



## PLAN COMMISSION MEETING AGENDA

September 11, 2025 at 6:30 PM  
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and Action Relating to Minutes**
  - a. September 4, 2025
3. **Discussion and Recommendation Regarding Slama Equipment Conditional Use to Install Interstate Sign**
  - a. Interstate Sign Plan
  - b. Conditional Use Resolution 2025-P-14
4. **Discussion and Possible Action Regarding Resolution No. 2025-P-13 Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 6**
  - a. Project Plan and Boundaries of Tax Incremental District No. 6
5. **Adjourn**

### NOTICE:

*It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.*

*Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Deputy Clerk Carole Wolff at (608) 747-2706.*

*Any member of the public wishing to join the meeting telephonically should call City Hall by 4pm the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number: 608-847-6676*



## PLAN COMMISSION MEETING MINUTES

September 04, 2025 at 6:30 PM  
303 Mansion Street Mauston, WI

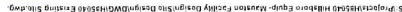
- 1. Call to Order/Roll Call:** The Mauston Plan Commission met in the Council Chambers of Mauston City Hall and was called to order by Mayor Darryl Teske at 6:30 p.m. on Thursday, September 4, 2025. Members present were Paul Coggins, Brandy Ellsworth, Phil Harrison, and Leonard Kluge. Absent was member Mark Messer. Also present was city of Mauston Zoning Administrator Val Nelson.
- 2. Minutes:** Motion by Ellsworth, seconded by Kluge, to approve the minutes of June 26, 2025. Motion carried by voice vote.
- 3. Rezone Property from Planned Business (PB) to Neighborhood Business (NB):** Motion by Harrison, seconded by Kluge, to recommend the Mauston-Lemonweir Extraterritorial Committee (ETZ) approve rezoning property from Planned Business (PB) to Neighborhood Business (NB), Ordinance 2025-2078. Motion carried by voice vote.
- 4. Adjourn:** Motion by Ellsworth, seconded by Kluge, to adjourn. Motion carried by voice vote. Meeting adjourned at 6:40 p.m.

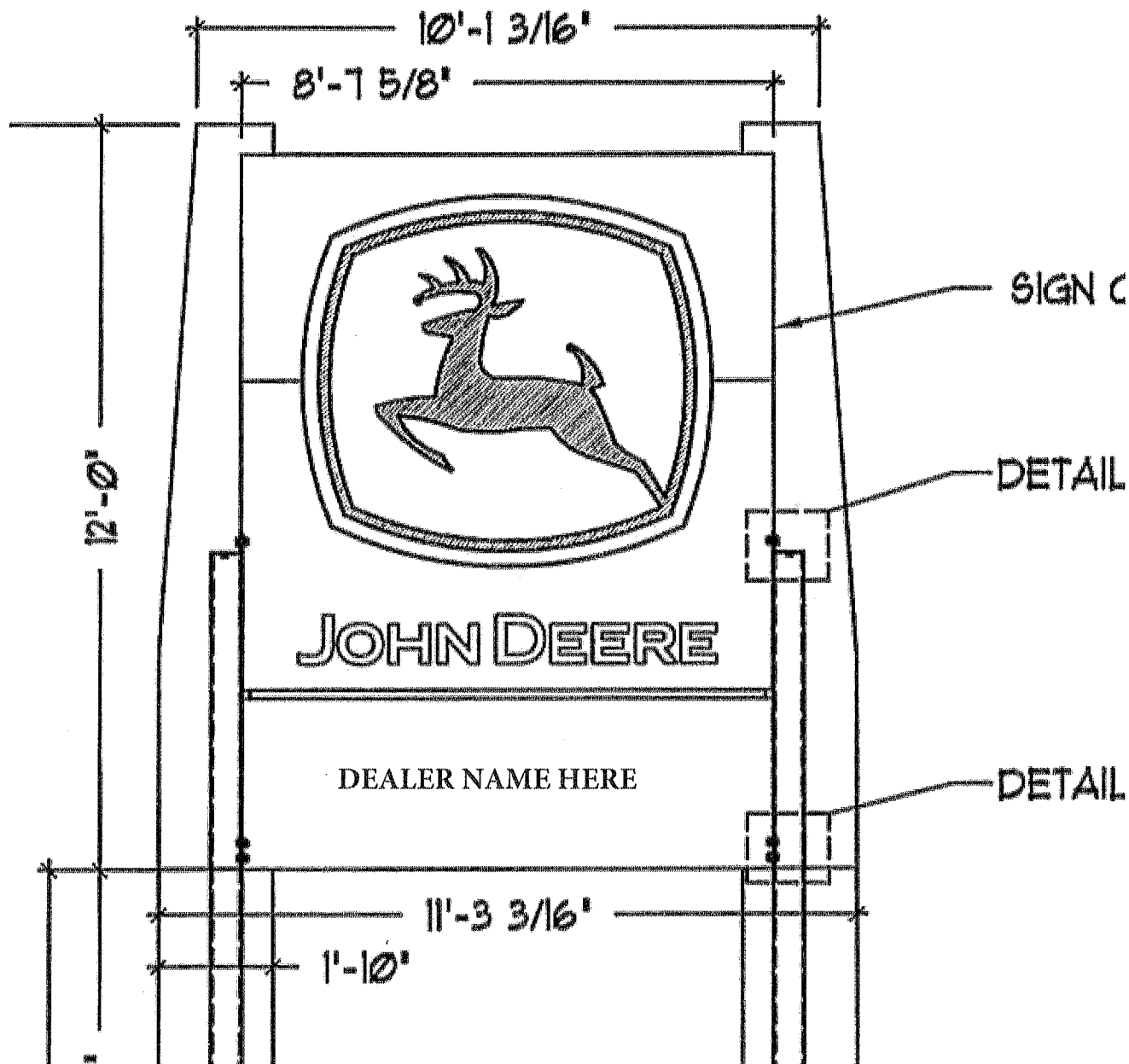
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Chair

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Date









**City of Mauston Resolution 2025-P-14**

**RESOLUTION APPROVING CONDITIONAL USE**

**Return Address:** City of Mauston  
Attn: Val Nelson  
303 Mansion Street  
Mauston, Wisconsin 53948

**Parcel I.D.**     **29-251-0265**

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**APPLICANT:**           Lacrosse Sign Group

**PROPERTY OWNER:**         **Slama Equipment**

**PROPERTY AFFECTED:**  
    **Address:**         **695 Kennedy St**

**Legal Description:** Lot Thirty-four (34) of Assessor's Plat #3, City of Mauston, Juneau County, Wisconsin, EXCEPTING THEREFROM that part of Lot Thirty-Four (34) of Assessor's Plat Number Three (3) of the City of Mauston, Juneau County, Wisconsin, which lies Southerly of an extension Southwesterly of the North line of Lot Thirty-Five (35) of said Assessor's Plat Number 3 of the City of Mauston, AND FURTHER EXCEPTING A part of Lot 34 of Assessor's Plat No. 3 to the City of Mauston, Juneau County, Wisconsin, to- wit: Commencing at the NE corner of said Lot 34; thence along the North line thereof bearing S80°32' 10"W, 514.12 feet to the point of beginning; thence along a line bearing S01°06'E, 122.00 feet; thence along a line bearing S89°56'W, 100.00 feet, to a point in the East line of Kennedy Street bearing N01°06' W, 100.00 feet, to its point of intersection with the North line of Monroe Street; thence along the North line of Monroe Street bearing S89°56'W, 33.00 feet, to the NW corner of said Lot 34; thence along the North line thereof bearing N89°32' 10"E, 134.34 feet to the point of beginning.

**WHEREAS**, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Plan Commission has reviewed the application, site plan, and the resolution, and has recommend approval to the Common Council; and

**WHEREAS**, the Common Council has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

**NOW, THEREFORE**, the Common Council of the City of Mauston does hereby resolve as follows:

**BE IT FURTHER RESOLVED** that the Mauston Common Council finds that this application for a Conditional Use satisfies the standards required by Section 114-288 of the Zoning Ordinance, specifically as follows:

- (a) The Common Council finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (b) The Common Council finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits (e.g. Visibility of business) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.

**BE IT FURTHER RESOLVED** that the Mauston Common Council approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

**1. APPROVED USE.** The Applicant is hereby authorized to use the property, which is located in the Planned Business (PB) District, to erect and interstate pylon sign pursuant to Sec. 114-259. The sign shall be no taller than 30 ft, and the sign face no more than 125 sq. ft. per site plan dated 9/4/25.

**2. CHANGES.** Pursuant to section 114-288 of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for "minor" changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administer shall determine, in his/her sole discretion, whether a change is "minor". All changes which are not "minor" shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

**3. OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant’s compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

**4. SUNSET CLAUSE.** All buildings and structures approved on a site plan shall be fully developed within two years of final approval of the site plan, unless a different date is established by the plan commission in writing. After the expiration of such period, no additional site plan development shall be permitted on undeveloped portions of the subject property. The plan commission may extend this period, as requested by the applicant, through the conditional use process following a public hearing.

**5. ENFORCEMENT.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

**6. RECORDING.** A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

**7. BINDING AFFECT:** This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Common Council.

**8. APPLICANT / OWNER APPROVAL.** This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF MAUSTON COMMON COUNCIL**

**Approved:** \_\_\_\_\_ **Attest:** \_\_\_\_\_  
Darryl D. D. Teske, Mayor Daron Haugh, Administrator

**APPLICANT APPROVAL**

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_

Print Name: \_\_\_\_\_

This document drafted by: Val Nelson - Zoning Administrator, Mauston, WI 53948



RESOLUTION NO. 2025-P-13

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR  
TAX INCREMENTAL DISTRICT NO. 6

**WHEREAS**, the City of Mauston (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. 6 (the “District”) is proposed to be created by the City 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); and

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

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 11, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the City of Mauston that:

- 1. It recommends to the Common Council that Tax Incremental District No. 6 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Plan Commission Chair

\_\_\_\_\_  
Recording Secretary

September 11, 2025

PROJECT PLAN

# City of Mauston, Wisconsin

## Tax Incremental District No. 6



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Prepared by:

Ehlers  
3001 Broadway St. NE  
Suite 320  
Minneapolis, MN 55413

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

KEY DATES

Organizational Joint Review Board Meeting Held:	September 11, 2025
Public Hearing Held:	September 11, 2025
Action by Plan Commission:	September 11, 2025
Action by Common Council:	September 30, 2025
Action by the Joint Review Board:	To Be Determined

TABLE OF CONTENTS

Executive Summary..... 3

Preliminary Map of Proposed District Boundary ..... 6

Map Showing Existing Uses and Conditions..... 8

Preliminary Parcel List and Analysis ..... 10

Equalized Value Test ..... 12

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District ..... 13

Map Showing Proposed Improvements and Uses..... 20

Detailed List of Estimated Project Costs..... 22

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred..... 23

Annexed Property..... 28

Estimate of Property to Be Devoted to Retail Business..... 29

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances..... 30

Statement of the Proposed Method for the Relocation of any Persons to be Displaced ..... 31

How Creation of the Tax Incremental District Promotes the Orderly Development of the City ..... 32

List of Estimated Non-Project Costs ..... 33

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)..... 34

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions..... 36

## **SECTION 1: Executive Summary**

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### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 6 (“District”) is a proposed Industrial District comprising approximately 210 acres located in the City’s Industrial Park. The District will be created to pay the costs of various infrastructure and incentives required to spur new industrial growth.

### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$4,145,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Land Write-Down Reimbursement, Public Infrastructure, Development Incentives, Interest on Long-Term Debt, Financing Costs, and Ongoing Planning and Administrative Costs.

### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$16 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

### **SUMMARY OF FINDINGS**

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

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

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax

incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered that the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On that basis alone, the finding is supported.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan.

However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101, and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial 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. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value 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 none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).



10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

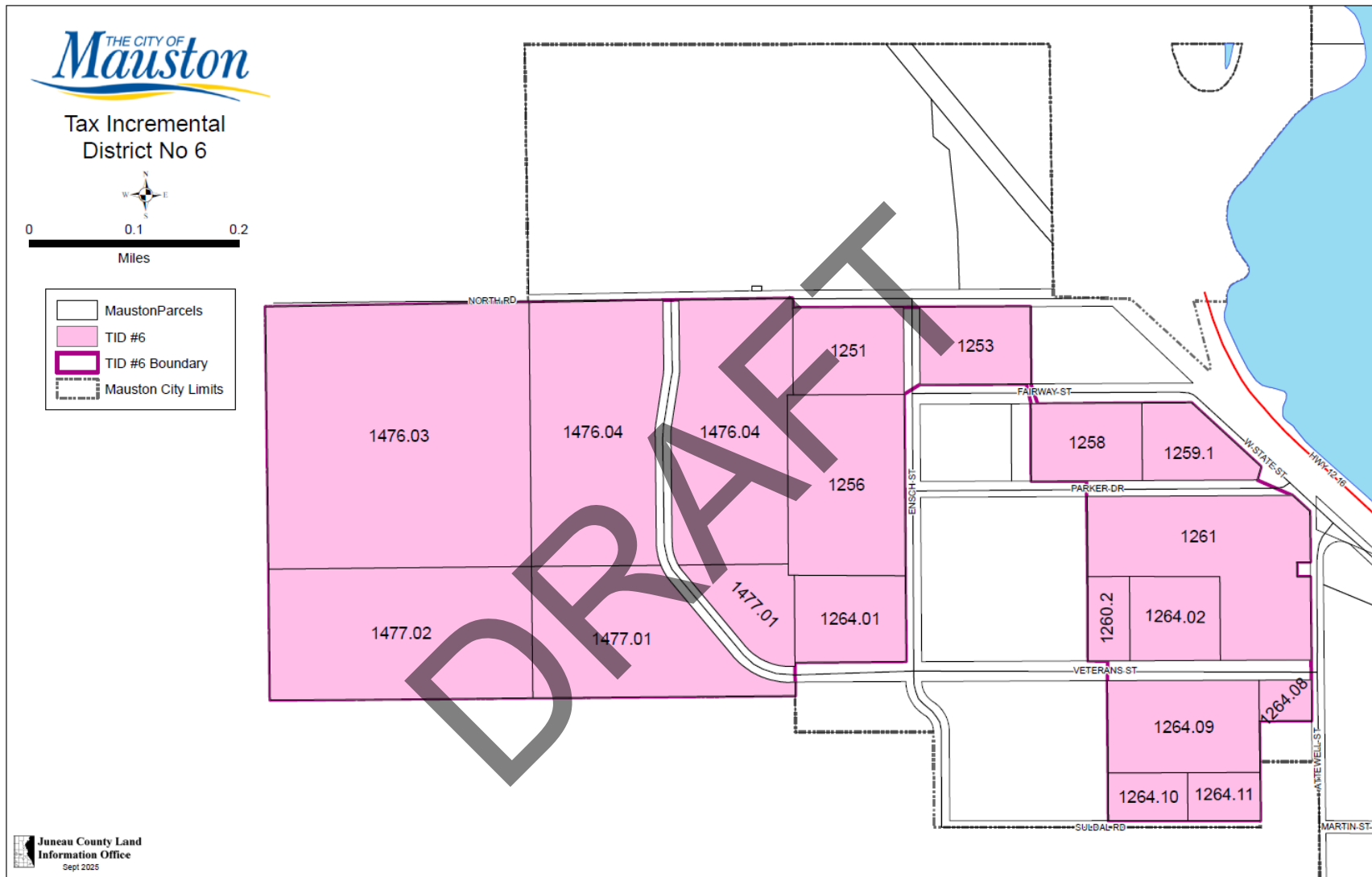
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**SECTION 2:**  
**Preliminary Map of Proposed District Boundary**

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Map Found on Following Page.

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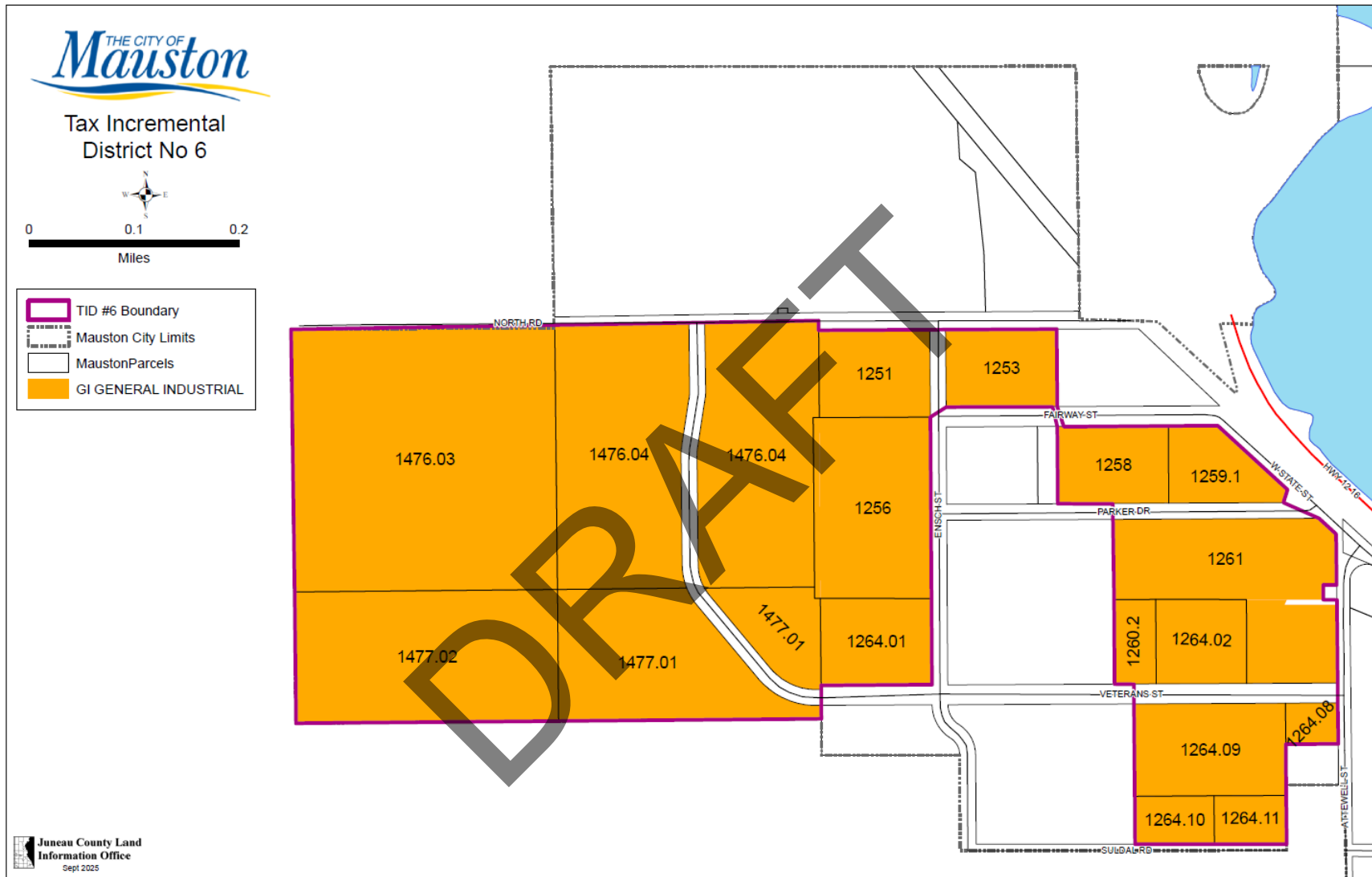
## **SECTION 3:**

### **Map Showing Existing Uses and Conditions**

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Map Found on Following Page.

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## SECTION 4:

### Preliminary Parcel List and Analysis

#### Parcel Data

Parcel Number	Owner	Acres	Suitable Acres
			Industrial
292511476.04	City of Mauston	37.53	37.53
292511477.01	City of Mauston	18.50	18.50
292511477.02	City of Mauston	20.00	20.00
292511476.03	Seitz, David J	40.00	40.00
292511251	Vernon Area Rehabilitation Center	5.64	5.64
292511256	Mastermold Real Estate LLC	11.71	11.71
292511264.01	Scully Real Estate II LLC	5.60	5.60
292511253	RBJ Logistics LLC	5.00	5.00
292511258	RBJ Logistics LLC	5.00	5.00
292511259.1	MLDN LLC	4.04	4.04
292511261	RBJ Logistics LLC	14.68	14.68
292511260.2	Stroh Die Cast LLC	2.05	2.05
292511264.02	Stroh Die Cast LLC	4.44	4.44
292511264.08	City of Mauston	12.50	12.50
292511264.1	City of Mauston	22.19	22.19
292511264.11	City of Mauston	2.03	2.03
TOTALS		210.91	210.91

Percentage of TID Area Zoned and Suitable for Industrial Development (at least 50%)

100%

**Calculation of Estimated Base Value<sup>1</sup>**

Parcel	Assessed Value			Equalized Value <sup>2</sup>		
	Land	Improvement	Total	Land	Improvement	Total
292511476.04	-	-	-	-	-	-
292511477.01	-	-	-	-	-	-
292511477.02	-	-	-	-	-	-
292511476.03	16,000	-	16,000	21,700	-	21,700
292511251	-	-	-	-	-	-
292511256	147,400	2,764,900	2,912,300	199,600	3,743,900	3,943,500
292511264.01	84,000	634,700	718,700	113,700	859,400	973,100
292511253	63,100	1,265,800	1,328,900	85,400	1,714,000	1,799,400
292511258	63,500	1,362,900	1,426,400	86,000	1,845,500	1,931,500
292511259.1	51,100	271,700	322,800	69,200	367,900	437,100
292511261	150,300	2,115,700	2,266,000	203,500	2,864,900	3,068,400
292511260.2	30,800	-	30,800	41,700	-	41,700
292511264.02	66,600	1,141,800	1,208,400	90,200	1,546,100	1,636,300
292511264.08	-	-	-	-	-	-
292511264.1	-	-	-	-	-	-
292511264.11	-	-	-	-	-	-
<b>TOTALS</b>	<b>\$672,800</b>	<b>\$9,557,500</b>	<b>\$10,230,300</b>	<b>\$911,000</b>	<b>\$12,941,700</b>	<b>\$13,852,700</b>

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2025.

2) Calculation based on aggregate assessment ratio of 73.85%.

SECTION 5:  
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 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 \$42,655,900. This value is less than the maximum of \$48,246,000 in equalized value that is permitted for the City.

City of Mauston, Wisconsin	
Tax Increment District No. 6	
Valuation Test Compliance Calculation	
<b>Calculation of City Equalized Value Limit</b>	
City TID IN Equalized Value (Prelim. Jan. 1, 2025)	\$402,050,000
TID Valuation Limit @ 12% of Above Value	\$48,246,000
<b>Calculation of Value Subject to Limit</b>	
Estimated Base Value of Territory to be Included in District	\$13,852,700
Incremental Value of Existing Districts (Jan. 1, 2025)	\$28,803,200
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$42,655,900</b>
<b>Total Percentage of TID IN Equalized Value</b>	<b>10.61%</b>
<b>Residual Value Capacity of TID IN Equalized Value</b>	<b>\$5,590,100</b>

## **SECTION 6:**

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

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

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

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

#### **Property, Right-of-Way and Easement Acquisition**

##### **Property Acquisition for Development**

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 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 Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

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

### **Acquisition of Rights-of-Way**

The 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 Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

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



### **Demolition**

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**

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.

#### **Water System Improvements**

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. 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**

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**

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**

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**

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

#### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the 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.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the 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.

#### **Contribution to Community Development Authority (CDA) or Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA (RDA) 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 (RDA) for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. 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 (RDA) in the program manual. Any funds returned to the CDA (RDA) 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 fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) 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 or other railway improvements to serve development sites located within the District.

#### **Property Tax Payments to Town**

Property tax payments due to the Town of Lindina under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

#### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City does not intend to undertake projects within one-half mile of the boundary.

**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 relating to the implementation of the Plan.

**Financing Costs**

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

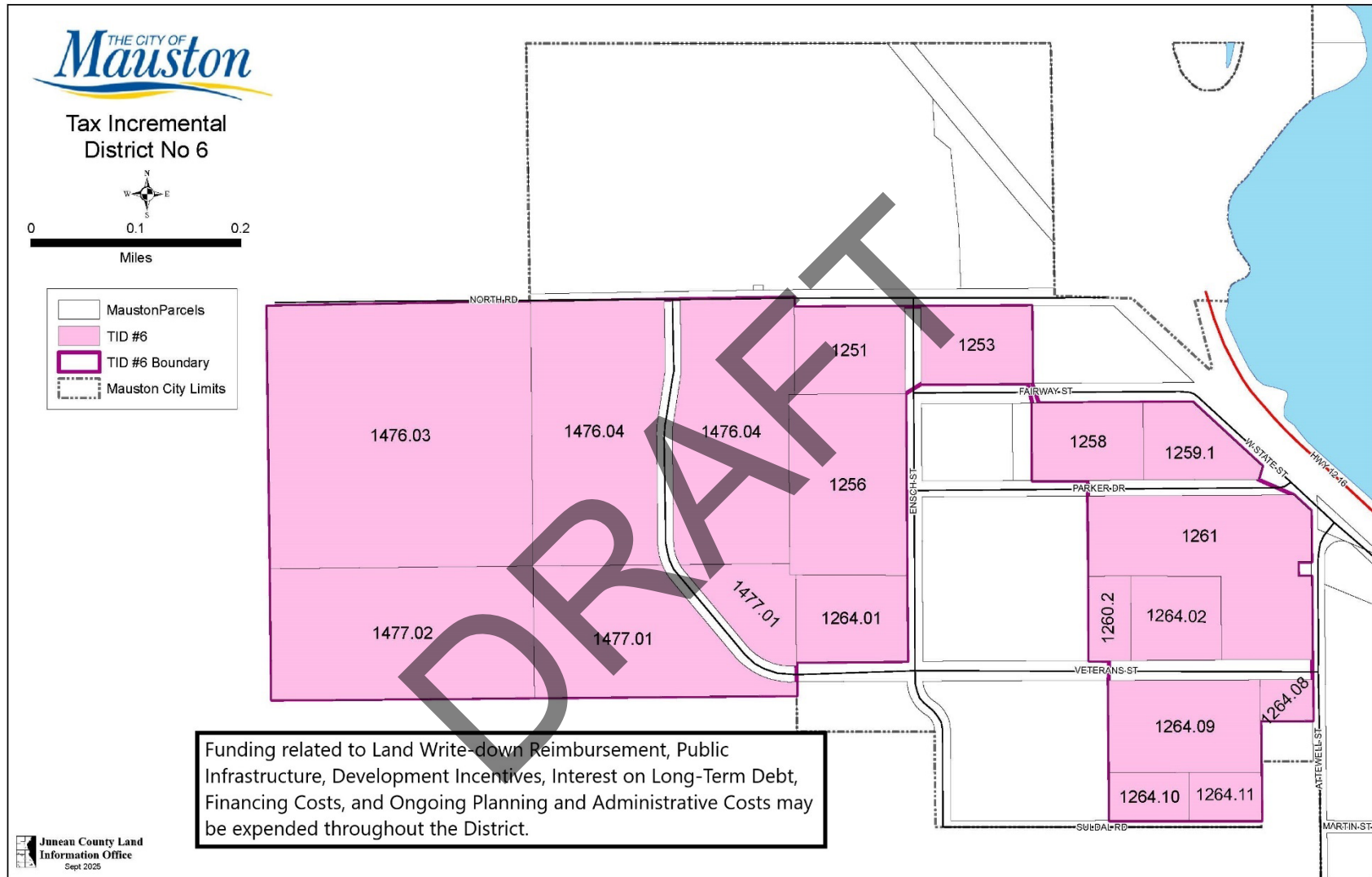


**SECTION 7:**  
**Map Showing Proposed Improvements and Uses**

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Map Found on Following Page.

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## SECTION 8:

### Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Mauston, Wisconsin							
Tax Increment District No. 6							
Detailed List of Estimated Project Costs							
Project ID	Project Name/Type	Phase I	Phase II	Est. Cost Phase III	Phase IV	Ongoing	Totals
1	Land Write-Down Reimbursement	350,000					350,000
2	Public Infrastructure		1,250,000				1,250,000
3	Development Incentives			700,000	1,000,000		1,700,000
4	Interest on Long Term Debt		632,973				632,973
5	Financing Costs		87,450				87,450
6	Ongoing Planning & Administrative Costs					125,000	125,000
Total Projects		<u>\$350,000</u>	<u>\$1,970,423</u>	<u>\$700,000</u>	<u>\$1,000,000</u>	<u>\$125,000</u>	<u>\$4,145,423</u>
Notes:							
Public Infrastructure may include, but is not limited to: Streets, water utility improvements, sewer utility improvements, and electric infrastructure.							

**SECTION 9:**  
**Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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

**Key Assumptions**

The Project Costs the City plans to make are expected to create \$16 million in incremental value by 2033. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City’s current equalized TID Interim tax rate of \$20.97 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$5,115,749 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Mauston, Wisconsin					
Tax Increment District No. 6					
Development Assumptions					
Construction Year		Actual	Industrial	Annual Total	Construction Year
1	2025			-	2025 1
2	2026		3,000,000	3,000,000	2026 2
3	2027			-	2027 3
4	2028		5,000,000	5,000,000	2028 4
5	2029			-	2029 5
6	2030			-	2030 6
7	2031		3,000,000	3,000,000	2031 7
8	2032			-	2032 8
9	2033		5,000,000	5,000,000	2033 9
10	2034			-	2034 10
11	2035			-	2035 11
12	2036			-	2036 12
13	2037			-	2037 13
14	2038			-	2038 14
15	2039			-	2039 15
16	2040			-	2040 16
17	2041			-	2041 17
18	2042			-	2042 18
19	2043			-	2043 19
20	2044			-	2044 20
Totals		-	\$16,000,000	\$16,000,000	

Table 2 – Tax Increment Projection Worksheet

City of Mauston, Wisconsin

Tax Increment District No. 6

Tax Increment Projection Worksheet

Type of District

District Creation Date

Valuation Date

Max Life (Years)

End of Expenditure Period

Revenue Periods/Final Year

Extension Eligibility/Years

Eligible Recipient District

Industrial

September 30, 2025

Jan 1, 2025

20

159/30/2040

202046

Yes3

No

Base Value

Economic Change Factor

Apply to Base Value

Base Tax Rate

Rate Adjustment Factor

13,852,700

0.00%

\$20.97

0.00%

	Construction	Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment
1		2025	-	2026	-	-	2027	\$20.97	0
2		2026	3,000,000	2027	-	3,000,000	2028	\$20.97	62,899
3		2027	-	2028	-	3,000,000	2029	\$20.97	62,899
4		2028	5,000,000	2029	-	8,000,000	2030	\$20.97	167,729
5		2029	-	2030	-	8,000,000	2031	\$20.97	167,729
6		2030	-	2031	-	8,000,000	2032	\$20.97	167,729
7		2031	3,000,000	2032	-	11,000,000	2033	\$20.97	230,628
8		2032	-	2033	-	11,000,000	2034	\$20.97	230,628
9		2033	5,000,000	2034	-	16,000,000	2035	\$20.97	335,459
10		2034	-	2035	-	16,000,000	2036	\$20.97	335,459
11		2035	-	2036	-	16,000,000	2037	\$20.97	335,459
12		2036	-	2037	-	16,000,000	2038	\$20.97	335,459
13		2037	-	2038	-	16,000,000	2039	\$20.97	335,459
14		2038	-	2039	-	16,000,000	2040	\$20.97	335,459
15		2039	-	2040	-	16,000,000	2041	\$20.97	335,459
16		2040	-	2041	-	16,000,000	2042	\$20.97	335,459
17		2041	-	2042	-	16,000,000	2043	\$20.97	335,459
18		2042	-	2043	-	16,000,000	2044	\$20.97	335,459
19		2043	-	2044	-	16,000,000	2045	\$20.97	335,459
20		2044	-	2045	-	16,000,000	2046	\$20.97	335,459
Totals			\$16,000,000		-		Future Value of Increment		\$5,115,749

Notes:

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Public Infrastructure is anticipated to be financed with General Obligation notes in 2028. Development Incentives in 2034 and 2037 are shown preliminarily with pay-as-you-go structures. The final structure will be subject to negotiations with the City at the time of execution. Land Write-Down Reimbursement is anticipated to be paid from the TID back to the City new increment is available. Table 3. provides a summary of the District’s financing plan.

Table 3 – Financing Plan

City of Mauston, Wisconsin				
Tax Increment District No. 6				
Estimated Financing Plan				
	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS		Totals
	G.O. Promissory Note 2028	Municipal Revenue Obligation (MRO) 2034	Municipal Revenue Obligation (MRO) 2037	
Projects				
Phase I	1,250,000			\$1,250,000
Phase II		700,000		\$700,000
Phase III			1,000,000	\$1,000,000
Total Project Funds	1,250,000	700,000	1,000,000	\$2,950,000
Estimated Finance Related Expenses				
Costs of Issuance	70,700			
Underwriter Discount	12.5016,750			
Total Financing Required	1,337,450			
Rounding	2,550			
Net Issue Size	\$1,340,000	\$700,000	\$1,000,000	\$3,040,000

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 - Cash Flow**

City of Mauston, Wisconsin												
Tax Increment District No. 6												
Cash Flow Projection												
	Projected Revenues		Projected Expenditures						Balances			
			2028 G.O. Promissory Note \$1,340,000 Issue Total	MRO #1 2034	MRO #2 2037	Land Write-Down Reimbursement	Ongoing Planning & Administration	Total Expenditures			Liabilities Outstanding	
Year	Tax Increments	Total Revenues		\$700,000	\$1,000,000				Annual	Cumulative		Year
2025		-					20,000	20,000	(20,000)	(20,000)	-	2025
2026		-					5,000	5,000	(5,000)	(25,000)	-	2026
2027	-	-					5,000	5,000	(5,000)	(30,000)	-	2027
2028	62,899	62,899					5,000	5,000	57,899	27,899	1,340,000	2028
2029	62,899	62,899	107,483				5,000	112,483	(49,585)	(21,686)	1,305,000	2029
2030	167,729	167,729	108,225				5,000	113,225	54,504	32,818	1,250,000	2030
2031	167,729	167,729	111,438				5,000	116,438	51,292	84,110	1,190,000	2031
2032	167,729	167,729	109,458				5,000	114,458	53,272	137,382	1,130,000	2032
2033	230,628	230,628	107,478	53,464			5,000	165,941	64,687	202,069	1,716,536	2033
2034	230,628	230,628	110,438	53,464			5,000	168,901	61,727	263,796	1,598,072	2034
2035	335,459	335,459	108,260	53,464	83,865		5,000	250,588	84,870	348,666	2,395,744	2035
2036	335,459	335,459	110,888	53,464	83,865		5,000	253,216	82,243	430,909	2,188,415	2036
2037	335,459	335,459	108,228	53,464	83,865		5,000	250,556	84,903	515,812	1,981,087	2037
2038	335,459	335,459	110,498	53,464	83,865		5,000	252,826	82,633	598,445	1,768,758	2038
2039	335,459	335,459	112,423	53,464	83,865		5,000	254,751	80,708	679,153	1,551,430	2039
2040	335,459	335,459	109,063	53,464	83,865		5,000	251,391	84,068	763,221	1,334,101	2040
2041	335,459	335,459	110,623	53,464	83,865	600,000	5,000	852,951	(517,492)	245,729	1,111,773	2041
2042	335,459	335,459	111,925	53,464	83,865	110,000	5,000	364,253	(28,795)	216,934	884,444	2042
2043	335,459	335,459	107,965	53,464	83,865	65,317	5,000	315,610	19,849	236,783	657,116	2043
2044	335,459	335,459	108,960	53,464	83,865		5,000	251,288	84,170	320,953	424,787	2044
2045	335,459	335,459	109,638	53,464	83,865		5,000	251,966	83,493	404,446	187,459	2045
2046	335,459	335,459	109,988	4,971	77,488		5,000	197,446	138,012	542,459	0	2046
(2025 - 2046)	\$5,115,749	\$5,115,749	\$1,972,973	\$700,000	\$1,000,000	\$775,317	\$125,000	\$4,573,290				(2025 - 2046)
Notes:	<div><div>LEGEND:</div><div><div>-----</div><div>END OF EXP. PERIOD</div></div><div>PROJECTED CLOSURE YEAR</div></div>											



## **SECTION 10:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

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## **SECTION 11:**

### **Estimate of Property to Be Devoted to Retail Business**

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

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**SECTION 12:**  
**Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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**Zoning Ordinances**

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

**Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City’s Comprehensive Plan identifying the area as appropriate for industrial development.

**Building Codes and Ordinances**

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

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## **SECTION 13:**

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

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

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## **SECTION 14:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

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Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating new industrial sites, and providing necessary public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.

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## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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

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

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:**  
**Legal Opinion Advising Whether the Plan is Complete**  
**and Complies with Wis. Stat. § 66.1105(4)(f)**

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Legal Opinion Found on Following Page.

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**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY  
LETTERHEAD**

**SAMPLE**

Mayor  
City of Mauston  
303 Mansion St  
Mauston, Wisconsin 53948-1329

**RE: Project Plan for Tax Incremental District No. 6**

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Mauston, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Mauston Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney



**SECTION 17:**  
**Calculation of the Share of Projected Tax Increments**  
**Estimated to be Paid by the Owners of Property in the**  
**Overlying Taxing Jurisdictions**

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

City of Mauston, Wisconsin						
Tax Increment District No. 6						
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Juneau County	City of Mauston	School District of Mauston	Western Technical College	Total	Revenue Year
2027	-	-	-	-	-	2027
2028	16,628	23,761	19,734	2,775	62,899	2028
2029	16,628	23,761	19,734	2,775	62,899	2029
2030	44,342	63,363	52,624	7,401	167,729	2030
2031	44,342	63,363	52,624	7,401	167,729	2031
2032	44,342	63,363	52,624	7,401	167,729	2032
2033	60,971	87,123	72,358	10,176	230,628	2033
2034	60,971	87,123	72,358	10,176	230,628	2034
2035	88,685	126,725	105,248	14,801	335,459	2035
2036	88,685	126,725	105,248	14,801	335,459	2036
2037	88,685	126,725	105,248	14,801	335,459	2037
2038	88,685	126,725	105,248	14,801	335,459	2038
2039	88,685	126,725	105,248	14,801	335,459	2039
2040	88,685	126,725	105,248	14,801	335,459	2040
2041	88,685	126,725	105,248	14,801	335,459	2041
2042	88,685	126,725	105,248	14,801	335,459	2042
2043	88,685	126,725	105,248	14,801	335,459	2043
2044	88,685	126,725	105,248	14,801	335,459	2044
2045	88,685	126,725	105,248	14,801	335,459	2045
2046	88,685	126,725	105,248	14,801	335,459	2046
Totals	<u>\$1,352,442</u>	<u>\$1,932,557</u>	<u>\$1,605,031</u>	<u>\$225,719</u>	<u>\$5,115,749</u>	