

**Boundary & Project Plan Amendment to  
Tax Incremental District No. 6  
Within the  
CITY OF BARABOO, WISCONSIN**



*September 14, 2006*

<i>Organizational Joint Review Board Meeting to be Held:</i>	<i>June 12, 2006</i>
<i>Public Hearing to be Held:</i>	<i>June 12, 2006</i>
<i>Adoption by Planning Commission:</i>	<i>June 12, 2006</i>
<i>Adoption by Common Council:</i>	<i>June 27, 2006</i>
<i>Anticipated Approval by Joint Review Board:</i>	<i>July 19, 2006</i>



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# Tax Incremental District No. 6 Project Plan & Boundary Amendment

## City of Baraboo Officials

### *Common Council*

Patrick Liston	City Mayor
Ann Burke	Aldersperson
Michael Cone	Aldersperson
Olaf Kivioja	Aldersperson
Brett Topham	Aldersperson
Betty Marquardt	Aldersperson
Jerry McCammond	Aldersperson
Eugene Robkin	Aldersperson
Phil Wedekind	Aldersperson
Brian Loeffelholz	Aldersperson

### *City Staff*

Patrick Liston	City Mayor
Edward Geick	City Administrator
Cheryl M. Giese	City Clerk / Finance Director
Mark R. Reitz	City Attorney

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Michael Cone	Member
Robert Janke	Member
Greg Wise	Member
James O'Neill	Member
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Ryan Liebert	Madison Area Technical College District
Jim Long	Baraboo School District
Mike Palm	Public Member

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# **1** STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

Tax Incremental District No. 6 (the “District”) was created in 1999 under the authority provided by Wisconsin Statutes Section 66.1105.

This District was created as an “Industrial District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use.

According to the original Project Plan, the District was formed for the following purposes:

To provide the necessary improvements in public infrastructure in order to recruit new business to the City, as at the time there was no industrial land inventory remaining in the City. The focus on recruitment is on light manufacturing, distribution, research and development and high tech types of businesses. It was noted that the intent of the City was and is to seek businesses that will utilize different skills from those employers currently within the City of Baraboo so as not to compete for employees.

The original TID 6 District consists of 100 Acres and is located east & west of the USH 12 corridor along CTH W. In addition, a few properties currently within TID # 4 were included in the boundaries of TID 6.

To further the goals contained in the original Project Plan, the City of Baraboo now finds it desirable to amend the District’s boundaries to add additional property and to amend the Project Plan to update and provide for the undertaking of additional expenditures. A map of the District boundary and the areas to be added by this amendment can be found within this Project Plan. The territory within the amended boundaries consists of 52 acres generally south of Hatchery Road and west of USH 12.

Pursuant to Section 66.1105(4)(h), Wisconsin Statutes, a City may amend the boundaries of a tax increment finance district to either add or subtract property from the original District. Up to four boundary amendments are allowed during the life of the District. This amendment will be the first boundary amendment of Tax Incremental District No. 6. This Project Plan Amendment supplements, and does not supersede or replace, the original Project Plan, as amended. The Project Plan, as amended, remains in effect.

The following is a list of the kind, number and location of the additional public works and improvements, and expenditures that the City expects to implement in conjunction with the Amendment of the District. An additional project list with amended project cost estimates for proposed projects that the City plans to implement can be found within this Plan – see “Detailed List of Additional Project Costs”. Any costs directly or indirectly related to the public works are considered “project costs” and are eligible to be paid with tax increment revenues of the District.

- **LAND ACQUISITION.** The City intends to acquire land, which it will then sell to industries intending to locate in the City of Baraboo.
- **SITE GRADING.** Some of the property in the District may require grading to make it suitable for industrial development.
- **SEWER COLLECTION SYSTEM.** There are inadequate facilities for conveying wastewater from individual properties to the sewer system. It will be necessary to provide such a system before development can take place.
- **WATER SYSTEM IMPROVEMENTS.** There are inadequate water facilities available to service the area. It will be necessary to provide a source of supply and provide water mains to distribute the water to individual properties. In addition a increased portion of the planned water tower which was included in the original project plan will be required due to the increased land area included in the district.
- **STORM SEWER SYSTEM.** Development of the area will cause storm water runoff. To avoid problems in the District and adjacent areas, a storm water collection and retention system will be installed.
- **STREETS.** Streets to service the developing properties will need to be constructed. To maintain good traffic flow inside the area and control ingress and egress, it may be necessary to provide, traffic control signs and signals, and other street amenities.
- **LANDSCAPING.** The City will provide landscaping such as berms, street trees, lighting and other facilities to attract high quality development to the area.
- **RELOCATION COSTS.** In the event any property is acquired for the projects, expenses including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195 are considered eligible project costs.
- **ENVIRONMENTAL AUDITS AND REMEDIATION.** There are no environmental problems known to exist within the proposed District. If, however, it becomes necessary to evaluate properties, the costs related to all environmental audits and remediation will be considered eligible project costs.
- **PROPERTY TAX PAYMENTS TO TOWN.** If there would be any property tax payments due to the Town under s.66.1105(4)(gm)1. as a result of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District, these are an eligible project cost.
- **CASH GRANTS (DEVELOPMENT INCENTIVES).** The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until a developer agreement is executed with the recipient of the cash grant.

- **ADMINISTRATIVE/PROFESSIONAL COSTS.** These include but are not limited to a portion of the salaries of City administrative staff, public works employees, private consultants, and others involved with the projects throughout the project plan implementation. Audit expenses and any expenses associated with dissolving the district are also considered eligible costs.
- **ORGANIZATIONAL COSTS.** These costs include but are not limited to fees of the financial consultant, attorney, engineers, surveyors, mapmakers and other contracted services.
- **FINANCE COSTS.** Interest, financing fees, redemption premiums, and other financing fees are included as project costs.

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

In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Baraboo for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment (this "Plan").

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

Project costs or any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and listed in this Plan or the original Project Plan. To the extent the costs benefit the City of Baraboo outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. 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 by the City in connection with the implementation of this Plan.

## 2

### EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the Additional Territory, plus the value increment of the District being amended, plus the value increment of all other existing Tax Incremental Districts (“TIDs”), does not exceed 12% of the total equalized value of taxable property within the City.

#### STEP 1. Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts in the City of Baraboo

Equalized Value (as of January 1, 2005)		Maximum Allowable TID Property Value
\$694,969,200	X 12% =	\$83,396,304

#### STEP 2. Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts

Tax Incremental Districts	Equalized Value
TID No. 1 Increment	\$4,910,500
TID No. 3 Increment	\$808,800
TID No. 6 Increment	\$28,460,600
Proposed Base of Additional Territory in TID 6	\$229,200
Proposed Base of TID 7 Creation	\$213,700
Proposed Base of TID 8 Creation	<u>\$15,324,788</u>
<b>Total Existing Increment Plus Proposed Base</b>	<b>\$49,947,588</b>

The equalized value of the base of the Additional Territory, plus the value of all other existing Tax Incremental Districts within the City, totals \$49,947,588. This value is less than the maximum of \$83,396,304 in equalized value that is permitted for the City of Baraboo. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

# 3

## ECONOMIC FEASIBILITY STUDY

The City of Baraboo, located in the central part of Sauk County is a community of approximately 11,248 in population. Baraboo is the County Seat of Sauk County and is located on USH 12 and STH 33.

The original project plan recognized the need for additional industrial property inventory and this amendment provides additional opportunity for expansion of the City's industrial base.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the updated and amended projects in this Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following page projects, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. Equalized valuation projections were made using two methods. The first projects the future valuation of the City using the average annual percentage of valuation growth experienced between 2001 and 2005. This method is identified as the percentage method. The second method projects the future valuation based upon the average annual increment between 2001 and 2005. This method is identified as the straight-line method. Chart II projects the general obligation borrowing capacity of the City utilizing the straight-line valuation projection and considering the existing debt of the City. The chart demonstrates that the City is likely to have sufficient general obligation capacity during the implementation period of the District.

In addition to general obligation bonds, the City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue Bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not to be counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

## EQUALIZED VALUATION PROJECTION City of Baraboo, Wisconsin

### CHART I

|---PERCENTAGE METHOD---|

|--STRAIGHT LINE METHOD--|

#### HISTORICAL DATA

2001	499,964,700		2001	499,964,700	
2002	539,541,200		2002	539,541,200	
2003	569,811,600		2003	569,811,600	
2004	643,842,300		2004	643,842,300	
2005	694,969,200	9.75%	2005	694,969,200	9.75%

Straight Line Method Value Increment

\$48,751,125

#### PROJECTED VALUATIONS

2006	762,735,045	9.75%	2006	743,720,325	7.01%
2007	837,108,679	9.75%	2007	792,471,450	6.56%
2008	918,734,421	9.75%	2008	841,222,575	6.15%
2009	1,008,319,419	9.75%	2009	889,973,700	5.80%
2010	1,106,639,773	9.75%	2010	938,724,825	5.48%
2011	1,214,547,259	9.75%	2011	987,475,950	5.19%
2012	1,332,976,710	9.75%	2012	1,036,227,075	4.94%
2013	1,462,954,115	9.75%	2013	1,084,978,200	4.70%
2014	1,605,605,504	9.75%	2014	1,133,729,325	4.49%

### CHART II

<u>BUDGET YEAR</u>	<u>EQUALIZED VALUE</u>	<u>GROSS DEBT LIMIT</u>	<u>DEBT BALANCE</u>	<u>NET BORROWING CAPACITY</u>
2006	694,969,200	34,748,460	12,924,547	21,823,913
2007	743,720,325	37,186,016	11,961,820	25,224,196
2008	792,471,450	39,623,573	11,043,554	28,580,018
2009	841,222,575	42,061,129	9,770,706	32,290,423
2010	889,973,700	44,498,685	8,447,152	36,051,533
2011	938,724,825	46,936,241	7,339,843	39,596,398
2012	987,475,950	49,373,798	6,356,698	43,017,099
2013	1,036,227,075	51,811,354	5,632,641	46,178,713
2014	1,084,978,200	54,248,910	4,997,378	49,251,532
2015	1,133,729,325	56,686,466	4,422,378	52,264,088
2016	1,182,480,450	59,124,023	3,787,378	55,336,645
2017	1,231,231,575	61,561,579	3,232,378	58,329,201
2018	1,279,982,700	63,999,135	2,671,378	61,327,757
2019	1,328,733,825	66,436,691	2,105,378	64,331,313
2020	1,377,484,950	68,874,248	1,512,378	67,361,870
2021	1,426,236,075	71,311,804	903,378	70,408,426
2022	1,474,987,200	73,749,360	286,378	73,462,982
2023	1,523,738,325	76,186,916	200,378	75,986,538
2024	1,572,489,450	78,624,473	105,378	78,519,095
2025	1,621,240,575	81,062,029	0	81,062,029
2026	1,669,991,700	83,499,585		83,499,585
2027	1,718,742,825	85,937,141		85,937,141
2028	1,767,493,950	88,374,698		88,374,698
2029	1,816,245,075	90,812,254		90,812,254
2030	1,864,996,200	93,249,810		93,249,810
2031	1,913,747,325	95,687,366		95,687,366
2032	1,962,498,450	98,124,923		98,124,923

## **PROJECTED REVENUE**

Exhibit 1 estimates the TIF revenues that will be available to retire the debt incurred to finance project costs. This Exhibit also projects revenues sufficient to retire the debt proposed to finance all projects of the District. This Exhibit is based on the following assumptions:

- The original base value of the District is \$7,789,200
- The base value of the Territory to be added to the existing District is \$229,200
- The base value of the District after the proposed additional territory is added is \$8,018,400
- The new construction estimates are based on the data provided by the City and is based upon the City's assessment of market conditions.
- The equalized tax rate in 2008 is projected to be \$22.10 per thousand. It is projected to decrease by 0.5% throughout the remaining life of the District.
- Valuations are projected to increase 2% each year reflecting ordinary inflation of property values within District.
- Tax increment will be generated as of January 1 each year as follows:

DEVELOPMENT ASSUMPTIONS



**City of Baraboo**  
**Tax Increment District # 6 Amendment**

*Development Assumptions<sup>1</sup>*

<b>Const. Year</b>	<b>Land/ Infrastructure</b>	<b>Alliant Relocation</b>	<b>Industrial Development</b>	<b>Mixed Commercial/Res</b>	<b>Annual Total</b>
2006	500,000				500,000
2007		0			0
2008			1,500,000		1,500,000
2009				1,500,000	1,500,000
2010					0
2011					0
2012					0
2013					0
2014					0
2015					0
2016					0
2017					0
2018					0
2019					0
2020					0
2021					0
2022					0
2023					0
2024					0
2025					0
<b>TOTAL</b>	<b>500,000</b>	<b>0</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>3,500,000</b>



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**NOTES:**  
<sup>1</sup> All development assumptions from City.  
<sup>2</sup> Value Assumptions are subject to project completion



## **CASH FLOW**

Exhibit 2 summarizes the District's cash position throughout its potential life. It shows revenues, expenses and balances by year. Revenues include tax increments from Exhibit 1, capitalized interest, and interest earned investing year-end balances. This Exhibit is based on the same assumptions as used for Exhibit 1.

Expenditures represent payments for contract agreements with developers, and principal and interest payments on this District's share of debt issued to finance projects listed in the Plan. The tentative proposed issues are identified, for the purpose of analyzing the cash position associated with this amendment, as follows:

<b>Issue No.</b>	<b>Year</b>	<b>Description</b>	<b>Amount</b>
1	2006	General Obligation Bonds	\$895,000
2	2008	General Obligation Bonds	\$1,010,000

Revenues anticipated will be sufficient to meet all obligations in a timely manner and produce a \$74,146 accumulated surplus by the year 2015.

Exhibit 2



### City of Baraboo

**Tax Increment District # 6 Amendment (Includes both Existing & Amended Area & Costs)**



Year	Revenues				Existing Debt Payments P & I <sup>3</sup>	Issue #1 (2006 Issue) G.O. Bonds			Issue #2 (2008 Issue) G.O. Bonds				TOTAL P & I Expense All Issues	Fund Balance		Principal Outstanding	Year
	Increment	Interest <sup>1</sup>	Cap. Int.	TOTAL		Prin (5/1)	Rate <sup>2</sup>	Interest	TOTAL	Prin (2/1)	Rate <sup>2</sup>	Interest		TOTAL	Annual		
2006	663,701	0	140,963	804,664	375,163			24,613	24,613			0	399,776	404,888	404,888	4,376,844	2006
2007	643,202	8,098	0	651,299	387,333		5.250%	49,225	49,225			27,775	436,558	214,741	619,629	5,157,363	2007
2008	654,532	12,393	0	666,924	384,002		5.500%	49,225	49,225			55,550	461,002	205,922	825,551	4,921,298	2008
2009	667,810	16,511		684,321	380,324		5.500%	49,225	49,225			55,550	485,099	199,222	1,024,774	4,678,529	2009
2010	714,085	20,495		734,580	396,033		5.500%	49,225	49,225	50,000	5.500%	54,175	549,433	185,147	1,209,921	4,359,004	2010
2011	760,867	24,198		785,065	386,113	40,000	5.500%	48,125	88,125	50,000	5.500%	51,425	575,663	209,402	1,419,323	3,997,643	2011
2012	775,677	28,386		804,063	390,800	45,000	5.500%	45,788	90,788	50,000	5.500%	48,675	580,262	223,801	1,643,124	3,614,370	2012
2013	790,690	32,862		823,553	303,738	50,000	5.500%	43,175	93,175	50,000	5.500%	45,925	492,838	330,715	1,973,839	3,300,000	2013
2014	805,910	39,477		845,387	245,701	50,000	5.500%	40,425	90,425	50,000	5.500%	43,175	429,301	416,086	2,389,925	3,035,000	2014
2015	821,340	47,798		869,138	276,955	55,000	5.500%	37,538	92,538	50,000	5.500%	40,425	459,918	409,221	2,799,146	2,725,000	2015
2016	836,982	55,983		892,965	276,926	60,000	5.500%	34,375	94,375	75,000	5.500%	36,988	483,289	409,677	3,208,823	2,375,000	2016
2017	852,841	64,176		917,017	266,526	70,000	5.500%	30,800	100,800	75,000	5.500%	32,863	475,189	441,829	3,650,651	2,015,000	2017
2018	868,919	73,013		941,932	256,018	75,000	5.500%	26,813	101,813	75,000	5.500%	28,738	461,568	480,364	4,131,015	1,650,000	2018
2019	885,219	82,620		967,839	264,875	80,000	5.500%	22,550	102,550	75,000	5.500%	24,613	467,038	500,802	4,631,817	1,260,000	2019
2020	901,746	92,636		994,382	258,000	85,000	5.500%	18,013	103,013	75,000	5.500%	20,488	456,500	537,882	5,169,699	860,000	2020
2021	918,502	103,394		1,021,896	246,000	90,000	5.500%	13,200	103,200	75,000	5.500%	16,363	440,563	581,333	5,751,032	455,000	2021
2022	935,491	115,021		1,050,512		95,000	5.500%	8,113	103,113	80,000	5.500%	12,100	195,213	855,299	6,606,332	280,000	2022
2023	952,717	132,127		1,084,844		100,000	5.500%	2,750	102,750	85,000	5.500%	7,563	195,313	889,531	7,495,863	95,000	2023
2024	970,183	149,917		1,120,100		0	5.500%	0	0	95,000	5.500%	2,613	97,613	1,022,488	8,518,350	0	2024
<b>TOTALS</b>	<b>15,420,413</b>	<b>1,099,107</b>	<b>140,963</b>	<b>16,660,483</b>	<b>5,094,507</b>	<b>895,000</b>		<b>593,175</b>	<b>1,488,175</b>	<b>1,010,000</b>		<b>605,000</b>	<b>1,559,450</b>	<b>8,142,132</b>			

Estimated TID Closure

NOTES:  
<sup>1</sup> Interest earnings projection equal to 2% of preceding year's estimated fund balance.  
<sup>2</sup> Estimated Tax Exempt Scale for GO Issues.  
<sup>3</sup> Existing Debt Payments as Detailed on Spreadsheet from City dated 6/1/06.

# 4

## DETAILED LIST OF ADDITIONAL PROJECT COSTS

A detailed listing of the projects that the City may undertake within the additional territory is found on the following page. All costs are based on 2006 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2006 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

**PROPOSED TIF PROJECT COST ESTIMATES**



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**City of Baraboo  
TID # 6 Amendment Project Costs**

<b>PROJECT LIST</b>	<b>PHASE I PROJECTS 2006</b>	<b>PHASE II PROJECTS 2008</b>	<b>TOTAL PROJECTS</b>
<b>Alliant Relocation</b>			
Property Acquisition	240,000		240,000
Off-site utilities	259,000		259,000
On-site utilities and street	406,000		406,000
<b>Subtotal</b>	<b>905,000</b>		<b>905,000</b>
<b>Pmts to Town for Town Share of Property Tax</b>	<b>2,505</b>		<b>2,505</b>
<b>Future Projects</b>			
Additional Infrastructure : Streets, Water, Sewer, Electric, Storm, Landscaping	67,295		67,295
<b>Amended Water Tower Project Allocation (Addition to Orig Proj Plan)</b>		137,000	137,000
<b>Deppe Mandt Frontage Road</b>		850,000	850,000
<b>Subtotal</b>	<b>69,800</b>	<b>987,000</b>	<b>1,056,800</b>
<b>Planning Costs</b>			
TID & Engineering/ Planning	10,000		10,000
<b>GRAND TOTAL PROJECT COSTS</b>	<b>984,800</b>	<b>987,000</b>	<b>1,971,800</b>
<b>Less Grant Funds</b>	<b>(240,000)</b>	<b>0</b>	<b>(240,000)</b>
<b>NET PROJECT COSTS</b>	<b>744,800</b>	<b>987,000</b>	<b>1,731,800</b>

**NOTES:**

<sup>1</sup> Source of project costs is City Staff

**5** A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

***PLAN IMPLEMENTATION***

Projects identified will provide the necessary anticipated governmental services and/or development incentives to the additional territory. It is anticipated these expenditures will be made during 2006. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional project costs are to be incurred within the period specified in Section 66.1105(6)(am) of the Wisconsin Statutes.

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

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

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

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

## BOND ISSUE SIZING

PROJECT LIST	G.O. PHASE I PROJECTS	G.O. PHASE II PROJECTS	GRAND TOTALS
	2006	2007	
<sup>1</sup> PROJECT COSTS			
Alliant Relocation			
Property Acquisition	240,000		240,000
Off-site utilities	259,000		259,000
On-site utilities and street	406,000		406,000
Additional Infrastructure :			
Streets, Water, Sewer, Electric, Storm, Landscaping	67,295		67,295
TID Creation & Planning	10,000		10,000
Payments to Town for Town Share of Property Tax	2,505		2,505
<b>Subtotal</b>	<b>984,800</b>		<b>984,800</b>
<b>Planning Expenses (City)</b>			
<b>Legal Expense (City)</b>			
<b>Amended Water Tower Project Allocation</b>		137,000	137,000
<b>Deppe Mandt Frontage Road</b>		850,000	850,000
Sub Total		987,000	987,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>984,800</b>	<b>987,000</b>	<b>1,971,800</b>
<b>Less Grant Amount for Acquisition</b>	<b>(240,000)</b>		<b>(240,000)</b>
Financing Expenses			
Fees (Advisory, Bond Counsel, Rating)	6,178	19,500	25,678
Discount allowance	10,163	12,625	22,788
Capitalized Interest (3 Yrs)	140,963		140,963
Subtotal	157,304	32,125	189,429
<b>TOTAL CAPITAL REQUIRED</b>	<b>902,104</b>	<b>1,019,125</b>	<b>1,921,229</b>
Less Rounding/Interest Earnings	(7,104)	(9,125)	(16,229)
<b>NET BOND SIZE</b>	<b>895,000</b>	<b>1,010,000</b>	<b>1,905,000</b>

**NOTES:**

<sup>1</sup> TID Project Costs as provided by City Staff Email.

**Issue No. 1**  
**\$895,000 General Obligation Bonds**

**Proposed Maturity Schedule**

The 2006 projects are anticipated to be financed with General Obligation to be issued under authority of Wisconsin Statutes Chapter 67. The interest rate used for this is 5.5%.

<b>Issue #1 (2006 Issue)</b>				
<b>G.O. Bonds</b>				
Year	Prin (5/1)	Rate <sup>2</sup>	Interest	<b>TOTAL</b>
2006			24,613	<b>24,613</b>
2007		5.250%	49,225	<b>49,225</b>
2008		5.500%	49,225	<b>49,225</b>
2009		5.500%	49,225	<b>49,225</b>
2010		5.500%	49,225	<b>49,225</b>
2011	40,000	5.500%	48,125	<b>88,125</b>
2012	45,000	5.500%	45,788	<b>90,788</b>
2013	50,000	5.500%	43,175	<b>93,175</b>
2014	50,000	5.500%	40,425	<b>90,425</b>
2015	55,000	5.500%	37,538	<b>92,538</b>
2016	60,000	5.500%	34,375	<b>94,375</b>
2017	70,000	5.500%	30,800	<b>100,800</b>
2018	75,000	5.500%	26,813	<b>101,813</b>
2019	80,000	5.500%	22,550	<b>102,550</b>
2020	85,000	5.500%	18,013	<b>103,013</b>
2021	90,000	5.500%	13,200	<b>103,200</b>
2022	95,000	5.500%	8,113	<b>103,113</b>
2023	100,000	5.500%	2,750	<b>102,750</b>
<b>TOTALS</b>	<b>895,000</b>		<b>593,175</b>	<b>1,488,175</b>

**Issue No. 2**  
**\$1,010,000 General Obligation Bonds**

**Proposed Maturity Schedule**

The 2008 projects are anticipated to be financed with General Obligation to be issued under authority of Wisconsin Statutes Chapter 67. The interest rate used for this is 5.5%.

<b>Issue #2 (2008 Issue)</b>				
<b>G.O. Bonds</b>				
Year	Prin (2/1)	Rate <sup>2</sup>	Interest	<b>TOTAL</b>
2006				<b>0</b>
2007			27,775	<b>0</b>
2008			55,550	<b>27,775</b>
2009			55,550	<b>55,550</b>
2010	50,000	5.500%	54,175	<b>104,175</b>
2011	50,000	5.500%	51,425	<b>101,425</b>
2012	50,000	5.500%	48,675	<b>98,675</b>
2013	50,000	5.500%	45,925	<b>95,925</b>
2014	50,000	5.500%	43,175	<b>93,175</b>
2015	50,000	5.500%	40,425	<b>90,425</b>
2016	75,000	5.500%	36,988	<b>111,988</b>
2017	75,000	5.500%	32,863	<b>107,863</b>
2018	75,000	5.500%	28,738	<b>103,738</b>
2019	75,000	5.500%	24,613	<b>99,613</b>
2020	75,000	5.500%	20,488	<b>95,488</b>
2021	75,000	5.500%	16,363	<b>91,363</b>
2022	80,000	5.500%	12,100	<b>92,100</b>
2023	85,000	5.500%	7,563	<b>92,563</b>
2024	95,000	5.500%	2,613	<b>97,613</b>
<b>TOTALS</b>	<b>1,010,000</b>		<b>605,000</b>	<b>1,559,450</b>

## **6** ADDITIONAL TERRITORY - ANNEXED PROPERTY

Properties proposed for inclusion within the District were annexed by the City on or after January 1, 2004. To satisfy the requirements of s.66.1105(4)(gm)1. Wis. Stats., the City pledges to pay to the Town of Baraboo for the next five years an amount equal to the property taxes levied on the annexed properties by the Town at the time of annexation.

## **7** ESTIMATE OF ADDITIONAL TERRITORY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Section 66.1105(5)(b) of the Wisconsin State Statutes the City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **8** A LIST OF ESTIMATED NON-PROJECT COSTS

Anticipated construction by private parties within the Additional Territory only: \$3,250,000.

## **9** PROPOSED CHANGES IN ZONING ORDINANCES

The City of Baraboo anticipates that a portion of the Additional Territory will be rezoned prior to development.

## **10** RELOCATION

It is not there will be a need to relocate any persons or businesses in conjunction with this Plan.

In the event relocation becomes necessary at some time during the implementation period, the City of Baraboo will take the following steps and actions:

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Rights". The City of Baraboo will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of all or at least ten neighboring landowners to whom offers are being made. The City of Baraboo will file a relocation plan with the Department of Commerce and shall keep records as required in Wisconsin Statute Section 32.27.

## **11** ORDERLY DEVELOPMENT OF THE CITY OF BARABOO

Incorporation of the Additional Territory to the District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base and job opportunities.

## **12** PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF BARABOO ORDINANCES

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

**13**

**PRELIMINARY PARCEL LIST FOR ADDITIONAL TERRITORY TO BE  
ADDED TO THE EXISTING DISTRICT BOUNDARY**

Boundaries include only whole parcels and the District is contiguous.

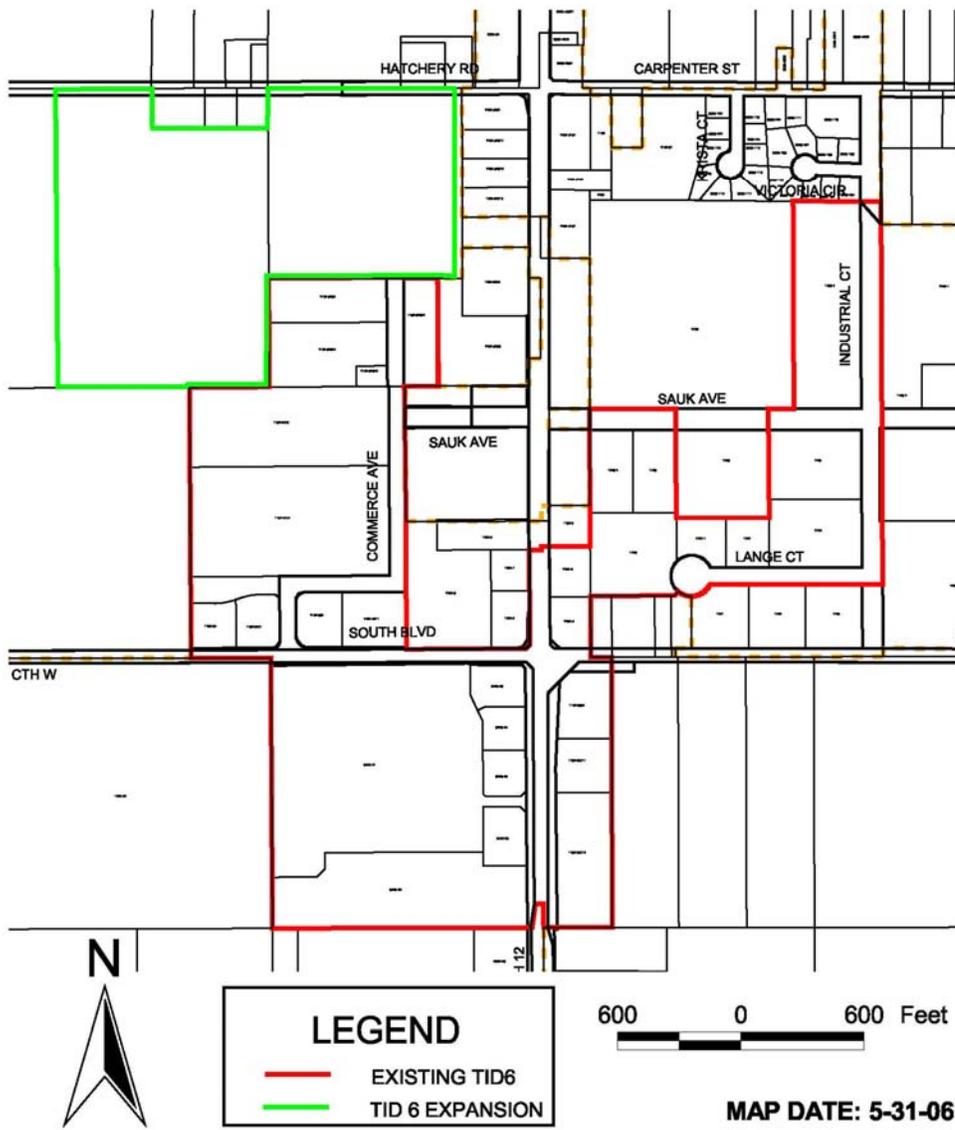
**City of Baraboo**  
**TID # 6 Parcel List (From City)**

<u>PARCEL_ID</u>	<u>NAME 1</u>	<u>NAME 2</u>	<u>MAILING_AD</u>	<u>ZIP</u>	<u>STREET</u>	<u>CLS</u>	<u>LAND</u>	<u>IMP</u>	<u>TOTAL</u>
0061-00000	SORG	CAROL D	P O BOX 445, BARABOO	53913			5,200	0	5,200
0064-00000	SORG	CAROL D	PO BOX 5387, KALISPELL	59903	HATCHERY RD		52,900	171,100	224,000
<b>TOTAL</b>							<b>58,100</b>		<b>229,200</b>

# 14 MAP OF PROPOSED DISTRICT BOUNDARY

The following map identifies the Additional Territory and its relationship to the existing District's boundaries.

## TID 6 EXPANSION

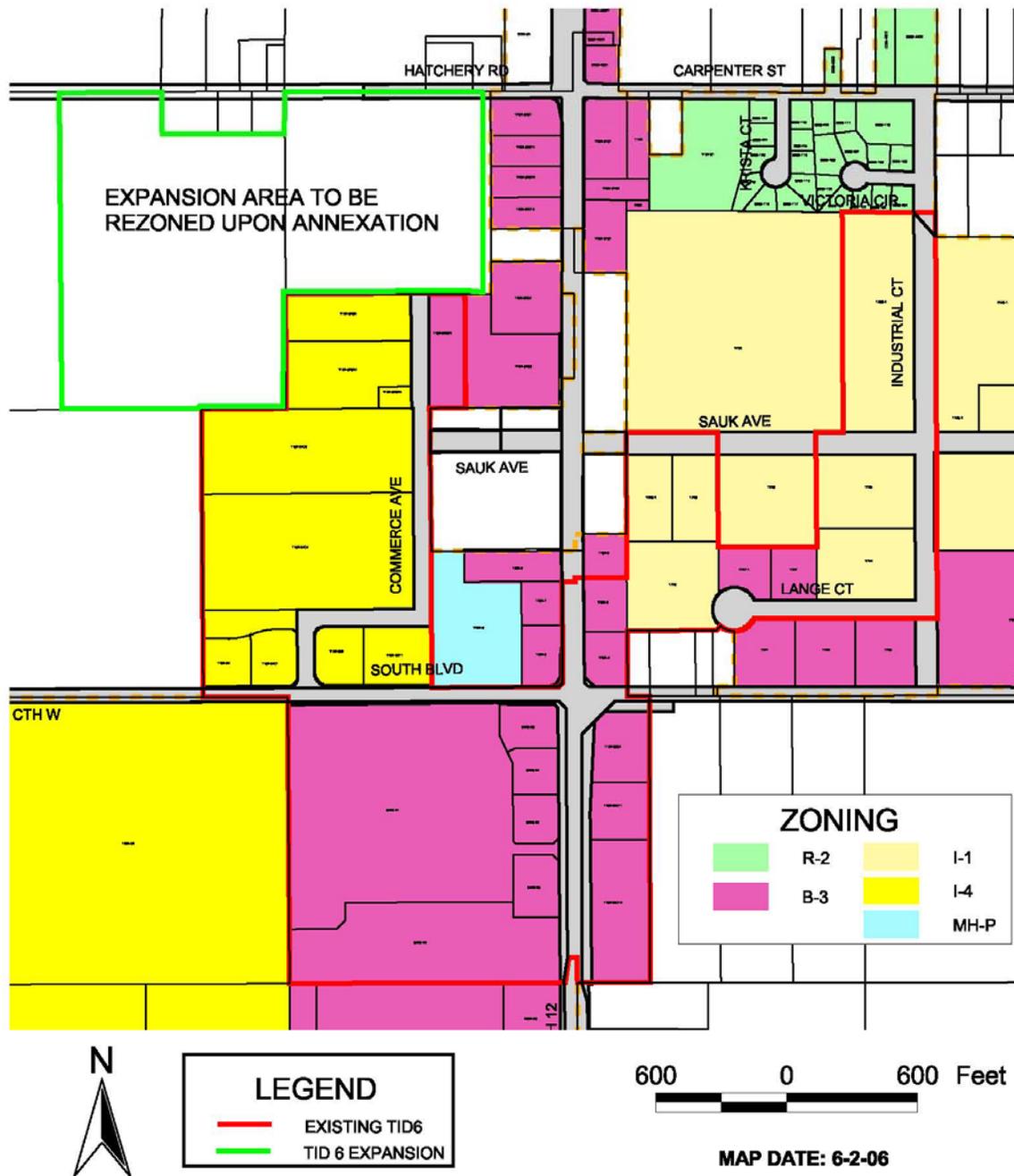


# 15

## MAP SHOWING EXISTING USES & CONDITIONS

The following map identifies the existing uses and conditions of the Additional Territory.

### TID 6 EXPANSION ZONING

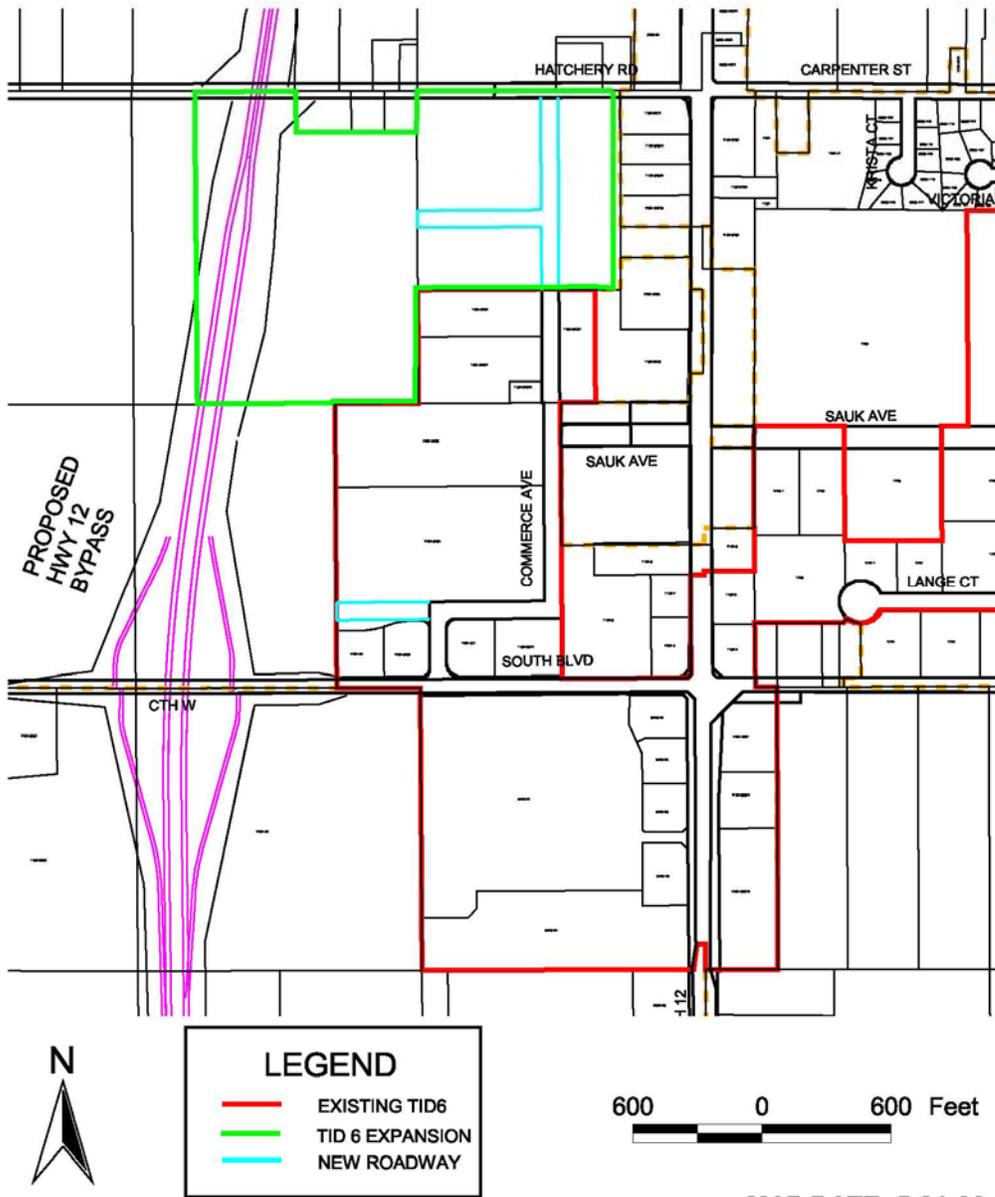


# 16

## MAP SHOWING PROPOSED IMPROVEMENTS & USES

The following map identifies the proposed improvements & uses of the Additional Territory.

### TID 6 EXPANSION



**17**

**OPINION OF ATTORNEY FOR THE CITY OF BARABOO ADVISING  
WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN  
STATUTES, SECTION 66.1105**



August 23, 2006

Patrick Liston, City Mayor  
City of Baraboo  
135 4<sup>th</sup> Street  
Baraboo, WI 53913

Re: City of Baraboo, Wisconsin  
Tax Incremental District No. 6

Dear Mayor Liston:

As City Attorney for the City of Baraboo, I have reviewed the Project Plan Amendment document and various resolutions passed by the Common Council, Plan Commission and Joint Review Board regarding the amendment of Tax Incremental District No. 6 located in the City of Baraboo. In my opinion, the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes.

Sincerely,

Mark R. Reitz  
Attorney, City of Baraboo

MR:BK