



PLAN COMMISSION AGENDA

January 14, 2025 at 5:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Discussion and action relating to Minutes**
 - a. a. November 20, 2024
3. **Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 5.**
 - a. a. Publication Notice and Plan Project
4. **Discussion and possible action of "Resolution 2025-P-02 Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 5."**
 - a. a. Resolution 2025-P-02
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 Nicole Lyddy (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 MINUTES

November 20, 2024 at 6:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Mauston Plan Commission was called to order by Mayor Teske at 6:37 pm on Wednesday, October 16, 2024, in the Council Chambers of City Hall. Members present were Mark Messer, Lenord Kluge, Brian McGuire, Paul Coggins, Devan Minard, and Mayor Darryl Teske. Also, present was Zoning Administrator Allison Schwark via phone.
2. **Approval of Minutes:** Kluge made the motion and McGuire seconded to approve the October 16, 2024 minutes. Motion carried unanimously,
3. **Blackhawk Investments rezone:** The public hearing was opened, with the applicant, property owner, and prospective buyer present to address any questions. The discussion focused on the proposed future Certified Survey Map (CSM) and the necessity of rezoning the parcel to allow the CSM to be filed. McGuire made a motion to approve the rezoning, which was seconded by Kluge. The motion passed unanimously.
4. **Mastermold Conditional Use:** The project was discussed, with members noting that the building's height was a very minor deviation from the code and expressing their overall support for the project. Kluge made a motion to approve, seconded by Teske. The motion passed unanimously.
5. **St. Paul's Lutheran Church sign Conditional Use:** The discussion addressed the applicant's variance request, which had been approved by the Zoning Board of Appeals. Members inquired about the rate of change for the display and the potential impact of the lighting on neighboring properties. The applicant and a representative from the sign company were present to provide answers. The Plan Commission agreed that the change was justified. McGuire made a motion to approve, seconded by Coggins. The motion passed unanimously.
6. **Zoning Code rewrite:** Tabled per the Mayor's recommendation.
7. **Adjourn:** Motion to adjourn by Teske, second by Kluge. Motion carried unanimously.

Chair

Date

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF MAUSTON, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of Mauston will hold a Joint Review Board meeting on January 14, 2025 at 4:00 PM.

The meeting will be held at the Mauston City Hall, located at 303 Mansion St. Any member of the public wishing to join the meeting telephonically should call City Hall by 3:00 pm 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

The purpose of the meeting is to organize the Joint Review Board for consideration of the City’s proposal to amend Tax Incremental District No. 5.

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Mauston will hold a public hearing on January 14, 2025 at 5:30 PM.

The meeting will be held at the Mauston City Hall, located at 303 Mansion St. Any member of the public wishing to join the meeting telephonically should call City Hall by 4:00 pm 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

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amended boundaries of Tax Incremental District No. 5, and the proposed amendments to its Project Plan.

The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2. The proposed amendment to the District’s boundary would add parcel number 292511687.

Based on the planned use of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for mixed use development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting mixed-use development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District’s Project Plan. Projects may be undertaken within the District’s proposed boundary and in areas located in the City within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$2,500,000.

All interested parties will be given a reasonable opportunity to comment on the proposed amended boundaries of the District and the proposed amendments to its Project Plan. A copy of the proposed amendment to the District's Project Plan, including a description of the proposed amended boundary, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Mauston City Hall, located at 303 Mansion St. This information can also be viewed on the City's website at www.mauston.com, if applicable.

By Order of the City of Mauston, Wisconsin

Published January 2, 2025

January 14, 2025

PROJECT PLAN AMENDMENT

City of Mauston, Wisconsin

Tax Incremental District No. 5



Prepared by:

Ehlers
30600 Centre Pointe Drive
Roseville, MN 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	January 14, 2025
Public Hearing Held:	January 14, 2025
Approval by Plan Commission:	January 14, 2025
Adoption by Common Council:	January 14, 2025
Approval by the Joint Review Board:	To Be Determined

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 5 (“District”) is a 133-acre mixed-use district created on September 29, 2022. The District was created to:

- pay for infrastructure costs, property acquisition, and development incentives intended to promote housing, commercial, and industrial development.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1 (“Project”).

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$2.67 million from this (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Utility Extensions, Property Acquisition, and associated costs for interest on long-term debt, financing, and ongoing planning and administration.

Incremental Valuation

The City projects that new land and improvements value of approximately \$7 million will result from the projects anticipated in this Plan Amendment. 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 13 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.** As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
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, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed-use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on

the proposed development [having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

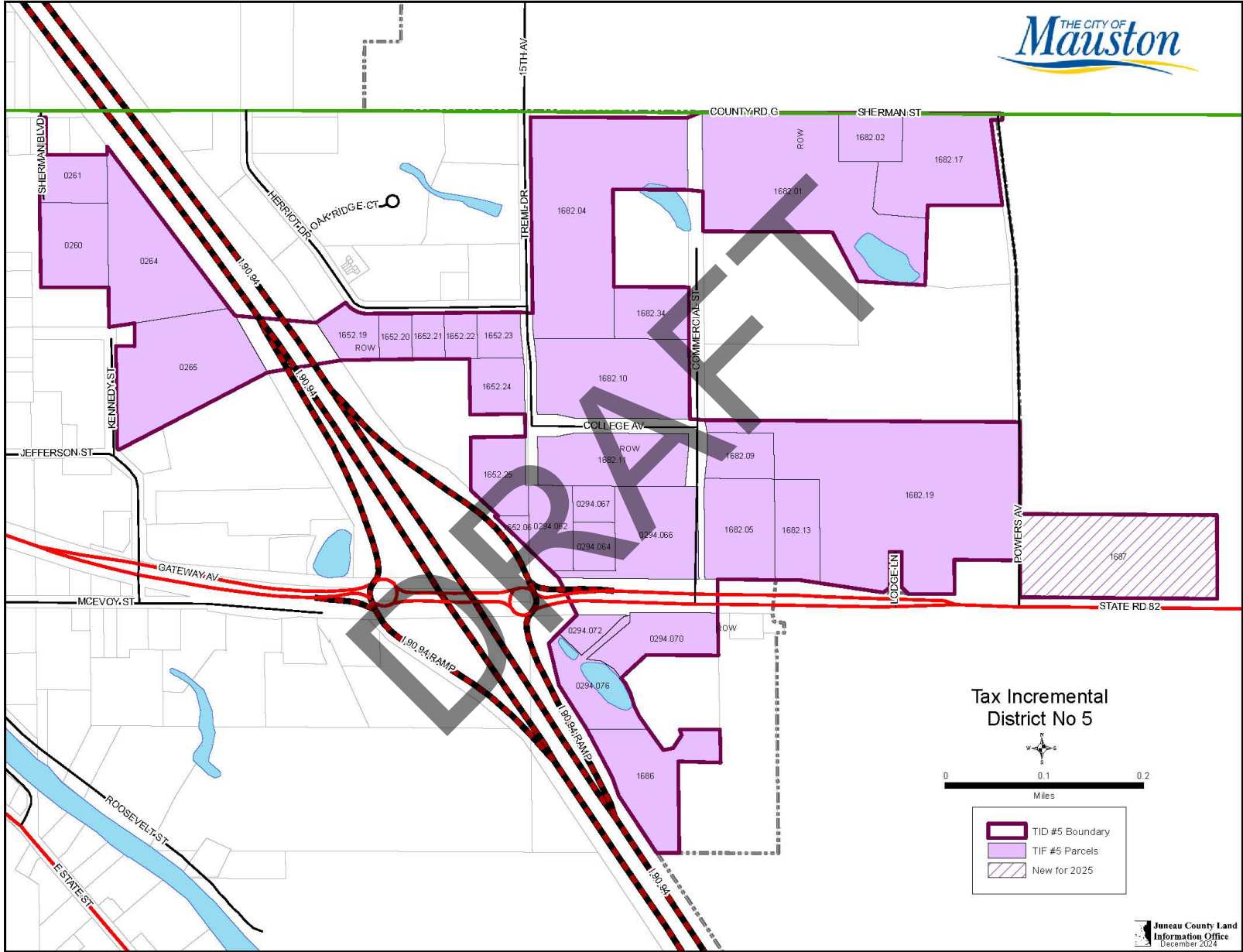
- 7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- 8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
- 9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
- 10. The City estimates that less than 35% 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).
- 11. That a cooperative plan boundary agreement with the Town of Lemonweir exists regarding those parcels to be included within the District that were annexed by the City within the preceding three-year period.

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**SECTION 2:
Preliminary Map of Original District Boundary and
Territory to be Added**

Map Found on Following Page.

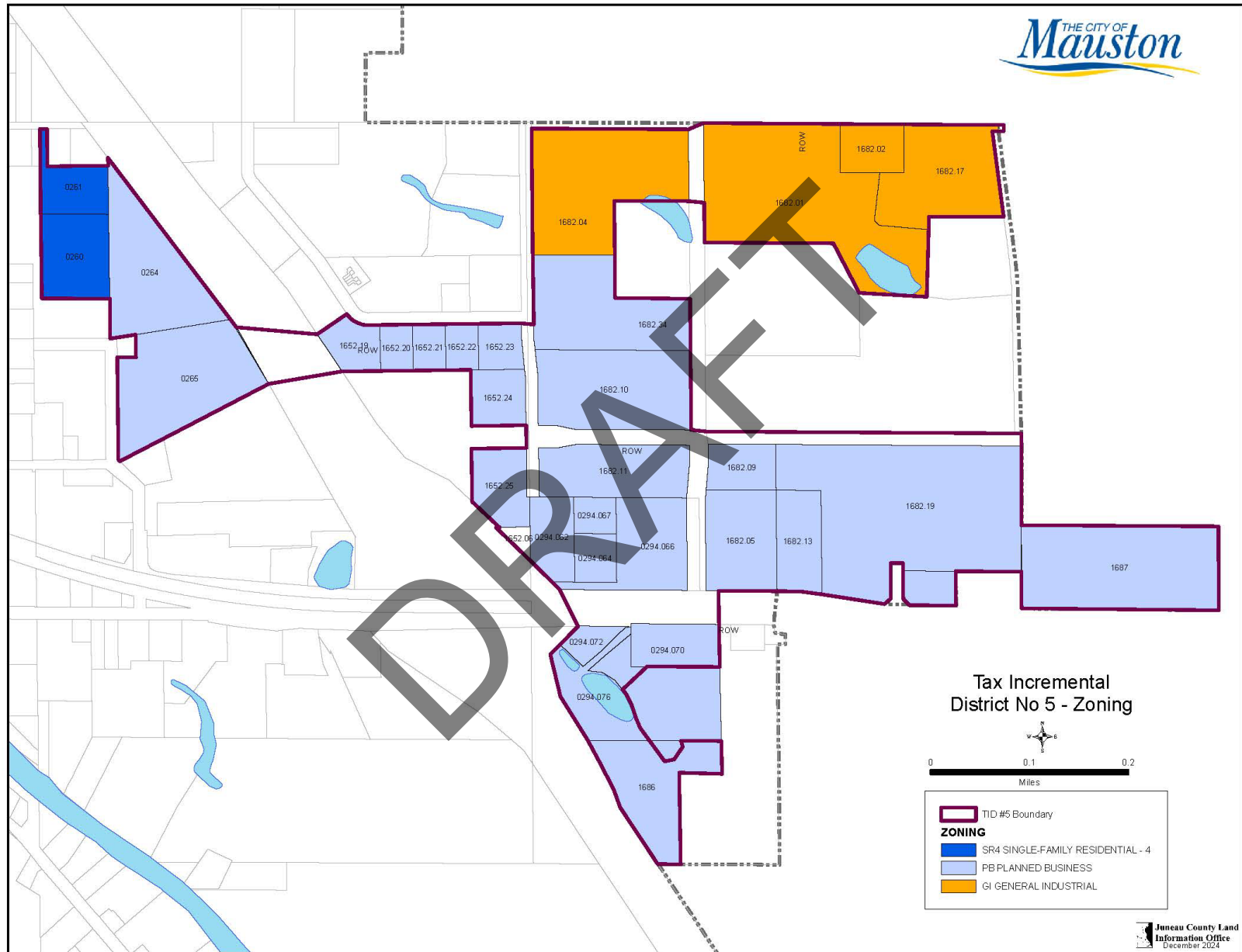
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**SECTION 3:
Map Showing Existing Uses and Conditions Within the
Territory to be Added**

Map Found on Following Page.

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SECTION 4: Preliminary Identification of Parcels to be Added

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/ Business	Previously- Platted Residential	Newly-Platted Residential	Industrial
Existing TID Area				132.55	125.38	0.00	7.17	0.00
N/A	ROW Areas			0.00				
1	292511687		HAMM FAMILY LIMITED PARTNERSHIP	10.57	10.57			
TOTALS				143.12	135.95	0.00	7.17	0.00

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)	100%
Percentage of TID Area Not Suitable for Development	0%
Total Area	100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	5%

Parcel ID Number	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
292511687	-	-	-	-	-	-
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0

- 1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2025.
- 2) Calculation based on aggregate assessment ratio of 100.00%.

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 proposed to be added to the 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 value of the territory proposed to be added to the District, totals \$14,240,600. This value is less than the maximum of \$43,488,552 in equalized value that is permitted for the City.

City of Mauston, Wisconsin Tax Increment District No. 5 Valuation Test Compliance Calculation	
<u>Calculation of City Equalized Value Limit</u>	
City TID IN Equalized Value (Jan. 1, 2024)	\$362,404,600
TID Valuation Limit @ 12% of Above Value	\$43,488,552
<u>Calculation of Value Subject to Limit</u>	
Estimated Base Value of Territory to be Included in District	\$0
Plus: Assumed change for Jan. 1, 2025 assessment	\$0
Incremental Value of Existing Districts (Jan. 1, 2024)	\$14,240,600
Less: Value of Parcels Removed from District	\$0
Less: Value of Underlying TID Parcels	\$0
Total Value Subject to 12% Valuation Limit	\$14,240,600
Total Percentage of TID IN Equalized Value	3.93%
Residual Value Capacity of TID IN Equalized Value	\$29,247,952

**SECTION 6:
Statement Listing the Kind, Number and Location of All
Proposed Public Works or Improvements Within the
District**

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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. 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.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on September 29, 2022 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

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

Property Tax Payments to Town

Property tax payments due to the Town of Lemonweir 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. None of the proposed project will be located outside, but within one-half mile of the boundary of the District.

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

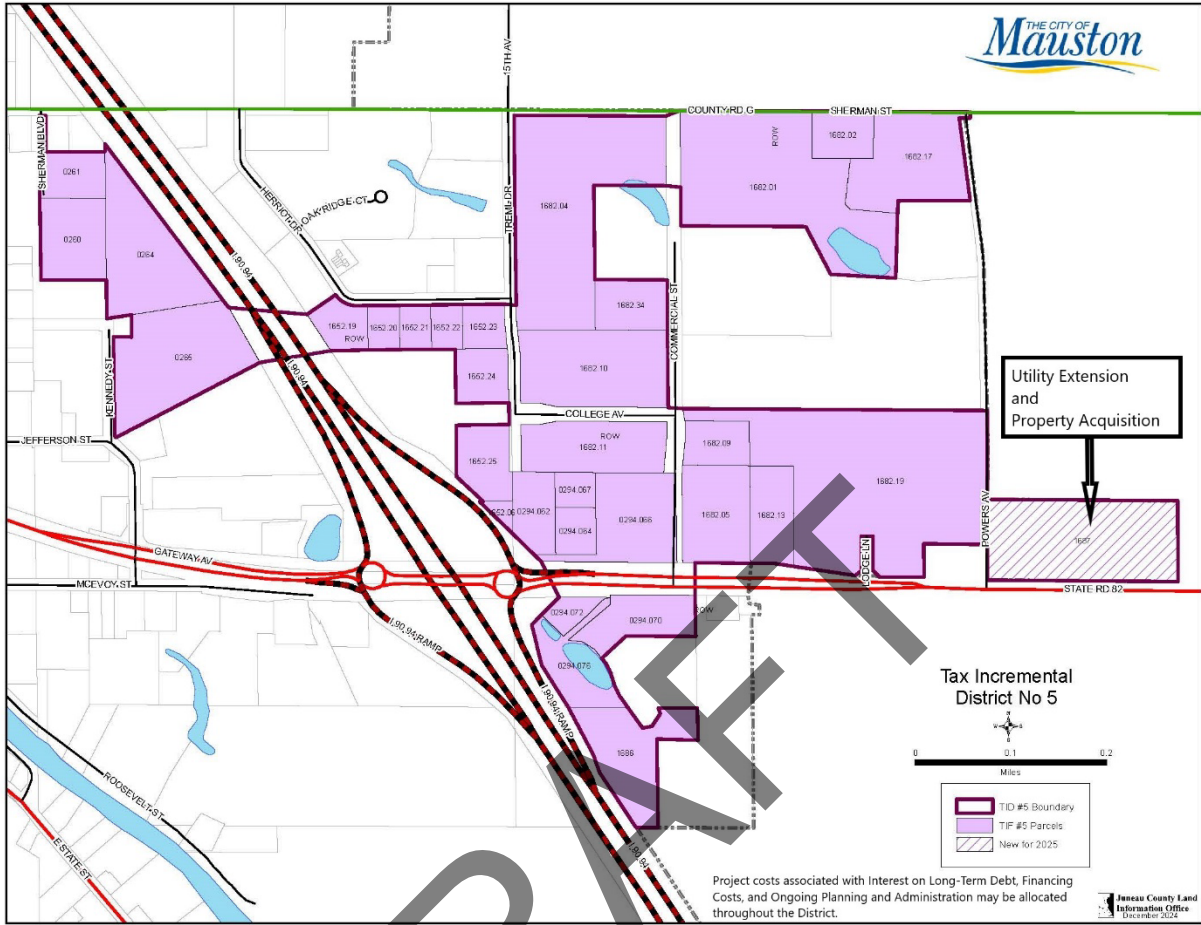
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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**SECTION 7:
Map Showing Proposed Improvements and Uses Within
the Territory to be Added**

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 expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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. 5				
Detailed List of Estimated Project Costs				
Project ID	Project Name/Type	Est. Cost		Totals
		Plan Amendment	Ongoing	
1	Utility Extensions	1,300,000		1,300,000
2	Property Acquisition	528,500		528,500
3	Interest on Long-Term Debt		639,033	639,033
4	Financing Costs		91,600	91,600
5	Ongoing Planning & Administrative Costs		115,000	115,000
Total Projects		\$1,828,500	\$845,633	\$2,674,133

**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**

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

Key Assumptions

The District has created \$6,824,900 in incremental value since its creation in 2022. The Project Costs associated with this Plan Amendment are expected to create an additional \$7 million in incremental value by 2030. 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 \$4,956,556 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

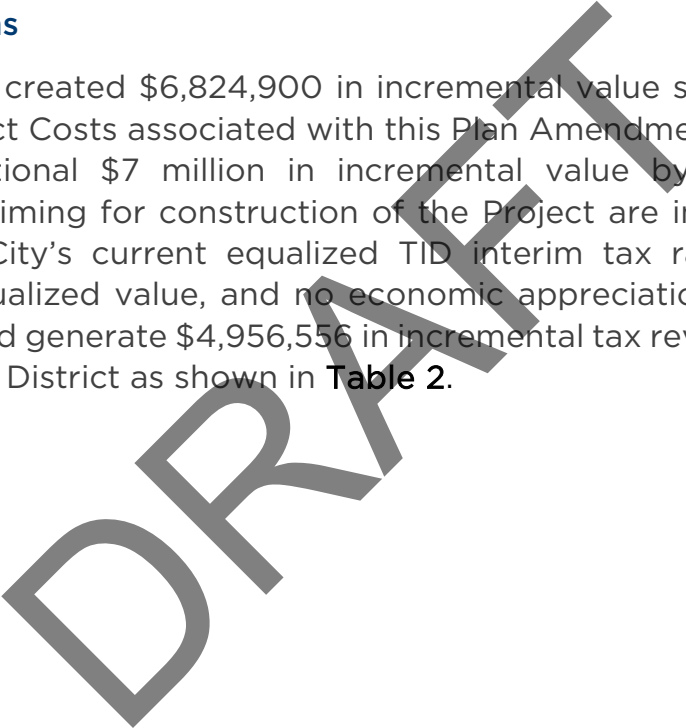


Table 1 - Development Assumptions

City of Mauston, Wisconsin Tax Increment District No. 5 Development Assumptions					
Construction Year	Actual	Phase 1	Phase 2	Annual Total	Construction Year
1 2022				-	2022 1
2 2023	6,824,900			6,824,900	2023 2
3 2024				-	2024 3
4 2025		1,000,000		1,000,000	2025 4
5 2026		2,500,000		2,500,000	2026 5
6 2027				-	2027 6
7 2028			2,500,000	2,500,000	2028 7
8 2029				-	2029 8
9 2030			1,000,000	1,000,000	2030 9
10 2031				-	2031 10
11 2032				-	2032 11
12 2033				-	2033 12
13 2034				-	2034 13
14 2035				-	2035 14
15 2036				-	2036 15
16 2037				-	2037 16
17 2038				-	2038 17
18 2039				-	2039 18
19 2040				-	2040 19
20 2041				-	2041 20
Totals	<u>\$6,824,900</u>	<u>\$3,500,000</u>	<u>\$3,500,000</u>	<u>\$13,824,900</u>	

Table 2 – Tax Increment Projection Worksheet

City of Mauston, Wisconsin								
Tax Increment District No. 5								
Tax Increment Projection Worksheet								
Type of District	Mixed Use			Base Value	0			
District Creation Date	September 29, 2022			Economic Change Factor	0.00%			
Valuation Date	Jan 1,	2022		Apply to Base Value				
Max Life (Years)	20			Base Tax Rate	\$20.97			
Expenditure Period/Termination	15	9/29/2037		Rate Adjustment Factor	0.00%			
Revenue Periods/Final Year	20	2043						
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	No							
Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	
1 2022	2,539,900	2023		2,539,900	2024	\$22.57	57,323	
2 2023	6,824,900	2024	-	6,824,900	2025	\$20.97	143,092	
3 2024	0	2025	-	6,824,900	2026	\$20.97	143,092	
4 2025	1,000,000	2026	-	7,824,900	2027	\$20.97	164,058	
5 2026	2,500,000	2027	-	10,324,900	2028	\$20.97	216,474	
6 2027	0	2028	-	10,324,900	2029	\$20.97	216,474	
7 2028	2,500,000	2029	-	12,824,900	2030	\$20.97	268,889	
8 2029	0	2030	-	12,824,900	2031	\$20.97	268,889	
9 2030	1,000,000	2031	-	13,824,900	2032	\$20.97	289,855	
10 2031	0	2032	-	13,824,900	2033	\$20.97	289,855	
11 2032	0	2033	-	13,824,900	2034	\$20.97	289,855	
12 2033	0	2034	-	13,824,900	2035	\$20.97	289,855	
13 2034	0	2035	-	13,824,900	2036	\$20.97	289,855	
14 2035	0	2036	-	13,824,900	2037	\$20.97	289,855	
15 2036	0	2037	-	13,824,900	2038	\$20.97	289,855	
16 2037	0	2038	-	13,824,900	2039	\$20.97	289,855	
17 2038	0	2039	-	13,824,900	2040	\$20.97	289,855	
18 2039	0	2040	-	13,824,900	2041	\$20.97	289,855	
19 2040	0	2041	-	13,824,900	2042	\$20.97	289,855	
20 2041	0	2042	-	13,824,900	2043	\$20.97	289,855	
Totals		\$16,364,800	-		Future Value of Increment		\$4,956,556	

Notes:
 1) Tax rates shown through the 2043 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The proposed Utility Extensions are anticipated to be financed with an issuance of General Obligation Promissory Notes in 2025. Costs associated with Property Acquisition are expected to be paid in installments of cash as available. **Table 3** provides a summary of the District’s financing plan.

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 2034 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 3 - Financing Plan

City of Mauston, Wisconsin Tax Increment District No. 5 Estimated Financing Plan		
	DEBT ISSUES	
	G.O. Promissory Note 2025	Totals
Projects		
Phase I	1,300,000	\$1,300,000
Total Project Funds	1,300,000	\$1,300,000
Other Funds		
Capitalized Interest	164,625	
Costs of Issuance	72,100	
Underwriter Discount	12.50	19,500
Total Financing Required	1,556,225	
Rounding	3,775	
Net Issue Size	\$1,560,000	\$1,560,000

Table 4 - Cash Flow

City of Mauston, Wisconsin											
Tax Increment District No. 5											
Cash Flow Projection											
Year	Projected Revenues			2025 G.O. Promissory Note \$1,560,000 Issue Total	Projected Expenditures			Balances			Year
	Tax Increments	Land Sale Proceeds	Total Revenues		Property Acquisition	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2022			-	-			-	-	-	-	2022
2023			-	-			-	37,717	-	-	2023
2024	57,323		57,323	-		10,000	47,323	85,040	-	-	2024
2025	143,092	192,000	335,092	-	128,500	15,000	191,592	276,632	1,960,000	-	2025
2026	143,092		143,092	-	100,000	5,000	38,092	314,725	1,860,000	-	2026
2027	164,058		164,058	-	100,000	5,000	59,058	373,783	1,760,000	-	2027
2028	216,474		216,474	135,850	100,000	5,000	(24,376)	349,407	1,590,000	-	2028
2029	216,474		216,474	138,295	100,000	5,000	(26,821)	322,585	1,415,000	-	2029
2030	268,889		268,889	140,520		5,000	123,369	445,955	1,335,000	-	2030
2031	268,889		268,889	137,520		5,000	126,369	572,324	1,255,000	-	2031
2032	289,855		289,855	139,520		5,000	145,335	717,659	1,170,000	-	2032
2033	289,855		289,855	136,290		5,000	148,565	866,225	1,085,000	-	2033
2034	289,855		289,855	137,890		5,000	146,965	1,013,190	995,000	-	2034
2035	289,855		289,855	139,245		5,000	145,610	1,158,800	900,000	-	2035
2036	289,855		289,855	135,303		5,000	149,553	1,308,353	805,000	-	2036
2037	289,855		289,855	136,265		5,000	148,590	1,456,944	705,000	-	2037
2038	289,855		289,855	136,965		5,000	147,890	1,604,834	600,000	-	2038
2039	289,855		289,855	137,398		5,000	147,458	1,752,292	490,000	-	2039
2040	289,855		289,855	137,558		5,000	147,298	1,899,590	375,000	-	2040
2041	289,855		289,855	137,383		5,000	147,473	2,047,063	255,000	-	2041
2042	289,855		289,855	136,923		5,000	147,933	2,194,995	130,000	-	2042
2043	289,855		289,855	136,110		5,000	148,745	2,343,741	-	-	2043
(2022 - 2043)	\$4,956,556	\$192,000	\$5,148,556	\$2,199,033	\$528,500	\$115,000	\$2,842,533				(2022 - 2043)

LEGEND:
 END OF EXP. PERIOD
 PROJECTED CLOSURE YEAR

**SECTION 10:
Annexed Property**

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Although territory proposed to be added to the District boundary has been annexed within the past three years, it may be included in the District as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1. since the City has previously entered into a cooperative plan boundary agreement, or other agreement related to the annexation, with the Town of Lemonweir.

DRAFT

SECTION 11:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period.

DRAFT

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

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City’s current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City’s Comprehensive Plan identifying the area as appropriate for Planned Business.

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 Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

DRAFT

SECTION 13:
**Statement of the Proposed Method for the Relocation of
any Persons to be Displaced**

Should the continued 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.

DRAFT

SECTION 14:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed-use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. 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 and future commercial development.

DRAFT

SECTION 15: List of Estimated Non-Project Costs

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.

DRAFT

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

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

SAMPLE

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

RE: Project Plan Amendment for Tax Incremental District No. 5

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 amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Mauston Tax Incremental District No. 5 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.

<p align="center">City of Mauston, Wisconsin Tax Increment District No. 5</p> <p align="center">Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.</p>						
Revenue Year	Juneau County	City of Mauston	Mauston School District	Western Technical College	Total	Revenue Year
2024	13,171	22,042	19,569	2,542	57,323	2024
2025	32,877	55,021	48,849	6,346	143,092	2025
2026	32,877	55,021	48,849	6,346	143,092	2026
2027	37,694	63,083	56,006	7,276	164,058	2027
2028	49,737	83,237	73,900	9,600	216,474	2028
2029	49,737	83,237	73,900	9,600	216,474	2029
2030	61,779	103,392	91,793	11,925	268,889	2030
2031	61,779	103,392	91,793	11,925	268,889	2031
2032	66,597	111,453	98,951	12,854	289,855	2032
2033	66,597	111,453	98,951	12,854	289,855	2033
2034	66,597	111,453	98,951	12,854	289,855	2034
2035	66,597	111,453	98,951	12,854	289,855	2035
2036	66,597	111,453	98,951	12,854	289,855	2036
2037	66,597	111,453	98,951	12,854	289,855	2037
2038	66,597	111,453	98,951	12,854	289,855	2038
2039	66,597	111,453	98,951	12,854	289,855	2039
2040	66,597	111,453	98,951	12,854	289,855	2040
2041	66,597	111,453	98,951	12,854	289,855	2041
2042	66,597	111,453	98,951	12,854	289,855	2042
2043	66,597	111,453	98,951	12,854	289,855	2043
Totals	\$1,138,809	\$1,905,865	\$1,692,071	\$219,812	\$4,956,556	

RESOLUTION NO. 2025-P-02

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN
AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 5**

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. 5 (the “District”) was created by the City on September 29, 2022; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the “Amendment”) 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 Mauston School District, 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 January 14, 2025 held a public hearing concerning the proposed amended

boundaries of the District and the proposed amendment to its 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 the boundaries of Tax Incremental District No. 5 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the City.

Adopted this ____ day of _____, 2025.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**TAX INCREMENTAL DISTRICT NO. 5
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]