E: Debt Service Plan - Phase 5</b>						
<b>City of Cuba City</b>						
<b>TID No. 4</b>						
<b>Bond Issue</b>						
<b>12/17/2018</b>						
<b>Principal:</b> (rounded to \$5,000)	<b>\$820,000</b>		<b>Project Cost:</b>	<b>\$761,010</b>		
<b>Interest Rate*:</b>	<b>4.50%</b>		<b>Finance Fees:</b>	<b>\$17,300</b>		
<b>Term (Years):</b>	<b>7</b>		<b>Interest Earned:</b>	<b>\$0</b>		
<b># of Principal Payments:</b>	<b>5</b>		<b>Capitalized Interest:</b>	<b>\$40,000</b>		
<b>Date of Issue:</b>	<b>5/1/2034</b>		<b>Total TID Cost of Loan:</b>	<b>\$939,226</b>		
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$0	\$0	\$0	\$0	\$0
2030	0	\$0	\$0	\$0	\$0	\$0
2031	0	\$0	\$0	\$0	\$0	\$0
2032	0	\$0	\$0	\$0	\$0	\$0
2033	0	\$0	\$0	\$0	\$0	\$0
2034	0	\$820,000	\$0	\$0	\$0	\$0
2035	0	\$820,000	\$0	\$38,950	\$38,950	\$0
2036	1	\$820,000	\$149,889	\$38,950	\$188,839	\$0
2037	2	\$670,111	\$156,634	\$31,830	\$188,464	\$0
2038	3	\$513,477	\$163,683	\$24,390	\$188,073	\$0
2039	4	\$349,794	\$171,048	\$16,615	\$187,664	\$0
2040	5	\$178,746	\$178,746	\$8,490	\$187,236	\$0
<b>Total</b>			<b>\$820,000</b>	<b>\$159,226</b>	<b>\$979,226</b>	<b>\$0</b>

## Attachment #4: Tax Increment ProForma

City of Cuba City

TID No. 4

12/17/2018

Assumptions											
TID Creation Date		1/24/19	Projected Equalized Base Value		\$ 5,386,600						
Valuation Date		1/1/19	Projected Tax Rate		0.02451		For County, City, Technical College, and School District				
Last Expenditure Year		2034	Annual Change in Tax Rate		0.00%						
Termination Year		2039	Property Appreciation Rate		1.00%		For Existing Construction				
TID Category		Mixed-Use	Construction Inflation Rate		2.00%		For New Construction After Creation Year				
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
					Construction	Land					
2019	2020	2021	5,386,600	\$0	3,105,900	\$0	8,492,500	3,105,900	0.024510	\$76,126	2021
2020	2021	2022	8,492,500	84,925	1,116,900	0	9,694,325	4,307,725	0.024510	\$105,582	2022
2021	2022	2023	9,694,325	96,943	182,070	0	9,973,338	4,586,738	0.024510	\$112,421	2023
2022	2023	2024	9,973,338	99,733	1,162,023	0	11,235,094	5,848,494	0.024510	\$143,347	2024
2023	2024	2025	11,235,094	112,351	514,155	0	11,861,601	6,475,001	0.024510	\$158,702	2025
2024	2025	2026	11,861,601	118,616	1,208,968	0	13,189,185	7,802,585	0.024510	\$191,241	2026
2025	2026	2027	13,189,185	131,892	197,078	0	13,518,155	8,131,555	0.024510	\$199,304	2027
2026	2027	2028	13,518,155	135,182	1,257,811	0	14,911,148	9,524,548	0.024510	\$233,447	2028
2027	2028	2029	14,911,148	149,111	205,040	0	15,265,300	9,878,700	0.024510	\$242,127	2029
2028	2029	2030	15,265,300	152,653	1,308,626	0	16,726,579	11,339,979	0.024510	\$277,943	2030
2029	2030	2031	16,726,579	167,266	213,324	0	17,107,169	11,720,569	0.024510	\$287,271	2031
2030	2031	2032	17,107,169	171,072	590,603	0	17,868,843	12,482,243	0.024510	\$305,940	2032
2031	2032	2033	17,868,843	178,688	1,268,242	0	19,315,773	13,929,173	0.024510	\$341,404	2033
2032	2033	2034	19,315,773	193,158	226,381	0	19,735,312	14,348,712	0.024510	\$351,687	2034
2033	2034	2035	19,735,312	197,353	1,048,986	0	20,981,651	15,595,051	0.024510	\$382,235	2035
2034	2035	2036	20,981,651	209,817	235,527	0	21,426,995	16,040,395	0.024510	\$393,150	2036
2035	2036	2037	21,426,995	214,270	240,237	0	21,881,502	16,494,902	0.024510	\$404,290	2037
2036	2037	2038	21,881,502	218,815	245,042	0	22,345,359	16,958,759	0.024510	\$415,659	2038
2037	2038	2039	22,345,359	223,454	249,943	0	22,818,756	17,432,156	0.024510	\$427,262	2039
2038	2039	2040	22,818,756	228,188	254,942	0	23,301,886	17,915,286	0.024510	\$439,104	2040
<b>Total</b>			<b>\$3,083,486</b>	<b>\$14,831,800</b>	<b>\$0</b>					<b>\$5,488,242</b>	

Notes:

**Attachment #5**

**Tax Increment Cash Flow**

City of Cuba City

TID No. 4

12/17/2018

Year	Beginning Balance	Revenues			Expenses							Annual Surplus (Deficit)	Balance After Surplus to Principal	
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	Phase 4 Debt Service Payments	Phase 5 Debt Service Payments	PAYGO Development Incentives	Annual Admin			
2019		0	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	25,000	0	0	19,475	0	0	0	0	0	6,000	(475)	(475)	
2021	(475)	0	76,126	0	32,206	0	0	0	0	35,000	6,000	2,920	2,445	
2022	2,445	0	105,582	12	32,206	0	0	0	0	35,000	6,000	32,389	34,834	
2023	34,834	0	112,421	174	32,206	0	0	0	0	50,000	6,000	24,389	59,223	
2024	59,223	25,000	143,347	296	32,206	0	0	0	0	50,000	6,000	80,437	139,660	
2025	139,660	0	158,702	698	32,206	25,413	0	0	0	50,000	6,000	45,782	185,443	
2026	185,443	0	191,241	927	32,206	50,676	0	0	0	50,000	6,000	53,287	238,730	
2027	238,730	0	199,304	1,194	32,206	50,676	0	0	0	50,000	6,000	61,617	300,346	
2028	300,346	0	233,447	1,502	32,206	50,676	0	0	0	30,000	6,000	116,067	416,413	
2029	416,413	65,000	242,127	2,082	32,206	50,676	62,938	0	0	30,000	6,000	127,390	543,803	
2030	543,803	0	277,943	2,719	32,206	50,676	157,428	0	0	20,000	6,000	14,353	558,156	
2031	558,156	0	287,271	2,791	32,206	50,676	157,428	0	0	20,000	6,000	23,753	581,909	
2032	581,909	40,000	305,940	2,910	32,206	50,676	157,428	23,625	0	20,000	6,000	58,915	640,824	
2033	640,824	0	341,404	3,204	32,206	50,676	157,428	79,595	0	20,000	6,000	(1,296)	639,528	
2034	639,528	0	351,687	3,198	32,206	50,676	157,428	79,595	0	20,000	6,000	8,980	648,508	
2035	648,508	37,000	382,235	3,243	32,206	50,676	157,428	79,595	38,950	20,000	6,000	37,623	686,131	
2036	686,131	0	393,150	3,431	32,206	50,676	157,428	79,595	188,839	20,000	6,000	(138,163)	547,968	
2037	547,968	0	404,290	2,740	32,206	50,676	157,428	79,595	188,464	20,000	6,000	(127,339)	420,629	
2038	420,629	0	415,659	2,103	32,206	50,676	157,428	79,595	188,073	20,000	6,000	(116,215)	304,414	
2039	304,414	0	427,262	1,522	32,206	50,676	157,428	79,595	187,664	20,000	6,000	(104,784)	199,631	
2040	199,631	0	439,104	998	32,206	50,676	157,428	79,595	187,236	20,000	0	(87,038)	112,592	
<b>Total</b>	<b>0</b>	<b>192,000</b>	<b>5,488,242</b>	<b>35,743</b>	<b>663,589</b>	<b>785,550</b>	<b>1,794,642</b>	<b>660,386</b>	<b>979,226</b>	<b>600,000</b>	<b>120,000</b>			

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.  
 0.50% = Assumed Investment Rate For Interest Income

**Attachment #6: Analysis of Impact on Overlying Jurisdictions**

City of Cuba City

TID No. 4

<b>Taxing Jurisdiction</b>	<b>% of Mill Rate by Jurisdiction*</b>	<b>Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School District	<b>55.5%</b>	\$73,332	\$317,228	\$243,896
Tech. College	<b>5.8%</b>	\$7,613	\$32,932	\$25,319
County	<b>33.2%</b>	\$43,860	\$189,736	\$145,875
Local	<b>5.5%</b>	\$7,220	\$31,234	\$24,014
State	<b>0.0%</b>	\$0	\$0	\$0
<b>Total</b>	<b>100.0%</b>	<b>\$132,026</b>	<b>\$571,129</b>	<b>\$439,104</b>

\* 2017 Report Year

**Attachment #7: Increment Projections**

City of Cuba City

TID No. 4

12/17/2018

Year	Common/Site Name	Senior Housing	NMC	Anytime Fitness	Townhouse Calhoun St.	Townhouse	Single Family	Site 1 4 acre	Site 2 2.25 acre	Site 3 2.25 acre	Site 4 2.25 acre	Site 5 2.25 acre	Site 6 2.25 acre	Site 7 3.0 acre	Redev.				
	Land Use	Residential	Industrial	Commercial	Residential	Residential	Residential	Bus. Park	Bus. Park	Bus. Park	Bus. Park	Bus. Park	Bus. Park	Bus. Park	Comm.				
2019	\$ 3,045,000	\$ 1,350,000	\$ 800,000	\$ 400,000	\$ 320,000		\$ 175,000												
2020	\$ 1,095,000					\$ 300,000	\$ 175,000	\$ 620,000											
2021	\$ 175,000						\$ 175,000												
2022	\$ 1,095,000					\$ 300,000	\$ 175,000					\$ 620,000							
2023	\$ 475,000						\$ 175,000								\$ 300,000				
2024	\$ 1,095,000					\$ 300,000	\$ 175,000		\$ 620,000										
2025	\$ 175,000						\$ 175,000												
2026	\$ 1,095,000					\$ 300,000	\$ 175,000						\$ 620,000						
2027	\$ 175,000						\$ 175,000												
2028	\$ 1,095,000					\$ 300,000	\$ 175,000			\$ 620,000									
2029	\$ 175,000						\$ 175,000												
2030	\$ 475,000					\$ 300,000	\$ 175,000												
2031	\$ 1,000,000						\$ 175,000							\$ 825,000					
2032	\$ 175,000						\$ 175,000												
2033	\$ 795,000						\$ 175,000				\$ 620,000								
2034	\$ 175,000						\$ 175,000												
2035	\$ 175,000						\$ 175,000												
2036	\$ 175,000						\$ 175,000												
2037	\$ 175,000						\$ 175,000												
2038	\$ 175,000						\$ 175,000												
2039	\$ -																		
2040	\$ -																		
2041	\$ -																		
2042	\$ -																		
2043	\$ -																		
2044	\$ -																		
2045	\$ -																		
<b>Total</b>	<b>\$ 13,015,000</b>	<b>\$ 1,350,000</b>	<b>\$ 800,000</b>	<b>\$ 400,000</b>	<b>\$ 320,000</b>	<b>\$ 1,800,000</b>	<b>\$ 3,500,000</b>	<b>\$ 620,000</b>	<b>\$ 620,000</b>	<b>\$ 620,000</b>	<b>\$ 620,000</b>	<b>\$ 620,000</b>	<b>\$ 620,000</b>	<b>\$ 620,000</b>	<b>\$ 825,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Notes: No increase in land value is assumed; values are indexed for inflation on Attachment #4; assumed improvement value for redevelopment is derived from City projections and incremental increases in value for smaller and

**C****Resolutions, Notices, Minutes****Appendix C: Resolutions, Notices,  
Minutes, and Other Attachments**

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Plan Commission Resolution

Attachment #6: Common Council Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable



**City of Cuba City**  
**Tax Increment District No. 4 Creation**  
**Summary of Activities and Timetable (11/21/18)**

Action	Party Responsible	Date
1. <b>Common Council:</b> Authorization to proceed with TID No. 4 Creation.	Common Council	11/07/18
<b>A. Kick-off Meeting</b> <ul style="list-style-type: none"> <li>• Review Summary of Activities &amp; Timetable</li> <li>• Review Proposed TID No. 4 Boundary &amp; Type of TID</li> <li>• Review Proposed TID No. 4 Proposed Projects</li> </ul>	City & Vierbicher	11/15/18
2. Mail letters to taxing jurisdictions requesting Joint Review Board (JRB) appointments.	Vierbicher	11/26/18
3. Prepare draft TID No. 4 Project Plan and Boundary Map.	Vierbicher / City Staff	11/26/18 – 12/06/18
<b>4. Plan Commission Meeting</b> <ul style="list-style-type: none"> <li>• Review draft TID No. 4 Project Plan and Boundary Map</li> <li>• Schedule Public Hearing for TID No. 4 Creation</li> </ul>	Plan Commission Vierbicher / City Staff	12/13/18
5. Update TID No. 4 Project Plan and Boundary Map	Vierbicher / City Staff	12/14/18 – 12/20/18
6. Mail public hearing notice for TID No. 4 Creation to JRB	Vierbicher	12/19/18
7. Mail public hearing notice for TID No. 4 Creation to taxing entities.	Vierbicher	12/19/18
8. Deliver TID No. 4 JRB meeting notice & public hearing notice to newspaper.	City Staff	12/19/18
9. Mail JRB packets For TID No. 4 Creation.	Vierbicher	12/19/18
10. Provide information to City Attorney for attorney opinion letter.	Vierbicher	12/19/18
11. Publish notice for TID No. 4 Creation JRB meeting ( <i>Class I</i> ).	Newspaper	12/27/18
12. Publish notice for TID No. 4 Creation public hearing ( <i>Class II</i> ).	Newspaper	12/27/18 & 01/03/18
<b>13. JRB – First Meeting:</b> <ul style="list-style-type: none"> <li>• Elect chairperson (If applicable)</li> <li>• Elect an at-large member (If applicable)</li> <li>• Review draft TID No. 4 Creation Project Plan &amp; District Boundary <i>(Meeting must be held at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).</i></li> </ul>	JRB / Vierbicher / City Staff	01/03/19
<b>14. Plan Commission Meeting:</b> <ul style="list-style-type: none"> <li>• Public hearing for TID No. 4 Creation, Project Plan &amp; Boundary <i>(at least 7 days after last insertion of public notice)</i></li> <li>• Adopt Resolution approving TID No. 4 Creation, Project Plan &amp; Boundary Map</li> </ul>	Plan Commission	01/10/19
15. Obtain City Attorney opinion letter for TID No. 4 Boundary Amendment	City Attorney	01/17/19

16. <b>Common Council Meeting:</b> (Not less than 14 days after public hearing) <ul style="list-style-type: none"> <li>• Adopt Resolution approving TID No. 4 Creation, Project Plan and Boundary</li> </ul>	Common Council	01/24/19 *Special Meeting
17. Deliver TID No. 4 JRB meeting notice to newspaper.	City Staff	01/28/19
18. Mail JRB packets For TID No. 4 Creation.	Vierbicher	01/28/19
19. Publish notice for TID No. 4 Creation JRB meeting ( <i>Class I</i> ).	Newspaper	01/31/19
20. <b>JRB – Final Meeting:</b> <ul style="list-style-type: none"> <li>• Adopt Resolution approving TID No. 4 Creation, Project Plan and Boundary <i>(Meeting must be at least 5 days after publication of meeting notice and within 30 days of Council approval).</i></li> </ul>	JRB / Vierbicher	02/12/19
21. Notify DOR of TID No. 4 Creation.	Vierbicher	After JRB Meeting
22. Submit TID creation information to Wisconsin Department of Revenue.	City Clerk / Assessor	Before 10/31/19

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions



December 17, 2018

Aaron Olson, District Superintendent  
Cuba City School District  
101 N. School Street  
Cuba City, WI 53807

Jack Sauer, County Board Chairperson  
Lafayette County  
626 Main Street  
Darlington, WI 53530

Jason Wood, President  
Southwest Wisconsin Technical College  
1800 Bronson Blvd  
Fennimore, WI 53809

Robert Keeney, County Board Chair  
Grant County Board of Supervisors  
320 N. Aarlocker Street  
Mt. Hope, WI 53816

RE: City of Cuba City  
Proposed Tax Increment District (TID) No. 4 Creation

Dear Chief Executives:

The City of Cuba City is proposing to create TID No. 4 to promote mixed use development. The Plan Commission has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for January 10, 2019 at 6:00 p.m. at the City Hall.

Attached is a copy of the Public Hearing Notice and a copy of the TID No. 4 Boundary Map. You are invited to attend the Public Hearing. We also mailed a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 768-4817 or e-mail [kmuc@vierbicher.com](mailto:kmuc@vierbicher.com), or contact Jill Hill, City Clerk/Treasurer at (608) 744-2152.

Sincerely,

Kurt R. Muchow  
Community Development Consultant

cc: Tom Gile, Mayor  
Jill Hill, City Clerk/Treasurer

vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532

Milwaukee Metro (262)875-5000 | Prairie du Chien (608) 326-1051

**CITY OF CUBA CITY  
NOTICE OF PUBLIC HEARING ON BOUNDARY  
AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 4**

NOTICE IS HEREBY GIVEN that on Thursday, January 10, 2019 at 6:00 p.m., the City of Cuba City Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a), and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 108 N. Main Street, Cuba City, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and creation of TID No. 4. TID No. 4 is being created to promote mixed use development through City infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 4 and within the one half mile radius of TID No. 4.

A copy of the TID No. 4 Boundary and Project Plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Jill Hill, City Clerk-Treasurer, 108 N. Main Street, Cuba City, WI; Phone (608) 744-2152.

Publication Dates: December 27, 2018 and January 3, 2019.

Sent to overlying jurisdictions: December 19, 2018

Attachment #3:

Public Hearing Notice to Joint Review Board



December 17, 2018

David Hammer  
Lafayette County  
6738 Hilldale Road  
Cuba City, WI 53807

Aaron Olson  
Cuba City School District  
101 N. School Street  
Cuba City, WI 53807

Jason Wood, President  
Southwest Wis. Technical College  
1800 Bronson Blvd.  
Fennimore, WI 53809

Robert Keeney  
Grant County  
320 N. Aarlocker St.  
Mt. Hope, WI 53816

Greg Kern  
City of Cuba City  
412 W. Dewey Street  
Cuba City, WI 53807

RE: City of Cuba City  
Proposed Tax Increment District No. 4 (TID No. 4) Creation

Dear Joint Review Board Members:

The City of Cuba City is proposing to create TID No. 4 to promote mixed use development. The Plan Commission has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for January 10, 2019 at 6:00 p.m. at the City Hall.

Attached is a copy of the Public Hearing Notice. Also attached is the TID No. 4 Boundary Map. You are invited to attend the Public Hearing.

If you have any questions, or would like additional information, please contact me at (608) 768-4817 or e-mail [kmuc@vierbicher.com](mailto:kmuc@vierbicher.com), or contact Jill Hill, City Clerk/Treasurer at (608) 744-2152.

Sincerely,

Kurt R. Muchow  
Community Development Consultant

cc: Jill Hill, City Clerk/Treasurer

**CITY OF CUBA CITY  
NOTICE OF PUBLIC HEARING ON BOUNDARY  
AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 4**

NOTICE IS HEREBY GIVEN that on Thursday, January 10, 2019 at 6:00 p.m., the City of Cuba City Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a), and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 108 N. Main Street, Cuba City, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and creation of TID No. 4. TID No. 4 is being created to promote mixed use development through City infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 4 and within the one half mile radius of TID No. 4.

A copy of the TID No. 4 Boundary and Project Plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Jill Hill, City Clerk-Treasurer, 108 N. Main Street, Cuba City, WI; Phone (608) 744-2152.

Publication Dates: December 27, 2018 and January 3, 2019.

Sent to overlying jurisdictions: December 19, 2018



Attachment #4:

Public Hearing Minutes

A meeting of the Plan Commission of the City of Cuba City, January 10, 2019

Mayor Thomas J. Gile presiding. Called to order at 6:00 p.m.

Present: TJ Gile, C Gronemus, BJ Loeffelholz, R Mahun, JT Davis, M Kreul, G Morrissey

Also Present: J Hill, K Muchow, B Jones, R Kern, K McWilliams, R Brookens, K Atkinson, T Wiederholt

Mayor Gile noted that notice of this meeting was posted on the bulletin board at City Hall, e-mailed to the Tri-County Press and mailed to Plan Commission members on December 20, 2018. Moved by Loeffelholz and seconded by Davis that the Plan Commission find that this meeting was properly called and convened and proper notice given. Motion carried: Ayes-7; Noes-0.

Mayor Gile called to order the Public Hearing on Boundary and Project Plan for Tax Increment District (TID) No. 4 at 6:01 p.m.

Kurt Muchow of Vierbicher presented the TID No. 4 project plan and boundary map and explained to those present how a TID works.

Mayor Gile declared the Public Hearing closed at 6:14 p.m.

Moved by Morrissey and seconded by Davis that the Plan Commission adopt resolution 2019-01, approving Tax Increment District No. 4 Project Plan and Boundary. Motion carried: Ayes-7; Noes-0.

Mayor Gile called to order the Public Hearing concerning the adoption of a zoning change from M-1 Industrial to C-2 Commercial on parcel number 211-00804-0090, owned by Ryan Kern and located at 211 E. Monroe Street. 6:23 p.m.

Mayor Gile declared the Public Hearing closed at 6:25 p.m.

Moved by Loeffelholz and seconded by Kreul that the Plan Commission approve a zoning change from M-1 Industrial to C-2 Commercial on parcel number 211-00804-0090, owned by Ryan Kern and located at 211 E. Monroe Street. Motion carried: Ayes-7; Noes-0.

Mayor Gile called to order the Public Hearing concerning the adoption of a zoning change from R-2 Single Family Residential to R-3 Multi-Family Residential on parcel number 211-00181-0000, owned by the City of Cuba City and located on the 300 block of South Jackson Street. 6:27 p.m.

Some of the neighboring property owners present asked questions related to the type of building to be constructed, purpose of the building, layout, parking, etc. Members of CBRT, LLC, Randy Brookens and Tim Wiederholt addressed those questions. No opposition was heard.

Mayor Gile declared the Public Hearing closed at 6:33 p.m.

Moved by Morrissey and seconded by Davis that the Plan Commission approve a zoning change from R-2 Single Family Residential to R-3 Multi-Family Residential on parcel number 211-00181-0000, owned by the City of Cuba City and located on the 300 block of South Jackson Street. Motion Carried: Ayes:7; Noes:0.

Moved by Gronemus and seconded by Mahun that this meeting adjourn. Motion Carried: Ayes:7; Noes:0. 6:34 p.m.

Jill M. Hill  
City Clerk-Treasurer

Attachment #5:

Plan Commission Resolution

**PLAN COMMISSION RESOLUTION NO. 2019-01  
APPROVING TAX INCREMENT DISTRICT NO. 4  
PROJECT PLAN AND BOUNDARY**

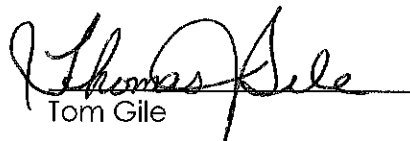
**WHEREAS**, the City of Cuba City Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 4 and a Plan to serve as the Project Plan for TID No. 4 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

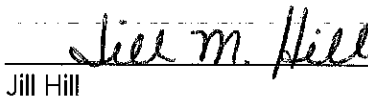
**WHEREAS**, the City of Cuba City Plan Commission has invited the public to review the TID No. 4 Project Plan and boundary and comment upon such Project Plan and boundary at a Public Hearing held on January 10, 2019, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(e);

**NOW, THEREFORE, BE IT RESOLVED** after due consideration, the City of Cuba City Plan Commission hereby approves the Project Plan and boundary for Tax Increment District No. 4; and

**BE IT FURTHER RESOLVED** that City of Cuba City Plan Commission hereby submits the Project Plan and boundary for Tax Increment District No. 4 to the Cuba City Common Council for approval.

This Resolution is being adopted by the City of Cuba City Plan Commission at a duly scheduled meeting on January 10, 2019.

 Chair  
Tom Gile

 Clerk  
Jill Hill

Attachment #6:

Common Council Resolution

**CITY OF CUBA CITY  
COMMON COUNCIL RESOLUTION NO. 2019-02  
RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 4**

**WHEREAS**, the Common Council of the City of Cuba City requested that the Plan Commission identify a boundary and prepare a Project Plan for the creation of Tax Increment District (TID) No. 4; and

**WHEREAS**, the Plan Commission established boundaries for said TID No. 4; and

**WHEREAS**, the Plan Commission caused a Project Plan to be prepared for TID No. 4 which identified investments necessary to promote mixed-use development within the TID boundary; and

**WHEREAS**, the Plan Commission conducted a public hearing on said TID No. 4 boundary and Project Plan after duly notifying overlying taxing jurisdictions of said public hearing under Wisconsin Statutes §66.1105(4)(a) and §66.1105(4)(e); and

**NOW, THEREFORE, BE IT RESOLVED**, the Common Council of the City of Cuba City hereby creates a Tax Increment District which shall be known as Tax Increment District (TID) No. 4, City of Cuba City, and that said District shall be created effective January 1, 2019.

**BE IT FURTHER RESOLVED**, the boundaries for TID No. 4 shall be those attached and marked as Exhibit A (description) and Map 1 to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

**BE IT FURTHER RESOLVED**, the City makes the following findings:

- A. That the district is a mixed-use district; and
- B. At least 50 percent (by area) of the real property within the district is suitable for "mixed-use development"; and
- C. No more than 35% of the property within TID No. 4 is newly platted residential and density of the residential development is at least 3 units per acre ; and
- D. The improvement of TID No. 4 is likely to enhance significantly the value of substantially all of the other real property in the District; and
- E. The project costs directly serve to promote mixed-use development and are consistent with the purpose for which the Tax Increment District is created; and
- F. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the City; and

**BE IT FURTHER RESOLVED**, pursuant to Wisconsin Statutes §66.1105(4)(g), the Common Council hereby approves the Project Plan and boundary for TID No. 4 as recommended by the Plan Commission, and finds that it is feasible and in conformance with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on January 24, 2019.

  
\_\_\_\_\_  
Tom Giles, Mayor

  
\_\_\_\_\_  
Jill Hill, City Clerk

**CERTIFICATION**

I, Jill Hill Clerk of the City of Cuba City, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on January 24, 2019. Motion by Craig Hendrickson, seconded by Greg Kern to adopt the Resolution.

Vote: 8 Yes 0 No

Resolution Adopted.

Jill M. Hill City Clerk



Attachment #7:

Joint Review Board Meeting Notices

**City of Cuba City**  
**Notice of Joint Review Board Meeting**  
**For**  
**Review of the 2017 TID No. 2 Annual Report**  
**Review of the 2017 TID No. 3 Annual Report**  
**Creation of Tax Increment District No. 4**

Please take note that on January 3, 2019 at 2:00 p.m., the Cuba City Joint Review Board will be holding a meeting concerning the following agenda items:

- Review and approval of the 2017 TID No. 2 Annual Report;
- Review and approval of the 2017 TID No. 3 Annual Report;
- Review the proposed creation of TID No. 4 to promote Mixed-Use development.

The meeting will be held at the Cuba City City Hall, 108 N. Main Street, Cuba City, WI. If you have any questions concerning the proposed TID actions, please contact Jill Hill, City Clerk/Treasurer at (608) 744-2152. All interested parties are invited to attend the meeting.

Publication Date: December 27, 2018

**CITY OF CUBA CITY  
NOTICE OF JOINT REVIEW BOARD MEETING  
CREATION OF TAX INCREMENT DISTRICT (TID) NO. 4**

Please take note that on February 12, 2019 at 2:00 p.m., the Cuba City Joint Review Board will be holding its second meeting concerning City of Cuba City proposal to create TID No. 4. The meeting will be held at the Cuba City City Hall, 108 N. Main Street, Cuba City, WI. The purpose of TID No. 4 is to promote mixed use development.

The agenda for the second meeting is for the Joint Review Board to review the proposed TID No. 4 Project Plan and Boundary, review the Common Council resolution approving the creation of TID No. 4, and consider approval of a Resolution approving the creation of TID No. 4. If you have any questions concerning the proposed TID actions, please contact Jill Hill, City Clerk/Treasurer at (608) 744-2152. All interested parties are invited to attend the meeting.

Publication Date: January 31, 2019

Attachment #8:

Joint Review Board Meeting Minutes

A meeting of the JOINT REVIEW BOARD of the City of Cuba City held on January 03, 2019.

Meeting was called to order at 2:00 p.m.

Present: City of Cuba City representative Gregory Kern (Chairman), Cuba City School District representative Aaron Olson, Southwest Wisconsin Technical College representative Caleb White, Grant County representative Robert Keeney, Citizen Rich Brown

Also present: Tom Gile, Jill Hill, George Morrissey, Bob Jones, Kurt Muchow (Vierbicher)

Mr. Kurt Muchow presented the 2017 Annual Report for Tax Incremental Finance District #2 to the Board. It was noted that the Tax Incremental District #2 expenditure period ended in 2017 and that the 2017 year end deficit is expected to be recovered on or before the TID close date of July 13<sup>th</sup>, 2022. Moved by Brown and seconded by Olson that the Board approves the review of the TID#2 Annual Reports. Motion carried: Ayes-5; Noes-0.

Mr. Kurt Muchow presented the 2017 Annual Report for Tax Incremental Finance District #3 to the Board. It was noted that Tax Incremental District #3 does not close until the year 2032. Clerk Hill noted that a recent state manufacturing assessment change resulted in a large increment increase for TID #3. TID #3 is also expected to recover from its' deficit. Moved by Keeney and seconded by Brown that the Board approves the review of the TID#3 Annual Report. Motion carried: Ayes-5; Noes-0.

Mr. Kurt Muchow presented the initial draft for Tax Increment District #4 project plan and boundary for the board's review and comments.

The Plan Commission of the City of Cuba City will hold a public hearing on the proposed plans on January 10, 2019. The Common Council of the City of Cuba City will hold a Special Meeting on January 24<sup>th</sup> to adopt the plans.

The Board set the date for the next Joint Review Board meeting for Tuesday, February 12<sup>th</sup> at 2:00 p.m. .

Moved by Keeney and seconded by Olson that this meeting adjourn. Motion carried: Ayes-5; Noes-0. Meeting adjourned at 2:50 p.m.

Jill M. Hill  
City Clerk-Treasurer  
City of Cuba City

A meeting of the JOINT REVIEW BOARD of the City of Cuba City held on February 12, 2019.

Meeting was called to order at 2:00 p.m.

Present: City of Cuba City representative Gregory Kern (Chairman), Cuba City School District representative Aaron Olson, Southwest Wisconsin Technical College representative Caleb White (via telephone), Grant County representative Robert Keeney  
Also present: Tom Gile, Jill Hill, George Morrissey, Gary Droessler, Kurt Muchow (via telephone)

Chairman Kern asked all present to join in reciting the Pledge of Allegiance.

Moved by Keeney and seconded by Olson that the Joint Review Board approve the minutes from the January 3<sup>rd</sup>, 2019 meeting of the Joint Review Board. Motion Carried: Ayes-4; Noes-0; Vacant-1.

Representative Keeney nominated Gary Droessler to serve as Citizen Representative. Representative Olson seconded the nomination. Nominations closed and a unanimous ballot cast for Gary Droessler as Citizen Representative to the standing Joint Review Board. Motion carried: Ayes-4; Noes-0; Vacant-1.

DPW Morrissey noted the changes to the TID No. 4 Project Plan & Boundary since the last Joint Review Board Meeting.

Board members reviewed the Common Council resolution approving TID No. 4 Project Plan, Boundary and Creation.

Moved by Olson and seconded by Droessler that the Joint Review Board approve Resolution 2019-04, a resolution concerning creation of Tax Increment District No. 4. Motion carried: Ayes-5; Noes-0.

Moved by Keeney and seconded by Olson that this meeting adjourn. Motion carried: Ayes-5; Noes-0. Meeting adjourned at 2:08 p.m.

Jill M. Hill  
City Clerk-Treasurer  
City of Cuba City

Attachment #9:

Joint Review Board Approval Resolution

2019-04  
**CUBA CITY JOINT REVIEW BOARD  
RESOLUTION CONCERNING CREATION OF  
TAX INCREMENT DISTRICT NO. 4**

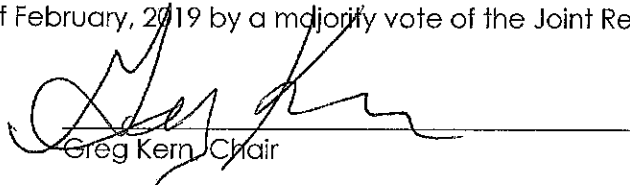
WHEREAS, the Cuba City Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Cuba City creating Tax Increment District No. 4; and

WHEREAS, the Cuba City Joint Review Board has considered the following criteria:

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

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Common Council of the City of Cuba City on January 24, 2019; and

This Resolution is adopted this 12<sup>th</sup> day of February, 2019 by a majority vote of the Joint Review Board.

  
\_\_\_\_\_  
Greg Kern, Chair

**CERTIFICATION**

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on February 12, 2019.

Motion was made by Olson and seconded by Droessler to adopt the resolution.

Vote was 5 in favor and 0 against. Resolution adopted.



Attachment #10:

Affidavits of Publication

**AFFIDAVIT OF PUBLICATION**

State of Wisconsin,

Grant County

Lafayette County

Alison Mau

ss.

of said county,

being duly sworn, deposes and says that she (he) is an authorized representative of the Tri-County Press, a public weekly newspaper printed and published in the City of Cuba City, in the Counties of Grant and Lafayette, and that the notice (of which the annexed is printed copy taken from the paper in which it was published) was inserted and published in said paper.

December 27, 2018

January 3, 2019

Signed

*Alison J. Mau*

Sales Representative

Title

Subscribed and sworn to before me this

27 day of August 2019 A.D.

Notary Public, Grant or Lafayette County, Wisconsin

My Commission expires

*May 22, 2022*

Printing Fees:

No. Lines 2x4.75 Insertion 2 \$ 106.88

Certificate (Notary Public) \$

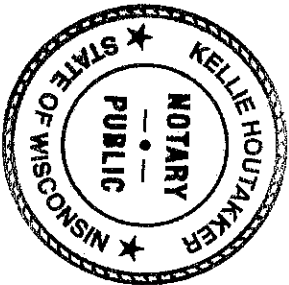
TOTAL \$ 106.88

Received payment of 106.88 this

14 day of February

Tri-County Press - By

KH



**CITY OF CUBA CITY**

**NOTICE OF PUBLIC HEARING ON  
BOUNDARY AND PROJECT PLAN FOR  
TAX INCREMENT DISTRICT (TID) NO. 4**

NOTICE IS HEREBY GIVEN that on Thursday, January 10, 2019 at 6:00 p.m., the City of Cuba City Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a), and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 108 N. Main Street, Cuba City, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and creation of TID No. 4. TID No. 4 is being created to promote mixed use development through City infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 4 and within the one half mile radius of TID No. 4.

A copy of the TID No. 4 Boundary and Project Plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Jill Hill, City Clerk-Treasurer, 108 N. Main Street, Cuba City, WI. Phone (608) 744-2152. Pub.: 12/27/18, 1/3/19. WNAAXLP

**AFFIDAVIT OF PUBLICATION**

State of Wisconsin,

Grant County

Lafayette County

Betty Kittroe

ss.

\_\_\_\_\_ of said county,

being duly sworn, deposes and says that she (he) is an authorized representative of the Tri-County Press, a public weekly newspaper printed and published in the City of Cuba City, in the Counties of Grant and Lafayette, and that the notice (of which the annexed is printed copy taken from the paper in which it was published) was inserted and published in said paper.

December 27, 2018

Signed

*Betty Kittroe*

Subscribed and sworn to before me this

5<sup>th</sup> day of February 2019 A.D.

*Kellie Houtakker*  
Notary Public, Grant or Lafayette County, Wisconsin

My Commission expires May 22, 2022

**Printing Fees:**

Line Ad	2 x 2.5	1	27.75
Certificate (Notary Public)		\$	
<b>TOTAL</b>		\$	<b>27.75</b>

Received payment of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

**CITY OF CUBA CITY**

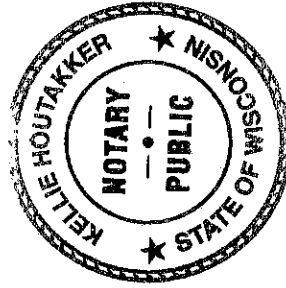
**NOTICE OF**

**JOINT REVIEW BOARD MEETING**

Please take note that on January 3, 2019 at 2:00 p.m., the Cuba City Joint Review Board will be holding a meeting concerning the proposed creation of TID No. 4 to promote Mixed-Use development.

The meeting will be held at the Cuba City City Hall, 108 N. Main Street, Cuba City, WI. If you have any questions concerning the proposed TID actions, please contact Jill Hill, City Clerk/Treasurer at (608) 744-2152. All interested parties are invited to attend the meeting.

Pub.: 12/27/18. WINAXEP



**AFFIDAVIT OF PUBLICATION**

State of Wisconsin,  
Grant County  
Lafayette County  
Betsy Kittoe, ss.  
of said county,

being duly sworn, deposes and says that she (he) is an authorized representative of the Tri-County Press, a public weekly newspaper printed and published in the City of Cuba City, in the Counties of Grant and Lafayette, and that the notice (of which the annexed is printed copy taken from the paper in which it was published) was inserted and published in said paper.

January 31, 2019

Signed Betsy Kittoe

Subscribed and sworn to before me this

31<sup>st</sup> day of January 2019 A.D.

Kellie Hontaker  
Notary Public, Grant or Lafayette County, Wisconsin

My Commission expires May 22, 2022

**Printing Fees:**

Line Ad	2 x 3.75	1	42.75
Certificate (Notary Public)			\$ 1.00
<b>TOTAL</b>			<b>\$ 43.75</b>

Received payment of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

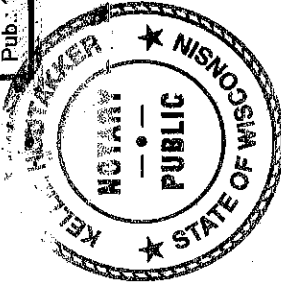
Tri-County Press - By \_\_\_\_\_

**CITY OF CUBA CITY  
NOTICE OF JOINT REVIEW BOARD  
MEETING CREATION OF TAX  
INCREMENT DISTRICT (TID) NO. 4**

Please take note that on February 12, 2019 at 2:00 p.m., the Cuba City Joint Review Board will be holding its second meeting concerning City of Cuba City proposal to create TID No. 4. The meeting will be held at the Cuba City City Hall, 108 N. Main Street, Cuba City, WI. The purpose of TID No. 4 is to promote mixed use development.

The agenda for the second meeting is for the Joint Review Board to review the proposed TID No. 4 Project Plan and Boundary, review the Common Council resolution approving the creation of TID No. 4, and consider approval of a Resolution approving the creation of TID No. 4. If you have any questions concerning the proposed TID actions, please contact Jill Hill, City Clerk/Treasurer at (608) 744-2152. All interested parties are invited to attend the meeting.

Pub: 1/31/19. WMAXLP



Attachment #11:

Attorney Opinion Letter

February 1, 2019

Tom Gile, Mayor  
City of Cuba City  
108 North Main Street  
Cuba City, WI 53807

Re: Tax Increment District No. 4 Creation  
Opinion Letter Regarding Compliance with § 66.1105(4)

Dear Mayor Gile:

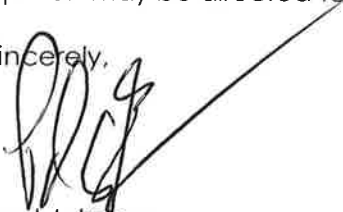
As City Attorney for the City of Cuba City, I have been asked to review the TID No. 4 Project Plan, which is expected to be submitted to the Common Council for final approval on January 24, 2019. In accordance with my duties, I have reviewed not only the Project Plan amendment but also the following information:

1. Notice of Public Hearing on the amendment of Tax Increment District No. 4;
2. Timetable for creation of TID No. 4 submitted by Vierbicher Associates, Inc.;
3. Resolution to be considered by the Common Council.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the TID No. 4 creation is complete and complies with § 66.1105(4).

I am providing you with a copy of this letter, which should be attached to the Project Plan, assuming the resolution is adopted by the Common Council. Any questions regarding this opinion may be directed to me.

Sincerely,



Paul Johnson  
City Attorney

CC: Kurt R. Muchow, Vierbicher  
Jill Hill, City Clerk-Treasurer