AGENDA
PLAN COMMISSION MEETING
Thursday, June 30, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

2. Approval of Minutes for the Plan Commission Meeting of May 26, 2022

3. Conditional Use Amendment – Signage – N172 W21930 Caymus Court – HDI Wholesale

4. Resolution #22-10 - Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 - Future Land Use Plan 2050

5. Ordinance #22-12 - Establishing Zoning for certain 2021 Annexed Parcels and to Amend the Zoning Code and Zoning Map of the Village of Jackson.

6. Public Hearing – Proposed Amendments to the Boundaries and Project Plan for Tax Incremental District No. 7.

7. Resolution #22-11 - Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7.

8. Citizens to address the Plan Commission

9. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, May 26, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. **Call to Order and Roll Call**
President Schwab called the meeting to order at 7:00 p.m.
Members Present: Tr. Kruepke, Tr. Emmrich, Dan Reik and Doug Wilcox
Excused Absent: Ryan Ganshow, Jon Molkentin
Village Board Member Present: Tr. Heckendorf
Staff Present: Director of Inspections Collin Johnson
Also Present: John Lamm

2. **Approval of Minutes for the Plan Commission Meeting of April 28, 2022**
Motion by Tr. Emmrich, second by Doug Wilcox to approve the Plan Commission minutes of April 28, 2022.
Vote: 5 ayes, 0 nays. Motion carried.

3. **Certified Survey Map – Tax Parcel V3_0776 – Mark Hauser**
Motion by Doug Wilcox, second by Tr. Kruepke to recommend to the Village Board the approval of the Certified Survey Map for Tax Parcel V3_0776 – Mark Hauser.
Vote: 5 ayes, 0 nays. Motion carried.

4. **Conditional Use Permit – W225N16720 Cedar Park Court – Ernisse Distributors, LLC**
Motion by Doug Wilcox, second by Tr. Emmrich to recommend to the Village Board the approval of the Conditional Use Permit for Ernisse Distributors, LLC located at W225N16720 Cedar Park Court, Unit 1 conditional upon operation of the business as presented by the applicant.

Tr. Kruepke noted the address listed in the proposed motion in the Staff Memo was incorrectly noted as Cedar Creek Court. Tr. Emmrich amended his motion to reflect the correct address of Cedar Park Court.
Vote: 5 ayes, 0 nays. Motion carried.

5. **Conditional Use Amendment – Signage – W225N16712 Cedar Park Court #3 – St. Vincent de Paul**
Motion by Doug Wilcox, second by Tr. Emmrich to recommend to the Village Board the approval of the Conditional Use Amendment relating to signage for the St. Vincent de Paul retail and processing location at W225N16712 Cedar Park Court.
Vote: 5 ayes, 0 nays. Motion carried.

6. Conditional Use Amendment – Signage – W220N16712 County Road P – Kettle Marine

Motion by Tr. Emmrich, second by Doug Wilcox to recommend to the Village Board the approval of a Conditional Use Amendment for Kettle Marine W220N16712 County Road P, to place the proposed signage at their County Road P facility and to exceed the 300 square foot maximum signable area by an additional 475 square feet for a total of 775 square feet of signage. Approval shall not include any future signage intended for the pole/ground sign located along the south side of the driveway or banner signs.

A brief discussion occurred relating to the pole sign and future signage requests for this property.

Vote: 5 ayes, 0 nays. Motion carried.

7. Re-Zoning of Tax Parcels V3_055100A & V3_020700A, Conditional Use Permit, and Site Plan approval – N160W19170 Sherman Road – Sigma Engineering

Re-Zoning Action:

Motion by Doug Wilcox, second by President Schwab to recommend to the Village Board the approval of the rezoning for Tax Parcels V3_055100A and V3_020700A from Planned Unit Development to M-1, Light Manufacturing District.

Vote: 5 ayes, 0 nays. Motion carried.

Conditional Use Action:

Motion by Doug Wilcox, second by President Schwab to recommend to the Village Board the approval of the Conditional Use permit for Sigma Engineering, N160 W19170 Sherman Road.

Vote: 5 ayes, 0 nays. Motion carried.

Site Plan Action:

Motion by Doug Wilcox, second by President Schwab to recommend to the Village Board the approval of the Site Plan for Sigma Engineering, N160W19170 Sherman Road to operate a foundry and related operations as submitted and outlined in the application.

Vote: 5 ayes, 0 nays. Motion carried.

8. Preliminary Plat and Developers Agreement – Little Lambs Corner Subdivision – John Lamm/Matt Hahm

Preliminary Plat Action:

Motion President Schwab, second by Tr. Kruepke to recommend to the Village Board the approval of the Preliminary Plat as presented.

Vote: 5 ayes, 0 nays. Motion carried.

Development Agreement Action:

Motion President Schwab, second by Tr. Emmrich to recommend to the Village Board the approval of the Little Lamb's Corner Development Agreement conditional upon the following:

1. Submittal of all necessary plans outlined in Section 2a. of the Development Agreement and attached to the Development Agreement as "Exhibit B".
2. Submittal of the Letter of Credit as required by Section 2f. of the Development Agreement.

Director Johnson explained that the developer is still gathering quotes which is why the Letter of Credit was not included in the Draft Development Agreement at this time. It was further explained that there will likely be a small change to the rear lot line for Lot 6. Furthermore, as the cost estimates continue to come in, there is potential for additional changes to the overall plat being that the overall development is subject to feasibility. Mr. Lamm also spoke briefly about his vision for the development.
Vote: 5 ayes, 0 nays. Motion carried.

9. Citizens to Address the Plan Commission
None

10. Adjourn
Motion by President Schwab, second by Tr. Emmrich to adjourn.
Vote: 5 ayes, 0 nays. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Collin Johnson
Director of Inspections

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: ____________

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER ____________

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☐ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ CERTIFIED SURVEY MAP

☐ CONCEPT PLAN

☒ OTHER Sign

Property Address: N172 W21930 Caymus Ct. **Unit:** ______ **Jackson, WI**

Parcel #: ____________ **Lot Size:** 216,675 **sq. ft.** **Building Area:** 70,000 **sq. ft.**

Current Zoning: ☐B-1 ☐B-2 ☐M-1 ☐M-2 ☐I-1 ☐PUD ☐Other ____________ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Signworks

Mailing Address: 501 W. Sumner St., Hartford **State** WI **Zip** 53027

Office: (262) 673-7318 **Cell:** (____) ____________ **Fax:** (____) ____________

Email: dan@signworkswi.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: HDI Wholesale

D/B/A: ____________ **FEIN #:** ____-________

Mailing Address: ~~te~~ N172 W21930 Caymus Ct. Jackson **State** WI **Zip** 53037

Office: (262) 334-1095 **Cell:** (____) ____________ **Fax:** (____) ____________

Email: anne@hdiforU.com

Website: ____________

PROPERTY OWNER INFORMATION

Name(s): HDI Wholesale

Address: N172 W21930 Caymus Ct. Jackson **State** WI **Zip** 53037

Office: (____) ____________ **Cell:** (____) ____________ **Fax:** (____) ____________

Email: ____________

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: Same as applicant

Primary Contact: ____________

Address: ____________ **State** ____ **Zip** ____

Office: (____) ____________ **Cell:** (____) ____________ **Fax:** (____) ____________

Email: ____________

Please provide as much detailed information as possible. *(Add additional pages if needed.)*

Briefly explain what you are requesting to be reviewed and/or approved: LED internally illuminated building sign.

Provide a brief overview of proposed use(s) of entire property and/or lease space: warehouse

Hours of Operation:

Provide a brief overview of proposed daily on-site operations:

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.:

Describe all businesses, properties and other entities located adjacent to the proposed use:

Describe any proposed, development, on-site improvements or other construction/remodeling activities: LED Internally Illuminated Channel letters, dock door signs

Describe any proposed grading, and/or stormwater management plan:

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:

Describe any proposed on-site security measures including site lighting:

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems):

Describe the projected traffic circulation and impacts: ______

List all setbacks from rights-of-way and property lines and height limitations: ______

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: ______

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: ______

Describe any proposed signage including type, size, and location: One set of direct mount LED intrnally illuminated channel letters and four AEM dock door signs.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Alumnum, lexan, vinyl, LED

Describe any site-specific features/constraints, etc.: ______

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: ______

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): ______

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: ______

Projected Sewer/Wastewater Usage: ______ gal/year

Projected Water Usage: ______ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print): Dan Schaefer

Applicant Signature:

Co-Applicant Name (Print):

C0-Applicant Signature:

Date of Application: 5/23 / 2022

You MUST sign and date this Application!

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
(Checks shall be made payable to Village of Jackson)
W194 N16660 Eagle Drive
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning meeting dates, times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

---------- THIS PAGE FOR VILLAGE USE ONLY ----------

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* ____________________, 20______

Plan Commission Approval: Meeting Date: ____________________, 20______

Village Board Approval: Meeting Date: ____________________, 20______

In-House Approval (O-T-C): Date: ____________________, 20______

____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: ______________________________

____

____

____

____

____

____

____

____

____

____

APPLICATION DENIED: Date: ____________________, 20____

Staff Initials: ______________

Reason for Denial: ______________________________

____

____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 5-26-22

Amount: $ 175.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1331

Received By: Cmf

VILLAGE OF JACKSON
N168W19851 MAIN ST
P O BOX 637
JACKSON, WI 53037-0147

Receipt Nbr: 258596
Date: 6/07/2022
Check

RECEIVED FROM SIGNWORKS OF WI $175.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES PLAN COMM APP/N172W21930 CAYMUS CT.	175.00

TOTAL RECEIVED 175.00

Receipt Memo: PLAN COMM APP/N172W21930 CAYMUS/CK#1331

DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION

DESIGN 2 CONSTRUCT
N173 W21010 Northwest Passage, Jackson, WI 53037
PHONE: 262.677.9933 FAX: 262.677.9934

HDI
May 6, 2021

Shown for Elevation Purposes Only
Sign to be installed on South Elevation

signworkswi.com 262-673-7318

SIGNworks — A Sign of Quality Since 1985 — Custom Signs & Digital Graphics

South Elevation

ITEM **2B**

37 years 1985 - 2022

JOB DETAILS:

LED Illuminated Channel Letters Direct Mounted
- Premium Translucent Vinyl
  - Twilight Blue
  - Brilliant Green
- Return
  - Black
- Trim Color
  - Black
- Threaded Rod Installation
- Lexan Faces

☐ Customer Pickup
☐ Signworks Deliver
☐ Signworks Install
☐ Ship To__________

R2 4/21/2022

Quote Number: **22049**

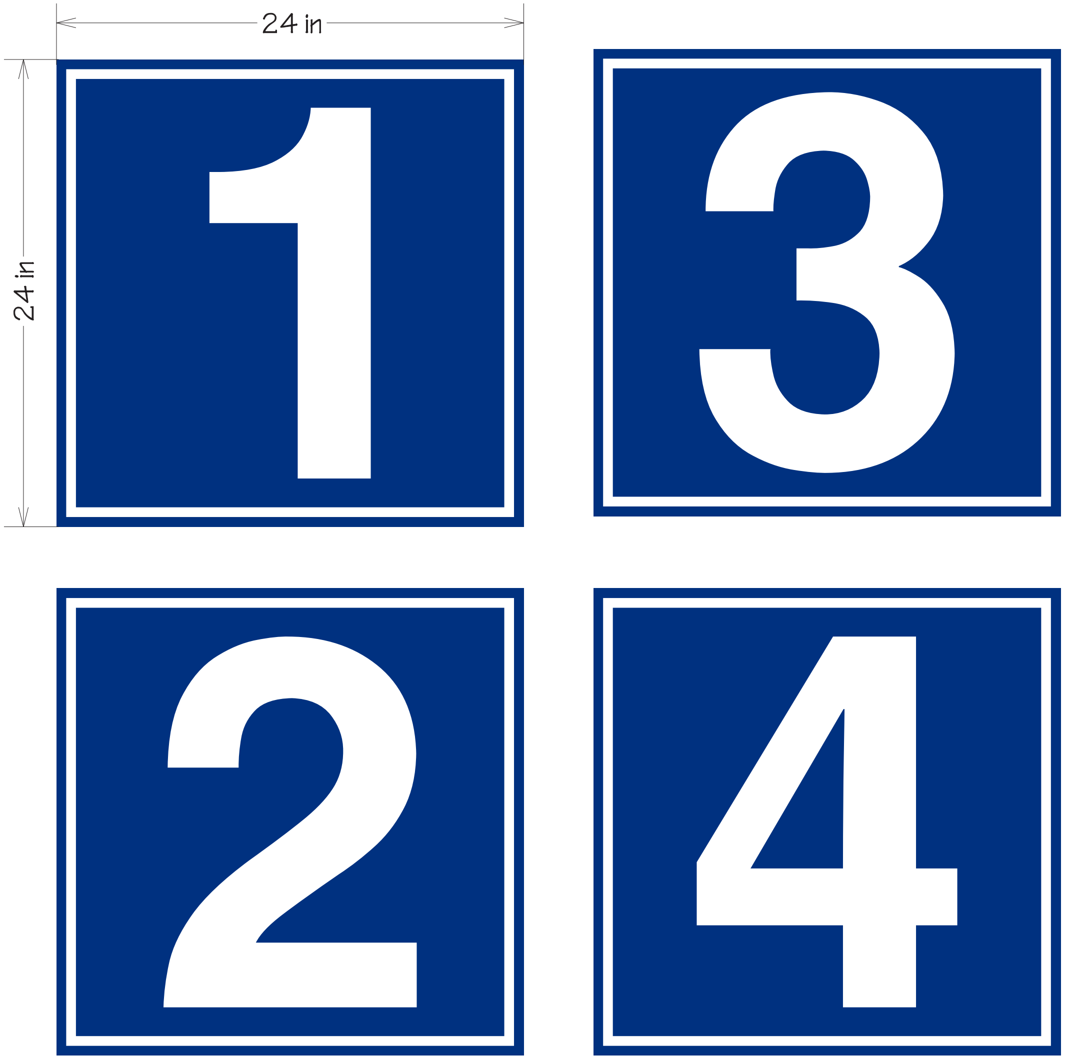
Customer Name: HDI Wholesale	Sales Representative: Dan	Designer: Val
Customer Address: On File	Job Location: Jackson	
File: 2022 Skeches/By Name/HDI Wholesale/Building Sign FINAL		

SIGNworks
A Sign of Quality Since 1985
Custom Signs & Digital Graphics
signworkswi.com 262-673-7318

Dock Signs

ITEM
3

37 years
1985 - 2022



JOB DETAILS:

Qty One Each (Single Sided)
- 3mm White ACM
- Premium Vinyl

Sapphire Blue

- [ ] Customer Pickup
- [ ] Signworks Deliver
- [x] Signworks Install
- [ ] Ship To______________

R2 5/10/2022

Quote Number:
22049

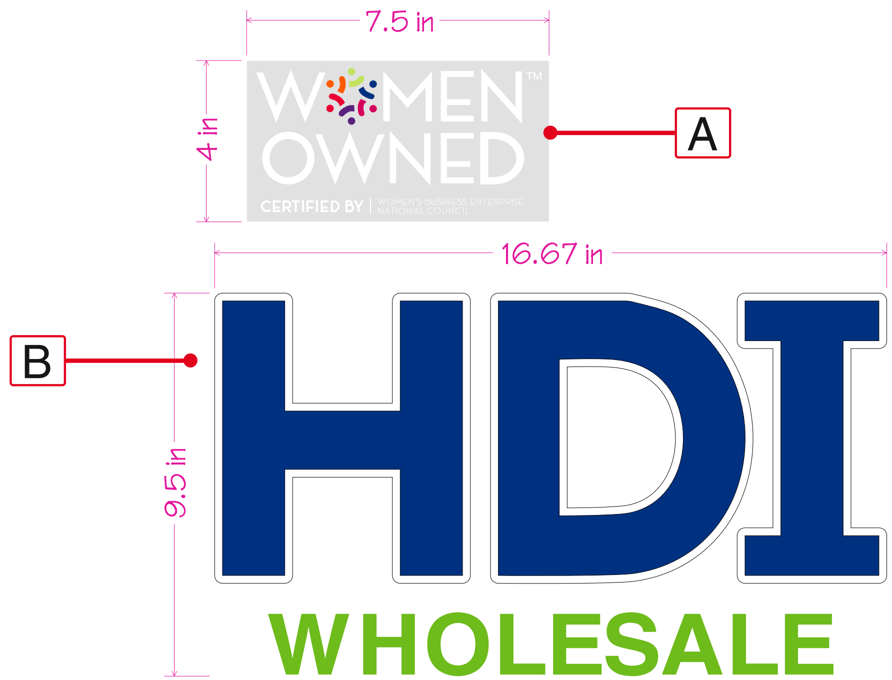
Customer Name: HDI Wholesales	Sales Representative: Dan	Designer: Val
Customer Address: On File	Job Location: Rubicon	
File: 2022 Sketches/By Name/HDI/Dock Signs		

SIGNworks A Sign of Quality Since 1985
CUSTOM SIGNS & DIGITAL GRAPHICS
signworkswi.com 262-673-7318

Door Lettering

ITEM 4

37 years 1985 - 2022



NEED ACTUAL MEASUREMENTS

JOB DETAILS:

A) Clear Enamel Receptive
- Foil Colors
  - White
  - Lime Green
  - Blue (TBD)
  - Pink
  - Purple
  - Red (TBD)
  - Orange

B) Digitally Printed Vinyl
- Gloss Laminate
  - PMS 368
  - PMS 288

- [ ] Customer Pickup
- [ ] Signworks Deliver
- [x] Signworks Install
- [ ] Ship To________

R2 5/10/2022

Quote Number: **22049**

Customer Name: HDI Wholesale	Sales Representative: Dan	Designer: Val
Customer Address: On File	Job Location: Rubicon	
File: 2022 Sketches/By Name/HDI Wholesale/Door Lettering		

SIGNworks A Sign of Quality Since 1985

Custom Signs & Digital Graphics

signworkswi.com 262-673-7318

Shipping/Receiving Sign

ITEM 5

37 years 1985 - 2022

21.75 in

11.75 in

HDI WHOLESALE

Shipping/Receiving Entrance

JOB DETAILS:

Digitally Printed Vinyl
- Gloss Laminate

PMS 288

PMS 368

- To be applied to garage door

- [ ] Customer Pickup
- [ ] Signworks Deliver
- [x] Signworks Install
- [ ] Ship To________

R2 5/10/2022

Quote Number:

22049

Customer Name:	Sales Representative:	Designer:
Customer Address:	Job Location:	
File:		

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date:	June 30, 2022
Agenda Item:	Item #3
To:	Mike Schwab, Village President Village of Jackson Plan Commission Jen Keller, Village Administrator
From:	Collin Johnson, Director of Inspections
Subject:	Conditional Use Amendment – N172 W21930 Caymus Court, HDI Wholesale

Description:

The applicant is seeking approval for various signage related to the new HDI Wholesale development located on Caymus Court.

Proposed wall signage includes the primary business sign approximately 80 sf. in area to be located on the southwest corner of the building and a smaller directional sign approximately 1.77 sf. in area for a total of approximately 82 sf. in area to be located on an overhead garage door This signage is subject to the requirements of Ordinance Section 48-301(2) below:

> *Wall signs placed against the exterior walls of buildings shall not extend more than 12 inches outside of a building's wall surface, shall not exceed in area 30 percent of the signable area of the building, or 300 square feet, whichever is smaller, for any one premises. Wall signs shall not extend beyond the ceiling level of the top floor of the building upon which they are located.*

Proposed window/door signage is approximately 1.31 sf in area and is subject to the requirements of Ordinance Section 48-301(6) below:

> *Window signs shall not exceed 25 percent of the glass area of the pane upon which the sign is displayed.*

The above proposed signage complies with the referenced ordinance section.

Comprehensive Plan & Zoning Impacts:

Not Applicable

Site Plan:

See attached site map for general location of proposed signage

Signage:

See above and attached sign renderings.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, notification of all opposite and abutting property owners within 200-feet is required as well as a Class II Legal Notice.

Potential Motion:

Motion to recommend Village Board approval of the Conditional Use Amendment relating to signage for HDI Wholesale located at N172 W21930 Caymus Court.

Attachments:

1. Application materials
2. Sign renderings and location references

RESOLUTION #22-10

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise Exhibit 8.11 titled "Projected Land Use: 2050" in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revisions set forth herein are consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes on June 30, 2022, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for certain parcels as set forth in the following table.

MAP ID	TAX KEY NO.	CURRENT LAND USE PLAN 2050	PROPOSED LAND USE CLASSIFICATION
1	V3_019700U	GOVERNMENT AND INSTITUTIONAL	MULTI-FAMILY/HIGH-DENSITY URBAN RESIDENTIAL
2	V3_019700T	GOVERNMENT AND INSTITUTIONAL	MULTI-FAMILY/HIGH-DENSITY URBAN RESIDENTIAL
3	CSM 2631	INDUSTRIAL	GOVERNMENT AND INSTITUTIONAL
4	V3_0776	GENERAL COMMERCIAL	MEDIUM DENSITY RESIDENTIAL

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an ordinance adopting a Comprehensive Plan Amendment.

Adopted by the Village of Jackson Plan Commission this 30th day of June 2022.

Introduced by:______________________ Seconded by:____________________

Vote: ______ Ayes ______ Nays Passed and Approved:________________

____
Michael E. Schwab – Village President

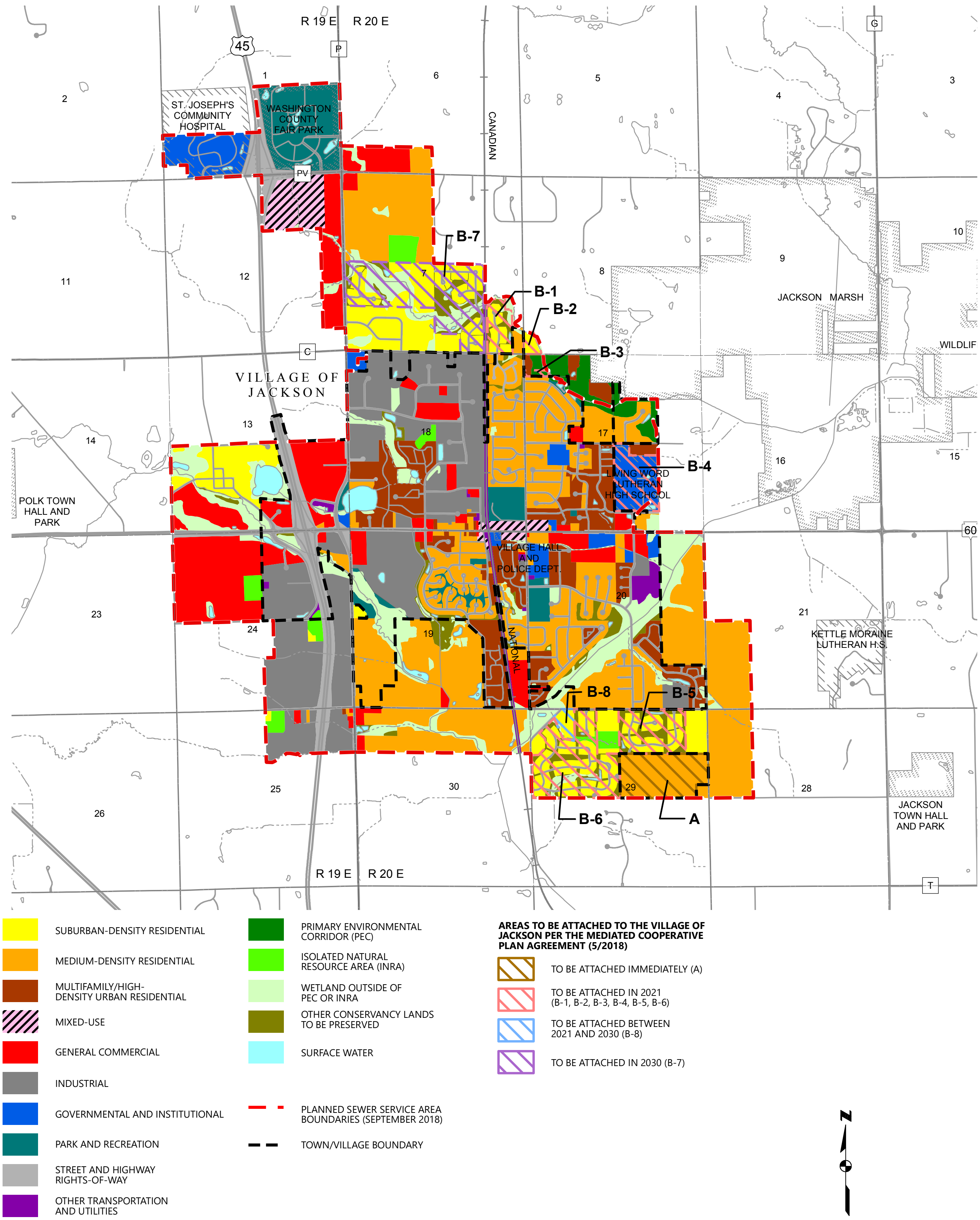
Attest:_____________________________
Jilline S. Dobratz – Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Post Office, and one other location in the Village.

__________________________________ __________________________________
Village Official Date

Map 1
Land Use Plan for the Village of Jackson: 2050



Source: Village of Jackson and SEWRPC

MAP ID: #1

6/7/2022, 4:33:45 PM

1:1,249

0 0.015 0.03 0.06 mi

0 0.025 0.05 0.1 km

Lines
- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH
- Interstate Highway, I-41
- US Highway,Hy 45; US Highway,Fond Du Lac Ave

Road Centerline STH, CTH
- On/Off Ramp
- State Highway
- County Highway
- Address Point
- Parcel Taxkey & Acreage

Dimensions
- Parcel Dimension
- Right of Way Dimension
- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

Local Road Labels
- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat
- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section
- PLSS Boundary

Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

MAP ID: #2

6/7/2022, 4:36:20 PM

1:1,249

0 0.015 0.03 0.06 mi

0 0.025 0.05 0.1 km

Lines
- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH
- Interstate Highway, I-41
- US Highway,Hy 45; US Highway,Fond Du Lac Ave

Road Centerline STH, CTH
- On/Off Ramp
- State Highway
- County Highway
- Address Point
- Parcel Taxkey & Acreage

Dimensions
- Parcel Dimension
- Right of Way Dimension
- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

Local Road Labels
- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat
- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section
- PLSS Boundary

Washington County GIS

Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

Map ID: #3

6/14/2022, 12:58:58 PM

1:1,717

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

Lines
- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH
- Interstate Highway, I-41
- US Highway,Hy 45; US Highway,Fond Du Lac Ave

Road Centerline STH, CTH
- On/Off Ramp
- State Highway
- County Highway
- Address Point
- Parcel Taxkey & Acreage

Dimensions
- Parcel Dimension
- Right of Way Dimension
- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

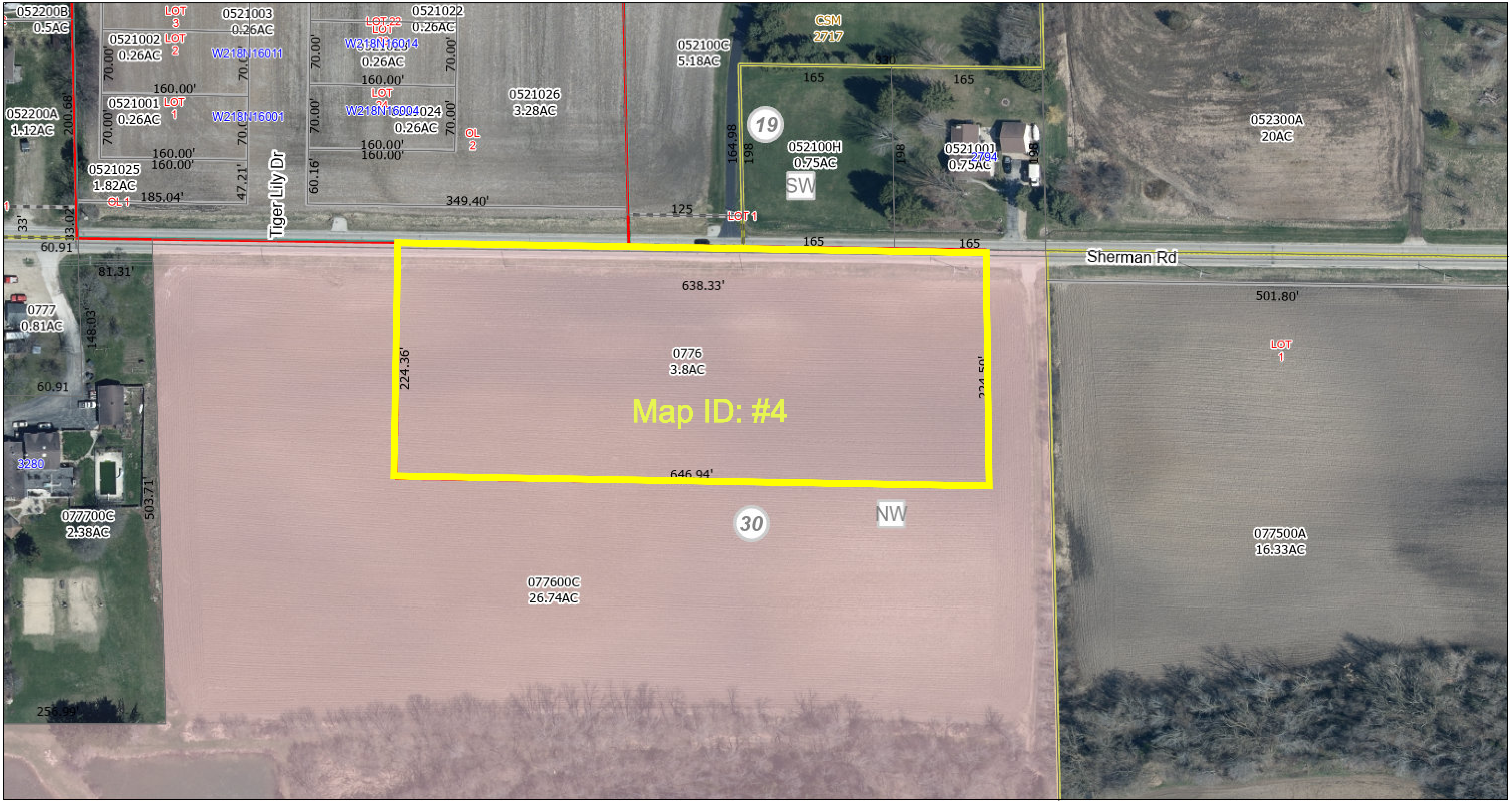
Local Road Labels
- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat
- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section
- PLSS Boundary

Washington County GIS

Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

MAP ID: #4



6/7/2022, 4:37:59 PM

1:1,249

0 0.015 0.03 0.06 mi

0 0.025 0.05 0.1 km

Lines
- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH
- Interstate Highway, I-41
- US Highway,Hy 45; US Highway,Fond Du Lac Ave

Road Centerline STH, CTH
- On/Off Ramp
- State Highway
- County Highway
- Address Point
- Parcel Taxkey & Acreage

Dimensions
- Parcel Dimension
- Right of Way Dimension
- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

Local Road Labels
- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat
- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section
- PLSS Boundary

Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: June 30, 2022

Agenda Item: Item #4

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Description:

Staff is recommending various changes to the Village's adopted Comprehensive Plan to reflect current and/or future uses and anticipated changes within specific areas where current zoning is inconsistent with the Comprehensive Plan.

The proposed resolution identifies those properties that would be reclassified. By way of reference, below are the various land use categories in the plan.

Suburban-Density Residential
Suburban-density residential development is primarily located within areas to be attached to the Village from the Town of Jackson, including residential areas in the Town that were developed at a one-acre per dwelling density. New development would be of a similar character.

Medium-Density Residential
The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet.

Multifamily/High-Density Urban Residential
The Multifamily/High-Density Urban Residential land use category consists primarily of multifamily residential development and mobile homes. Multifamily residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms—whichever is larger. Mobile home park developments have a minimum park size of 20 acres while the minimum lot area for a single module mobile home is 5,000 square feet and the minimum lot area for a double-wide mobile home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 8,000 square feet at a density of up to 7.2 dwelling units per net acre.

Mixed-Use
The Mixed-Use land use category includes development with physically and functionally integrated residential and commercial uses. Mixed-use development may, for example, feature commercial uses at street level or on lower floors and residential uses on upper floors. Areas designated for mixed-use are primarily located along the Village's downtown corridor along Main Street (STH 60).

The Village's zoning code, which includes a planned unit development (PUD) overlay, allows for flexibility in mixed-use development. Mixed-use lands within the Village's planned sewer service area may accommodate a mix of multifamily residential uses with business, institutional, and open space uses.

General Commercial
Areas classified as General Commercial consist primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

Industrial
The Industrial land use category is intended to provide for manufacturing, industrial, and related uses. Industrial uses encompass more acreage than any other nonresidential land use in the Village.

Governmental and Institutional
Areas classified as Governmental and Institutional include buildings and grounds for governmental and institutional uses whose primary function involve activities such as public administration, assembly, or education. Examples of governmental and institutional development include public and private schools, government offices, cemeteries, religious institutions, and similar facilities.

Park and Recreation
The Park and Recreation land use category includes lands developed with facilities for public and private outdoor recreation. Park and recreation uses include public parks as well as privately owned recreational areas.

Street and Highway Rights-of-Way
All existing street and highway rights-of-way as of 2015 are shown on the land use plan map as a separate land use category. Land devoted to street and highway rights-of-way may be expected to fluctuate over the life of this plan due to expansion of the Village and the construction of streets to serve new development.

Other Transportation and Utilities
Areas classified as Other Transportation and Utilities include transportation uses such as railroad rights-of way, park and ride facilities, and facilities for private and public utilities, including communications facilities and services.

Environmentally Significant Areas
To effectively guide development into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Avoiding the intrusion of urban development into the primary environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the Village and will also help to avoid costly development problems such as flood damage, wet basements, and failing pavements. In addition, properly relating new development to such environmentally significant areas will help preserve the scenic beauty of the Village, which is correlated to its natural resources.

Comprehensive Plan & Zoning Impacts:

The proposed changes bring the Comprehensive Plan Map in line with the current or anticipated future zoning/use.

Site Plan:

See attached map exhibits for general location of subject parcels.

Signage:

Not Applicable

Additional Staff Comments:

Pending

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, no other public notice is required.

Potential Motion:

Motion to recommend the Village Board adopt Resolution 22-10 amending the Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Attachments:

1. Resolution 22-10
2. Comprehensive Plan Map 1
3. Map Exhibits 1-4

STATE OF WISCONSIN VILLAGE OF JACKSON WASHINGTON COUNTY

ORDINANCE #22-12

TO ESTABLISH ZONING FOR VARIOUS PROPERTIES ANNEXED TO THE VILLAGE WITH APPROVAL OF ORDINANCE #20-09 AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, the Village of Jackson annexed various properties in 2021 as set forth in Ordinance #20-09 and desires to establish the zoning of such properties specified therein; and

WHEREAS the proposed zoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS the Village of Jackson Plan Commission considered the matter at its meeting on June 30, 2022 and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on July 12, 2022; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that the rezoning change be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the rezoning is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said rezoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the rezoning will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

Section 1. To create Section 48-144.1 of the zoning code to establish a new residential zoning district to be identified as RT-10 as set forth below:

Sec. 48-144.1 RT-10 Single-Family Residential District.

(a) Generally. The RT-10 Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed .73 dwelling units per net acre, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for those properties annexed into the Village under Ordinance No. 20-09 and indicated as Exhibits B-1, B-5, B-6 on the attached map.

(b) Permitted uses. Single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided there be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Lots shall be a minimum of 60,000 square feet in area and shall not be less than 150 feet in width at the setback line. Corner lots shall not be less than 175 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-story dwelling shall be 1,200 square feet; the total minimum floor area of a multi-story dwelling shall be 1,800 square feet. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 75 feet from the road centerline or 42 feet from the right-of-way of local streets, whichever is greater. There shall be a minimum side yard of 10 feet and there shall be an aggregate side yard of not less than 25 feet. There shall and a rear yard of not less than 50 feet.

Section 2. To create Section 48-144.2 of the zoning code to establish a new residential zoning district to be identified as RT-11 as set forth below:

Sec. 48-144.2 RT-11 Single-Family Residential District.

(a) Generally. The RT-11 Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed one (1) dwelling unit per net five (5) acres, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for those properties annexed into the Village under Ordinance No. 20-09 and indicated as Exhibits B-2 and B-3 on the attached map.

(b) Permitted uses. Single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided there be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Lots shall be a minimum of five (5) acres in area and shall not be less than 330 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-story dwelling shall be 1,200 square feet; the total minimum floor area of a two-story dwelling shall be 1,800 square feet. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 75 feet from the road centerline or 42 feet from the right-of-way of local streets, whichever is greater. There shall be a minimum side yard of 25 feet from all structures. There shall and a rear yard of not less than 50 feet.

Section 3. The properties listed in the Table below are hereby zoned RT-10 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-1 in Ordinance #20-09

1. V3_0152001
2. V3_0152002
3. V3_0152003
4. V3_0152004
5. V3_0152005
6. V3_0152006
7. V3_0152007
8. V3_0152008
9. V3_0152009
10. V3_0152010
11. V3_0152011
12. V3_0152012
13. V3_0152013
14. V3_0152014
15. V3_0152015
16. V3_0152016
17. V3_0152017
18. V3_0152018

19. V3_0152019
20. V3_0152020
21. V3_0152021
22. V3_0152022
23. V3_0152023
24. V3_015200D

Section 4. The properties listed in the Table below are hereby zoned RT-11 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-2 in Ordinance #20-09

1. V3_016600B
2. V3_016600C
3. V3_016600D

Section 5. The properties listed in the Table below are hereby zoned RT-11 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcel within the area defined as Exhibit B-3 in Ordinance #20-09

1. V3_045700B

Section 6. The property listed in the Table below is hereby zoned I-1 as specified in Ordinance Section 48-149, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the property.

Parcel within the area defined as Exhibit B-4 in Ordinance #20-09

1. V3_047700M

Section 7. The properties listed in the Table below are zoned RT-10 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-5 in Ordinance #20-09

1. V3_0750001
2. V3_0750002
3. V3_0750003
4. V3_0750004
5. V3_0750005
6. V3_0750006
7. V3_0750007
8. V3_0750008
9. V3_0750009
10. V3_0750010
11. V3_0750011
12. V3_0750012
13. V3_0750013
14. V3_0750014
15. V3_0750015
16. V3_0750016
17. V3_0750017
18. V3_0750018
19. V3_0750019
20. V3_0750020

21. V3_0750021
22. V3_0750022
23. V3_0750023
24. V3_0750024
25. V3_0750025
26. V3_0750026
27. V3_0750027
28. V3_0750028
29. V3_0750029
30. V3_0750030
31. V3_0750031
32. V3_0750032
33. V3_0750033
34. V3_0750034
35. V3_0750035
36. V3_0750036
37. V3_0750037
38. V3_0750038
39. V3_0750039
40. V3_0750040
41. V3_0750041
42. V3_0750042
43. V3_0750043
44. V3_0750044
45. V3_0750045
46. V3_0750046
47. V3_0750047
48. V3_0750048
49. V3_0750049
50. V3_0750050
51. V3_0750051
52. V3_0750052
53. V3_0750053
54. V3_0750054
55. V3_0750055
56. V3_0750056
57. V3_0750057
58. V3_0750058
59. V3_0750059
60. V3_0750060
61. V3_0750061
62. V3_0750062

Section 8. The properties listed in the Table below are zoned RT-10 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

<u>Parcels within the area defined as Exhibit B-6 in Ordinance #20-09</u>

1. V3_0757001
2. V3_0757002
3. V3_0757003
4. V3_0757004
5. V3_0757005
6. V3_0757006
7. V3_0757007
8. V3_0757008
9. V3_0757009
10. V3_0757010
11. V3_0757011
12. V3_0757012
13. V3_0757013
14. V3_0757014

15. V3_0757015
16. V3_0757016
17. V3_0757017
18. V3_0757018
19. V3_0757019
20. V3_0757020
21. V3_0757021
22. V3_0757022
23. V3_0757023
24. V3_0757024
25. V3_0757025 (OL1)
26. V3_0757026 (OL2)
27. V3_0757027 (OL3)
28. V3_0757028 (OL4)
29. V3_0757029 (OL5)
30. V3_0757030
31. V3_0757031
32. V3_0757032
33. V3_0757033
34. V3_0757034
35. V3_0757035
36. V3_0757036
37. V3_0757037
38. V3_0757038
39. V3_0757039
40. V3_0757040
41. V3_0757041
42. V3_0757042
43. V3_0757043
44. V3_0757044
45. V3_0757045
46. V3_0757046
47. V3_0757047
48. V3_0757048
49. V3_0757049
50. V3_0757050 (OL6)
51. V3_0757051 (OL7)
52. V3_0757052 (OL8)
53. V3_0757053
54. V3_0757054
55. V3_0757055
56. V3_0757056
57. V3_0757057
58. V3_0757058
59. V3_0757059
60. V3_0757060
61. V3_0757061
62. V3_0757062
63. V3_0757063
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66. V3_0757066
67. V3_0757067
68. V3_0757068
69. V3_0757069
70. V3_0757070
71. V3_0757071
72. V3_0757072
73. V3_0757073
74. V3_0757074
75. V3_0757075
76. V3_0757076
77. V3_0757077
78. V3_0757078
79. V3_0757079
80. V3_0757080

81. V3_0757081
82. V3_0757082
83. V3_0757083
84. V3_0757084
85. V3_0757083
86. V3_0757084
87. V3_0757085
88. V3_0757086
89. V3_0757087 (OL9)
90. V3_0757088 (OL10)
91. V3_0757089 (OL11)
92. V3_0757090 (OL12)
93. V3_0757091
94. V3_0757092
95. V3_0757093
96. V3_0757094
97. V3_0757095
98. V3_0757096
99. V3_0757097
100. V3_0757098
101. V3_0757099
102. V3_0757100 (OL13)
103. V3_0757101 (OL14)
104. V3_0757102
105. V3_0757103
106. V3_0757104
107. V3_0757105
108. V3_0757106
109. V3_0757107
110. V3_0757108
111. V3_0757109
112. V3_0757110
113. V3_0757111
114. V3_0757112
115. V3_0757113
116. V3_0757114
117. V3_0757115
118. V3_0757116
119. V3_0757117
120. V3_0757118
121. V3_0757119
122. V3_0757120
123. V3_0757121
124. V3_0757122
125. V3_0757123
126. V3_0757124
127. V3_0757125
128. V3_0757126
129. V3_0757127
130. V3_0757128
131. V3_0757129
132. V3_0757130
133. V3_0757131
134. V3_0757132
135. V3_0757133 (OL15)
136. V3_0757134 (OL16)
137. V3_0757135 (OL17)
138. V3_0757136 (OL18)

Section 9. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Section 10. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 11. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by:______________________ Seconded by:_____________________________

Vote: ______aye ________nay Passed and approved______________________

VILLAGE OF JACKSON

By:________________________________
Michael E. Schwab, Village President

Attest:

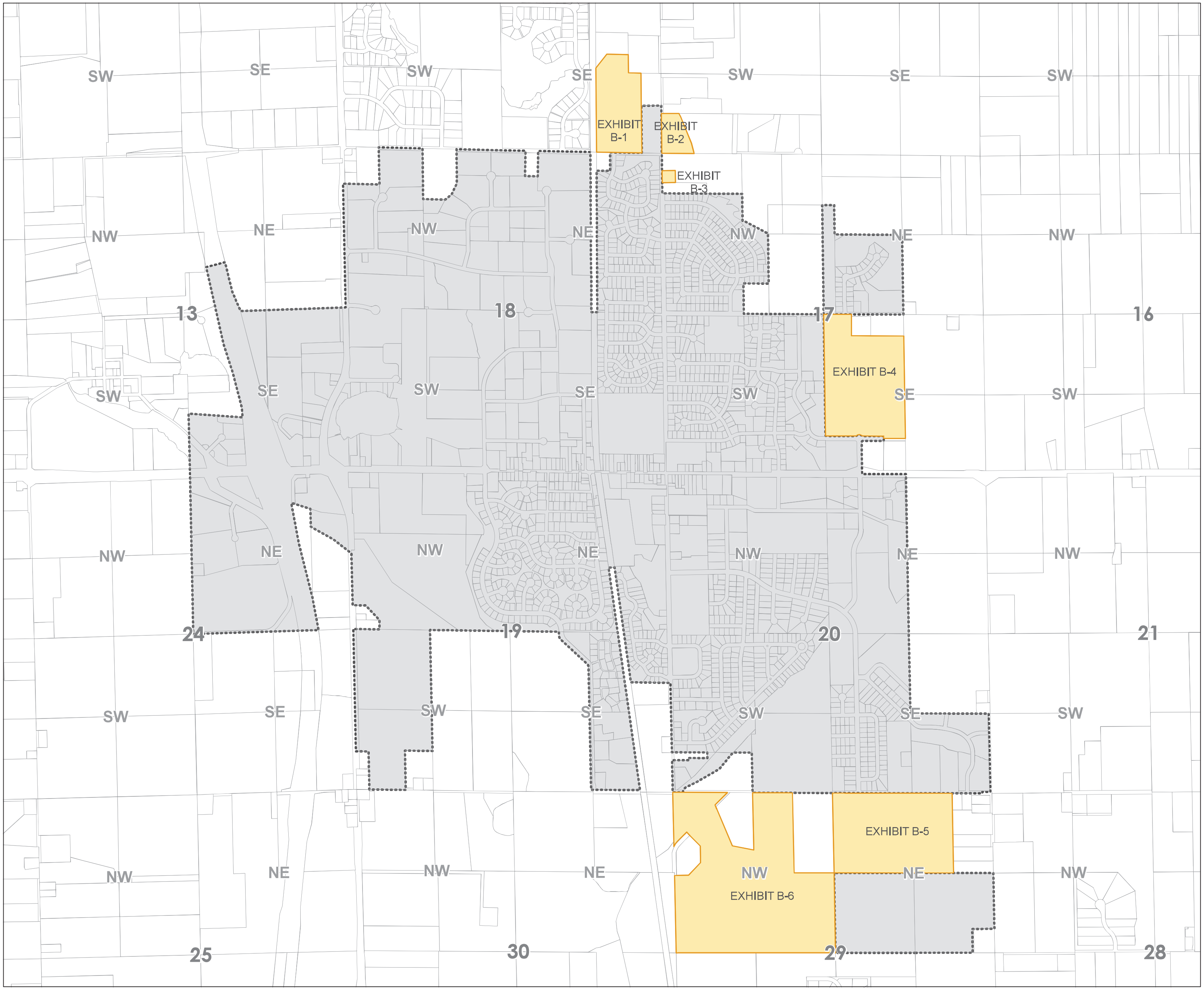
____
Jilline S. Dobratz, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

___________________________________ ______________________________
Village Official Date

Property to be Attached to the Village of Jackson



AREAS TO BE ATTACHED

EXHIBIT B-1	25.71Acres
EXHIBIT B-2	5.13 Acres
EXHIBIT B-3	1.00 Acres
EXHIBIT B-4	53.90 Acres
EXHIBIT B-5	59.51 Acres
EXHIBIT B-6	123.85 Acres

CURRENT VILLAGE BOUNDARY

N

0 425 850 1,700 2,550 3,400 Feet

1 inch equals 700 feet

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: June 30, 2022

Agenda Item: Item #5

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Establishing New Zoning Districts for the 2021 Annexed Parcels and Amending the Village of Jackson Zoning Code and Map

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Description:

On December 8, 2020, a total of 229 parcels were annexed into the Village of Jackson under Ordinance 20-09 and officially became part of the Village of Jackson on January 1, 2021.

As a matter of general practice, a temporary zoning designation would have been included in the annexation ordinance however, the issue was overlooked. Working with Town of Jackson representatives, Village Staff have been able to review the Town of Jackson zoning language applied to each of the attached parcels. Staff quickly determined the zoning standards established by the Town were largely incompatible with current Village residential zoning districts. Placing the newly attached properties into an already established Village zoning district would have created significant inconsistencies within the already developed areas.

To remain consistent, Staff is recommending adoption of zoning language that mimics the Town zoning standards already in place. Before you is draft Ordinance 22-12 which seeks to create two new residential zoning districts within Chapter 48 of the Village Zoning Code.

While there are general differences in the building setback requirements and lot sizes, there are in fact, similarities or in some instances, increased restrictions beyond current Village requirements. The proposed Ordinance also contains similar maximum building height and minimum floor area requirements, as well as limits on accessory dwelling size and height.

Comprehensive Plan & Zoning Impacts:

The proposed zoning designations are consistent with the 2050 Village of Jackson Comprehensive Plan.

Site Plan:

See attached documents for general location of subject properties.

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, the following notification requirements are applicable:

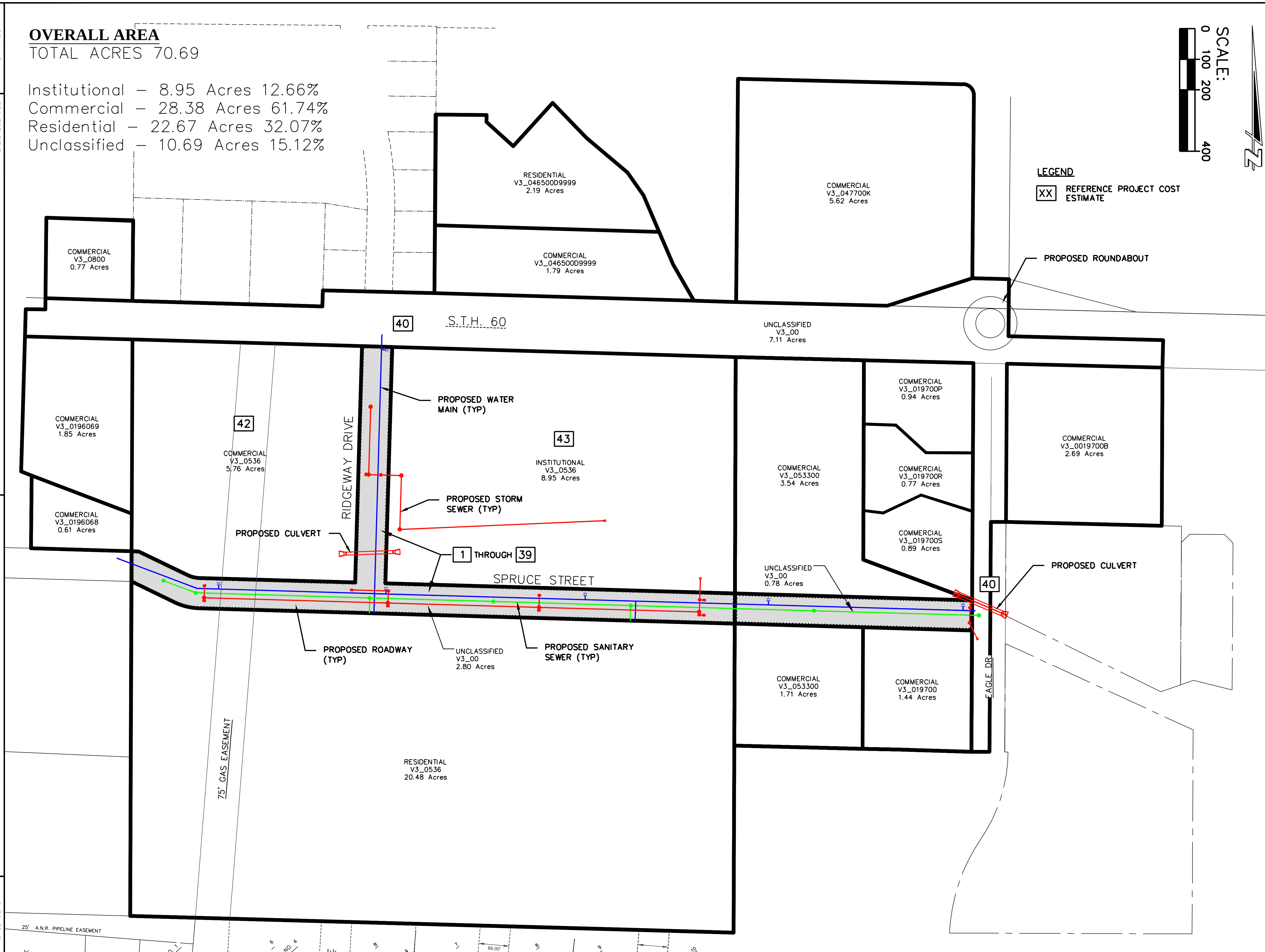
1. Publication of a Class II Legal Notice.
2. Notification of all opposite and abutting property owners within 200-feet.
3. Notification of all other municipalities (Clerks) located within 1000 feet of the subject property(s), including any non-contiguous.

Potential Motion:

Motion to recommend the Village Board approve Ordinance 22-12 establishing residential Zoning Districts RT-10 and RT-11 under Chapter 48 of the Village Code and to amend the Village of Jackson Zoning Map consistent with the proposed changes.

Attachments:

1. Parcel Exhibit Map
2. Ordinance 22-12 (DRAFT)



DRAWN BY BJG
DATE JUNE 21, 2022
REFERENCE FILE
DRAWING FILE
PROJECT TITLE
TIF #7 BOUNDARY (REVISED 6/21/2022)
VILLAGE OF JACKSON, WI

Cedar corporation
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers
W61 N497 WASHINGTON AVE
CEDARBURG, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2668
www.cedarcorp.com

CHECKED BY RDD
JOB NO. J5789-002
FIGURE 1

June 11, 2019

Project Plan for the Creation of Tax Incremental District No. 7

VILLAGE OF JACKSON

Organizational Joint Review Board Meeting Held:	May 23, 2019
Public Hearing Held:	May 23, 2019
Consideration for Approval by Plan Commission:	May 23, 2019
Consideration for Adoption by Village Board:	June 11, 2019
Consideration for Approval by the Joint Review Board:	June 25, 2019

Tax Incremental District No. 7 Creation Project Plan

Village of Jackson Officials

Village Board

Mike Schwab	Village President
Brian Emmrich	Trustee
John Kruepke	Trustee
Gary Malcolm	Trustee
Debra Kurtz	Trustee
Jack Lippold	Trustee
Donald Olson	Trustee

Village Staff

Jilline Dobratz	Village Clerk - Treasurer
John M. Walther	Village Administrator
John St. Peter	Village Attorney

Plan Commission

Mike Schwab	John Kruepke
Keith Berben	Dan Reik
Brian Emmrich	Jon Weil
Dan Herro	

Joint Review Board

Mike Schwab	Village Representative
Ethan Hollenberger	Washington County
Laurie Barz	Moraine Park Technical College District
Andy Sarnow	West Bend School District
Brian Heckendorf	Public Member

Table of Contents

SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 7 (the "TID" or "District") is proposed to be created by the Village of Jackson ("Village") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The Village anticipates making total project expenditures of approximately $2,705,000 not including interest expense, to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Village Board (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with G.O. debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the Village projects that additional land and improvements value of approximately $29M will be created as a result of new development, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate enough tax increments to recover all project costs by the year 2029; 10 years earlier than the 20-year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the Village has considered the following information:

    - The sites proposed for development have remained vacant for due to a lack of adequate infrastructure and past ownership. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Village that the use of Tax

Incremental Financing ("TIF") will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Village.

- To make the areas included within the District suitable for development, the Village will need to make a substantial investment to pay for the costs of: installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:

   - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

   - The development expected to occur will generate both housing opportunities for workers and new jobs over the life of the District.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

   - If approved, the District's creation would become effective for valuation purposes as of January 1, 2019. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2019 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

   - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise 34.59% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible

expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the 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.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.

9. The Project Plan for the District in the Village is feasible and is in conformity with the master plan of the Village.

SECTION 2:
Type and General Description of District

The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 34.59% of the area of the District. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

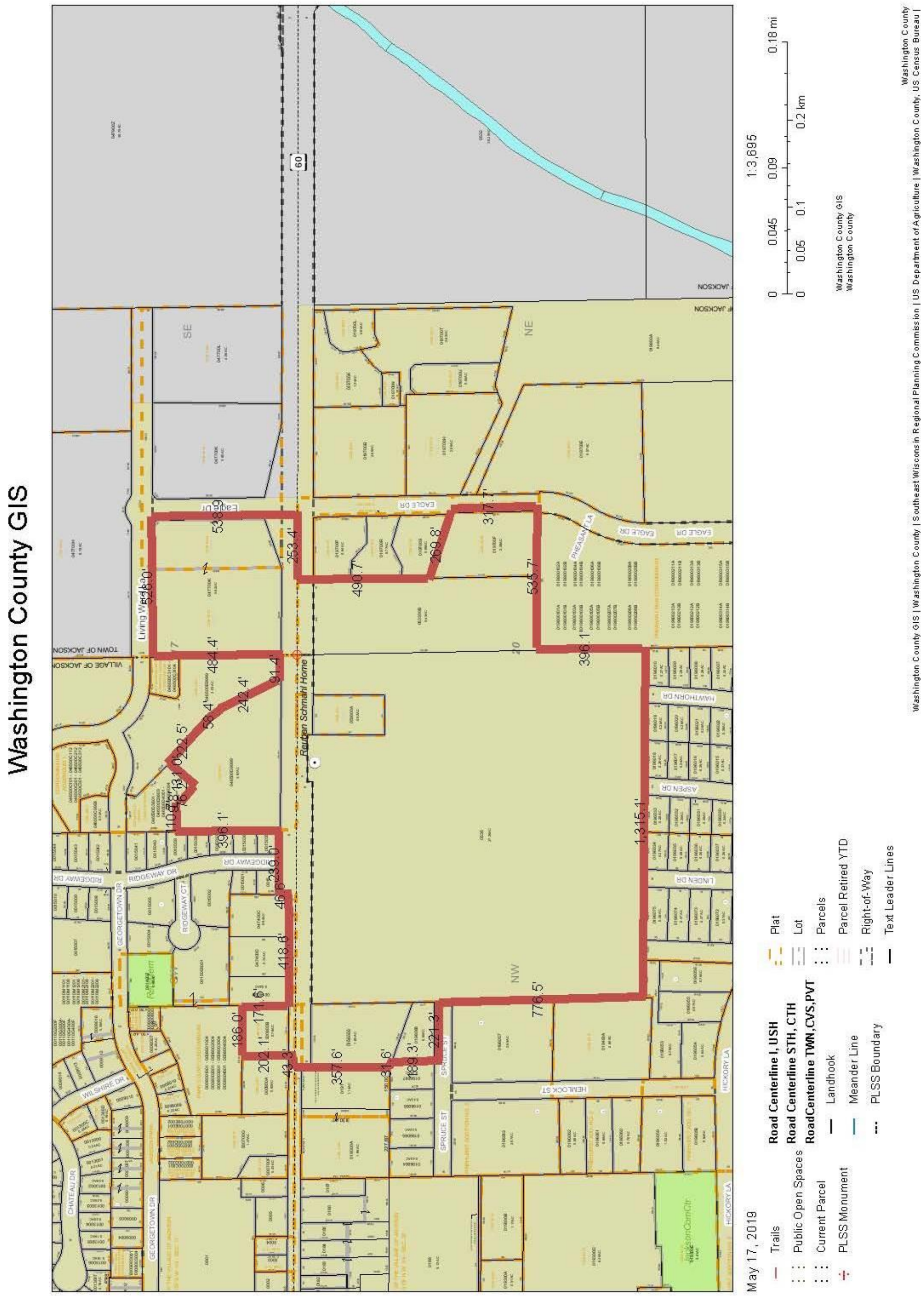
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that a combination of commercial and residential occurs within the District consistent with the Village's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary

SECTION 4:

Map Showing Existing Uses and Conditions



SECTION 5:
Preliminary Parcel List and Analysis

Village of Jackson, Wisconsin

Tax Increment District # 7

Base Property Information

Property Information					Assessment Information				Equalized Value				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
V3_0196069	196069	4320 Country Aire Dr, Cedarburg, WI, 53012	Louis W Scheunemann	1.85	139,500	429,300		568,800	100.00%	139,500	429,300	0	568,800
V3_0196068	196068	4320 Country Aire Dr, Cedarburg, WI, 53012	Louis W Scheunemann	0.77	11,300			11,300	100.00%	11,300	0	0	11,300
V3_0536	0536	PO Box 673 Jackson, WI, 53037	Village of Jackson	37.26				0	100.00%	0	0	0	0
V3_0536	053600A	PO Box 673 Jackson, WI, 53037	Village of Jackson	0.92	54,600	141,700		196,300	100.00%	54,600	141,700	0	196,300
V3_053300	053300B	N168W19555 Main St, Jackson, WI, 53037	Marjory A Model Revoc	5.44	66,100	169,100		235,200	100.00%	66,100	169,100	0	235,200
V3_00	019700P	N107W5270 Sarangela Ct, Cedarbug, WI, 53012	Claypool Properties	0.94	130,500	192,600		323,100	100.00%	130,500	192,600	0	323,100
	019700R	W194N16747 Eagle Dr Ste N, Jackson, WI, 53037	Buck Properties LLC	0.77	129,900	456,700		586,600	100.00%	129,900	456,700	0	586,600
	019700S	5032 Fairy Chasm Rd	Bruk P Thompson, Annr	0.89	117,400	268,800		386,200	100.00%	117,400	268,800	0	386,200
V3_019700	019700F	PO Box 673 Jackson, WI, 53037	Village of Jackson	2.08				0	100.00%	0	0	0	0
V3_0800	000800B	PO Box 122, Jackson, WI, 53037	S W Charmoli Propertie	0.76	105,400			105,400	100.00%	105,400	0	0	105,400
V3_0465009999	046500D9999	4470 N Lake Dr, Shorewood, WI, 53211	Jackson Development l	3.97	216,400			216,400	100.00%	216,400	0	0	216,400
V3_047700	047700K	N166W21060 Parkway Dr PO Box 477, Jackson, WI, 53037	Karm Properties LLC	5.62	421,800	1,946,000		2,367,800	100.00%	421,800	1,946,000	0	2,367,800
			Institutional	-8.95									
			Total Acreage	52.32	1,392,900	3,604,200	0	4,997,100		1,392,900	3,604,200	0	
												Estimated Base Value	4,997,100

SECTION 6:
Equalized Value Test

The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $48,574,200. This value is less than the maximum of $82,08,024 in equalized value that is permitted for the Village of Jackson. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Jackson, Wisconsin

Tax Increment District # 7

Valuation Test Compliance Calculation

	Valuation Data Currently Available 2018	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
District Creation Date	1/1/2019			
Total EV (TID In)	683,400,200			683,400,200
12% Test	82,008,024			82,008,024
Increment of Existing TIDs				
TID #4	42,098,300			42,098,300
TID #5	6,475,900			6,475,900
				0
				0
				0
				0
Total Existing Increment	48,574,200			48,574,200
Projected Base of New or Amended District	4,997,100			4,997,100
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	53,571,300			53,571,300
Compliance	PASS			PASS

SECTION 7:
Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the Village 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 Village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the Village intends to 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 Village 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 Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village 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 Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the Village 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 and/or redevelopment, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village 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 Village 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 Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the Village 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 Village 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 Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village 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 Village 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 Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development the Village 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 Village to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development the Village 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 Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the Village 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 Village are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village 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 Village'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 Village intends to make the following project cost expenditures outside 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 Village 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 Village employees in connection with the implementation of the Plan.

Financing Costs

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

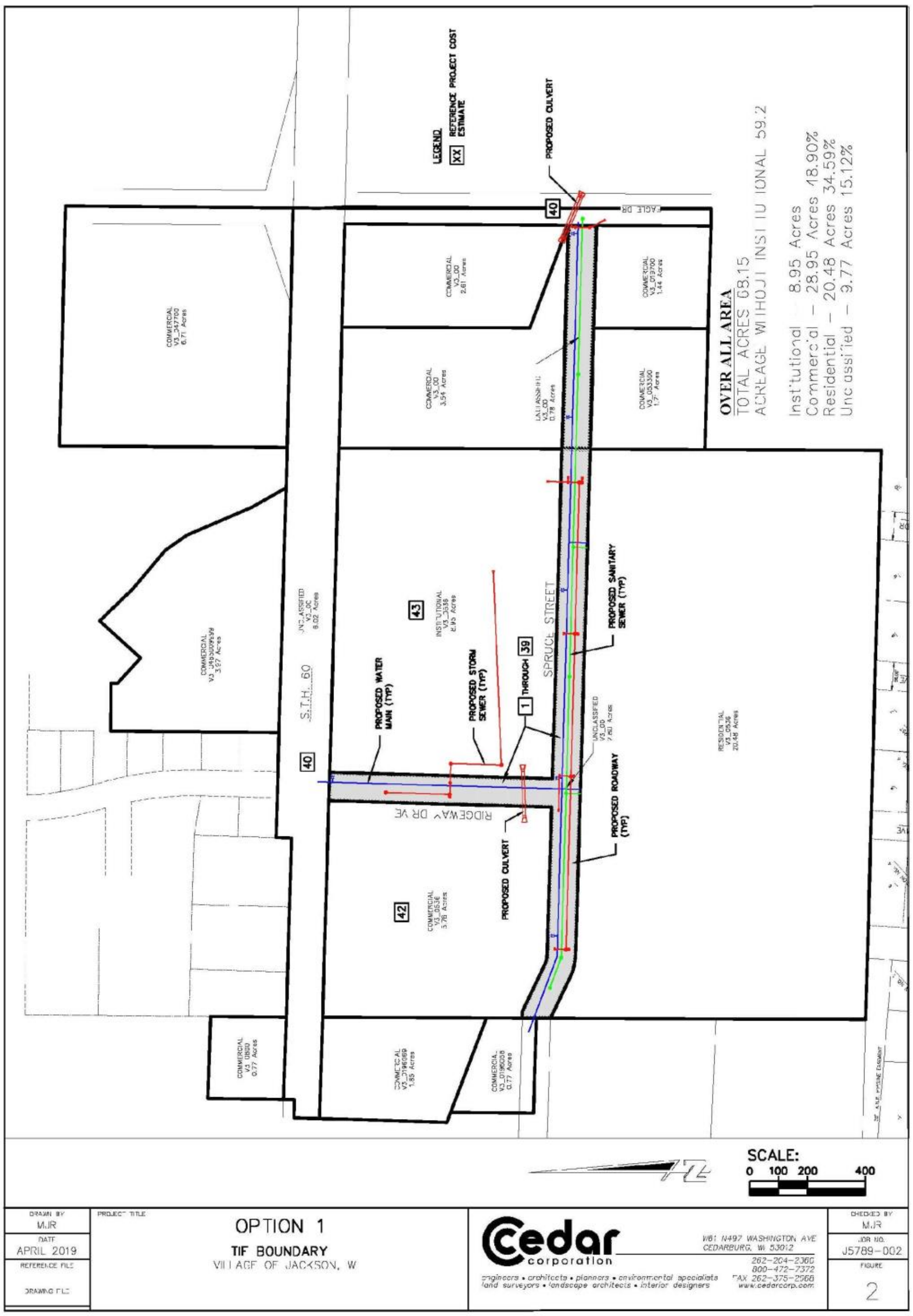
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments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

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

Map Showing Proposed Improvements and Uses



SECTION 9:
Detailed List of Project Costs

All costs are based on 2019 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Proposed TIF Project Cost Estimates

Village of Jackson, Wisconsin

Tax Increment District # 7

Estimated Project List

Project ID	Project Name/Type	Phase I 2019	Phase II 2020	Total (Note 1)
	Sanitary Sewer			
1	8" Sanitary Sewer		185,100	185,100
2	Sanitary Manhole (6 units)		27,000	27,000
3	6" Sanitary Lateral		25,410	25,410
	Water Main			
4	8" Water Main		203,040	203,040
5	Hydrant Assembly		36,000	36,000
6	8" Gate Valve		31,500	31,500
7	6" Water Service		1,610	1,610
8	6" Gate Valve		2,000	2,000
9	1 1/4" Water Service		25,980	25,980
10	1 1/4" Water Service Fittings		6,600	6,600
	Storm Sewer			
11	43" x 68" HRCP Culvert Pipe		39,000	39,000
12	43" x 68" Apron Endwall		7,000	7,000
13	34" x 53" HRCP Culvert Pipe		66,300	66,300
14	34" x 53" Apron Endwall		11,200	11,200
15	36" CMP Culvert Extension		11,520	11,520
16	36" Apron Endwall		1,200	1,200
17	27" Storm Sewer		10,530	10,530
18	27" Apron Endwall		1,000	1,000
19	24" Storm Sewer		51,525	51,525
20	18" Storm Sewer		31,980	31,980
21	18" Apron Endwall		600	600
22	15" Storm Sewer		2,040	2,040
23	12" Storm Sewer		27,995	27,995
24	6" Storm Sewer Lateral		9,990	9,990
25	Catch Basins		32,500	32,500
26	Rip Rap		2,100	2,100
27	Storm Water Infiltration Basin		50,000	50,000
28	48" Storm Sewer Manhole		24,000	24,000
	Roadway			
29	Unclassified Excavation		260,000	260,000
30	Crushed Aggregate Base Course		85,500	85,500
31	Asphaltic Concrete Pavement (5")		210,000	210,000
32	Curb & Gutter		104,200	104,200
33	Landscape Restoration		37,500	37,500
34	Silt Fence		19,750	19,750
35	Excavation Below Subgrade		30,000	30,000
36	Backfill For Excavation Below Subgrade		60,000	60,000
37	Sidwalk (5")		123,000	123,000
38	Handicap Ramps		4,000	4,000
39	Aggregate Tracking Pad		10,000	10,000
40	Traffic Control		20,000	20,000
41	**Other**			
42	Property Relocation	200,000		200,000
43	Removal of Old Infrastructure	100,000		100,000
44	Professional Services	25,000		25,000
44	Engineering, Legal, Admin		340,000	340,000
45	Contingencies		151,330	151,330
Total Projects		325,000	2,380,000	2,705,000

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 10:

Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.

- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of $34,170,010, of which $25,075,069 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village's statutory borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village. Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Special Assessment "B" Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village 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 Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

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

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

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

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

Implementation and Financing Timeline

Village of Jackson, Wisconsin

Tax Increment District # 7

Estimated Financing Plan

		State Trust Fund Loan 2019		G.O. Promissory Note 2020	Totals
Projects					
Phase I Projects[1]		325,000			325,000
Phase II Projects[1]				2,380,000	2,380,000
Total Project Funds		325,000		2,380,000	2,705,000
Estimated Finance Related Expenses					
Municipal Advisor		7,500		23,700	
Bond Counsel				11,000	
Rating Agency Fee				12,500	
Paying Agent				850	
Underwriter Discount			10.00	27,300	
Capitalized Interest				290,542	
Total Financing Required		332,500		2,745,892	
Estimated Interest			0.25%	(2,975)	
Assumed spend down (months)			6		
Rounding		2,500		(12,917)	
Net Issue Size		335,000		2,730,000	3,065,000

Notes:
[1]Project list from Village as of 5/14/2019

Development Assumptions

Village of Jackson, Wisconsin

Tax Increment District # 7

Development Assumptions

Construction Year		Actual	Single-family Residential[1]	Multi-family Residential[1]	Commercial[2]	Annual Total	Construction Year	
1	2019					0	2019	1
2	2020		2,000,000	1,000,000		3,000,000	2020	2
3	2021		2,000,000	1,500,000		3,500,000	2021	3
4	2022		2,000,000	1,500,000	300,000	3,800,000	2022	4
5	2023		3,000,000	2,500,000		5,500,000	2023	5
6	2024		3,000,000	2,500,000	300,000	5,800,000	2024	6
7	2025		2,748,000	2,810,800		5,558,800	2025	7
8	2026				300,000	300,000	2026	8
9	2027					0	2027	9
10	2028				300,000	300,000	2028	10
11	2029					0	2029	11
12	2030				300,000	300,000	2030	12
13	2031					0	2031	13
14	2032				300,000	300,000	2032	14
15	2033					0	2033	15
16	2034				300,000	300,000	2034	16
17	2035					0	2035	17
18	2036				300,000	300,000	2036	18
19	2037					0	2037	19
20	2038					0	2038	20
Totals		0	14,748,000	11,810,800	2,400,000	28,958,800		

Notes:

[1] Assumes 20.48 acres of residential development; 12.29 acres of single family residential development at $300,000 per home and 8.19 acres of multi-family residential development at $110,000 per unit.

[2] Assumes 28.95 acres of commercial development at $300,000 every 2 years through 2034

Increment Revenue Projections

Village of Jackson, Wisconsin

Tax Increment District # 7

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	5,286,258	
District Creation Date	January 1, 2019		Appreciation Factor	0.50%	Apply to Base Value
Valuation Date	Jan 1,	2019	Base Tax Rate	$20.00	
Max Life (Years)	20		Rate Adjustment Factor		
Expenditure Period/Termination	15	1/1/2034			
Revenue Periods/Final Year	20	2040			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate		
Eligible Recipient District	No		Taxable Discount Rate	1.50%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2019	0	2020	0	0	2021	$20.00	**0**	0	0
2	2020	3,000,000	2021	0	3,000,000	2022	$20.00	**60,000**	60,000	56,531
3	2021	3,500,000	2022	15,000	6,515,000	2023	$20.00	**130,300**	190,300	177,483
4	2022	3,800,000	2023	32,575	10,347,575	2024	$20.00	**206,952**	397,252	366,749
5	2023	5,500,000	2024	51,738	15,899,313	2025	$20.00	**317,986**	715,238	653,263
6	2024	5,800,000	2025	79,497	21,778,809	2026	$20.00	**435,576**	1,150,814	1,039,929
7	2025	5,558,800	2026	108,894	27,446,503	2027	$20.00	**548,930**	1,699,744	1,520,019
8	2026	300,000	2027	137,233	27,883,736	2028	$20.00	**557,675**	2,257,419	2,000,549
9	2027	0	2028	139,419	28,023,155	2029	$20.00	**560,463**	2,817,882	2,476,345
10	2028	300,000	2029	140,116	28,463,270	2030	$20.00	**569,265**	3,387,147	2,952,471
11	2029	0	2030	142,316	28,605,587	2031	$20.00	**572,112**	3,959,259	3,423,907
12	2030	300,000	2031	143,028	29,048,615	2032	$20.00	**580,972**	4,540,231	3,895,569
13	2031	0	2032	145,243	29,193,858	2033	$20.00	**583,877**	5,124,108	4,362,584
14	2032	300,000	2033	145,969	29,639,827	2034	$20.00	**592,797**	5,716,905	4,829,726
15	2033	0	2034	148,199	29,788,026	2035	$20.00	**595,761**	6,312,665	5,292,266
16	2034	300,000	2035	148,940	30,236,966	2036	$20.00	**604,739**	6,917,405	5,754,838
17	2035	0	2036	151,185	30,388,151	2037	$20.00	**607,763**	7,525,168	6,212,853
18	2036	300,000	2037	151,941	30,840,092	2038	$20.00	**616,802**	8,141,970	6,670,810
19	2037	0	2038	154,200	30,994,292	2039	$20.00	**619,886**	8,761,856	7,124,255
20	2038	0	2039	154,971	31,149,264	2040	$20.00	**622,985**	9,384,841	7,573,233
	Totals	**28,958,800**		**2,190,464**		**Future Value of Increment**		**9,384,841**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

Village of Jackson, Wisconsin

Tax Increment District # 7

Cash Flow Projection

Year	Projected Revenues				Expenditures										Balances			Year
					State Trust Fund Loan 335,000 Dated Date: 09/01/19			G.O. Promissory Note 2,730,000 Dated Date: 03/01/20										
	Tax Increments	Interest Earnings at 0.25%	Capitalized Interest	Total Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Other	Developer Incentives	Admin. + 2%	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2019				0										0	0	0	335,000	2019
2020				0										0	0	0	3,065,000	2020
2021	0		140,898	140,898		4.25%	14,238		4.25%	126,661				140,898	(0)	(0)	3,065,000	2021
2022	60,000	(0)	104,519	164,519	10,000	4.25%	14,025	25,000	4.25%	115,494				164,519	0	0	3,030,000	2022
2023	130,300	0	45,125	175,425	15,000	4.25%	13,494	25,000	4.25%	114,431			7,500	175,425	0	0	2,990,000	2023
2024	206,952	0		206,952	25,000	4.25%	12,644	45,000	4.25%	112,944			7,650	203,238	3,714	3,714	2,920,000	2024
2025	317,986	9		317,996	35,000	4.25%	11,369	150,000	4.25%	108,800			7,803	312,972	5,024	8,738	2,735,000	2025
2026	435,576	22		435,598	45,000	4.25%	9,669	155,000	4.25%	102,319			7,959	319,947	115,651	124,389	2,535,000	2026
2027	548,930	311		549,241	45,000	4.25%	7,756	155,000	4.25%	95,731		500,000	8,118	811,606	(262,365)	(137,975)	2,335,000	2027
2028	557,675	(345)		557,330	50,000	4.25%	5,738	155,000	4.25%	89,144			8,281	308,162	249,168	111,193	2,130,000	2028
2029	560,463	278		560,741	55,000	4.25%	3,506	160,000	4.25%	82,450			8,446	309,402	251,339	362,531	1,915,000	2029
2030	569,265	906		570,172	55,000	4.25%	1,169	160,000	4.25%	75,650		500,000	8,615	800,434	(230,262)	132,269	1,700,000	2030
2031	572,112	331		572,442				165,000	4.25%	68,744			8,787	242,531	329,911	462,180	1,535,000	2031
2032	580,972	1,155		582,128				165,000	4.25%	61,731			8,963	235,694	346,433	808,614	1,370,000	2032
2033	583,877	2,022		585,899				170,000	4.25%	54,613		500,000	9,142	733,755	(147,856)	660,757	1,200,000	2033
2034	592,797	1,652		594,448				170,000	4.25%	47,388			9,325	226,713	367,736	1,028,493	1,030,000	2034
2035	595,761	2,571		598,332				170,000	4.25%	40,163			9,512	219,674	378,657	1,407,150	860,000	2035
2036	604,739	3,518		608,257				170,000	4.25%	32,938			9,702	212,640	395,618	1,802,768	690,000	2036
2037	607,763	4,507		612,270				170,000	4.25%	25,713			9,896	205,609	406,661	2,209,429	520,000	2037
2038	616,802	5,524		622,325				170,000	4.25%	18,488			10,094	198,582	423,744	2,633,173	350,000	2038
2039	619,886	6,583		626,469				170,000	4.25%	11,263			10,296	191,558	434,910	3,068,084	180,000	2039
2040	622,985	7,670		630,655				180,000	4.25%	3,825			10,502	194,327	436,329	3,504,412	0	2040
Total	9,384,841	36,714	290,542	9,712,097	335,000		93,606	2,730,000		1,388,486	0	1,500,000	160,592	6,207,684				Total

Notes:

Projected TID Closure

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that 20% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The Village does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and Village of Jackson Ordinances

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

SECTION 15:
Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Development of the Village of Jackson

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:

Opinion of Attorney for the Village of Jackson Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

PARTNERS:
TIMOTHY M. DEMPSEY
CHARLES J. HERTEL
JOHN A. ST. PETER
PAUL W. ROSENFELDT
BRIAN D. HAMILL
PETER J. CULP
MATTHEW PARMENTIER
HEATH G. MYNSBERGE
TERRENCE J. BYRNE

DEMPSEY, EDGARTON, ST. PETER, PETAK, & ROSENFELDT LAW FIRM

A DIVISION OF DEMPSEY LAW FIRM, LLP
A WISCONSIN LIMITED LIABILITY PARTNERSHIP

Established in 1849

OF COUNSEL:
RONALD L. PETAK
RYAN M. PLISCH

ASSOCIATES:
ELIZABETH A. HARTMANN
ALEX R. ACKERMAN
DEJAN ADZIC

RETIRED:
A.D.(DAN) EDGARTON
ROBERT V. EDGARTON

10 Forest Avenue, Suite 200, Fond du Lac, WI 54935
920-922-0470 (office) 920-922-9091 (facsimile) (jsp@dempseylaw.com)

May 31, 2019

Mr. Mike Schwab, Village President
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Re: Village of Jackson, Wisconsin Tax Incremental District No. 7

Dear Mr. Schwab:

As Village Attorney for the Village of Jackson, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Respectfully,

DEMPSEY, EDGARTON, ST. PETER,
PETAK & ROSENFELDT

John A. St. Peter

JSP:mjk
cc: Village Administrator
Ehlers

De Pere Location	Oshkosh Location	Dempsey & Byrne - Wausau	Dempsey & Buchholz – Waupun
2079 Lawrence Drive	210 North Main Street	115 Forest Street	95 S Harris Avenue
De Pere, WI 54115	Oshkosh, WI 54903	Wausau, WI 54403	Waupun, WI 53963
920-235-7300	920-235-7300	715-848-2966	920-324-9736

Exhibit A:

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2017	
		Percentage
County	1,557,617	12.71%
School District of West Bend	4,280,998	34.94%
Municipality	6,040,253	49.30%
Moraine Park Technical College	372,289	3.04%
Total	12,251,157	

Revenue Year	County	School District of West Bend	Municipality	Moraine Park Technical College	Total	Revenue Year
2021	0	0	0	0	0	2021
2022	3,306	9,085	12,819	790	26,000	2022
2023	21,138	58,097	81,972	5,052	166,260	2023
2024	39,912	109,696	154,775	9,540	313,923	2024
2025	63,138	173,531	244,842	15,091	496,602	2025
2026	72,929	200,441	282,811	17,431	573,612	2026
2027	73,659	202,445	285,639	17,605	579,348	2027
2028	75,158	206,566	291,454	17,964	591,141	2028
2029	75,910	208,632	294,368	18,143	597,053	2029
2030	77,431	212,815	300,270	18,507	609,023	2030
2031	78,206	214,943	303,273	18,692	615,114	2031
2032	79,751	219,189	309,264	19,061	627,265	2032
2033	80,548	221,381	312,356	19,252	633,537	2033
2034	82,117	225,691	318,438	19,627	645,873	2034
2035	82,938	227,948	321,622	19,823	652,332	2035
2036	84,530	232,324	327,797	20,204	664,855	2036
2037	85,375	234,648	331,075	20,406	671,503	2037
2038	86,229	236,994	334,386	20,610	678,218	2038
2039	87,091	239,364	337,729	20,816	685,001	2039
2040	87,962	241,758	341,107	21,024	691,851	2040
	1,337,328	3,675,548	5,185,997	319,637	10,518,510	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

Village of Jackson
Plan Commission

STAFF MEMO

Meeting Date: June 30, 2022

Agenda Item: Item #6 and Item #7

To: Mike Schwab, Village President
Village of Jackson Plan Commission

From: Jen Keller, Village Administrator

Subject: Public Hearing and Review of Proposed Amendments to the Boundaries and Project Plan for Tax Incremental District No. 7

Description:

TID 7 is a Mixed-Use TID that was created in 2019 for the development of approximately 61 acres of property owned privately and publicly. Since TID creation, the Village has installed infrastructure including utilities, roadway, and sidewalks along Spruce Street and the extension of Ridgeway Drive south of STH 60/Main Street. No private development has commenced since TID creation.

There are efforts underway to develop two (2) of the Village owned lots, parcels V3_053600B and V3_053600C. The 20.48-acre residential property (V3_053600B) to the south of the Municipal Complex is slated to be developed in concert with the goals of the Washington County Next Generation Housing Coalition. These next steps include a Phase II and Phase III study of the parcel by consultant planners at Vandewalle.

There are also efforts underway to develop the 5.76-acre Village owned lot to the west of the Municipal Complex (V3_053600C), which shall be developed commercially with more information to be determined at a future development workshop to include the Village Board, Staff, and Economic Development Washington County (EDWC). Both developments are hoped to commence in 2023.

On May 10th the Village Board authorized Staff to work with Ehlers Financial Advisors to commence the process of a TID 7 amendment in response to the request of a developer, DFN Properties, to develop a parcel in the TID that was previously designated commercial use. The developer has previously been granted conditional approval of a two-lot CSM subdividing parcel V3_046500D9999, located directly north of the Municipal Complex Facility on STH 60. The CSM was approved by the Village Board on April 12th conditioned upon the approval of a TID 7 Amendment The developer intends to develop the south portion of the property along STH 60 commercially, and the northern portion of the parcel with condo units. Now, the Developer and Village Staff are taking "next steps" in the amendment process to conduct a public hearing following the review of the Joint Review Board, to accept public comments and make a recommendation to the Village Board regarding the proposed TID 7 map and plan amendment.

In order to comply with prevailing TID laws outlined in State Statue, the TID 7 plan amendments include the addition of the parcel at the southeast corner of Eagle Drive and STH 60 and the recently approved for design roundabout intersection costs to the intersection of STH 60 and Eagle Drive. This intersection was studied in 2019 when a Traffic Impact Analysis was conducted in accordance with WIS DOT requirements for the development of TID 7. The TIA determined based upon growth assumptions within the TID, there would be needed intersection controls by 2030. Should the TID plan amendment be approved, the development would then possibly require a Developer's Agreement and zoning approvals via ordinance.

Comprehensive Plan & Zoning Impacts:
Prior to development of the subject parcels(s), the Village must update the Comprehensive Plan and re-zone sites as development is proposed.

Site Plan:

Not Applicable

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final Village approval for referral to the Joint Review Board.

Notice Requirements:

Aside from posting on the agenda, the following notification requirement is applicable:

1. Publication of a Class II Legal Notice.

Potential Motion:

Motion to recommend the Village Board adopt Resolution #22-11 Designating Proposed Amended Boundaries and Project Plan Amendment for Tax Incremental District No. 7.

Attachments:

1. Resolution #22-11 Designating Proposed Amended Boundaries and Project Plan Amendment for Tax Incremental District No. 7
2. Proposed TID 7 Map Amendment – Dated June 21, 2022
3. TID 7 Plan – Dated June 11,2019

RESOLUTION #22-11

RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 7, VILLAGE OF JACKSON, WISCONSIN

WHEREAS, the Village of Jackson (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the Village on June 11, 2019 as a mixed-use district; and

WHEREAS, the Village now desires to amend the Project Plan and boundaries 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 66.1005(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(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 Village 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 amendment of the district promotes the orderly development of the Village;
k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the West Bend School District, and the Moraine Park 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 June 30, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Jackson that:

1. It recommends to the Village Board that the boundaries of Tax Incremental District No. 7 be amended 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 Village Board.

3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the Village.

Introduced by:______________________ Seconded by:_______________________

Vote:_______Aye _______ Nay Passed and Adopted:_______________________

ATTEST:

____
Michael E. Schwab - Plan Commission Chair

____
Jilline S. Dobratz - Secretary of the Plan Commission

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Jackson Municipal Complex, Post Office, and one other location in the Village.

___________________________________ ________________________
Village Official Date

EXHIBIT A -

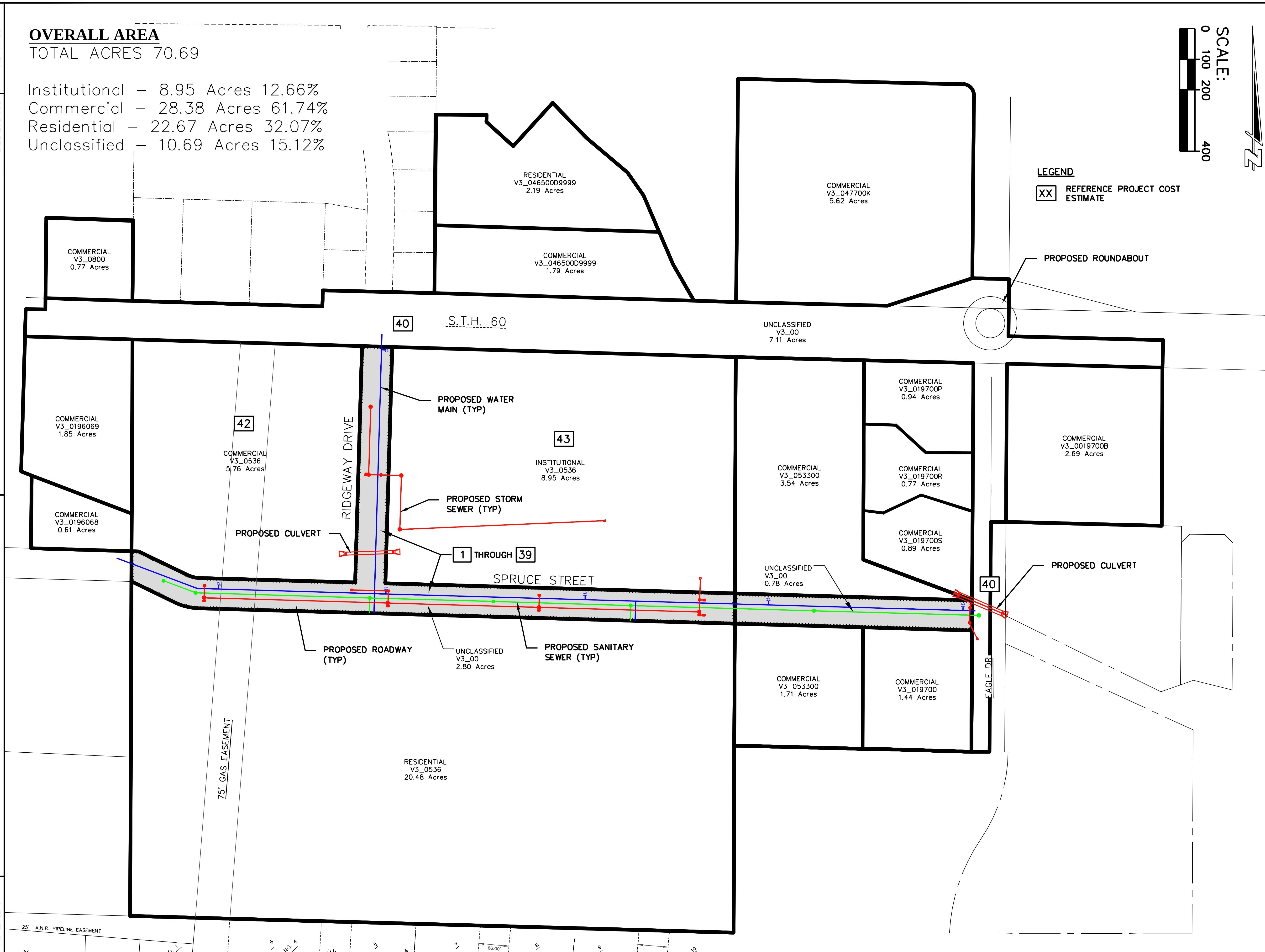
LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
VILLAGE OF JACKSON

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY



DRAWN BY BJG
DATE JUNE 21, 2022
REFERENCE FILE
DRAWING FILE
PROJECT TITLE
TIF #7 BOUNDARY (REVISED 6/21/2022)
VILLAGE OF JACKSON, WI

Cedar corporation
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers
W61 N497 WASHINGTON AVE
CEDARBURG, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2668
www.cedarcorp.com

CHECKED BY RDD
JOB NO. J5789-002
FIGURE 1

EHLERS
LEADERS IN PUBLIC FINANCE

June 11, 2019

Project Plan for the Creation of Tax Incremental District No. 7

VILLAGE OF JACKSON

Organizational Joint Review Board Meeting Held:	May 23, 2019
Public Hearing Held:	May 23, 2019
Consideration for Approval by Plan Commission:	May 23, 2019
Consideration for Adoption by Village Board:	June 11, 2019
Consideration for Approval by the Joint Review Board:	June 25, 2019

Tax Incremental District No. 7 Creation Project Plan

Village of Jackson Officials

Village Board

Mike Schwab	Village President
Brian Emmrich	Trustee
John Kruepke	Trustee
Gary Malcolm	Trustee
Debra Kurtz	Trustee
Jack Lippold	Trustee
Donald Olson	Trustee

Village Staff

Jilline Dobratz	Village Clerk - Treasurer
John M. Walther	Village Administrator
John St. Peter	Village Attorney

Plan Commission

Mike Schwab	John Kruepke
Keith Berben	Dan Reik
Brian Emmrich	Jon Weil
Dan Herro	

Joint Review Board

Mike Schwab	Village Representative
Ethan Hollenberger	Washington County
Laurie Barz	Moraine Park Technical College District
Andy Sarnow	West Bend School District
Brian Heckendorf	Public Member

Table of Contents

SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location
Tax Incremental District ("TID") No. 7 (the "TID" or "District") is proposed to be created by the Village of Jackson ("Village") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.
The Village anticipates making total project expenditures of approximately $2,705,000 not including interest expense, to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Village Board (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with G.O. debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is in Section 10 of this plan.

Economic Development
As a result of the creation of this District, the Village projects that additional land and improvements value of approximately $29M will be created as a result of new development, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District
Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate enough tax increments to recover all project costs by the year 2029; 10 years earlier than the 20-year maximum life of this District.

Summary of Findings
As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the Village has considered the following information:

    - The sites proposed for development have remained vacant for due to a lack of adequate infrastructure and past ownership. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Village that the use of Tax

Incremental Financing ("TIF") will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Village.

- To make the areas included within the District suitable for development, the Village will need to make a substantial investment to pay for the costs of: installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:

   - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

   - The development expected to occur will generate both housing opportunities for workers and new jobs over the life of the District.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

   - If approved, the District's creation would become effective for valuation purposes as of January 1, 2019. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2019 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

   - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise 34.59% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible

expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the 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.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.

9. The Project Plan for the District in the Village is feasible and is in conformity with the master plan of the Village.

SECTION 2:
Type and General Description of District

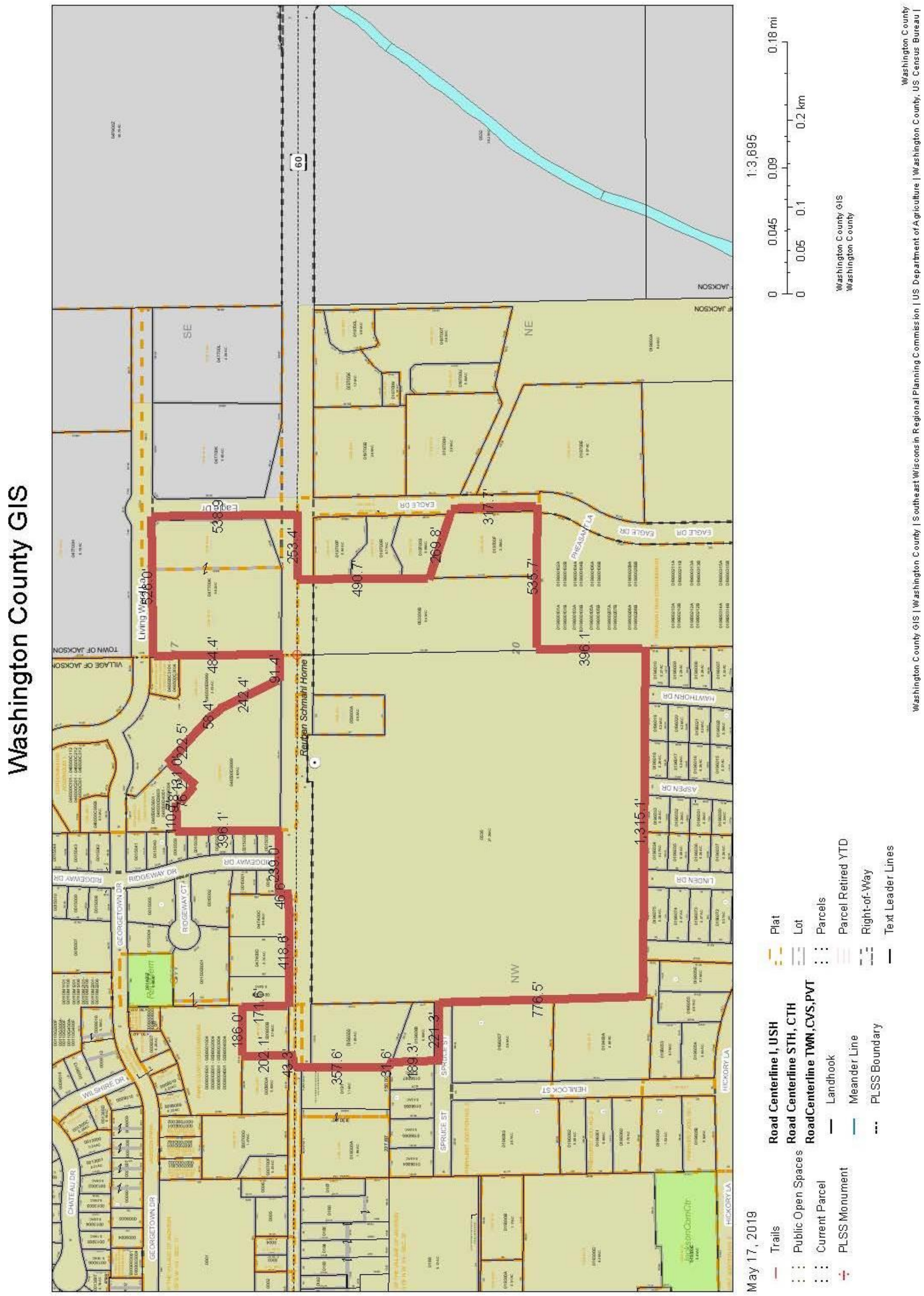
The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 34.59% of the area of the District. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that a combination of commercial and residential occurs within the District consistent with the Village's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary

SECTION 4:
Map Showing Existing Uses and Conditions



SECTION 5:
Preliminary Parcel List and Analysis

Village of Jackson, Wisconsin

Tax Increment District # 7

Base Property Information

Property Information					Assessment Information				Equalized Value				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
V3_0196069	196069	4320 Country Aire Dr, Cedarburg, WI, 53012	Louis W Scheunemann	1.85	139,500	429,300		568,800	100.00%	139,500	429,300	0	568,800
V3_0196068	196068	4320 Country Aire Dr, Cedarburg, WI, 53012	Louis W Scheunemann	0.77	11,300			11,300	100.00%	11,300	0	0	11,300
V3_0536	0536	PO Box 673 Jackson, WI, 53037	Village of Jackson	37.26				0	100.00%	0	0	0	0
V3_0536	053600A	PO Box 673 Jackson, WI, 53037	Village of Jackson	0.92	54,600	141,700		196,300	100.00%	54,600	141,700	0	196,300
V3_053300	053300B	N168W19555 Main St, Jackson, WI, 53037	Marjory A Model Revoc	5.44	66,100	169,100		235,200	100.00%	66,100	169,100	0	235,200
V3_00	019700P	N107W5270 Sarangela Ct, Cedarbug, WI, 53012	Claypool Properties	0.94	130,500	192,600		323,100	100.00%	130,500	192,600	0	323,100
	019700R	W194N16747 Eagle Dr Ste N, Jackson, WI, 53037	Buck Properties LLC	0.77	129,900	456,700		586,600	100.00%	129,900	456,700	0	586,600
	019700S	5032 Fairy Chasm Rd	Bruk P Thompson, Annr	0.89	117,400	268,800		386,200	100.00%	117,400	268,800	0	386,200
V3_019700	019700F	PO Box 673 Jackson, WI, 53037	Village of Jackson	2.08				0	100.00%	0	0	0	0
V3_0800	000800B	PO Box 122, Jackson, WI, 53037	S W Charmoli Propertie	0.76	105,400			105,400	100.00%	105,400	0	0	105,400
V3_0465009999	046500D9999	4470 N Lake Dr, Shorewood, WI, 53211	Jackson Development L	3.97	216,400			216,400	100.00%	216,400	0	0	216,400
V3_047700	047700K	N166W21060 Parkway Dr PO Box 477, Jackson, WI, 53037	Karm Properties LLC	5.62	421,800	1,946,000		2,367,800	100.00%	421,800	1,946,000	0	2,367,800
			Institutional	-8.95									
			Total Acreage	**52.32**	1,392,900	3,604,200	0	4,997,100		1,392,900	3,604,200	0	
											Estimated Base Value		**4,997,100**

SECTION 6:
Equalized Value Test

The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $48,574,200. This value is less than the maximum of $82,08,024 in equalized value that is permitted for the Village of Jackson. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Jackson, Wisconsin

Tax Increment District # 7

Valuation Test Compliance Calculation

	Valuation Data Currently Available 2018	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
District Creation Date	1/1/2019			
Total EV (TID In)	683,400,200			683,400,200
12% Test	82,008,024			82,008,024
Increment of Existing TIDs				
TID #4	42,098,300			42,098,300
TID #5	6,475,900			6,475,900
				0
				0
				0
				0
Total Existing Increment	48,574,200			48,574,200
Projected Base of New or Amended District	4,997,100			4,997,100
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	53,571,300			53,571,300
Compliance	PASS			PASS

SECTION 7:
Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the Village 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 Village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the Village intends to 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 Village 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 Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village 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 Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the Village 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 and/or redevelopment, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village 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 Village 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 Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the Village 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 Village 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 Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village 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 Village 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 Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development the Village 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 Village to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development the Village 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 Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the Village 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 Village are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village 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 Village’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 Village intends to make the following project cost expenditures outside 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 Village 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 Village employees in connection with the implementation of the Plan.

Financing Costs

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

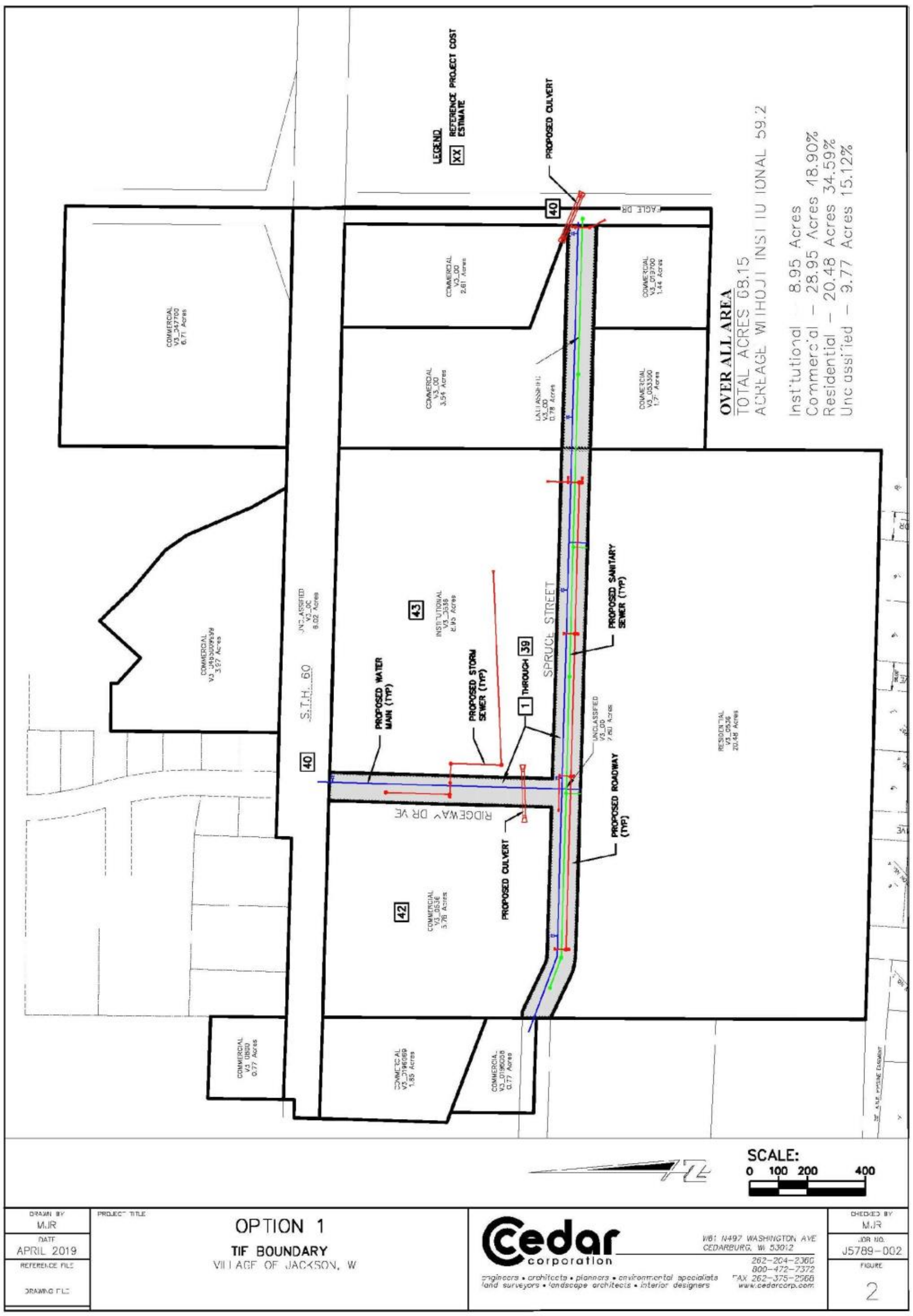
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments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

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:
Map Showing Proposed Improvements and Uses



SECTION 9:
Detailed List of Project Costs

All costs are based on 2019 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Proposed TIF Project Cost Estimates

Village of Jackson, Wisconsin

Tax Increment District # 7

Estimated Project List

Project ID	Project Name/Type	Phase I 2019	Phase II 2020	Total (Note 1)
	Sanitary Sewer			
1	8" Sanitary Sewer		185,100	185,100
2	Sanitary Manhole (6 units)		27,000	27,000
3	6" Sanitary Lateral		25,410	25,410
	Water Main			
4	8" Water Main		203,040	203,040
5	Hydrant Assembly		36,000	36,000
6	8" Gate Valve		31,500	31,500
7	6" Water Service		1,610	1,610
8	6" Gate Valve		2,000	2,000
9	1 1/4" Water Service		25,980	25,980
10	1 1/4" Water Service Fittings		6,600	6,600
	Storm Sewer			
11	43" x 68" HRCP Culvert Pipe		39,000	39,000
12	43" x 68" Apron Endwall		7,000	7,000
13	34" x 53" HRCP Culvert Pipe		66,300	66,300
14	34" x 53" Apron Endwall		11,200	11,200
15	36" CMP Culvert Extension		11,520	11,520
16	36" Apron Endwall		1,200	1,200
17	27" Storm Sewer		10,530	10,530
18	27" Apron Endwall		1,000	1,000
19	24" Storm Sewer		51,525	51,525
20	18" Storm Sewer		31,980	31,980
21	18" Apron Endwall		600	600
22	15" Storm Sewer		2,040	2,040
23	12" Storm Sewer		27,995	27,995
24	6" Storm Sewer Lateral		9,990	9,990
25	Catch Basins		32,500	32,500
26	Rip Rap		2,100	2,100
27	Storm Water Infiltration Basin		50,000	50,000
28	48" Storm Sewer Manhole		24,000	24,000
	Roadway			
29	Unclassified Excavation		260,000	260,000
30	Crushed Aggregate Base Course		85,500	85,500
31	Asphaltic Concrete Pavement (5")		210,000	210,000
32	Curb & Gutter		104,200	104,200
33	Landscape Restoration		37,500	37,500
34	Silt Fence		19,750	19,750
35	Excavation Below Subgrade		30,000	30,000
36	Backfill For Excavation Below Subgrade		60,000	60,000
37	Sidwalk (5")		123,000	123,000
38	Handicap Ramps		4,000	4,000
39	Aggregate Tracking Pad		10,000	10,000
40	Traffic Control		20,000	20,000
41	**Other**			
42	Property Relocation	200,000		200,000
43	Removal of Old Infrastructure	100,000		100,000
44	Professional Services	25,000		25,000
44	Engineering, Legal, Admin		340,000	340,000
45	Contingencies		151,330	151,330
Total Projects		325,000	2,380,000	2,705,000

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 10:
Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.

- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of $34,170,010, of which $25,075,069 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village's statutory borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village. Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Special Assessment "B" Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village 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 Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

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

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

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

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

Implementation and Financing Timeline

Village of Jackson, Wisconsin

Tax Increment District # 7

Estimated Financing Plan

		State Trust Fund Loan 2019		G.O. Promissory Note 2020	Totals
Projects					
Phase I Projects[1]		325,000			325,000
Phase II Projects[1]				2,380,000	2,380,000
Total Project Funds		325,000		2,380,000	2,705,000
Estimated Finance Related Expenses					
Municipal Advisor		7,500		23,700	
Bond Counsel				11,000	
Rating Agency Fee				12,500	
Paying Agent				850	
Underwriter Discount			10.00	27,300	
Capitalized Interest				290,542	
Total Financing Required		332,500		2,745,892	
Estimated Interest			0.25%	(2,975)	
Assumed spend down (months)			6		
Rounding		2,500		(12,917)	
Net Issue Size		335,000		2,730,000	3,065,000

Notes:

[1]Project list from Village as of 5/14/2019

Development Assumptions

Village of Jackson, Wisconsin

Tax Increment District # 7

Development Assumptions

Construction Year		Actual	Single-family Residential[1]	Multi-family Residential[1]	Commercial[2]	Annual Total	Construction Year	
1	2019					0	2019	1
2	2020		2,000,000	1,000,000		3,000,000	2020	2
3	2021		2,000,000	1,500,000		3,500,000	2021	3
4	2022		2,000,000	1,500,000	300,000	3,800,000	2022	4
5	2023		3,000,000	2,500,000		5,500,000	2023	5
6	2024		3,000,000	2,500,000	300,000	5,800,000	2024	6
7	2025		2,748,000	2,810,800		5,558,800	2025	7
8	2026				300,000	300,000	2026	8
9	2027					0	2027	9
10	2028				300,000	300,000	2028	10
11	2029					0	2029	11
12	2030				300,000	300,000	2030	12
13	2031					0	2031	13
14	2032				300,000	300,000	2032	14
15	2033					0	2033	15
16	2034				300,000	300,000	2034	16
17	2035					0	2035	17
18	2036				300,000	300,000	2036	18
19	2037					0	2037	19
20	2038					0	2038	20
	Totals	0	14,748,000	11,810,800	2,400,000	28,958,800		

Notes:

[1] Assumes 20.48 acres of residential development; 12.29 acres of single family residential development at $300,000 per home and 8.19 acres of multi-family residential development at $110,000 per unit.

[2] Assumes 28.95 acres of commercial development at $300,000 every 2 years through 2034

Increment Revenue Projections

Village of Jackson, Wisconsin

Tax Increment District # 7

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	5,286,258
District Creation Date	January 1, 2019		Appreciation Factor	0.50%
Valuation Date	Jan 1,	2019	Base Tax Rate	$20.00
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	1/1/2034		
Revenue Periods/Final Year	20	2040		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	
Eligible Recipient District	No		Taxable Discount Rate	1.50%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2019	0	2020	0	0	2021	$20.00	**0**	0	0
2	2020	3,000,000	2021	0	3,000,000	2022	$20.00	**60,000**	60,000	56,531
3	2021	3,500,000	2022	15,000	6,515,000	2023	$20.00	**130,300**	190,300	177,483
4	2022	3,800,000	2023	32,575	10,347,575	2024	$20.00	**206,952**	397,252	366,749
5	2023	5,500,000	2024	51,738	15,899,313	2025	$20.00	**317,986**	715,238	653,263
6	2024	5,800,000	2025	79,497	21,778,809	2026	$20.00	**435,576**	1,150,814	1,039,929
7	2025	5,558,800	2026	108,894	27,446,503	2027	$20.00	**548,930**	1,699,744	1,520,019
8	2026	300,000	2027	137,233	27,883,736	2028	$20.00	**557,675**	2,257,419	2,000,549
9	2027	0	2028	139,419	28,023,155	2029	$20.00	**560,463**	2,817,882	2,476,345
10	2028	300,000	2029	140,116	28,463,270	2030	$20.00	**569,265**	3,387,147	2,952,471
11	2029	0	2030	142,316	28,605,587	2031	$20.00	**572,112**	3,959,259	3,423,907
12	2030	300,000	2031	143,028	29,048,615	2032	$20.00	**580,972**	4,540,231	3,895,569
13	2031	0	2032	145,243	29,193,858	2033	$20.00	**583,877**	5,124,108	4,362,584
14	2032	300,000	2033	145,969	29,639,827	2034	$20.00	**592,797**	5,716,905	4,829,726
15	2033	0	2034	148,199	29,788,026	2035	$20.00	**595,761**	6,312,665	5,292,266
16	2034	300,000	2035	148,940	30,236,966	2036	$20.00	**604,739**	6,917,405	5,754,838
17	2035	0	2036	151,185	30,388,151	2037	$20.00	**607,763**	7,525,168	6,212,853
18	2036	300,000	2037	151,941	30,840,092	2038	$20.00	**616,802**	8,141,970	6,670,810
19	2037	0	2038	154,200	30,994,292	2039	$20.00	**619,886**	8,761,856	7,124,255
20	2038	0	2039	154,971	31,149,264	2040	$20.00	**622,985**	9,384,841	7,573,233
	Totals	**28,958,800**		**2,190,464**		**Future Value of Increment**		**9,384,841**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

Village of Jackson, Wisconsin

Tax Increment District # 7

Cash Flow Projection

	Projected Revenues				Expenditures										Balances			
					State Trust Fund Loan 335,000			G.O. Promissory Note 2,730,000										
					Dated Date: 09/01/19			Dated Date: 03/01/20										
Year	Tax Increments	Interest Earnings at 0.25%	Capitalized Interest	Total Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Other	Developer Incentives	Admin. + 2%	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2019				0										0	0	0	335,000	2019
2020				0										0	0	0	3,065,000	2020
2021	0		140,898	140,898		4.25%	14,238		4.25%	126,661				140,898	(0)	(0)	3,065,000	2021
2022	60,000	(0)	104,519	164,519	10,000	4.25%	14,025	25,000	4.25%	115,494				164,519	0	0	3,030,000	2022
2023	130,300	0	45,125	175,425	15,000	4.25%	13,494	25,000	4.25%	114,431			7,500	175,425	0	0	2,990,000	2023
2024	206,952	0		206,952	25,000	4.25%	12,644	45,000	4.25%	112,944			7,650	203,238	3,714	3,714	2,920,000	2024
2025	317,986	9		317,996	35,000	4.25%	11,369	150,000	4.25%	108,800			7,803	312,972	5,024	8,738	2,735,000	2025
2026	435,576	22		435,598	45,000	4.25%	9,669	155,000	4.25%	102,319			7,959	319,947	115,651	124,389	2,535,000	2026
2027	548,930	311		549,241	45,000	4.25%	7,756	155,000	4.25%	95,731		500,000	8,118	811,606	(262,365)	(137,975)	2,335,000	2027
2028	557,675	(345)		557,330	50,000	4.25%	5,738	155,000	4.25%	89,144			8,281	308,162	249,168	111,193	2,130,000	2028
2029	560,463	278		560,741	55,000	4.25%	3,506	160,000	4.25%	82,450			8,446	309,402	251,339	362,531	1,915,000	2029
2030	569,265	906		570,172	55,000	4.25%	1,169	160,000	4.25%	75,650		500,000	8,615	800,434	(230,262)	132,269	1,700,000	2030
2031	572,112	331		572,442				165,000	4.25%	68,744			8,787	242,531	329,911	462,180	1,535,000	2031
2032	580,972	1,155		582,128				165,000	4.25%	61,731			8,963	235,694	346,433	808,614	1,370,000	2032
2033	583,877	2,022		585,899				170,000	4.25%	54,613		500,000	9,142	733,755	(147,856)	660,757	1,200,000	2033
2034	592,797	1,652		594,448				170,000	4.25%	47,388			9,325	226,713	367,736	1,028,493	1,030,000	2034
2035	595,761	2,571		598,332				170,000	4.25%	40,163			9,512	219,674	378,657	1,407,150	860,000	2035
2036	604,739	3,518		608,257				170,000	4.25%	32,938			9,702	212,640	395,618	1,802,768	690,000	2036
2037	607,763	4,507		612,270				170,000	4.25%	25,713			9,896	205,609	406,661	2,209,429	520,000	2037
2038	616,802	5,524		622,325				170,000	4.25%	18,488			10,094	198,582	423,744	2,633,173	350,000	2038
2039	619,886	6,583		626,469				170,000	4.25%	11,263			10,296	191,558	434,910	3,068,084	180,000	2039
2040	622,985	7,670		630,655				180,000	4.25%	3,825			10,502	194,327	436,329	3,504,412	0	2040
Total	9,384,841	36,714	290,542	9,712,097	335,000		93,606	2,730,000		1,388,486	0	1,500,000	160,592	6,207,684				Total

Notes:

Projected TID Closure

SECTION 11:
Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 12:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that 20% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13:
Proposed Zoning Ordinance Changes

The Village does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14:
Proposed Changes in Master Plan, Map, Building Codes and Village of Jackson Ordinances

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

SECTION 15:
Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Development of the Village of Jackson

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:

Opinion of Attorney for the Village of Jackson Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

PARTNERS:
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May 31, 2019

Mr. Mike Schwab, Village President
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Re: Village of Jackson, Wisconsin Tax Incremental District No. 7

Dear Mr. Schwab:

As Village Attorney for the Village of Jackson, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Respectfully,

DEMPSEY, EDGARTON, ST. PETER,
PETAK & ROSENFELDT

John A. St. Peter

JSP:mjk
cc: Village Administrator
Ehlers

De Pere Location	Oshkosh Location	Dempsey & Byrne - Wausau	Dempsey & Buchholz – Waupun
2079 Lawrence Drive	210 North Main Street	115 Forest Street	95 S Harris Avenue
De Pere, WI 54115	Oshkosh, WI 54903	Wausau, WI 54403	Waupun, WI 53963
920-235-7300	920-235-7300	715-848-2966	920-324-9736

Exhibit A:

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2017	Percentage
County	1,557,617	12.71%
School District of West Bend	4,280,998	34.94%
Municipality	6,040,253	49.30%
Moraine Park Technical College	372,289	3.04%
Total	12,251,157	

Revenue Year	County	School District of West Bend	Municipality	Moraine Park Technical College	Total	Revenue Year
2021	0	0	0	0	0	2021
2022	3,306	9,085	12,819	790	26,000	2022
2023	21,138	58,097	81,972	5,052	166,260	2023
2024	39,912	109,696	154,775	9,540	313,923	2024
2025	63,138	173,531	244,842	15,091	496,602	2025
2026	72,929	200,441	282,811	17,431	573,612	2026
2027	73,659	202,445	285,639	17,605	579,348	2027
2028	75,158	206,566	291,454	17,964	591,141	2028
2029	75,910	208,632	294,368	18,143	597,053	2029
2030	77,431	212,815	300,270	18,507	609,023	2030
2031	78,206	214,943	303,273	18,692	615,114	2031
2032	79,751	219,189	309,264	19,061	627,265	2032
2033	80,548	221,381	312,356	19,252	633,537	2033
2034	82,117	225,691	318,438	19,627	645,873	2034
2035	82,938	227,948	321,622	19,823	652,332	2035
2036	84,530	232,324	327,797	20,204	664,855	2036
2037	85,375	234,648	331,075	20,406	671,503	2037
2038	86,229	236,994	334,386	20,610	678,218	2038
2039	87,091	239,364	337,729	20,816	685,001	2039
2040	87,962	241,758	341,107	21,024	691,851	2040
	1,337,328	3,675,548	5,185,997	319,637	10,518,510	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: June 30, 2022

Agenda Item: Item #6 and Item #7

To: Mike Schwab, Village President
Village of Jackson Plan Commission

From: Jen Keller, Village Administrator

Subject: Public Hearing and Review of Proposed Amendments to the Boundaries and Project Plan for Tax Incremental District No. 7

Description:

TID 7 is a Mixed-Use TID that was created in 2019 for the development of approximately 61 acres of property owned privately and publicly. Since TID creation, the Village has installed infrastructure including utilities, roadway, and sidewalks along Spruce Street and the extension of Ridgeway Drive south of STH 60/Main Street. No private development has commenced since TID creation.

There are efforts underway to develop two (2) of the Village owned lots, parcels V3_053600B and V3_053600C. The 20.48-acre residential property (V3_053600B) to the south of the Municipal Complex is slated to be developed in concert with the goals of the Washington County Next Generation Housing Coalition. These next steps include a Phase II and Phase III study of the parcel by consultant planners at Vandewalle.

There are also efforts underway to develop the 5.76-acre Village owned lot to the west of the Municipal Complex (V3_053600C), which shall be developed commercially with more information to be determined at a future development workshop to include the Village Board, Staff, and Economic Development Washington County (EDWC). Both developments are hoped to commence in 2023.

On May 10th the Village Board authorized Staff to work with Ehlers Financial Advisors to commence the process of a TID 7 amendment in response to the request of a developer, DFN Properties, to develop a parcel in the TID that was previously designated commercial use. The developer has previously been granted conditional approval of a two-lot CSM subdividing parcel V3_046500D9999, located directly north of the Municipal Complex Facility on STH 60. The CSM was approved by the Village Board on April 12th conditioned upon the approval of a TID 7 Amendment The developer intends to develop the south portion of the property along STH 60 commercially, and the northern portion of the parcel with condo units. Now, the Developer and Village Staff are taking “next steps” in the amendment process to conduct a public hearing following the review of the Joint Review Board, to accept public comments and make a recommendation to the Village Board regarding the proposed TID 7 map and plan amendment.

In order to comply with prevailing TID laws outlined in State Statue, the TID 7 plan amendments include the addition of the parcel at the southeast corner of Eagle Drive and STH 60 and the recently approved for design roundabout intersection costs to the intersection of STH 60 and Eagle Drive. This intersection was studied in 2019 when a Traffic Impact Analysis was conducted in accordance with WIS DOT requirements for the development of TID 7. The TIA determined based upon growth assumptions within the TID, there would be needed intersection controls by 2030. Should the TID plan amendment be approved, the development would then possibly require a Developer’s Agreement and zoning approvals via ordinance.

Comprehensive Plan & Zoning Impacts:
Prior to development of the subject parcels(s), the Village must update the Comprehensive Plan and re-zone sites as development is proposed.

Site Plan:

Not Applicable

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final Village approval for referral to the Joint Review Board.

Notice Requirements:

Aside from posting on the agenda, the following notification requirement is applicable:

1. Publication of a Class II Legal Notice.

Potential Motion:

Motion to recommend the Village Board adopt Resolution #22-11 Designating Proposed Amended Boundaries and Project Plan Amendment for Tax Incremental District No. 7.

Attachments:

1. Resolution #22-11 Designating Proposed Amended Boundaries and Project Plan Amendment for Tax Incremental District No. 7
2. Proposed TID 7 Map Amendment – Dated June 21, 2022
3. TID 7 Plan – Dated June 11,2019