

Tax Increment District #1 Redevelopment Area #1 Project Plan Village of Maple Bluff, WI

Prepared By:



Village of Maple Bluff
18 Oxford Place
Madison, WI 53704
(608) 244-3048

With Assistance From:



999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532

Adopted by the Village Board
August 12, 2014

Acknowledgements

Village Board

Eric McLeod, President
Cynthia Johnson
Jennifer Kuehn
Martha Grasty
Peter Duff
Timothy O'Brien
Jim Schuler

Plan Commission

Peter Duff, Chair
Jim Schuler
Laura Peck
Robert Smith
Roman Vetter
Renee Riviere
Cynthia Johnson

Village Staff

Tim Krueger, Village Administrator
Sarah Danz, Clerk-Treasurer
Tim Fenner, Village Attorney

Joint Review Board

Timothy O'Brien – Village of Maple Bluff, Chair
Charles Hicklin – Dane County
T.J. Mertz – Madison Metropolitan School District
Tim Casper – Madison College
Jim Yeager – At-Large Member

Vierbicher Associates, Inc.

Ben Zellers, AICP, CNU-A Project Manager

© 2014 Vierbicher Associates

Table of Contents

Introduction	1
Proposed Public Works.....	6
Detailed Project Costs.....	10
Economic Feasibility	11
Financing Methods & Timetable	13
Overlying Taxing Jurisdictions.....	15
"12% Test"	15
Changes to Maps, Plans, Ordinances.....	16
Relocation.....	16
Promoting Orderly Development	16
District Boundaries.....	17

Appendix A: Parcel List & Maps

TID #1/RA #1 Parcel List
Map #1: District Boundary and Parcels
Map #2: Condition of Property
Map #3: Zoning & Proposed Changes to Zoning
Map #4: Existing Land Uses
Map #5: Proposed Land Uses
Map #6: Proposed Improvements

Appendix B: Financial Attachments

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

Appendix C: RA #1 Blight Finding Letter

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

Attachment #1: Timetable
Attachment #2: Opinion Letter from Village Attorney Regarding Compliance With Statutes
Attachment #3: Plan Commission Approval of TID Project Plan
Attachment #4: JRB Resolution Approving TID #1
Attachment #5: Public Hearing Notice to Property Owners
Attachment #6: Village Board Resolution Declaring Blighted Area
Attachment #7: Affidavits of Publication
Attachment #8: JRB Meeting Minutes
Attachment #9: Public Hearing Notice to Overlying Taxing Jurisdictions
Attachment #10: Plan Commission Boundary Resolution for Redevelopment Area #1
Attachment #11: Village Board Resolution Creating TID #1/RA #1 and Approving Project Plan
Attachment #12: Minutes of Public Hearing on TID #1 Plan and Boundary/RA #1 Plan

1 Introduction

This project area redevelopment plan for Tax Increment District #1 (TID #1) and Redevelopment Area #1 (RA #1) in the Village of Maple Bluff has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and 66.1331(5). The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. Parcels within the Tax Increment District are part of a redevelopment project area for exercising the power of the Plan Commission and Village Board under 66.1331; this Plan for the TID also constitutes a redevelopment plan required to be prepared by a Plan Commission in 66.1331(5).

Approval Process

The Maple Bluff Village Board met on May 13, 2014 and directed the Plan Commission to prepare a draft project plan and boundary to create TID #1 and RA #1. The Maple Bluff Plan Commission is authorized to prepare the plans necessary to carry out a plan of redevelopment within TID #1/RA #1.

A draft TID #1/RA #1 project area redevelopment plan was reviewed by the Plan Commission on June 3, 2014. The Plan Commission set the boundary of RA #1 and recommended the Council adopt a finding of blight for the area. As a result of the discussion of the draft TID #1/RA #1 plan, revisions to the plan were made and a public hearing date was set. The Council found RA #1 to be blighted on June 10, 2014. Notice of the TID #1 Public Hearing was sent to the overlying taxing jurisdictions on June 19, 2014. Owners of property within the boundaries of TID #1 and RA #1 were notified by first class mail on June 26, 2014 of the proposed designation of blight and of the Public Hearing.

A notice of the first JRB meeting was published on June 26, 2014. At the July 9, 2014 JRB meeting Tim O'Brien was selected as at-large representative and JRB Chair. A Public Hearing was held on the TID #1 Boundary and TID #1/RA #1 Redevelopment Project Plan on July 15, 2014. Notice of the public hearing was published on June 26, 2014 and July 3, 2014. Following the public hearing, the Plan Commission approved the TID #1 boundary and plan, as well as the RA #1 plan, and recommended approval of the TID #1/RA #1 Plan to the Village Board.

A Village Board public hearing notice for RA #1 was published on July 22, 2014 and July 29, 2014. The project plan for the TID #1 creation and RA #1 plan was adopted by resolution of the Village Board on August 12, 2014. A notice for the final Joint Review Board meeting was published on August 18, 2014 and the Joint Review Board met on August 25, 2014 to approve the Village Board Resolution creating TID #1. Documentation of all resolutions, notices and minutes can be found as attachments to this project plan.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District #1 in the Village of Maple Bluff.

This is to be used as the official plan that guides redevelopment activities within TID #1 and RA #1. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Plan Commission and Village Board. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions

existing at the time the project is scheduled for construction. The Village Board or Plan Commission are not mandated to make expenditures described in this plan and are limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review and Village Board approval.

As stated in the Village Board resolution approving this plan (see attachments), this Project Area Redevelopment Plan conforms to the Comprehensive Plan of the Village of Maple Bluff.

Plan of Redevelopment for TID #1 / RA #1

Inventory of Area

The area that is the subject of this plan is in the Village of Maple Bluff, located in Dane County, WI. TID #1/RA #1 includes the only commercial property in the Village, much of which was annexed from the Town of Burke in 2006. The southern portion of the area is developed with one- and two-story commercial buildings with large surface parking lots and little greenspace, except for a vacant brownfield site at the southwest corner of the Roxbury Road/North Sherman Avenue intersection. A three-story office building is located in the midst of the district, and five residential lots are along North Sherman Avenue in the northern portion of the district. See Appendix A for maps of the TID #1/RA #1 boundary.

The Village Board passed a resolution declaring RA #1 blighted on June 10, 2014. The area contained within the TID #1 boundary (as shown in Appendix A) meets the standards for a blighted area as defined in Wisconsin TIF and redevelopment statutes. Table 1 shows an inventory of property within TID #1/RA #1. Map #2 in Appendix A shows the parcels found to be blighted.

TID #1/RA #1 Property Summary

	Original RA #1		
	Parcels	Acres	%
Blighted Property	22	3.94	81.2%*
Vacant Property	11	1.22	16.7%**
Total Real Property	28	4.86	66.8%**

* Of real property.

** Of total parcel area.

Underutilized, deteriorated, and undervalued parcels and improvements characterize the TID #1/RA #1 area. As shown in the chart above, it has been determined that 81.2% of the real property within the RA #1 boundary amendment meets the statutory definition of blighted property, which contributes to the area meeting the definition of "blighted area." 16.7% of the total parcel area is considered "vacant" under 66.1105(4)(gm)1 (note that while the land value exceeds the improvement value for parcels 12, 17, 18, and 24, those parcels are considered environmentally contaminated, and therefore do not count as vacant property).

Many of the properties in the area suffer from lack of upkeep and investment, leading to dilapidation and deterioration of buildings and improvements. General site conditions that are present throughout the district include:

- A lack of separation between parking lots and the sidewalk, creating a liability to public safety.
- Deteriorating facades visible from both the public street and adjoining properties.

- Underutilization of property, including building vacancies, underutilized space, and vacant parcels, all of which create gaps in the development pattern of the Village and are a threat to the economic viability and impair the sound growth of the community while increasing the potential for crime.
- Inadequate outdoor storage and/or screening. Accumulated junk was visible on several properties; some properties lack adequate storage space or screening for such things as dumpsters.
- The presence of environmental contamination throughout much of the area. Parcels 17, 18, and 24 on the attached map experienced gasoline contamination (DNR BRRS numbers 03-13-001540 and 03-13-001057). While the sites are considered closed by the DNR, the residual contamination may present a hazard to public health if the properties are disturbed. There is further contamination from a drycleaner on parcels 11-19 (DNR BRRS number 02-13-227101). Cleanup of contamination from "Paul's Classic Cleaners" remains in progress, according to the DNR. The site constitutes a detriment to public health that must be addressed through continuing monitoring and cleanup activities. All of these sites are a barrier to potential redevelopment, as contamination presents conditions that may endanger public health if not adequately addressed.

Environmental contamination and a consistent lack of property maintenance and building upkeep in the area can contribute to a continuing downward spiral of disinvestment, where building owners who had maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues and blighting influences unaddressed leads to increased vandalism and crime, and can spread beyond the Sherman Avenue corridor to surrounding areas.

A map of properties which have been determined to meet the statutory definition of contributing to a "blighted area" is included as Map #2 in Appendix A. Site photos of properties in the RA#1 area that meet the definition of blight are included as part of Appendix C.

Sufficient documentation exists to support the following findings of blight for 81.2% of the real property within Redevelopment Project Area #1:

- The condition, character, and underutilization of structures, buildings, or site improvements results in conditions that are detrimental to public health and safety, conducive to crime and juvenile delinquency, and constitutes an economic and social liability.
- The lot layout of some parcels within the district represents a detriment to public health by endangering pedestrians due to a lack of separation between parking lots and pedestrians.
- The configuration of some parcels within the district represents a detriment to public health by contributing to an unnecessary overabundance of curb cuts along Sherman Avenue, which contributes to a higher rate of collisions.
- Environmental contamination is prominent throughout the area and represents a danger to public health if not adequately addressed as part of a plan for redevelopment of the area.

The TID's and RA's location in along North Sherman Avenue in Maple Bluff makes the area of critical interest to revitalization and redevelopment in the Village. The limited amount of commercial property within the Village, combined with the landlocked Village boundary, makes it especially critical that existing commercial property in the Village be redeveloped to high standards in order to contribute to the vitality and economic health of the Village. The Village and Plan Commission intend to use the tools and powers authorized by State Statutes to promote the redevelopment of this area and prevent further deterioration of sites. The creation of a Tax Increment District and plan for Redevelopment Area #1 will promote redevelopment

and investment from property owners, both within and outside of the district. The creation of the TID allows the Village to provide needed improvements, as well as funding to local stakeholders through incentives and grants, to encourage business and property owners to proactively participate in revitalization.

The entire area is served by Village water and sewer service. Electric power is provided by Madison Gas & Electric. Public utilities are adequate to serve the District, though replacement of older utilities may be pursued as part of a comprehensive approach to improving North Sherman Avenue and Roxbury Road. Madison Metro routes 2 and 28 run through the TID / RA along North Sherman Avenue.

Please see Appendix C for the blight finding letter for RA #1, which includes photos of property within TID #1/RA #1.

Redevelopment Plan

The Village Board and Plan Commission intend to encourage revitalization and redevelopment of properties along North Sherman Avenue. The Village intends to use the powers granted under Wisconsin Statutes 66.1105 and 66.1331 to implement the concepts and principles discussed in the "Village Gateway Redevelopment Concept & Implementation Plan," prepared by Vandewalle & Associates and adopted by the Village on March 31, 2008. The Gateway Plan encompasses the area bounded by Commercial Avenue, North Sherman Avenue, and the rail line operated by Wisconsin & Southern, and should be referenced for redevelopment occurring in that area in addition to this plan.

The Village intends to make improvements to North Sherman Avenue, drawing from the recommendations contained in the Gateway Plan. Improvements may include on-street parking along the east side of North Sherman Avenue, streetscaping improvements (benches, lighting, terrace landscaping, enhanced crosswalks, etc.), and potentially a traffic light at the N. Sherman/Oxford intersection. Such improvements, along with the elimination of curb cuts onto North Sherman as redevelopment occurs, will increase pedestrian, bicycle, and car safety on this heavily-used street (15,350 vehicles per day in 2012).

Map #4 in Appendix A shows existing land uses in the area. The Village intends to encourage mixed-use development throughout the area, as shown in Map #5.¹ While the area is currently developed, it is developed at a fairly low density – most buildings are one or two stories, and there is a large amount of surface parking. Given the high lot coverage of current development (with the exception of parcel #24, which is a brownfield), it is expected that the amount of greenspace will be maintained or increased as redevelopment occurs. This may be accomplished even while increasing the density of the area. Residential of approximately 29 units per acre is allowed via conditional use permit for "Business A" zoned properties west of North Sherman Avenue. The currently allowed density may be increased via rezoning in the future. Residential density may be 40-60+ units per acre east of N. Sherman Ave. As outlined in the Gateway plan, the total building floor area for the "triangle" is estimated to be 120,000 square feet or more. With the general goal of increasing development density throughout the planning area, the floor area ratio is expected to exceed 1.0.

The Village may provide assistance to encourage redevelopment of parcels and to offset the additional expenses of associated with redevelopment, especially redevelopment of brownfield

¹ "Mixed-use" does not necessarily mean that each *building* must have a mix of uses, merely that the planning area should contain both residential and commercial uses in close proximity.

sites. Infrastructure and streetscape improvements throughout the district may be undertaken in concert with assisting private revitalization/redevelopment efforts.

2 Proposed Public Works

TID #1 and RA #1 have been created to promote the redevelopment of blighted property, stimulate revitalization, improve a portion of the Village, enhance the value of property, decrease crime, and broaden the property tax base. The Village and Plan Commission may spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Costs directly or indirectly related to achieving the objectives of blight elimination or redevelopment are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs. Funds may be expended within the Village up to a half-mile outside the TID boundary on projects that benefit the TID.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas. Table #2 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

A. Capital Costs

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

This plan does not include any funding for capital costs.

B. Infrastructure

That portion of costs related to the construction or alteration of sewerage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, stormwater management facilities, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by the project plan for a district and is within the district. Infrastructure can also be installed outside of the district, if required to carry out project plans, but only the portion which directly benefits the district is an eligible cost.

Approximately \$1.6 million is budgeted for roads, sidewalks, utilities, and streetscaping improvements throughout the life of the district. Potential projects include reconstruction of North Sherman Avenue, reconstruction of Roxbury Road, streetscaping along North Sherman Avenue, and a traffic light at the Oxford Place/North Sherman Avenue intersection. Road reconstruction projects may include replacement of water, sanitary sewer, and stormwater pipes.

C. Site Development Costs

1. Site development activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping,

- storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and related activities.
2. Site development activities to serve the property such as installation of sanitary sewer, water, storm sewer, natural gas, electric, telecommunications and other utility connections.

\$10,000 is budgeted for site development expenditures throughout the district.

D. Land Acquisition & Assembly

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

\$25,000 has been budgeted for land acquisition and assembly throughout the district.

E. Development Incentives

The Village may use TID #1 funds to provide incentives to developers and businesses to promote and stimulate new development. In general, it is the Village's and Plan Commission's intent to offset some of the costs that are associated with redevelopment that are above and beyond typical costs for "greenfield" development. Development incentives are expected to be used for improvements such as enhanced stormwater management, site preparation, building demolition, infrastructure to serve the redevelopment, environmental studies and remediation, and other costs that are typical for redevelopment projects.

The Village may enter into agreements with property owners, businesses, developers or non-profit organizations for the purpose of sharing costs to encourage the desired kinds of improvements. In such cases, the Village will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The Village may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority or Community Development Authority) for the purpose of making capital available to business and or developers to stimulate or enable economic and housing development projects within TID #1. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, land write down or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project and shall be set forth in a development agreement.

\$3,000,000 is budgeted for development incentives within the district.

F. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the project plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

\$25,000 is budgeted for professional services.

G. Discretionary Payments

Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans. This could include expenditures to remove social obstacles to development, provide labor force training, support services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this project plan.

\$10,000 is budgeted for discretionary payments.

H. Administration Costs

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

Administration costs also include money budgeted for ongoing Plan Commission activities throughout the TID's 27-year lifespan. These activities include such things as coordination of redevelopment activities, negotiations with developers, and administration of a workforce housing improvement program. The workforce housing improvement program will be managed by the Plan Commission to assist homeowners within a half-mile of the TID boundary in improving their homes. The goal of the program is to improve the overall area around the TID to make the TID more attractive to redevelopment and ensure that people being employed within redevelopment projects included in the TID have desirable living options near to where they work.

Approximately \$115,000 is budgeted for administration costs. This includes \$100,000 for Village staff administration of the TID (approximately \$4,500 per year, assuming a 22-year expenditure period).

I. TIF Organizational Costs

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

\$26,000 is budgeted for TID organizational costs.

J. Inflation

This category covers anticipated inflation between the time of creation of the TID and the planned time of expenditures. The actual amount will vary depending upon the timing of expenditures and the inflation rate.

About \$1,000,000 of inflation has been included in the projections.

K. Financing Costs

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

because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance.

Approximately \$2.6 million, including capitalized interest, is estimated for financing costs over the life of the TID.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID #1. These projects may be implemented in varying degrees in response to development needs. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #6 in Appendix A shows public works that are planned as part of this TID. All planned improvements will be located within TID #1, but the Village reserves the right to locate improvements outside of TID #1 as provided by law. The specific number of improvements has yet to be determined.

3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID #1/RA #1. This format follows Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2013 prices and are preliminary estimates. The Village and Plan Commission reserve the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2013 and the time of construction or implementation. The Village and Plan Commission should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The Village and Plan Commission may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the Village/Plan Commission accomplish the purposes of TID #1/RA #1. The Village/Plan Commission will generally use overall benefit to the Village and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Table #2: Village of Maple Bluff TID #1 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	TID Share
A. Capital Costs	\$0	\$0	\$0
B. Infrastructure	\$1,790,000	\$170,000	\$1,620,000
C. Site Development Costs	\$10,000	\$0	\$10,000
D. Land Acquisition & Assembly	\$25,000	\$0	\$25,000
E. Development Incentives	\$3,000,000	\$0	\$3,000,000
F. Professional Services	\$25,000	\$0	\$25,000
G. Discretionary Payments	\$10,000	\$0	\$10,000
H. Administration Costs	\$114,050	\$0	\$114,050
I. TIF Organizational Costs	\$26,000	\$0	\$26,000
J. Inflation	\$1,004,568	\$0	\$1,004,568
Subtotal	\$6,004,618	\$170,000	\$5,834,618
K. Financing Costs (<i>less Capitalized Interest</i>)			\$2,804,322
Capitalized Interest			\$25,532
Total TID Expenditure			\$8,664,471

See Attachment #1 in Appendix A for further details on specific projects under the cost categories summarized above. There are no "non-project costs" anticipated as part of this TID plan.

4 Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID #1 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

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

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

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: Engineering News-Record Construction Cost Index History - <http://enr.construction.com/cost/costcci.asp>). Appreciation of land values in the proposed TID area have been nominal due in part to the number of blighted parcels in the area. The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent for existing construction and 3.0 percent for anticipated redevelopment projects. Inflation for purposes of projecting future project costs is assumed to be 2.5 percent.

B. Increase in Property Value

The proposed plan for TID #1/RA #1 includes the redevelopment of parcels within the TID. The formation of TID #1/RA #1 will enable the Village to provide developer incentives that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The value of anticipated redevelopment is shown in Attachment #7 in Appendix B.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #3). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the Village between 2003 and 2012.

Table #3: Full Value Tax Rate

Year	Mill Rate	Percent Change
2003	0.02358	
2004	0.02239	-5.05%
2005	0.02097	-6.34%
2006	0.01984	-5.39%
2007	0.01978	-0.30%
2008	0.01955	-1.16%
2009	0.02039	4.30%
2010	0.02210	8.39%
2011	0.02221	0.50%
2012	0.02289	3.06%
Average	0.02627	-0.22%

The full value rate decreased from 2003-2008, and trended up since 2008. For our purposes, the 2012 full value tax rate of \$22.89 per \$1,000 with a 0% change will be used in this project plan to project TID revenues. This mill rate takes into account property tax levies from the School District, Village, County, Technical College, and state. The 0% change will provide a reasonable estimate, given the recent trend of rates increasing since 2008, because a larger increase in the full value tax rate results in an increase in tax increment for the District.

D. TIF Revenues

A projected land and construction increment of about \$18.4 million (not including inflation) is expected over the life of TID #1. The initial full-value tax rate of \$22.89 per \$1,000 of assessed value is projected remain unchanged. The projected TIF Revenue from TID #1 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

E. Cash Flow

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

5 Financing Methods & Timetable

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID #1 is the ability of the Village to finance desired projects to encourage development. Financial resources available to the Village include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the Village are limited by state law to five percent of the equalized property value. As of December 31, 2013 the Village had total debt capacity of about \$19 million and \$12.1 million in existing General Obligation debt. Using this data, the current remaining debt capacity of the Village is about \$6.9 million. There is approximately \$5.6 million in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of Village operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes.

The Village has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the Village to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the Village's constitutional debt capacity. "Developer-Financed TIF" is one of these options, where the developer borrows funds that the Village would have borrowed under a traditional TIF and is then reimbursed by the Village. Another option is for the Plan Commission to issue bonds instead of the Village. Both methods may be used to some extent within TID #1.

The Village may also utilize revenue bonds repaid from fees for services charged by the Village. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the Village must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The Village can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the Village's constitutional debt limit.

B. Timetable

The maximum life of the TID is twenty-seven years; a three-year extension may be requested. The Village of Maple Bluff has a maximum of twenty-two years, until 2036 to incur TIF expenses for the projects outlined in this plan. The Village Board and Plan Commission are not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the Village's housing stock. The Village of Maple Bluff may opt to take advantage of this provision prior to termination of TID #1.

Timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and Increment Projections (Attachment #7 in Appendix B) worksheets.

C. Financing Methods and Costs to be Incurred

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

6 Overlying Taxing Jurisdictions

Taxing Districts overlying TID #1 in the Village of Maple Bluff include Dane County, the Madison Metropolitan School District, Madison Area Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID #1 in 2013. Total TIF Increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID #1 is a mechanism to make improvements in an area of Maple Bluff that is experiencing a lack of property maintenance and other blighting influences, and to support growth in the Village's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID #1.

7 "12% Test"

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The information below uses values contained in the Wisconsin Department of Revenue's Statement of Changes in Equalized Values report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$378,752,000	x 12%	\$45,450,240

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

Approximately \$5.7 million of equalized value is proposed to be included in TID #1, which is 1.5% of the Village's total equalized value. Therefore, the Village is in compliance with the statutory equalized value test for TID creation.

8 Changes to Maps, Plans, Ordinances

This plan does not proposed changes in the Comprehensive Plan, Village maps, Village ordinances, or Building Codes as part of this Plan. Modifications to the Village's Zoning Code and other Village ordinances may be necessary in the future possible if deemed appropriate for redevelopment. It is expected that much of the development in the area will use the Village's "Planned Unit Development" zoning district. Zoning is shown on Map #3 in Appendix A. All land within the TID boundary is zoned for commercial or industrial development. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning for their project.

9 Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in TID #1 / RA #1; however, if relocation were to become necessary in the future, the following is the method proposed by the Village or Plan Commission for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The Village will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes section 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

10 Promoting Orderly Development

The creation of TID #1 will encourage the redevelopment of blighted and otherwise economically distressed and underutilized property in a highly visible location in the Village. It will help to promote redevelopment in the Village, rather than have development occur on "greenfield" sites elsewhere. Creation of the TID will also promote development of the tax base of the Village and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID #1 will build tax base for the Village and overlying taxing jurisdictions.

11 District Boundaries

Prior to considering the specific area to include within the TID, the Plan Commission reviewed statutory criteria for establishing a blight elimination TID. The criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the Village.
2. A minimum of 50 percent of the real property in the TID must be considered "blighted."
3. All lands within the TID shall be contiguous.
4. Not more than 25% of the real property within the District has stood vacant for an entire seven (7) year period prior to creation.

Village of Maple Bluff TID #1 Boundary Description

Lands located in part of the Southeast 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 7 North, Range 9 East, and also part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 8 North, Range 10 East, Village of Maple Bluff, Dane County, Wisconsin, described as follows:

Beginning at the Southwest Corner of said Section 31; thence Southerly, 97 feet more or less along the east line of the Southeast 1/4 of said Section 1 to the intersection with the easterly extension of the south line of Lot 15, Block 6, Lakewood Replat; thence Westerly, 33 feet more or less along said easterly extension to the southeast corner of said Lot 15; thence Westerly, 143.2 feet more or less along the south line of said Lot 15 and the westerly extension thereof to the intersection with the west line of the East 1/2 of the vacated Alley; thence Northerly, 375.5 feet more or less along the west line of the East 1/2 of said vacated Alley to the intersection with the south right-of-way of Roxbury Road; thence Northerly, 60 feet more or less to the southwest corner of Lot 12, First Addition to Lakewood; thence S 89°36' E, 133.5 feet along the north right-of-way of Roxbury Road to a point of curvature; thence Northeasterly 15.8 feet along said north right-of-way and the arc of a curve to the left, having a radius of 10.0 feet and a chord bearing N 45°12' E, 14.2 feet to the intersection with the west right-of-way of North Sherman Avenue; thence Northerly, 540 feet more or less along the west right-of-way of North Sherman Avenue to the southeast corner of Lot 1, First Addition to Lakewood; thence Northerly, 182.4 feet more or less along the northerly extension of the west right-of-way of North Sherman Avenue and along said west right-of-way to the intersection with the southwesterly right-of-way of the Chicago and Northwestern Railroad; thence Northwesterly, 97 feet more or less along the southwesterly right-of-way of said Railroad; thence Easterly, 106 feet more or less to the intersection of the northeasterly right-of-way of said Railroad with the east right-of-way of North Sherman Avenue; thence Southeasterly, 1224 feet more or less along the northeasterly right-of-way of said Railroad and the southeasterly extension thereof to the intersection with the south line of the Southwest 1/4 of said Section 31; thence Westerly, 476 feet more or less along the south line of the Southwest 1/4 of said Section 31 to the Point of Beginning.

EXCLUDING all wetlands from the above described lands.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID #1/RA #1 Parcel List

Map #1: District Boundary and Parcels

Map #2: Condition of Property

Map #3: Zoning & Proposed Changes to Zoning

Map #4: Existing Land Uses

Map #5: Proposed Land Uses

Map #6: Proposed Improvements

Village of Maple Bluff TID #1 Parcel List

Map #	Parcel #	Owner	Property Address	Mailing Address		Land Value	Imp. Value	Total Assessed Value	Acres	Vacant? **	Blighted?
1	81031346521	Dale M Schultz	635 N Sherman Ave	635 N Sherman Ave	Madison WI 53704	\$ 34,700	\$ 49,500	\$ 84,200	0.11		Yes
2	81031346631	Nathaniel Fortney & Katherine Fortney	633 N Sherman Ave	633 N Sherman Ave	Madison WI 53704	\$ 30,000	\$ 90,500	\$ 120,500	0.06		Yes
3	81031346741	Alger N Doane & Martha G Blalock	631 N Sherman Ave	1717 Hoyt St	Madison WI 53726	\$ 38,600	\$ 122,900	\$ 161,500	0.10		Yes
4	81031346851	Christopher M Meyers	629 N Sherman Ave	629 N Sherman Ave	Madison WI 53704	\$ 49,400	\$ 99,800	\$ 149,200	0.19		Yes
5	81031346961	Kuldip Singh Mavi	625 N Sherman Ave	8418 Oakmont Dr	Madison WI 53717	\$ 54,900	\$ 102,300	\$ 157,200	0.23		Yes
6	81031347041	Stolen-Mcky Inc		Not Available	Not Available	\$ 500	\$ -	\$ 500	0.002	Yes	
7	81031347071	Lakewood Manor, c/o Forward Mgt.		110 S Brooks St	Madison WI 53715	\$ 56,800	\$ -	\$ 56,800	0.20	Yes	
8	81031347181	Lakewood Manor, c/o Forward Mgt.	621 N Sherman Ave	110 S Brooks St	Madison WI 53715	\$ 61,600	\$ 7,800	\$ 69,400	0.22	Yes	
9	81031347291	Lakewood Manor, c/o Forward Mgt.		110 S Brooks St	Madison WI 53715	\$ 70,600	\$ 1,225,900	\$ 1,296,500	0.25		
10	81031347401	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 70,300	\$ -	\$ 70,300	0.25	Yes	Yes
11	81031347511	Lakewood-Sherman LLC, c/o The Rifken Group LTD	605 N Sherman Ave	Po Box 2077	Madison WI 53701	\$ 75,200	\$ 1,583,500	\$ 1,658,700	0.27		Yes
12	81031347621	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 171,100	\$ -	\$ 171,100	0.60	No*	Yes
13	81031347831	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 47,400	\$ -	\$ 47,400	0.17	Yes	Yes
14	81031347931	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 14,500	\$ -	\$ 14,500	0.05	Yes	Yes
15	81031348031	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 17,800	\$ -	\$ 17,800	0.06	Yes	Yes
16	81031348131	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 6,700	\$ -	\$ 6,700	0.02	Yes	Yes
17	81031348241	Dennis J Taff		5520 Larry Ln	Madison WI 53704	\$ 56,600	\$ 5,700	\$ 62,300	0.20	No*	Yes
18	81031348351	Dennis J Taff		5520 Larry Ln	Madison WI 53704	\$ 56,600	\$ 5,700	\$ 62,300	0.20	No*	Yes
19	81031348461	Dennis J Taff	601 N Sherman Ave	5520 Larry Ln	Madison WI 53704	\$ 25,700	\$ 246,700	\$ 272,400	0.09		Yes
20	81031348571	Marcial Marquez & Rosanne Marquez	1718 Commercial Ave	452 W Monroe St	Pardeeville WI 53954	\$ 50,200	\$ 381,000	\$ 431,200	0.23		Yes
21	81031348781	Marcial Marquez & Rosanne Marquez		452 W Monroe St	Pardeeville WI 53954	\$ 26,400	\$ -	\$ 26,400	0.12	Yes	Yes
22	81031348891	Marcial Marquez & Rosanne Marquez		452 W Monroe St	Pardeeville WI 53954	\$ 21,000	\$ -	\$ 21,000	0.09	Yes	Yes
23	81031348991	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 700	\$ -	\$ 700	0.03	Yes	Yes
24	70901468413	Roxbury LLC		Po Box 8685	Madison WI 53708	\$ 118,500	\$ -	\$ 118,500	0.42	No*	Yes
25	70901468673	Roxbury LLC	474 N Sherman Ave	Po Box 8685	Madison WI 53708	\$ 61,900	\$ 101,300	\$ 163,200	0.23		Yes
26	70901468904	Roxbury LLC	466 N Sherman Ave	Po Box 8685	Madison WI 53708	\$ 62,700	\$ 125,400	\$ 188,100	0.23		Yes
27	70901469136	Theodore G Gavol & Linda Gavol	464 N Sherman Ave	8594 Stonebrook Cir	Middleton WI 53562	\$ 24,800	\$ 110,100	\$ 134,900	0.08		
28	70901469243	Theodore G Gavol & Linda Gavol	460 N Sherman Ave	8594 Stonebrook Cir	Middleton WI 53562	\$ 86,800	\$ 102,200	\$ 189,000	0.16		
29	81031392801	C & NW RR Co		Po Box 3475	Madison WI 53704-0475	\$ -	\$ -	\$ -	2.42		

* While the land value exceeds the improvement value, this parcel is considered environmentally contaminated under ss 66.1105(4)(gm)1, and is therefore not vacant.

** As defined by ss 66.1105(4)(gm)1.

Total: \$ 1,392,000 \$ 4,360,300 \$ 5,752,300 7.28

Real Property - Acres	4.86
Vacant Property - Acres	1.22
Vacant Property - Percent	16.7% Of total parcel area
Blighted Property - Acres	3.94
Blighted Property - Percent	81.2% Of real property
12% Test	1.52%

Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #1: Boundary



TID #1 & RA #1 Boundary

June 16, 2014



0 125 250
Feet

Source: Dane County LIO, 2014
Wisconsinview.org, 2014

D:\td_4_gis\Maple Bluff_Village_of_140090\arc\mxd\Map_1_TID_Boundary_2014_06_16.mxd



Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #2: Property Condition



TID #1 & RA #1 Boundary



Vacant



Blighted

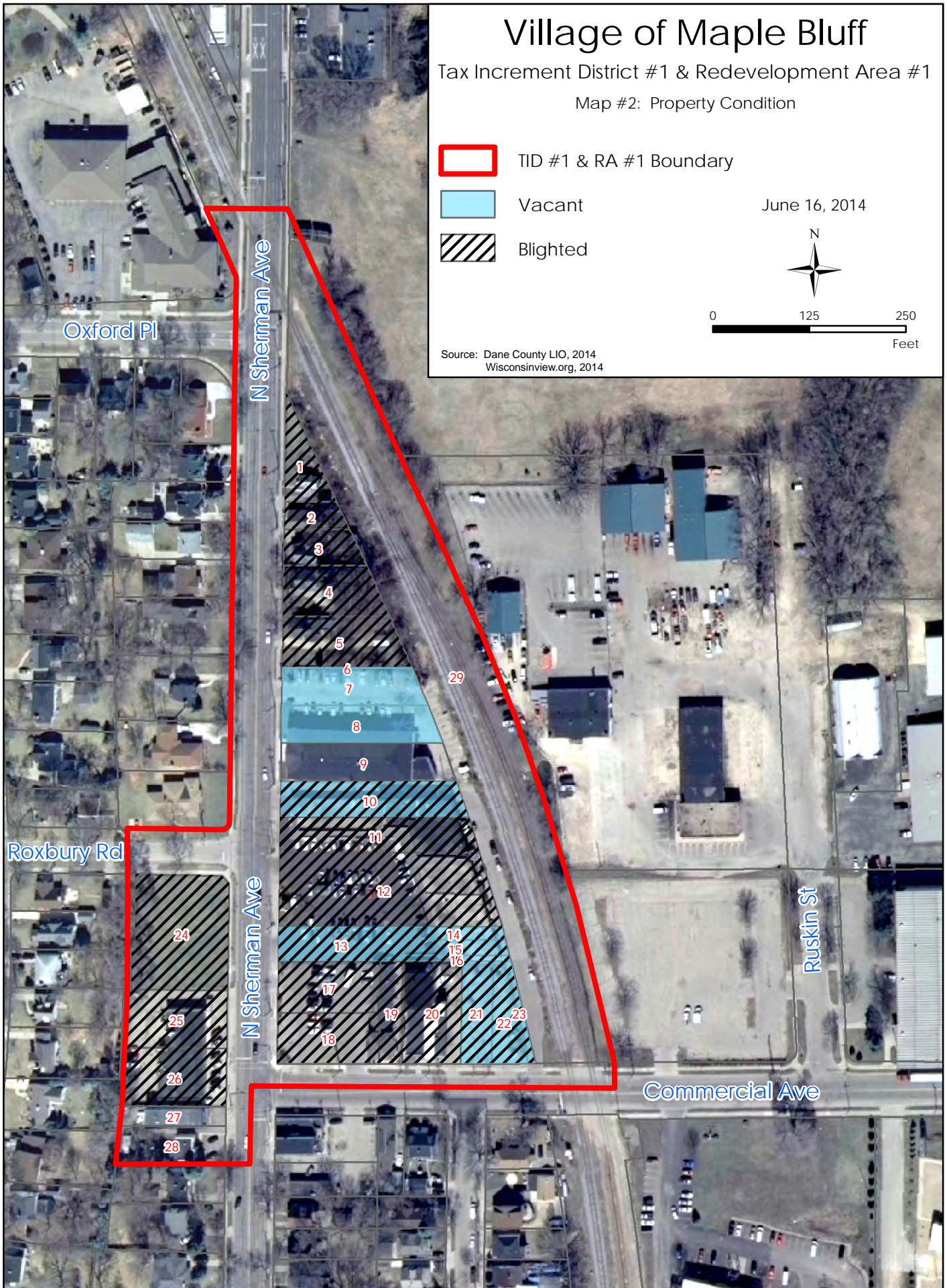
June 16, 2014



0 125 250
Feet

Source: Dane County LIO, 2014
Wisconsinview.org, 2014

D:\td_4_gis\Maple Bluff_Village_of_140090\arc\mxd\Map_2_Property_Condition_2014_06_16.mxd




Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #3: Zoning & Potential Changes to Zoning

 TID #1 & RA #1 Boundary

 Residence A

 Business A

June 16, 2014

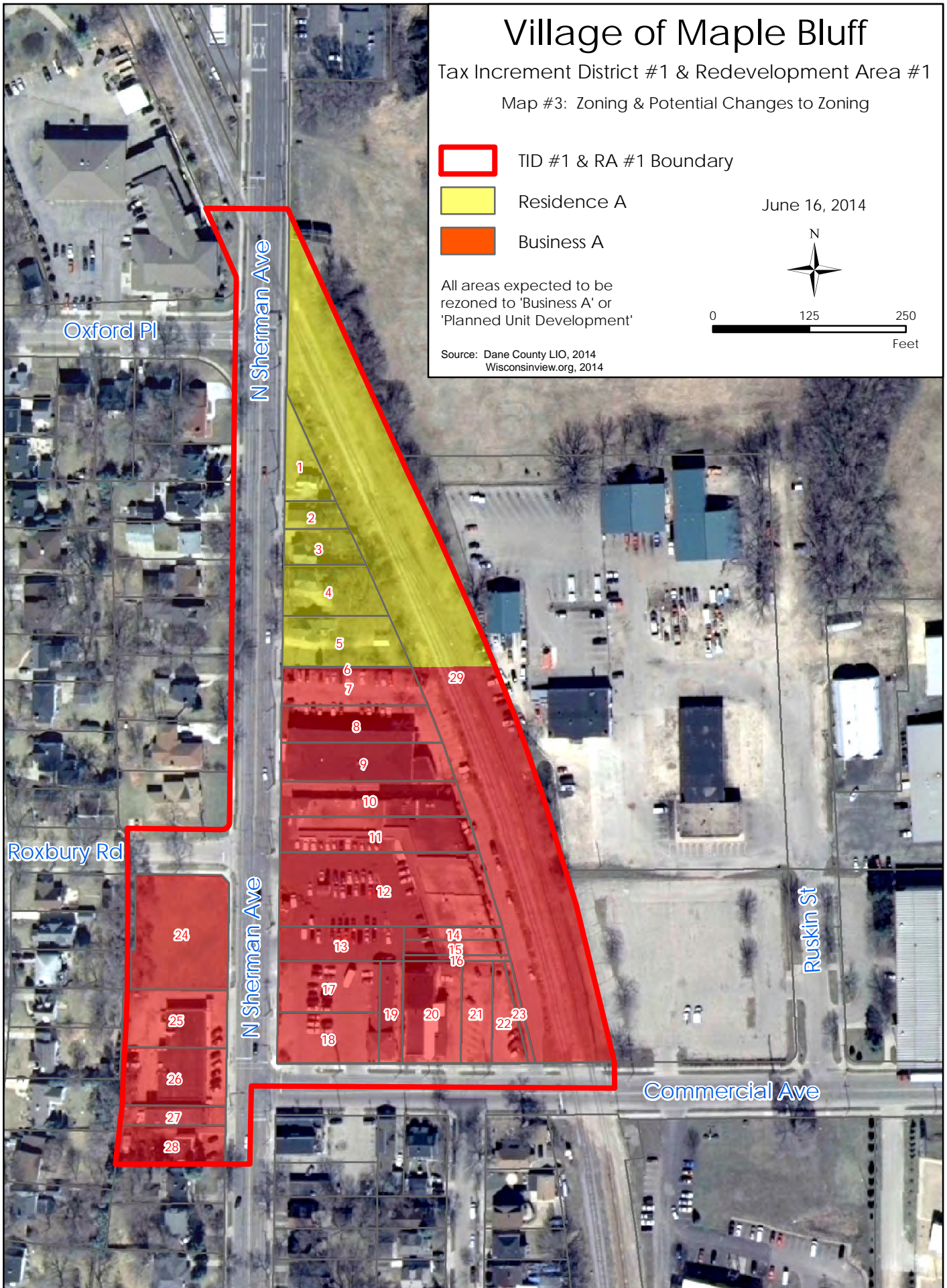


0 125 250
Feet

All areas expected to be rezoned to 'Business A' or 'Planned Unit Development'

Source: Dane County LIO, 2014
Wisconsinview.org, 2014

D:\td_4_gis\Maple Bluff_Village_of_140090\arc\mxd\Map_3_Zoning_and_Potential_Changes_to_Zoning_2014_06_16.mxd



Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #4: Existing Land Use

 TID #1 & RA #1 Boundary

 Commercial

 Residential

 Vacant

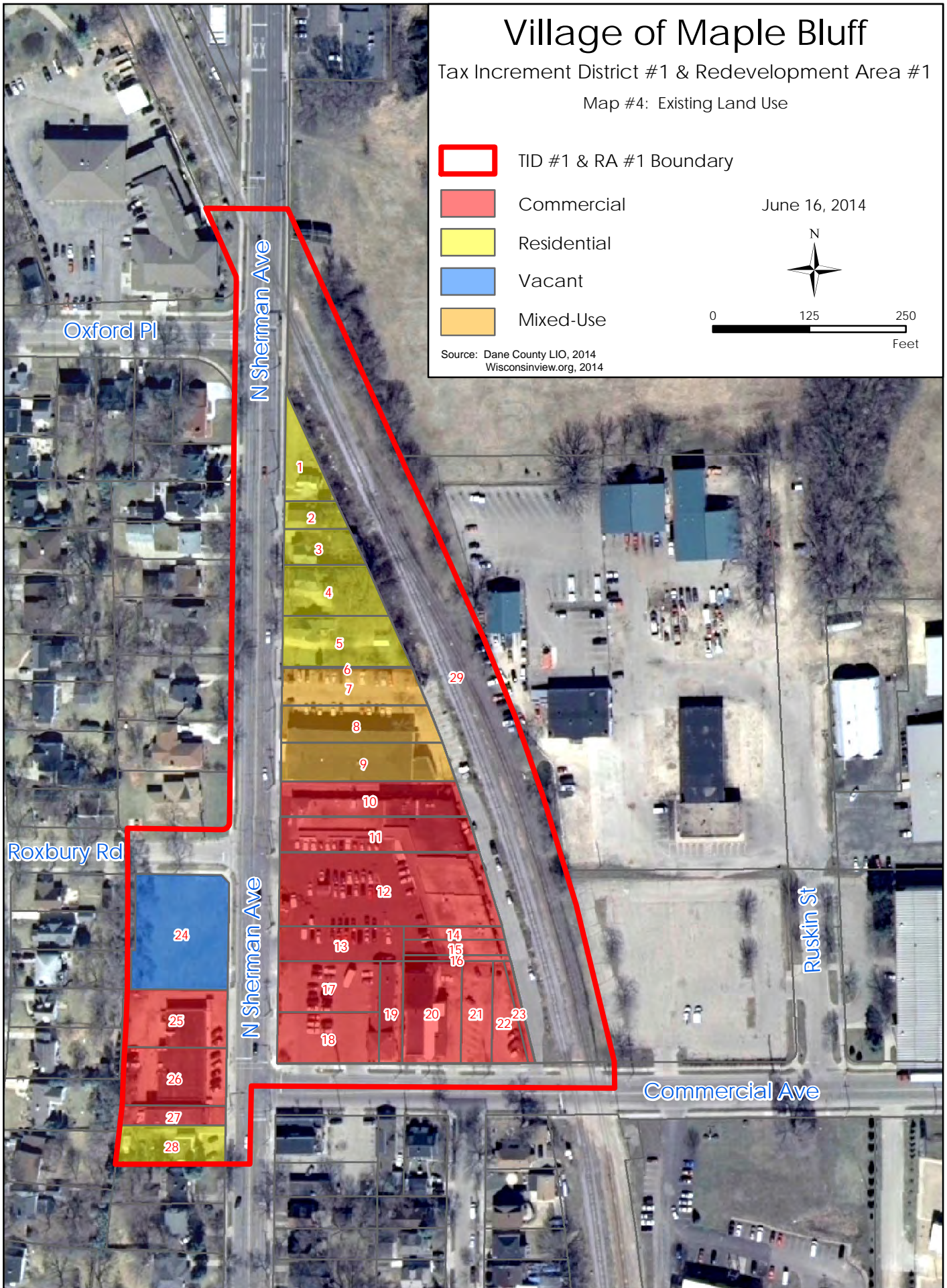
 Mixed-Use

June 16, 2014



0 125 250
Feet

Source: Dane County LIO, 2014
Wisconsinview.org, 2014



Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #5: Future Land Use



TID #1 & RA #1 Boundary

June 16, 2014

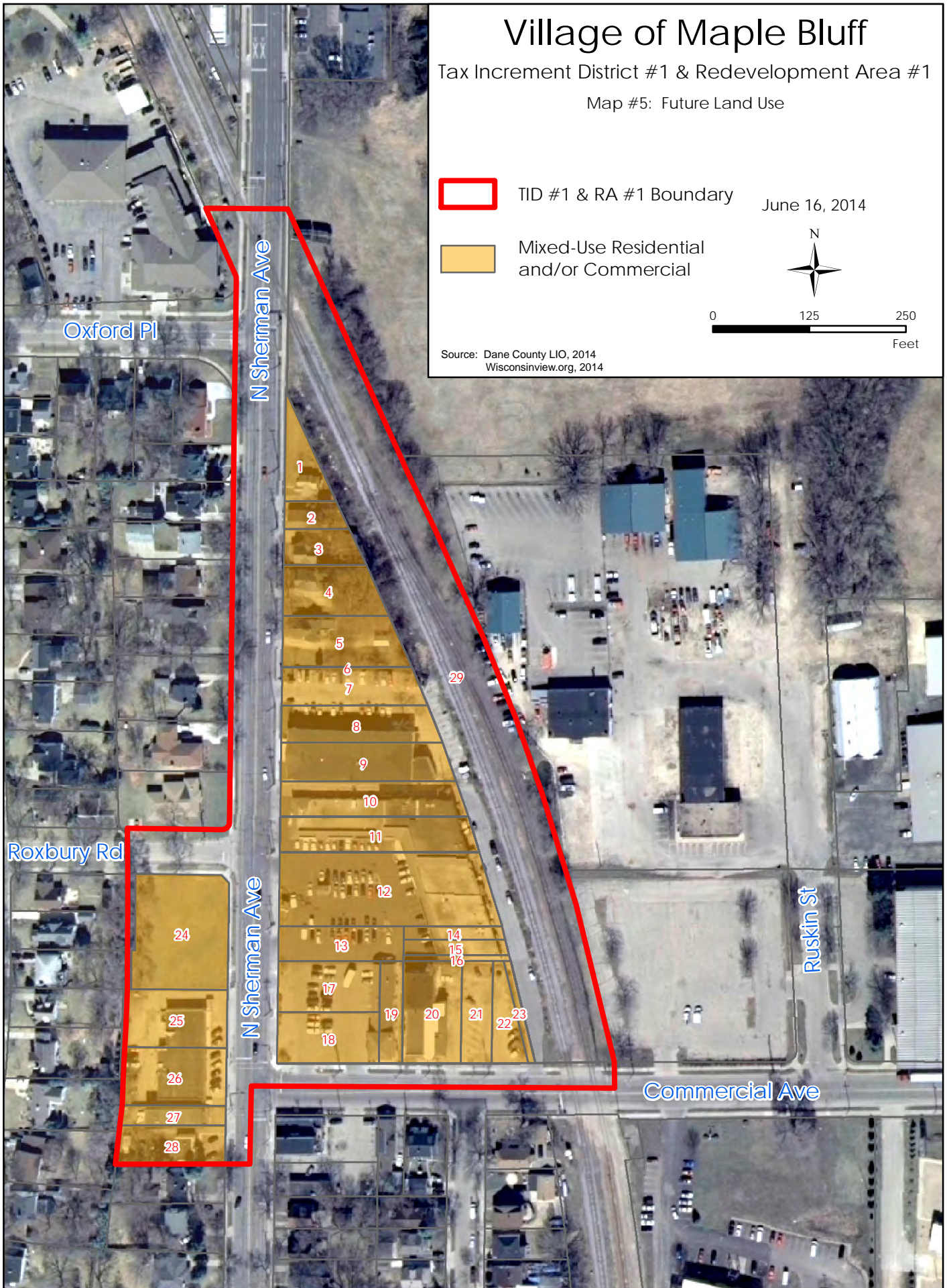


Mixed-Use Residential
and/or Commercial



0 125 250
Feet

Source: Dane County LIO, 2014
Wisconsinview.org, 2014



Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #6: Proposed Improvements



TID #1 & RA #1 Boundary



Traffic Signal



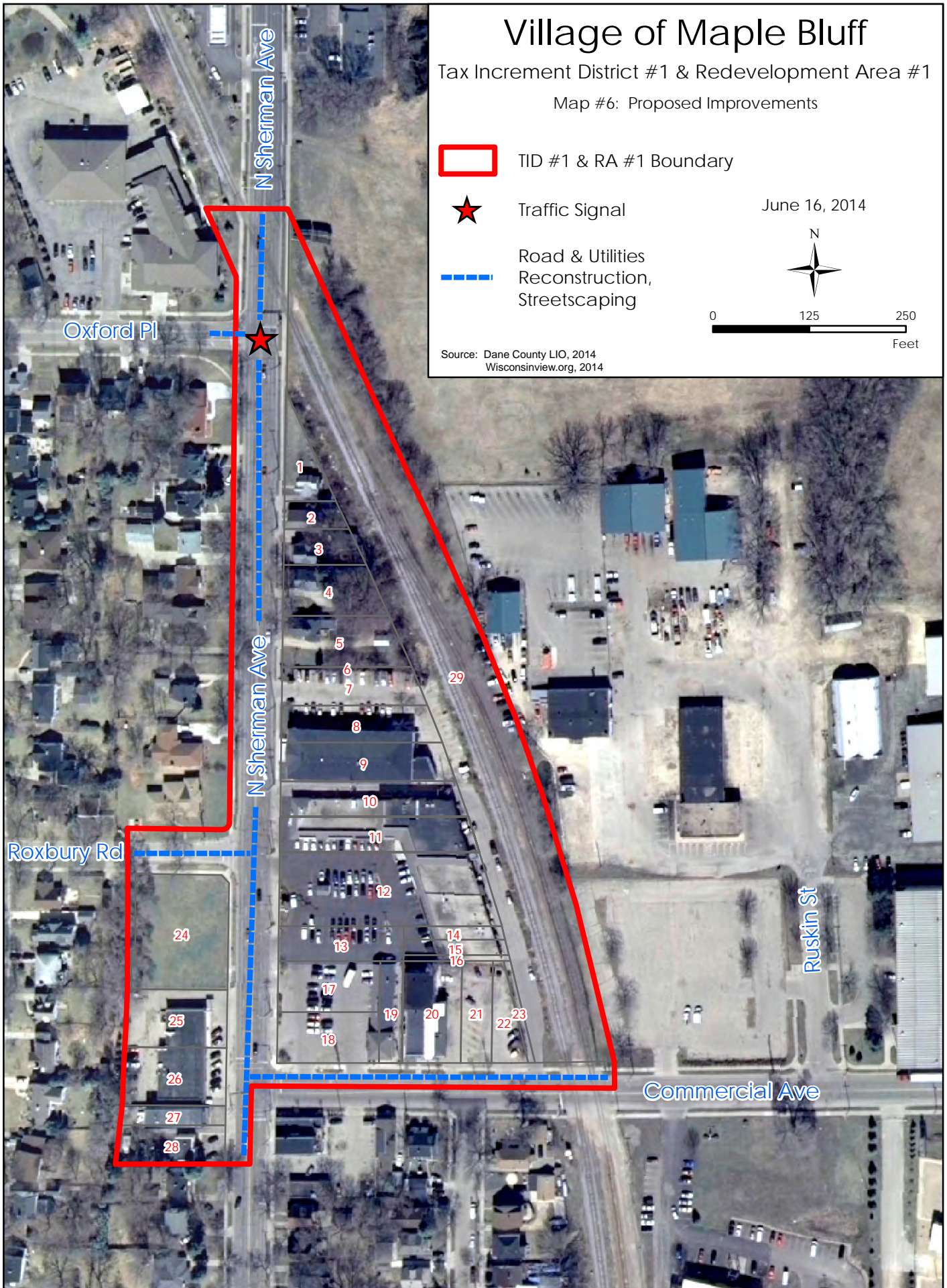
Road & Utilities
Reconstruction,
Streetscaping

June 16, 2014



0 125 250
Feet

Source: Dane County LIO, 2014
Wisconsinview.org, 2014



B Financial Attachments

Appendix B: Financial Attachments

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

Attachment #1 - Planned Project Costs
Village of Maple Bluff
TID No. 1
6/4/2014

Type of Expenditure	Amount	% Paid By		Costs Allocated to Project
		Project	Other	
A. Capital Costs	\$0	0%	0%	\$0
B. Infrastructure				
Sherman Avenue Reconst. & Bury Power Lines	\$1,000,000	100%	0%	\$1,000,000
Oxford Place Traffic Light	\$150,000	100%	0%	\$150,000
Roxbury Road Reconstruction	\$340,000	50%	50%	\$170,000
Sherman Avenue Streetscaping	\$300,000	100%	0%	\$300,000
Total Infrastructure	\$1,790,000	91%	9%	\$1,620,000
C. Site Development Costs	\$10,000	100%	0%	\$10,000
D. Land Acquisition & Assembly	\$25,000	100%	0%	\$25,000
E. Development Incentives				
Redevelopment Assistance	\$3,000,000	100%	0%	\$3,000,000
	\$3,000,000	100%	0%	\$3,000,000
F. Professional Services	\$25,000	100%	0%	\$25,000
G. Discretionary Payments	\$10,000	100%	0%	\$10,000
H. Administration Costs				
Village Staff	\$100,000	100%	0%	\$100,000
DOR Fees	\$4,050	100%	0%	\$4,050
TID Annual Reports; TID Audits	\$10,000	100%	0%	\$10,000
Total Administration Costs	\$114,050	100%	0%	\$114,050
I. Organizational Costs				
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000
Professional Fees	\$20,000	100%	0%	\$20,000
Village Staff & Publishing	\$5,000	100%	0%	\$5,000
Total Organization Costs	\$26,000	100%	0%	\$26,000
J. Inflation	\$1,004,568	100%	0%	\$1,004,568
Total Project Costs	\$6,004,618	97%	3%	\$5,834,618
K. Financing Costs				
Interest, Fin. Fees, Less Cap. Interest				\$2,804,322
Plus Capitalized Interest				\$25,532
Total Financing Costs				\$2,829,854
TOTAL TID EXPENDITURE				\$8,664,471

Attachment #2 - Financing Summary
Village of Maple Bluff
TID No. 1
6/4/2014

TID Activities	Loan #1 1/1/2015	Loan #2 5/1/2021	Loan #3 5/1/2026	Total
A. Capital Costs	\$0	\$0	\$0	\$0
B. Infrastructure	\$0	\$1,300,000	\$320,000	\$1,620,000
C. Site Development Costs	\$0	\$0	\$0	\$0
D. Land Acquisition & Assembly	\$0	\$0	\$25,000	\$25,000
E. Development Incentives	\$600,000	\$1,200,000	\$1,200,000	\$3,000,000
F. Professional Services	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organizational Costs	\$0	\$0	\$0	\$0
Subtotal	\$600,000	\$2,500,000	\$1,545,000	\$4,645,000
Inflation Factor Cost Adj. @ 2.5% per year	\$0	\$471,714	\$532,853	\$1,004,568
Grants	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
Total Cost For Borrowing	\$600,000	\$2,971,714	\$2,077,853	\$5,649,568
Capitalized Interest	\$25,532	\$0	\$0	\$25,532
Financing Fees (2%)	\$12,766	\$60,647	\$42,405	\$115,818
Debt Reserve	\$0	\$0	\$0	\$0
Subtotal	\$638,298	\$3,032,362	\$2,120,258	\$5,790,918
Less Interest Earned	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$638,298	\$3,032,362	\$2,120,258	\$5,790,918

Attachment #3a - Debt Service Plan
Village of Maple Bluff
TID No. 1
Bond Issue
6/4/2014

Principal:		\$638,298	Project Cost:			\$600,000
Interest Rate:		4.00%	Finance Fees:			\$12,766
Term (Years):		20	Interest Earned:			\$0
# of Principal Payments:		19	Capitalized Interest:			\$25,532
Date of Issue:		1/1/2015	Total TID Cost of Loan:			\$923,383
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$638,298	\$0	\$0	\$0	\$0
2016	0	\$638,298	\$0	\$25,532	\$25,532	\$0
2017	1	\$638,298	\$23,067	\$25,532	\$48,599	\$0
2018	2	\$615,231	\$23,990	\$24,609	\$48,599	\$0
2019	3	\$591,241	\$24,949	\$23,650	\$48,599	\$0
2020	4	\$566,291	\$25,947	\$22,652	\$48,599	\$0
2021	5	\$540,344	\$26,985	\$21,614	\$48,599	\$0
2022	6	\$513,358	\$28,065	\$20,534	\$48,599	\$0
2023	7	\$485,294	\$29,187	\$19,412	\$48,599	\$0
2024	8	\$456,106	\$30,355	\$18,244	\$48,599	\$0
2025	9	\$425,751	\$31,569	\$17,030	\$48,599	\$0
2026	10	\$394,182	\$32,832	\$15,767	\$48,599	\$0
2027	11	\$361,351	\$34,145	\$14,454	\$48,599	\$0
2028	12	\$327,205	\$35,511	\$13,088	\$48,599	\$0
2029	13	\$291,695	\$36,931	\$11,668	\$48,599	\$0
2030	14	\$254,763	\$38,409	\$10,191	\$48,599	\$0
2031	15	\$216,355	\$39,945	\$8,654	\$48,599	\$0
2032	16	\$176,410	\$41,543	\$7,056	\$48,599	\$0
2033	17	\$134,867	\$43,204	\$5,395	\$48,599	\$0
2034	18	\$91,663	\$44,933	\$3,667	\$48,599	\$0
2035	19	\$46,730	\$46,730	\$1,869	\$48,599	\$0
2036	20	\$0	\$0	\$0	\$0	\$0
2037	21	\$0	\$0	\$0	\$0	\$0
2038	22	\$0	\$0	\$0	\$0	\$0
2039	23	\$0	\$0	\$0	\$0	\$0
2040	24	\$0	\$0	\$0	\$0	\$0
2041	25	\$0	\$0	\$0	\$0	\$0
Total			\$638,298	\$310,617	\$948,915	\$0

Attachment #3b - Debt Service Plan
Village of Maple Bluff
TID No. 1
Bond Issue
6/4/2014

Principal:		\$3,032,362	Project Cost:			\$2,971,714
Interest Rate*:		4.25%	Finance Fees:			\$60,647
Term (Years):		20	Interest Earned:			\$0
# of Principal Payments:		20	Capitalized Interest:			\$0
Date of Issue:		5/1/2021	Total TID Cost of Loan:			\$4,561,875
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$3,032,362	\$0	\$0	\$0	\$0
2022	1	\$3,032,362	\$99,218	\$128,875	\$228,094	\$0
2023	2	\$2,933,143	\$103,435	\$124,659	\$228,094	\$0
2024	3	\$2,829,708	\$107,831	\$120,263	\$228,094	\$0
2025	4	\$2,721,877	\$112,414	\$115,680	\$228,094	\$0
2026	5	\$2,609,463	\$117,192	\$110,902	\$228,094	\$0
2027	6	\$2,492,271	\$122,172	\$105,922	\$228,094	\$0
2028	7	\$2,370,099	\$127,365	\$100,729	\$228,094	\$0
2029	8	\$2,242,735	\$132,778	\$95,316	\$228,094	\$0
2030	9	\$2,109,957	\$138,421	\$89,673	\$228,094	\$0
2031	10	\$1,971,537	\$144,303	\$83,790	\$228,094	\$0
2032	11	\$1,827,233	\$150,436	\$77,657	\$228,094	\$0
2033	12	\$1,676,797	\$156,830	\$71,264	\$228,094	\$0
2034	13	\$1,519,967	\$163,495	\$64,599	\$228,094	\$0
2035	14	\$1,356,472	\$170,444	\$57,650	\$228,094	\$0
2036	15	\$1,186,028	\$177,688	\$50,406	\$228,094	\$0
2037	16	\$1,008,341	\$185,239	\$42,854	\$228,094	\$0
2038	17	\$823,101	\$193,112	\$34,982	\$228,094	\$0
2039	18	\$629,989	\$201,319	\$26,775	\$228,094	\$0
2040	19	\$428,670	\$209,875	\$18,218	\$228,094	\$0
2041	20	\$218,795	\$218,795	\$9,299	\$228,094	\$0
Total			\$3,032,362	\$1,529,513	\$4,561,875	\$0

Attachment #3c - Debt Service Plan
Village of Maple Bluff
TID No. 1
Bond Issue
6/4/2014

Principal:		\$2,120,258	Project Cost:			\$2,077,853
Interest Rate*:		4.25%	Finance Fees:			\$42,405
Term (Years):		14	Interest Earned:			\$0
# of Principal Payments:		11	Capitalized Interest:			\$0
Date of Issue:		5/1/2026	Total TID Cost of Loan:			\$2,968,631
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2013	0	\$0	\$0	\$0	\$0	\$0
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$2,120,258	\$0	\$0	\$0	\$0
2027	0	\$2,120,258	\$0	\$90,111	\$90,111	\$0
2028	0	\$2,120,258	\$0	\$90,111	\$90,111	\$0
2029	0	\$2,120,258	\$0	\$90,111	\$90,111	\$0
2030	1	\$2,120,258	\$155,189	\$90,111	\$245,300	\$0
2031	2	\$1,965,070	\$161,784	\$83,515	\$245,300	\$0
2032	3	\$1,803,285	\$168,660	\$76,640	\$245,300	\$0
2033	4	\$1,634,625	\$175,828	\$69,472	\$245,300	\$0
2034	5	\$1,458,797	\$183,301	\$61,999	\$245,300	\$0
2035	6	\$1,275,496	\$191,091	\$54,209	\$245,300	\$0
2036	7	\$1,084,404	\$199,213	\$46,087	\$245,300	\$0
2037	8	\$885,192	\$207,679	\$37,621	\$245,300	\$0
2038	9	\$677,512	\$216,506	\$28,794	\$245,300	\$0
2039	10	\$461,007	\$225,707	\$19,593	\$245,300	\$0
2040	11	\$235,300	\$235,300	\$10,000	\$245,300	\$0
Total			\$2,120,258	\$848,373	\$2,968,631	\$0

Attachment #4 - Tax Increment ProForma
Village of Maple Bluff
TID No. 1
6/4/2014

Assumptions		
Base Value	\$5,752,300	Equalized
Tax Rate	0.02289	For County, Village, Technical College, and School District
Property Appreciation Rate	1.00%	For Existing Construction
Annual Change in Tax Rate	0.00%	
Construction Inflation Rate	3.00%	For New Construction After 2014

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2014	\$5,752,300	\$0	\$0	\$0	\$5,752,300	\$0	0.02289	\$0
2015	\$5,752,300	\$57,523	\$4,639,017	\$0	\$10,448,840	\$4,696,540	0.02289	\$0
2016	\$10,448,840	\$104,488	\$0	\$0	\$10,553,328	\$4,801,028	0.02289	\$0
2017	\$10,553,328	\$105,533	\$0	\$0	\$10,658,862	\$4,906,562	0.02289	\$107,504
2018	\$10,658,862	\$106,589	\$0	\$0	\$10,765,450	\$5,013,150	0.02289	\$109,896
2019	\$10,765,450	\$107,655	\$0	\$0	\$10,873,105	\$5,120,805	0.02289	\$112,311
2020	\$10,873,105	\$108,731	\$0	\$0	\$10,981,836	\$5,229,536	0.02289	\$114,751
2021	\$10,981,836	\$109,818	\$6,188,110	\$0	\$17,279,765	\$11,527,465	0.02289	\$117,215
2022	\$17,279,765	\$172,798	\$0	\$0	\$17,452,562	\$11,700,262	0.02289	\$119,704
2023	\$17,452,562	\$174,526	\$0	\$0	\$17,627,088	\$11,874,788	0.02289	\$263,864
2024	\$17,627,088	\$176,271	\$0	\$0	\$17,803,359	\$12,051,059	0.02289	\$267,819
2025	\$17,803,359	\$178,034	\$0	\$0	\$17,981,392	\$12,229,092	0.02289	\$271,814
2026	\$17,981,392	\$179,814	\$6,992,217	\$0	\$25,153,423	\$19,401,123	0.02289	\$275,849
2027	\$25,153,423	\$251,534	\$0	\$0	\$25,404,957	\$19,652,657	0.02289	\$279,924
2028	\$25,404,957	\$254,050	\$568,885	\$0	\$26,227,892	\$20,475,592	0.02289	\$444,092
2029	\$26,227,892	\$262,279	\$0	\$0	\$26,490,170	\$20,737,870	0.02289	\$449,849
2030	\$26,490,170	\$264,902	\$0	\$0	\$26,755,072	\$21,002,772	0.02289	\$468,686
2031	\$26,755,072	\$267,551	\$0	\$0	\$27,022,623	\$21,270,323	0.02289	\$474,690
2032	\$27,022,623	\$270,226	\$0	\$0	\$27,292,849	\$21,540,549	0.02289	\$480,753
2033	\$27,292,849	\$272,928	\$0	\$0	\$27,565,778	\$21,813,478	0.02289	\$486,878
2034	\$27,565,778	\$275,658	\$0	\$0	\$27,841,435	\$22,089,135	0.02289	\$493,063
2035	\$27,841,435	\$278,414	\$0	\$0	\$28,119,850	\$22,367,550	0.02289	\$499,311
2036	\$28,119,850	\$281,198	\$0	\$0	\$28,401,048	\$22,648,748	0.02289	\$505,620
2037	\$28,401,048	\$284,010	\$0	\$0	\$28,685,059	\$22,932,759	0.02289	\$511,993
2038	\$28,685,059	\$286,851	\$0	\$0	\$28,971,909	\$23,219,609	0.02289	\$518,430
2039	\$28,971,909	\$289,719	\$0	\$0	\$29,261,628	\$23,509,328	0.02289	\$524,931
2040	\$29,261,628	\$292,616	\$0	\$0	\$29,554,245	\$23,801,945	0.02289	\$531,497
2041	\$29,554,245	\$295,542	\$0	\$0	\$29,849,787	\$24,097,487	0.02289	\$538,129
Total	\$5,709,258	\$18,388,229	\$0	\$0				\$8,968,572

Attachment #5 - Tax Increment Cash Flow
Village of Maple Bluff
TID No. 1
6/4/2014

Year	Beginning Balance	Revenues					Expenses		Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	Other	Total Revenues	Debt Service	Other Expenses		
2014	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0
2016	0	25,532	0	0	0	25,532	25,532	0	0	0
2017	0	0	107,504	0	0	107,504	48,599	9,253	49,652	49,652
2018	49,652	0	109,896	248	0	110,144	48,599	9,253	52,292	101,944
2019	101,944	0	112,311	510	0	112,821	48,599	9,253	54,969	156,914
2020	156,914	0	114,751	785	0	115,536	48,599	9,253	57,684	214,598
2021	214,598	0	117,215	1,073	0	118,288	48,599	9,253	60,437	275,034
2022	275,034	0	119,704	1,375	0	121,079	276,693	9,253	(164,866)	110,168
2023	110,168	0	263,864	551	0	264,415	276,693	9,253	(21,531)	88,637
2024	88,637	0	267,819	443	0	268,262	276,693	9,253	(17,683)	70,954
2025	70,954	0	271,814	355	0	272,169	276,693	9,253	(13,777)	57,177
2026	57,177	0	275,849	286	0	276,135	276,693	9,253	(9,811)	47,367
2027	47,367	0	279,924	237	0	280,161	276,693	9,253	(5,785)	41,582
2028	41,582	0	444,092	208	0	444,300	366,804	9,253	68,243	109,825
2029	109,825	0	449,849	549	0	450,398	366,804	9,253	74,342	184,167
2030	184,167	0	468,686	921	0	469,607	366,804	9,253	93,551	277,718
2031	277,718	0	474,690	1,389	0	476,078	521,993	9,253	(55,167)	222,551
2032	222,551	0	480,753	1,113	0	481,866	521,993	9,253	(49,379)	173,172
2033	173,172	0	486,878	866	0	487,744	521,993	9,253	(43,502)	129,671
2034	129,671	0	493,063	648	0	493,712	521,993	9,253	(37,534)	92,137
2035	92,137	0	499,311	3,685	0	502,996	521,993	9,253	(28,249)	63,888
2036	63,888	0	505,620	2,556	0	508,176	473,394	9,253	25,530	89,418
2037	89,418	0	511,993	3,577	0	515,570	473,394	0	42,176	131,594
2038	131,594	0	518,430	5,264	0	523,694	473,394	0	50,300	181,894
2039	181,894	0	524,931	7,276	0	532,207	473,394	0	58,813	240,707
2040	240,707	0	531,497	9,628	0	541,125	473,394	0	67,732	308,438
2041	308,438	0	538,129	12,338	0	550,466	473,394	0	77,072	385,511
Total		25,532	8,968,572	55,879	0	9,049,982	8,479,421	185,050		

Other Expenses include: Site Development, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

0.50% = Assumed Investment Rate For Interest Income

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID
Village of Maple Bluff
TID No. 1
6/4/2014**

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Total Taxes Captured by TID Not Distributed to Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	50.7%	\$66,750	\$4,546,603	\$349,842	\$283,092
Tech. College	8.0%	\$10,524	\$716,820	\$55,156	\$44,632
County	14.9%	\$19,636	\$1,337,488	\$102,914	\$83,278
Local	26.4%	\$34,760	\$2,367,661	\$182,182	\$147,421
Total	100.0%	\$131,670	\$8,968,572	\$690,094	\$558,424

Attachment #7: Increment Projections
Village of Maple Bluff
TID No. 1
6/4/2014

Year	PIN, Current Improvement Value				
	24-26	17-23	10-16	1-9	27-28
	\$ 469,800	\$ 876,300	\$ 1,968,500	\$ 2,095,800	\$ 323,900
2014					
2015	\$ 3,380,200	\$ 1,123,700			
2016					
2017					
2018					
2019					
2020					
2021			\$ 5,031,500		
2022					
2023					
2024					
2025					
2026				\$ 4,904,200	
2027					
2028					\$ 376,100
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					

C

RA #1 Blight Finding Letter

Appendix C: Redevelopment Area #1 Blight Finding Letter



June 4, 2014

Eric McLeod, Board President
Village of Maple Bluff
18 Oxford Place
Madison, WI 53704

Re: Blight Determination for Redevelopment Area #1 (RA #1)

Dear President McLeod:

As you know, Vierbicher Associates, Inc. is assisting with the preparation of a redevelopment project plan for RA #1 in conjunction with creation of Tax Increment District (TID) #1. The process requires the Village Board to make a determination that the area is blighted.

One of the tasks assigned to Vierbicher is to evaluate the identified section of Maple Bluff and determine whether the conditions exist that meet the statutory definition of "blighted area" under §66.1331(3)(a). In addition to visiting the sites in question, supporting documents were reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessment information
- Photos of site improvements
- DNR BRRIS database on environmental contamination

The Plan Commission established the boundary of RA #1 on June 3, 2014, and discussed blighting conditions within that boundary. The Plan Commission concurred with the findings described in this determination letter, and passed a resolution forming the boundary of RA #1 and recommending the Village Board find the area to be blighted under §66.1331.

This letter summarizes our findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of "blighted area" and "project area" for the purpose of implementing projects under §66.1331.

Definition of Blighted Area

Wisconsin's Blighted Area Law defines a Blighted Area under Wisconsin Statutes, Section 66.1331(3)(a) as follows:

"Blighted area" means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

Additionally, "Project Area" is defined under Wisconsin Statutes, Section 66.1331(3)(h) as:

. . . a blighted area or portion of a blighted area of such extent and location as adopted by the planning commission and approved by the local legislative body as an appropriate unit of redevelopment planning for a redevelopment project, separate from the redevelopment projects in other parts of the city. In the provisions of this section relating to leasing or sale by the city, for abbreviation "project area" is used for the remainder of the project area after taking out those pieces of property which have been or are to be transferred for public uses.

Furthermore, "Redevelopment Project" is defined under Wisconsin Statutes, Section 66.1331(3)(m) as:

. . . any work or undertaking to acquire blighted areas or portions of blighted areas, and lands, structures, or improvements, the acquisition of which is necessary or incidental to the proper clearance or redevelopment of the areas or to the prevention of the spread or recurrence of slum conditions or conditions of blight in the areas; to clear blighted areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements; to install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with a redevelopment plan; or to sell, lease or otherwise make available land in blighted areas for residential, recreational, commercial, industrial or other use or for public use, or to retain the land for public use, in accordance with a redevelopment plan. "Redevelopment project" includes the preparation of a redevelopment plan, the planning, surveying, and other work incident to a redevelopment project, and the preparation of all plans and arrangements for carrying out a redevelopment project.

In all cases, the local legislative body determines whether property conditions meet the statutory definition of a "blighted area."

Description of Area

The area in question lies along North Sherman Avenue in the Village of Maple Bluff, and contains the only commercial property within Village boundaries (see Exhibit A: Map). The triangle bounded by North Sherman Avenue, Commercial Avenue and an active rail line was annexed from the Town of Burke in 2006. A "Village Gateway Redevelopment Concept & Implementation Strategy Plan" was prepared for the triangle area by the Village and Vandewalle & Associates in 2008. Additional land west of Sherman Avenue has been included in this project area to facilitate redevelopment of vacant and environmentally contaminated property. Adoption of a redevelopment plan under Wisconsin Statutes, Section 66.1331, will allow the Village additional powers to implement the goals of the Gateway plan, in conjunction with creation of a Tax Increment District.

Finding of Blight

The following chart summarizes the condition of property in the redevelopment area:

RA #1 Property Summary			
	Parcels	Acres	%
Blighted Property	22	3.94	81.2%*
Total Real Property	28	4.86	100%*

* Of real property.

It has been determined that 81.2% of the real property within the RA #1 boundary meets the statutory definition of a blighted area.

Many of the properties in the area suffer from lack of upkeep and investment, leading to dilapidation and deterioration of buildings and improvements. General site conditions that are present throughout the district include:

- A lack of separation between parking lots and the sidewalk, creating a liability to public safety.
- Deteriorating facades visible from both the public street and adjoining properties.
- Underutilization of property, including building vacancies, underutilized space, and vacant parcels, all of which create gaps in the development pattern of the Village, threaten economic viability, and impair the sound growth of the community while increasing the potential for crime.
- Inadequate outdoor storage and/or screening. Accumulated junk was visible on several properties; some properties lack adequate storage space or screening for dumpsters and similar containers.
- The presence of environmental contamination throughout much of the area. Parcels 17, 18, and 24 on the attached map experienced gasoline contamination (DNR BRRTS numbers 03-13-001540 and 03-13-001057). While the sites are considered closed by the DNR, the residual contamination may present a hazard to public health if the properties are disturbed. There is further contamination from a drycleaner on parcels 11-19 (DNR BRRTS number 02-13-227101). Cleanup of contamination from "Pauls Classic Cleaners" remains in progress, according to the DNR. The site constitutes a detriment to public health that must be addressed through continuing monitoring and cleanup activities. All of these sites are a barrier to potential redevelopment, as contamination presents conditions that may endanger public health if not properly addressed.

Environmental contamination and a consistent lack of property maintenance and building upkeep in the area can contribute to a continuing downward spiral of disinvestment. Building owners who had maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues and blighting influences unaddressed leads to increased vandalism and crime, and can spread beyond the Sherman Avenue corridor to surrounding areas.

A map of properties which have been determined to meet the statutory definition of contributing to a "blighted area" is included as Exhibit A to this letter. Site photos of properties in the RA#1 area that meet the definition of blight are included as Exhibit B to this letter.

Sufficient documentation exists to support the following findings of blight for 81.2% of the real property within Redevelopment Project Area #1:

- The condition, character, and underutilization of structures, buildings, or site improvements result in conditions that are detrimental to public health and safety, conducive to crime and juvenile delinquency, and constitute an economic and social liability.
- The lot layout of some parcels within the district represents a detriment to public health by endangering pedestrians due to a lack of separation between parking lots and pedestrians.
- The configuration of some parcels within the district represents a detriment to public health by contributing to an unnecessary overabundance of curb cuts along Sherman Avenue, which contributes to a higher rate of collisions.

- Environmental contamination is prominent throughout the area and represents a danger to public health if not properly addressed as part of a plan for redevelopment of the area.

Conclusion

It is my opinion that conditions exist in the subject area to justify a finding of blight in accordance with standards described in the Blighted Area Law under Wisconsin Statutes Section 66.1331, and such conditions constitute a sufficient basis for the Village of Maple Bluff to designate the area as a "blighted area" for the purpose of carrying out a plan of redevelopment and blight elimination/prevention.

In order to remove blighting influences, encourage private investment, and promote the orderly development of the Village, Village Board and Plan Commission are justified in exercising their powers under Wisconsin Statutes, Section 66.1331.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Zellers", with a long horizontal flourish extending to the right.




Ben Zellers, AICP, CNU-A

Attachments: Exhibit A: Map – District Boundary and Property Conditions
Exhibit B: Property Condition Photos
Exhibit C: Spreadsheet of Parcel Ownership, Value, and Property Conditions

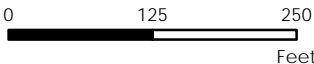
Village of Maple Bluff

Redevelopment Area #1

Exhibit A: Boundary & Property Condition

-  RA #1 Boundary
-  Vacant
-  Blighted

May 29, 2014



Source: Dane County LIO, 2014
Wisconsinview.org, 2014



Exhibit B: Property Condition Photos



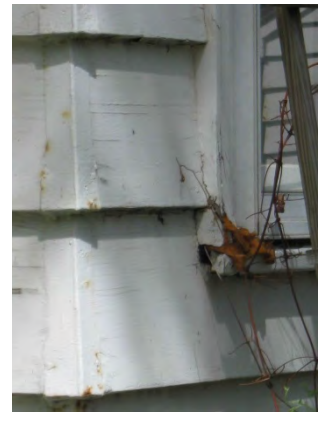
Parcel #1: Rusted chain link fence & overgrown/weedy lawn; porch and windows in poor condition.



Parcel #2: Windows in poor condition; porch in poor condition.



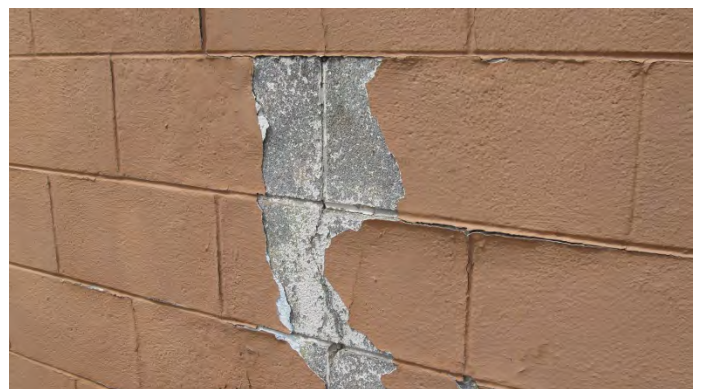
Parcel #3: Peeling paint; exposed wood; faded paint/patch.



Parcel #4: Peeling paint & exposed wood on garage; rotting wood at front door; rusted siding nails & foam sealant at window.



Parcel #5: Unimproved gravel driveway & outdoor storage of items; peeling paint and exposed wood; rotting porch, foundation in poor condition.



Parcels #10-16: Exterior wiring & exposed/rotting wood; peeling paint.



Parcels #10-16, continued: Unscreened dumpsters; boarded up window facing N. Sherman; lack of separation between sidewalk and parking lot & overabundance of curb cuts.



Parcels #17-18: Overabundance of curb cuts, lack of space between parking lot and sidewalk.



Parcel #19: Exterior wiring; portions of façade in poor condition.



Parcel #19, continued: Missing lighting & exposed wood; cracked parking area; balcony in poor condition.



Parcel #20: Peeling paint/exposed wood on door; cracked façade; broken glass window brick; boarded up window/door; windows in poor condition (3 pictures).



Parcels #21-23: No separation between parking lot and sidewalk; overgrown fence in poor condition; un-screened dumpsters; parking lot in poor condition.



Parcel #24: Vacant environmentally contaminated lot.



Parcel #25: No separation between parking lot and sidewalk; weedy parking lot; peeling paint & exposed brick; peeling paint & exposed wood.



Parcel #26: Boarded up window & dented door; chipped stone façade & dented windowframe; no separation between parking lot and sidewalk; boarded up window & weedy parking lot.

Exhibit C: Spreadsheet of Parcel Ownership, Value, and Condition Details

Map #	Parcel #	Owner	Property Address	Mailing Address		Land Value	Imp. Value	Total Assessed Value	Acres	Vacant? **	Blighted ?
1	81031346521	Dale M Schultz	635 N Sherman Ave	635 N Sherman Ave	Madison WI 53704	\$ 34,700	\$ 49,500	\$ 84,200	0.11		Yes
2	81031346631	Nathaniel Fortney & Katherine Fortney	633 N Sherman Ave	633 N Sherman Ave	Madison WI 53704	\$ 30,000	\$ 90,500	\$ 120,500	0.06		Yes
3	81031346741	Alger N Doane & Martha G Blalock	631 N Sherman Ave	1717 Hoyt St	Madison WI 53726	\$ 38,600	\$ 122,900	\$ 161,500	0.10		Yes
4	81031346851	Christopher M Meyers	629 N Sherman Ave	629 N Sherman Ave	Madison WI 53704	\$ 49,400	\$ 99,800	\$ 149,200	0.19		Yes
5	81031346961	Kuldip Singh Mavi	625 N Sherman Ave	8418 Oakmont Dr	Madison WI 53717	\$ 54,900	\$ 102,300	\$ 157,200	0.23		Yes
6	81031347041	Stolen-Mcky Inc		Not Available	Not Available	\$ 500	\$ -	\$ 500	0.002	Yes	
7	81031347071	Lakewood Manor, c/o Forward Mgt.		110 S Brooks St	Madison WI 53715	\$ 56,800	\$ -	\$ 56,800	0.20	Yes	
8	81031347181	Lakewood Manor, c/o Forward Mgt.	621 N Sherman Ave	110 S Brooks St	Madison WI 53715	\$ 61,600	\$ 7,800	\$ 69,400	0.22	Yes	
9	81031347291	Lakewood Manor, c/o Forward Mgt.		110 S Brooks St	Madison WI 53715	\$ 70,600	\$ 1,225,900	\$ 1,296,500	0.25		
10	81031347401	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 70,300	\$ -	\$ 70,300	0.25	Yes	Yes
11	81031347511	Lakewood-Sherman LLC, c/o The Rifken Group LTD	605 N Sherman Ave	Po Box 2077	Madison WI 53701	\$ 75,200	\$ 1,583,500	\$ 1,658,700	0.27		Yes
12	81031347621	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 171,100	\$ -	\$ 171,100	0.60	No*	Yes
13	81031347831	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 47,400	\$ -	\$ 47,400	0.17	Yes	Yes
14	81031347931	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 14,500	\$ -	\$ 14,500	0.05	Yes	Yes
15	81031348031	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 17,800	\$ -	\$ 17,800	0.06	Yes	Yes
16	81031348131	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 6,700	\$ -	\$ 6,700	0.02	Yes	Yes
17	81031348241	Dennis J Taff		5520 Larry Ln	Madison WI 53704	\$ 56,600	\$ 5,700	\$ 62,300	0.20	No*	Yes
18	81031348351	Dennis J Taff		5520 Larry Ln	Madison WI 53704	\$ 56,600	\$ 5,700	\$ 62,300	0.20	No*	Yes
19	81031348461	Dennis J Taff	601 N Sherman Ave	5520 Larry Ln	Madison WI 53704	\$ 25,700	\$ 246,700	\$ 272,400	0.09		Yes
20	81031348571	Marcial Marquez & Rosanne Marquez	1718 Commercial Ave	452 W Monroe St	Pardeeville WI 53954	\$ 50,200	\$ 381,000	\$ 431,200	0.23		Yes
21	81031348781	Marcial Marquez & Rosanne Marquez		452 W Monroe St	Pardeeville WI 53954	\$ 26,400	\$ -	\$ 26,400	0.12	Yes	Yes
22	81031348891	Marcial Marquez & Rosanne Marquez		452 W Monroe St	Pardeeville WI 53954	\$ 21,000	\$ -	\$ 21,000	0.09	Yes	Yes
23	81031348991	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 700	\$ -	\$ 700	0.03	Yes	Yes
24	70901468413	Roxbury LLC		Po Box 8685	Madison WI 53708	\$ 118,500	\$ -	\$ 118,500	0.42	No*	Yes
25	70901468673	Roxbury LLC	474 N Sherman Ave	Po Box 8685	Madison WI 53708	\$ 61,900	\$ 101,300	\$ 163,200	0.23		Yes
26	70901468904	Roxbury LLC	466 N Sherman Ave	Po Box 8685	Madison WI 53708	\$ 62,700	\$ 125,400	\$ 188,100	0.23		Yes
27	70901469136	Theodore G Gavol & Linda Gavol	464 N Sherman Ave	8594 Stonebrook Cir	Middleton WI 53562	\$ 24,800	\$ 110,100	\$ 134,900	0.08		
28	70901469243	Theodore G Gavol & Linda Gavol	460 N Sherman Ave	8594 Stonebrook Cir	Middleton WI 53562	\$ 86,800	\$ 102,200	\$ 189,000	0.16		
29	81031392801	C & NW RR Co		Po Box 3475	Madison WI 53704-0475	\$ -	\$ -	\$ -	2.42		

Total: \$ 1,392,000 \$ 4,360,300 \$ 5,752,300 7.28

* While the land value exceeds the improvement value, this parcel is considered environmentally contaminated under ss 66.1105(4)(gm)1, and is therefore not vacant.

** As defined by ss 66.1105(4)(gm)1.

D Resolutions, Notices, Minutes

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

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from Village Attorney Regarding Compliance With Statutes
- Attachment #3: Plan Commission Approval of TID Project Plan
- Attachment #4: JRB Resolution Approving TID #1
- Attachment #5: Public Hearing Notice to Property Owners/Blight Notification Letter
- Attachment #6: Village Board Resolution Declaring Blighted Area
- Attachment #7: Affidavits of Publication
- Attachment #8: JRB Meeting Minutes
- Attachment #9: Public Hearing Notice to Overlying Taxing Jurisdictions
- Attachment #10: Plan Commission Boundary Resolution for Redevelopment Area #1
- Attachment #11: Village Board Resolution Creating TID #1/RA #1 and Approving Project Plan
- Attachment #12: Minutes of Public Hearing on TID #1 Plan and Boundary/RA #1 Plan

Attachment #1:

Timetable

VILLAGE OF MAPLE BLUFF
TAX INCREMENT DISTRICT #1 & REDEVELOPMENT AREA #1 CREATION

Summary of Activities and Timetable
Updated: 8/11/14

Action	Party Responsible	Date
1. Village Board Meeting: Authorization to proceed with creation of TID #1 & RA #1.	Village Board	5/13/14
2. Letters to taxing jurisdictions requesting JRB appointments.	Vierbicher	5/14/14
3. Prepare Draft TID #1/RA #1 Project Plan, blight finding letter/documentation, resolutions, preliminary TID budget.	Vierbicher	5/14/14 – 5/29/14
4. Plan Commission Meeting: <ul style="list-style-type: none"> Review TID #1/RA #1 budget, boundary, and Project Plan Consider adoption of boundary resolution Review Finding of Blight & recommend to Board if appropriate Schedule Plan Commission public hearing for TID #1/RA #1 (if no major further discussion needed) 	Vierbicher/ Village Staff / Plan Commission	6/3/14
5. Village Board Meeting: Consider finding of blight.	Village Board	6/10/14
6. Provide information to Village Attorney for TID #1 attorney opinion letter.	Vierbicher	6/16/14
7. Mail out JRB packets.	Vierbicher	6/19/14
8. Public hearing notice & JRB notice to newspaper.	Vierbicher	6/19/14
9. Send hearing notices to taxing entities.	Vierbicher	6/19/14
10. Notify property owners of public hearing first class mail (<i>at least 15 days prior to hearing</i>).	Village Staff	6/26/14
11. Publish notice for TID #1 JRB meeting (<i>Class I</i>)	WI State Journal	6/26/14
12. Publish notice for TID #1 boundary & Project Plan public hearing (<i>Class II</i>)	WI State Journal	6/26/14 & 7/3/14
13. JRB – First Meeting on TID #1 Creation: Confirm chairperson and at-large member, discuss draft TID #1 Project Plan and boundary (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i>)	Vierbicher / JRB	7/9/14 11:00 am
14. Plan Commission Meeting: <ul style="list-style-type: none"> Public hearing – TID #1/RA #1 boundary and Project Plan (<i>at least 10 days after last insertion of public notice; at least 15 days after notifying property owners</i>) Consider adoption of TID #1/RA #1 boundary and Project Plan, submission Village Board for Approval 	Vierbicher / Village Staff / Plan Commission	7/15/14 6:00 pm
15. Village Board RA #1 public hearing notice to newspaper.	Vierbicher	7/16/14
16. Publish RA #1 public hearing notice.	WI State Journal	7/22/14 & 7/29/14
17. Village Board Meeting: <ul style="list-style-type: none"> Public hearing concerning RA #1 Consider adoption of resolution approving TID #7 boundary and Project Plan, RA #1 plan (<i>Not less than 14 days after PC public hearing</i>). 	Vierbicher / Village Staff / Village Board	8/12/14
18. JRB notice to newspaper	Vierbicher	8/13/14
19. Mail out JRB packets.	Vierbicher	8/13/14
20. Publish JRB meeting notice.	WI State Journal	8/18/14
21. Present TID #1 to Madison School District	Vierbicher / Village Staff	8/18/14
22. JRB – Final Meeting on TID #1 Creation: Approval of TID #1 boundary and Project Plan by JRB (<i>At least 5 days after publication of meeting notice and within 30 days of Village Board approval</i>)	Vierbicher / JRB	8/25/14 2:00 pm
23. Plan Commission Meeting: Consider certification of RA #1 to Village Board.	Plan Commission	Sept. 2014
24. Notify DOR of TID #1 creation.	Village Staff	8/25/14 – 9/5/14
25. Submit TID #1 boundary and Project Plan package to Wisconsin Department of Revenue (with \$1,000 certification fee)	Village Clerk/ Assessor	Before 10/31/14

Attachment #2:

Opinion Letter from Village Attorney
Regarding Compliance With Statutes



AXLEY BRYNELSON, LLP

.....

TIMOTHY D. FENNER
(608) 283-6733
tfenner@axley.com

August 13, 2014

Village Board
Village of Maple Bluff
18 Oxford Place
Madison, WI 53704

RE: Village of Maple Bluff, Wisconsin - Tax Incremental District No. 1
Our File No.: 13308.70838

Dear Village Board Members:

As Village Attorney for the Village of Maple Bluff, I have reviewed the "Project Plan" (herein the "Project Plan"), for the creation of Tax Incremental District No. 1 in the Village of Maple Bluff, Wisconsin (the "Village"). The Project Plan is under draft date of June 16, 2014. We have also reviewed two draft Resolutions (the "Resolutions"), one of which is to be adopted by the Plan Commission of the Village and the other of which is to be adopted by the Village Board of the Village. The Village Plan Commission Resolution designates the boundaries of the subject Tax Incremental District, adopts the Project Plan, and recommends to the Village Board adoption of the Village Resolution. The Village Resolution makes, among other things, a number of findings, and concludes with the approval of the boundaries of the District and adoption of the Project Plan.

For purposes of this Opinion, we assume that all of the factual matters recited in the Project Plan, as well as Resolutions, are in fact true and correct; that the subject matter of the Resolutions and any action thereon has been duly described in all notices of public meetings at which such matters were considered; that such notices are compliant with the requirements of Wisconsin law; that action taken in connection with the adoption of such Resolutions was taken at duly convened meetings at which a quorum of members of the body in question were in attendance; that the Resolutions were duly adopted by a majority of the members of the bodies in question; and that such Resolutions accurately record the matters so adopted. Based upon the foregoing assumptions, it is my opinion that the Project Plan is complete and complies with Wis. Stat. § 66.1105(4)(f), as amended.

Sincerely,

AXLEY BRYNELSON, LLP

Timothy D. Fenner
TDF/avr

F:\EAFDATA\13308\70838\01470367.DOC

Attachment #3:

Plan Commission Approval of TID
Project Plan

**PLAN COMMISSION RESOLUTION NO. 2014-12
APPROVING TAX INCREMENT DISTRICT NO. 1
PROJECT PLAN AND BOUNDARY
AND PROJECT AREA NO. 1 REDEVELOPMENT PLAN**

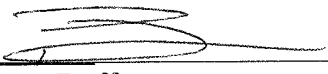
WHEREAS, the Village of Maple Bluff Plan Commission has prepared and reviewed a single Plan to serve as the Redevelopment Plan for Project Area No. 1 and Project Plan and Boundary for Tax Increment District (TID) No. 1 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1331(5)(b)2 and 66.1105(4)(f); and

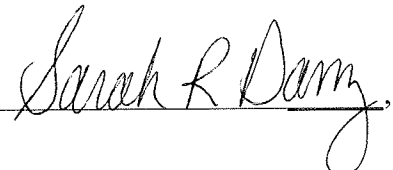
WHEREAS, the Village of Maple Bluff Plan Commission has invited the public and all property owners within Project Area No. 1 and TID No. 1 to review the Plan and comment upon such Plan at a Public Hearing held on July 15, 2014, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the Village of Maple Bluff Plan Commission hereby approves the Plan for Project Area No. 1 and Plan and Boundary for Tax Increment District No. 1; except that the Plan lists the current allowed density for the area west of Sherman Ave and note that the zoning density may be changed as a result of subsequent re-zoning, and

BE IT FURTHER RESOLVED that Village of Maple Bluff Plan Commission hereby submits the Plan for Project Area No. 1 and Plan and Boundary Tax Increment District No. 1 to the Maple Bluff Village Board for approval.

This Resolution is being adopted by the Village of Maple Bluff Plan Commission at a duly scheduled meeting on July 15, 2014.


_____, Chair
Peter Duff


_____, Secretary

Attachment #4:

JRB Resolution Approving TID #1

**MAPLE BLUFF JOINT REVIEW BOARD
RESOLUTION CONCERNING
TAX INCREMENT DISTRICT NO. 1**


WHEREAS, the Maple Bluff Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Village of Maple Bluff creating Tax Increment District No. 1; and

WHEREAS, the Maple Bluff Joint Review Board has considered the following criteria:

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

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Village Board of the Village of Maple Bluff on August 12, 2014; and

This Resolution is adopted this 25th day of August, 2014 by a majority vote of the Joint Review Board.



Timothy O'Brien, Chair

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on August 25, 2014.

Motion was made by Charles Hicklin and seconded by Tim Casper to adopt the resolution.

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

Attachment #5:

Public Hearing Notice
to Property Owners

Map #	Parcel #	Owner	Property Address	Mailing Address		Land Value	Imp. Value	Total Assessed Value	Acres	Vacant? **	Blighted ?
1	81031346521	Dale M Schultz	635 N Sherman Ave	635 N Sherman Ave	Madison WI 53704	\$ 34,700	\$ 49,500	\$ 84,200	0.11		Yes
2	81031346631	Nathaniel Fortney & Katherine Fortney	633 N Sherman Ave	633 N Sherman Ave	Madison WI 53704	\$ 30,000	\$ 90,500	\$ 120,500	0.06		Yes
3	81031346741	Alger N Doane & Martha G Blalock	631 N Sherman Ave	1717 Hoyt St	Madison WI 53726	\$ 38,600	\$ 122,900	\$ 161,500	0.10		Yes
4	81031346851	Christopher M Meyers	629 N Sherman Ave	629 N Sherman Ave	Madison WI 53704	\$ 49,400	\$ 99,800	\$ 149,200	0.19		Yes
5	81031346961	Kuldip Singh Mavi	625 N Sherman Ave	8418 Oakmont Dr	Madison WI 53717	\$ 54,900	\$ 102,300	\$ 157,200	0.23		Yes
6	81031347041	Stolen-Mcky Inc		Not Available	Not Available	\$ 500	\$ -	\$ 500	0.002	Yes	
7	81031347071	Lakewood Manor, c/o Forward Mgt.		110 S Brooks St	Madison WI 53715	\$ 56,800	\$ -	\$ 56,800	0.20	Yes	
8	81031347181	Lakewood Manor, c/o Forward Mgt.	621 N Sherman Ave	110 S Brooks St	Madison WI 53715	\$ 61,600	\$ 7,800	\$ 69,400	0.22	Yes	
9	81031347291	Lakewood Manor, c/o Forward Mgt.		110 S Brooks St	Madison WI 53715	\$ 70,600	\$ 1,225,900	\$ 1,296,500	0.25		
10	81031347401	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 70,300	\$ -	\$ 70,300	0.25	Yes	Yes
11	81031347511	Lakewood-Sherman LLC, c/o The Rifken Group LTD	605 N Sherman Ave	Po Box 2077	Madison WI 53701	\$ 75,200	\$ 1,583,500	\$ 1,658,700	0.27		Yes
12	81031347621	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 171,100	\$ -	\$ 171,100	0.60	No*	Yes
13	81031347831	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 47,400	\$ -	\$ 47,400	0.17	Yes	Yes
14	81031347931	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 14,500	\$ -	\$ 14,500	0.05	Yes	Yes
15	81031348031	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 17,800	\$ -	\$ 17,800	0.06	Yes	Yes
16	81031348131	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 6,700	\$ -	\$ 6,700	0.02	Yes	Yes
17	81031348241	Dennis J Taff		5520 Larry Ln	Madison WI 53704	\$ 56,600	\$ 5,700	\$ 62,300	0.20	No*	Yes
18	81031348351	Dennis J Taff		5520 Larry Ln	Madison WI 53704	\$ 56,600	\$ 5,700	\$ 62,300	0.20	No*	Yes
19	81031348461	Dennis J Taff	601 N Sherman Ave	5520 Larry Ln	Madison WI 53704	\$ 25,700	\$ 246,700	\$ 272,400	0.09		Yes
20	81031348571	Marcial Marquez & Rosanne Marquez	1718 Commercial Ave	452 W Monroe St	Pardeeville WI 53954	\$ 50,200	\$ 381,000	\$ 431,200	0.23		Yes
21	81031348781	Marcial Marquez & Rosanne Marquez		452 W Monroe St	Pardeeville WI 53954	\$ 26,400	\$ -	\$ 26,400	0.12	Yes	Yes
22	81031348891	Marcial Marquez & Rosanne Marquez		452 W Monroe St	Pardeeville WI 53954	\$ 21,000	\$ -	\$ 21,000	0.09	Yes	Yes
23	81031348991	Lakewood-Sherman LLC, c/o The Rifken Group LTD		Po Box 2077	Madison WI 53701	\$ 700	\$ -	\$ 700	0.03	Yes	Yes
24	70901468413	Roxbury LLC		Po Box 8685	Madison WI 53708	\$ 118,500	\$ -	\$ 118,500	0.42	No*	Yes
25	70901468673	Roxbury LLC	474 N Sherman Ave	Po Box 8685	Madison WI 53708	\$ 61,900	\$ 101,300	\$ 163,200	0.23		Yes
26	70901468904	Roxbury LLC	466 N Sherman Ave	Po Box 8685	Madison WI 53708	\$ 62,700	\$ 125,400	\$ 188,100	0.23		Yes
27	70901469136	Theodore G Gavol & Linda Gavol	464 N Sherman Ave	8594 Stonebrook Cir	Middleton WI 53562	\$ 24,800	\$ 110,100	\$ 134,900	0.08		
28	70901469243	Theodore G Gavol & Linda Gavol	460 N Sherman Ave	8594 Stonebrook Cir	Middleton WI 53562	\$ 86,800	\$ 102,200	\$ 189,000	0.16		
29	81031392801	C & NW RR Co		Po Box 3475	Madison WI 53704-0475	\$ -	\$ -	\$ -	2.42		

* While the land value exceeds the improvement value, this parcel is considered environmentally contaminated under ss

66.1105(4)(gm)1, and is therefore not vacant.

** As defined by ss 66.1105(4)(gm)1.

Total: \$ 1,392,000 \$ 4,360,300 \$ 5,752,300 7.28

VILLAGE MAPLE BLUFF

To: Property Owners Within Proposed Tax Increment District #1

Re: Notice of Public Hearing

Date: June 26, 2014

Dear Property Owner:

The Plan Commission and Village Board of the Village of Maple Bluff wish to promote redevelopment, reinvestment, and improved infrastructure in the commercial portion of Maple Bluff along North Sherman Avenue by Commercial Avenue. To that end, the Plan Commission and Village Board intend to use Tax Increment Financing to fund public improvements and provide incentives for private investment in the area. Improvements to a Tax Increment District (TID) are funded by growth in property tax revenues due to private development or redevelopment within a TID boundary. A draft Plan for TID #1 in the Village of Maple Bluff has been prepared. A map of the area proposed to be included in the TID is attached.

The purpose of the TID #1 Plan is to promote the elimination of blight and revitalization of the North Sherman Avenue corridor adjacent to Commercial Avenue. A copy of the Project Plan is available for review at Maple Bluff Village Hall. As part of the Project Plan, cash grants may be made by the Village to owners, lessees, or developers of property within TID #1.

Pursuant to Wisconsin Statutes 66.1105(4), this is a notification that a Public Hearing will be held on the proposed TID Project Plan and boundary at **6:00 p.m. on July 15, 2014, at Maple Bluff Village Hall, 18 Oxford Place, Madison, WI.**

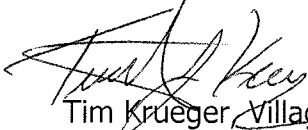
The purpose of the Public Hearing is to provide an opportunity for members of the public to express their opinion regarding the proposed Plan and boundary for TID #1. You are invited to attend this hearing.

The Village is establishing TID #1 for the purpose of "blight elimination"; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed boundary is "blighted." The attached map shows property conditions within the TID #1 boundary. A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, or obsolete, or in which conditions are detrimental to public health and safety. This finding is necessary in order for the Village to make investments and improvements in and around the TID #1 area.

Properties within TIDs, whether shown as "blighted" or not, are treated in the same manner as all other properties within the Village for property tax purposes, assessment purposes, building inspection purposes, and other municipal activities. Property values for properties within a TID are not negatively impacted. In fact, statewide data show that property value for parcels within TIDs grow at a faster rate than properties outside of TIDs.

If you have any questions regarding the Plan and boundary please contact me at tjkrueger@villageofmaplebluff.org or (608) 244-3048.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Krueger", written over a horizontal line.

Tim Krueger, Village Administrator
Village of Maple Bluff

Enclosure: Property Condition Map

cc: Ben Zellers, AICP, CNU-A, Vierbicher Associates, Inc.

Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #2: Property Condition

 TID #1 & RA #1 Boundary

 Vacant

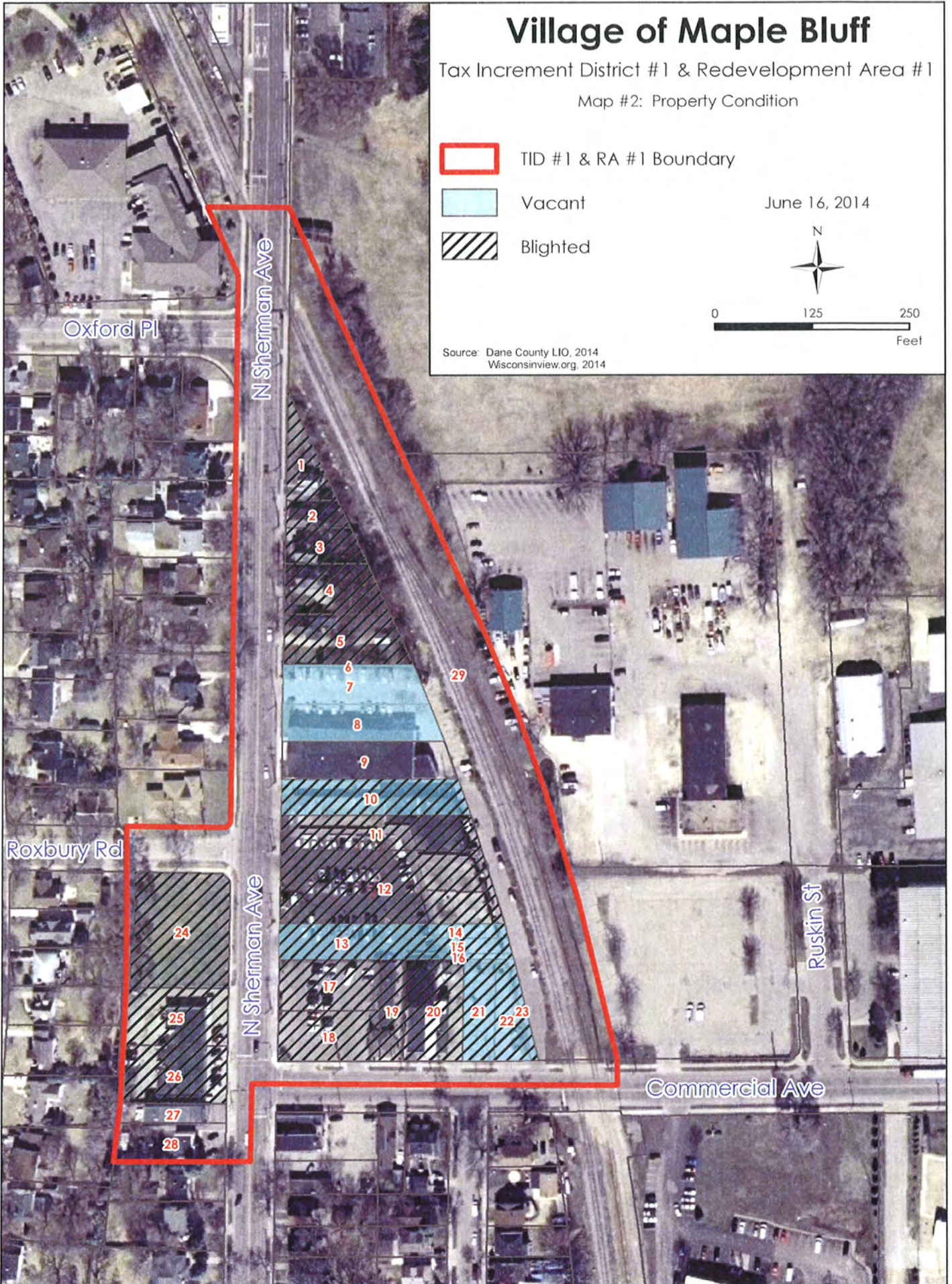
 Blighted

June 16, 2014



0 125 250
Feet

Source: Dane County LIO, 2014
Wisconsinview.org, 2014



Attachment #6:

Village Board Resolution
Declaring Blighted Area

**MAPLE BLUFF VILLAGE BOARD
RESOLUTION NO. 2014-11
DECLARING REDEVELOPMENT PROJECT AREA NO. 1
A BLIGHTED AREA**

WHEREAS, the Village of Maple Bluff Plan Commission has designated the boundaries of Redevelopment Project Area No. 1; and


WHEREAS, the Plan Commission has evaluated conditions within the area designated as Redevelopment Project Area No. 1 and has determined that conditions exist sufficient to meet the statutory definition of blighted area under ss. 66.1331(3)(a) and a finding supporting such conditions was reviewed by the Village Board; and

WHEREAS, the Plan Commission has requested the Village Board of the Village of Maple Bluff declare Redevelopment Project Area No. 1 (Exhibit A to this Resolution) to be a blighted area in need of blight elimination and redevelopment projects as described in ss. 66.1331(3)(m);

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Maple Bluff hereby declares Redevelopment Project Area No. 1 to be a blighted area in need of blight elimination and redevelopment projects; and

BE IT FURTHER RESOLVED, the Village Board of the Village of Maple Bluff hereby requests the Plan Commission prepare and approve a Redevelopment plan for Redevelopment Project Area No. 1 and submit said plan for approval by the Village Board and that such plan may be combined with the Project Plan for TID #1 so long as the statutory requirements for a Redevelopment Plan are met as described in 66.1331(5).

This Resolution is being adopted by the Village Board at a duly scheduled meeting on June 10, 2014.


Eric McLeod, Village Board President


Sarah Danz, Village Clerk

CERTIFICATION

I, Sarah Danz, Clerk of the Village of Maple Bluff, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held at Maple Bluff Village Center on June 10, 2014. Motion by Tim O'Brien, seconded by Martha Grasty to adopt the Resolution.

Vote: 1 Yes _____ No _____
Resolution Adopted.


Sarah Danz, Village Clerk

Attachment #7:

Affidavits of Publication

Capital Newspapers Proof of Publication Affidavit

Ad #: 2209360 Price: \$33.77 Ad ID: Joint Review Board Mtg Ntce

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

VILLAGE OF MAPLE BLUFF

Sarah R. Danz
18 Oxford Place
Madison, WI 53704

STATE OF WISCONSIN

Dane County

ss.

PWSJ

ARLENE STAFF

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
June 26th, 2014

**NOTICE OF JOINT REVIEW BOARD
MEETING CONCERNING THE
BOUNDARY AND PROPOSED
PROJECT PLAN FOR TAX INCREMENT
DISTRICT (TID) NO. 1 IN
THE VILLAGE OF MAPLE BLUFF**
Please take note that on Wednesday, July
9, 2014 at 11:00 am, the Maple Bluff Joint
Review Board will be holding its first meet-
ing concerning the Village of Maple Bluff's
request to create TID No. 1. The meeting
will be held at Maple Bluff Village Hall, 18
Oxford Place, Madison, WI. The intent of
the TID creation is to improve infrastruc-
ture and encourage redevelopment and
revitalization adjacent to the North Sher-
man Avenue/Commercial Avenue inter-
section. The purpose of the initial meet-
ing is for the Board to appoint an at-large
representative, elect a chairperson, and
review and comment on the initial draft of
the TID No. 1 Project Plan and boundary.
Vierbicher is assisting the Village with the
TID creation - if you have any questions
concerning the proposed TID, please con-
tact Ben Zellers at Vierbicher at (608) 821-
3967. All interested parties are invited to
attend the meeting.

PUB. WSJ: June 26, 2014
#2209360 WNAXLP

(Signed)

(Title)

Principal Clerk

Subscribed and sworn to before me on

June 30, 2014

Ellen M. Morgan

Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

Capital Newspapers Proof of Publication Affidavit

Ad #: 2209367 Price: \$145.72 Ad ID: Pub Hrg Notice TID #1

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

VILLAGE OF MAPLE BLUFF
Sarah R. Danz
18 Oxford Place
Madison, WI 53704

STATE OF WISCONSIN

Dane County

ss.

PWSJ

ARLENE STAFF

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
June 26th, 2014
July 3rd, 2014



Arlene Staff
Principal Clerk

Subscribed and sworn to before me on

July 3, 2014

Ellen M. Morgan
Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

Capital Newspapers Proof of Publication Affidavit

Ad #: 2218598 Price: \$62.56 Ad ID: Pub Hrg RA No. 1 Plan Notice

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

VILLAGE OF MAPLE BLUFF

Sarah R. Danz

18 Oxford Place

Madison, WI 53704

STATE OF WISCONSIN

Dane County

ss.

PWSJ

ARLENE STAFF

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
July 22nd, 2014
July 29th, 2014

VILLAGE OF MAPLE BLUFF
NOTICE OF PUBLIC HEARING ON
PROJECT PLAN FOR
REDEVELOPMENT AREA (RA) NO. 1
NOTICE IS HEREBY GIVEN that on
Tuesday, August 12, 2014 at 7:30 p.m. the
Maple Bluff Village Board will hold a Public
Hearing pursuant to section 66.1331(5)(b)3
of Wisconsin State Statutes at Maple Bluff
Village Hall, 18 Oxford Place, Madison,
WI. At that time a reasonable opportunity
will be afforded to all interested parties to
express their view on the proposed Rede-
velopment Area No. 1 Project Plan and
adoption of said Plan.
The RA No. 1 boundary includes the tri-
angle of land bounded by North Sherman
Avenue, Commercial Avenue, and the
Wisconsin & Southern railroad line, along
with five parcels of property to the south-
west of the North Sherman Avenue and
Roxbury Road intersection. A draft copy of
the RA No. 1 Project Plan and boundary
map are available for inspection and will
be provided upon request. Arrangements
for either inspection or receipt of a copy of
the Project Plan may be made by contact-
ing Sarah Danz, Village Clerk/Treasurer,
at 608-244-3048 or sdanz@villageofmaplebluff.com.
PUB. WSJ: July 22 and 29, 2014
#2218598 WNAXLP

(Signed)

(Title)

Principal Clerk

Subscribed and sworn to before me on

July 29, 2014

Ellen M. Morgan

Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

Capital Newspapers Proof of Publication Affidavit

Ad #: 2228573 Price: \$32.67 Ad ID: Joint Review Board Mtg

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

VILLAGE OF MAPLE BLUFF

Sarah R. Danz

18 Oxford Place

Madison, WI 53704

STATE OF WISCONSIN

Dane County

ss.

PWSJ

ARLENE STAFF

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
August 18th, 2014

NOTICE OF JOINT REVIEW
BOARD MEETING
CONCERNING THE BOUNDARY AND
PROJECT PLAN FOR
TAX INCREMENT DISTRICT (TID) NO. 1
IN THE VILLAGE OF MAPLE BLUFF
Please take note that on Monday, August
25, 2014 at 2:00 pm, the Maple Bluff Joint
Review Board will be holding its final meet-
ing concerning the Village of Maple Bluff's
request to create TID No. 1. The meeting
will be held at Maple Bluff Village Hall, 18
Oxford Place, Madison, WI. The intent of
the TID creation is to improve infrastruc-
ture and encourage redevelopment and
revitalization adjacent to the North Sher-
man Avenue/Commercial Avenue intersec-
tion. The purpose of the final JRB meeting
is for the Board to review the TID plan and
consider approval of the Village Board's
resolution creating TID No. 1. Vierbicher
is assisting the Village with the TID crea-
tion - if you have any questions concern-
ing the proposed TID, please contact Ben
Zellers at Vierbicher at (608) 821-3967. All
interested parties are invited to attend the
meeting.

PUB. WSJ: August 18, 2014

#2228573 WNAXLP

(Signed)

(Title)

Principal Clerk

Subscribed and sworn to before me on

Aug. 19, 2014

Ellen M. Morgan

Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

Attachment #8:

JRB Meeting Minutes

**Minutes
Joint Review Board
Wednesday, July 9, 2014
11:00am
Maple Bluff Village Center – 18 Oxford Place**

Members Present: Tim O'Brien-Maple Bluff, T.J. Mertz-MMSD and Tim Casper-Madison College

Members Absent: Charles Hicklin-Dane County

Also Present: Ben Zellers-Vierbicher, Sarah Danz-Maple Bluff Clerk, Tim Krueger-Maple Bluff Administrator, August McGinnity-Wake-Maple Bluff Intern, Curt Erickson-Maple Bluff Deputy Treasurer and Jim Yeager-Village Resident.

Appointment of At-Large Member: A motion was made by Tim Casper and seconded by T.J. Mertz to appoint Jim Yeager as the at-large member. Motion carried.

Appointment of Chairperson: A motion was made by Jim Yeager and seconded by Tim Casper to appoint Tim O'Brien as chairperson. Motion carried.

Review & Discussion of TID No. 1 Project Plan and Boundary: Ben Zellers provided an overview of the plan and boundary. The review included; 2006 annexation, 2008 Gateway plan, 2 sites that were gasoline stations, environmental remediation that is happening in the triangle and that the area has been deemed more than 80% blighted. Ben then reviewed the budget that included infrastructure costs, site development and redevelopment assistance. Discussion also concerned that bond issues would coincide with the redevelopment timeline and that all timelines are a best guess right now.

Concerns were expressed because, at this time, the village does not have an approved project for the area and the timeline and dollar amounts are projections.

Set Next Meeting Date of Consideration of TID No. 1: T.J. Mertz advised Ben and the village that they would need to meet with the school board before the next Joint Review Board meeting. Ben will work on dates for both.

Adjourn: A motion was made by T.J. Mertz and seconded by Tim Casper to adjourn the meeting at 11:45pm. Motion carried.

Respectfully submitted,
Sarah R Danz
Maple Bluff Clerk

**Minutes
Joint Review Board
Monday, August 25th, 2014
2:00pm
Maple Bluff Village Center – 18 Oxford Place**

Members Present: Tim O'Brien-Maple Bluff, T.J. Mertz-Madison Metropolitan School District, Tim Casper-Madison College, Charles Hicklin-Dane County and Jim Yeager-Maple Bluff Resident

Members Absent: None

Also Present: Ben Zellers-Vierbicher, Sarah Danz-Maple Bluff Clerk, Tim Krueger-Maple Bluff Administrator, Curt Erickson-Maple Bluff Deputy Treasurer.

Approval of Minutes from 7/9/14 Meeting: Jim Yeager noted that his name was misspelled and that he should be listed under "Also Present" on the minutes from the 7/9/14 meeting. A motion was made by Tim Casper and seconded by T.J. Mertz to approve the minutes with corrections. Motion carried.

Review and Discussion of TID No. 1 Project Plan and Financials: Ben Zellers noted that there was a language change on page 4 from "Residential density is expected to be approximately 45 units per acre within the area west of N. Sherman Avenue and may be 40-60+ units per acres east of N. Sherman Avenue." to "Residential of approximately 29 units per acre is allowed via conditional use permit for "Business A" zoned properties west of N. Sherman Avenue. The currently allowed density may be increased via rezoning in the future. Residential density may be 40-60+ units per acre east of N. Sherman Avenue."

Review Village Board Resolution Adoption TID No. 1 Project Plan: There were no questions regarding the village board resolution.

Consideration of JRB Resolution Approving Village Board Creation of the TID No. 1: A motion was made by Charles Hicklin and seconded by Tim Casper to approve the resolution approving village board creation of TID No. 1. All members voted in favor and the motion carried. TJ Mertz requested that the record reflect that he was voting as directed by the Madison Metropolitan School District Board.

Adjourn: A motion was made by Charles Hicklin and seconded by Tim Casper to adjourn the meeting at 2:05pm. Motion carried.

Respectfully submitted,
Sarah R Danz
Maple Bluff Clerk

Attachment #9:

Public Hearing Notice to Overlying
Taxing Jurisdictions



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: June 19, 2014

Project No. 140090

Re: Village of Maple Bluff
TID #1

File:

Attn: Joe Parisi, Dane County Executive
To: City County Building, Room 421
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

WE ARE SENDING YOU:

☒

Attached

☐

Under separate cover via _____ the following items:

☐

Shop Drawings

☐

Prints

☐

Plans

☐

Samples

☐

Specifications

☐

Copy of Letter

☐

Change Order

☐

Report

Copies	Date	No.	Description
1			Maple Bluff TID #1 Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐

For approval

☐

Approved as submitted

☐

Resubmit _____ copies for approval

☒

For your use

☐

Approved as noted

☐

Submit _____ copies for distribution

☐

As requested

☐

Returned for corrections

☐

Return _____ corrected prints

☐

For review & comment

☐

For your file

☐

☐

FOR BIDS DUE: _____ (Date)

☐

RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Ben Zellers, AICP, CNU-A

If enclosures are not as noted, kindly notify us at once.



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: June 19, 2014

Project No. 140090

Re: Village of Maple Bluff
TID #1

File:

Attn: Dr. Jack E. Daniels, III, President
To: Madison Area Technical College
1701 Wright Street
Madison, WI 53704

WE ARE SENDING YOU:

☒

Attached

☐

Under separate cover via _____ the following items:

- ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Report _____

Copies	Date	No.	Description
1			Maple Bluff TID #1 Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review & comment ☐ For your file ☐ _____
☐ FOR BIDS DUE: _____ (Date) ☐ RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Ben Zellers, AICP, CNU-A

If enclosures are not as noted, kindly notify us at once.



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: June 19, 2014

Project No. 140090

Re: Village of Maple Bluff
TID #1

File:

Attn: Arlene Silveira, School Board President
To: Madison Metropolitan School District
545 West Dayton Street, Room 110
Madison, WI 53703

WE ARE SENDING YOU:

☒

Attached

☐

Under separate cover via _____ the following items:

☐

Shop Drawings

☐

Prints

☐

Plans

☐

Samples

☐

Specifications

☐

Copy of Letter

☐

Change Order

☐

Report

Copies	Date	No.	Description
1			Maple Bluff TID #1 Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐

For approval

☐

Approved as submitted

☐

Resubmit _____ copies for approval

☒

For your use

☐

Approved as noted

☐

Submit _____ copies for distribution

☐

As requested

☐

Returned for corrections

☐

Return _____ corrected prints

☐

For review & comment

☐

For your file

☐
☐

FOR BIDS DUE: _____ (Date)

☐

RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Ben Zellers, AICP, CNU-A

If enclosures are not as noted, kindly notify us at once.



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: June 19, 2014

Project No. 140090

Re: Village of Maple Bluff
TID #1

File:

Attn: Eric McLeod, Board President

To: Village of Maple Bluff
18 Oxford Place
Madison, WI 53704

WE ARE SENDING YOU:

☒

Attached

☐

Under separate cover via _____ the following items:

☐

Shop Drawings

☐

Prints

☐

Plans

☐

Samples

☐

Specifications

☐

Copy of Letter

☐

Change Order

☐

Report

Copies	Date	No.	Description
1			Maple Bluff TID #1 Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐

For approval

☐

Approved as submitted

☐

Resubmit _____ copies for approval

☒

For your use

☐

Approved as noted

☐

Submit _____ copies for distribution

☐

As requested

☐

Returned for corrections

☐

Return _____ corrected prints

☐

For review & comment

☐

For your file

☐
☐

FOR BIDS DUE: _____ (Date)

☐

RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Ben Zellers, AICP, CNU-A

If enclosures are not as noted, kindly notify us at once.



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: June 19, 2014

Project No. 140090

Re: Village of Maple Bluff
TID #1

File:

Attn: Jennifer Cheatham, Superintendent
To: Madison Metropolitan School District
545 West Dayton Street, Room 110
Madison, WI 53703

WE ARE SENDING YOU:

☒

Attached

☐

Under separate cover via _____ the following items:

- ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Report _____

Copies	Date	No.	Description
1			Maple Bluff TID #1 Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review & comment ☐ For your file ☐ _____
☐ FOR BIDS DUE: _____ (Date) ☐ RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Ben Zellers, AICP, CNU-A

If enclosures are not as noted, kindly notify us at once.

**VILLAGE OF MAPLE BLUFF
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 1**

NOTICE IS HEREBY GIVEN that on Tuesday, July 15, 2014 at 6:00 p.m. the Village of Maple Bluff Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at Maple Bluff Village Hall, 18 Oxford Place, Madison, WI. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District No. 1 boundary and Project Plan and creation of said Tax Increment District (TID). As part of the Project Plan, cash grants may be made by the Village to owners, lessees, or developers of property within TID No. 1.

The proposed TID No. 1 boundary is primarily northeast of the North Sherman Avenue/Commercial Avenue intersection (see accompanying map). A copy of the TID No. 1 Project Plan and boundary map are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Sarah Danz, Village Clerk/Treasurer, at 608-244-3048 or sdanz@villageofmaplebluff.com.



Publication Dates: June 26, 2014 and July 3, 2014

Attachment #10:

Plan Commission Boundary Resolution
for Redevelopment Area #1

**PLAN COMMISSION RESOLUTION NO. 2014-10
ESTABLISHING THE BOUNDARY OF
REDEVELOPMENT PROJECT AREA NO. 1**

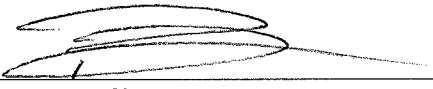
WHEREAS, the Village of Maple Bluff Plan Commission has reviewed boundaries for a proposed Redevelopment Project Area and reviewed a blight determination letter prepared by the Village's consultant; and


WHEREAS, the Village of Maple Bluff Plan Commission has determined a need for blight elimination and redevelopment projects within the boundaries of the proposed Redevelopment Project Area;

NOW, THEREFORE, BE IT RESOLVED after due consideration, the Village of Maple Bluff Plan Commission hereby designates the boundary of Redevelopment Project Area No. 1 as shown on Exhibit A to this Resolution; and

BE IT FURTHER RESOLVED that the Plan Commission of the Village of Maple Bluff recommends the Village Board of the Village of Maple Bluff review the blight determination letter prepared by the Village's consultant and adopt a resolution declaring such area to be a blighted area in need of blight elimination redevelopment projects.

This Resolution is being adopted by the Village of Maple Bluff Plan Commission at a duly scheduled meeting on June 3, 2014.





_____, Chair
Peter Duff


_____, Secretary
Sarah R. Damy

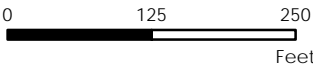
Village of Maple Bluff

Redevelopment Area #1

Exhibit A: Boundary & Property Condition

-  RA #1 Boundary
-  Vacant
-  Blighted

May 29, 2014



Source: Dane County LIO, 2014
Wisconsinview.org, 2014



Attachment #11:

Village Board Resolution Creating TID
#1/RA #1 and Approving Project Plan

**VILLAGE BOARD RESOLUTION NO. 2014-13
RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 1
AND APPROVING THE REDEVELOPMENT AREA NO. 1 PLAN**

WHEREAS, the Village Board of the Village of Maple Bluff requested the Plan Commission identify a boundary and prepare a Project Plan for the creation of Tax Incremental District (TID) No. 1 and a prepare a Project Plan for Redevelopment Area No. 1; and

WHEREAS, the Plan Commission adopted a boundary for Redevelopment Area No. 1 on June 3, 2014 and has recommended a boundary for TID No. 1 to the Village Board; and

WHEREAS, the Maple Bluff Village Board determined the area within the Redevelopment Area No. 1 boundary is a blighted area on June 10, 2014; and

WHEREAS, the Plan Commission caused a Project Plan and Redevelopment Plan to be prepared for TID No. 1 and Redevelopment Area No. 1 which identified investments necessary to eliminate blighting conditions and promote the revitalization of said blighted area; and

WHEREAS, the Plan Commission conducted a public hearing on said TID No. 1 boundary and TID No. 1 Project Plan on July 15, 2014 after duly notifying property owners and overlying taxing jurisdictions of said public hearing under ss. 66.1105(4)(a) and 66.1105(4)(e); and

WHEREAS, subsequent to the public hearing, the Plan Commission approved said boundary and Project Plan for TID No. 1 and the Redevelopment Area No. 1 Project Plan and recommended the Village Board of the Village of Maple Bluff create TID No. 1 and approve the Redevelopment Area No. 1 Project Plan as approved by the Plan Commission; and

WHEREAS, the Village Board held a public hearing on the Redevelopment Area No. 1 Project Plan on August 12, 2014, and that said public hearing was duly noticed as required by ss. 66.1331(5)(b)3;

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Maple Bluff hereby creates a Tax Increment District which shall be known as Tax Incremental District (TID) No. 1, Village of Maple Bluff and said District shall be created effective January 1, 2014.

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

BE IT FURTHER RESOLVED, the Village Board hereby confirms that less than 25% of the real property within TID No. 1 has stood vacant for an entire 7 year period prior to the adoption of this resolution; and

BE IT FURTHER RESOLVED, the Village Board makes the following findings:

- A. Not less than 50 percent, by area, of the real property within the District is blighted; and
- B. The improvement of TID No. 1 is likely to enhance significantly the value of substantially all of the other real property in such District; and
- C. The project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Incremental District is created; and
- D. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the Village; and
- E. Declares that the district is a blighted area district.
- F. Future land use in TID No. 1 may exceed 35 percent retail, though some future retail may be part of mixed-use residential/retail or office/retail projects.

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

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1331(5)(b)3, the Village Board hereby approves the Redevelopment Plan for Redevelopment Area No. 1 as recommended by the Plan Commission, and finds that it is feasible and in conformance with the master plan of the Village.

This Resolution is being adopted by the Village Board at a duly scheduled meeting on August 12, 2014.


Eric McLeod, Village Board President


Sarah Danz, Village Clerk

CERTIFICATION

I, Sarah Danz, Clerk of the Village of Maple Bluff, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held at the Village Hall on August 12, 2014. Motion by Tim O'Brien, seconded by Jim Schuler to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.

 Village Clerk

EXHIBIT A:

Village of Maple Bluff TID No. 1 Boundary Description

Lands located in part of the Southeast 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 7 North, Range 9 East, and also part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 8 North, Range 10 East, Village of Maple Bluff, Dane County, Wisconsin, described as follows:

Beginning at the Southwest Corner of said Section 31; thence Southerly, 97 feet more or less along the east line of the Southeast 1/4 of said Section 1 to the intersection with the easterly extension of the south line of Lot 15, Block 6, Lakewood Replat; thence Westerly, 33 feet more or less along said easterly extension to the southeast corner of said Lot 15; thence Westerly, 143.2 feet more or less along the south line of said Lot 15 and the westerly extension thereof to the intersection with the west line of the East 1/2 of the vacated Alley; thence Northerly, 375.5 feet more or less along the west line of the East 1/2 of said vacated Alley to the intersection with the south right-of-way of Roxbury Road; thence Northerly, 60 feet more or less to the southwest corner of Lot 12, First Addition to Lakewood; thence S 89°36' E, 133.5 feet along the north right-of-way of Roxbury Road to a point of curvature; thence Northeasterly 15.8 feet along said north right-of-way and the arc of a curve to the left, having a radius of 10.0 feet and a chord bearing N 45°12' E, 14.2 feet to the intersection with the west right-of-way of North Sherman Avenue; thence Northerly, 540 feet more or less along the west right-of-way of North Sherman Avenue to the southeast corner of Lot 1, First Addition to Lakewood; thence Northerly, 182.4 feet more or less along the northerly extension of the west right-of-way of North Sherman Avenue and along said west right-of-way to the intersection with the southwesterly right-of-way of the Chicago and Northwestern Railroad; thence Northwesterly, 97 feet more or less along the southwesterly right-of-way of said Railroad; thence Easterly, 106 feet more or less to the intersection of the northeasterly right-of-way of said Railroad with the east right-of-way of North Sherman Avenue; thence Southeasterly, 1224 feet more or less along the northeasterly right-of-way of said Railroad and the southeasterly extension thereof to the intersection with the south line of the Southwest 1/4 of said Section 31; thence Westerly, 476 feet more or less along the south line of the Southwest 1/4 of said Section 31 to the Point of Beginning.

EXCLUDING all wetlands from the above described lands.

Village of Maple Bluff

Tax Increment District #1 & Redevelopment Area #1

Map #1 Boundary



TID #1 & RA #1 Boundary

June 16, 2014



Source: Dane County LID, 2014
Wiscodiviewed.org, 2014

Map #1 Boundary

Attachment #12:

Minutes of Public Hearing on TID
#1 Plan and Boundary/RA #1 Plan

MINUTES
Plan Commission Meeting/Public Hearing
Tuesday, July 15, 2014
6:00 p.m.
Maple Bluff Village Center – 18 Oxford Place

Call to Order

Chair Peter Duff Called the meeting to order at 6:02pm

Roll Call

Present: Chair Peter Duff, Robert Smith, Roman Vetter, Cynthia Johnson, Renee Riviere, Laura Peck. Also present were Tim Krueger, Tim Fenner, Ben Zellers, along with several residents who were not identified.

Absent: Jim Schuler

Approval of Agenda

Motion by Cynthia Johnson, Seconded by Robert Smith to approve the agenda. Motion carried.

Public Hearing to receive public comment the proposed Tax Increment District No. 1 boundary and Project Plan and creation of said Tax Increment District.

Motion by Robert Smith, Seconded by Roman Vetter to open the Public hearing. Motion Carried.

Ben Zellers provided a summary review of the TID boundary and the Project Plan. There were a few changes since the draft review of the Plan Commission.

Citizen Janet Battista was present at the Public Hearing and asked questions about the Tax Increment Financing process, how it works, how it impacts the Village and taxpayers. Ben Zellers provided information that explained these details.

There were no other questions or presentations during the public hearing.

Motion by Roman Vetter, seconded by Robert Smith to close the Public Hearing. Motion Passed.

Discuss and take action on Resolution #2014-12 Approving Tax Increment District No. 1 Project Plan and Boundary and Project Area No. 1 Redevelopment Plan.

During discussion, Renee Riviere raised concerns from the first meeting regarding the proposed plan and specifically about the inconsistent reference to density in the project plan versus the density in the ordinance and Gateway Plan.

After discussion, there was agreement that an additional sentence could be written into the proposed resolution (Paragraph #3) that includes language that project plan list the current allowed density for the area west of Sherman Avenue and note that the density may be changed as a result of subsequent re-zoning. That language was written by Village Attorney Tim Fenner.

Motion by Roman Vetter, seconded by Robert Smith to approve Resolution 2014-12 with the edited changes written by Village Attorney Tim Fenner. All members voted aye.

Adjourn

Motion by Robert Smith, seconded by Laura Peck to Adjourn.

Minutes by tjg