



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

David Adams

Lynda Clark

Nancy Lader

Theresa Rusch

Maxine Striegl

Jeremy Zajac

Mayor

Aldersperson

Aldersperson

Aldersperson

Aldersperson

Aldersperson

Aldersperson

City Staff

Elena Hilby

Al Hulick

Dan Nelson

Mark Schroeder, Consigny Law Firm

Inga Cuhsmann

Leanne Schroeder

City Clerk

City Administrator

City Finance Director

City Attorney

Assistant to City Administrator

Administrative Assistant

CDA

Al Hulick, Executive Director

Nancy Lader

Maxine Striegl

Amanda Benway

Dave Schumacher

Mike Sessler

Ethel Himmel

Vacant

Joint Review Board

City Representative

Rock County

Blackhawk Technical College District

Milton School District

Public Member



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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.

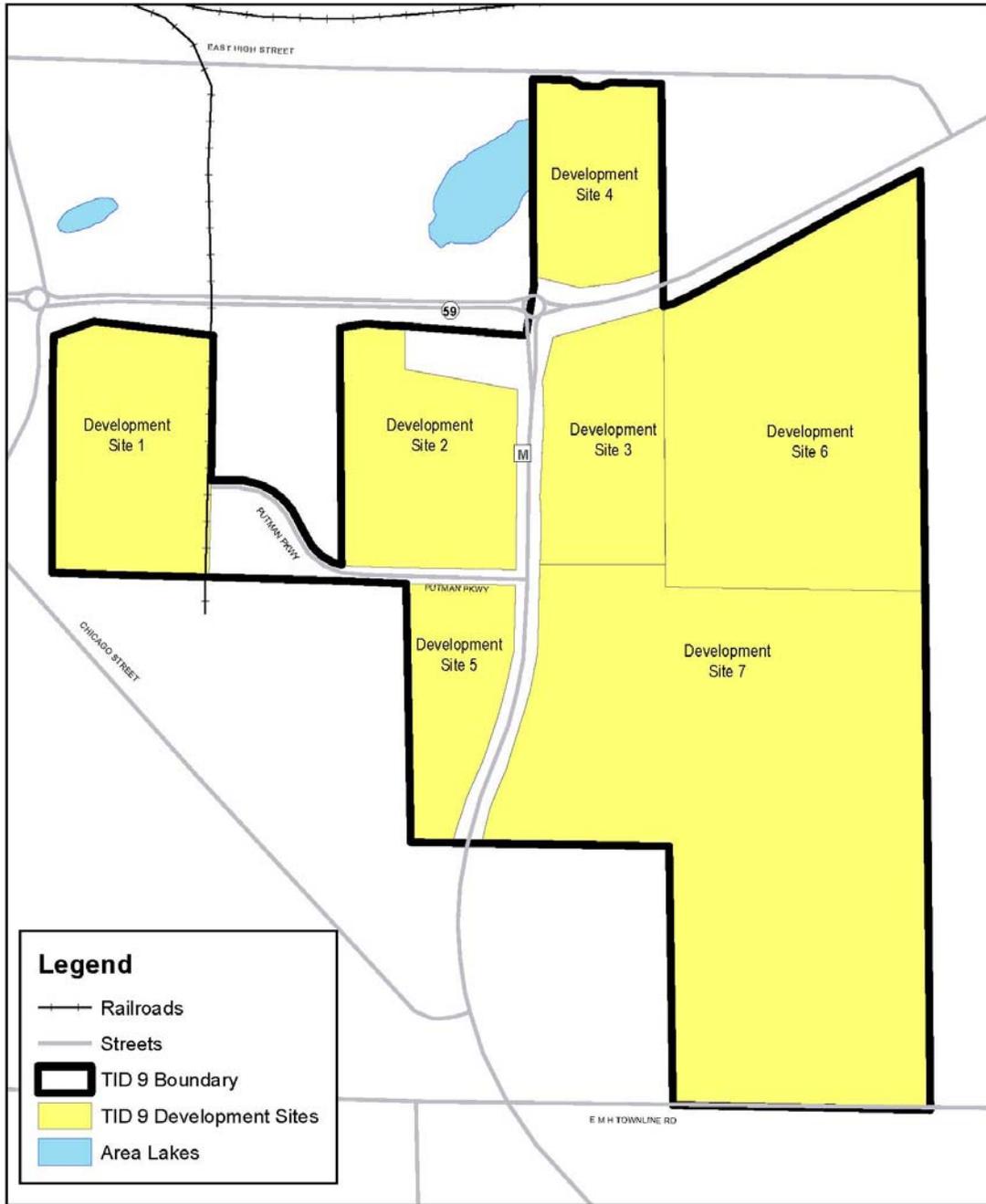
SECTION 2: Type and General Description of District

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.

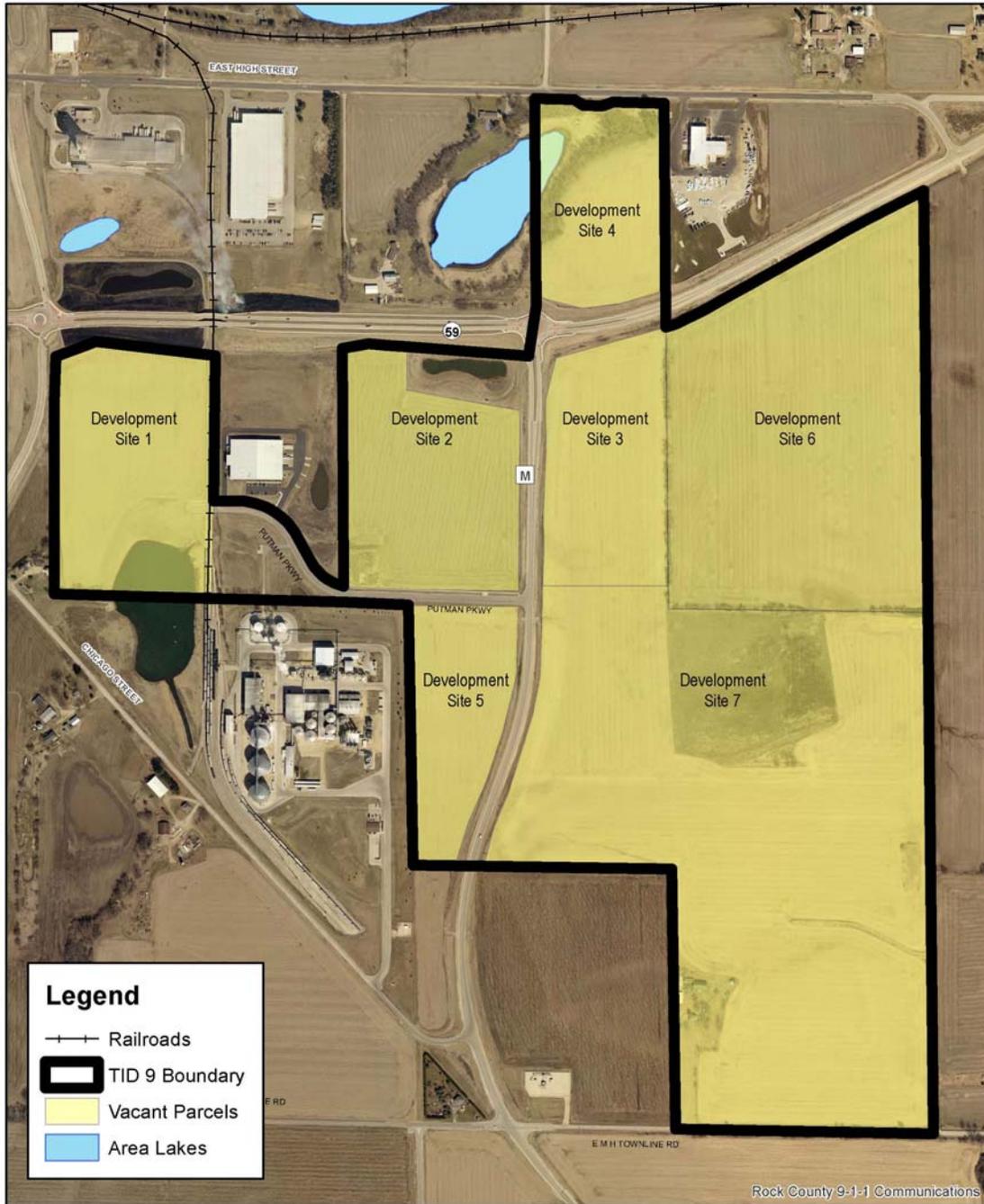
SECTION 3: Preliminary Map of Proposed District Boundary



City of Milton, Wisconsin

TID 9: Preliminary Map of Proposed Boundary

SECTION 4: Map Showing Existing Uses and Conditions



City of Milton, Wisconsin
TID 9: Existing Uses & Conditions

SECTION 5: 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 | 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 | 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 | 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 | 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 | 0 | 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 | 0 | 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 |
| Notes: | | | | | | | | | | | | | | | | |
| * The future outlot shown in Development Site #1 is shown within this total. | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Estimated Base Value 174,661 | | | | | |

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 Statutes 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.

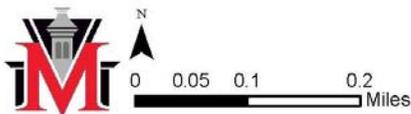
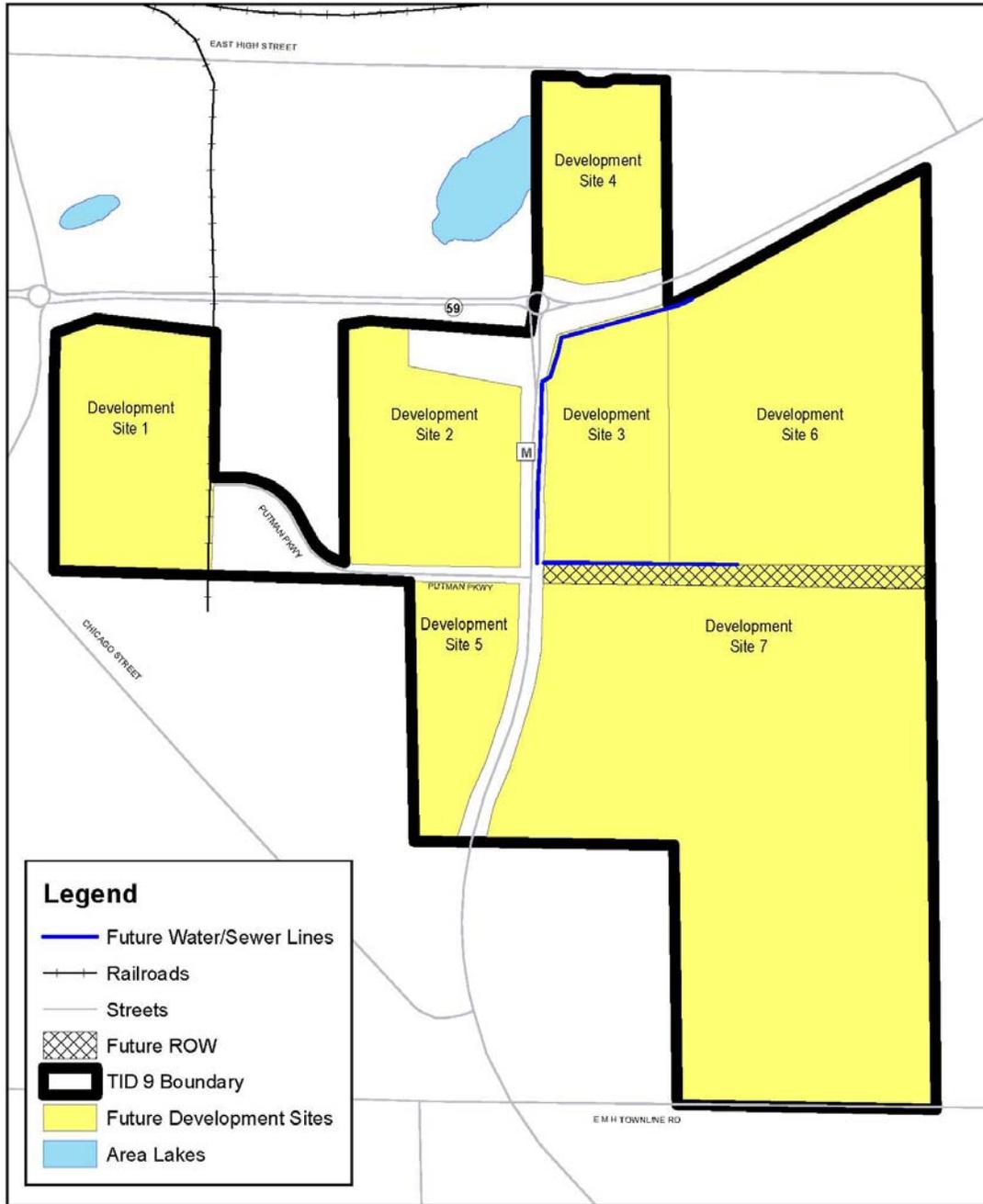
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments 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



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 | | <u>1,750,000</u> | <u>2,600,000</u> | <u>3,600,000</u> | <u>7,950,000</u> |

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:
¹Valuation 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 | Tax Exempt Discount Rate | 3.50% | |
| Revenue Periods/Final Year | 20 2037 | Taxable Discount Rate | 4.50% | |
| Extension Eligibility/Years | Yes 3 | | | |
| Recipient District | No | | | |

| | 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 | |
|--------------|--------------------|------------------|-------------------|--|------------------------|----------------|--|------------------------|------------------|------------------------------|--------------------|-----------|------------|-----------|-----------------------|
| | Tax Increments | Total Land Sales | Total Revenues | G.O. Bond 1,815,000 Dated Date: 05/01/17 | | | G.O. Bond 2,675,000 Dated Date: 05/01/19 | | | Developer Incentive Payments | Total Expenditures | Annual | Cumulative | | Principal Outstanding |
| | | | | Principal | Est. Rate ¹ | Interest | Principal | Est. Rate ¹ | Interest | | | | | | |
| 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 | | <u>8,380,225</u> | | | | |
| 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 |
| | | <u>1,877,122</u> | <u>3,442,601</u> | <u>2,391,132</u> | <u>312,766</u> | <u>8,023,621</u> |
| Notes: | | | | | | |
| The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4. | | | | | | |

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 Façade Grant Reimbursement – Jake & Lucy LLC and Junction Pub

Discussion

Mike and Lori Jacobson, owners of 106, 108, 114, 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: Mike & Lucy LLC | Project Address: 130 106 Merchant Row |
| Day Phone: 608-931-9874 | Alt. Phone: 608-931-7874 |
| FAX: — | E-Mail: mikejake54@gmail.com |
| Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC <input type="checkbox"/> 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 6 th | Proposed Completion Date: July 25 th |

| | |
|--|---|
| <p>Contractor Name, Address & Contact Info:</p> <p>Bonson Construction</p> | <p>Budget Estimates:</p> <p>Total Project Estimate: \$ 32,000.00</p> <p>Façade Grant Request: \$ 10,000.00</p> <p>Private Funds: \$ 22,000.00</p> <p>Private Loans: \$ _____</p> <p>Other Funding: \$ _____</p> |
|--|---|

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

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

Quote

Date: June 27, 2016

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

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 fascia 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 Bonson _____

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!

Bonson Construction 5180 Henry Circle, Milton, WI 53563 608-289-6204 mbonson@aol.com

plus
\$ 3,000⁰⁰
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

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 Bonson _____

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

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 SUBR | | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|----------|--|-----------|-----|---------------|-------------------------|-------------------------|--|--------------|
| | | INSD | WVD | | | | | |
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | 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 |
| | | | | | | | | \$ |
| | GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: General Aggregate | | | | | | | |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) | \$ |
| | | | | | | | BODILY INJURY (Per person) | \$ |
| | | | | | | | BODILY INJURY (Per accident) | \$ |
| | | | | | | | PROPERTY DAMAGE (Per accident) | \$ |
| | | | | | | | | \$ |
| | <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB | | | | | | EACH OCCURRENCE | \$ |
| | | | | | | | AGGREGATE | \$ |
| | | | | | | | | \$ |
| | <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ | | | | | | <input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | 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

CANCELLATION

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

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

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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: 130 114 Merchant Row |
| Day Phone: 608-931-9874 | Alt. Phone: 608-931-7874 |
| FAX: ✓ | E-Mail: mikejake54@gmail.com |
| Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC <input type="checkbox"/> 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 6 th | Proposed Completion Date: July 25 th |

| | |
|---|---|
| <p>Contractor Name, Address & Contact Info:</p> <p>Bonson Construction Badger Stateline Concrete Simmons fence</p> | <p>Budget Estimates:</p> <p>Total Project Estimate: \$ 21,600.00 Façade Grant Request: \$ 10,000.00 Private Funds: \$ 11,600.00 Private Loans: \$ _____ Other Funding: \$ _____</p> |
|---|---|

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 Façade 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

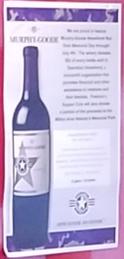
| | |
|-----------|------------|
| Date | Estimate # |
| 6/24/2016 | 1200 |

| |
|----------------|
| 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









Fredrick's
Supper Club



SF SIMMONS FENCE

& Specialty Products LLC

PROPOSAL

4527 S. Hwy 51 • Janesville, WI 53546
 (Across from the Rock County Airport)
 Tel: (608) 754-1610 • Fax: (608) 754-4044
 www.simmons_fence.com



NO. E 1001437

DATE **5/25/2016**

JOB ORDER DATE

JOB LOG NO.

TELEPHONE

NUMBER **931-9874**

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.

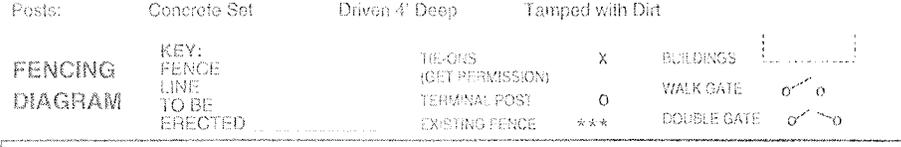
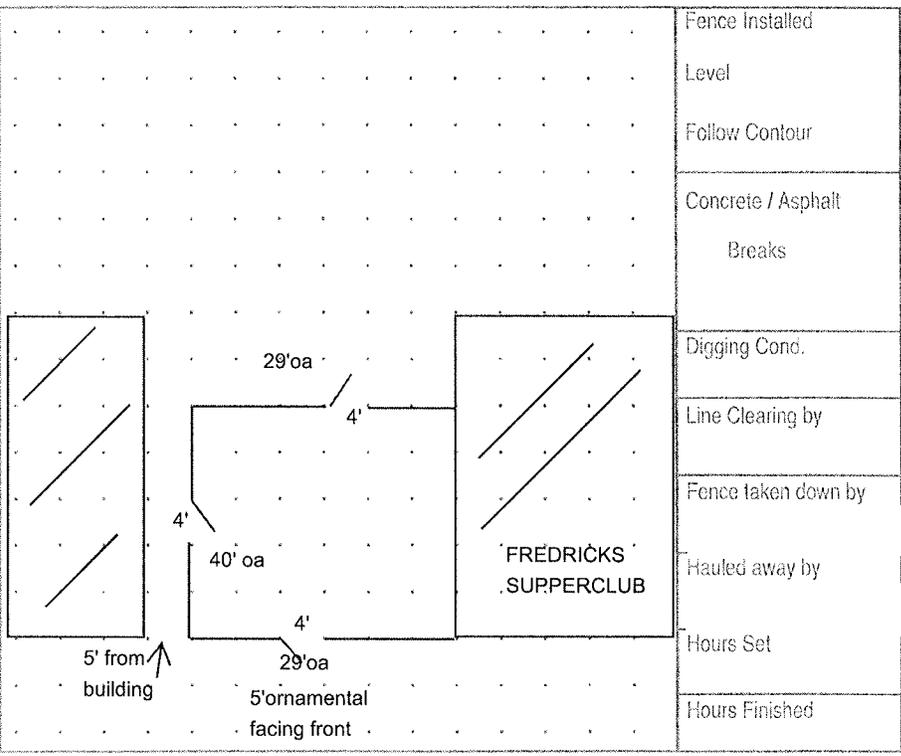
NOTES

| | |
|------------------------------|-------------------|
| 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" | |



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 _____



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 E-MAIL ADDRESS: deyers@schwartzshea.com | FAX (A/C, No): |
| | INSURER(S) AFFORDING COVERAGE | |
| INSURER A : Sheboygan Falls Insurance Co | | 16438 |
| INSURED SIMMONS FENCE & SPECIALTY PRODUCTS, LLC PRODUCTS, LLC 4527 S US Hwy 51 Janesville, WI 53546 | INSURER B : | |
| | INSURER C : | |
| | INSURER D : | |
| | INSURER E : | |
| | INSURER F : | |

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 | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | CPY2003707 | 04/26/2016 | 04/26/2017 | EACH OCCURRENCE | \$ 1,000,000 |
| | | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 100,000 |
| | | | | | | | MED EXP (Any one person) | \$ 5,000 |
| | | | | | | | PERSONAL & ADV INJURY | \$ 1,000,000 |
| | | | | | | | GENERAL AGGREGATE | \$ 2,000,000 |
| | | | | | | | PRODUCTS - COMPI/OP AGG | \$ 2,000,000 |
| | | | | | | | | \$ |
| A | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | CAY2003707 | 04/26/2016 | 04/26/2017 | COMBINED SINGLE LIMIT (Ea accident) | \$ 1,000,000 |
| | | | | | | | BODILY INJURY (Per person) | \$ |
| | | | | | | | BODILY INJURY (Per accident) | \$ |
| | | | | | | | PROPERTY DAMAGE (Per accident) | \$ |
| | | | | | | | | \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0 | | | CXY2003707 | 04/26/2016 | 04/26/2017 | EACH OCCURRENCE | \$ 1,000,000 |
| | | | | | | | AGGREGATE | \$ |
| | | | | | | | PERSONAL ADVERT | \$ 1,000,000 |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | Y/N Y N/A | WCY2003707 | 04/26/2016 | 04/26/2017 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER | |
| | | | | | | | E.L. EACH ACCIDENT | \$ 1,000,000 |
| | | | | | | | 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.

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.

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.

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.