

# City of Whitewater, Wisconsin



Amendment to TID No. 4  
Boundary and Project Plan



Project Plan and Boundary Description

September 17, 1996

## **Vandewalle & Associates**

Planning Design & Development Consultants

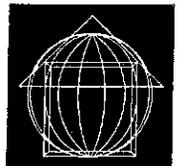
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**SECTION I. INTRODUCTION**

*The amended project plan for Tax Increment Financing District #4 (TID #4) in the City of Whitewater, Wisconsin, has been prepared in compliance with Sec. 66.46(4)(f), Wis. Stats. The original project plan listed the need for the project, listed the proposed improvements within the district, provided an estimated time schedule for completion of the project and an estimated budget.*

*Since the adoption of the original project plan, significant changes have been made to Section 66.46, Wis. Stats. Due to the fact that the district was created prior to October 1, 1995, the spending period is now ten years and the retirement has been lengthened to 27 years. In addition, the boundary of the original TIF District may be amended during the first seven years of the district. This project plan amendment will more closely reflect the changes in the TIF law, reflect actual project cost expenditures by year, amend each map to show proposed changes, identify new projects that are proposed within the amended boundary, estimate development potentials and revise the economic feasibility of the amended district. This amended project plan is to be adopted by resolution of the City Council on the recommendation of the City Plan Commission to be the official plan and guide for public and private sector development within the boundaries of TID #4.*

*As was the case with the original TIF District projects, implementation of the project plan and construction of the proposed improvements listed will still require case-by-case authorization by the City Council. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of*

*development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to spending no more than the total estimated cost herein projected. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the projects meet the purpose and intent of the district.*

*As required by Sec. 66.46(4)(f), Wis. Stats., a copy of the project plan will be submitted to the Department of Revenue and used as a basis of their recertification of amended Tax Increment District #4 in the City of Whitewater.*

**SECTION II. DESCRIPTION OF HOW AMENDED TAX INCREMENT DISTRICT #4 WILL CONTINUE TO PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF WHITEWATER**

*Tax Increment Financing District #4 was created for the purpose of promoting the orderly development of the City of Whitewater. One purpose of TID #4 was to finance the construction of streets and utilities and provide incentives necessary for industrial recruitment and growth. Another purpose of the original TIF district was to stimulate private sector development along Whitewater Street.*

*The City of Whitewater has experienced significant industrial growth in the past 10 years. This is due, in part, to the expansion of existing businesses and location of new businesses to the Whitewater Business Park. Because most of the original acreage within the Business Park is developed, the City is proposing to expand the Park to allow for continued industrial growth, stimulate job creation and tax base expansion and diversification.*

*In order for the Whitewater Community Development Authority, as marketing agent for the City of Whitewater, to continue with industrial recruitment, it is necessary to amend the TIF district to secure more land to be developed, infrastructure to be constructed and business recruitment incentives to be put in place. In addition, downtown improvements will assist in retail and commercial expansion as well as blight elimination.*

*The City has also been very active in promoting revitalization of the Downtown and, specifically, the Whitewater Street corridor. Blighted properties are being removed to provide economic stimuli for redevelopment potentials. Pedestrian links*

*are being established to connect different areas of the downtown to promote more consumer spending and tourism.*

*The City is unable to construct the needed infrastructure for future development and redevelopment without the use of tax increment financing. It is for this reason that the City of Whitewater is proposing the amendment of TIF District No. 4.*

**SECTION III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION  
AND EQUALIZED VALUES**

*The boundaries of TID #4 are officially designated on amended Map 1. The boundary amendment has added approximately 160 acres of industrially-zoned land to the existing TIF. In addition, a more comprehensive redevelopment approach to the downtown is being proposed. The inclusion of new properties reflects this intent.*

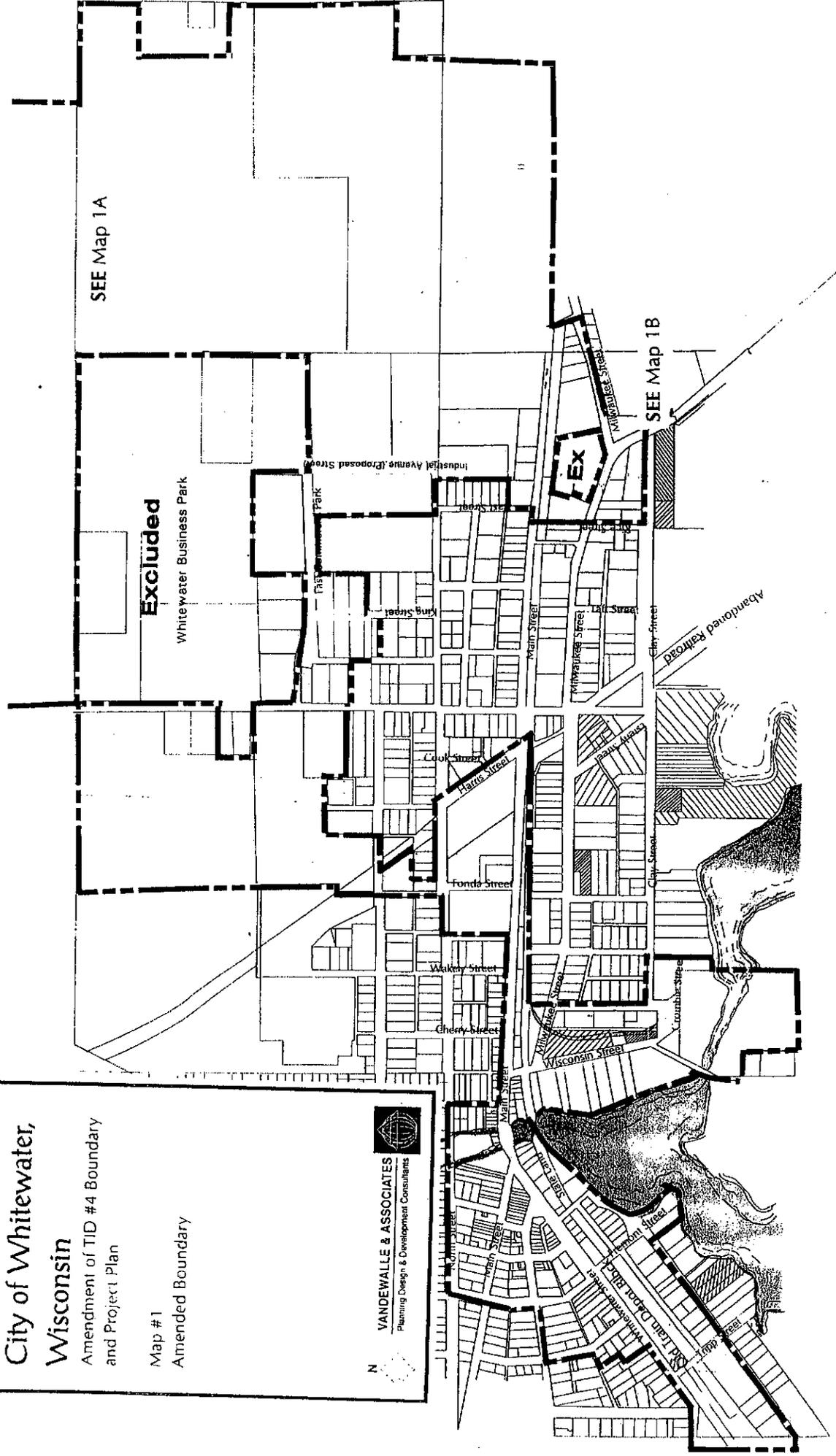
*The City has no capacity to create any additional TIF districts. There are presently four TIDs in place with estimated retirement to begin within 5 to 10 years, dependent upon the local and state economy as well as any legislative changes in TIF law.*

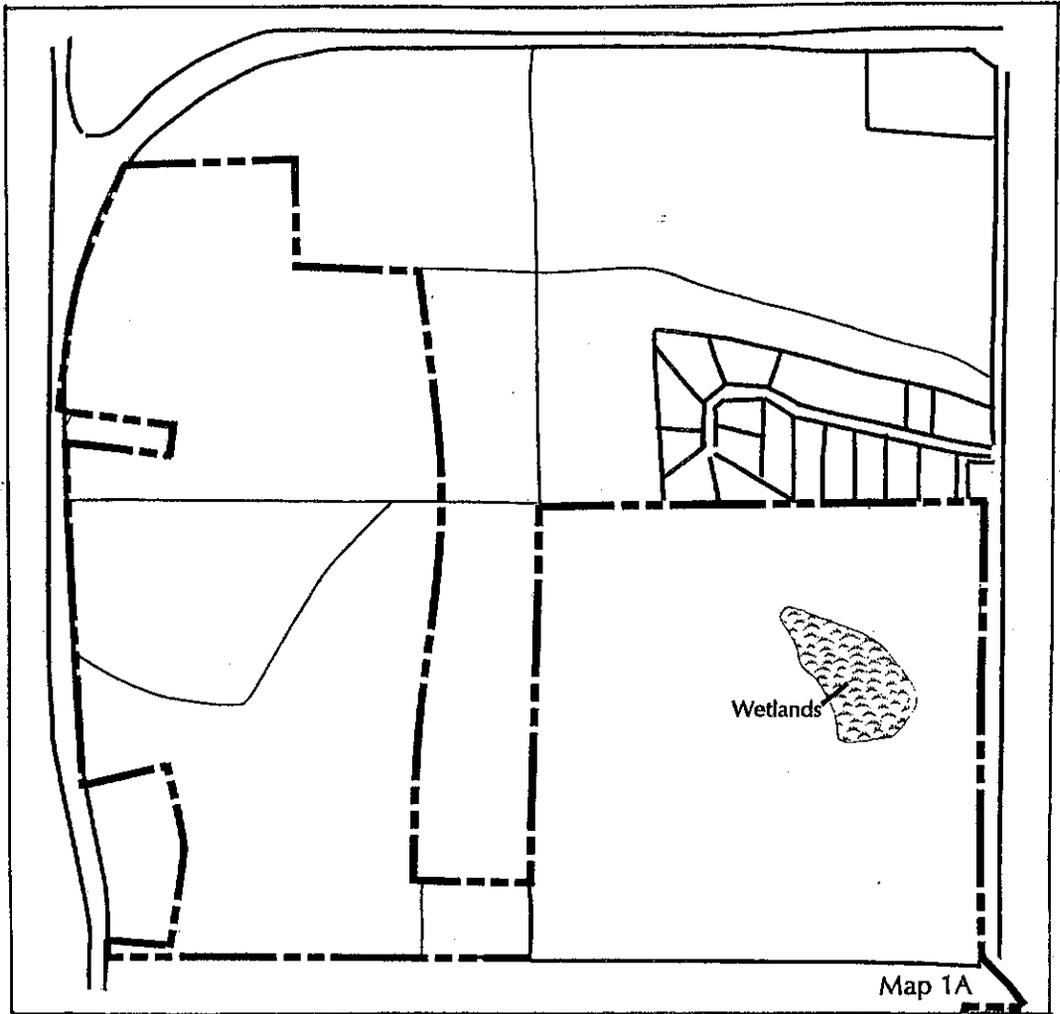
*The City has been able to amend the boundary under the current legislation. Inclusion of new properties will be used by the Department of Revenue to recertify the district and establish a new base value. All new properties proposed to be included in the expanded TID No. 4 will continue to have their January 1, 1996 equalized values generate taxes that will be paid to the overlying taxing jurisdictions. Any new development that occurs within the proposed amended boundary will have those specific taxes used to offset project expenditures made within the District.*

# City of Whitewater, Wisconsin

Amendment of TID #4 Boundary  
and Project Plan

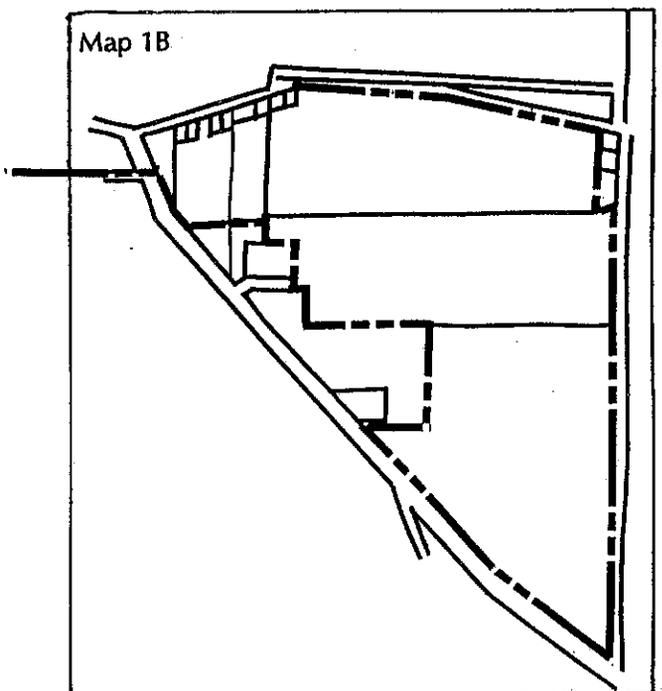
Map #1  
Amended Boundary





**City of Whitewater,  
 Wisconsin**  
 Amendment of TID #4 Boundary  
 and Project Plan  
  
 Maps #1A and 1B  
 Amended Boundary


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**SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY**

*Map 2, on the following page, continues to demonstrate that over 50% of all lands within TID No. 4 is zoned M-1. A portion of the land is still currently in agricultural use. The land use and zoning within TID No. 4 meet the requirements of being suitable for industrial development as required by Section 66.46, Wis. Stats.*

*The Downtown properties are primarily zoned commercial. The amended boundary includes additional commercially-zoned properties as well as residential and some manufacturing. Some of these properties have been specifically identified as potential redevelopment sites with emphasis on complementary business recruitment.*

*Wetlands may exist on a portion of the Grant Johnson property which is anticipated to be industrially-developed. It is the intention of the City not to allow development of the wetlands. The City may choose to enhance the wetlands with appropriately-placed walking/jogging paths subject to review of the appropriate governmental bodies.*

# City of Whitewater, Wisconsin

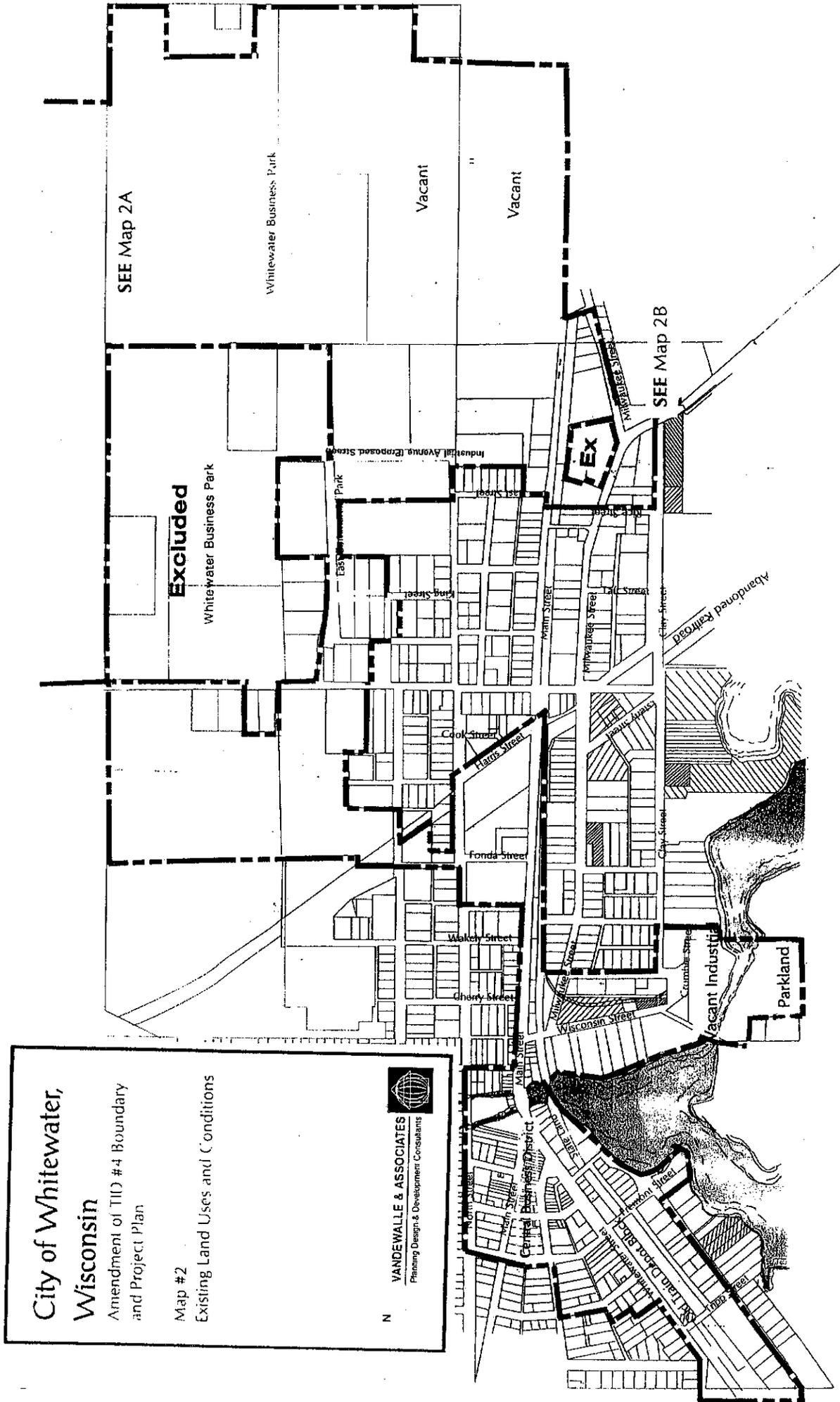
## Amendment of TID #4 Boundary and Project Plan

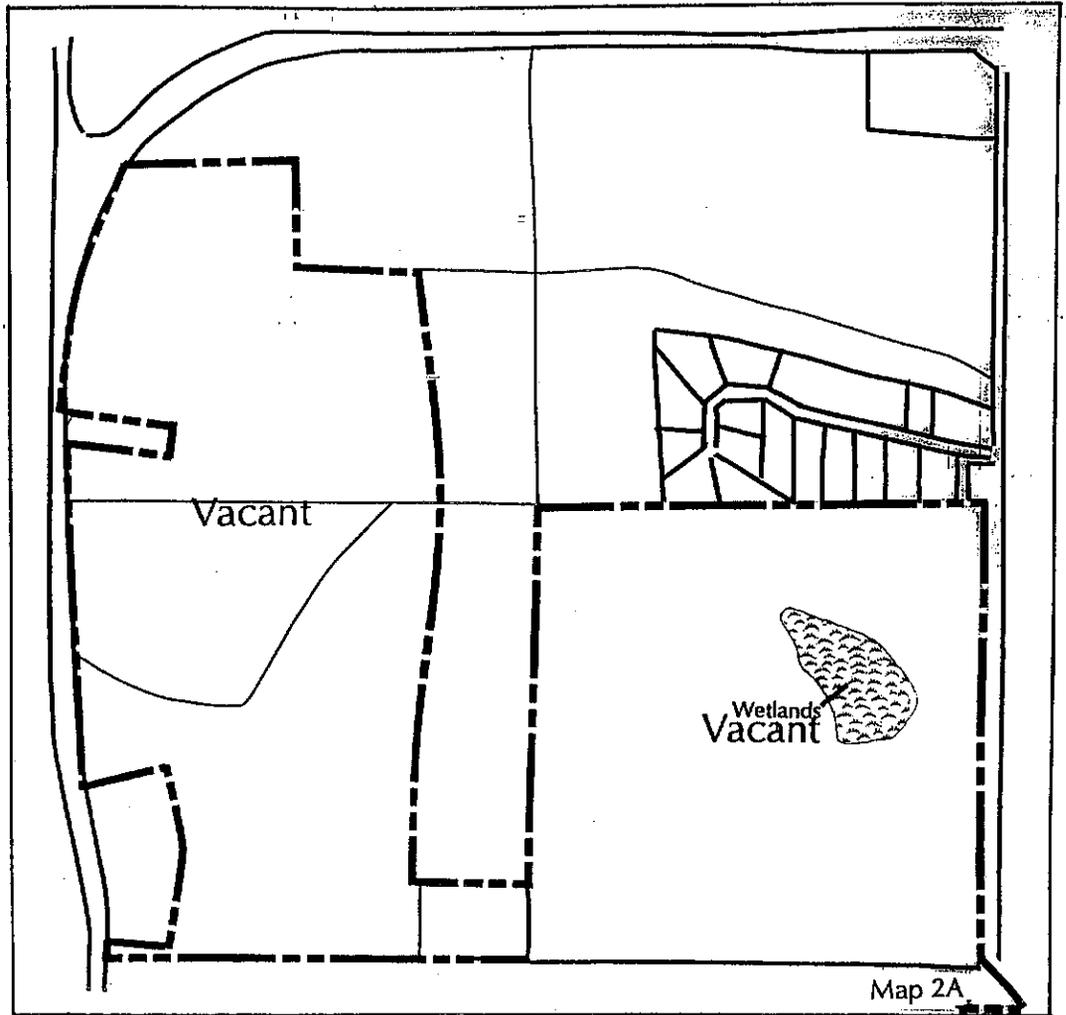
Map #2  
Existing Land Uses and Conditions



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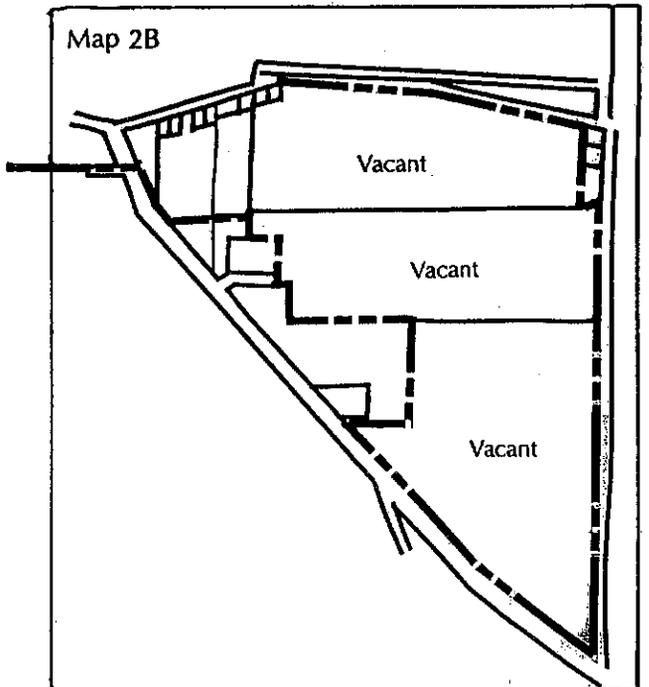
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**City of Whitewater,  
 Wisconsin**  
 Amendment of TID #4 Boundary  
 and Project Plan  
  
 Maps #2A and 2B  
 Existing Land Uses and Conditions

N  
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**SECTION V. PROPOSED PUBLIC WORKS AND ESTIMATED COSTS**

*Table 1 describes the proposed public improvements, the estimated time of construction and estimated costs proposed as improvements. Actual project costs expended to date are shown under general categories. Extended and new project costs are identified in years 1996-2000. Map 3 shows the location of proposed new improvements.*

*The primary costs included in TID #4 continue to be for the development of infrastructure and marketing of lots within the expanded TIF district. Acquisition of additional land for development is anticipated during the TIF spending period. Other project costs include infrastructure improvements and redevelopment funding within the Downtown area. The cost estimates are based on preliminary engineering and design estimates that will be refined as the planning for construction proceeds.*

*The estimated year of construction for each of the phases is based upon an assumption that business recruitment continues to go as well as has been historically experienced. The actual construction phasing will be based on an annual review of tax increment revenues. If the tax increment revenue projections are not being met, part of the infrastructure construction may be deferred or not even commenced within the 10-year spending period of this district.*

*The City has recently amended TIF District Nos. 1 and 2 to allow for the exchange of positive tax increment revenues between those two districts and TID Nos. 3 and/or 4. The City may choose to use some of the excess tax increment revenues to further the development and redevelopment efforts within TID No. 4.*

*Ten years, budgeted in Table 1, include spending for marketing. Aggressive marketing has been the main ingredient for this successful project. The Whitewater Community Development Authority (CDA) continues to aggressively market the property to prospective businesses and industries. The inclusion of marketing and other administrative costs will enable the CDA to appropriately market the property for further development which will benefit the City and contribute to economic growth.*

*Another expanded project cost includes improvements along the Whitewater Street corridor. Currently, the City has assembled and purchased properties for the purpose of stimulating economic development and redevelopment activities along Whitewater Street and into the Downtown area. The purpose of these improvements is to create an economic development driver through open space improvements, passive recreation opportunities for downtown businesses and visitors, create a civic space for activities and events and eliminate blighted conditions through demolition of blighted properties.*

*Lastly, redevelopment funding has been added to the list of proposed public improvements. With the expanded boundary, the opportunity for redevelopment of blighted properties is greatly enhanced. The boundary includes the former Hawthorne Melody plant. This property has been vacant for several years, is visually and structurally blighted and in need of significant repair. The property value continues to decline, putting a burden on the general taxpayer by replacing lost taxes due to this decline. Redevelopment of this parcel would greatly enhance the entire area, therefore, project costs have been included to assist in this redevelopment effort.*

*It is recommended that protective covenants and deed restrictions be recorded against the industrially-zoned property joining the existing Business Park. The purpose of these covenants is to continue with the excellent quality of development presently in the Park. A major contributor to the high quality image and tax base is due to these covenants as well as marketing to higher quality businesses.*

*Non-project costs include a potential of over \$50,000,000 of private investment and construction costs.*

# City of Whitewater, Wisconsin

August 19, 1996

TIF District No. 4  
Table 1

Project Year	Project Description	Total Estimated Expenditure	Other Source Revenue	TIF Budget
1990	Creation of TIF District Engineering	\$4,793		\$4,793
	Infrastructure Improvements to Main Street	\$20,622		\$20,622
	Land Acquisition	\$213,324		\$213,324
	Marketing, Administration & Business Development Activities	\$181,322		\$181,322
	<b>Subtotal, 1990 Costs</b>	<b>\$420,161</b>	<b>\$0</b>	<b>\$420,161</b>
1991	Phase 1 Business Park Improvements Engineering & Design Fees	\$483,313		\$483,313
	Downtown Public Parking Improvements	\$24,180		\$24,180
	Planning/Legal/Miscellaneous Engineering	\$45,826		\$45,826
	Land Acquisition	\$16,506		\$16,506
	Marketing, Administration & Business Development Activities	\$11,315		\$11,315
<b>Subtotal, 1991 Costs</b>	<b>\$599,605</b>	<b>\$0</b>	<b>\$599,605</b>	
1992	Downtown Improvements	\$96,975		\$96,975
	Planning/Legal/Miscellaneous Engineering	\$905		\$905
	Marketing, Administration & Business Development Activities	\$42,644		\$42,644
	<b>Subtotal, 1992 Costs</b>	<b>\$140,524</b>	<b>\$0</b>	<b>\$140,524</b>
	<b>1993</b>	<b>Business Park Miscellaneous Improvements</b>	<b>\$21,561</b>	
Planning/Legal/Miscellaneous Engineering	\$6,451		\$6,451	
Marketing, Administration & Business Development Activities	\$541		\$541	
<b>Subtotal, 1993 Costs</b>	<b>\$28,553</b>	<b>\$0</b>	<b>\$28,553</b>	

# City of Whitewater, Wisconsin

August 19, 1996

TIF District No. 4  
Table 1

Project Year	Project Description	Total Estimated Expenditure	Other Source Revenue	TIF Budget
1994	Business Park Improvements	\$34,883		\$34,883
	Planning/Legal/Miscellaneous Engineering	\$2,674		\$2,674
	Marketing, Administration & Business Development Activities	\$56,864		\$56,864
	<b>Subtotal, 1994 Costs</b>	<b>\$94,421</b>	<b>\$0</b>	<b>\$94,421</b>
1995	Acquisition and Relocation/Downtown	\$380,792		\$380,792
	Planning/Legal/Miscellaneous Engineering	\$0		
	Downtown Parking Lot Improvements	\$107,453		\$107,453
	Marketing, Administration & Business Development Activities	\$81,190		\$81,190
<b>Subtotal, 1995 Costs</b>	<b>\$569,435</b>	<b>\$0</b>	<b>\$569,435</b>	
1996	Phase 1 Downtown/Whitewater Street Final Design & Construction	\$675,000		\$675,000
	— Mill Pond Boardwalk			
	— Lakefront Boardwalk			
	— Fremont Streetscape			
	— Great Lawn Garding			
	— Public Activity Area			
	Acquisition/Relocation — Downtown (grant to lessen cost)	\$335,200		\$335,200
Central Quadrant Update — Neighborhood plan for Hawthorne	\$20,000		\$20,000	
Melody site/Franklin/Whitewater/Center Streets				
Complete Downtown Parking Lot Construction, including burying overhead utilities	\$60,000		\$60,000	
Marketing, Administration & Business Development Activities	\$75,000		\$75,000	
<b>Subtotal, 1996 Costs</b>		<b>\$1,165,200</b>	<b>\$0</b>	<b>\$1,165,200</b>

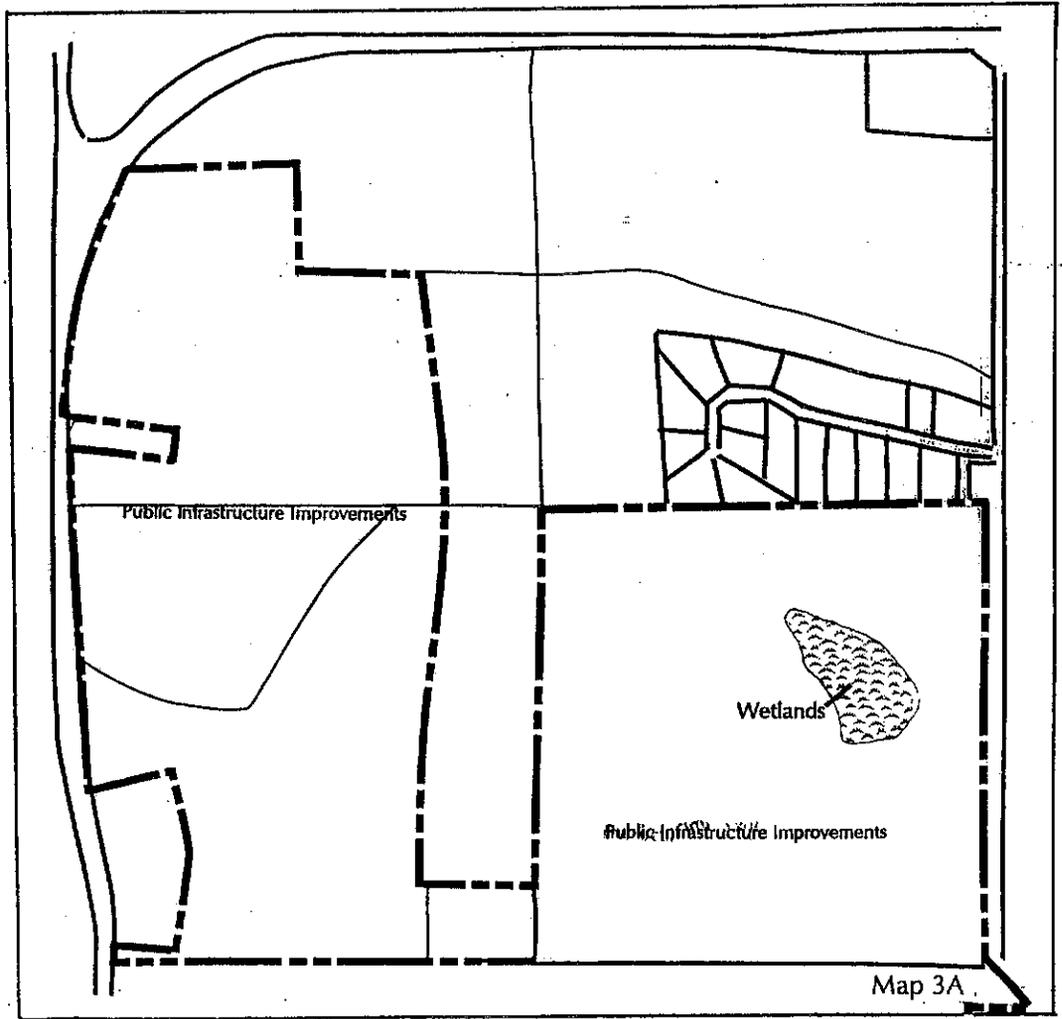
# City of Whitewater, Wisconsin

August 19, 1996

TIF District No. 4  
Table 1

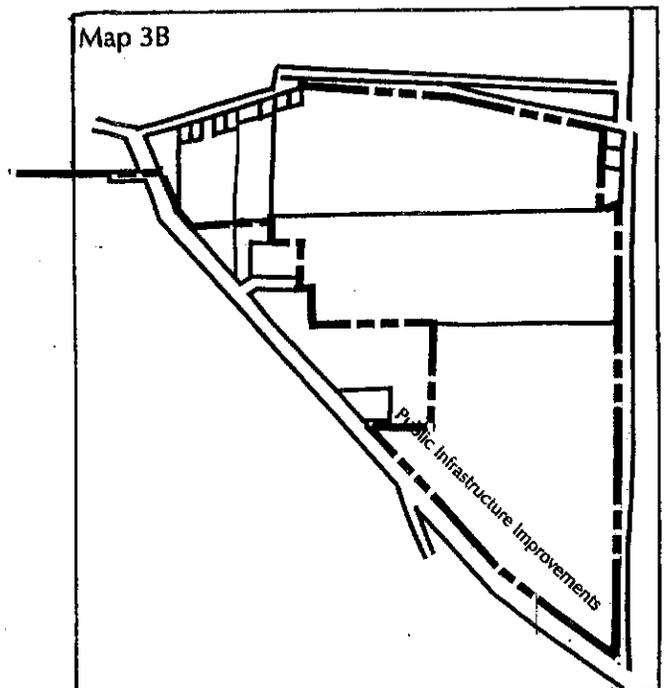
Project Year	Project Description	Total Estimated Expenditure	Other Source Revenue	TIF Budget
1997	Business Park Improvements (including land purchase — Husco/Urba	\$500,000		\$500,000
	Main Street Reconstruction (Planning, design, engineering, acquisition)	\$200,000		\$200,000
	Downtown Parking Lot (Acquisition, construction)	\$100,000		\$100,000
	Redevelopment Acquisition/Write Down	\$1,000,000		\$1,000,000
	Entry Features — Downtown	\$100,000		\$100,000
	— Ann/Franklin			
	— Whitewater/Franklin			
	— Bridge/State Highway			
	— Main/Third			
	— Hawthorne Melody/Bridge			
DOT Highway Reconstruction Project Match/Pedestrian Under Railroad	\$100,000		\$100,000	
Depot Renovation for Public Activity Area	\$100,000		\$100,000	
Whitewater Streetscape Donation Program	\$200,000	\$200,000		
Marketing, Administration & Business Development Activities	\$77,500		\$77,500	
<b>Subtotal 1997 Costs</b>		<b>\$2,977,500</b>	<b>\$200,000</b>	<b>\$2,177,500</b>
1998	Business Park Improvements	\$1,000,000	\$500,000	\$500,000
	Phase 2 Whitewater Streets Redevelopment Construction	\$935,000		\$935,000
	Redevelopment Acquisition/Relocation	\$800,000		\$800,000
	Planning/Legal/Miscellaneous Engineering	\$50,000		\$50,000
	Marketing, Administration & Business Development Activities	\$85,000		\$85,000
<b>Subtotal 1998 Costs</b>		<b>\$2,670,000</b>	<b>\$500,000</b>	<b>\$2,370,000</b>





**City of Whitewater,  
 Wisconsin**  
 Amendment of TID #4 Boundary  
 and Project Plan  
  
 Maps #3A and 3B  
 Proposed Improvements


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# City of Whitewater, Wisconsin

August 19, 1996

TIF District No. 4

Table 1

Project Year	Project Description	Total Estimated Expenditure	Other Source Revenue	TIF Budget
1999	Phase 3 Whitewater Street Redevelopment	\$1,005,000		\$1,005,000
	Business Park Improvements	\$500,000		\$500,000
	Planning/Legal/Miscellaneous Engineering	\$50,000		\$50,000
	Marketing, Administration & Business Development Activities	\$100,000		\$100,000
	<b>Subtotal 1999 Costs</b>	<b>\$1,655,000</b>	<b>\$0</b>	<b>\$1,655,000</b>
2000	Planning/Legal/Miscellaneous Engineering	\$50,000		\$50,000
	Marketing, Administration & Business Development Activities	\$100,000		\$100,000
	<b>Subtotal 2000 Costs</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$150,000</b>
	<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$10,070,399</b>	<b>\$700,000</b>	<b>\$9,370,399</b>

**SECTION VI. ECONOMIC FEASIBILITY ANALYSIS**

The economic feasibility analysis for TID #4 is presented in the revenue analysis in Table 3 and the expenditure analysis in Table 4.

The revenue projections in Table 3 are based upon development and redevelopment assumptions in Table 2. Development assumptions identified in Table 2 will not occur without the coordinated efforts of the City, the Community Development Authority and individual Downtown businesses. Aggressive marketing will be the key ingredient to new and redevelopment increment within the downtown as well as the Whitewater Business Park. The development increments assumed in Table 2 are considered realistic and conservative. It is assumed that potential development increment in TID #4 could be as much as \$50,000,000.

**TABLE 2 DEVELOPMENT INCREMENT ASSUMPTIONS**

<b>YEAR</b>	<b>DEVELOPMENT DESCRIPTION</b>	<b>EST INCREMENT</b>	<b>EST TAX BASE LOSS</b>
12/31/96	Certified increment by DOR	\$ 7,177,400	\$ 0 Reflected in certified increment
12/31/97	Manufacturing	1,500,000	0
	Hawthorne Melody rehabilitation	2,800,000	250,000
12/31/98	Manufacturing	1,500,000	0
	Whitewater Street/Elderly	1,500,000	100,000
	Riverfront redevelopment	3,000,000	300,000

YEAR	DEVELOPMENT DESCRIPTION	EST INCREMENT	EST TAX BASE LOSS
12/31/99	Riverfront redevelopment (remainder)	3,000,000	0
12/31/00	Hotel block rehabilitation	1,500,000	0
	Manufacturing	1,500,000	0
12/31/01	Manufacturing	2,000,000	0
12/31/02	Manufacturing	2,000,000	0
12/31/03	Manufacturing	2,000,000	0
12/31/04	Manufacturing	2,000,000	0
12/31/05	Manufacturing	2,000,000	0
12/31/06	Manufacturing	2,000,000	0
12/31/07	Manufacturing	2,000,000	0
12/31/08	Manufacturing	2,000,000	0
12/31/09	Manufacturing	2,000,000	0
12/31/10	Manufacturing	2,000,000	0
12/31/11	Manufacturing	2,000,000	0
12/31/12	Manufacturing	2,000,000	0
12/31/13	Manufacturing	2,000,000	0
12/31/14	Manufacturing	2,000,000	0
12/31/15	Manufacturing	2,000,000	0
12/31/16	Manufacturing	2,000,000	0
ESTIMATED TOTAL DEVELOPMENT INCREMENT		\$ 50,977,000	\$ 650,000

The total development increment of \$50,977,000 is based on industrial and commercial development within the expanded TIF District boundaries. The assumptions on when development will occur is developed on historic development

*All spending within the amended boundary must take place within three (3) years of City Council's adoption of the resolution to amend the boundary. Consequently, spending within the amended area must be completed by fall of 1999. There then remains one more year out of the ten years of spending within the original TIF District No. 4 boundary.*

*It is extremely important that the City carefully monitor the success of the TIF district when considering expending more funds. As of the date of the Public Hearing, the City Council has adopted two resolutions amending TIF District Nos. 1 and 2 to allow for the allocation of positive tax increments between TIF Nos. 1 and 2 and/or 3 and 4. This positive tax increment allocation will assist the City of Whitewater in strategically planning for long-range revitalization of the downtown as well as preparing for industrial expansion into the 21st century.*

*If the state or national economy takes a downswing, development could potentially be postponed. In any event, it is recommended that the City staff carefully monitor the TIF district's status and report to the City Plan Commission and Council on an annual basis. The Council will then review the financial condition of TID #4 prior to authorizing any further expenditures.*

*Based upon the assumptions used in Tables 1 and 2, Amended TID #4 is feasible and retires in the twenty-seventh year or 2017. Final determination of retirement will be made with assistance from the City's financial consultant upon issuance of the bonds and the use of any positive tax increment allocations from either TID Nos. 1 and/or 2.*

*patterns as well as on discussions with potential developers regarding interest in the downtown for new development and redevelopment. Realization of the redevelopment assumptions must be based on aggressive recruitment and marketing while working with the current property owners and potential developers.*

*The economic feasibility of these improvements is based solely on increment projections within the existing TIF District. In addition, it is the intent of the CDA and City to apply for matching grants to offset costs, both in the Business Park and in the Downtown. The City has already been very successful in obtaining grants for the Whitewater Street corridor. One of the potential others sources of revenues described in Table 1 is application to the Wisconsin Department of Transportation for a 50/50 matching grant from their Transportation Economic Assistance (TEA) grant program. This will be used primarily in the Business Park when an industrial user expresses interest in locating to the Park. If successful in obtaining a grant, WisDOT will then work with the City and the potential business on finalizing and securing the funding to offset infrastructure improvements to service the Park and the particular business.*

*One last source of revenue is the potential for a private donation program to be established in the Downtown area. The City, with the design consultants, are finalizing design plans which will identify specific streetscape improvements and projects. These projects will then be graphically reproduced into a brochure for private donations and fundraising to offset public costs. It is anticipated that a successful fundraising program could yield as much as \$200,000 of revenue towards the Whitewater Street Corridor improvements.*

*The preliminary economic feasibility analysis projects that TID #4 is feasible. The City should, however, be cautious at spending at levels projected in the Project Cost Summary (Table 1). The City should analyze the fiscal condition of TID #4 and how well the development assumptions are being reached in relation to expanding more serviced area in the Business Park. This analysis should be completed on an annual basis. Decisions to continue spending should be based on the "state of the district".*

*Financing for the proposed project will be done primarily as General Obligation Bonds, parking revenue bonds or loans. The amount of borrowing or the strategy of financing is yet to be determined. The accounting for TID #4 will be done as in a segregated account. It is anticipated that all borrowing will be paid back by tax increment revenues. The City will make its final decision on where and how to borrow funds on a case-by-case basis and with the advice of the City's financial consultant.*

**TABLE 3**  
**AMENDED TID #4 ECONOMIC FEASIBILITY ANALYSIS**  
**REVENUE ANALYSIS**

BASE VALUE YEAR	1990	RATE OF INFLATION	0.015
BASE VALUE AMOUNT \$1000	2661	INTEREST RATE	0.060
NET VALUE TAX RATE	0.0208		

YEAR	DEVELOPMENT TAX BASE		TOTAL VALUE BASE \$ (\$1000)	INFLATION FACTOR	TOTAL VALUE CURRENT \$ (\$1000)	TOTAL VALUE INCREMENT (\$1000)	TAX REVENUE INCREMENT (\$1000)
	INCREMENT BASE \$ (\$1000)	LOSS BASE \$ (\$1000)					
1990	1	0	2662	1.000	2662.00	1.00	0.00
1991	1835	0	4496	1.015	4563.44	1902.44	0.00
1992	2385	0	5046	1.030	5198.52	2537.52	0.02
1993	2833	0	5494	1.046	5744.96	3083.96	39.63
1994	2933	0	5594	1.061	5937.27	3276.27	52.86
1995	7177	0	9838	1.077	10598.75	7937.75	64.24
1996	8677	0	11338	1.093	12397.90	9736.90	68.24
1997	12977	250	15638	1.110	17356.20	14695.20	165.34
1998	18977	400	21638	1.126	24375.50	21714.50	202.82
1999	21977	0	24638	1.143	28171.30	25510.30	306.10
2000	24977	0	27638	1.161	32075.49	29414.49	452.31
2001	26977	0	29638	1.178	34912.52	32251.52	531.38
2002	28977	0	31638	1.196	37827.45	35166.45	612.70
2003	30977	0	33638	1.214	40821.96	38160.96	671.80
2004	32977	0	35638	1.232	43897.80	41236.80	732.52
2005	34977	0	37638	1.250	47056.73	44395.73	794.89
2006	36977	0	39638	1.269	50300.56	47639.56	858.96
2007	38977	0	41638	1.288	53631.11	50970.11	924.76
2008	40977	0	43638	1.307	57050.25	54389.25	992.33
2009	42977	0	45638	1.327	60559.91	57898.91	1061.71
2010	44977	0	47638	1.347	64162.02	61501.02	1132.93
2011	46977	0	49638	1.367	67858.56	65197.56	1206.03
2012	48977	0	51638	1.388	71651.57	68990.57	1281.07
2013	50977	0	53638	1.408	75543.10	72882.10	1358.07
2014	52977	0	55638	1.430	79535.25	76874.25	1437.07
2015	54977	0	57638	1.451	83630.17	80969.17	1518.13
2016	56977	0	59638	1.473	87830.04	85169.04	1601.29
2017	56977	0	59638	1.495	89146.89	86485.89	1686.59

TABLE 4

**AMENDED TIF #4 ECONOMIC FEASIBILITY ANALYSIS**  
**EXPENDITURE ANALYSIS**

BASE VALUE YEAR		1990		RATE OF INFLATION		0.015	
BASE VALUE AMOUNT \$1000		2661		INTEREST RATE		0.060	
NET VALUE TAX RATE		0.0208					
YEAR	TAX REVENUE INCREMENT (\$1000)	NON-TAX REVENUE (\$1000)	PROJECT COSTS (\$1000)	ACCOUNT BALANCE (1/1) (\$1000)	DEBT SERVICE (\$1000)	ACCOUNT BALANCE (12/31) (\$1000)	ANNUAL AMOUNT BORROWED (\$1000)
1990	0.00	0	420	-420.16	25.21	-445.37	-445.37
1991	0.00	0	600	-1044.98	62.70	-1107.67	-662.30
1992	0.02	0	141	-1248.18	74.89	-1323.07	-215.39
1993	39.63	0	29	-1311.99	78.72	-1390.71	-67.64
1994	52.86	0	94	-1432.28	85.94	-1518.21	-127.50
1995	64.24	0	569	-2023.41	121.40	-2144.81	-626.60
1996	68.24	0	1165	-3241.77	194.51	-3436.28	-1291.46
1997	165.34	200	2378	-5448.43	326.91	-5775.34	-2339.06
1998	202.82	500	2870	-7942.52	476.55	-8419.07	-2643.73
1999	306.10	0	1655	-9767.97	586.08	-10354.05	-1934.98
2000	452.31	0	150	-10051.73	603.10	-10654.84	-300.79
2001	531.38	0	0	-10123.46	607.41	-10730.87	-76.03
2002	612.70	0	0	-10118.16	607.09	-10725.25	0.00
2003	671.80	0	0	-10053.45	603.21	-10656.66	0.00
2004	732.52	0	0	-9924.14	595.45	-10519.59	0.00
2005	794.89	0	0	-9724.70	583.48	-10308.18	0.00
2006	858.96	0	0	-9449.22	566.95	-10016.17	0.00
2007	924.76	0	0	-9091.41	545.48	-9636.89	0.00
2008	992.33	0	0	-8644.56	518.67	-9163.24	0.00
2009	1061.71	0	0	-8101.53	486.09	-8587.62	0.00
2010	1132.93	0	0	-7454.69	447.28	-7901.97	0.00
2011	1206.03	0	0	-6695.94	401.76	-7097.69	0.00
2012	1281.07	0	0	-5816.63	349.00	-6165.63	0.00
2013	1358.07	0	0	-4807.56	288.45	-5096.01	0.00
2014	1437.07	0	0	-3658.94	219.54	-3878.48	0.00
2015	1518.13	0	0	-2360.34	141.62	-2501.96	0.00
2016	1601.29	0	0	-900.67	54.04	-954.71	0.00
2017	1686.59	0	0	731.87	0.00	0.00	0.00
			700	10070.399			

**SECTION VII. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #4 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES**

*The majority of land in the proposed amended TID #4 is currently in the City of Whitewater. The City has received petitions for annexation for properties located immediately adjacent to the existing TIF district. Some of these properties will be included in the proposed Business Park expansion. Other properties are located in the Southeast Quadrant of the City and are requesting to be annexed. The amendment of TID #4 and the proposed projects are identified as necessary to achieve the goals of an expanded Business Park able to recruit new business and jobs to the community as well as continue the revitalization efforts in the downtown. Accomplishing both of these goals will greatly benefit the City and the entire region through helping to raise the tax base, create more jobs, and provide a civic center area along Cravath Lake with spin-off development and redevelopment opportunities which will give the entire community a better image for residents, tourists and prospective businesses and industries.*

*The amendment of TID #4 does not require amendment of the existing City zoning or building codes. It is anticipated that persons might be displaced due to project activities. If this displacement occurs, the City will conform to State of Wisconsin Relocation Laws.*

No. 4733

State of Wisconsin

Aug. 22, 1996 to Aug. 29, 1996

NOTICE OF PUBLIC HEARING

Proposed Amendment #1 to Tax Incremental Financing District No. 4

Public Notice is hereby given that the City of Whitewater Plan and Architectural Review Commission will hold a public hearing on Monday, September 9, 1996 at 6:30 p.m. in the Starin Park Community Building, City of Whitewater, to consider Amendment #1 to Tax Incremental Financing District No. 4.

The amendment contains a boundary change adding additional land to the existing Whitewater Business Park and more properties within the downtown. The amendment also contains a list of the public improvement projects and their associated costs that have been added to the original project plan. The total estimated project costs in the amended project plan is \$10,700,399. These costs will be paid for by tax revenues and other sources of revenues which can include grants and donations. The purpose of the added public improvements is to further improve the Whitewater Business Park and continue with revitalization and redevelopment in downtown Whitewater.

All parties will be afforded an opportunity to express their views on the proposed amendment to TID #44. A copy of the proposed amendment will be provided upon request, or may be viewed at the City of Whitewater Clerk's office, 312 W. Whitewater Street, Monday through Friday, 8 a.m. to 5 p.m.

Published in the Whitewater Register August 22 and 29, 1996.

Russell Saunders, being duly sworn on oath says: THE WHITEWATER REGISTER is a weekly newspaper published in the city of Whitewater, in said county, and I am the Printer thereof.

The Legal Notice of which the annexed is a printed copy, was published in said newspaper on in each week for two successive weeks, and said annexed copy was taken from said newspaper in which it was published.

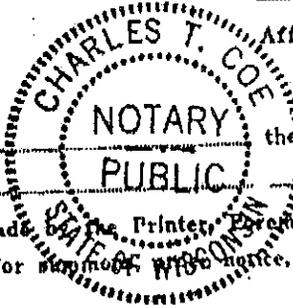
The dates of publication were:

- Aug 22 1996
- Aug 29 1996
- 19
- 19
- 19
- 19

Russell Saunders Subscribed and sworn to before me this 29th day

Aug, A.D., 1996  
Charles T. Coe My commission expires November 22, 1998

Publishing fees. 41 lines, at \$ 524, first insertion, \$ 21.98  
41 lines, at \$ 412, 1 insertions, 16.89



Affidavit 1.00  
39.37

the sum of \$ \_\_\_\_\_ in full for publication for

had the Printer, Foreman of the Printer, or Principal Clerk of the Printer, for purpose of notice, citation or other legal advertisement.

**CITY OF WHITEWATER**

Education-Industry-Agriculture

Office of City Manager  
312 W. Whitewater Street  
P.O. Box 178  
Whitewater, Wisconsin 53190

Telephone (414) 473-0500  
Fax: (414) 473-0509

August 20, 1996

Dr. John Negley  
Whitewater Unified School District  
401 S. Elizabeth Street  
Whitewater, WI 53190

RE: TIF District No. 4 Amendment

Dear John:

The City of Whitewater is proposing to amend TIF District No. 4. This TIF District encompasses the third phase of the Whitewater Business Park as well as a portion of the downtown area. The purpose of the amendment is to extend the boundaries of the Business Park to encompass more land for industrial development. The downtown boundary will also be expanded to allow for public purpose improvements to be constructed.

The Wisconsin Statutes requires that each of the overlying taxing jurisdictions select a representative to sit on a Joint Review Board to review the amendment to the project plan. As is the case with the proposed amendments for TIF District Nos. 1 and 2, you will need to select a member to sit on this Board. Your representative was Frank Hall.

Our initial meeting is tentatively set for Monday, August 26, 1996 at 5:00 p.m., concurrent with the TID #1 and #2 final meeting. As in the past, it is very important to have a representative attend this meeting. We also ask that you select an alternative member so that your jurisdiction will be represented at each of the meetings. The Plan and Architectural Review Commission public hearing is scheduled for Monday, September 9, 1996 at 6:30 p.m.

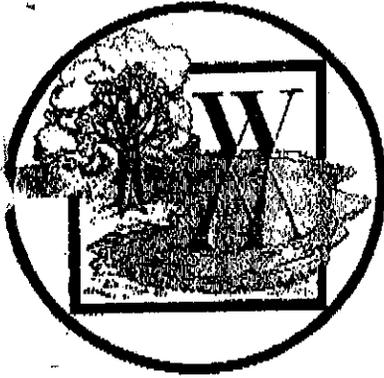
If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

  
Gary W. Boden  
City Manager

GWB/abr

c: Wallace McDonell, City Attorney  
Susan Hoeft, Economic Development Advisor

**CITY OF WHITEWATER**

Education-Industry-Agriculture

Office of City Manager  
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P.O. Box 178  
Whitewater, Wisconsin 53190

Telephone (414) 473-0500  
Fax: (414) 473-0509

August 20, 1996

Mr. Rich Gruber  
Walworth County Board of Supervisors  
P. O. Box 1001  
Elkhorn, WI 53121

RE: TIF District No. 4 Amendment

Dear Rich:

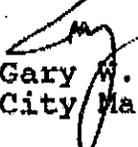
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The Wisconsin Statutes requires that each of the overlying taxing jurisdictions select a representative to sit on a Joint Review Board to review the amendment to the project plan. As is the case with the proposed amendments for TIF District Nos. 1 and 2, you will need to select a member to sit on this Board. Your representative was Gerald (Toby) Shroble.

Our initial meeting is tentatively set for Monday, August 26, 1996 at 5:00 p.m., concurrent with the TID #1 and #2 final meeting. As in the past, it is very important to have a representative attend this meeting. We also ask that you select an alternative member so that your jurisdiction will be represented at each of the meetings. The Plan and Architectural Review Commission public hearing is scheduled for Monday, September 9, 1996 at 6:30 p.m.

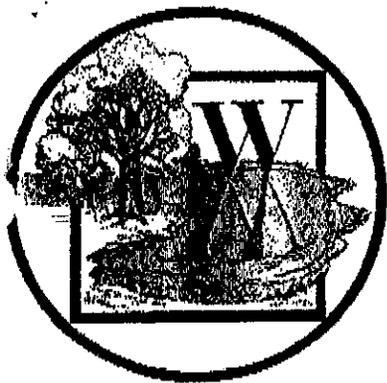
If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

  
Gary M. Boden  
City Manager

GWB/abr

c: Wallace McDonell, City Attorney  
Susan Hoeft, Economic Development Advisor



**CITY OF WHITEWATER**  
Education-Industry-Agriculture

Office of City Manager  
312 W. Whitewater Street  
P.O. Box 178  
Whitewater, Wisconsin 53190

Telephone (414) 473-0500  
Fax: (414) 473-0509

August 20, 1996

Ms. Carole Johnson  
Gateway Technical College  
3520 30th Avenue  
Kenosha, WI 53144-1690

RE: TIF District No. 4 Amendment

Dear Ms. Johnson:

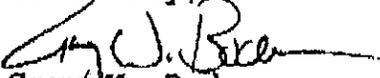
The City of Whitewater is proposing to amend TIF District No. 4. This TIF District encompasses the third phase of the Whitewater Business Park as well as a portion of the downtown area. The purpose of the amendment is to extend the boundaries of the Business Park to encompass more land for industrial development. The downtown boundary will also be expanded to allow for public purpose improvements to be constructed.

The Wisconsin Statutes requires that each of the overlying taxing jurisdictions select a representative to sit on a Joint Review Board to review the amendment to the project plan. As is the case with the proposed amendments for TIF District Nos. 1 and 2, you will need to select a member to sit on this Board. Your representative was Donald Schrack.

Our initial meeting is tentatively set for Monday, August 26, 1996 at 5:00 p.m., concurrent with the TID #1 and #2 final meeting. As in the past, it is very important to have a representative attend this meeting. We also ask that you select an alternative member so that your jurisdiction will be represented at each of the meetings. The Plan and Architectural Review Commission public hearing is scheduled for Monday, September 9, 1996 at 6:30 p.m.

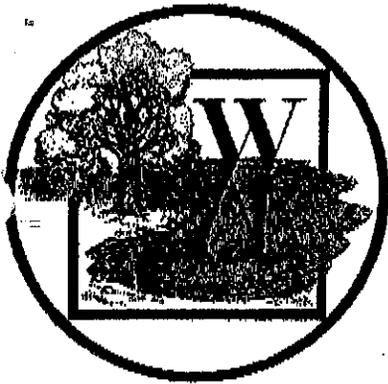
If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

  
Gary W. Boden  
City Manager

GWB/abr

c: Wallace McDonell, City Attorney  
Susan Hoeft, Economic Development Advisor

**CITY OF WHITEWATER**

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Whitewater, Wisconsin 53190

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Fax: (414) 473-0509

August 20, 1996

Mr. Willard D. Hausen  
Jefferson County Administrator  
317 S. Main Street  
Jefferson, WI 535549

Dear Bill:

The City of Whitewater is proposing to amend the boundary of TIF District No. 4. With the boundary amendment, part of the expanded Whitewater Business Park will now be located within Jefferson County.

As part of the amendment process, the City is required to notify all of the overlying taxing jurisdictions of the pending amendment. Consequently, we are sending you this letter to notify you that the City is proposing to amend this TIF District.

Because of the majority of the TIF District is within Walworth County, they will have the voting member on the Joint Review Board. Section 66.46(4)(4m)(a) states that if more than one school district, more than one vocational, technical and adult education district or more than one county has the power to levy taxes on the property within the tax incremental district, the one in which is located property of the tax incremental district that has the greater value shall choose that representative to the Board.

We have included a copy of the Class 2 notice publicizing the public hearing in front of the Plan and Architectural Review Commission. The Joint Review Board will be holding its organizational meeting on Monday, August 26, 1996 at 5:00 p.m. where it will also be considering the amendments to TID Nos. 1 and 2, both of which are solely in Walworth County.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Gary B. Boden, City Manager

GWB/abr

C: Wallace McDonell, City Attorney  
Susan Hoeft, Economic Development  
Advisor

**NOTICE OF PUBLIC HEARING****Proposed Amendment #1 to Tax Incremental Financing  
District No. 4**

Public Notice is hereby given that the City of Whitewater Plan and Architectural Review Commission will hold a public hearing on Monday, September 9, 1996 at 6:30 p.m. in the Starin Park Community Building, City of Whitewater, to consider Amendment #1 to Tax Incremental Financing District No. 4.

The amendment contains a boundary change adding additional land to the existing Whitewater Business Park and more properties within the downtown. The amendment also contains a list of the public improvement projects and their associated costs that have been added to the original project plan. The total estimated project costs in the amended project plan is \$10,700,399. These costs will be paid for by tax revenues and other sources of revenues which can include grants and donations. The purpose of the added public improvements is to further improve the Whitewater Business Park and continue with revitalization and redevelopment in downtown Whitewater.

All parties will be afforded an opportunity to express their views on the proposed amendment to TID #4. A copy of the proposed amendment will be provided upon request or may be viewed at the City of Whitewater Clerk's office, 312, W. Whitewater Street, Monday through Friday, 8:00 a.m. to 5:00 p.m.

**PUBLISHED in the Whitewater Register August 22 and 29, 1996.**

CITY OF WHITEWATER  
TID NOS. 1 & 2 AMENDED

TID NO. 4 AMENDED

JOINT REVIEW BOARD MEETING

Monday, August 26, 1996

5:00 p.m.

White Building

1. Call to order
2. Discuss TID No. 1 Amended packet
3. Action on Joint Review Board Decision Criteria for TID No. 1 Amended
4. Discuss TID No. 2 Amended packet
5. Action on Joint Review Board Decision Criteria for TID No. 2 Amended
6. Other matters concerning TID Nos. 1 and 2
7. Elect Chairperson for TID No. 4 Amendment
8. Elect Fifth Member-at-large for TID No. 4 Amendment
9. Distribution of TID No. 4 Amendment
10. Other matters allowed by law.
11. Set next meeting for TID No. 4 Amendment
12. Adjourn

**JOINT REVIEW BOARD  
TID NOS. 1 & 2 AMENDMENTS  
CITY OF WHITEWATER, WISCONSIN  
White Memorial Building  
August 26, 1996**

**ABSTRACT/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL ACTIONS  
OF THE JOINT REVIEW BOARD**

The meeting was called to order by Chairperson Gerald Shroble.

**PRESENT:** Gary Boden for Wava Jean Nelson, City Council; Gerald Shroble, Walworth County; Donald Schrack, Gateway Technical College; Frank Hall, Whitewater School Board; Carroll Olm, Citizen Member. **OTHERS:** Susan Hoeft, Vandewalle and Associates; Jane Wegner, Secretary.

This meeting was held to determine whether the City of Whitewater should amend TID #1 and TID #2 to be able to allocate their positive tax increments to another district.

Moved by Boden and Olm to adopt Amendment #1 for Financing District #1. TIF #1 properties would be back on the tax rolls by 2003 without the extension. Motion approved with all ayes except Shroble voting no.

Moved by Boden and Olm to adopt TIF District #2 Amendment. TIF #2 properties would be back on the tax rolls by 2001 without the extension. Motion approved with all ayes except Shroble voting no.

The reason for the no vote from the County is that they do not have a specific policy in regard to this action. The County will be discussing the State Statutes and the amendments scheduled for votes next month at their next meeting of the Ways and Means Committee.

Information for the TID No. 4 Amendments were distributed.

The next meeting of the Joint Review Board will be Wednesday, October 2, 1996 at 5:00 p.m. at the Starin Park Community Building. Moved by Hall and Boden to appoint Gerald Shroble as chairperson for that meeting. There were no more nominations. Moved by Olm and Boden to cast unanimous ballot for Gerald Shroble as Chairperson. Motion approved by unanimous voice vote. Moved by Boden and Hall to appoint Carroll Olm as the 5th member at large for on the Joint Review Board for the TID #4 Amendments. There were no more nominations. Moved by Boden and Hall for unanimous ballot for Carroll Olm to be the 5th member at large for the TID #4 Amendments. Motion approved by unanimous voice vote. The TIF 4 amendments will include expansion of the business park and redevelopment in the downtown area, one of which is the Hawthorn Melody building on E. Clay and S. Wisconsin Streets.

The Plan Commission will hold the public hearing on September 9th at 6:30 p.m. at the Starin Park Community Building. The City Council plans to adopt the resolution to amend the boundary and approve the project plan on September 17th.

Moved by Olm and Hall to adjourn. Motion approved by unanimous voice vote.

Respectfully submitted,

*Jane E. Wegner*  
Jane E. Wegner  
Secretary

**PLAN AND ARCHITECTURAL REVIEW COMMISSION**  
Starin Park Community Building  
September 9, 1996

**ABSTRACT/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL ACTIONS  
OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

The meeting was called to order by Chairperson Donna Henry.

PRESENT: Henry, Hutchison, Zweifel, Rhodes, Halbach, Nelson,  
Nordstrom. ABSENT: Frawley, Robers. OTHERS: Wallace  
McDonnell/City Attorney, Gary Boden/City Manager, Bruce  
Parker/Zoning Administrator, Wegner.

Moved by Hutchison and Halbach to approve the minutes of July 22,  
1996 and August 12, 1996. Motion approved by unanimous voice vote.

**PUBLIC HEARING TO AMEND TIF 4 BOUNDARIES** Chairperson Henry opened the public hearing to amend the TIF 4 boundaries. Susan Hoeft, Vandewalle and Associates, explained that the TIF laws have changed to allow one amendment to the TIF boundary within the 1st seven years of the TIF District. The changes to the TIF 4 boundaries were made to smooth out boundaries in the downtown area and to include other parcels such as the Hawthorn Melody site. The primary reason to change the boundaries of the TIF District is for quality business park expansion (any expansion will be governed by the Whitewater Business Park Covenants). Any improvements would require restrictions to buffer neighboring properties. Expenditures must be made within 3 years of amending the boundary. There was a lengthy discussion including the following. Mike Mealy, Property owner northeast of the City of Whitewater, voiced concerns of the TIF District being considered for properties that are not annexed at this time and why the Grant/Johnson property could not be considered at a later date. The residents in the existing residential area do not want to live next to the industrial park and want consideration when the planning is done. They would like to work with the property owner to plan for something that would be good for both the developable land owner and the existing residences. This item involved only the public hearing. Any decisions on the TIF amendments would be made later in the meeting after the consideration of the annexation of properties. The laws have changed to allow an amendment to the TIF boundaries one time only. Susan Hoeft explained the statutory process in order to amend the TIF boundaries. Attorney Mitch Simon, representative of the Grant/Johnson property, was unable to be at the meeting. In a letter to the Plan Commission, Attorney Simon asked to postpone the zoning of the property to a later date in order to work with the residential property owners of the area. Residential property owners of the area, Ilene Carpenter, Dottie Weiss, Rick Norman, Susan Mealy, Shirley Millard, Phyllis Hamby, Elaine Wagner, and David Anderson, voiced concerns of access to the industrial park off Howard Road, consideration of the wetland areas within the Grant/Johnson parcel, property owners do not want M-1 zoning adjacent to their residences, providing a buffer area

between residential area and the M-1 area, quality of life for residences, expanding the business park somewhere else, why the soils weren't tested before the business park was located where it is, more truck traffic on state Highway 59 and to postpone any decision on the property to allow time for residents to work something out. City Manager, Gary Boden, explained the access to the business park would be from State Highway 12. He also explained that the development of wetlands is controlled by the State. The wetland zoning supercedes the city zoning of the property. Susan Hoeft explained the language would be added to the covenants for the property that any officially mapped wetlands will not be developed.

Lyle Pieper, Town Board Chairperson for Cold Spring Township, read the letter from the Town Board opposing annexation of the Grant/Johnson Property to the City of Whitewater. The letter also stated the conflict with the residential areas, Crestwood Heights and Vannoy Subdivisions. Due to the lack of communication, the Town Board suggested the town get an attorney to help with the annexations. If an owner would like to be annexed to the city, the township should be notified. Any annexation is premature without information for protecting residential area and their property values. Board members should be contacted to discuss this information.

Mike Grubb, CDA Board President, stated that the CDA strongly supports annexation of the Grant/Johnson parcel. He explained there have been numerous meetings and planning sessions involved in the development of land and expansion of the City. This is the only opportunity for the city to take advantage of TIF monies available. He also explained that the industrial park is running out of land, the only logical expansion of the business park is the LS Power property and the Grant/Johnson property. The City needs TIF monies to fund the infra-structure for development. Most of the objections of the property owners are zoning issues, not annexation issues. Notices are dictated by statute, townships receive the same notice as the city.

Moved by Rhodes and Zweifel to close the public hearing.

**TED GRANT/THOMAS JOHNSON PARCEL PROPOSED ANNEXATION** The Department of Administration has 20 days from the time they received the petition to make any comment. Any recommendations from Plan commission to City Council is subject to State Approval. This parcel cannot be approved for the TIF District until it is annexed. The C-2 wetland area of the parcel will be adjusted when SEWRPC visits the site. The owners and/or representatives were not available at the meeting. They have no plan for the development of the property at this time. The owners petitioned to become part of the City and wanted to be in the TIF District. The owners bought the property as an investment property and want to preserve their options. If they choose to use the property as residential, TIF financing would not be available to them. There is a possibility of residential development north of the wetland area and M-1 on the

south. Moved by Rhodes and Zweifel to make recommendation to City Council for proposed annexation of the land owned by Ted Grant and Thomas Johnson located in Jefferson County, adjacent to the northerly boundary of the Whitewater Business Park and west of Howard Road. Moved by Nelson and Halbach to amend the motion to postpone any action for 30 days to give people more time. Ayes: Nelson, Halbach. Noes: Rhodes, Zweifel, Hutchison, Henry. Amended motion denied. The original motion was approved with all ayes except Halbach and Nelson voting no.

**PUBLIC HEARING FOR PROPOSED ZONING OF TED GRANT/THOMAS JOHNSON PARCEL** This item was cancelled until more planning is done for the property.

**RECOMMENDATION TO CITY COUNCIL FOR TIF 4 AMENDMENTS** Gary Boden explained the pay off's and surpluses in increments of the TIF financing. The maps depicting the TIF districts are not correct and will be amended. A few small corners need to be excuded. The corrected maps will be sent out. Moved by Rhodes and Hutchison to make a favorable recommendation to the City Council to adopt the proposed TIF 4 Amendments. Motion approved by unanimous roll call vote.

**MERRILL EUGENE GUTZMER LAND PROPOSED ANNEXATION** Gene Gutzmer petitioned the City to annex approximately 38.1 acres of land in Cold Spring Township, east of the existing mobile home park, north and west of University property with the temporary zoning of AT. At this time, the plan is to expand the existing mobile home park with single, duplexes and possibly multifamily residences. The plan will come back to the Plan Commission for review to considered for the proposed use, drainage and access. There is no plan to store junk on the property. Moved by Hutchison and Zweifel to recommend to City Council to annex the property owned by Merrill Eugene Gutzmer located in Cold Spring Township, north and west of University property and east of the Mobile Home Park with the temporary zoning of AT. Motion approved by unanimous roll call vote.

**ALTERATIONS TO CONDITIONAL USE PERMIT FOR DUPLEX AT 271 N. GEORGE STREET** John Daniels proposed to make alterations to the conditional use permit for changes to the front elevation of the duplex at 271 N. George Street. The entrances are being moved from the sides of the building to the front. The Board agreed the changes were an improvement to the appearance of the duplex. Moved by Hutchison and Rhodes to approve the alterations to the conditional use permit application for the changes to the front elevation of the duplex at 271 N. George Street. Motion approved by unanimous roll call vote.

**PLAN COMMISSION REPRESENTATIVE TO THE NEW TREE COMMISSION** The Urban Forest and Beautification Committee made a recommendation to the City Council for the proposal of a Tree Commission for the City of Whitewater. City Council adopted the proposal. This Commission is a way to get the people of the community involved. This

Commission needs a Plan Commission member to give input in regard to the plans for Whitewater, Quadrant Plans etc. The decision for a Plan Commission member was postponed until regular members were able to respond.

Moved by Hutchison and Halbach to adjourn. Motion approved by unanimous voice vote.

Respectfully submitted,

*Jane E. Wegner*

Jane E. Wegner  
Secretary

**RESOLUTION AMENDMENT NO. 1  
to Tax Increment District No. 4**

A **RESOLUTION** approving Amendment No. 1 to Tax Increment District No. 4, City of Whitewater, Wisconsin.

**WHEREAS**, the City of Whitewater created Tax Incremental Financing District No. 4, City of Whitewater, and approved the project plan therein by way of a Resolution, effective September 18, 1990; and

**WHEREAS**, Section 66.46(4)(j)(1), Wis. Stats., provides that the City Plan Commission may at any time, by resolution, adopt an amendment to a project plan, which amendment shall be subject to approval by the local legislative body and approval of amendment shall require the same findings as provided in paragraph (4)(g); and

**WHEREAS**, Section 66.46(4)(h)(2) Wis. Stats. provides that the City Plan Commission may amend the boundary of a tax incremental district not more than once during the seven years after the tax incremental district is created to modify the district's boundaries by adding territory to the district that is contiguous to the district and that is serviced by public works or improvements that were created as part of the district's project plan; and

**WHEREAS**, on September 9, 1996, the City of Whitewater Plan Commission met and held a public hearing on the proposed Amendment No. 1 to Tax Incremental Financing District No. 4; and

**WHEREAS**, such public hearing was properly noticed in the CITY's official newspaper, and a copy of such notification was duly transmitted to: all local governmental entities having the power to levy taxes on property within the district, including the County of Walworth, Gateway Technical College, and the Whitewater School District; and

**WHEREAS**, such public hearing afforded interested parties an opportunity to express their views on proposed Amendment No. 1 to Tax Incremental Financing District No. 4; and

**WHEREAS**, pursuant to the statutory procedure contained in Section 66.46, Wis. Stats., and after due consideration, the City Plan Commission adopted Amendment No. 4.

**NOW, THEREFORE, BE IT RESOLVED** that in accordance with Section 66.46, Wis. Stats:

1. The City Council hereby finds and determines that Amendment No. 1 to the project plan of Tax Incremental Financing District No. 4, and the project plan as amended by said Amendment No. 1 are feasible and in conformity with the Master Plan of the City of Whitewater.

- 2. The City Council hereby approves, accepts and adopts Amendment No. 1 to Tax Incremental Financing District No. 4 as adopted by the City Plan Commission on September 9, 1996.

Resolution introduced by Councilmember Olsen who moved its adoption. Seconded by Councilmember Rollins.

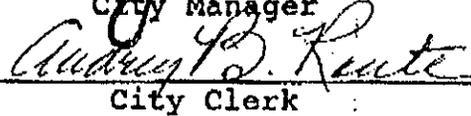
AYES: Olsen, Rollins, Shroble, Nelson, Rhodes, Fischer.

NOES: None

ABSENT: Gasper

ADOPTED: September 17, 1996

  
\_\_\_\_\_  
City Manager

  
\_\_\_\_\_  
City Clerk

**JOINT REVIEW BOARD**  
**TIF DISTRICT NO. 1 AMENDMENT NO. 1**  
**CITY OF WHITEWATER**  
**INFORMATION AND PROJECTIONS**

Wisconsin state law requires that certain information and projections be provided to the Joint Review Board. The contents of this information is listed in Section 66.46(4)(i), Wis. Stats.

(i) *The local legislative body shall provide the joint review board with the following information and projections:*

1. *A list of project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.*

Response:

Activities for TIF District No. 4 are listed in Table 1 on pages 12-15. The original project plan for TID No. 4 listed a total cost of all activities at \$4,700,900. This amendment has revised those costs to a total of \$10,070,399 with anticipated non-tax revenues of over \$700,000. This reflects a total increase of project costs of \$5,369,499 to be expended within the entire district. Through 1995, approximately \$1,852,699 has been expended.

Amended Section VI. Economic Feasibility Analysis lists the certified increment through 1/1/96 at \$7,177,400. It is estimated that the total development increment could yield as much as \$56,977,000 in the entire district boundary. Taxes generated on this potential increment within the 27-year statutorily-required retirement period, with an estimated mill rate of \$20.80/\$1000 in 1997 and beyond (mill rate estimated by the City's financial consultant), could yield as much as a potential \$19,750,000 in tax revenues. This amount has already been reduced due to the legislative action reducing the school levy on the property tax rolls. It could further be reduced with future actions by the Wisconsin State Legislature.

2. *The amount of the value increment when the project costs in subd. 1 are paid in full and the tax incremental district is terminated.*

Response:

Allowing for a one and one-half (1.5%) percent annual inflation factor (which is a 1.5% decrease from the original project plan inflation factor

of 3%), the total value increment of the TIF District is estimated to be approximately \$86,485,800 when the district is terminated.

3. *The reasons why the project costs in subd. 1 may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.*

Response:

Costs already incurred in TIF District No. 4 have directly contributed to new increment already reflected in the DOR certified value for 1/1/96 or in new increment anticipated. None of these projects would have been built and investment made by these private sector entities if the TIF had not been originally created in 1990.

The costs associated in the original TID #4 and now proposed amended project plan are typical of public improvement costs associated with industrial activities as well as downtown redevelopment. The primary areas of public purpose improvement costs in the Business Park are for industrial infrastructure. The City has successfully built out the majority of developable land within their Business Park. Amendment of the TIF boundary and associated project costs will allow the City to expand the Business Park and provide both the City and CDA with marketing opportunities for new business.

In addition, the City is presently developing the waterfront area along Cravath Lake with activity spaces, elimination and redevelopment of blighted properties and economic development and redevelopment projects directly linked to encouraging private investment within the downtown and historic CBD. Development of this area will encourage increased consumer traffic in the downtown as well as eliminate blighted and environmentally polluted sites.

4. *The share of the projected tax increments in subd. 1 estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.*

Response:

The financial feasibility study for TIF District No. 4 indicates that the project costs listed in the Table 1 associated with the district will be paid by tax increments generated within the district. The cost of capital is also covered through tax increments generated within the district listed under the category "Debt Service" in Table 3 of the amended Section VI. The statutes require that the City provide the share of the projected tax increments which would be paid by the taxable property owners within TID #4.

If all development in the TIF would occur without the use of TID financing, the taxes from that development are assumed to gross a

maximum of approximately \$19,750,000. If this were the case, the tax revenues would be divided as follows:

Walworth County	9.849%	= 1,945,178
Whitewater Area School District	61.7%	12,185,750
Gateway Technical College	4.719%	932,003
City of Whitewater	23.718%	4,684,305

If the premise is that development would occur without the use of TIF, each of these taxing jurisdictions would receive their proportionate share of the taxes levied on the new development. However, if the premise is that the development would not occur as projected in the project plan without the use of TIF financing, the overlying taxing jurisdictions would not be receiving this estimated tax revenue over the estimated 27 year retirement. *To date, all development increment has been a result of TIF expenditures.*

The original TIF project plan, based on a different tax revenue collection scenario, was estimated to retire in nineteen years or 2009. If the City does not spend the entire amount listed in Table 1, the retirement of the district will take place earlier than the 27-year estimate. It is highly unlikely that the City will spend the entire amount within the proposed amendment due to a limit on borrowing capacity. If an industry is recruited to the amended boundary area, other sources of revenue (revenue bonds, grants) will also be sought. The purpose of including all of the costs in the amendment is to allow the City the opportunity to spend enough to develop the entire amended area. But, again, other sources of revenues will likely be needed to accomplish the entire project costs.

The City has already been successful in obtaining matching grants for downtown improvements. In addition, a fundraising program has already begun to offset TIF costs in the project costs slated along the Whitewater Street redevelopment area. It is the intent of the City to continue to seek alternate forms of funding so lessen TIF expenditures.

5. *The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the project tax increments in subd. 4.*

Response:

The activities of amended TIF District No. 4 will benefit all property taxpayers through expansion of the industrial base already present in the community. Not only will the tax base be expanded, new jobs will be created as well as more spendable income coming to the City. This, in turn, will assist in supporting local retail and commercial establishments within the CBD. A strong business climate can help to bring in new business interested in the area. In sum, all economic

development activity will contribute to the orderly growth of not only the City of Whitewater but also the entire region.

**JOINT REVIEW BOARD**

**TIF DISTRICT NO. 4**

**CITY OF WHITEWATER**

**DECISION CRITERIA**

Under the Wisconsin Statutes, Joint Review Boards must base their decision to approve or deny a proposed tax incremental district plan and boundary designation on the following criteria:

- A. *Whether the development expected in the tax incremental district would occur without the use of tax incremental financing;*
- B. *Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of improvements; and*
- C. *Whether the benefits of the proposal outweigh the anticipated loss of tax increments to be paid by the owners of property in the overlying tax districts.*

This report has been prepared to address those criteria by providing some information and data on the impact of an amended TIF District No. 4 on the City of Whitewater. The criteria are addressed in turn below.

- A. TIF District No. 4 was originally created for the specific purpose of constructing public infrastructure improvements to respond to industrial development. The other area of project costs in the original project plan included limited spending within a portion of the CBD.

As stated above, the majority of the Business Park developable land has been developed. The City does not have other property conveniently located to utilities and other infrastructure which would logically contain industrial development. Amending the TIF boundary to include properties fitting these original purposes will further assist in the goals and objectives set out in the first TIF project plan. None of these properties will be able to be developed without the use of TIF financing. Infrastructure improvements in the Business Park were part of the original project plan. Expansion of these improvements within the amended area will service enough industrial land for many years.

Economic development activities listed in Table 1 of the amended plan are also extensions of the original project plan activities for the CBD. Implementation of these project costs and activities will eliminate blight and serve to recruit new and reinvestment in the CBD.

- B. The economic benefits anticipated for TID #4 include the infrastructure development of additional industrial land. Elimination of blight is another economic benefit anticipated through implementation of this plan amendment. Although it is anticipated that increased employment, business and personal income and property value will all be results of amending the TIF district, the aggregate cashflow from these benefits will be insufficient to pay for the costs needed to construct the infrastructure to spur on these economic benefits. Consequently, the City would need to construct the improvements out of the City's portion of the tax levy which would greatly burden the City taxpayer.
- C. Amendment of TID #4 will continue the orderly growth of the City by completing the construction of public infrastructure improvements relating to industrial development and CBD redevelopment. As has been experienced by the City in previous industrial development opportunities, the availability of easily-serviced land provides the City with a "quick response" time for potential industrial interest in the community. This preparedness has allowed the City to recruit a high quality business with new skilled jobs as well as tax base diversification. Other economic benefits include the increase of spendable income within the City. In addition, since the recruitment of the current industries, there has been tremendous residential and some commercial growth within the community. These benefits outweigh the anticipated loss of tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

**RESOLUTION APPROVING CITY COUNCIL RESOLUTION  
AMENDING TIF DISTRICT NO. 4  
PROJECT PLAN**

**CITY OF WHITEWATER, WISCONSIN**

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Whitewater, Wisconsin, has reviewed the public record, planning documents and resolution related to the amended project plan for TIF District No. 4, City of Whitewater, Wisconsin; and

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Whitewater, Wisconsin has received in an open meeting additional information from the City of Whitewater staff regarding the amended project plan for Tax Incremental District No. 4, City of Whitewater, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board finds:

1. The development expected in TIF District No. 4, City of Whitewater, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TIF District No. 4, City of Whitewater, Wisconsin, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements;
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this 2nd day of October, 1996.

JOINT REVIEW BOARD  
TAX INCREMENTAL DISTRICT No. 4  
CITY OF WHITEWATER, WISCONSIN

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Chair

VOTE:

IN FAVOR:

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AGAINST:

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