

Village of Mukwonago
Notice of Meeting and Agenda
JOINT REVIEW BOARD MEETING
Monday, August 2, 2021

Time: **1:00 pm**
Place: ***Virtual***

Zoom Log On Information

<https://us02web.zoom.us/j/89931301342?pwd=WDFKT0dNUWtocm1LdHU2WE1nd1NTZz09>

Meeting ID: 899 3130 1342 Passcode: 285455

Dial by your location +1 312 626 6799 US (Chicago)

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
 - 3.1 Review and consideration of Minutes from Organizational Meeting of July 13, 2021
[Attachment - 2021-07-13 JRB Draft Minutes](#)
 - 3.2 Review the public record, planning documents, Plan Commission Resolution adopting amendment to the project plan, and resolution passed by the Village Board approving the Amendment.
[Final Project Plan v1 2021.7.26 \(no boundary amendment\).pdf](#)
[JRB Final Resolution.docx](#)
[Plan Commission Resolution TID 5 Project Plan Amend.pdf](#)
[VB Resolution_AmendedPerVB.docx](#)
 - 3.3 Consideration and possible action on resolution approving Tax Incremental District No. 5 Amendment.
[Final Project Plan v1 2021.7.26 \(no boundary amendment\).pdf](#)
- 4. Adjourn**

Membership: Village President Fred Winchowky, Resident Mary Patz, Jessica Conley - Walworth County, Sharon Johnson - Gateway Technical College, Tom Karthhausser - Mukwonago School District, Diana Doherty - Village Finance Director, Diana Dykstra - Village Clerk-Treasurer

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE JOINT REVIEW BOARD MEETING

Tuesday, July 13, 2021

Time: **1:00 pm**

Place: ***Zoom Virtual Platform***

Zoom Log On Information

<https://us02web.zoom.us/j/84359090892?pwd=TElYQ2NtdEcrRDk5YmRTaDIwU3phQT09>

Meeting ID: 843 5909 0892 Passcode: 666332

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Call to Order

Meeting was called to order by President Winchowky at 1:00pm.

Roll Call

Gateway Technical College, Sharon Johnson

Walworth County, Jessica Conley

Mukwonago School District, Tom Karthhausser

Village of Mukwonago

Fred Winchowky, Village President

Mary Patz, Resident

Diana Dykstra, Clerk-Treasurer

John Fellows, Village Planner

Diana Doherty, Finance Director

Phil Cosson, Ehler's

Approval of Minutes

Approve Minutes of the Joint Review Board of August 5, 2020.

Karthhauser/Conely motion to approve the JRB Minutes of August 5, 2020.

Roll Call: "Yes" Sharon Johnson, Jessica Conley, Tom Karthhausser, Fred Winchowky, and Mary Patz. Unanimously carried.

New Business

Consideration and appointment and/or reaffirmation of the Joint Review Board's public member

Conley/Karthhausser motion to reaffirm Mary Patz as the JRB public member.

Roll Call: "Yes" Sharon Johnson, Jessica Conley, Tom Karthhausser, Fred Winchowky, and Mary Patz. Unanimously carried.

Election and/or reaffirmation of Chairperson

Karthhausser/Conley motion to reaffirm Fred Winchowky as the Chairperson.

Roll Call: "Yes" Sharon Johnson, Jessica Conley, Tom Karthhausser, Fred Winchowky, and Mary Patz. Unanimously carried.

Discussion regarding responsibilities of the Joint Review Board

Review and Discuss Project Plan

Phil Cosson with Ehler's was present to review the plan. He noted the JRB reviews this item, it is then referred to Plan Commission on July 13th, Village Board on July 21st, and a Final Resolution to the JRB at a subsequent meeting.

Cosson provided a summary of proposed amendment to the Boundary and the project plan. He noted that Walworth County submitted a letter with several concerns and based on that

letter he made some alterations to the plan. They presented revised numbers from the Engineers, provided additional maps and cost sheets. This is the first of possible four amendments that could take place. This brings in 124 acres which they determined was necessary for requests. They added a line item for development incentives if necessary and added costs for area that was within the ½ mile radius to be listed out. They do not have a company here today for this development, but he has been told there has been contact. Conley noted she appreciated the adjustments being made to the plan, however, is there additional language that will not allow the addition of projects without coming back before the JRB. Finance Director Doherty noted that must be an oversight and will add that language in section 8.

It was noted that the East Troy School District was informed of the meeting if they would like to attend. They are not a voting school district at this time because a majority of the land value falls in Mukwonago School District.

Sharon Johnson asked for the history of the TID 5 district. Finance Director Doherty noted she will provide that information.

Review Annual PE-300 Reports and the performance and status of the Village's active Tax Incremental Districts as required by Wis. Stats. 66.1105(4m)(f).

Doherty reviewed the PE300 submittal to the State of Wisconsin which shows minimal activity in 2020.

Set next meeting date to consider approval of the TID amendment

It was determined August 2, 2021 at 1pm would be the next meeting and it will also be held virtually.

Adjourn

Meeting Adjourned at 1:49pm

Respectfully Submitted,

Diana Dykstra, MMC
Village Clerk-Treasurer

July 26, 2021

Project Plan Amendment
Tax Incremental District No. 5

Village of Mukwonago, Wisconsin

Organizational Joint Review Board Meeting Held:	July 13, 2021
Public Hearing Held:	July 13, 2021
Approval by Plan Commission:	July 13, 2021
Adoption by Village Board:	July 21, 2021
Approval by the Joint Review Board:	August 2, 2021

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 5 (“District”) is a 116.65-acre Industrial District created on February 28, 2018. The District was created to:

- Facilitate the development of a new Village industrial park on a parcel that was previously agricultural land (Sugden site).
- Help build industrial capacity within the Village after filling the previously existing industrial park.

This District has not been previously amended.

Purpose of Amendment

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

- Amend the categories, locations, or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$29M (“Project Costs”) not including interest costs, to undertake the projects listed in this Project Plan (“Plan”). The original project plan included expenditures of \$12.5M. The new estimated amount includes adjustments for costs related to Phases I and II. Those costs include professional service costs related to the amended area and approximately \$5.7M in costs for infrastructure that is outside the TID boundary but within ½ mile.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$47 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs by 2037.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

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

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.
5. Based on the foregoing finding, the District remains designated as an industrial district.

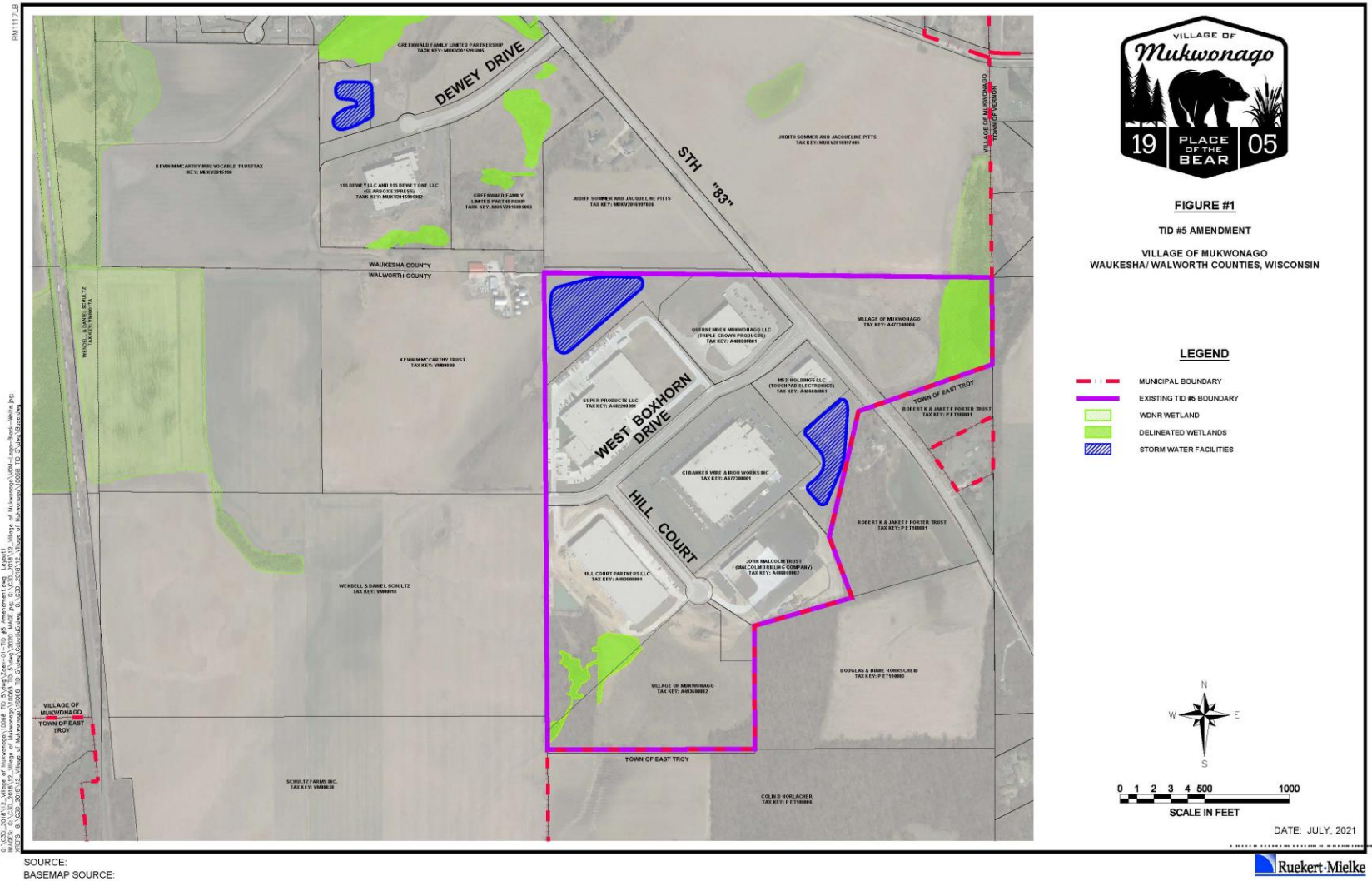
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.
8. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
9. The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Current District Boundary

Map Found on Following Page.

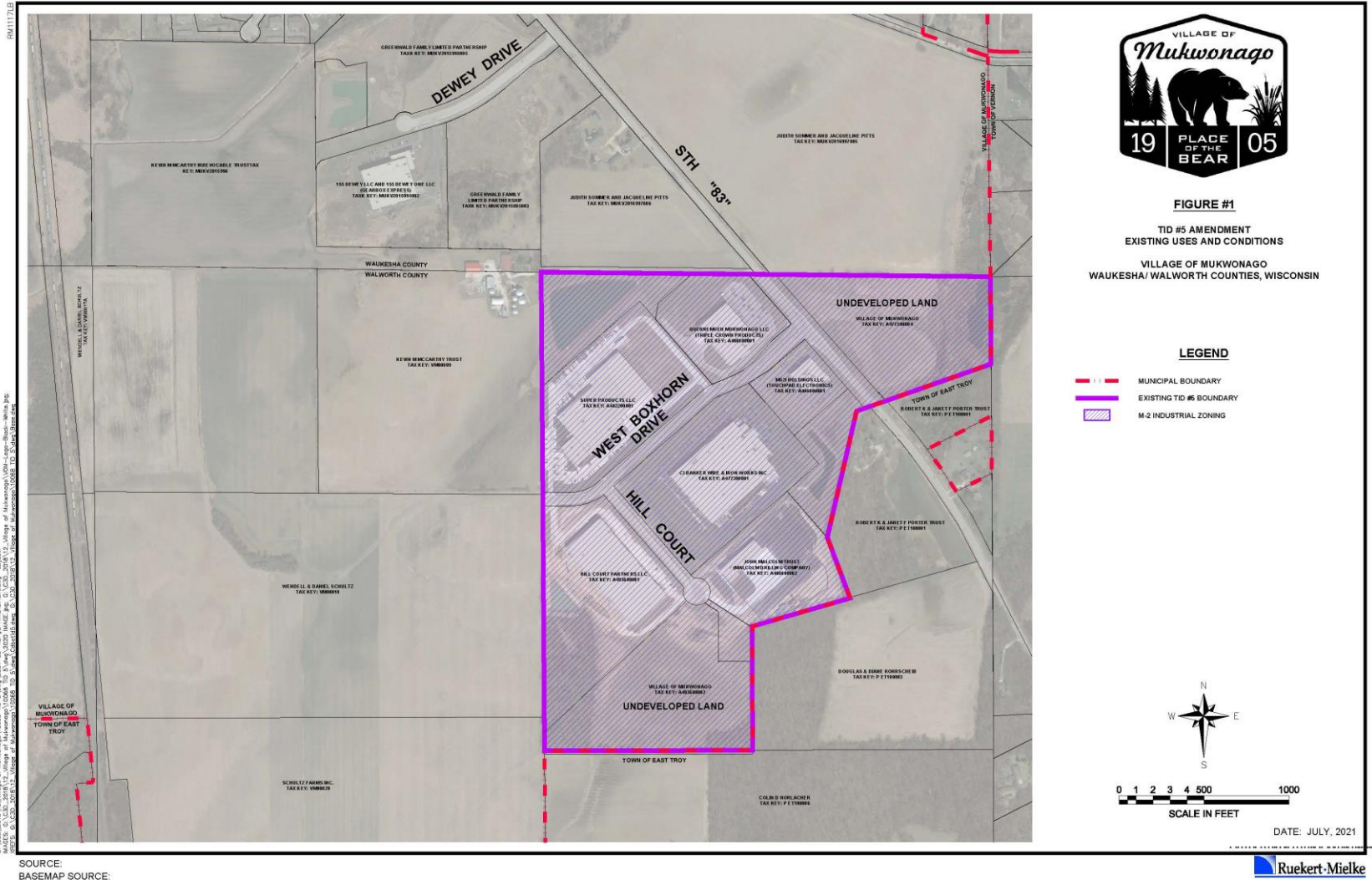
The District's boundaries are not being amended.



SECTION 3:

Map Showing Existing & Future Uses and Conditions

Map Found on Following Page.



SECTION 4:

Equalized Value Test

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

SECTION 5:

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

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments, or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 6 of this Plan along with the Detailed List of Project Costs found in Section 7 provide additional information as to the kind, number, and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on February 28, 2018 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for

development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the

District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild, or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Miscellaneous

Cash Grants (Development Incentives)

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

Rail Spur

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

Projects Outside the Tax Increment District

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

- Improvements to State Highway 83, including new signalization and resurfacing. Estimated costs are \$1.9M.
- Sommer Farmstead Site Access. Estimated costs are \$1.8M.

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

SECTION 6:

Map Showing Proposed Improvements and Uses Within the District

Maps Found on Following Page.

SECTION 7:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and the Village reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. Also, the Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan. Total project costs, excluding capitalized interest, interest payments, and debt issuance costs, will not exceed \$29M without a future amendment to the Plan.

(Section 6 details the general categories of eligible Project Costs). This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Mukwonago, Wisconsin			
Tax Increment District #5			
Estimated Project List			
Project ID	Project Name/Type	Phase I 2021-2025	Total (Note 1)
1	Administrative & Professional Services (Paid w/Cashflow)	215,000	215,000
2	Highway 83 Improvements (Paid w/Cashflow)	1,802,250	1,802,250
3	Professional Services Costs (Paid w/Cashflow)	325,000	325,000
4	Sommer Farmstead Site Access Development	1,793,070	1,793,070
Total Projects		<u>4,135,320</u>	<u>4,135,320</u>
Notes:			
Note 1 Project costs are estimates and are subject to modification			

TID #5 Summary of Project Costs	Phase 1	Phase 2	TOTAL	2018	2019	2020	Total	Plan Project Cost
	Project Plan Estimate	Project Plan Estimate	Project Plan Estimate	Capital Expenditures	Capital Expenditures	Capital Expenditures	Actual Costs	Balance Remaining 12/31/2020
Sanitary sewer & appurtenances	804,913	189,000	993,913	1,149,985	220,266		1,370,251	(376,338)
Water main & appurtenances	1,011,088	273,000	1,284,088	1,616,668	197,225		1,813,893	(529,805)
Water booster station	600,000		600,000	789,032	-		789,032	(189,032)
Storm sewer & regional stormwater facilities	737,500	210,000	947,500	1,103,550	237,515		1,341,065	(393,565)
Site Preparation	604,225 (1)	-	604,225	-	-		-	604,225
Roadway Construction	850,500	628,742	1,479,242	1,038,551	809,691	21,499	1,869,741	(390,499)
Private Utility Service	250,000	125,000	375,000	132,479	154,175		286,654	88,346
Sanitary sewer rock excavation contingency	100,000		100,000	-	-		-	100,000
Construction contingency	495,823 (1)	142,574	638,397	-	-		-	638,397
Land Acquisition / phase 2 CSMs to split	3,580,000	30,000	3,610,000	3,296,196	-		3,296,196	313,804
Professional Services related to Projects	829,056 (2)	207,515	1,036,571		25,086	-	25,086	1,011,485
Contingency	750,000	50,000	800,000	58,800	174,600		233,400	566,600
	<u>10,613,105</u>	<u>1,855,831</u>	<u>12,468,936</u>	<u>9,185,261</u>	<u>1,818,558</u>	<u>21,499</u>	<u>11,025,318</u>	<u>1,443,618</u>
TOTAL COSTS EXCLUDING LAND ACQUISITION				5,889,065	1,818,558	21,499	7,729,122	

(1) Site Preparation and Construction contingencies listed in the project plan were allocated among the major project cost categories when contractor payments were made

(2) Professional Services in the project plan includes engineering costs which were allocated among the major project cost categories

Existing TID No. 5 Project Cost Summary

SECTION 8:

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

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

Key Assumptions

The Project Costs the Village plans to make are expected to create \$47 million in incremental value by 2022. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$18.95 per thousand of equalized value, and a $\frac{1}{4}$ of 1% economic appreciation, the Project would generate \$17 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Village of Mukwonago, Wisconsin

Tax Increment District #5

Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2018	12,641,400	12,641,400	2018	1
2	2019	23,524,500	23,524,500	2019	2
3	2020	2,250,000	2,250,000	2020	3
4	2021	8,500,000	8,500,000	2021	4
5	2022		0	2022	5
6	2023		0	2023	6
7	2024		0	2024	7
8	2025		0	2025	8
9	2026		0	2026	9
10	2027		0	2027	10
11	2028		0	2028	11
12	2029		0	2029	12
13	2030		0	2030	13
14	2031		0	2031	14
15	2032		0	2032	15
16	2033		0	2033	16
17	2034		0	2034	17
18	2035		0	2035	18
19	2036		0	2036	19
20	2037		0	2037	20
Totals		46,915,900	46,915,900		

Notes:

Table 1 - Development Assumptions

Village of Mukwonago, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	315,200	Apply to Base Value
District Creation Date	February 28, 2018	Appreciation Factor	0.25%	
Valuation Date	Jan 1, 2018	Base Tax Rate	\$19.44	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 2/28/2033			
Revenue Periods/Final Year	20 2039			
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	1.20%	
Eligible Recipient District	No	Taxable Discount Rate	2.70%	

Construction		Valuation	Inflation	Total	Revenue		Tax	Tax Exempt		
Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	NPV Calculation	Taxable NPV Calculation	
1	2018	12,641,400	2019	0	12,641,400	2020	\$19.44	245,749	237,110	226,872
2	2019	23,524,500	2020	31,604	36,197,504	2021	\$18.95	685,943	891,092	843,475
3	2020	2,250,000	2021	90,494	38,537,997	2022	\$18.95	730,295	1,579,104	1,482,689
4	2021	8,500,000	2022	96,345	47,134,342	2023	\$18.95	893,196	2,410,606	2,243,933
5	2022	0	2023	117,836	47,252,178	2024	\$18.95	895,429	3,234,303	2,987,017
6	2023	0	2024	118,130	47,370,309	2025	\$18.95	897,667	4,050,268	3,712,374
7	2024	0	2025	118,426	47,488,734	2026	\$18.95	899,912	4,858,573	4,420,427
8	2025	0	2026	118,722	47,607,456	2027	\$18.95	902,161	5,659,290	5,111,589
9	2026	0	2027	119,019	47,726,475	2028	\$18.95	904,417	6,452,490	5,786,263
10	2027	0	2028	119,316	47,845,791	2029	\$18.95	906,678	7,238,244	6,444,841
11	2028	0	2029	119,614	47,965,405	2030	\$18.95	908,944	8,016,623	7,087,709
12	2029	0	2030	119,914	48,085,319	2031	\$18.95	911,217	8,787,694	7,715,241
13	2030	0	2031	120,213	48,205,532	2032	\$18.95	913,495	9,551,527	8,327,802
14	2031	0	2032	120,514	48,326,046	2033	\$18.95	915,779	10,308,190	8,925,750
15	2032	0	2033	120,815	48,446,861	2034	\$18.95	918,068	11,057,749	9,509,433
16	2033	0	2034	121,117	48,567,978	2035	\$18.95	920,363	11,800,272	10,079,192
17	2034	0	2035	121,420	48,689,398	2036	\$18.95	922,664	12,535,825	10,635,359
18	2035	0	2036	121,723	48,811,122	2037	\$18.95	924,971	13,264,473	11,178,258
19	2036	0	2037	122,028	48,933,150	2038	\$18.95	927,283	13,986,281	11,708,206
20	2037	0	2038	122,333	49,055,482	2039	\$18.95	929,601	14,701,313	12,225,511
Totals		46,915,900	2,139,582		Future Value of Increment			17,153,831		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The Village will use existing TID increment cash to fund projects as appropriate and feasible. To finance major project costs within this Project Plan, the Village will utilize General Obligation debt in compliance with IRS code and state statute.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2037 to pay off all project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Village of Mukwonago, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues					Expenditures										Balances			Year End	
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue (Spec. Assess., Impact Fees, Premium)	Debt Proceeds	Total Revenues	GO Notes, 2019 1,793,966 Dated Date: 03/01/19		GO Refunding Bonds, 2021 7,700,000 Est. Dated Date: 09/01/21		GO Refunding Bonds, 2021 4,225,000 Est. Dated Date:		Capital Outlay	Professional Services	Admin.	Existing Debt Expense	Total Expenditures	Annual	Cumulative		Principal Outstanding
						Principal	Interest	Principal	Interest	Principal	Interest									
2018		77,559	296,185	11,925,000	12,298,744							9,185,260		52,082	476,145	9,713,487	2,585,257	2,585,257		2018
2019		80,483	1,473,874	1,860,000	3,414,357							1,818,558		40,958	465,444	2,324,960	1,089,397	3,674,654	1,793,966	2019
2020	245,749	17,872			263,621							21,499		40,299	571,300	633,098	(369,477)	3,305,177	1,793,966	2020
2021	685,943	33,052			718,994	66,036	51,811	0	210,838	0	0	245,000	175,000	50,000		623,685	95,309	3,400,486	13,652,930	2021
2022	730,295	34,005	400,000		1,164,300	66,036	50,489	385,000	157,950	0	105,625			45,000		810,100	354,200	3,754,686	13,201,894	2022
2023	893,196	37,547			930,743	66,036	49,169	390,000	150,200	264,063	89,121	1,793,070	100,000	40,000		3,304,034	(2,373,291)	1,381,395	12,481,795	2023
2024	895,429	13,814			909,243	110,059	47,270	400,000	142,300	264,063	83,180		50,000	30,000		1,076,872	(167,629)	1,213,766	11,707,673	2024
2025	897,667	12,138	245,776		1,155,581	110,059	44,725	410,000	134,200	264,063	77,238			25,000		1,065,285	90,296	1,304,062	10,923,551	2025
2026	899,912	13,041			912,952	242,130	40,392	415,000	125,950	264,063	71,297			10,000		1,168,832	(255,880)	1,048,182	10,002,358	2026
2027	902,161	10,482			912,643	462,249	30,431	425,000	117,550	264,063	65,355			5,000		1,369,648	(457,005)	591,177	8,851,046	2027
2028	904,417	5,912			910,328	671,361	11,749	435,000	108,950	264,063	59,414			5,000		1,555,537	(645,209)	(54,032)	7,480,622	2028
2029	906,678	(540)	110,000		1,016,137			440,000	100,200	264,063	53,473			5,000		862,736	153,402	99,370	6,776,559	2029
2030	908,944	994	110,000		1,019,938			450,000	91,300	264,063	47,531			5,000		857,894	162,044	261,414	6,062,496	2030
2031	911,217	2,614	110,000		1,023,831			460,000	82,200	264,062	41,590			5,000		852,852	170,979	432,393	5,338,434	2031
2032	913,495	4,324	110,000		1,027,819			470,000	72,900	264,062	35,648			5,000		847,610	180,208	612,601	4,604,372	2032
2033	915,779	6,126	110,000		1,031,905			480,000	63,400	264,062	42,910			5,000		855,372	176,533	789,134	3,860,310	2033
2034	918,068	7,891	110,000		1,035,959			485,000	53,750	264,062	34,328			5,000		842,140	193,819	982,953	3,111,248	2034
2035	920,363	9,830	110,000		1,040,193			495,000	43,950	264,062	25,746			5,000		833,758	206,435	1,189,388	2,352,186	2035
2036	922,664	11,894	110,000		1,044,558			505,000	32,688	264,062	17,164			5,000		823,914	220,644	1,410,032	1,583,124	2036
2037	924,971	14,100	110,000		1,049,071			520,000	19,875	264,062	8,582			5,000		817,519	231,552	1,641,584	799,062	2037
2038	927,283	16,416	110,000		1,053,699			535,000	6,688	264,062	0			5,000		810,750	242,949	1,884,533	0	2038
2039	929,601	18,845			948,447									5,000		5,000	943,447	2,827,980	0	2039
Total	17,153,831	428,397	3,515,835	13,785,000	34,883,063	1,793,966	326,036	7,700,000	1,714,889	4,225,000	858,202	13,063,387	325,000	398,339	1,512,889	32,055,083				Total
Notes:																	PROJECTED TID CLOSURE			

Table 3 – Cash Flow

SECTION 9:

Annexed Property

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

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

SECTION 12:

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

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

SECTION 13:

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

Plan Amendment promotes the orderly development of the Village by creating new industrial sites. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and the potential for future growth for business vendors, retail suppliers and residential builders.

SECTION 14:

List of Estimated Non-Project Costs

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

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

There will be no improvements made outside the District that will only partially benefit the District.

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

Legal Opinion Found on Following Page.

LAW OFFICES OF

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SCHMITZER, FABIAN & ENGLISH S.C.**

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(1932-2007)

EMAIL: MGBLUM@HRBLAWFIRM.COM

July 21, 2021

Via Email (president@villageofmukwonago.com)

Mr. Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Project Plan Amendment for TID No. 5

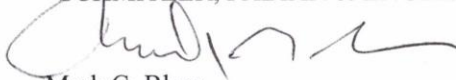
Dear President Winchowky:

Wisconsin Statute Sec. 66.1105(4)(f) requires that a Project Plan for a Tax Incremental Financing District include an opinion provided by the Village Attorney advising as to whether the Plan is complete and complies with Wisconsin Statute Sec. 66.1105. As Village Attorney for the Village of Mukwonago, I have been asked to review the above-referenced Project Plan Amendment for compliance with the applicable statutory requirements noted above. Based upon my review, it is my opinion that the Amended Project Plan for the Village of Mukwonago Tax Increment District No. 5 is complete and complies with the provisions of Wisconsin Statute Sec. 66.1105.

Thank you for your consideration of these comments.

Sincerely,

HIPPENMEYER, REILLY, BLUM,
SCHMITZER, FABIAN & ENGLISH, S.C.



Mark G. Blum

MGB/jb

Cc: Ms. Diana Dykstra

SECTION 16:

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

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2020	Percentage			
Walworth County		88,380	29.73%			
Village of Mukwonago		174,442	58.67%			
Mukwonago School District		13,015	4.38%			
Gateway Technical College		21,465	7.22%			
Total		297,302				
Revenue Year	Walworth County	Village of Mukwonago	Mukwonago School District	Gateway Technical College	Total	Revenue Year
2020	73,055	144,193	10,758	17,743	245,749	2020
2021	203,914	402,476	30,029	49,524	685,943	2021
2022	217,098	428,500	31,970	52,726	730,295	2022
2023	265,525	524,082	39,101	64,488	893,196	2023
2024	266,189	525,392	39,199	64,649	895,429	2024
2025	266,854	526,706	39,297	64,810	897,667	2025
2026	267,521	528,022	39,395	64,973	899,912	2026
2027	268,190	529,342	39,494	65,135	902,161	2027
2028	268,861	530,666	39,593	65,298	904,417	2028
2029	269,533	531,992	39,692	65,461	906,678	2029
2030	270,207	533,322	39,791	65,625	908,944	2030
2031	270,882	534,656	39,890	65,789	911,217	2031
2032	271,559	535,992	39,990	65,953	913,495	2032
2033	272,238	537,332	40,090	66,118	915,779	2033
2034	272,919	538,676	40,190	66,283	918,068	2034
2035	273,601	540,022	40,291	66,449	920,363	2035
2036	274,285	541,372	40,392	66,615	922,664	2036
2037	274,971	542,726	40,492	66,782	924,971	2037
2038	275,658	544,083	40,594	66,949	927,283	2038
2039	276,347	545,443	40,695	67,116	929,601	2039
	5,099,406	10,064,995	750,944	1,238,486	17,153,831	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

JOINT REVIEW BOARD
RESOLUTION APPROVING THE PROJECT PLAN AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 5,
VILLAGE OF MUKWONAGO

WHEREAS, the Village of Mukwonago (the "Village") seeks to amend the project plan for Tax Incremental District No. 5 (the "District"), and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the "JRB") shall convene to review the proposal, and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the Village and one public member, and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Village Board approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the project plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the amendment of a tax incremental district.

2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. 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 the JRB approves the Project Plan Amendment of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the Village, and the public record and planning documents relating to the District, would not occur without the amendment of the District.

Passed and adopted this _____ day of _____, 2021.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5,
VILLAGE OF MUKWONAGO, WISCONSIN**

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

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the Village on February 28, 2018 as an industrial district; and

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

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

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

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

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

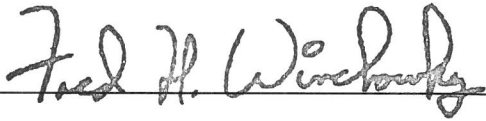
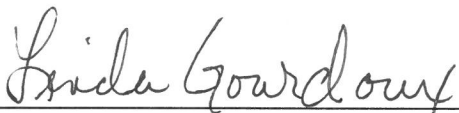
WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 13, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago that:

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

Adopted this 13 day of July, 2021

Plan Commission Chair


_____

Secretary of the Plan Commission
Deputy Clerk-Treasurer

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 5
VILLAGE OF MUKWONAGO**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. _____

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX
INCREMENTAL DISTRICT NO. 5,
VILLAGE OF MUKWONAGO, WISCONSIN

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

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the Village on February 28, 2018 as an industrial district; and

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

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

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

A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;

An economic feasibility study;

A detailed list of estimated project costs;

A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;

A map showing existing uses and conditions of real property in the District;

A map showing proposed improvements and uses in the District;

Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;

A list of estimated non-project costs;

A statement of the proposed plan for relocation of any persons to be displaced;

A statement indicating how the amendment of the District promotes the orderly development of the Village;

An opinion of the Village Attorney or of an attorney retained by the Village advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 13, 2021 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Village Board that it amend the Project Plan for the District.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago that:

1. The boundaries of the District named "Tax Incremental District No. 5, Village of Mukwonago", remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Village Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use.
 - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, an industrial district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District
 - (d) The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (e) The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.
 - (f) Any real property within the District that was found suitable for industrial sites and was zoned for industrial at the time of creation of the District or as the date of this Amendment will remain zoned for industrial use for the life of the District.
4. The Project Plan for "Tax Incremental District No. 5, Village of Mukwonago" (see Exhibit B), as amended, is approved, and the Village further finds the Project Plan is feasible and in conformity with the master plan of the Village.

Adopted this _____ day of _____, 2021.

Village President

Village Clerk

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 5
VILLAGE OF MUKWONAGO

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

July 26, 2021

Project Plan Amendment
Tax Incremental District No. 5

Village of Mukwonago, Wisconsin

Organizational Joint Review Board Meeting Held:	July 13, 2021
Public Hearing Held:	July 13, 2021
Approval by Plan Commission:	July 13, 2021
Adoption by Village Board:	July 21, 2021
Approval by the Joint Review Board:	August 2, 2021

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 5 (“District”) is a 116.65-acre Industrial District created on February 28, 2018. The District was created to:

- Facilitate the development of a new Village industrial park on a parcel that was previously agricultural land (Sugden site).
- Help build industrial capacity within the Village after filling the previously existing industrial park.

This District has not been previously amended.

Purpose of Amendment

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

- Amend the categories, locations, or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$29M (“Project Costs”) not including interest costs, to undertake the projects listed in this Project Plan (“Plan”). The original project plan included expenditures of \$12.5M. The new estimated amount includes adjustments for costs related to Phases I and II. Those costs include professional service costs related to the amended area and approximately \$5.7M in costs for infrastructure that is outside the TID boundary but within ½ mile.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$47 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs by 2037.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

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

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.
5. Based on the foregoing finding, the District remains designated as an industrial district.

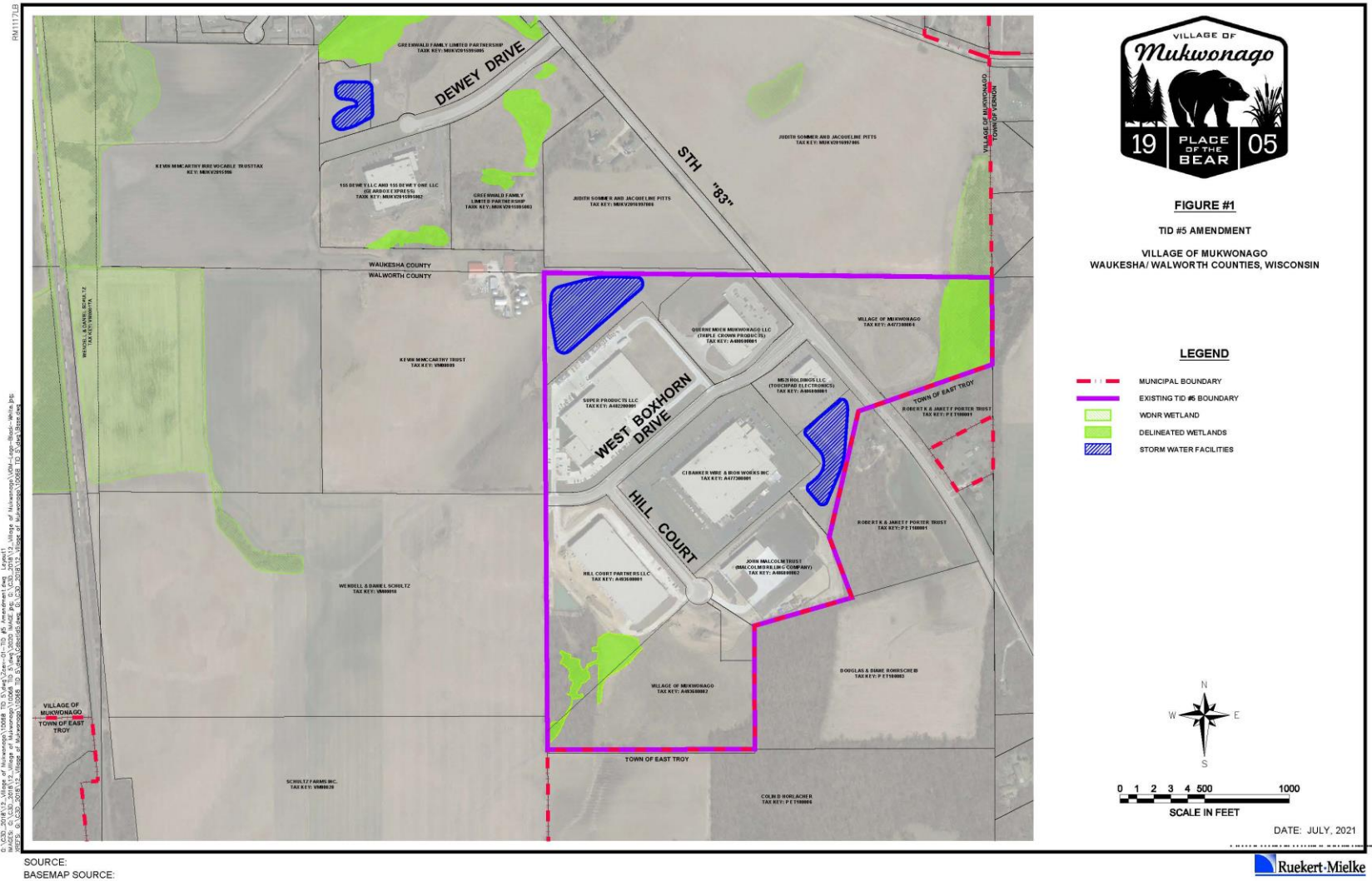
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.
8. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
9. The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Current District Boundary

Map Found on Following Page.

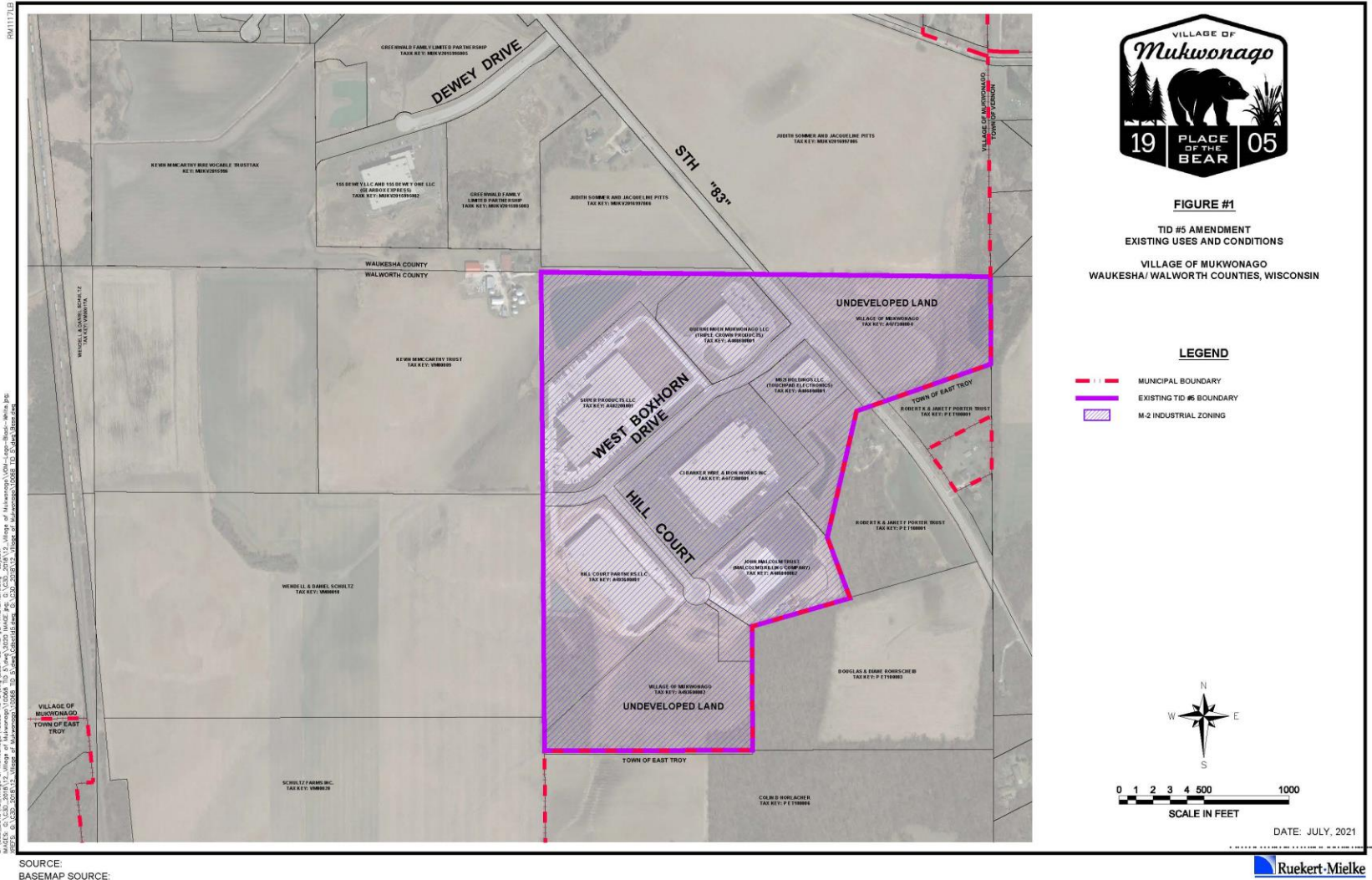
The District's boundaries are not being amended.



SECTION 3:

Map Showing Existing & Future Uses and Conditions

Map Found on Following Page.



SECTION 4:

Equalized Value Test

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

SECTION 5:

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

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments, or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 6 of this Plan along with the Detailed List of Project Costs found in Section 7 provide additional information as to the kind, number, and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on February 28, 2018 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for

development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the

District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild, or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Miscellaneous

Cash Grants (Development Incentives)

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

Rail Spur

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

Projects Outside the Tax Increment District

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

- Improvements to State Highway 83, including new signalization and resurfacing. Estimated costs are \$1.9M.
- Sommer Farmstead Site Access. Estimated costs are \$1.8M.

Professional Service and Organizational Costs

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

Administrative Costs

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

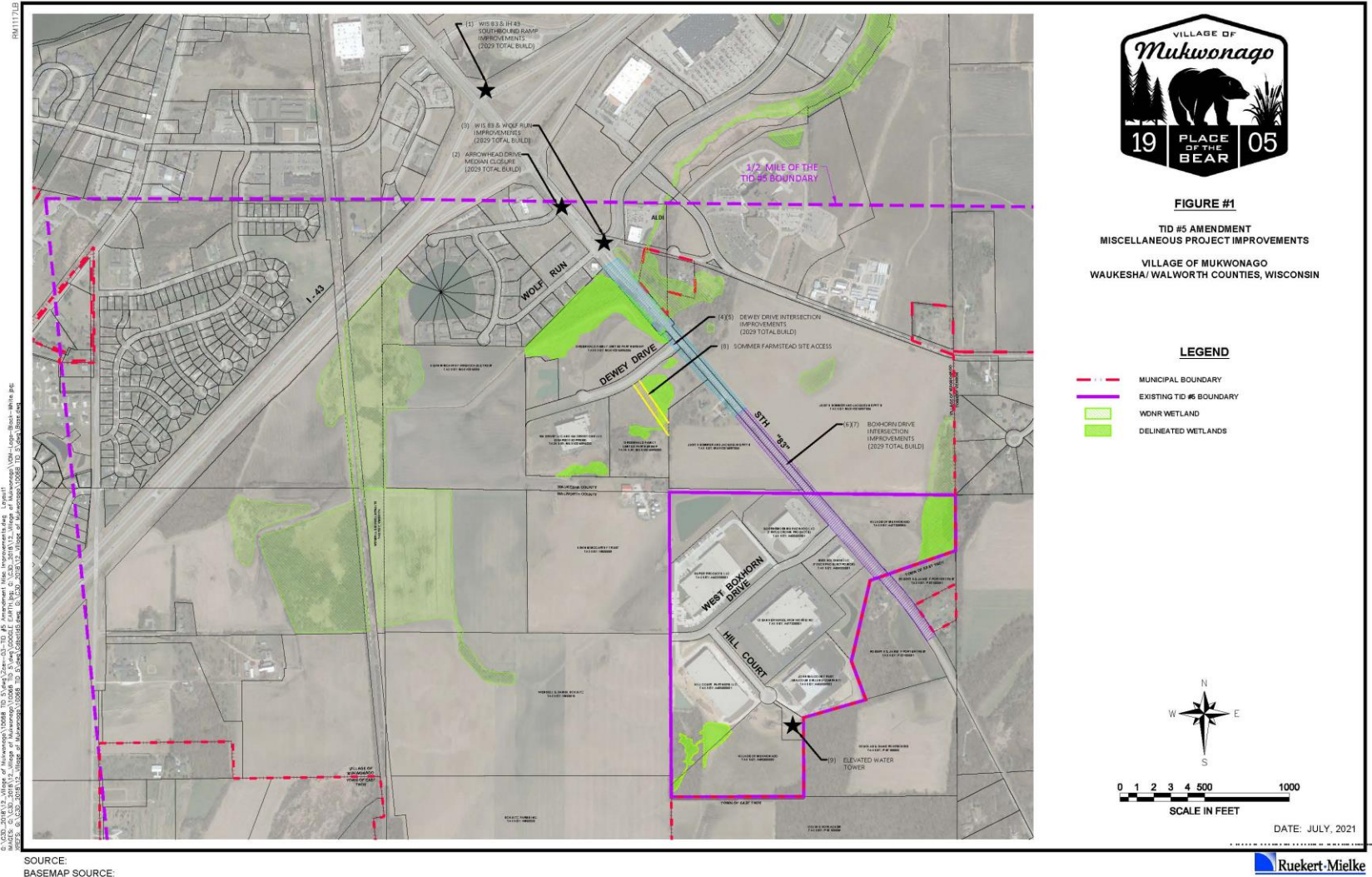
Financing Costs

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

SECTION 6:

Map Showing Proposed Improvements and Uses Within the District

Maps Found on Following Page.



Map Showing Proposed Expansion – ½ Mile Radius

SECTION 7:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and the Village reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. Also, the Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan. Total project costs, excluding capitalized interest, interest payments, and debt issuance costs, will not exceed \$29M without a future amendment to the Plan.

(Section 6 details the general categories of eligible Project Costs). This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Mukwonago, Wisconsin			
Tax Increment District #5			
Estimated Project List			
Project ID	Project Name/Type	Phase I 2021-2025	Total (Note 1)
1	Administrative & Professional Services (Paid w/Cashflow)	215,000	215,000
2	Highway 83 Improvements (Paid w/Cashflow)	1,802,250	1,802,250
3	Professional Services Costs (Paid w/Cashflow)	325,000	325,000
4	Sommer Farmstead Site Access Development	1,793,070	1,793,070
Total Projects		<u>4,135,320</u>	<u>4,135,320</u>
Notes:			
Note 1 Project costs are estimates and are subject to modification			

TID #5 Summary of Project Costs	Phase 1	Phase 2	TOTAL	2018	2019	2020	Total	Plan Project Cost
	Project	Project	Project	2018	2019	2020	Total	Balance
	Plan	Plan	Plan	Capital	Capital	Capital	Actual	Remaining
	Estimate	Estimate	Estimate	Expenditures	Expenditures	Expenditures	Costs	12/31/2020
Sanitary sewer & appurtenances	804,913	189,000	993,913	1,149,985	220,266		1,370,251	(376,338)
Water main & appurtenances	1,011,088	273,000	1,284,088	1,616,668	197,225		1,813,893	(529,805)
Water booster station	600,000		600,000	789,032	-		789,032	(189,032)
Storm sewer & regional stormwater facilities	737,500	210,000	947,500	1,103,550	237,515		1,341,065	(393,565)
Site Preparation	604,225 (1)	-	604,225	-	-		-	604,225
Roadway Construction	850,500	628,742	1,479,242	1,038,551	809,691	21,499	1,869,741	(390,499)
Private Utility Service	250,000	125,000	375,000	132,479	154,175		286,654	88,346
Sanitary sewer rock excavation contingency	100,000		100,000	-	-		-	100,000
Construction contingency	495,823 (1)	142,574	638,397	-	-		-	638,397
Land Acquisition / phase 2 CSMs to split	3,580,000	30,000	3,610,000	3,296,196	-		3,296,196	313,804
Professional Services related to Projects	829,056 (2)	207,515	1,036,571		25,086	-	25,086	1,011,485
Contingency	750,000	50,000	800,000	58,800	174,600		233,400	566,600
	<u>10,613,105</u>	<u>1,855,831</u>	<u>12,468,936</u>	<u>9,185,261</u>	<u>1,818,558</u>	<u>21,499</u>	<u>11,025,318</u>	<u>1,443,618</u>
TOTAL COSTS EXCLUDING LAND ACQUISITION				5,889,065	1,818,558	21,499	7,729,122	

(1) Site Preparation and Construction contingencies listed in the project plan were allocated among the major project cost categories when contractor payments were made

(2) Professional Services in the project plan includes engineering costs which were allocated among the major project cost categories

Existing TID No. 5 Project Cost Summary

SECTION 8:

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

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

Key Assumptions

The Project Costs the Village plans to make are expected to create \$47 million in incremental value by 2022. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$18.95 per thousand of equalized value, and a $\frac{1}{4}$ of 1% economic appreciation, the Project would generate \$17 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Village of Mukwonago, Wisconsin

Tax Increment District #5

Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2018	12,641,400	12,641,400	2018	1
2	2019	23,524,500	23,524,500	2019	2
3	2020	2,250,000	2,250,000	2020	3
4	2021	8,500,000	8,500,000	2021	4
5	2022		0	2022	5
6	2023		0	2023	6
7	2024		0	2024	7
8	2025		0	2025	8
9	2026		0	2026	9
10	2027		0	2027	10
11	2028		0	2028	11
12	2029		0	2029	12
13	2030		0	2030	13
14	2031		0	2031	14
15	2032		0	2032	15
16	2033		0	2033	16
17	2034		0	2034	17
18	2035		0	2035	18
19	2036		0	2036	19
20	2037		0	2037	20
Totals		46,915,900	46,915,900		

Notes:

Table 1 - Development Assumptions

Village of Mukwonago, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	315,200	Apply to Base Value
District Creation Date	February 28, 2018	Appreciation Factor	0.25%	
Valuation Date	Jan 1, 2018	Base Tax Rate	\$19.44	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 2/28/2033			
Revenue Periods/Final Year	20 2039			
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	1.20%	
Eligible Recipient District	No	Taxable Discount Rate	2.70%	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	
								NPV Calculation	Taxable NPV Calculation
1	2018	12,641,400	2019	0	12,641,400	2020	\$19.44	245,749	237,110
2	2019	23,524,500	2020	31,604	36,197,504	2021	\$18.95	685,943	891,092
3	2020	2,250,000	2021	90,494	38,537,997	2022	\$18.95	730,295	1,579,104
4	2021	8,500,000	2022	96,345	47,134,342	2023	\$18.95	893,196	2,410,606
5	2022	0	2023	117,836	47,252,178	2024	\$18.95	895,429	3,234,303
6	2023	0	2024	118,130	47,370,309	2025	\$18.95	897,667	4,050,268
7	2024	0	2025	118,426	47,488,734	2026	\$18.95	899,912	4,858,573
8	2025	0	2026	118,722	47,607,456	2027	\$18.95	902,161	5,659,290
9	2026	0	2027	119,019	47,726,475	2028	\$18.95	904,417	6,452,490
10	2027	0	2028	119,316	47,845,791	2029	\$18.95	906,678	7,238,244
11	2028	0	2029	119,614	47,965,405	2030	\$18.95	908,944	8,016,623
12	2029	0	2030	119,914	48,085,319	2031	\$18.95	911,217	8,787,694
13	2030	0	2031	120,213	48,205,532	2032	\$18.95	913,495	9,551,527
14	2031	0	2032	120,514	48,326,046	2033	\$18.95	915,779	10,308,190
15	2032	0	2033	120,815	48,446,861	2034	\$18.95	918,068	11,057,749
16	2033	0	2034	121,117	48,567,978	2035	\$18.95	920,363	11,800,272
17	2034	0	2035	121,420	48,689,398	2036	\$18.95	922,664	12,535,825
18	2035	0	2036	121,723	48,811,122	2037	\$18.95	924,971	13,264,473
19	2036	0	2037	122,028	48,933,150	2038	\$18.95	927,283	13,986,281
20	2037	0	2038	122,333	49,055,482	2039	\$18.95	929,601	14,701,313
Totals		46,915,900		2,139,582	Future Value of Increment		17,153,831		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The Village will use existing TID increment cash to fund projects as appropriate and feasible. To finance major project costs within this Project Plan, the Village will utilize General Obligation debt in compliance with IRS code and state statute.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2037 to pay off all project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Village of Mukwonago, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues					Expenditures										Balances			Year End	
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue (Spec. Assess., Impact Fees, Premium)	Debt Proceeds	Total Revenues	GO Notes, 2019 1,793,966 Dated Date: 03/01/19		GO Refunding Bonds, 2021 7,700,000 Est. Dated Date: 09/01/21		GO Refunding Bonds, 2021 4,225,000 Est. Dated Date:		Capital Outlay	Professional Services	Admin.	Existing Debt Expense	Total Expenditures	Annual	Cumulative		Principal Outstanding
						Principal	Interest	Principal	Interest	Principal	Interest									
2018		77,559	296,185	11,925,000	12,298,744							9,185,260		52,082	476,145	9,713,487	2,585,257	2,585,257		2018
2019		80,483	1,473,874	1,860,000	3,414,357							1,818,558		40,958	465,444	2,324,960	1,089,397	3,674,654	1,793,966	2019
2020	245,749	17,872			263,621							21,499		40,299	571,300	633,098	(369,477)	3,305,177	1,793,966	2020
2021	685,943	33,052			718,994	66,036	51,811	0	210,838	0	0	245,000	175,000	50,000		623,685	95,309	3,400,486	13,652,930	2021
2022	730,295	34,005	400,000		1,164,300	66,036	50,489	385,000	157,950	0	105,625			45,000		810,100	354,200	3,754,686	13,201,894	2022
2023	893,196	37,547			930,743	66,036	49,169	390,000	150,200	264,063	89,121	1,793,070	100,000	40,000		3,304,034	(2,373,291)	1,381,395	12,481,795	2023
2024	895,429	13,814			909,243	110,059	47,270	400,000	142,300	264,063	83,180		50,000	30,000		1,076,872	(167,629)	1,213,766	11,707,673	2024
2025	897,667	12,138	245,776		1,155,581	110,059	44,725	410,000	134,200	264,063	77,238			25,000		1,065,285	90,296	1,304,062	10,923,551	2025
2026	899,912	13,041			912,952	242,130	40,392	415,000	125,950	264,063	71,297			10,000		1,168,832	(255,880)	1,048,182	10,002,358	2026
2027	902,161	10,482			912,643	462,249	30,431	425,000	117,550	264,063	65,355			5,000		1,369,648	(457,005)	591,177	8,851,046	2027
2028	904,417	5,912			910,328	671,361	11,749	435,000	108,950	264,063	59,414			5,000		1,555,537	(645,209)	(54,032)	7,480,622	2028
2029	906,678	(540)	110,000		1,016,137			440,000	100,200	264,063	53,473			5,000		862,736	153,402	99,370	6,776,559	2029
2030	908,944	994	110,000		1,019,938			450,000	91,300	264,063	47,531			5,000		857,894	162,044	261,414	6,062,496	2030
2031	911,217	2,614	110,000		1,023,831			460,000	82,200	264,062	41,590			5,000		852,852	170,979	432,393	5,338,434	2031
2032	913,495	4,324	110,000		1,027,819			470,000	72,900	264,062	35,648			5,000		847,610	180,208	612,601	4,604,372	2032
2033	915,779	6,126	110,000		1,031,905			480,000	63,400	264,062	42,910			5,000		855,372	176,533	789,134	3,860,310	2033
2034	918,068	7,891	110,000		1,035,959			485,000	53,750	264,062	34,328			5,000		842,140	193,819	982,953	3,111,248	2034
2035	920,363	9,830	110,000		1,040,193			495,000	43,950	264,062	25,746			5,000		833,758	206,435	1,189,388	2,352,186	2035
2036	922,664	11,894	110,000		1,044,558			505,000	32,688	264,062	17,164			5,000		823,914	220,644	1,410,032	1,583,124	2036
2037	924,971	14,100	110,000		1,049,071			520,000	19,875	264,062	8,582			5,000		817,519	231,552	1,641,584	799,062	2037
2038	927,283	16,416	110,000		1,053,699			535,000	6,688	264,062	0			5,000		810,750	242,949	1,884,533	0	2038
2039	929,601	18,845			948,447									5,000		5,000	943,447	2,827,980	0	2039
Total	17,153,831	428,397	3,515,835	13,785,000	34,883,063	1,793,966	326,036	7,700,000	1,714,889	4,225,000	858,202	13,063,387	325,000	398,339	1,512,889	32,055,083				Total
Notes:																	PROJECTED TID CLOSURE			

Table 3 – Cash Flow

SECTION 9:

Annexed Property

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

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

SECTION 12:

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

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

SECTION 13:

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

Plan Amendment promotes the orderly development of the Village by creating new industrial sites. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and the potential for future growth for business vendors, retail suppliers and residential builders.

SECTION 14:

List of Estimated Non-Project Costs

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

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

There will be no improvements made outside the District that will only partially benefit the District.

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

Legal Opinion Found on Following Page.

LAW OFFICES OF

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July 21, 2021

Via Email (president@villageofmukwonago.com)

Mr. Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Project Plan Amendment for TID No. 5

Dear President Winchowky:

Wisconsin Statute Sec. 66.1105(4)(f) requires that a Project Plan for a Tax Incremental Financing District include an opinion provided by the Village Attorney advising as to whether the Plan is complete and complies with Wisconsin Statute Sec. 66.1105. As Village Attorney for the Village of Mukwonago, I have been asked to review the above-referenced Project Plan Amendment for compliance with the applicable statutory requirements noted above. Based upon my review, it is my opinion that the Amended Project Plan for the Village of Mukwonago Tax Increment District No. 5 is complete and complies with the provisions of Wisconsin Statute Sec. 66.1105.

Thank you for your consideration of these comments.

Sincerely,

HIPPENMEYER, REILLY, BLUM,
SCHMITZER, FABIAN & ENGLISH, S.C.



Mark G. Blum

MGB/jb

Cc: Ms. Diana Dykstra

SECTION 16:

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

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2020	Percentage			
Walworth County		88,380	29.73%			
Village of Mukwonago		174,442	58.67%			
Mukwonago School District		13,015	4.38%			
Gateway Technical College		21,465	7.22%			
Total		297,302				
Revenue Year	Walworth County	Village of Mukwonago	Mukwonago School District	Gateway Technical College	Total	Revenue Year
2020	73,055	144,193	10,758	17,743	245,749	2020
2021	203,914	402,476	30,029	49,524	685,943	2021
2022	217,098	428,500	31,970	52,726	730,295	2022
2023	265,525	524,082	39,101	64,488	893,196	2023
2024	266,189	525,392	39,199	64,649	895,429	2024
2025	266,854	526,706	39,297	64,810	897,667	2025
2026	267,521	528,022	39,395	64,973	899,912	2026
2027	268,190	529,342	39,494	65,135	902,161	2027
2028	268,861	530,666	39,593	65,298	904,417	2028
2029	269,533	531,992	39,692	65,461	906,678	2029
2030	270,207	533,322	39,791	65,625	908,944	2030
2031	270,882	534,656	39,890	65,789	911,217	2031
2032	271,559	535,992	39,990	65,953	913,495	2032
2033	272,238	537,332	40,090	66,118	915,779	2033
2034	272,919	538,676	40,190	66,283	918,068	2034
2035	273,601	540,022	40,291	66,449	920,363	2035
2036	274,285	541,372	40,392	66,615	922,664	2036
2037	274,971	542,726	40,492	66,782	924,971	2037
2038	275,658	544,083	40,594	66,949	927,283	2038
2039	276,347	545,443	40,695	67,116	929,601	2039
		5,099,406	10,064,995	750,944	1,238,486	17,153,831
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						