AGENDA - AMENDED
City of Milton
Community Development Authority
Tuesday, July 5, 2016
5:00 PM
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

1. **Call to Order**

2. **Approval of Agenda**

3. **Approval of Community Development Authority Minutes – May 17, 2016.**

   Documents: 05-17-2016 - CDA Minutes.pdf

4. **Public Hearing Regarding the Proposed Project Plan, Boundaries and Creation of Tax Incremental District No. 9.**

5. **Discussion and Possible Action on Resolution 2016-18 Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9.**

   Documents: Resolution 2016-18 Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9.pdf, Project Plan 2016-6-16.pdf

6. **AMENDED Discussion and Possible Action Regarding Facade Grant Reimbursement – Jake & Lucy LLC and Junction Pub.**

   Documents: Memo - Facade Grant for Jake and Lucy LLC and Junction Pub.pdf, Jake and Lucy LLC Facade application.pdf, Junction Pub Facade application.pdf, Junction Pub Patio Picture 1.pdf, Junction Pub Patio Picture 2.pdf, Junction Pub Patio Picture 3.pdf, Junction Pub Patio Picture 4.pdf, Junction Pub Patio Picture 5.pdf, Junction Pub Patio Picture 6.pdf, Proposal.pdf, CERT Of INSURANCE 2.pdf, CERT OF INSURANCE 2016TO2017.pdf, Facade Improvement Guidelines.pdf

7. **General Items**

8. **Motion to Adjourn**

**Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

Posted at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall

City of Milton
Community Development Authority Minutes

5/17/2016 - Minutes

1. **Call to Order**

   Chair Maxine Striegl called the meeting of the Community Development Authority to order at 6:31 PM.

   Present: Ald. Maxine Striegl, Ald. Ryan Holbrook, Comm. Amanda Benway, Comm. Ethel Himmel, and Comm. Dave Schumacher.

   Excused: Comm. Mike Sessler.

   Also Present: City Administrator Al Hulick, Finance Director Dan Nelson, and City Clerk/Deputy Treasurer Elena Hilby.

2. **Approval of Agenda**
   Comm. Himmel moved to approve the agenda. Ald. Lader seconded, and the motion carried.

3. **Approval of Community Development Authority Minutes – December 15, 2015.**
   Comm. Schumacher moved to approve the minutes. Ald. Lader seconded, and the motion carried.

4. **Public Hearing Regarding the Proposed Amendment of Project Plan for Tax Incremental District No. 6.**

   Chair Striegl opened the public hearing at 6:33 PM.

   Maureen Schiel from Ehlers was present to discuss the proposed amendment of Project Plan for Tax Incremental District No. 6.

   Lynda Clark of 1015 Brown Drive spoke in support.

   Chair Striegl closed the public hearing at 6:34 PM.

5. **Discussion and Possible Action on Resolution 2016-11 Approving a Project Plan Amendment for Tax Incremental District No. 6.**
   Comm. Benway moved to adopt the proposed resolution amending the Project Plan for Tax Incremental Finance District No. 6. Comm. Himmel seconded, and the motion carried.

6. **Motion to Adjourn**
   Comm. Himmel moved to adjourn the meeting of the Community Development Authority at 6:55 PM. Comm. Benway seconded and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

RESOLUTION NO. 2016-18

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 9, CITY OF MILTON, WISCONSIN

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

WHEREAS, Tax Incremental District No. 9 (the "District") is proposed to be created by the City as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on July 5, 2016 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of Milton that:

1. It recommends to the Common Council that Tax Incremental District No. 9 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2016.

_____
CDA Chair

_____
Secretary of the CDA

June 16th, 2016

Project Plan for the Creation of Tax Incremental District No. 9

Organizational Joint Review Board Meeting Held:	Scheduled for: July 5th, 2016
Public Hearing Held:	Scheduled for: July 5th, 2016
Consideration for Approval by CDA:	Scheduled for: July 5th, 2016
Consideration for Adoption by Common Council:	Scheduled for: July 19th, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 9 Creation Project Plan

City of Milton Officials

Common Council

Anissa Welch	Mayor
David Adams	Alderperson
Lynda Clark	Alderperson
Nancy Lader	Alderperson
Theresa Rusch	Alderperson
Maxine Striegl	Alderperson
Jeremy Zajac	Alderperson

City Staff

Elena Hilby	City Clerk
Al Hulick	City Administrator
Dan Nelson	City Finance Director
Mark Schroeder, Consigny Law Firm	City Attorney
Inga Cuhsman	Assistant to City Administrator
Leanne Schroeder	Administrative Assistant

CDA

Al Hulick, Executive Director	Dave Schumacher
Nancy Lader	Mike Sessler
Maxine Striegl	Ethel Himmel
Amanda Benway	Vacant

Joint Review Board

	City Representative
	Rock County
	Blackhawk Technical College District
	Milton School District
	Public Member

Table of Contents

EXECUTIVE SUMMARY 4

TYPE AND GENERAL DESCRIPTION OF DISTRICT 7

PRELIMINARY MAP OF PROPOSED DISTRICT BOUNDARY 8

MAP SHOWING EXISTING USES AND CONDITIONS 9

PRELIMINARY PARCEL LIST AND ANALYSIS 10

EQUALIZED VALUE TEST 11

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS 12

MAP SHOWING PROPOSED IMPROVEMENTS AND USES 17

DETAILED LIST OF PROJECT COSTS 18

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED 20

ANNEXED PROPERTY 26

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS 26

PROPOSED ZONING ORDINANCE CHANGES 26

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF MILTON ORDINANCES 26

RELOCATION 27

ORDERLY DEVELOPMENT OF THE CITY OF MILTON 27

LIST OF ESTIMATED NON-PROJECT COSTS 27

OPINION OF ATTORNEY FOR THE CITY OF MILTON ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105 28

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS 29

SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 9 (the "TID" or "District") is a proposed 258 acre industrial district to be created by the City of Milton ("City"). A map of the proposed District boundaries is located in Section 3 of this plan. All parcels are currently located in the City's Tax Incremental District ("TID") No. 6. TID No. 9 is being created because TID No. 6 is nearing the end of its expenditure period and maximum life. The land that is being included in TID No. 9 has development potential that the City would like to realize over a longer period of time than what remains in TID No. 6.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately $7,950,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in two phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The infrastructure projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. The City expects that incentives to developers would be made on a "Pay as You Go" basis. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately $18,200,000 will be created as a result of new development and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2036; 1 year earlier than the 20 year maximum life of this District.

Summary of Findings

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

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; and development incentive payments. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.

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

   - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

   - The development expected to occur is likely to generate additional employment opportunities for residents of Milton and the larger region.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

   - If approved, the District's creation would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

   - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.

5. Based upon the findings, as stated above, the District is declared to be an industrial District based on the identification and classification of the property included within the District.

6. The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

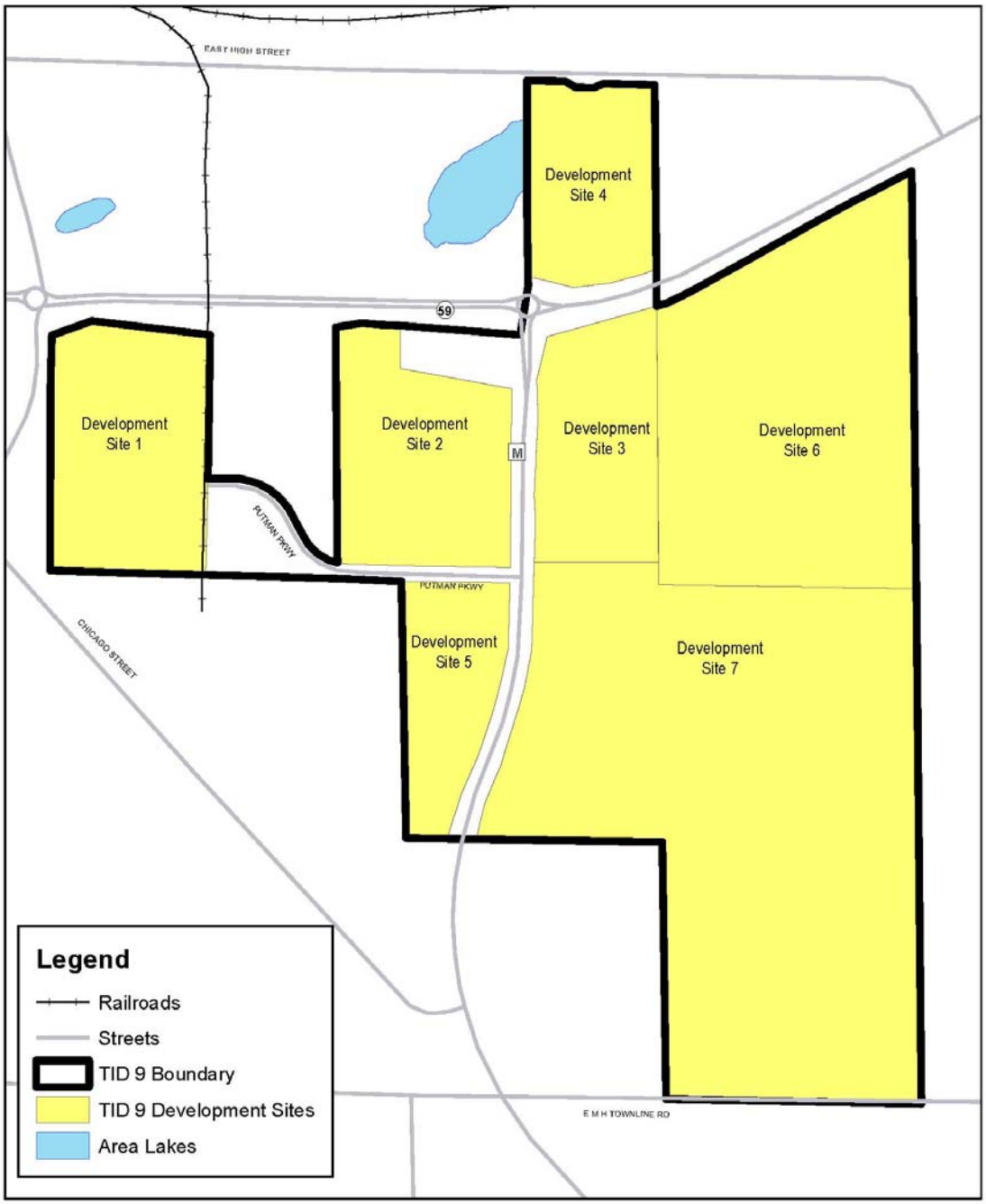
SECTION 2:
Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. This District is created as an "Industrial District" based upon a finding that at least 50%, by area, of the real property within the District is zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test).

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

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

SECTION 3:
Preliminary Map of Proposed District Boundary

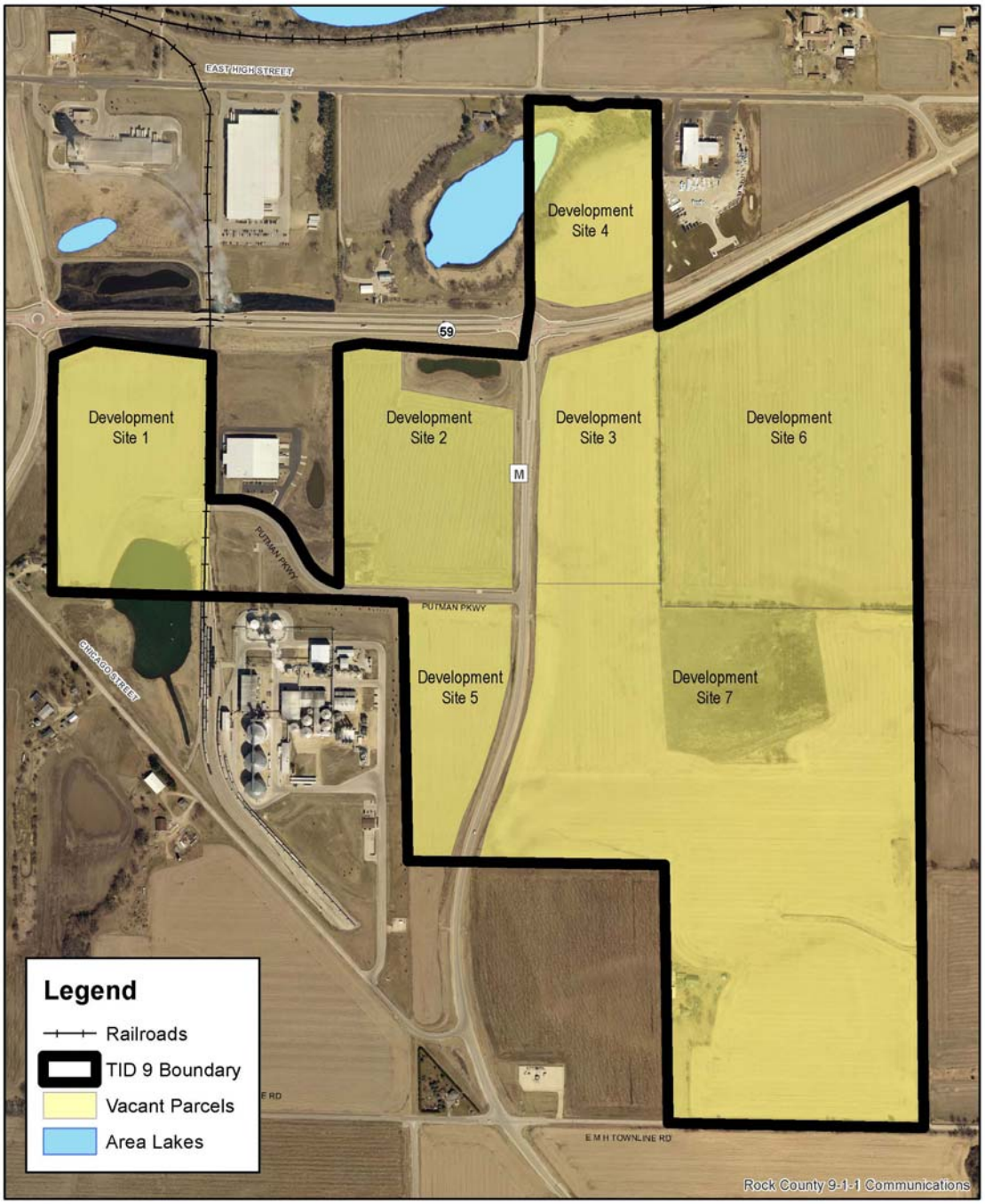


N
0 0.1 0.2 Miles

City of Milton, Wisconsin

TID 9: Preliminary Map of Proposed Boundary

SECTION 4:
Map Showing Existing Uses and Conditions



N
0 0.1 0.2 Miles

City of Milton, Wisconsin

TID 9: Existing Uses & Conditions

Preliminary Parcel List and Analysis

City of Milton, Wisconsin

Tax Increment District # 9

Base Property Information

Property Information						Assessment Information				Equalized Value					District Classification
Site Ref. #	Tax ID	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)
1	257159103	V-23-1466.3	710 Janesville St Milton, WI 53563-1748	City of Milton	11.00	0	0		0	101.74%	0	0	0	0	11.00
1*	257159100	V-23-1466	710 Janesville St Milton, WI 53563-1748	City of Milton	16.94	0	0		0	101.74%	0	0	0	0	16.94
2	257159105	V-23-1466.6	710 Janesville St Milton, WI 53563-1748	City of Milton	9.48	0	0		0	101.74%	0	0	0	0	9.48
2	257159502	V-23-1468.2	710 Janesville St Milton, WI 53563-1748	City of Milton	12.80	0	0		0	101.74%	0	0	0	0	12.8
3, 4, 5 & 7	257 159501	V-23-1468.1	P.O. Box 684 Mequon, IL 53092-0684	Belardi Family Investment	152.52	75,400	87,200		162,600	101.74%	74,110	85,709	0	159,819	152.52
6	257159609	V-23-1469	7011 E High Street Milton, WI 53563	Frederick Farms, LLP	54.74	15,100			15,100	101.74%	14,842	0	0	14,842	54.74
				Total Acreage	**257.48**	90,500	87,200	0	177,700		88,952	85,709	0		257.48
															100.00%
											Estimated Base Value			**174,661**	

Notes:

* The future outlot shown in Development Site #1 is shown within this total.

SECTION 6:

Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $34,146,261. This value is less than the maximum of $43,443,384 in equalized value that is permitted for the City of Milton. The City therefore expects to be in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Milton, Wisconsin

Tax Increment District # 9

Valuation Test Compliance Calculation

District Creation Date	7/19/2016	
	Valuation Data Currently Available 2015	Valuation Data Est. Creation Date
Total EV (TID In)	362,028,200	362,028,200
12% Test	43,443,384	43,443,384
Increment of Existing TIDs		
TID #6	30,617,900	30,617,900
TID #7	3,353,700	3,353,700
TID #8	0	0
Total Existing Increment	33,971,600	33,971,600
Projected Base of New or Amended District	174,661	174,661
Total Value Subject to 12% Test	34,146,261	34,146,261
Compliance	PASS	PASS

SECTION 7:

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

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

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

Utilities

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

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

Stormwater Management System Improvements
Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

CDA Type Activities

Contribution to Community Development Authority

As provided for in Wisconsin Statues Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of

any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

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

Miscellaneous

Rail Spur

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

Cash Grants (Development Incentives)

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

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

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

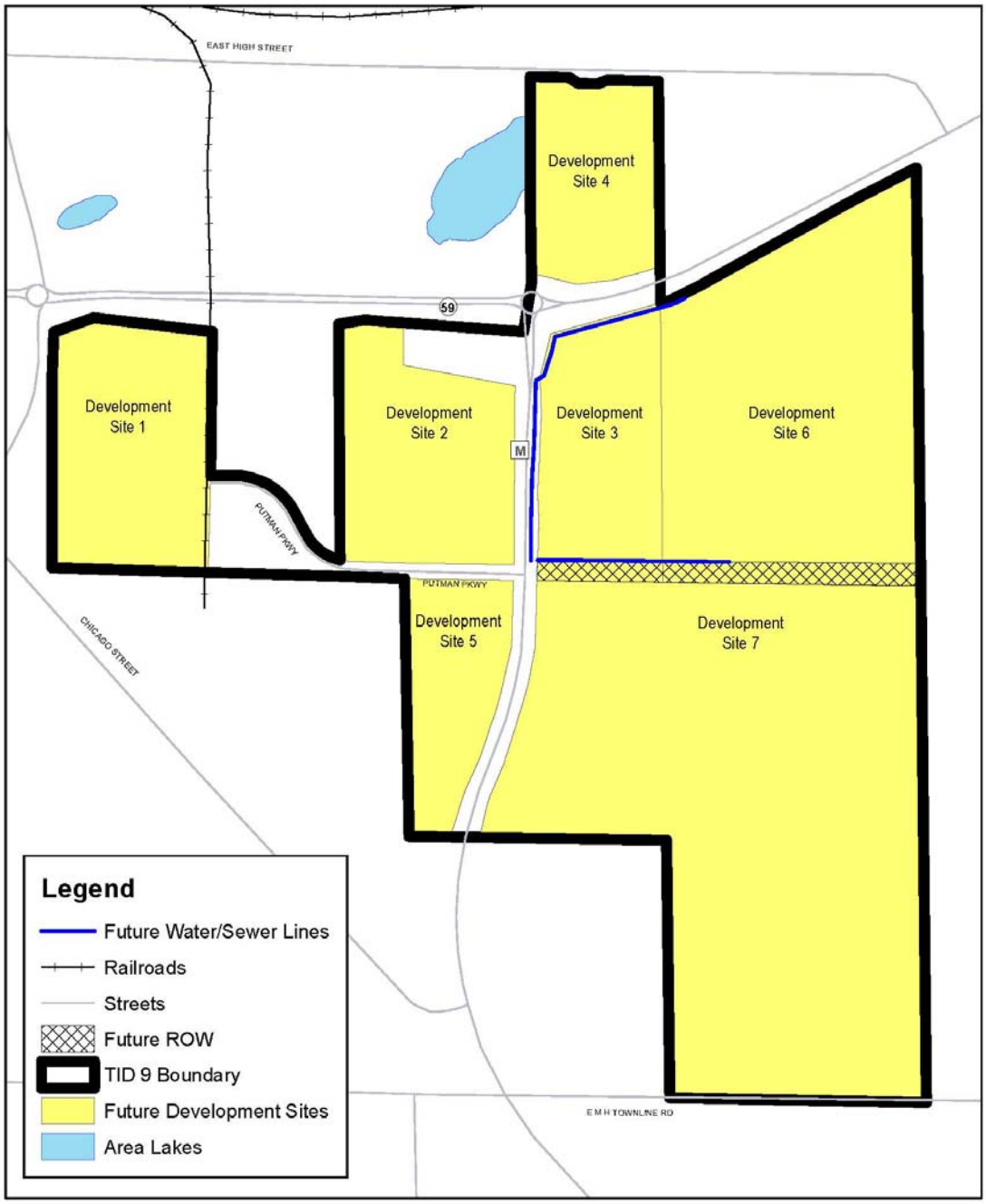
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall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

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

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

SECTION 8:

Map Showing Proposed Improvements and Uses



N

0 0.05 0.1 0.2 Miles

City of Milton, Wisconsin

TID 9: Proposed Improvements & Uses

SECTION 9:

Detailed List of Project Costs

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

Proposed TIF Project Cost Estimates

City of Milton, Wisconsin

Tax Increment District # 9

Estimated Project List

Project ID	Project Name/Type	Phase I Infrastructure 2017	Phase II Infrastructure 2019	Development Incentives	Total (Note 1)
1	Development Incentive			3,600,000	3,600,000
2	Telco Improvements	150,000			150,000
3	Right of Way Construction	500,000	500,000		1,000,000
4	Utility Extensions	700,000	500,000		1,200,000
5	Land Acquisition	400,000	1,600,000		2,000,000
Total Projects		1,750,000	2,600,000	3,600,000	7,950,000

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 10:

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

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

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.

- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of $18,101,410, of which $4,241,410 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

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

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

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

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Implementation and Financing Timeline

City of Milton, Wisconsin

Tax Increment District # 9

Estimated Financing Plan

		G.O. Bond 2017		G.O. Bond 2019	Totals
Infrastructure Projects					
Phase I		1,750,000			1,750,000
Phase II				2,600,000	2,600,000
Total Project Funds		1,750,000		2,600,000	4,350,000
Estimated Finance Related Expenses					
Municipal Advisor		18,400		21,000	
Bond Counsel		10,000		10,000	20,000
Rating Agency Fee		11,000		11,000	22,000
Paying Agent		675		675	1,350
Underwriter Discount	12.50	22,688	12.50	33,438	56,138
Total Financing Required		1,812,763		2,676,113	4,488,875
Estimated Interest	0.25%	(2,188)	0.25%	(3,250)	(5,438)
Assumed spend down (months)	6		6		
Rounding		4,425		2,138	6,563
Net Issue Size		1,815,000		2,675,000	4,490,000

Notes:

Development Assumptions

City of Milton, Wisconsin

Tax Increment District # 9

Development Assumptions

Construction Year		Actual	Site # 1[1]	Site # 2[1]	Site # 3[1]	Site # 4[1]	Site # 5[1]	Site # 6[1]	Site # 7[1]	Annual Total	Construction Year	
1	2016									0	2016	1
2	2017					500,000				500,000	2017	2
3	2018		1,700,000	5,000,000	3,500,000					10,200,000	2018	3
4	2019						2,500,000			2,500,000	2019	4
5	2020							2,500,000		2,500,000	2020	5
6	2021								2,500,000	2,500,000	2021	6
7	2022									0	2022	7
8	2023									0	2023	8
9	2024									0	2024	9
10	2025									0	2025	10
11	2026									0	2026	11
12	2027									0	2027	12
13	2028									0	2028	13
14	2029									0	2029	14
15	2030									0	2030	15
16	2031									0	2031	16
17	2032									0	2032	17
18	2033									0	2033	18
19	2034									0	2034	19
20	2035									0	2035	20
	Totals	0	1,700,000	5,000,000	3,500,000	500,000	2,500,000	2,500,000	2,500,000	18,200,000		

Notes:

[1]Valuation Estimates are from email from City received on 6/3/2016

Increment Revenue Projections

City of Milton, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	174,661	
District Creation Date	July 19, 2016		Appreciation Factor	0.00%	Apply to Base Value
Valuation Date	Jan 1,	2016	Base Tax Rate	$25.63	
Max Life (Years)	20		Rate Adjustment Factor	0.00%	
Expenditure Periods/Termination	15	7/19/2031			
Revenue Periods/Final Year	20	2037			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	3.50%	
Recipient District	No		Taxable Discount Rate	4.50%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2016	0	2017	0	0	2018	$25.63	**0**	0	0
2	2017	500,000	2018	0	500,000	2019	$25.63	**12,813**	11,961	11,733
3	2018	10,200,000	2019	0	10,700,000	2020	$25.63	**274,202**	259,276	252,016
4	2019	2,500,000	2020	0	13,200,000	2021	$25.63	**338,268**	554,057	535,675
5	2020	2,500,000	2021	0	15,700,000	2022	$25.63	**402,334**	892,812	858,528
6	2021	2,500,000	2022	0	18,200,000	2023	$25.63	**466,400**	1,272,229	1,216,675
7	2022	0	2023	0	18,200,000	2024	$25.63	**466,400**	1,638,815	1,559,399
8	2023	0	2024	0	18,200,000	2025	$25.63	**466,400**	1,993,005	1,887,365
9	2024	0	2025	0	18,200,000	2026	$25.63	**466,400**	2,335,217	2,201,208
10	2025	0	2026	0	18,200,000	2027	$25.63	**466,400**	2,665,857	2,501,536
11	2026	0	2027	0	18,200,000	2028	$25.63	**466,400**	2,985,316	2,788,931
12	2027	0	2028	0	18,200,000	2029	$25.63	**466,400**	3,293,972	3,063,950
13	2028	0	2029	0	18,200,000	2030	$25.63	**466,400**	3,592,190	3,327,127
14	2029	0	2030	0	18,200,000	2031	$25.63	**466,400**	3,880,323	3,578,970
15	2030	0	2031	0	18,200,000	2032	$25.63	**466,400**	4,158,713	3,819,969
16	2031	0	2032	0	18,200,000	2033	$25.63	**466,400**	4,427,689	4,050,589
17	2032	0	2033	0	18,200,000	2034	$25.63	**466,400**	4,687,569	4,271,279
18	2033	0	2034	0	18,200,000	2035	$25.63	**466,400**	4,938,661	4,482,465
19	2034	0	2035	0	18,200,000	2036	$25.63	**466,400**	5,181,262	4,684,557
20	2035	0	2036	0	18,200,000	2037	$25.63	**466,400**	5,415,658	4,877,946
	Totals	**18,200,000**		**0**			**Future Value of Increment**	**8,023,621**		

Notes:

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

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

Cash Flow

City of Milton, Wisconsin

Tax Increment District # 9

Cash Flow Projection

Year	Projected Revenues			Expenditures								Balances			Year
				G.O. Bond 1,815,000			G.O. Bond 2,675,000								
				Dated Date:	05/01/17		Dated Date:	05/01/19							
	Tax Increments	Total Land Sales	Total Revenues	Principal	Est. Rate[1]	Interest	Principal	Est. Rate[1]	Interest	Developer Incentive Payments	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2016			0							0	0	0	0		2016
2017		990,000	990,000							10,000	10,000	980,000	980,000	1,815,000	2017
2018	0	0	0		1.50%	83,494				230,000	313,494	(313,494)	666,506	1,815,000	2018
2019	12,813	800,000	812,813		1.70%	55,663				260,000	315,663	497,151	1,163,657	4,490,000	2019
2020	274,202	800,000	1,074,202		1.80%	55,663		1.75%	126,274	310,000	491,936	582,266	1,745,923	4,490,000	2020
2021	338,268	0	338,268	25,000	1.90%	55,425		1.95%	84,183	360,000	524,608	(186,339)	1,559,584	4,465,000	2021
2022	402,334	0	402,334	25,000	2.00%	54,938	50,000	2.05%	83,670	360,000	573,608	(171,273)	1,388,311	4,390,000	2022
2023	466,400	0	466,400	50,000	2.10%	54,163	50,000	2.15%	82,620	360,000	596,783	(130,382)	1,257,928	4,290,000	2023
2024	466,400	0	466,400	50,000	2.20%	53,088	50,000	2.25%	81,520	360,000	594,608	(128,207)	1,129,721	4,190,000	2024
2025	466,400	0	466,400	50,000	2.35%	51,950	50,000	2.35%	80,370	360,000	592,320	(125,920)	1,003,801	4,090,000	2025
2026	466,400	0	466,400	100,000	2.45%	50,138	115,000	2.45%	78,374	360,000	703,511	(237,111)	766,690	3,875,000	2026
2027	466,400	0	466,400	100,000	2.55%	47,638	115,000	2.60%	75,470	350,000	688,108	(221,707)	544,983	3,660,000	2027
2028	466,400	0	466,400	100,000	2.75%	44,988	115,000	2.70%	72,423	130,000	462,410	3,990	548,973	3,445,000	2028
2029	466,400	0	466,400	100,000	2.85%	42,188	155,000	2.80%	68,700	100,000	465,888	513	549,486	3,190,000	2029
2030	466,400	0	466,400	155,000	2.95%	38,476	155,000	3.00%	64,205	50,000	462,681	3,719	553,205	2,880,000	2030
2031	466,400	0	466,400	110,000	3.05%	34,513	260,000	3.10%	57,850		462,363	4,038	557,242	2,510,000	2031
2032	466,400	0	466,400	125,000	3.15%	30,866	260,000	3.20%	49,660		465,526	874	558,116	2,125,000	2032
2033	466,400	0	466,400	135,000	3.25%	26,704	260,000	3.30%	41,210		462,914	3,486	561,603	1,730,000	2033
2034	466,400	0	466,400	150,000	3.35%	21,998	260,000	3.40%	32,500		464,498	1,903	563,506	1,320,000	2034
2035	466,400	0	466,400	165,000	3.45%	16,639	260,000	3.50%	23,530		465,169	1,231	564,737	895,000	2035
2036	466,400	0	466,400	180,000	3.60%	10,553	260,000	3.60%	14,300		464,853	1,548	566,285	455,000	2036
2037	466,400	0	466,400	195,000	3.75%	3,656	260,000	3.70%	4,810		463,466	2,934	569,219	0	2037
Total	8,023,621	2,590,000	10,613,621	1,815,000		832,735	2,675,000		1,121,668	3,600,000	10,044,403				Total

Notes:

[1] Assumes estimated interest rates of 6/6/2016 WI BQ Scale A+ with .5% added to 2017 borrowing and .75% added to 2019 borrowing

Projected TID Closure

SECTION 11:
Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

Properties proposed for inclusion within the District were annexed by the City on or after January 1, 2004. Annexed land was included in TID No. 6 by amendment and TID 6 has made the required tax payments to the town.

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

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13:
Proposed Zoning Ordinance Changes

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

And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

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

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

SECTION 15:
Relocation

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

SECTION 16:
Orderly Development of the City of Milton

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

SECTION 17:
List of Estimated Non-Project Costs

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

Examples would include:

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

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

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

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

SECTION 18:

Opinion of Attorney for the City of Milton Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

June 15, 2016

SAMPLE

Mayor Anissa Welch
City of Milton
710 S. Janesville Street
Milton, Wisconsin 53563

RE: City of Milton, Wisconsin Tax Incremental District No. 9

Dear Mayor:

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

Sincerely,

Attorney Mark Schroeder, Consigny Law Firm
City of Milton

Exhibit A:

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2014	
		Percentage
County	1,960,549	23.39%
Technical College	326,667	3.90%
Municipality	3,595,605	42.91%
School District	2,497,404	29.80%
Total	8,380,225	

Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2018	0	0	0	0	0	2018
2019	2,998	5,498	3,818	499	12,813	2019
2020	64,149	117,649	81,715	10,689	274,202	2020
2021	79,138	145,137	100,808	13,186	338,268	2021
2022	94,126	172,625	119,900	15,683	402,334	2022
2023	109,114	200,113	138,993	18,181	466,400	2023
2024	109,114	200,113	138,993	18,181	466,400	2024
2025	109,114	200,113	138,993	18,181	466,400	2025
2026	109,114	200,113	138,993	18,181	466,400	2026
2027	109,114	200,113	138,993	18,181	466,400	2027
2028	109,114	200,113	138,993	18,181	466,400	2028
2029	109,114	200,113	138,993	18,181	466,400	2029
2030	109,114	200,113	138,993	18,181	466,400	2030
2031	109,114	200,113	138,993	18,181	466,400	2031
2032	109,114	200,113	138,993	18,181	466,400	2032
2033	109,114	200,113	138,993	18,181	466,400	2033
2034	109,114	200,113	138,993	18,181	466,400	2034
2035	109,114	200,113	138,993	18,181	466,400	2035
2036	109,114	200,113	138,993	18,181	466,400	2036
2037	109,114	200,113	138,993	18,181	466,400	2037
	1,877,122	3,442,601	2,391,132	312,766	8,023,621	

Notes:

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

CITY OF MILTON

a community since 1838

Office of the City Administrator

To: Community Development Authority and Milton Common Council
From: Al Hulick, City Administrator
Date: July 5, 2016
cc: Mayor Anissa Welch
Subject: Discussion and Possible Action Regarding Facade Grant Reimbursement – Jake & Lucy LLC and Junction Pub

---

Discussion

Mike and Lori Jacobson, owners of 106, 108,114, 116, and 130 Merchant Row are requesting two concurrent façade improvement grants for their properties at 106, 108, and 114 Merchant Row.

Jake & Lucy, LLC is requesting a $10,000 façade grant from TID #7 for improvements to their property at 106 Merchant Row. The improvements include a new roof, soffits and fascia, windows, and siding. They also intent to improve the façade of 108 Merchant Row to include versetta stone and azer siding on the front of that building. Invoices have been provided indicating the project costs are $31,870.

Junction Pub is also requesting a $10,000 façade grant from TID #7 to pour a 30' x 40' concrete slab, installation of a ornamental fence along the sidewalk, eight foot vinyl fence on two sides of the patio, and landscape alongside of the commercial building next to the patio. The estimated project costs are $21,600. Not all bids are available yet as the façade grant is needed to complete the work.

Attached is a site plan for the improvements to 106, 108, and 114 Merchant Row. Additionally, there are pictures included to show some of the additional "internal" improvements they plan to make to their properties to help utilize the "patio" area located at 114 Merchant Row. This site plan was approved by the Plan Commission on June 7, 2016.

This request to provide two façade grants to separate properties under current ownership is similar to the request the CDA granted to TLC Restorations in 2012.

Staff Recommendation

The City Administration recommends the CDA approve the façade grants for Jake & Lucy, LLC and Junction Pub for a 50% match up to $10,000 for each building based on the above mentioned improvements. The reimbursements are contingent on proof of completion and payment to the appropriate vendor(s).

Attachments

- Grant Applications
- Photos
- Façade Improvement Program Guidelines
- Proof of Insurance

CITY OF MILTON COMMUNITY DEVELOPMENT AUTHORITY

FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION

Applicant Information	
Contact Name: Mike Jacobson	Contact Address: 130 Merchant Row
Business Name: Jake & Lucy LLC	Project Address: 106 Merchant Row
Day Phone: 608-931-9874	Alt. Phone: 608-931-7874
FAX: —	E-Mail: mikejake54@gmail.com
Type of Organization: ___ Corporation ___ Partnership ___ Sole Proprietorship X LLC ___ Other: _____	Federal ID #: 81-2597549

Building Owner Information (if different than applicant)	
Owner Name: Mike Jacobson	Owner Address: 3832 E. Jacobs Dr
Day Phone: 608-931-9874	Alt. Phone:
FAX:	E-Mail:
NOTE: If grant applicant is not the owner of the building, please attach a letter, signed and dated, from the property owner expressing approval of the project application.	

General Project Information	
Proposed Start Date: July 6th	Proposed Completion Date: July 25th

Contractor Name, Address & Contact Info:	Budget Estimates:
Bonson Construction	Total Project Estimate: $ 32,000.00 Façade Grant Request: $ 10,000.00 Private Funds: $ 22,000.00 Private Loans: $ Other Funding: $ –

Project Description

Describe the overall project and scope of work (attach additional pages if necessary):

New Roof
New Soffit & fascia
New Windows
New Siding
Versetta Stone & Azek Siding
on front facade

How does this project meet the goals and objectives as detailed in the Façade Improvement Program Guidelines (attach additional pages if necessary):

I feel it meets all
guidelines of the facade
Improvement Program

Please provide the required attachments listed below:

- £ Five (5) copies of drawings / design plans (per Sec. IV.A.1.).
- £ Contractor proposal (s) and Certificate of Liability Insurance (per Sec. IV.A.2.).
- £ Certificate of Insurance (per Sec. IV.A.11.).
- £ Historical photos of property if available.

Bonson
Construction

Quote

5180 Henry Circle
Milton, WI 53563
608-289-6204

Date: June 27, 2016

To

Mike & Lori Jacobson
106/108 Merchant Row
Milton, WI 53563

Salesperson	Job	Payment Terms	Due Date
		Due on receipt	

Qty	Description	Unit Price	Line Total
	3 ext doors and labor, 3 door lock sets		1924
	15 Simonton 50 50 series windows and labor		6550
	Soffit and facia white and labor		3900
	Fan fold and Carve wood series siding 23 sq labor and permit		9875

This doesn't include gutters or the front of commercial building siding

Subtotal	22249
Sales Tax	
Total	22249

Quotation prepared by: Matt Bonosn

This is a quotation on the goods named, subject to the conditions noted below: [Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.]

To accept this quotation, sign here and return:

Thank you for your business!

plus
$3,000.00
for front
facade

Bonson
Construction

Quote

5180 Henry Circle
Milton, WI 53563
608-289-6204

Date: June 27, 2016

To Mike & Lori Jacobson
106/108 Merchant Row
Milton, WI 53563

Salesperson	Job	Payment Terms	Due Date
		Due on receipt	

Qty	Description	Unit Price	Line Total
	Roof replacement, Tear off 3 layers on house, 1 layer commercial		
	23 sq Owens Corning Duration (Dirftwood)		
	4 rolls ice and water, 5 rolls felt		
	3 bundles of cap, and starter		
	14 d edge, 11 gutter apron		
	8 roof vents, 4", 3" and 2" soil pipe boots		
	Roofing nails and staples, 2 tubes rubber roofing tar		
	dumpster		5975
	41 sheets 7/16 Osb and deck replacement		646

Subtotal	6621
Sales Tax	
Total	**6621**

Quotation prepared by: Matt Bonosn

This is a quotation on the goods named, subject to the conditions noted below: [Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.]

To accept this quotation, sign here and return:

Thank you for your business!

BONSCON-01 DEYERS

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/28/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Schwartz & Shea Ins Agency - Janesville
PO Box 1550
Janesville, WI 53547

CONTACT NAME: Diane L. Eyers
PHONE (A/C, No, Ext): (608) 754-3336 12
FAX (A/C, No):
E-MAIL ADDRESS: deyers@schwartzshea.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Owners Insurance Company	32700
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
BONSON CONSTRUCTION, LLC
5180 HENRY CIR
MILTON, WI 53563-8531

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER: General Aggregate			61118391	05/31/2016	05/31/2017	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 1,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A						PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Mike & Lori Jacobson
3832 E Jacobs Dr
Milton, WI 53563

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Mike Fitzgerald

© 1988-2014 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

CITY OF MILTON COMMUNITY DEVELOPMENT AUTHORITY

FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION

Applicant Information	
Contact Name: Mike Jacobson	Contact Address: 130 Merchant Row
Business Name: Junction Pub	Project Address: 114 Merchant Row
Day Phone: 608-931-9874	Alt. Phone: 608-931-7874
FAX:	E-Mail: mikejake54@gmail.com
Type of Organization: ___ Corporation ___ Partnership ___ Sole Proprietorship X LLC ___ Other: _____	Federal ID #: 20-2420252

Building Owner Information (if different than applicant)	
Owner Name:	Owner Address:
Day Phone:	Alt. Phone:
FAX:	E-Mail:
NOTE: If grant applicant is not the owner of the building, please attach a letter, signed and dated, from the property owner expressing approval of the project application.	

General Project Information	
Proposed Start Date: July 6th	Proposed Completion Date: July 25th

Contractor Name, Address & Contact Info:	Budget Estimates:
~~Ronson Construction~~ Badger Stateline Concrete Simmons Fence	Total Project Estimate: $ 21,600.00 Façade Grant Request: $ 10,000.00 Private Funds: $ 11,600.00 Private Loans: $ Other Funding: $

Project Description

Describe the overall project and scope of work (attach additional pages if necessary):

Install Ornamental fence along sidewalk. Install 8ft. Vinyl fence on 2 Sides of Patio.
Pour 30x40 Concrete Slab.
Landscape along side of Commercial Building next to patio.

How does this project meet the goals and objectives as detailed in the Façade Improvement Program Guidelines (attach additional pages if necessary):

I feel it meets all guidelines of the Facade Improvement Program

Please provide the required attachments listed below:

- £ Five (5) copies of drawings / design plans (per Sec. IV.A.1.).
- £ Contractor proposal (s) and Certificate of Liability Insurance (per Sec. IV.A.2.).
- £ Certificate of Insurance (per Sec. IV.A.11.).
- £ Historical photos of property if available.

Badger Stateline Concrete, Inc.

2631 South Murray Rd
Janesville, WI 53548

Estimate

Date	Estimate #
6/24/2016	1200

Name / Address
Mike Jacobson

Project

Description	Total
1200 sq ft patio	7,500.00
Removal of 4' frost wall	550.00
Removal of fence	200.00
6 Loads of Debris to Landfill	525.00
Total	$8,775.00

Phone #
(608) 289-6727

E-mail	Web Site
badgerstatelineconcrete@gmail.com	badgerstatelineconcrete.com

WATCH YOUR STEP
MILTON AREA VETERANS MEMORIAL
Fredrick's
Supper Club

EXIT

Fredrick's
Supper Club

SIMMONS FENCE
& Specialty Products LLC
4527 S. Hwy 51 • Janesville, WI 53546
(Across from the Rock County Airport)
Tel: (608) 754-1610 • Fax: (608) 754-4044
www.simmonsfence.com

"Three Generations of Pride in Craftsmanship"

MEMBER

MEMBER American Fence Association, Inc.

PROPOSAL

NO. E 1001437

DATE 5/25/2016

JOB ORDER DATE

JOB LOG NO.

TELEPHONE NUMBER 931-9874

NOTES

SOLD TO MIKE JACOBSON

ADDRESS 130 MERCHANT ROW

CITY/STATE MILTON,WI ZIP 53563

JOB SITE

SPECIFICATIONS: All work will be performed in a workmanlike manner and in accordance with standard practice.

QUOTE #1 – CHAIN LINK	
Wire Gauge	Framework
Overall Length	Overall Height
Terminal Post Dia.	Top Rail Dia.
Line Post Dia.	Line Post Spacing
Walk Gate	Drive Gate
Material Including Tax	
Installation Charge	
Total Installed Price	$0.00

QUOTE #2 - TYPE OF FENCE polyvinyl and ornamental

Style COURTYARD #1230- SATIN BLACK
BUFFTECH GALVESTON ALMOND

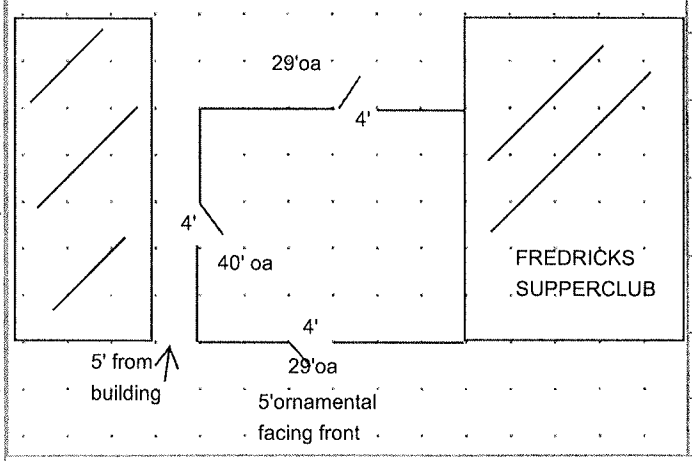
Overall Height
5 FOOT HI ORNAMENTAL
8 FOOT HI PVC FENCE

Overall Length
30 FEET ORN.
69 FEET PVC

Walk Gate	Drive Gate
1-4X5 1230 GATE W/PANIC BAR	2-4X8 PVC GATES

Material Including Tax	$9,240.00
Installation Charge	$1,500.00
Total Installed Price	$10,740.00

Guarantee: (materials)
- 5 years - chainlink
- 3 years - cedar wood
- 1 year - all treated lumber
- PVC or Aluminum Ornamental "Manufacturers Warranty" (Labor)
- 3 years - chainlink and cedar wood
- 1 year - all treated lumber
- 10 years - PVC and Aluminum Ornamental "unless noted"



Fence Installed
Level
Follow Contour
Concrete / Asphalt Breaks
Digging Cond.
Line Clearing by
Fence taken down by
Hauled away by
Hours Set
Hours Finished

Posts: Concrete Set Driven 4' Deep Tamped with Dirt

FENCING DIAGRAM

KEY:
FENCE LINE TO BE ERECTED
TIE-OVS (GET PERMISSION) X
TERMINAL POST O
EXISTING FENCE ***
BUILDINGS
WALK GATE
DOUBLE GATE

ACCEPTANCE OF QUOTE #

- Mastercard and Visa accepted.
- Permit fee not included in price. Please check with your local zoning to see if permit is required.
- The prices on this proposal apply through 30 DAYS.
- This proposal becomes an order between Simmons Fence and Buyer when signed by buyer and original copy is returned to Simmons Fence & Specialty Products LLC.

Thank you for the opportunity to bid your project. If you have any questions on the product style, measurements or price, please feel free to call. We do many types of fencing. PVC, Wood, Aluminum Ornamental, Chainlink and Vinylcoated Chainlink. along with fencing we also do PVC Railing and Decking, Arbors, Gazebos, Mailbox posts, Trellises, Picnic tables and Flower boxes. We would be happy to quote any other product if the one we sent you does not work for you.

Again, please feel free to call us at any time.

- **This proposal is subject to the terms on the reverse side.**

Salesperson DENNIS SIMMONS CFP Accepted by Date

BADGE01 OP ID: AS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/27/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Alongi Santas Moss Ins Agency
2211 Cranston Road
Beloit, WI 53511
Shawn Richards

CONTACT NAME: Shawn Richards
PHONE (A/C, No, Ext): 608-362-3370 FAX (A/C, No): 608-362-9322
E-MAIL ADDRESS: srichards@alongiinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Sheboygan Falls Insurance	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Badger Stateline Concrete, Inc
Bryant Richards
2631 S Murray Rd
Janesville, WI 53548

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CTY8913089	02/24/2016	02/24/2017	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			CAY8913089	02/24/2016	02/24/2017	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WCY8913089	02/24/2016	02/24/2017	PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N	N / A					E.L. EACH ACCIDENT	$ 100,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

0000000

Jake's Junction Pub
130 Merchant Row
Milton, WI 53563

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Shawn Richards

© 1988-2014 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

SIMMFEN-01 DEYERS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/3/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Schwartz & Shea Ins Agency - Janesville
PO Box 1550
Janesville, WI 53547

CONTACT NAME: Diane L. Eyers
PHONE (A/C, No, Ext): (608) 754-3336 12 FAX (A/C, No):
E-MAIL ADDRESS: deyers@schwartzshea.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Sheboygan Falls Insurance Co	16438
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
SIMMONS FENCE & SPECIALTY PRODUCTS, LLC
PRODUCTS, LLC
4527 S US Hwy 51
Janesville, WI 53546

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY			CPY2003707	04/26/2016	04/26/2017	EACH OCCURRENCE	$	1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$	100,000
							MED EXP (Any one person)	$	5,000
							PERSONAL & ADV INJURY	$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:							$	
A	AUTOMOBILE LIABILITY			CAY2003707	04/26/2016	04/26/2017	COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$	
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$	
								$	
A	X UMBRELLA LIAB X OCCUR			CXY2003707	04/26/2016	04/26/2017	EACH OCCURRENCE	$	1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$	
	DED X RETENTION $ 0						PERSONAL ADVERT	$	1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WCY2003707	04/26/2016	04/26/2017	X PER STATUTE / OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Hendricks Commercial Properties LLC is listed as additional insured as per contract on the general liability form CGD9036

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Mike Fitzgerald

© 1988-2014 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS - AUTOMATIC STATUS WHEN REQUIRED IN WRITTEN CONSTRUCTION CONTRACT OR AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **SECTION II - WHO IS AN INSURED** is amended to include as an insured any person or organization with whom you agree in a written contract or agreement to provide insurance such as is afforded under this policy, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" performed for such person or organization at the site or location designated in the written contract or agreement.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. The insurance afforded to such additional insured will not be broader than:

a. The coverage you have agreed to provide in the written contract or agreement; or

b. The coverage provided by this endorsement.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

1. This does not apply to "bodily injury" or "property damage" occurring:

a. Prior to the date the written contract or agreement was executed and in effect;

b. After your contract or agreement with such additional insured ends; or

c. After the requirement in the written contract or agreement to add such person or organization as an additional insured on your policy ends.

2. "Bodily injury" or "property damage" arising out of an architect's, engineer's, or surveyor's rendering of or failure to render any professional services for you, for such person or organization, or for others, including:

a. The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs, drawings or specifications; and

b. Supervisory, inspection, or engineering services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" involved the rendering of or the failure to render any professional services.

3. Any "bodily injury" or "property damage" for which valid and collectible insurance is available under an Owners and Contractors Protective Liability policy that you have purchased.

C. With respect to the Insurance provided by this endorsement, the following is added to **SECTION III - LIMITS OF INSURANCE**:

8. The most we will pay under the insurance provided by this endorsement is:

a. The applicable limit of insurance to which you have agreed in the written contract or agreement to provide; or

b. The applicable Limit of Insurance shown in the Declarations,

whichever is less.

D. With respect to the Insurance provided by this endorsement, Paragraph **4. Other Insurance** as found under **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** is replaced by the following:

4. Other Insurance

This insurance is excess over any other valid and collectible insurance, whether primary, excess, contingent or on any other basis, unless you have agreed in a written contract or agreement for this insurance to apply either on a:

(1) Primary and non-contributory; or

(2) Contributory basis.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Donegal Insurance Group

When this insurance is excess, we will have no duty under Coverage **A** to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Donegal Insurance Group

CITY OF MILTON COMMUNITY DEVELOPMENT AUTHORITY
Façade Improvement Program Guidelines (Revision: Nov 2013)

I. Introduction & Program Intent - The Community Development Authority (CDA) and Milton Common Council have authorized the creation of this program. The purpose of the Façade Improvement Program is to encourage the upgrade and renewal of the exterior facades, signs and architectural features of existing commercial buildings within TID Districts that is sufficient in scope to produce visible improvements to building facades. The front, side and rear of buildings are included in this program.

The program provides grants for projects that will help maintain and enhance the overall attractiveness and commercial viability of the districts; as well as supporting the health and growth of individual businesses. The program is intended to provide financial incentives in order to spur individual investment into one's own business and/or building. The grant funds are meant to serve an important yet secondary role to private financing for improvement projects.

II. Program Goals & Objectives - The CDA has developed the following set of goals regarding enhancements to any TIF Districts. Essentially, this program is intended to provide for an enhanced appearance that is consistent with the goals of the TID projects.

A. Maintenance and Improvement

1. Encourage public and private efforts to improve the area.
2. Promote the attractiveness of Milton as a location for new businesses.
3. Encourage the maintenance, expansion and improvement of existing buildings.
4. Promote the TIF Districts as vital parts of the City.

B. Promote the Development and Creation of Downtown Businesses.

1. Improve the viability of the traditional downtown areas within the TIF districts as important commercial areas in the City.
2. Promote new business development.

C. To enhance and increase property values within the TIF Districts.

III. Project & Applicant Eligibility

A. General - Available funds will be used to provide grant monies for the purpose of improving the public façade of buildings in TIF Districts.

B. Designated Area - The Façade Improvement Program only applies to the exterior facades, signs and architectural features visible from the public right of way of commercial properties within the traditional downtown areas in the TIF Districts, as identified on the attached maps. Properties outside of the map shall have the right to appeal to the CDA for consideration to be included in the grant program.

C. Minimum Requirements

1. Projects shall occur within the established boundaries of the TIF Districts, unless a project meets every other criteria but is within proximity of the district boundaries so that façade improvements will assist in pursuing the objectives of the project plans (as determined by the CDA).

2. Projects shall be completed within one (1) year of the grant approval date. In rare cases, likely due to extenuating circumstances, the CDA may allow completion extensions upon request of the applicant. The CDA reserves the right to eliminate project funding if not completed within the specified time period and is not obligated to granting time extensions.
3. Projects shall comply with all applicable City zoning and development standards and requirements.
4. Projects shall be consistent with and further the stated goals and objectives of the program and project plans.
5. Concurrent applications from the same applicant, unless for separate properties, shall not be allowed. An applicant may re-apply for another project after any existing project by the same applicant is completed to the satisfaction of the CDA.
6. Total grant funding for any single property may not exceed two (2) grants within any four (4) year period.

D. Eligible Activities Included but not limited to:

1. Repair/replacement of the original building's materials and decorative details.
2. Cleaning of exterior building surfaces.
3. Tuck pointing and masonry repair.
4. Painting of exterior building surfaces.
5. Repair/replacement or addition of entrances, doors, display windows, transoms, or windows.
6. Removal, repair/replacement of existing signs and awnings.
7. New signage and awnings.
8. Landscaping improvements.
9. Permanent exterior lighting.
10. Qualified professional design services.
11. Other activities as designated by the Community Development Authority.

E. Non-Eligible Activities Included but not limited to:

1. Interior improvements.
2. Purchase of property.
3. Construction of a new building.
4. Fixtures and equipment.
5. Removal without replacement of architecturally significant features and design elements.
6. Any activity that is not consistent with the TID project plan and program goals.
7. Sidewalk repairs, unless necessitated by eligible façade improvements as listed in III.D above.
8. Correction of code violations.
9. Any roof repair or replacements, except in cases where a new roof "style" is a critical component of the façade restoration or replacement project.
10. Other activities as designated by the Community Development Authority.

IV. Program Terms and Conditions

A. General Requirements

1. Applicants must include detailed drawings and specifications with application. A drawings/design plan must be submitted. The CDA may require drawings to be submitted by an architect. The plans must include:
    a. Detailed site plan using adequate scale to be easily and clearly understood. Ideally, said plan shall be drawn to a minimum scale of 1”= 100’.
    b. Elevations of any façade proposed to be altered, ideally drawn to scale at least 1/8”=1’; each elevation drawing should include notations of proposed materials, color, finishes and details. The drawing should clearly show proposed signage (if any). Perspective renderings of the proposed project and / or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.
    c. Current condition photos to provide adequate “before and after” shots.
    d. Construction / reconstruction time schedule, noting start and completion date.
2. **Applicants MUST submit at least one contractor proposal that MUST be used for construction/installation**; however it is suggested that the applicant pursue multiple proposals for their own protection and peace of mind. The actual CDA-approved contractor proposal must be used for completion of the project. Any change in contractor does require additional approval by the City as indicated in IV.A.10 below. Proposals must include a contractor’s certificate of liability insurance. The CDA retains the right to request additional proposals.
3. **NO funding will be provided for purchased materials or labor provided personally by the applicant or any other party besides the contractor approved to complete the work.**
4. Applicants, if tenants, must have the written permission and approval from the respective property owner.
5. Projects must be consistent with the TIF District Project Plans.
6. Applicants must take out the appropriate building or sign permits. Fee waivers shall not be allowed, unless approved by the Common Council.
7. Applicants who are delinquent with their property or personal tax or have outstanding municipal code violations are not eligible until said issues are resolved.
8. Projects must commence and be diligently pursued to completion within six (6) months of the grant approval date, with project completion within (1) year of approval.
9. Payment shall be made on a reimbursement basis upon completion of construction/installation.
10. Minor changes to the project will require submittal and approval by the City Administrator. Significant project changes, as determined by City Administrator, will require approval of the CDA.
11. The CDA reserves the right to cancel any grant agreement if conditions of the program guidelines and agreement are not met in any way, shape or form.
12. Applicants shall provide a Certificate of Insurance with their application showing proof of property insurance.

B. Approval Authority - The Community Development Authority (CDA) will have the ultimate authority to approve or deny applications on a case-by-case basis and may impose certain design conditions on approved projects.

C. Funding Availability

1. The program is specifically a grant program based on the criteria below.
2. The CDA has available a limited amount of funding. The program is considered first-come, first-serve. Grants may be awarded only if the CDA has adequate funds available for this program.
3. CDA funds may be used to grant up to 50% of the total project costs, not to exceed $5,000. Therefore, to receive this maximum amount a project would require at least $10,000 in total project cost. Actual project costs may be greater than this maximum amount; however such costs shall be the sole responsibility of the applicant.
4. Grant awards may not exceed either $5,000 or 25% of the assessed value of improvements on the property, whichever is lower.

D. Expiration - The façade improvement program will expire if one of the following occurs:

1. When the allocated TID project plan funds have been spent, unless additional funding has been authorized by the City Council.
2. When the allowable TID expenditure period has expired.
3. When the CDA and/or City Council chooses to eliminate or amend the program.

V. Façade Improvement Program Procedures

A. Applicant meets with City staff for initial project discussion.
B. Applicant submits grant application to City, and required contractor proposal/quote to staff (according to Sec. IV.A.2. in these guidelines), containing all of the requirements specified in these guidelines. Applications must include detailed drawings and specifications. A drawing and specifications must be submitted. The CDA may require drawings to be prepared by an architect.
C. CDA reviews plans and approves or denies funding request. If approved, the CDA may place conditions on the proposed project.
D. If denied, applicant may submit a revised application and repeat process.
E. Applicant submits building and/or sign permit with final design plans as required by City code.
F. Building Inspector reviews and approves permit.
G. A “letter of agreement” is drafted by City staff that identifies the terms of the agreement. All parties execute said letter.
H. Construction/Installation begins. Applicant has six (6) months from the execution date of the agreement to begin implementation of approved improvements. Any plan changes would require approval according to Sec. IV.A.9. in these guidelines.
I. Construction/Installation is completed within one (1) year of grant award.
J. Applicant contacts Building Inspector to request project review to see if all code requirements and CDA imposed conditions have been met. Building Inspector signature is required in the “Project Close-Out” section of the application form.
K. Applicant provides itemized paid invoices for the project, and any outstanding bills which are also eligible for payment under the grant agreement, to City staff, along with the completed "Project Close-Out" section on the application form. While a construction lien waiver is not required, it is recommended that the applicant consider obtaining appropriate construction lien waiver(s) from the contractor(s) for the project.
L. After CDA approves reimbursement claim, the City Treasurer forwards grant payment directly to the contractor for outstanding bills eligible for payment. Any remaining grant funds owed for invoices already paid by applicant shall be reimbursed directly to the applicant.