

Tax Increment District No. 5 Village of Shorewood Hills, WI

Prepared For:



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**Village Board Approval
March 28, 2016**

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1 Introduction

TID No. 5 has been established as a blight elimination TID. It has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes a need for the district, the proposed improvements within the district, an estimated schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundary.

This is to be used as the official plan that guides redevelopment activities within TID No. 5. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Plan Commission and Village Board. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. Changes in boundaries or additional project categories not identified here will require a formal amendment to the plan involving public review and Village Board approval.

Approval Process

The Village Board directed the Plan Commission to initiate planning for the creation of TID No. 5 on November 16, 2015. The initial project plan discussions were introduced at the Shorewood Hills Plan Commission meeting on January 12, 2016, when a public hearing was scheduled for February 9, 2016.

The notice for the first Joint Review Board (JRB) meeting was published on January 20, 2016. The Joint Review Board held their organizational meeting on January 27, 2016.

Public Hearing notices were published on January 26, 2016, and February 2, 2016. Notice of the TID No. 5 Public Hearing was sent to the overlying taxing jurisdictions on January 19, 2016.

As stated above, the public hearing for the TID No. 5 Project Plan and boundary was held on February 9, 2016. After the public hearing, the Plan Commission approved the TID No. 5 Project Plan and boundary and recommended it to the Village Board for adoption. This Project Plan and boundary was adopted by resolution of the Village Board on March 28, 2016.

The TID No. 5 Project Plan and boundary has been reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. The final meeting of the JRB was held on April 14, 2016, where the JRB approved the resolution creating TID No. 5.

Documentation of all resolutions, notices and minutes can be found as attachments to this project plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 5 in the Village of Shorewood Hills. This is to be used as the official project plan that guides redevelopment activities within the TID No. 5 boundary. Implementation of this project plan and completion of the proposed activities will require a case by case authorization by the Plan Commission and Village Board. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Village Board is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require a formal amendment to the plan involving public review and Village Board approval.

TID History

The Village experienced greater than expected opportunities to incorporate affordable housing into several new mixed use redevelopments since the adoption of TID No. 3 and TID No. 4. To date, the Village approved zoning for mixed-use redevelopment projects containing over 350 multi-family units, of which 47 are designated as affordable housing units.

TID No. 5 is located within TID No. 4, a mixed-use TID. TID No. 4 recently completed the redevelopment of several parcels into a retail and residential development. The next phase of the project is the removal and redevelopment of the Pyare Office Building/site to include additional market rate and affordable multifamily units. However, this site is not without constraints, and several previous developments failed to achieve financing due to the large existing base value of the property and the limited remaining years in TID No. 4.

The Village of Shorewood Hills approved TID No. 5 as a blight elimination TID to remove the Pyare Office Building and facilitate the redevelopment of the site.

Inventory of Area

The area that is the subject of this plan is in the Village of Shorewood Hills, located in Dane County, WI. TID No. 5 includes one large parcel and two smaller parcels, generally known as the Pyare Office Building, located along University Avenue. The total area is 2.315 acres. See Map #1 in Appendix B for the maps of the TID No. 5 boundary.

The Village Board passed a resolution declaring TID No. 5 in need of blight elimination on March 28, 2016. The area contained within the TID No. 5 boundary (as shown in Appendix B) meets the standards for blight as defined in Wisconsin TIF and redevelopment statutes 66.1105(4)(gm)6 and 66.1337(2m)(a). Table 1 shows an inventory of property condition within TID No. 5.

Table 1: TID No.5 Property Summary

	Status	Acres	%
Parcel: 0709-173-9811-1	Blighted	2.018	87.17%
Parcel: 0709-173-9848-1	Vacant	0.087	3.76%
Parcel: 0709-173-9811-1	Vacant	0.21	9.07%
Total Real Property		2.315	100%

As is shown in Table 1, the Pyare Office Building accounts for 87.17% of the real property within the district boundary and meets the statutory definition of blight due to deterioration, dilapidation, and obsolescence, according to §66.1105(ae)(1), which describes "blighted area" as:

- *An area [] in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare."*
- *An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333 (2m) (a), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting,*

diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community

Plan for Redevelopment

Redevelopment is expected with the completion of phase II of the Lodge at Walnut Grove and will be residential in nature. The sloping of the site does not allow for efficient use of land for retail opportunities.

2

Proposed Public Works & Project Costs

TID No. 5 is being created to promote the redevelopment of a blighted property and to broaden the property tax base. The Village will spend funds on TID administration, TID organization, and financial incentives to promote the redevelopment of the Pyare site.

Costs directly or indirectly related to achieving the objectives of blight elimination or redevelopment are considered "project costs" and are eligible to be paid from tax increments of this tax increment district. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas. Table #2 in Section 3 summarizes total costs by category. Appendix A contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

General Project Cost Categories

A. Capital Costs

Including, but not limited to, the actual costs of the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties and the acquisition of equipment to service the district.

The Village does not anticipate incurring costs under this category as part of this project plan.

B. Infrastructure

That portion of costs related to the construction or alteration of sewerage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, stormwater management facilities, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by the Project Plan for a district and is within the district. Infrastructure can also be installed outside of the district if required to carry out Project Plans, but only the portion which directly benefits the district is an eligible cost.

The Village does not anticipate incurring costs under this category as part of this project plan.

C. Site Development Costs

Site development activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and related activities.

The Village does not anticipate incurring costs under this category as part of this project plan.

D. Land Acquisition & Assembly

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying, and mapping, lease and the sale of property at below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

The Village does not anticipate incurring costs under this category as part of this project plan.

E. Development Incentives

The Village may use TID No. 5 funds to provide incentives to developers and businesses to promote and stimulate new development. The Village may enter into agreements with property owners, businesses, developers or non-profit organizations for the purpose of sharing costs to encourage the desired kinds of improvements. In such cases, the Village will execute development agreements with the developers and businesses, which will identify the type and amount of assistance to be provided.

The Village may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations or other appropriate organizations) for the purpose of making capital available to business and or developers to stimulate or enable economic development and housing development projects within TID No. 5. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by, the proposed economic development and or housing project and shall be outlined in a development agreement.

\$4,500,000 is budgeted for development incentives, as described above. This includes the total project financing since the Village anticipates entering into development agreement; therefore, the Village will not bond for these project costs. This element is significantly higher than previous plans because the Village is following an informal policy to only enter into "Pay-Go" agreements with potential developers. The Village does not anticipate bonding for these project and financing costs.

F. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the project plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

\$70,000 is budgeted for professional services, as described above.

G. Discretionary Payments

Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans. This could include expenditures to fund programs to eliminate blight, improve housing stock, remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this project plan.

The Village does not anticipate incurring costs under this category as part of this project plan.

H. Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the Village Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, Village Engineer, consultants and others directly involved in planning and administering the projects and overall District. Also including any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) by state law.

\$214,000 is budgeted for TID administration costs, as described above.

I. TIF Organizational Costs

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments made which are necessary or convenient to the creation of this tax incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue Certification fee.

\$18,000 is budgeted for TID organizational costs, as described above.

J. Financing Costs

Including, but not limited to, all interest paid to holders of evidence of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity.

As stated above, the Village does not anticipate financing costs with this Project Plan.

The projects listed above will provide necessary facilities and support to enable and encourage the redevelopment of TID No. 5. These projects may be implemented in varying degrees in response to development needs. The cost estimates above may be adjusted for inflation at the time they are incurred.

3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 5. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on 2016 prices and are preliminary estimates. The Village reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2016 and the time of construction or implementation, such as a higher than anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The Village could pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix A.

The Village may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the Village accomplish the purposes of TID No. 5. The Village will use the overall benefit to the Village and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID’s expenditure period.

Table #2: Village of Shorewood Hills TID No. 5 Planned Project Costs

Proposed Improvements	Total Cost	Others’ Share	TID Share
A. Capital Costs	\$0	\$0	\$0
B. Infrastructure	\$0	\$0	\$0
C. Site Development Costs	\$0	\$0	\$0
D. Land Acquisition & Assembly	\$0	\$0	\$0
E. Development Incentives	\$4,500,000	\$0	\$4,500,000
F. Professional Services	\$70,000	\$0	\$70,000
G. Discretionary Payments	\$0	\$0	\$0
H. Administration Costs	\$214,000	\$0	\$214,000
I. TIF Organizational Costs	\$18,000	\$0	\$18,000
Inflation	\$0	\$0	\$0
Subtotal	\$4,802,000	\$0	\$4,802,000
J. Financing Costs (<i>less Capitalized Interest</i>)			
Capitalized Interest			
Total TID Expenditure			\$4,802,000

There are no project costs planned for TID No. 5 which would directly benefit property outside the TID. Therefore, there are no “non-project” costs.

4

Economic Feasibility

To evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 5 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged about three percent (Source: [Engineering News-Record Construction Cost Index History](http://enr.construction.com/economics/) - <http://enr.construction.com/economics/>). Inflation for purposes of projecting future project costs is assumed to be three percent. The Village assumes a conservative 1.25 percent property appreciation rate.

B. Increase in Property Value

The formation of TID No. 5 will enable the Village to provide developer incentives that will stimulate redevelopment of the Pyare Office Building/site. The increment value of the planned redevelopment is anticipated to be \$7,129,000.

C. Full Value Tax Rate

The Village full value tax rate has fluctuated over the past few years but has averaged near 0.022; therefore, for projecting the mill rate for the remainder of the district's life, a mill rate of 0.022 will remain constant throughout the life of the TID.

D. TIF Revenues

A projected construction increment of approximately \$7,129,000 is expected over the life of TID No. 5. The projected TIF Revenue from TID No. 5 is shown in the Tax Increment Proforma in Attachment #4 of Appendix A. The total projected tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix A.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. Also, there are sufficient TID revenues in each year to pay all costs. The Village may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two-year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 of Appendix A summarizes the assumed cash flow.

5

Financing Methods & Timetable

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 5 is the ability of the Village to finance desired projects to encourage development. Financial resources available to the Village include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

State law limits the Village's General obligations to five percent of the equalized property value. As of December 31, 2014, the Village had total debt capacity of approximately \$27.5 million and approximately \$16.1 million in existing General Obligation debt. Therefore, the current remaining debt capacity is about \$11.5 million. There is approximately \$5.1 million in anticipated project costs within the TID; however, not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of Village operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes. The Village can finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the Village to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the Village constitutional debt capacity. "Developer-Financed TIF" is one of these options, where the developer borrows funds that the Village would have borrowed under a traditional TIF and is then reimbursed by the Village. Another option is for the Village to have a Redevelopment Authority or The Village may also utilize revenue bonds repaid from fees for services charged by the Village. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the number of revenue bonds that can be issued; however, the Village must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

B. Timetable

The maximum life of the TID is twenty-eight years. Recent changes to the TIF laws state the period during which a tax increment may be allocated under state statutes shall be increased by one year if the district's project plan is adopted after September 30 and before May 15. Therefore, the Village of Shorewood Hills has a maximum of twenty-three years, until 2038 to incur TIF expenses for the projects outlined in this plan. The Village Board is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

The timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment #4 in Appendix A) and TID Cash Flow (Attachment #5 in Appendix A) worksheets.

C. Financing Methods and Costs to be Incurred

Financing for the projects shown above is estimated to occur as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the Village at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the twenty-two year expenditure period unless relocation requires extending beyond the given period.

6 Overlying Taxing Jurisdictions

Taxing Districts overlying TID #3 in the Village of Shorewood Hills include Dane County, the Madison Metropolitan School District, Madison Area Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 5 in 2015. Total TIF Increment over the life of the district is taken by the proportionate share of each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

The main redevelopment of the Pyare Office Building/site probably could not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 5 is a mechanism to make improvements in an area of Shorewood Hills that is experiencing a lack of property maintenance and other blighting influences, and to support growth in the Village's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 5.

7 "12% Test"

The Department of Revenue shall exclude any parcel in a newly created tax incremental district that is located in an existing district when determining compliance with the 12 percent limit (66.1105(10)(c)). Since TID No. 5 is completely located within TID No. 4, the "12%" test does not apply to this TID creation.

8 Changes to Maps, Plans, Ordinances

No changes are proposed in the Comprehensive Plan or Building Codes. The Village does not have an official map. The Village's Zoning Ordinance and other Village Ordinances are required to implement this project plan. Development proposals may require changes in zoning designation consistent with the intent of this Plan. Map #5 in Appendix B shows existing zoning within the TID boundary, as well as potential changes to zoning designations. Maps #2 and #3 show existing and proposed land use, respectively.

9 Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in this TID Plan; however, if relocation were to become necessary in the future, the following is the method proposed by the Village for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners, and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOC. The Village will file a relocation plan with the State of Wisconsin and shall keep records as required in Wisconsin Statutes 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

10 Promoting Orderly Development

TID No. 5 was created to:

- Encourage the redevelopment of obsolete buildings and underutilized property in a highly visible location in the Village.
- Help promote mixed-use development in the Village, rather than on vacant sites elsewhere in Dane County.
- Promote the public health, safety, and welfare by making improvements to Village infrastructure.
- Promote the development of the tax base of the Village.

11 District Boundaries

Before adopting the TID No. 5, the Plan Commission and Village Board considered the following criteria to act as guidelines for their work:

1. The equalized value of taxable property in the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the Village.
2. A minimum of 50 percent of the TID must be a blighted area.
3. All lands within the TID are contiguous.

Village of Shorewood Hills TID No. 5 Boundary Description

TID No. 5 hereby includes the following area:

Part of the Southeast Quarter of the Southwest Quarter of Section 17, Township 07 North, Range 09 East, Village of Shorewood Hills, Dane County, Wisconsin, more fully described as follows: Commencing at the South quarter corner of said Section 17; thence North 89 degrees 25 minutes 31 seconds West, along the South line of the Southwest Quarter of said Section 17, 393.38 feet; thence North 00 degrees 34 minutes 29 seconds East, along a random line, 33.00 feet to a point on the northerly right-of-way line of University Avenue and the point of beginning of this description; thence North 89 degrees 24 minutes 27 seconds West, along the Northerly right-of-way of said University Avenue, 124.86 feet; thence North 00 degrees 13 minutes 11 seconds East, 480.35 feet to a point on the Southerly right-of-way line of a Wisconsin Department of Transportation Railroad right-of-way and a point of non-tangential curvature; thence Northeasterly, along the Southerly right-of-way of said Railroad, 523.59 feet along the arc of a curve to the right through a central angle of 05 degrees 16 minutes 01 second, a radius of 5695.65 feet and a chord bearing North 81 degrees 36 minutes 55 seconds East, 523.40 feet to a point on the North-South quarter line of said Section 17; thence South 00 degrees 10 minutes 12 seconds West, along said North-South quarter line, 92.54 feet to a point being the Northeasterly platted boundary corner of Lot 2, Certified Survey Map Number 13476, as recorded in Volume 87 of C.S.M.'s, on pages 323-325, as Document Number 4972334; thence South 82 degrees 41 minutes 00 seconds West, along the Northerly platted boundary line of said Lot 2, C.S.M. Number 13476, a distance of 208.56 feet; thence South 81 degrees 24 minutes 15 seconds West, along said Northerly platted boundary line of said Lot 2, C.S.M. Number 13476, a distance of 187.94 feet to the Northwest corner of said C.S.M. Number 13476; thence South 00 degrees 15 minutes 17 seconds West, along the West line of said C.S.M. Number 13476 and its Southerly extension thereof, 410.77 feet to the point of beginning. Excluding all wetlands.

A Financials

- Attachment #1: Planned Project Costs
- Attachment #2: Financing Summary (N/A)
- Attachment #3: Debt Service Plan (N/A)
- Attachment #4: Tax Increment Pro Forma
- Attachment #5: Tax Increment Cash Flow
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- Attachment #7: Increment Projections

Attachment #1 - Planned Project Costs
Village of Shorewood Hills
TID No.5
3/7/2016

Type of Expenditure	Amount	% Paid By		Costs Allocated to Project
		Project	Other	
A. Capital Improvements				
Total	\$ -	0%	0%	\$ -
B. Infrastructure				
Total	\$ -	0%	0%	\$ -
C. Site Development, Redevelopment, and Infrastructure Costs				
Total	\$ -	0%	0%	\$ -
D. Land Acquisition & Assembly				
Total	\$ -	0%	0%	\$ -
E. Development Incentives				
(Including Developer "Pay-Go" Financing)	\$ 4,500,000	100%	0%	\$ 4,500,000
Total	\$ 4,500,000	100%	0%	\$ 4,500,000
F. Professional Services (Legal)				
Total	\$ 70,000	0%	0%	\$ 70,000
G. Discretionary Payments				
Total	\$ -	0%	0%	\$ -
H. Administration Costs				
Village Staff	\$ 168,000	100%	0%	\$ 168,000
Payments to DOR (\$150/Year)	\$ 4,000	100%	0%	\$ 4,000
Audits	\$ 42,000	100%	0%	\$ 42,000
Total Administration Costs	\$ 214,000	100%	0%	\$ 214,000
E. Organizational Costs				
Department of Revenue Submittal Fee	\$ 1,000	100%	0%	\$ 1,000
Professional Fees	\$ 11,000	100%	0%	\$ 11,000
City Staff & Publishing	\$ 6,000	100%	0%	\$ 6,000
Total Organization Costs	\$ 18,000	100%	0%	\$ 18,000
F Inflation				
Total Project Costs	\$ 4,802,000	100%	0%	\$ 4,802,000
I. Financing Costs				
Interest, Fin. Fees, Less Cap. Interest	\$0			\$ -
Plus Capitalized Interest	\$0			\$0
Total Financing Costs				\$ -
TOTAL TID EXPENDITURE				\$ 4,802,000

Attachment #4- Tax Increment ProForma
Village of Shorewood Hills
TID No.5
3/7/2016

Assumptions	
Base Value	\$ 3,751,000
Tax Rate (effective)	0.02200 For County, Village, Technical College, and School District
Property Appreciation Rate	1.25% For Existing Construction
Annual Change in Tax Rate	0.00%
Construction Inflation Rate	3.00% For New Construction After 2016

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2016	\$3,751,000	\$0	\$ 4,277,400	\$0	\$8,028,400	\$4,277,400	0.02200	\$0
2017	\$8,028,400	\$100,355	\$ 2,851,600	\$0	\$10,980,355	\$7,229,355	0.02200	\$0
2018	\$10,980,355	\$137,254	\$0	\$0	\$11,117,609	\$7,366,609	0.02200	\$94,103
2019	\$11,117,609	\$138,970	\$0	\$0	\$11,256,580	\$7,505,580	0.02200	\$159,046
2020	\$11,256,580	\$140,707	\$0	\$0	\$11,397,287	\$7,646,287	0.02200	\$162,065
2021	\$11,397,287	\$142,466	\$0	\$0	\$11,539,753	\$7,788,753	0.02200	\$165,123
2022	\$11,539,753	\$144,247	\$0	\$0	\$11,684,000	\$7,933,000	0.02200	\$168,218
2023	\$11,684,000	\$146,050	\$0	\$0	\$11,830,050	\$8,079,050	0.02200	\$171,353
2024	\$11,830,050	\$147,876	\$0	\$0	\$11,977,925	\$8,226,925	0.02200	\$174,526
2025	\$11,977,925	\$149,724	\$0	\$0	\$12,127,649	\$8,376,649	0.02200	\$177,739
2026	\$12,127,649	\$151,596	\$0	\$0	\$12,279,245	\$8,528,245	0.02200	\$180,992
2027	\$12,279,245	\$153,491	\$0	\$0	\$12,432,736	\$8,681,736	0.02200	\$184,286
2028	\$12,432,736	\$155,409	\$0	\$0	\$12,588,145	\$8,837,145	0.02200	\$187,621
2029	\$12,588,145	\$157,352	\$0	\$0	\$12,745,497	\$8,994,497	0.02200	\$190,998
2030	\$12,745,497	\$159,319	\$0	\$0	\$12,904,815	\$9,153,815	0.02200	\$194,417
2031	\$12,904,815	\$161,310	\$0	\$0	\$13,066,126	\$9,315,126	0.02200	\$197,879
2032	\$13,066,126	\$163,327	\$0	\$0	\$13,229,452	\$9,478,452	0.02200	\$201,384
2033	\$13,229,452	\$165,368	\$0	\$0	\$13,394,820	\$9,643,820	0.02200	\$204,933
2034	\$13,394,820	\$167,435	\$0	\$0	\$13,562,256	\$9,811,256	0.02200	\$208,526
2035	\$13,562,256	\$169,528	\$0	\$0	\$13,731,784	\$9,980,784	0.02200	\$212,164
2036	\$13,731,784	\$171,647	\$0	\$0	\$13,903,431	\$10,152,431	0.02200	\$215,848
2037	\$13,903,431	\$173,793	\$0	\$0	\$14,077,224	\$10,326,224	0.02200	\$219,577
2038	\$14,077,224	\$175,965	\$0	\$0	\$14,253,189	\$10,502,189	0.02200	\$223,353
2039	\$14,253,189	\$178,165	\$0	\$0	\$14,431,354	\$10,680,354	0.02200	\$227,177
2040	\$14,431,354	\$180,392	\$0	\$0	\$14,611,746	\$10,860,746	0.02200	\$231,048
2041	\$14,611,746	\$182,647	\$0	\$0	\$14,794,393	\$11,043,393	0.02200	\$234,968
2042	\$14,794,393	\$184,930	\$0	\$0	\$14,979,323	\$11,228,323	0.02200	\$238,936
2043	\$14,979,323	\$187,242	\$0	\$0	\$15,166,564	\$11,415,564	0.02200	\$242,955
2044	\$15,166,564	\$189,582	\$0	\$0	\$15,356,146	\$11,605,146	0.02200	\$247,023
Total		\$4,476,146	\$7,129,000	\$0				\$5,316,259

Assumes: Construction commences in spring of 2016.

Attachment #5 - Tax Increment Cash Flow
Village of Shorewood Hills
TID No.5
3/7/2016

Year	Beginning Balance	Revenues					Expenses				Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest Debt Reserve	TIF Revenues	Interest Income	Loans From GF Other	Total Revenues	Developer Debt Service	TID Origination	Historic Admin Payback	Total Annual Expenses		
2016	0	0	0	0	28,000	28,000	0	18,000	0	10,000	0	0
2017	0	0	0	0	10,000	10,000	0	0	0	10,000	0	0
2018	0	0	94,103	0	10,000	104,103	0	0	0	10,000	94,103	94,103
2019	94,103	0	159,046	941	0	159,987	124,500	0	0	10,000	25,487	119,590
2020	119,590	0	162,065	1,196	0	163,261	124,500	0	0	10,000	28,761	148,351
2021	148,351	0	165,123	1,484	0	166,606	184,601	0	0	10,000	(27,994)	120,357
2022	120,357	0	168,218	1,204	0	169,422	184,601	0	0	10,000	(25,179)	95,178
2023	95,178	0	171,353	952	0	172,304	184,601	0	0	10,000	(22,296)	72,881
2024	72,881	0	174,526	729	0	175,255	184,601	0	0	10,000	(19,346)	53,535
2025	53,535	0	177,739	535	0	178,274	184,601	0	0	10,000	(16,326)	37,209
2026	37,209	0	180,992	372	0	181,364	184,601	0	0	10,000	(13,236)	23,973
2027	23,973	0	184,286	240	0	184,526	184,601	0	0	10,000	(10,075)	13,898
2028	13,898	0	187,621	139	0	187,760	184,601	0	0	10,000	(6,840)	7,058
2029	7,058	0	190,998	71	0	191,069	184,601	0	0	10,000	(3,532)	3,526
2030	3,526	0	194,417	35	0	194,452	184,601	0	0	10,000	(148)	3,378
2031	3,378	0	197,879	34	0	197,913	184,601	0	0	10,000	3,312	6,690
2032	6,690	0	204,933	67	0	205,000	184,601	0	0	10,000	10,399	17,089
2033	17,089	0	208,526	313	0	208,839	184,601	0	0	10,000	14,239	31,327
2034	31,327	0	212,164	445	0	212,609	184,601	0	4,800	10,000	13,209	44,536
2035	44,536	0	215,848	616	0	216,464	184,601	0	4,800	10,000	17,063	61,599
2036	61,599	0	219,577	826	0	220,403	184,601	0	4,800	10,000	21,003	82,602
2037	82,602	0	223,353	1,076	0	224,430	184,601	0	4,800	10,000	25,029	107,631
2038	107,631	0	227,177	863	0	228,040	184,601	0	4,800	60,000	(21,361)	86,270
2039	86,270	0	231,048	1,292	0	232,340	184,601	0	4,800	0	42,940	129,209
2040	129,209	0	234,968	1,765	0	236,733	184,601	0	4,800	0	47,333	176,542
2041	176,542	0	238,936	2,284	0	241,220	184,601	0	4,800	0	51,819	228,361
2042	228,361	0	242,955	2,848	0	245,802	184,601	0	4,800	0	56,402	284,763
2043	284,763	0	247,023	3,458	0	250,482	184,601	0	4,800	0	61,081	345,844
2044	345,844	0	247,023	5,989	0	253,012	0	0	0	0	253,012	598,855
Total		0	5,361,898	29,773	48,000	5,439,671	4,494,816	18,000	48,000	280,000		

Other Expenses include: Site Development, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

Other income includes payments from the Village General Fund to be repaid later in the TID life.

1.00% = Assumed Investment Rate For Interest Income

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID
Village of Shorewood Hills
TID No.5
3/7/2016**

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Total Taxes Captured by TID Not Distributed to Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	52.7%	\$43,467	\$2,976,753	\$180,173	\$136,706
Tech. College	4.1%	\$3,398	\$232,705	\$14,085	\$10,687
County	15.5%	\$12,775	\$874,875	\$52,953	\$40,178
Local	21.8%	\$17,989	\$1,231,926	\$74,564	\$56,576
Other	5.9%	\$4,893		\$20,283	\$15,389
Total	100.0%	\$77,629	\$5,316,259	\$321,776	\$244,147

Percentages based on June 15, 2015 WI Town, Village, and City Tax Report

* "Other" includes primarily State taxes, which do not go to TID.

**Attachment #7: Increment Projections
Village of Shorewood Hills
TID No.5**

\$

7,129,000

Year	Yearly Total	PIN, Current Improvement Value			
		Map ID 1			
		\$ 3,750,000			
2016	\$ 4,277,400	\$ 4,277,400			
2017	\$ 2,851,600	\$ 2,851,600			
2018	\$ -				
2019	\$ -				
2020	\$ -				
2021	\$ -				
2022	\$ -				
2023	\$ -				
2024	\$ -				
2025	\$ -				
2026	\$ -				
2027	\$ -				
2028	\$ -				
2029	\$ -				
2030	\$ -				
2031	\$ -				
2032	\$ -				
2033	\$ -				
2034	\$ -				
2035	\$ -				
2036	\$ -				
2037	\$ -				
2038	\$ -				
2039	\$ -				
2040	\$ -				
2041	\$ -				
2042	\$ -				
2043	\$ -				
\$ 7,129,000					

B Parcel List & Maps

Map #1: District Boundary and Parcels

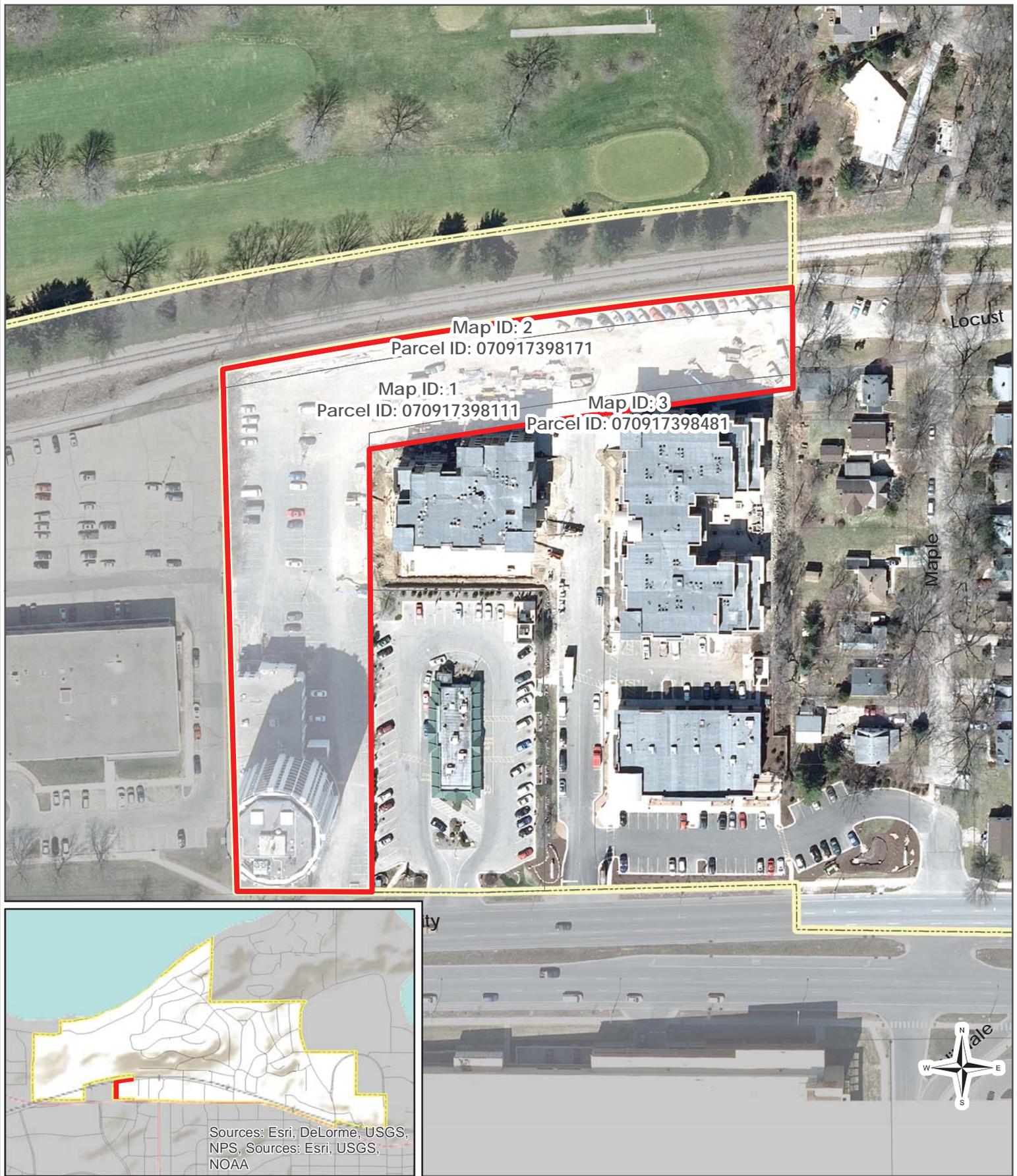
Map #2: Condition of Property

Map #3: Existing Land Uses

Map #4: Future Land Uses

Map #5: Proposed Improvements

Map #6: Zoning



Map 1- Boundary and Parcels

Village of Shorewood Hills

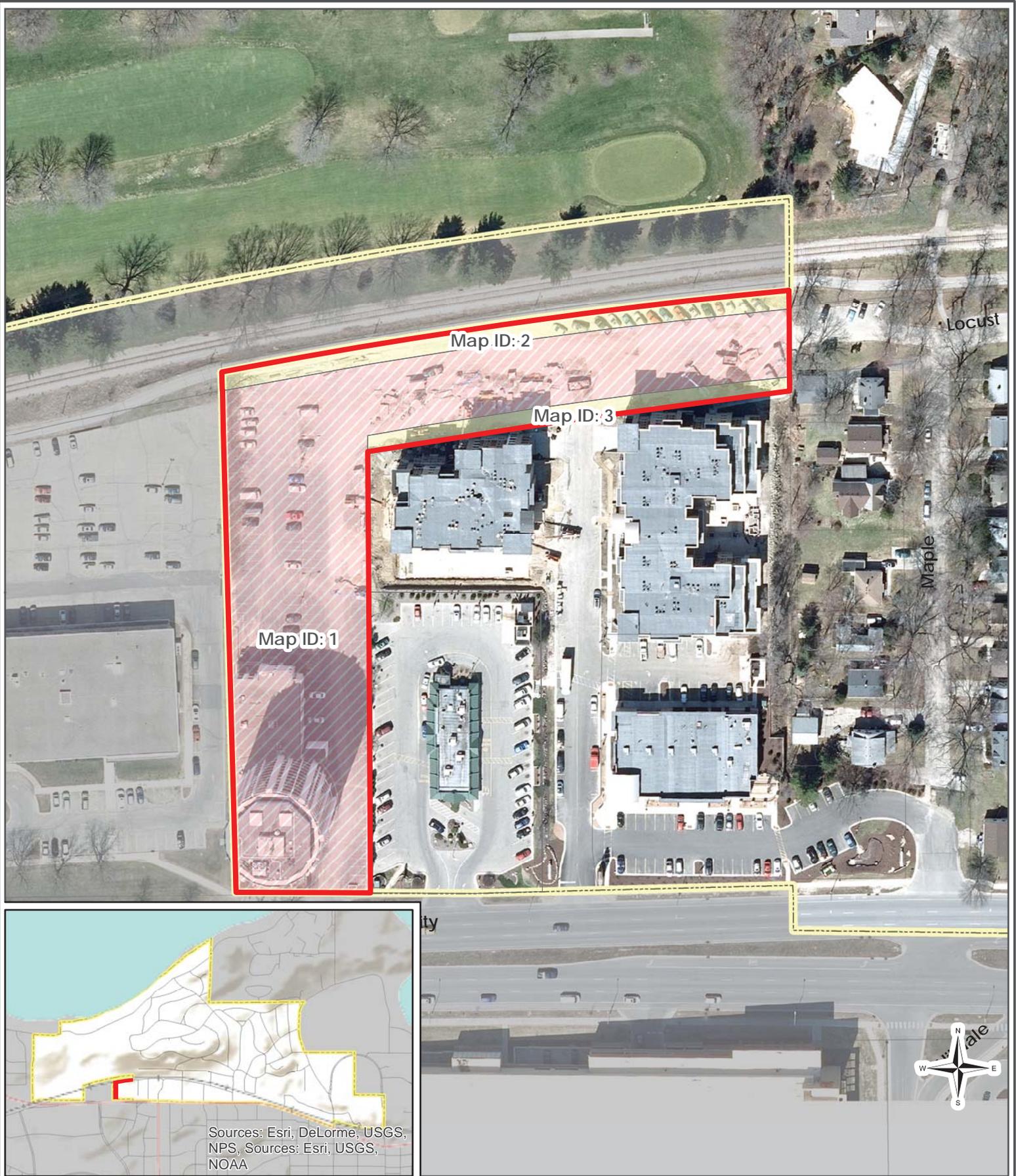


Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

Village Boundary 
 TID 5 Boundary 

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 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



Map 2 - Condition of Property

Village of Shorewood Hills

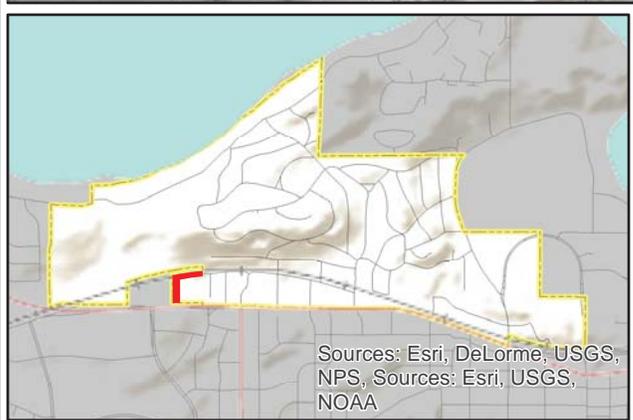
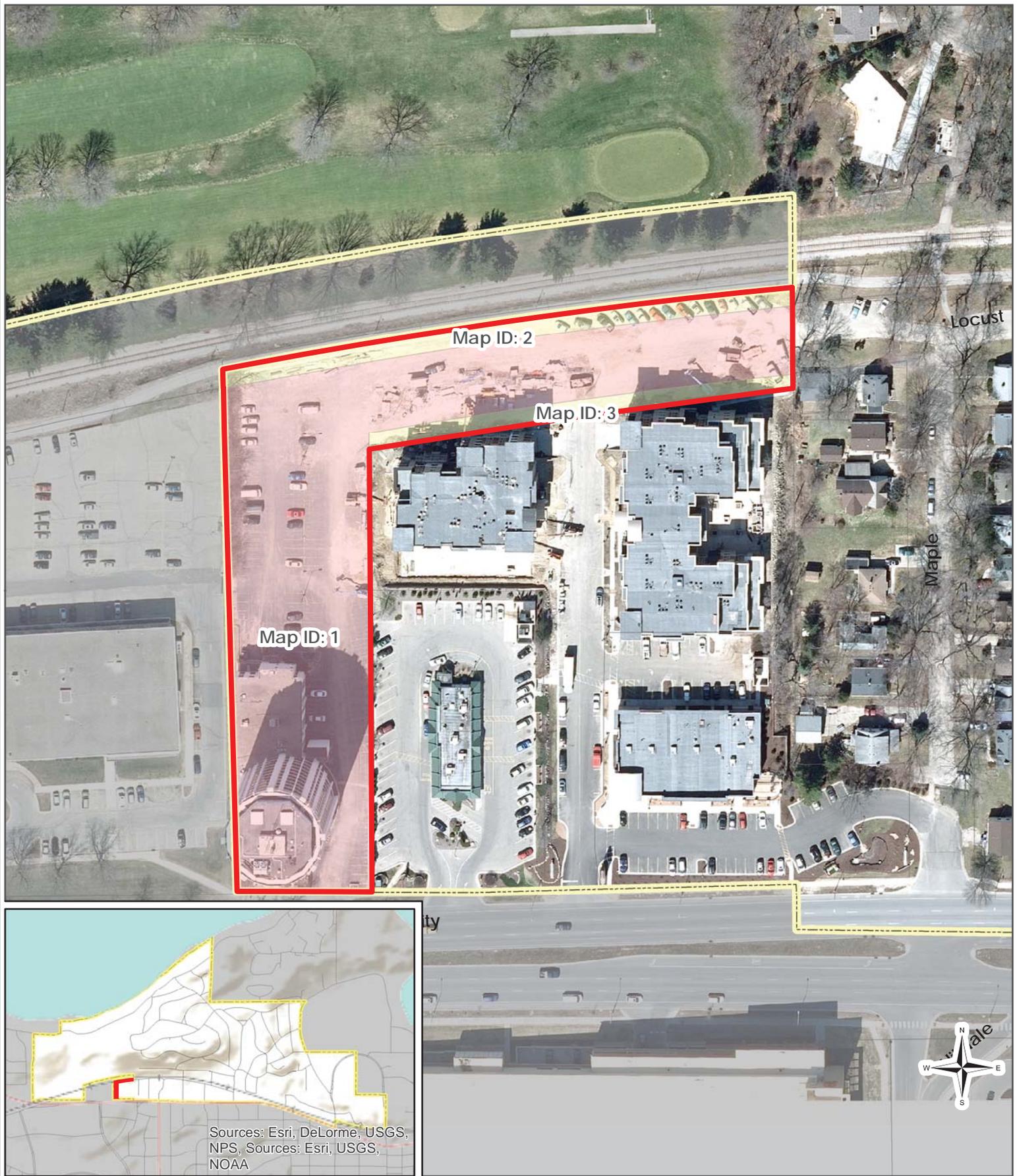


- Blighted Village Boundary
- Vacant TID 5 Boundary

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Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

Map 3 - Existing Land Uses

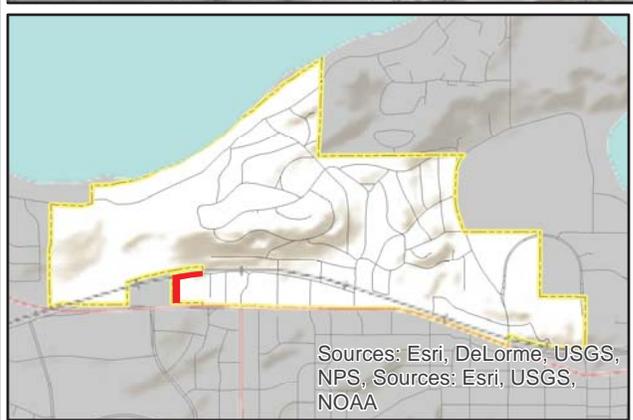
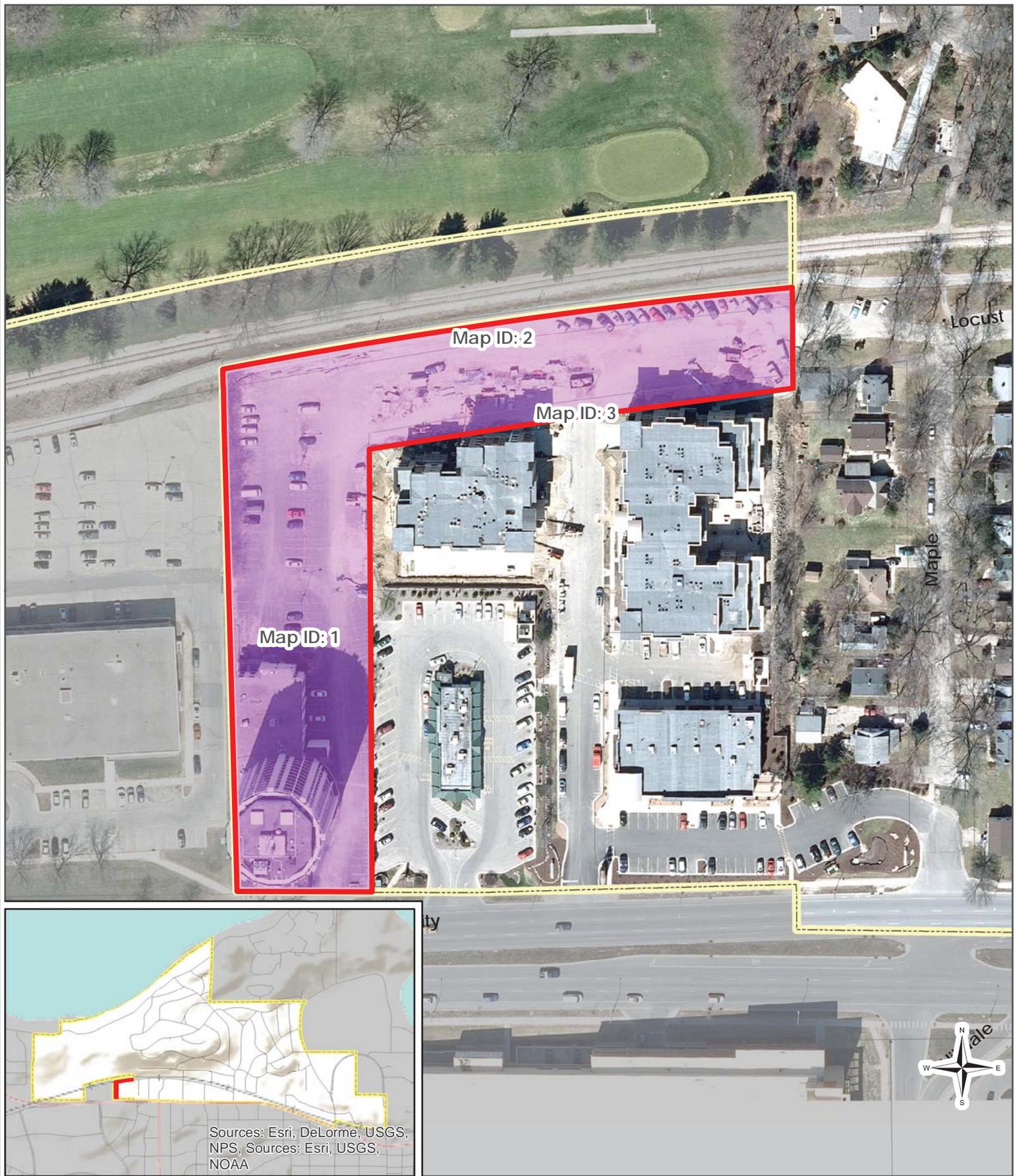
Village of Shorewood Hills



- Office - Vacant
- Vacant
- Village Boundary
- TID 5 Boundary

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Map 4 - Future Land Uses

Village of Shorewood Hills

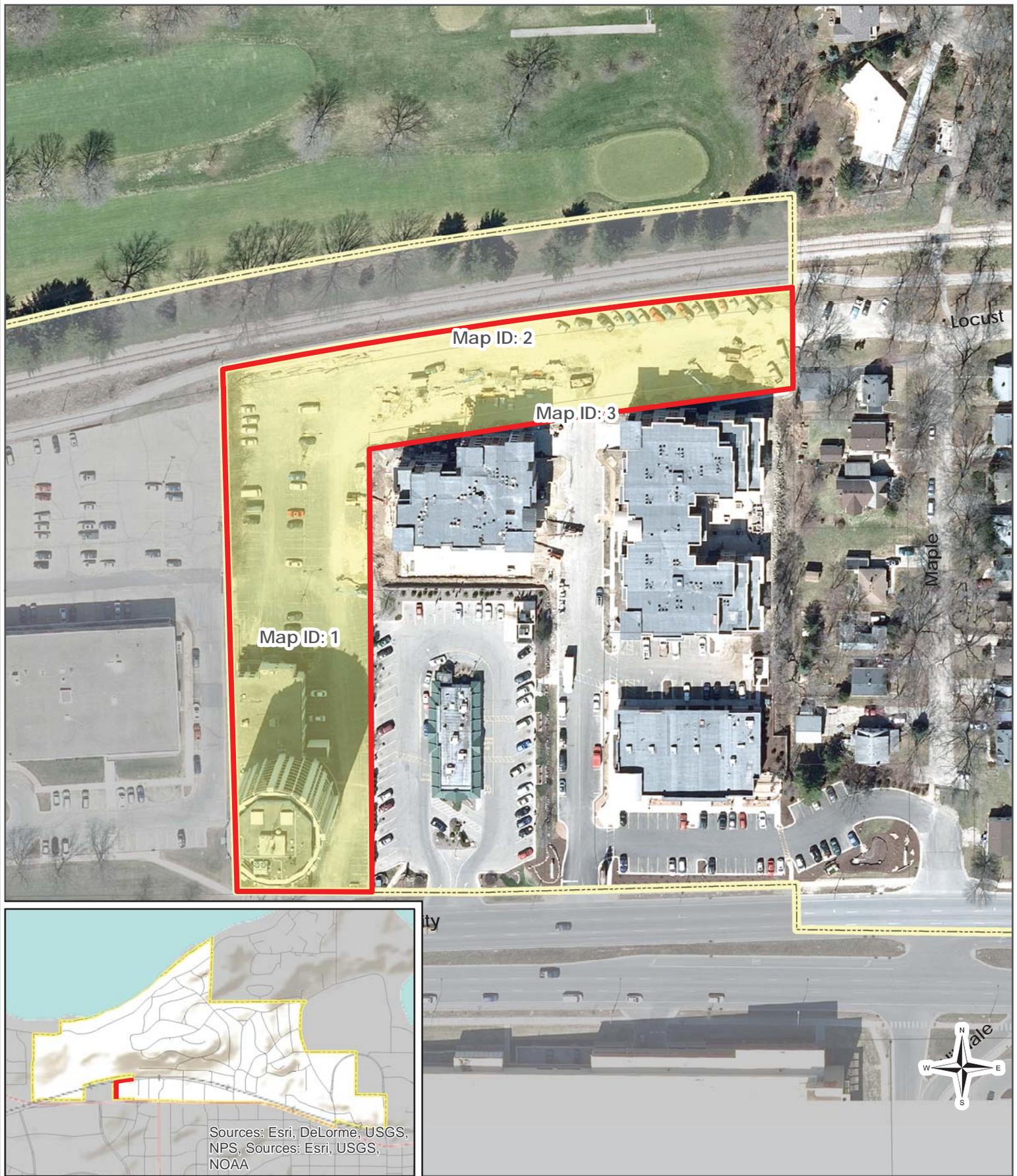


- Mixed Use
- Village Boundary
- TID 5 Boundary

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Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

Map 5 - Proposed Improvements

Village of Shorewood Hills TID 5 Boundary

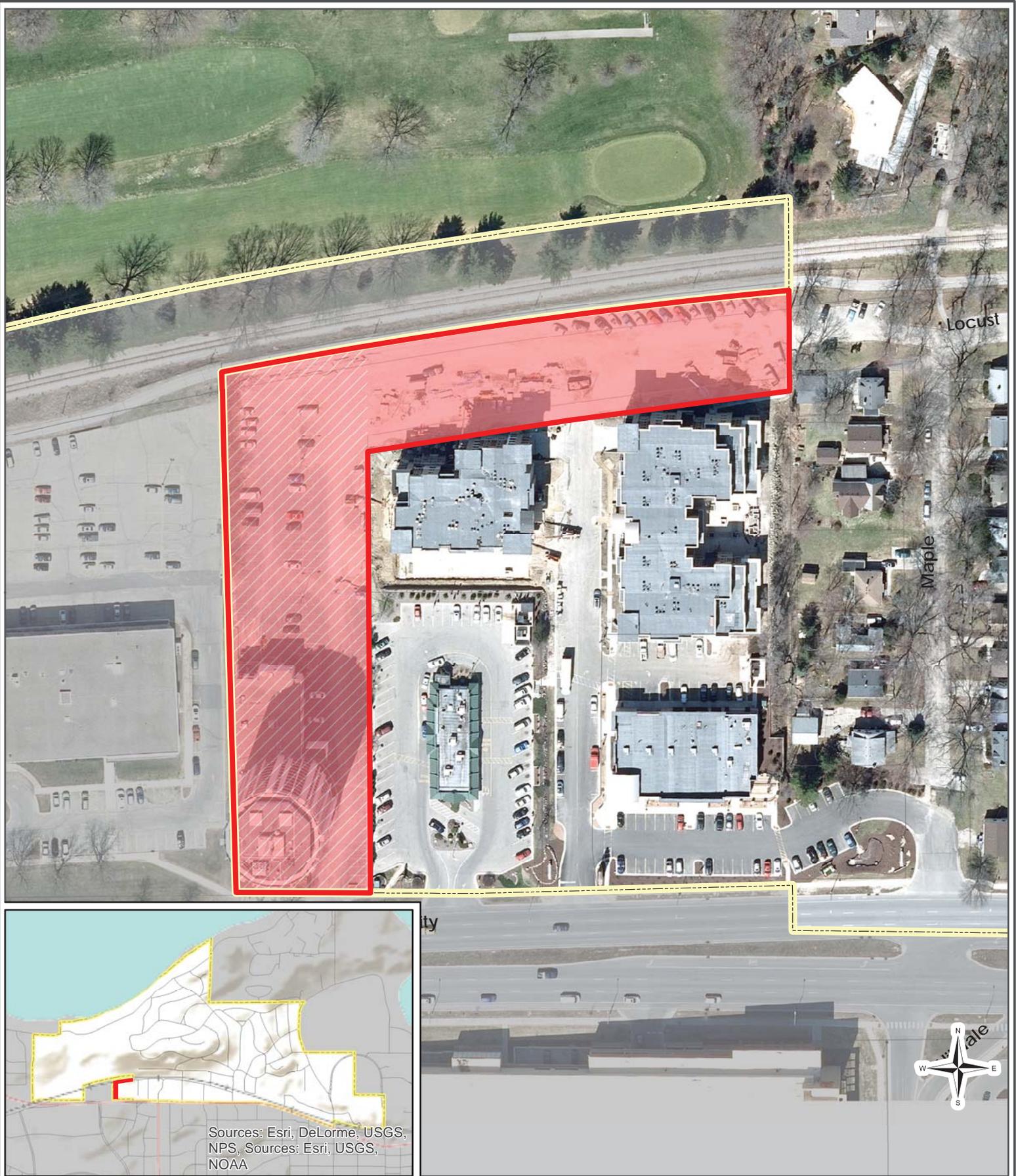
Village Boundary
 Development Incentives



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Map 6 - Zoning

Village of Shorewood Hills



C1 Village Commercial District



Village Boundary



C2 Limited Commercial District



TID 5 Boundary



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C**Resolutions, Notices, Minutes**

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from Village Attorney Regarding Compliance with Statutes
- Attachment #3: Letter Chief Elected Official of Overlying Taxing Entities and Notice
- Attachment #4: Joint Review Board Meeting Notices
- Attachment #5: Joint Review Board Meeting Agendas
- Attachment #6: Joint Review Board Meeting Minutes
- Attachment #7: Joint Review Board Resolution Approving TID No. 5
- Attachment #8: Letter and Public Hearing Notice to Property Owners within the TID
- Attachment #9: Public Hearing Notice Proof of Publication
- Attachment #10: Plan Commission Meeting Agendas
- Attachment #11: Plan Commission Public Hearing and Meeting Minutes
- Attachment #12: Plan Commission Resolution Approving TID No. 5
- Attachment #13: Village Board Meeting Agenda
- Attachment #14: Village Board Resolution Creating TID No. 5
- Attachment #15: Village Board Meeting Minutes
- Attachment #16: Blight Determination and Site Photographs

**Village of Shorewood Hills:
ESTIMATED Creation of Tax Increment Districts 5 & 6 with the Possible Amendment of Tax
Increment District No.3**

Summary of Activities and Timetable
November 12, 2015

Action	Party Responsible	Date
1. Village Board Meeting: Authorize contract to proceed with TID creation.	Village Board	11/16/2015
2. Prepare draft TID #5 project plan and map, and accompanying resolutions; coordinate JRB meeting.	Vierbicher	11/17/2015 1/07/2015
3. Letters to taxing jurisdictions requesting JRB appointments.	Vierbicher	12/16/2015
4. Plan Commission Meeting: <ul style="list-style-type: none"> • Review TID creation documents • Recommend edits to plans • Schedule Plan Commission public hearing for TID creation (if no further discussion needed) 	Vierbicher / Plan Commission	1/12/2016
5. JRB notice to newspaper.	Vierbicher	1/05/2015
6. JRB packets - forward financial information to JRB.	Vierbicher	1/13/2015
7. Publish notice for TID JRB meeting (<i>Class I</i>).	Newspaper	1/13/2016
8. JRB – First Meeting on TID Creation: Elect chairperson and at-large member, discussion of draft TID #5 creation & TID #3 Amendment (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i>)	Vierbicher / JRB	1/25/2016- 2/5/2016
9. Provide information to Village Attorney for creation/amendment attorney opinion letters.	Vierbicher	After JRB Review
10. Plan Commission public hearing notice to newspaper.	Vierbicher	1/19/2016
11. Send hearing notice to taxing entities.	Vierbicher	1/19/2016
12. Send letter to property owners within TID boundary (at least 15 days prior to hearing – Pyare Site only)	Village Staff	1/19/2016
13. Publish notices for TID Project Plan's Plan Commission public hearing (<i>Class II</i>)	Newspaper	1/26/2016 & 2/2/16
14. Plan Commission Meeting: <ul style="list-style-type: none"> • Public hearings - TID #3 amendment, #5 & 6 creation (<i>at least 7 days after last insertion of public notice</i>) • Adoption of TID #3 amendment, #5 & 6 creation, submission to Village Board for approval 	Vierbicher / Plan Commission	2/9/2016
15. Village Board Meeting: <ul style="list-style-type: none"> • Review TID #5 creation documents. • Adopt resolution approving TID #5 creation. 	Vierbicher / Village Board	2/15/2016
16. JRB notice to newspaper.	Vierbicher	2/19/2016
17. Mail out JRB packets.	Vierbicher	2/23/2016
18. Publish notice for TID JRB meeting (<i>Class I</i>).	Newspaper	2/23/2016
19. JRB – Final Meeting on TID Creation: Approval of TID #3 amendment, #5 & 6 creation by JRB (<i>At least 5 days after publication of meeting notice and within 30 days of Council approval</i>)	Vierbicher / JRB	3/1/2016 – 3/30/2016
20. Notify DOR of TID #3 amendment, #5 & 6 creation	Village Staff	TBD
21. Submit TID #3 amendment, #5 & 6 creation information to Wisconsin Department of Revenue (with certification fee)	Village Clerk / Assessor	By 10/30/16

The Wisconsin State Journal is published each day; notices must be provided four days prior to the publication date.
Upcoming Regularly Scheduled Meetings

Village Board
November 16
December 21
January 18
February 15
March 21

April 18
May 16

Plan Commission
November 17
December 15
January 12
February 9 (16 special)
March 15

April 12
May 10



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Matthew P. Dregne

222 West Washington Avenue, Suite 900
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Madison, WI 53701-1784
mdregne@staffordlaw.com
608.259.2618

October 28, 2016

Mark Sundquist
Village of Shorewood Hills President
810 Shorewood Boulevard
Madison, WI 53705

Re: Tax Increment District No. 5
Opinion Letter Regarding Compliance with § 66.1105

Dear Mr. Sundquist:

As Village Attorney for the Village of Shorewood Hills, I have been asked to review the Tax Increment District No. 5 Project Plan that was considered by the Shorewood Hills Village Board on March 28, 2016. I have reviewed the TID Project Plan, including the following documents:

1. Notice of February 9, 2016 public hearing and meeting of the Plan Commission.
2. Resolution adopted by the Plan Commission.
3. Resolution R-2016-3 adopted by the Village Board.
4. Materials provided to the Joint Review Board, including the meeting notice and agenda, information and projections, and resolution adopted by the Joint Review Board.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the Project Plan is complete and complies with Wis. Stat. § 66.1105.

I am providing you with a copy of this letter which should be attached to the Project Plan.

Very truly yours,

Matthew P. Dregne

MPD:HJW:kps

cc: Daniel J. Lindstrom, Vierbicher Associates
Karl P. Frantz, Village Administrator

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1028161033

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P.O. Box 1784	888.655.4752
Madison, Wisconsin	Fax 608.259.2600
53701-1784	www.staffordlaw.com

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www.vierbicher.com

December 29, 2015

Karl Frantz
Village of Shorewood Hills Administrator
810 Shorewood Blvd.
Madison, WI 53705-2115

Re: Village of Shorewood Hills – Amendment of Tax Increment District (TID) #3 & Creation of TID #5 and TID#6

Dear Mr. Frantz:

As you know, the Village is considering an amendment to the spending plan to Tax Increment District (TID) #3 along University Avenue located around Marshall Court. The Village is also considering the creation TID #5, a mixed use tax increment district and TOD #6, a blight elimination tax increment district along the University Avenue corridor.

A Joint Review Board, which is composed of representatives of the overlying property taxing jurisdictions, must be convened to consider a TID creation or amendment. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed TID creation and amendment. The Joint Review Board must include a member appointed by the Village. Statutes require that this member be "...the mayor, or city manager, or his or her designee. If the mayor or city manager appoints a designee, he or she shall give preference to the person in charge of administering the city's economic development programs, the Village treasurer, or another person with knowledge of local government finances" (ss.66.1105(4m)(ae)3). Additionally, the Village should nominate a member of the public to serve on the Joint Review Board. This at-large member will be confirmed by the other Joint Review Board members at the first meeting.

Please let me know of your Joint Review Board nominee **before January 13, 2016**. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shorewood Hills Village Hall, 810 Shorewood Boulevard, Madison, WI 53705. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

Any questions regarding the TID creation and amendment or the duties of the Joint Review Board may be addressed to me at Vierbicher Associates, Inc., (608) 821-3965 or cpun@vierbicher.com.

Sincerely,

Daniel J Lindstrom, AICP

cc: Karl Franz, Village Administrator (VIA Email)
M:\Shorewood Hills, Village of\150322 TIDs 5 & 6 Creation\Planning & Zoning\Joint Resolutions\JRB\JRB Notice Letter - School Dist.doc

vision to reality

Reedsburg (608) 524-6468 Madison (608) 826-0532 Prairie du Chien (608) 326-1051



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date:	1/18/2016
Project No.	150268
Re:	Public Hearing Notice
File:	

Attn: Mark Sundquist, Board President
To: C/O Karl Franz, Village Administrator
Village of Shorewood Hills
810 Shorewood Boulevard
Madison, WI 53705-2115

- WE ARE SENDING YOU: Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order Report _____

Copies	Date	No.	Description
3	1		Public Hearing Notice

- THESE ARE TRANSMITTED AS CHECKED BELOW:
- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> For your file | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BIDS DUE: _____ (Date) | | <input type="checkbox"/> RETURNED AFTER LOAN TO US |

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Daniel Lindstrom *DL*

If enclosures are not as noted, kindly notify us at once.

**VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 5**

NOTICE IS HEREBY GIVEN that on Tuesday, February 9, 2016, at 7:00 p.m., the Village of Shorewood Hills Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes, at the Village Hall, 810 Shorewood Boulevard, Madison, WI 53705-2115. The Village is establishing TID No. 5 for the purpose of "blight elimination". As part of the Project Plan, the Village is able to make cash grants available to owners, lessees, or developers of property within TID No. 5. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID No. 5 boundary and Project Plan and the creation of said TID.

A copy of the Project Plan Amendment is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Cokie Albrecht, Village of Shorewood Hills Clerk, 810 Shorewood Boulevard, Madison, WI 53705-2115.

Publication Dates: January 26, 2016
 February 2, 2016



December 29, 2015

Dr. Jack E. Daniels, III
Madison Area Technical College
3550 Anderson St.
Madison, WI 53704

Re: Village of Shorewood Hills – Amendment of Tax Increment District (TID) #3 & Creation of TID #5 and TID#6

Dear Dr. Daniels:

The Village of Shorewood Hills is considering an amendment to the spending plan to Tax Increment District (TID) #3 along University Avenue located around Marshall Court. The Village is also considering the creation TID #5, a mixed use tax increment district and TOD #6, a blight elimination tax increment district along the University Avenue corridor.

A Joint Review Board, composed of representatives of the overlying property taxing jurisdictions, must be convened. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District creation and amendment. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member be "...the district's director or his or her designee. If the technical college district's director appoints a designee, he or she shall give preference to the district's chief financial officer or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)4)

Please let me know of your Joint Review Board nominee **before January 13, 2016**. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shorewood Hills Village Hall, 810 Shorewood Boulevard, Madison, WI 53705. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

During the upcoming weeks, the Village will be developing the TID plan. The Plan Commission will hold a public hearing to inform interested parties and to review the TID plans and boundary. All interested parties will be invited to attend the public hearing, which is anticipated to be held the week of February 8th. An official public hearing notice will be mailed to you.

Any questions regarding the TID creation or amendment may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or dlin@vierbicher.com. Please let me know if there is specific information that would assist in your jurisdiction's understanding of the Village's proposed TID creation and amendment so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

cc: Karl Franz, Village Administrator (VIA Email)
M:\Shorewood Hills, Village of\150322 TIDs 5 & 6 Creation\Planning & Zoning\Joint Resolutions\JRB\JRB Notice Letter - School Dist.doc



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date:	1/18/2016
Project No.	150268
Re:	Public Hearing Notice
File:	

Attn: Dr. Jack E. Daniels, III
To: Madison Area Technical College
3550 Anderson St.
Madison, WI 53704

- WE ARE SENDING YOU: Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order Report _____

Copies	Date	No.	Description
3	1		Public Hearing Notice

- THESE ARE TRANSMITTED AS CHECKED BELOW:
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| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> For your file | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BIDS DUE: _____ (Date) | | <input type="checkbox"/> RETURNED AFTER LOAN TO US |

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Daniel Lindstrom *DL*

If enclosures are not as noted, kindly notify us at once.

**VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 5**

NOTICE IS HEREBY GIVEN that on Tuesday, February 9, 2016, at 7:00 p.m., the Village of Shorewood Hills Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes, at the Village Hall, 810 Shorewood Boulevard, Madison, WI 53705-2115. The Village is establishing TID No. 5 for the purpose of "blight elimination". As part of the Project Plan, the Village is able to make cash grants available to owners, lessees, or developers of property within TID No. 5. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID No. 5 boundary and Project Plan and the creation of said TID.

A copy of the Project Plan Amendment is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Cokie Albrecht, Village of Shorewood Hills Clerk, 810 Shorewood Boulevard, Madison, WI 53705-2115.

Publication Dates: January 26, 2016
 February 2, 2016



December 29, 2015

James Howard, School Board President
Madison Metropolitan School District
545 West Dayton Street, Room 110
Madison, WI 53703-1995

Re: Village of Shorewood Hills – Amendment of Tax Increment District (TID) #3 & Creation of TID #5 and TID#6

Dear Mr. Howard:

The Village of Shorewood Hills is considering an amendment to the pending plan to Tax Increment District (TID) #3 along University Avenue located around Marshall Court. The Village is also considering the creation TID #5, a mixed use tax increment district and TOD #6, a blight elimination tax increment district along the University Avenue corridor.

A Joint Review Board, composed of representatives of the overlying property taxing jurisdictions, must be convened. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District creation and amendment. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member "...shall be the president of the school board, or his or her designee. If the school board president appoints a designee, he or she shall give preference to the school district's finance director or another person with knowledge of local government finances."
(ss.66.1105(4m)(ae)1)

Please let me know of your Joint Review Board nominee **before January 13, 2016**. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shorewood Hills Village Hall, 810 Shorewood Boulevard, Madison, WI 53705. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

During the upcoming weeks, the Village will be developing the TID plan. The Plan Commission will hold a public hearing to inform interested parties and to review the TID plans and boundary. All interested parties will be invited to attend the public hearing, which is anticipated to be held the week of February 8th. An official public hearing notice will be mailed to you.

Any questions regarding the TID creation or amendment may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or dlin@vierbicher.com. Please let me know if there is specific information that would assist in your jurisdiction's understanding of the Village's proposed TID creation and amendment so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

cc: Karl Franz, Village Administrator (VIA Email)
M:\Shorewood Hills, Village of\150322 TIDs 5 & 6 Creation\Planning & Zoning\Joint Resolutions\JRB\JRB Notice Letter - School Dist.doc



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date:	1/18/2016
Project No.	150268
Re:	Public Hearing Notice
File:	

Attn: James Howard
To: School Board President
Madison Metropolitan School District
545 West Dayton Street, Room 110
Madison, WI 53703-1995

- WE ARE SENDING YOU: Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order Report _____

Copies	Date	No.	Description
3	1		Public Hearing Notice

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| <input type="checkbox"/> FOR BIDS DUE: _____ (Date) | | <input type="checkbox"/> RETURNED AFTER LOAN TO US |

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Daniel Lindstrom *DL*

If enclosures are not as noted, kindly notify us at once.

**VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 5**

NOTICE IS HEREBY GIVEN that on Tuesday, February 9, 2016, at 7:00 p.m., the Village of Shorewood Hills Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes, at the Village Hall, 810 Shorewood Boulevard, Madison, WI 53705-2115. The Village is establishing TID No. 5 for the purpose of "blight elimination". As part of the Project Plan, the Village is able to make cash grants available to owners, lessees, or developers of property within TID No. 5. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID No. 5 boundary and Project Plan and the creation of said TID.

A copy of the Project Plan Amendment is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Cokie Albrecht, Village of Shorewood Hills Clerk, 810 Shorewood Boulevard, Madison, WI 53705-2115.

Publication Dates: January 26, 2016
 February 2, 2016



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

December 29, 2015

Joe Parisi, County Executive
C/O Scott McDonell, County Clerk
City County Building, Room 421
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Village of Shorewood Hills – Amendment of Tax Increment District (TID) #3 & Creation of TID #5 and TID#6

Dear Executive Parisi:

The Village of Shorewood Hills is considering an amendment to the spending plan to Tax Increment District (TID) #3 along University Avenue located around Marshall Court. The Village is also considering the creation TID #5, a mixed use tax increment district and TOD #6, a blight elimination tax increment district along the University Avenue corridor.

As you are aware, the Joint Review Board, composed of representatives of the overlying property taxing jurisdictions, must be convened. The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed TID creation and amendment. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member be "...the county executive or, if the county does not have a county executive, the chairperson of the county board, or the executive's or chairperson's designee. If the county executive or county board chairperson appoints a designee, he or she shall give preference to the county treasurer or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)2)

Please let me know of your Joint Review Board nominee **before January 13, 2016**. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shorewood Hills Village Hall, 810 Shorewood Boulevard, Madison, WI 53705. The purpose of the initial meeting will be to select a chairperson, appoint a citizen member to the Board, and review the draft TID plan and maps.

During the upcoming weeks, the Village will be developing the TID plan. The Plan Commission will hold a public hearing to inform interested parties and to review the TID plans and boundary. All interested parties will be invited to attend the public hearing, which is anticipated to be held the week of February 8th. An official public hearing notice will be mailed to you.

Any questions regarding the TID creation or amendment may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or dlin@vierbicher.com. Please let me know if there is specific information that would assist in your jurisdiction's understanding of the Village's proposed TID creation and amendment so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

cc: Karl Franz, Village Administrator (VIA Email)
M:\Shorewood Hills, Village of\150322 TIDs 5 & 6 Creation\Planning & Zoning\Joint Resolutions\JRB\JRB Notice Letter - School Dist.doc



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date:	1/18/2016
Project No.	150268
Re:	Public Hearing Notice
File:	

Attn: Joe Parisi, County Executive
To: C/O Scott McDonell, County Clerk
City County Building, Room 421
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

- WE ARE SENDING YOU: Attached
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- Copy of Letter Change Order Report _____

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REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Daniel Lindstrom *DL*

If enclosures are not as noted, kindly notify us at once.

**VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR TAX INCREMENT DISTRICT (TID) NO. 5**

NOTICE IS HEREBY GIVEN that on Tuesday, February 9, 2016, at 7:00 p.m., the Village of Shorewood Hills Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes, at the Village Hall, 810 Shorewood Boulevard, Madison, WI 53705-2115. The Village is establishing TID No. 5 for the purpose of "blight elimination". As part of the Project Plan, the Village is able to make cash grants available to owners, lessees, or developers of property within TID No. 5. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID No. 5 boundary and Project Plan and the creation of said TID.

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Publication Dates: January 26, 2016
 February 2, 2016

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Please do not remit payment until you receive your advertising invoice.

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DAVID SYKES
810 SHOREWOOD BLVD.
MADISON, WI 53705 2115

STATE OF WISCONSIN }
Dane County }

ss.

ARLENE STAFF

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

PWSJ

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
January 20th, 2016

VILLAGE OF SHOREWOOD HILLS
NOTICE OF JOINT REVIEW BOARD
MEETING CONCERNING THE TAX
INCREMENT DISTRICT (TID) NO.3,
PROJECT PLAN AMENDMENT
AND REVIEW OF A PROJECT PLANS
AND BOUNDARIES FOR PROPOSED
TAX INCREMENT
DISTRICTS NO.5 AND NO.6
Please take note that on Wednesday,
January 27, 2016, at 9:00am, the Shore-
wood Hills Joint Review Board (JRB) will
be holding the first meeting concerning
the Village of Shorewood Hills' request to
amend TID No.3 and create TIDs No.5
and No.6. The meeting will be held at
Shorewood Hills Village Hall, 810 Shore-
wood Boulevard, Madison, WI 53705-
2115.
The intent of the amendment to TID No.3
is to include additional expenditures in the
project plan. The intent of the creation of
TIDs No.5 and No.6 is to facilitate the fur-
ther redevelopment along Marshall Court
and the removal of a blighted structure
along University Avenue.
The purpose of the initial JRB meeting is
for the Board to appoint an at-large repre-
sentative, elect a chairperson, and review
and comment on the initial draft of the
TID amendment and TID creation project
plans. Vierbicher is assisting the Village
with the TID amendment and creation
process. If you have any questions con-
cerning the proposed amendment, please
contact Daniel Lindstrom at Vierbicher at
(608) 821-3967. All interested parties are
invited to attend the meeting.
PUB. WSJ: January 20, 2016
#2394679 WNXALP

(Signed) Arlene Staff
(Title) Principal Clerk

Subscribed and sworn to before me on

Jan 20, 2016
Ellen M. Morgan
Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

Capital Newspapers Proof of Publication Affidavit

Ad #: 2418852 Price: \$31.48 Ad ID: Notice of Joint Review Mtg

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

SHOREWOOD HILLS
DAVID SYKES
810 SHOREWOOD BLVD.
MADISON, WI 53705 2115

STATE OF WISCONSIN

SS.

VILLAGE OF SHOREWOOD HILLS
NOTICE OF JOINT REVIEW BOARD
MEETING
CONCERNING THE TAX INCREMENT
DISTRICT (TID) NO. 3, PROJECT PLAN
AMENDMENT AND REVIEW OF A PRO-
JECT PLANS AND BOUNDARIES
FOR PROPOSED TAX INCREMENT
DISTRICTS NO.5

Please take note that on Thursday, April 14, 2016, at 10:00am, the Shorewood Hills Joint Review Board will be meeting to consider final approval of the Village of Shorewood Hills' request to amend TID No. 3 and create TID No.5. The meeting will be held at Shorewood Hills Village Hall, 810 Shorewood Boulevard, Madison, WI 53705-2115.

The amendment to TID No.3 is to include additional expenditures in the project plan. The creation of TID No.5 is to facilitate redevelopment and removal of a blighted structure along University Avenue. Documents are available for review at the Village Hall. Interested parties are invited to attend.

PUB. WSJ: April 8, 2016

#2418852 WNAXLP

ELLEN M. MORGAN
Notary Public
State of Wisconsin

ARLENE STAFF

being duly sworn, doth depose and say that he (she) is an authorized representative of Capital Newspapers, publishers of

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on April 8th, 2016

(Signed)

Arlene Staff

(Title)

Principal Clerk

Subscribed and sworn to before me on

April 8, 2016

Ellen M. Morgan

Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

**JOINT REVIEW BOARD
FIRST MEETING ON THE
AMENDMENT OF TAX INCREMENT DISTRICT (TID) NO. 3 AND
CREATION OF AX INCREMENT DISTRICTS NO. 5 & NO. 6**

Shorewood Hills Village Hall,
810 Shorewood Boulevard, Madison, WI 53705-2115
Wednesday, January 27, 2016, at 9:00am

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPOINTMENT OF AT-LARGE MEMBER
4. APPOINTMENT OF CHAIRPERSON
5. OVERVIEW OF PROPOSED TID DISTRICT AMENDMENTS AND CREATION
6. REVIEW OF TID NO. 3 PROJECT PLAN AND BOUNDARY AMENDMENT
7. REVIEW OF TID NO. 5 PROJECT PLAN AND BOUNDARY
8. REVIEW OF TID NO. 6 PROJECT PLAN AND BOUNDARY
9. SET NEXT MEETING DATE FOR CONSIDERATION OF TID NO. 3 AMENDMENT AND TID NO. 5 & 6 CREATION
10. ADJOURN

The purpose of this meeting is to convene the Joint Review Board, to review the draft project plan and boundary amendment for Tax Increment District (TID) No. 3, and to review the draft project plans and boundaries of TID's 5 and 6, pursuant to Section 66.1105 of the Wisconsin Statutes. The Village of Shorewood Hills has contracted with Vierbicher Associates, Inc. to assist in the TID creation. If you have any questions about the duties of the Joint Review Board or wish to discuss the TID amendments before the meeting you may contact Daniel Lindstrom at Vierbicher Associates at (608) 821-3967.

**JOINT REVIEW BOARD
FINAL MEETING ON THE
AMENDMENT OF TAX INCREMENT DISTRICT (TID) NO. 3 AND
CREATION OF TAX INCREMENT DISTRICT NO. 5**

Shorewood Hills Village Hall,
810 Shorewood Boulevard, Madison, WI 53705-2115
Thursday, April 14, 2016, at 10:00am

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES FROM 1/27/16 MEETING
4. REVIEW TID NO. 3 PROJECT PLAN AMENDMENT No. 2 & VILLAGE BOARD RESOLUTION ADOPTING TID NO. 3 AMENDMENT No. 2
5. CONSIDERATION OF JOINT REVIEW BOARD RESOLUTION APPROVING VILLAGE BOARD AMENDMENT No. 2 OF TID NO. 3
6. REVIEW TID NO. 5 PROJECT PLAN & VILLAGE BOARD RESOLUTION ADOPTING TID NO. 5
7. CONSIDERATION OF JOINT REVIEW BOARD RESOLUTION APPROVING VILLAGE BOARD CREATION OF TID NO. 5
8. ADJOURN

The purpose of this meeting is for the Joint Review Board and to review and consider approval of proposed project plans and the Village Board resolution for the amendment to TID No.3 and the resolution for the creation of Tax Increment District No. 5, pursuant to Section 66.1105 of the Wisconsin Statutes. The Village of Shorewood Hills has contracted with Vierbicher Associates, Inc. to assist in the TID process. If you have any questions about the duties of the Joint Review Board or wish to discuss the TID amendment and creation before the meeting you may contact Daniel Lindstrom at Vierbicher Associates at (608) 821-3967.

Meeting Minutes

JOINT REVIEW BOARD FIRST MEETING ON THE AMENDMENT OF TAX INCREMENT DISTRICT (TID) NO. 3 AND CREATION OF AX INCREMENT DISTRICTS NO. 5 & NO. 6

Shorewood Hills Village Hall,
810 Shorewood Boulevard, Madison, WI 53705-2115
Wednesday, January 27, 2016, at 9:00am

MEETING AGENDA

1. CALL TO ORDER
Daniel Lindstrom called the meeting to order at 9:00 a.m.
2. ROLL CALL
Board Members Present: Charles Hicklin, Dr. Tim Casper, TJ Mertz, Mark Sundquist
Staff Present: Karl Frantz Village Administrator, Cokie Albrecht, Village Clerk
Guests: Daniel Lindstrom; Vierbicher Consultant
3. APPOINTMENT OF AT-LARGE MEMBER
Motion by Sundquist/Casper to appoint David Benforado as the at large member of Joint Review Board for TIDs 3, 5 & 6.
Motion carried by voice vote 4:0.
4. APPOINTMENT OF CHAIRPERSON
Motion by Casper/ Benforado to appoint M. Sundquist as the at large member of Joint Review Board for TIDs 3, 5 & 6.
Motion carried by voice vote 5:0.

M. Sundquist chaired the remainder of the meeting.
5. OVERVIEW OF PROPOSED TID DISTRICT AMENDMENTS AND CREATION
D. Lindstrom provided a brief overview of the of the amendment process.
No action taken.
6. REVIEW OF TID NO. 3 PROJECT PLAN AND BOUNDARY AMENDMENT
Discussion: Lindstrom discussed the proposed project plan amendments. He then gave a general overview of the TID No. 3 Amendment proposed public works projects. Lindstrom then detailed the project costs, and spoke about the economic feasibility of the proposed public works projects.
No action was taken.
7. REVIEW OF TID NO. 5 PROJECT PLAN AND BOUNDARY
Discussion: Lindstrom discussed the proposed project plan for TID No. 5, He stated this is a single project TID and he gave a general overview of the TID No. 5 initial proposed public works projects. He detailed the reasons for the desired overlapping TID and stated the proposed project is encumbered by the existing structure and the existing TID does not have enough remaining years to recapture the proposed developer incentives in tax collections. Lindstrom then detailed the project costs, and

spoke about the economic feasibility of the proposed public works projects; he also discussed the financing timeline, and the impact to the overlapping of jurisdictions. Discussion ensued between the board members regarding the existing site. No action was taken.

8. REVIEW OF TID NO. 6 PROJECT PLAN AND BOUNDARY

Discussion: Lindstrom discussed the proposed project plan for TID No. 6, He stated this is a single project TID and he gave a general overview of the initial proposed public works projects. He detailed the reasons for the desired overlapping TID and stated the existing TID does not have enough remaining years to recapture the proposed developer incentives in tax collections. Lindstrom then detailed several additional project costs, and spoke about the economic feasibility. Finally he discussed the financing timeline, and the impact to the overlapping of jurisdictions.

Discussion ensued between the board members regarding the existing site. No action was taken.

9. SET NEXT MEETING DATE FOR CONSIDERATION OF TID NO. 3 AMENDMENT AND TID NO. 5 & 6 CREATION

The board set a tentative meeting date.

10. ADJOURN.

Meeting was adjourned at 10:23.

The purpose of this meeting is to convene the Joint Review Board, to review the draft project plan and boundary amendment for Tax Increment District (TID) No. 3, and to review the draft project plans and boundaries of TID's 5 and 6, pursuant to Section 66.1105 of the Wisconsin Statutes. The Village of Shorewood Hills has contracted with Vierbicher Associates, Inc. to assist in the TID creation. If you have any questions about the duties of the Joint Review Board or wish to discuss the TID amendments before the meeting you may contact Daniel Lindstrom at Vierbicher Associates at (608) 821-3967.

**SHOREWOOD HILLS JOINT REVIEW BOARD
RESOLUTION APPROVING
TAX INCREMENT DISTRICT NO. 5**

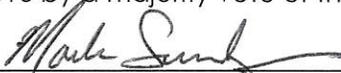
WHEREAS, the Shorewood Hills Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Shorewood Hills Village Board creating Tax Increment District No. 5; and

WHEREAS, the Shorewood Hills Joint Review Board has considered the following criteria:

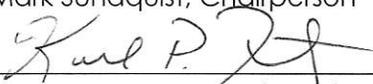
- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the amended Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4m) by the Village Board of the Village of Shorewood Hills on March 28, 2016; and

This Resolution is adopted this 14th day of April 2016 by a majority vote of the Joint Review Board.



 Mark Sundquist, Chairperson



 _____, Secretary

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on April 14, 2016.

Motion was made by David Benfante and seconded by T.J. Mertz to adopt the resolution.

Vote was 4 in favor and 0 against. Resolution adopted.



 _____, Secretary



Village of
Shorewood Hills

January 18, 2016

Mr. Jun Lee
Pyare Square Building
4610 University Avenue
Madison WI 53705

Re: Notice of Public Hearing

Dear Mr. Lee:

As you are well aware the Plan Commission and Village Board Village of Shorewood Hills are interested in promoting reinvestment in the University Avenue area to promote redevelopment and make improvements to infrastructure. To that end, the Plan Commission and Village Board intend to use Tax Increment Financing to fund public improvements and provide incentives for private investment in the area. Improvements to a Tax Increment District (TID) are funded by growth in property tax revenues due to private development or redevelopment within a TID boundary. A draft Plan for TID #5 in the Village of Shorewood Hills has been prepared. A map of the area proposed to be included in the TID amendment is attached.

The purpose of the draft TID #5 Plan is to continue to promote the elimination of blight and revitalization the University Avenue corridor and surrounding areas in Shorewood Hills. A copy of the Project Plan is available for review at the Village Hall. As part of the Project Plan, cash grants may be made by the Village to owners, lessees, or developers of property within TID #5.

Pursuant to Wisconsin Statutes 66.1105(4), this is a notification that a Public Hearing will be held on the proposed TID Project Plan and boundary at **7:00 p.m. on February 9, 2016, at Village Hall, 810 Shorewood Boulevard, Madison, WI 53705-2115.**

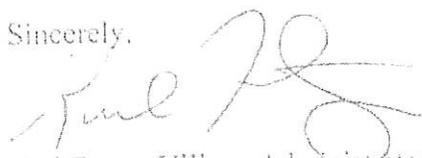
The purpose of the Public Hearing is to provide an opportunity for members of the public to express their opinion regarding the proposed Plan and boundary for TID #5 Amendment. You are invited to attend this hearing.

The Village is establishing TID #5 for the purpose of "blight elimination;" therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed boundary is a "blighted area." The attached map shows property condition within the TID #5 boundary expansion area. A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety. This finding is necessary so that the Village may make investments and improvements in and around the TID #5 area.

Properties within TIDs, whether shown as "blighted" or not, are treated in the same manner as all other properties within the Village for property tax purposes, assessment purposes, building inspection purposes, and other municipal activities. Property values for properties within a TID are not negatively impacted. In fact, statewide data show that property value for parcels within TIDs grow at a faster rate than properties outside of TIDs.

If you have any questions regarding the Plan and boundary please contact Daniel Lindstrom, at Vierbicher at (608) 821-3967.

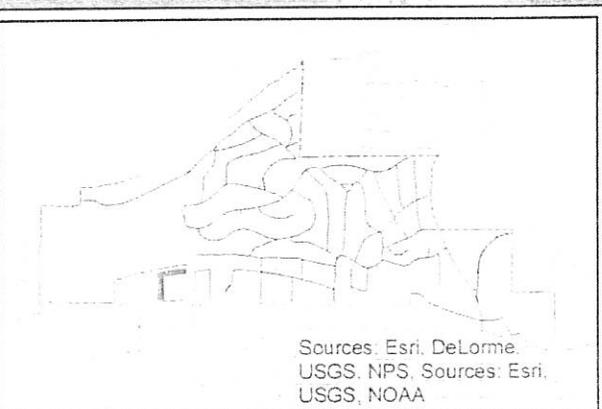
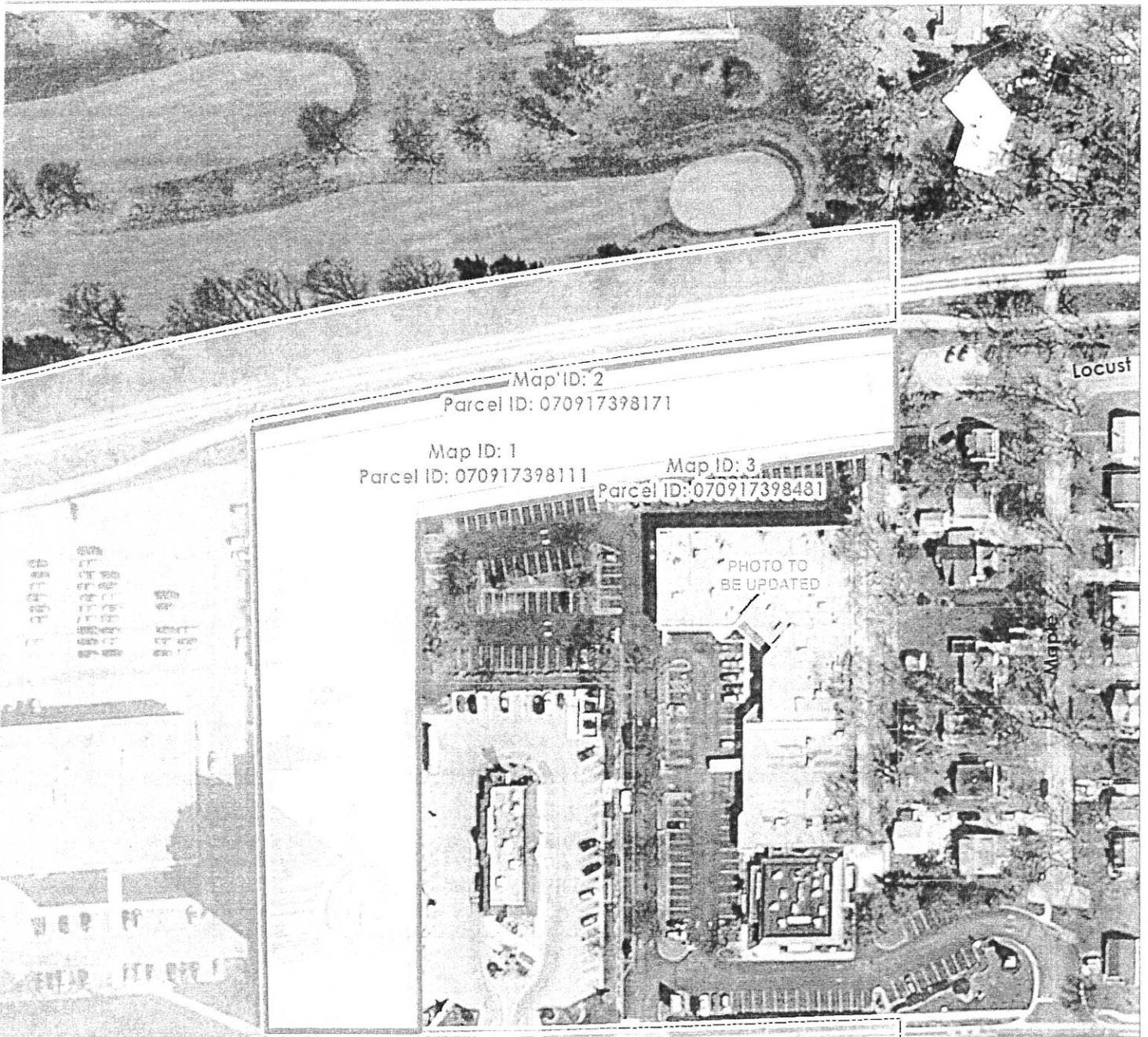
Sincerely,

A handwritten signature in cursive script, appearing to read "Karl Franz".

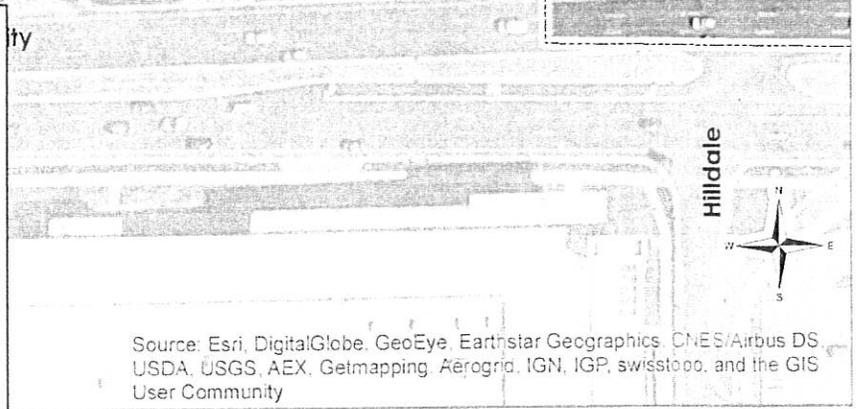
Karl Franz, Village Administrator, Village of Shorewood Hills

Enclosure: Property Condition Maps

cc: Daniel Lindstrom, AICP, Vierbicher Associates, Inc.



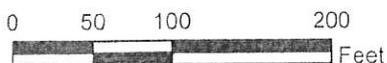
Sources: Esri, DeLorme,
USGS, NPS, Sources: Esri,
USGS, NOAA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS
User Community

Map 1- Boundary and Parcels

Village of Shorewood Hills



Village Boundary 
TID 5 Boundary 

vierbicher
PLANNERS • ENGINEERS • ARCHITECTS

REEDSBURG - MADISON - PRAIRIE DU CHIEN
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810 SHOREWOOD BLVD.
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STATE OF WISCONSIN

Dane County



ss.

ARLENE STAFF

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

Wisconsin State Journal

a newspaper, at Madison, the seat of government of said State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
January 26th, 2016
February 2nd, 2016

VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON
BOUNDARY
AND PROJECT PLAN FOR TAX
INCREMENT DISTRICT (TID) NO. 5
NOTICE IS HEREBY GIVEN that on Tues-
day, February 9, 2016, at 7:00 p.m., the
Village of Shorewood Hills Plan Commis-
sion will hold a Public Hearing pursuant to
sections 66.1105(4)(a) and 66.1105(4)(e)
of Wisconsin State Statutes, at the Village
Hall, 810 Shorewood Boulevard, Madison,
WI 53705-2115. The Village is establishing
TID No. 5 for the purpose of "blight elim-
ination". As part of the Project Plan, the
Village is able to make cash grants avail-
able to owners, lessees, or developers of
property within TID No. 5. At that time, a
reasonable opportunity will be afforded to
all interested parties to express their view
on the proposed TID No. 5 boundary and
Project Plan and the creation of said TID.
A copy of the Project Plan Amendment is
available for inspection and will be provid-
ed upon request. Arrangements for either
inspection or receipt of a copy of the Pro-
ject Plan may be made by contacting Col-
leen Albrecht, Village of Shorewood Hills
Clerk, 810 Shorewood Boulevard, Madi-
son, WI 53705-2115.
PUB. WSJ January 26, and February
2, 2016
#2396038 WNAXLP

PWSJ

Arlene Staff

(Signed)

(Title)

Principal Clerk

Subscribed and sworn to before me on

Feb 2, 2016

Ellen M. Morgan

Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

ELLEN M. MORGAN
Notary Public
State of Wisconsin

AGENDA FOR THE VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

Date and Time: Tuesday, February 9, 2016 – 7:00 P.M.

Location: Village Hall – 810 Shorewood Boulevard

1. Call to Order
2. Note compliance with open meeting law
3. Approve previous meeting minutes
4. Public hearing on project plan and boundary of proposed Tax Increment District #5
 - a. Call hearing to order
 - b. Presentation of project
 - c. Public invited to speak
 - d. Close public hearing
5. Consider recommendation/action delineating boundaries and adopting project plan for Tax Increment District #5
6. Public hearing on project plan and boundary of proposed Tax Increment District #6
 - a. Call hearing to order
 - b. Presentation of project
 - c. Public invited to speak
 - d. Close public hearing
7. Consider recommendation/action delineating boundaries and adopting project plan for Tax Increment District #6
8. Public hearing on project plan amendment for Tax Increment District #3
 - a. Call hearing to order
 - b. Presentation of project
 - c. Public invited to speak
 - d. Close public hearing
9. Consider recommendation/action on amendment to project plan for Tax Increment District #3
10. Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields
11. Set possible Feb/March meeting date additions/changes and possible agenda items
12. Adjourn

PLEASE TAKE NOTICE, that any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 810 Shorewood Boulevard, or phone 267-2680, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of other governmental bodies of the Village of Shorewood Hills who are not members of the above committee may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above meeting other than the committee identified in the caption of this notice.

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, February 9, 2016 meeting of the Plan Commission was called to order at 7:01 p.m. by Dave Benforado. On call of the roll members present were: Earl Munson, Karl Wellensiek, Jim Etmanczyk, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator, Karla Endres Deputy Clerk. Excused from the meeting was Mark Sundquist

No minutes to approve

Mr. Frantz gave a brief overview on the need for the two TID creations and the amendment to TID 3.

Dan Lindstrom, Vierbicher consultant, presented the options for the creation of TID 5 and TID 6 as well as the amendment to TID 3. TID 3 is running out of money for project plans. The plan is to amend the spending plan to include University Avenue reconstruction, complete Marshall Court reconstruction, complete the bike path construction and increase the development incentives for additional affordable units.

TID 6 is for the area containing the proposed project of Arbor Crossing Phase II. The TID would technically include five parcels with three of them being medical buildings currently. It would be a 20 year mixed use TID and Arbor Crossing is asking for \$2.8 million in TIF assistance.

TID 5 is located to include the Pyare Square parcels. Currently, the property is assessed at \$3.75 million with an additional \$1 million in demolition costs. The property is considered blighted due to 95% of the property is vacant.

Public hearing on project plan and boundary of proposed Tax Increment District #5

Opened the public hearing at 8:12 pm

Michael Stienon, 2814 Marshall Court, shared his concern about the different TID's being created and their benefit to the village that some are more beneficial than others financially and believes they should be more even.

Mr. Frantz explained that there are various factors that contribute to the increment created in a TID. Amendment #2 to TID 3 will be the most beneficial for the village as that will contribute to a large portion of the University Avenue construction and take that burden off the taxpayers in the village.

Closed public hearing at 8:34 pm

Consider recommendation/ action delineating boundaries and adopting project plan for Tax Increment District #5

Mr. Wellensiek moved and Mr. Etmanczyk seconded a recommendation delineating boundaries and adopting the project plan for TID #5 with the technical corrections presented by Dan Lindstrom at Vierbicher and the correction to the properly listed state agency on page 10.

Mr. Benforado added that McDonald's parcel would not be included in the boundaries.

Voted: 6-0

Passed unanimously

Public hearing on project plan and boundary of proposed Tax Increment District #6

Opened public hearing at 8:39 pm

Dan Lindstrom stated there were a few technical corrections to be included.

Closed public hearing at 8:40 pm

Consider recommendation/action delineating boundaries and adopting project plan for Tax Increment District #6

Mr. Munson moved and Mr. Etmanczyk seconded a motion to defer consideration on TID #6 until the Plan Commission hears what Stone House plans are.

Mr. Benforado stated that by doing this, it would take the timeline out of sequence for these TID approvals.

Mrs. Hartzell stated she would be in favor of TID #6 if the Stone House language was removed from the TID.

Mr. Benforado agreed with Mrs. Hartzell and stated he would rather not have to present to the Joint Review Board twice. He would like to present all three TID's at the same time to instill confidence in the creations and not waste the Joint Review Board and the School Board's time by having to have two separate meetings if TID #6 was not approved tonight.

Voted: 2-4

Failed

Mr. Wellensiek moves and Mrs. Hartzell seconds a motion to approve TID #6 with technical and state agency correction of resolution with Stone House being removed and that the Board has developers agreement in hand.

Voted: 5-1 (Mr. Munson abstained)

Passed.

Public hearing on project plan amendment for Tax Increment District #3

Mr. Wellensiek moved and Mr. Etmanczyk seconded a motion to recommend amendment #2 to TID #3 with the update to the state agency name.

Mr. Wellensiek strongly recommended the \$500,000 of increment financing goes to affordable housing at AT&T.

Voted: 6-0

Passed unanimously

Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields

Mr. Frantz gave a brief update on the Joint West Committee meeting regarding the Joint West Fields. The environmental study of the Joint West Fields would not be sufficient for the U. Bay Fields project in the future.

Set possible Feb/March meeting date additions/changes and possible agenda items

March 15, 2016 would be the next Plan Commission meeting and the Madison Metropolitan School District would likely be an agenda item for consideration of their \$1 million renovation to install elevator shafts at the Shorewood Hills Elementary school.

The Plan Commission decided there should be a special meeting to discuss the Corbae garage project.

The meeting was then adjourned at 9:26 pm.

Respectfully submitted,

Karla Endres
Deputy Clerk

**VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION RESOLUTION
APPROVING TAX INCREMENT DISTRICT NO. 5
PROJECT PLAN AND BOUNDARY**

WHEREAS, the Village of Shorewood Hills Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 5 and a Plan to serve as the Project Plan for TID No. 5 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

WHEREAS, the Village of Shorewood Hills Plan Commission has invited the public and all property owners within TID No. 5 to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on February 9, 2016, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the Village of Shorewood Hills Plan Commission hereby approves the Plan and boundary for Tax Increment District No. 5; and

BE IT FURTHER RESOLVED that Village of Shorewood Hills Plan Commission hereby submits the Plan and boundary for Tax Increment District No. 5 to the Village of Shorewood Hills Village Board for approval.

This Resolution is being adopted by the Village of Shorewood Hills Plan Commission at a duly scheduled meeting on February 9, 2016.

APPROVED: David J. Benforado
David Benforado,
Acting Chair and President Pro Tem

ATTEST: Karla Endres
Karla Endres, Deputy Clerk

VILLAGE OF SHOREWOOD HILLS

BOARD OF TRUSTEES

Meeting Announcement & Agenda at 7:00 p.m.

Monday, March 28, 2016

Village Hall, 810 Shorewood Boulevard

1. Call to Order
2. Roll Call
3. Statement of Public Notice
4. Procedures Orientation
5. Appearances and Communications
 - i) Brian Berquist-Town and Country Engineering will summarize Village stormwater management and sedimentation, phosphorus reduction activity
6. Board Matters
 - A. Payment of Bills
 - B. Consent Agenda
 - i) February 22 regular and closed session minutes
 - ii) Street Use Permit: April 16 – Trot 4 Tots (5K); October 23 – Run for Literacy
 - iii) Block Party Permit- June 5, 2016 Crestwood Drive
 - C. Ordinances
 - i) Remove from the table and consider third reading of an Ordinance L-2015-11 amending section 7.08(5) Parking, Stopping and Standing Regulated (Weekend two-hour parking restrictions on Marshall Court)
 - ii) Consider second and third reading of an Ordinance L-2016-1 repealing and recreating Sec 10-1-93 and amending Sec. 10-1-100(f) and (g) of the Village code to comply with Wis. Stat. 66.0404 regulating wireless telecommunication facilities
 - iii) Consider second reading of an Ordinance L-2016-2 amending section 17.07(10)(b) of the municipal code regarding vicious dogs
 - iv) Consider second and third reading of an Ordinance L-2016-3 amending Sec 2.02(10)(b)4. of the Village code concerning the charge of the Public Health and Safety Committee
 - D. New Business Resolutions and Motions
 - i) Consider Resolution R-2016-2 – Amending Tax Increment District 3 and approving project plan
 - ii) Consider Resolution R-2016-3 – Creating Tax Increment District 5 and approving project plan
 - iii) Consider Resolution R-2016-4 -Approving fee schedule
 - iv) Consider conditional use permit for garage construction at 3210 Lake Mendota Drive
 - v) Consider approving bid and authorizing contract for 2016 street resurfacing

- vi) Consider authorizing outside assistance to facilitate process on Police community engagement meeting on May 15 in the amount of \$2,500
- vii) Consider setting date and process for Village facility work session
- viii) Consider agreement for payment to Village associated with Ronald McDonald House addition (may require closed session)
- ix) Consider project to grade and reseed hockey recreation easement area
- E. Appointments
 - i) Gloria Beach to Recreation Committee
 - ii) Catherine Bloomer and Sarah Harari as poll workers
- 7. Reports of Officials and Committees
 - A. Village President
 - B. Village Administrator
 - i) School elevator conditional use permit status
 - ii) Status of Tax Increment District
 - iii) Salt reduction grant
 - iv) Post Farm Park playground project
 - C. Personnel Committee
 - D. Finance Committee
 - E. Plan Commission
 - F. Public Works Committee
 - G. Services Committee
 - H. Public Health and Safety Committee
 - I. Joint West Committee
 - J. Recreation Committee
 - i) Use of 1008 Shorewood Boulevard and book share library
 - ii) Review of community center rental policies
 - K. Parks Committee
 - L. Pool Committee

Please take notice that the Board may adjourn to Closed Session as per §19.85(1)(e) due to bargaining reasons and may reconvene to open session as per Wisconsin State Statutes 19.85(2) to address any business that may be the result of the deliberations made in closed session (payment in lieu of taxes Ronald McDonald House)

8. Adjourn

PLEASE TAKE NOTICE, that any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 810 Shorewood Boulevard, or phone 267-2680, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of other governmental bodies of the Village of Shorewood Hills who are not members of the above committee may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above meeting other than the committee identified in the caption of this notice.

**VILLAGE OF SHOREWOOD HILLS
VILLAGE BOARD RESOLUTION NO. R-2016-3
RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 5**

WHEREAS, the Village Board of the Village of Shorewood Hills requested that the Plan Commission identify a boundary and prepare a Project Plan for the creation of Tax Increment District (TID) No. 5; and

WHEREAS, the Plan Commission established boundaries for said TID No. 5; and

WHEREAS, the Plan Commission caused a Project Plan to be prepared for TID No. 5 which identified investments necessary to eliminate blighting conditions and promote redevelopment within said blighted area; and

WHEREAS, the Plan Commission conducted a public hearing on said TID No. 5 boundary and TID No. 5 Project Plan after duly notifying property owners and overlying taxing jurisdictions of said public hearing under Wisconsin Statutes §66.1105(4)(a) and §66.1105(4)(e); and

WHEREAS, the Plan Commission approved said boundary and Project Plan for TID No. 5 and recommended that the Village Board of the Village of Shorewood Hills create TID No. 5 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Shorewood Hills hereby creates a Tax Increment District which shall be known as Tax Increment District (TID) No. 5, Village of Shorewood Hills, and that said District shall be created effective January 1, 2016.

BE IT FURTHER RESOLVED, the boundaries for TID No. 5 shall be those attached and marked as Exhibit A (description) and Map 1 to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

NOW, THEREFORE, BE IT RESOLVED, the boundaries for TID No. 5 areas marked as Map 1 to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

BE IT FURTHER RESOLVED, the Village makes the following findings:

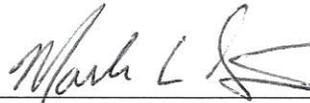
- A. Not less than 50 percent, by area, of the real property within the District is blighted; and
- B. The improvement of TID No. 5 is likely to enhance significantly the value of substantially all of the other real property in the District; and
- C. The project costs directly serve to eliminate blight and are consistent with the

purpose for which the Tax Increment District is created; and

- D. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the Village; and
- E. Declares that the district is a blighted area district as illustrated in the Project Plan and related appendix.
- E. The total lands devoted to retail businesses at the end of the maximum expenditure period within TID No. 5 is estimated to be less than 35% of real property within the district.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes §66.1105(4)(g), the Village Board hereby approves the Project Plan for TID No. 5 as recommended by the Plan Commission, and finds that it is feasible and in conformance with the master plan of the Village.

This Resolution is being adopted by the Village Board at a duly scheduled meeting on Monday, March 28, 2016.



Mark L. Sundquist, Village President



Colleen Albrecht, Village Clerk

CERTIFICATION

I, Colleen Albrecht, Clerk of the Village of Shorewood Hills, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held at the Village Hall on March 28, 2016.

Motion by David Benjorado, seconded by Mark Lederer to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.

Colleen Albrecht, Village Clerk

**Village of Shorewood Hills
Board of Trustees Meeting
Approved Minutes
Monday, March 28, 2016 7:00 p.m.**

1. **Call to Order** Village President Mark Sundquist called the meeting to order at 7:00 p.m.
2. **Roll Call** Members of the Board present were Mr. Sundquist and Trustees Fred Wade, Anne Readell, John Imes, Mark Lederer, Felice Borisy-Rudin and David Benforado. Also in attendance were Village Treasurer Sean Cote, Village Administrator Karl Frantz, Department of Public Works Chief John Mitmoen, Police Chief Dennis Pine, Emergency Services Coordinator David Sykes and Village Clerk Cokie Albrecht. Approximately eight visitors were in the audience.
3. **Statement of Public Notice** Mr. Frantz confirmed the meeting had been properly posted and noticed.
4. **Procedures Orientation** There was none this evening.
5. **Appearances and Communications**
 - i) **Brian Berquist of Town and Country Engineering will summarize Village stormwater management and sedimentation, phosphorus reduction activity** Village Engineer Brian Berquist described the Village's efforts to meet federal and state stormwater runoff regulations. The Village has had difficulty meeting the state-mandated 20% reduction in total suspended solids; it is currently at ~17% reduction. Mr. Berquist reviewed Madison Metropolitan Sewage District's Adaptive Management Program which the Village recently joined. The 20 year program provides an avenue to increase the cost effectiveness of stormwater pollution control, including phosphorous reduction efforts, of municipalities in the Yahara watershed.
6. **Board Matters**
 - D. **New Business Resolutions and Motions**
 - v) **Consider approving bid and authorizing contract for 2016 street resurfacing** (agenda item taken out of order) Mr. Berquist reviewed the bids received for the 2016 roads project. He recommended awarding the bid to the low bidder, Wolf Paving and Excavating. Mr. Lederer moved and Mr. Imes seconded a motion to award the bid to Wolf Paving, including the base, alternate, and supplemental bids, for a total of \$156,901.25. Motion passed unanimously.
 - iv) **Consider Conditional Use Permit for garage construction at 3210 Lake Mendota Drive** The Plan Commission voted to approve Dean and Margaret Corbae's application for a Conditional Use Permit for the construction of a new garage. The relocated building will eliminate the need for the hazardously steep driveway at the property. Mr. Benforado moved and Mr. Lederer seconded a motion to approve the Conditional Use Permit at 3210 Lake Mendota Drive. Motion passed unanimously.
 - C. **Ordinances** (agenda item taken out of order)
 - i) **Remove from the table and consider the third reading of an Ordinance L-2015-11 amending Section 7.08(5) Parking, Stopping and Standing Regulated (weekend two-hour parking restrictions on Marshall Court)** Andrea Truit and Tiffany Maloy, tenants at the Arbor Crossing apartments, expressed concern about limiting parking on Marshall Court to two hours on weekends. They felt the proposed ordinance would be a hardship for their guests. Mr. Benforado moved and Mr. Imes seconded a motion to table consideration of a third reading of Ordinance L-2015-11 until next month. Village staff will monitor weekend parking on Marshall

Court and explore with the management of Arbor Crossing the feasibility of developing a flex parking system at the apartment building.

A. Payment of Bills Mr. Cote reviewed the bills and recommended their payment. Mr. Benforado moved and Ms. Readel seconded a motion to approve the payment of the end of February bills in the amount of \$3,179,263.53 and \$214,785.03 for March expenses, for a total of \$3,394,048.56. Motion passed unanimously.

B. Consent Agenda

i) February 22, 2016 regular and closed session minutes

ii) Street Use Permit: April 16 -Trot 4 Tots (5K); October 23 - Run for Literacy

iii) Block Party Permit- June 5, 2016 on Crestwood Drive

Mr. Benforado moved and Mr. Wade seconded a motion to approve the Consent Agenda without the Run for Literacy Street Use Permit. Motion passed unanimously.

ii) Street Use Permit: October 23 - Run for Literacy Mr. Sundquist noted that the Run for Literacy application did not include a map and the signature did not match any of the names on the form. Staff will modify the Street Use Permit form so that it includes a line for the signer of the document to print his/her name. Motion to approve the Run for Literacy Street Use Permit passed unanimously.

C. Ordinances

ii) Consider second and third reading of an Ordinance L-2016-1 repealing and recreating Sec. 10-1-93 and amending Sec. 10-1-100(f) and (g) of the Village Code to comply with Wis. Stat. 66.0404 regulating wireless telecommunication facilities Mr. Benforado said the Board of Trustees should have the final say in regulating telecommunication towers, rather than the Plan Commission, as indicated in the current form of the ordinance. Attorney Anita Gallucci will amend the ordinance to reflect that, prior to the third reading. Mr. Benforado moved and Ms. Readel seconded a motion to waive the second reading of Ordinance L-2016-1. Motion passed unanimously.

iii) Consider second reading of an Ordinance L-2016-2 amending Section 17.07(10)(b) of the Municipal Code regarding vicious dogs Ms. Borisy-Rudin moved and Mr. Wade seconded a motion to table discussion of Ordinance L-2016-2. Motion passed unanimously.

iv) Consider second and third reading of an Ordinance L-2016-3 amending Sec 2.02(10) 4. of the Village Code concerning the charge of the Public Health and Safety Committee Ms. Borisy-Rudin moved and Mr. Lederer seconded a motion to waive the second and third readings of Ordinance L-2016-3 and approve it. Motion passed unanimously.

D. New Business Resolutions and Motions

viii) Consider agreement of payment to Village associated with Ronald McDonald House addition (agenda item taken out of order) The Ronald McDonald House (RMH) has purchased the property adjacent to it to the east with the intention of building an addition to its present building. Dan O'Callaghan, legal counsel for RMH, said that the House will pay the taxes on the property until the building expansion occurs. If that happens prior to the closing of TID 3, RMH then is willing to make a one-time lump sum payment to the Village equal to the number of years left in the TID times the property taxes paid on the property in the base year, \$11,888.67, and adjusted to net present value using a discount rate of 4%. The property in question could become tax exempt if RMH obtains the proper state exemption. The Trustees agreed to discuss RMH's proposal in closed session.

i) Consider Resolution R-2016-2 amending Tax Increment District 3 and approving project plan Village Planner Dan Lindstrom of Vierbicher Associates Inc. said that the proposed amendments to TID 3 would add ~\$505,000 to the project plan and reallocate costs. It would not extend the life of TID 3. Mr. Benforado moved and Ms. Borisy-Rudin seconded a motion to approve R-2016-2 with the correction of typos. Motion passed unanimously.

ii) Consider Resolution R-2016-3 creating Tax Increment District 5 and approving project plan Mr. Lindstrom reviewed the proposed TID 5, to be located at the Pyare Square property.

The total TID expense will be \$4,802,000, with \$4.5 million of that to be used as development incentives. TID 5 is expected to have a 27 year life.

Ms. Borisy-Rudin was excused at 10:15 p.m.

Mr. Benforado moved and Mr. Lederer seconded a motion to approve R-2016-3 with the correction of typos. Motion passed unanimously.

iii) Consider Resolution R-2016-4 approving fee schedule Mr. Benforado moved and Mr. Wade seconded a motion to approve R-2016-4. Motion passed unanimously.

vi) Consider authorizing outside assistance to facilitate process on Police-Community Engagement meeting on May 15, 2016 in the amount of \$2,500 Mr. Lederer moved and Mr. Benforado seconded a motion to approve the hiring of Ann Zanzig to facilitate the forum at a cost of \$2,500. Motion passed unanimously.

vii) Consider setting date and process for Village facility work session The Board will consider selecting a date in July for a work session to discuss Village facilities. Prior to the meeting, staff will forward to the Trustees contracted studies of Village buildings completed in the recent past. Also Village Committees will be asked to provide feedback.

ix) Consider project to grade and reseed hockey recreation easement area The Heiden Haus field will be seeded by Village Staff this spring. Staff will do research on grading and the costs involved. The Recreation Committee will consider the best methods to proceed.

E. Appointments

i) Gloria Beach to Recreation Committee

ii) Catherine Bloomer and Sarah Harari as Poll Workers

iii) Cara Silverman to Public Health and Safety

The Trustees agreed to Mr. Sundquist's appointments of these residents.

7. Reports of Officials and Committees

A. Village President Mr. Sundquist will be out of town for the May 16, 2016 Board meeting. Mr. Benforado will chair the meeting as president pro tem. The Trustees agreed to delay the June 20, 2016 Board meeting to June 27, 2016.

B. Village Administrator

i) School elevator Conditional Use Permit status The Plan Commission suggested some changes to the MMSD's Conditional Use Permit application for the construction of an elevator on the south side of Shorewood Hills School. The school district will modify the project plans prior to the Trustees' consideration of the Conditional Use Permit.

ii) Status of Tax Increment District 6 The creation of TID 6 will be delayed until the Village knows if the proposed Arbor Crossing II project will proceed.

iii) Salt reduction grant A summary of the project was included in the Board Packet. The Trustees thanked Mr. Mitmoen for the DPW's work.

iv) Post Farm Park playground project Mr. Mitmoen described the proposed playground. The DPW crew will do much of the construction and installation of the playground's nature-based structures.

C. Personnel Committee At the last Committee meeting, Charles Carlson of Carlson Dettmann Consulting presented his firm's conclusions about the Village's employee compensation plan. The Committee members will discuss his suggestions at their next meeting.

H. Public Health and Safety Committee Mr. Frantz commended the Madison Fire Department's response to the serious fire in the Village last month.

J. Recreation Committee

i) Use of 1008 Shorewood Boulevard and book share library The Committee is proceeding with the development of a library in the old Fire Station, staffed by volunteers.

ii) Review of Community Center rental policies The Committee will be reviewing the Community Center policies.

K. Parks Committee The Committee is interested in enhancing the entrances to the Village.

L. Pool Committee The Committee is delaying improvements to the first floor of the Community Center until the Village's plans for the building are clarified.

The remaining Committee chairpersons had nothing further to report.

Closed Session At 11:22 p.m., Mr. Sundquist announced the Trustees would consider going into Closed Session per §19.85(1) (e) due to bargaining reasons and may reconvene to open session as per Wisconsin State Statutes 19.85(2) to address any business that may be the result of the deliberations made in closed session (payment in lieu of taxes from Ronald McDonald House). The roll call vote was: Mr. Sundquist – yes; Mr. Benforado – yes; Mr. Lederer – yes; Mr. Imes – yes; Mr. Wade – yes and Ms. Readell – yes. Mr. Cote, Mr. Frantz and Ms. Albrecht were asked to stay. The remaining attendees left the meeting.

While in Closed Session the Trustees discussed the Ronald McDonald House's proposed "Agreement Concerning Village of Shorewood Hills TID No. 3."

Open Session At 11:41 p.m., the Board agreed to reconvene to Open Session.

6. Board Matters

D. New Business Resolutions and Motions

viii) Consider agreement of payment to Village associated with Ronald McDonald House addition Mr. Benforado moved and Mr. Lederer seconded a motion to accept, with revision, RMH's proposal for payment to the Village for the property slated to be removed from the tax rolls. Paragraph 3 on page 2 of the Agreement would be revised to say RMH will pay the Village a lump sum of \$14,500, adjusted to net present value using a discount rate of 4%, for every year remaining before TID 3 closes. Motion passed unanimously.

8. Adjourn Meeting adjourned at 11:44 p.m.

Respectfully submitted,

Colleen Boyle Albrecht
Village Clerk



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February 2, 2016

Mark L. Sundquist, Village President
C/O Karl Frantz, Village Administrator
810 Shorewood Boulevard
Madison, WI 53705-2115

Re: Blight Determination for TID No. 5

Dear President Sundquist:

As you know, Vierbicher Associates, Inc. is assisting with the preparation of the creation of Tax Increment District (TID) No. 5 work plan and to evaluate the identified parcels and determine whether conditions exist that meet the statutory definition of "blighted area" under §66.1105(2)(a). In addition to visiting the sites in question, supporting documents were reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessment information
- Photos of site improvements
- DNR BRRTS database on environmental contamination

This letter summarizes our findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of "blighted area" for the purpose of implementing projects under §66.1105.

Definition of Blighted Area

Wisconsin's Blighted Area Law defines a Blighted Area under Wisconsin Statutes, Section §66.1105(2)(a) as follows:

a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

b. An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333 (2m) (a), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

In all cases, the local legislative body determines whether property conditions meet the statutory definition of a "blighted area."

Description of Area

The areas in question are located on University Avenue in the Village of Shorewood Hills (see Exhibit A map).

Finding of Blight

A preliminary site visit, conducted on January 15, 2016, reviewed the three subject parcels and found that Map ID 1 (Parcel ID: 070917398111) is blighted, and Map IDs 2 & 3 (Parcel ID: 070917398171 and Parcel ID: 070917398481) are vacant and blighted. All three properties suffer from lack of upkeep and investment, leading to dilapidation and deterioration of building and site improvements. General site conditions that are present throughout the properties include:

- Deteriorating facades are visible from both the public street and adjoining properties.
- Underutilization of property, including building vacancies, underutilized space, and vacant parcels, all of which create gaps in the development pattern of the Village, threaten the economic viability and impair the sound growth of the community while increasing the potential for crime.
- Inadequate outdoor storage and/or screening. Accumulated junk was visible on several properties and lack of adequate storage space or screening for dumpsters and similar containers.

The following documentation exists to support the following findings of blight for 100% of the real property within the total TID area, including the proposed expansion area:

- The condition, character, and underutilization of structures, buildings, or site improvements result in conditions that are detrimental to public health and safety, conducive to crime and juvenile delinquency, and constitute an economic and social liability.

The lack of property maintenance, building upkeep in an area, and high levels of vacancy can contribute to a continuing downward spiral of disinvestment. Building owners who had maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues and blighting influences unaddressed leads to increased vandalism and crime, and can spread beyond the site to surrounding areas.

A map of properties which have been determined to meet the statutory definition of contributing to a "blighted area" is included as Exhibit A to this letter. Site photos of properties that meet the definition of blight are included as Exhibit B to this letter.

Conclusion

It is my opinion that conditions DO exist in the subject area to justify a finding of blight in accordance with standards described in the TIF law under Wisconsin Statutes §66.1105. The findings illustrate more than 50% of the subject area inside the proposed expand TID No. 5 boundary would meet the statutory definition of blight.

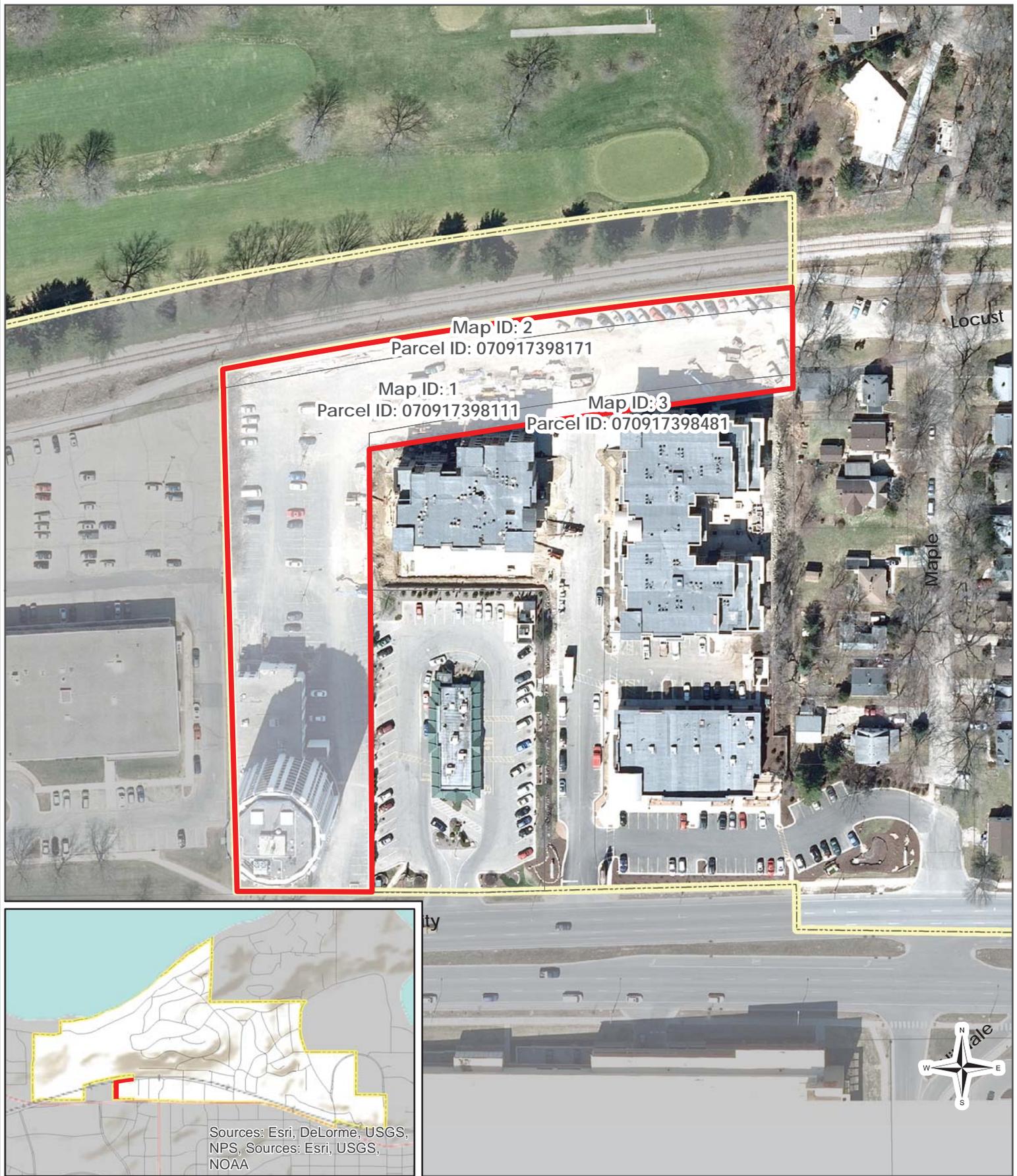
In order to remove blighting influences, encourage private investment, and promote the orderly development of the Village, Village Board, and Plan Commission are justified in exercising their powers under Wisconsin Statutes.

Sincerely,



Daniel J Lindstrom, AICP

Attachments: Exhibit A: District Boundary and Property Conditions Maps
Exhibit B: Property Condition Photos



Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA



Exhibit A- Boundary and Parcels

Village of Shorewood Hills



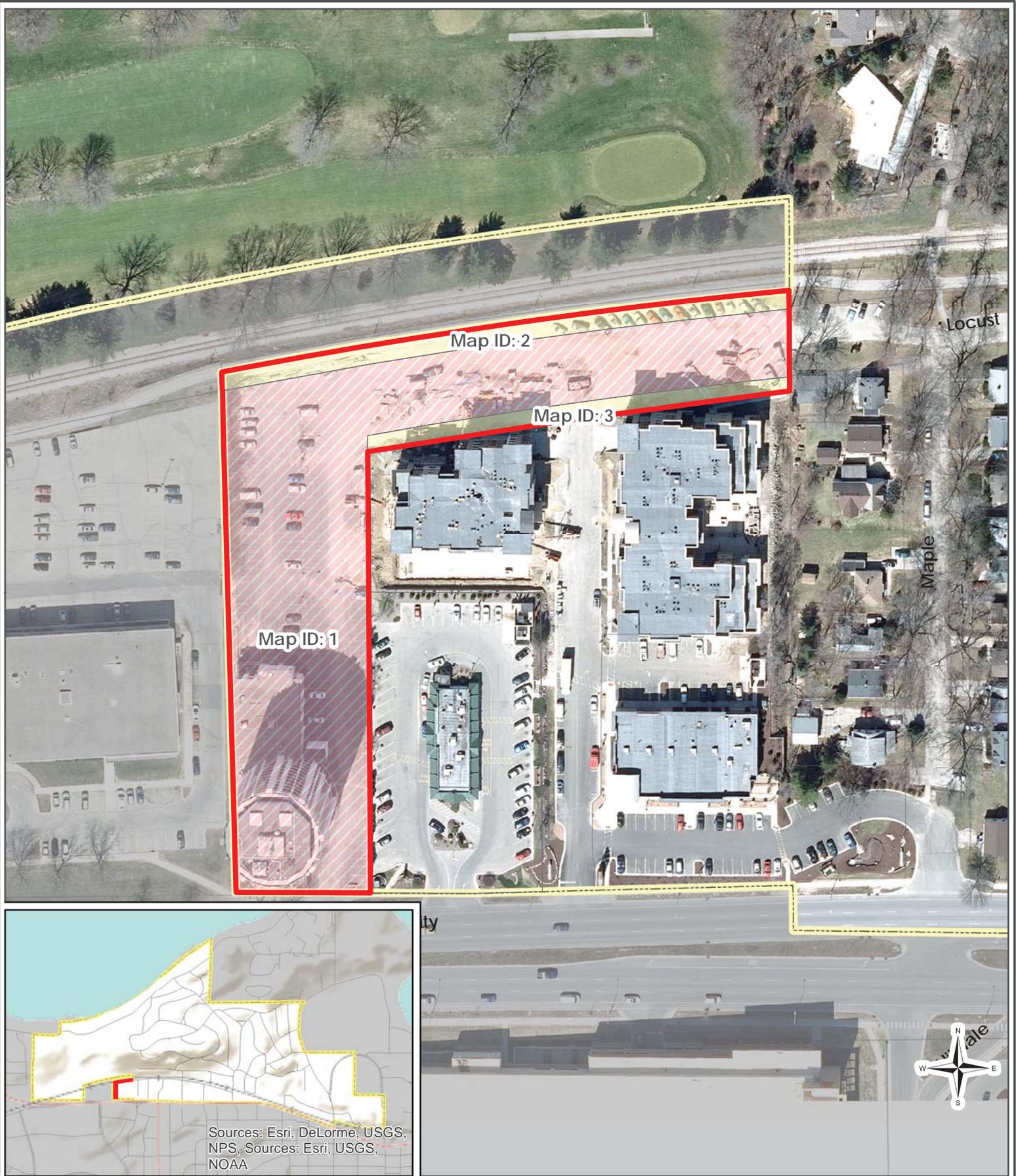
Village Boundary 
 TID 5 Boundary 

vierbicher
 planners | engineers | advisors



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File Path:



Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

Exhibit A - Condition of Property

Village of Shorewood Hills



- Blighted Village Boundary
- Vacant TID 5 Boundary

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TID Study ID 1-3: 4610 University Ave

Blighted Rehab/conservation New construction



Exhibit B

