



WISCONSIN DEPARTMENT OF REVENUE
Tax Incremental Financing
2135 Rimrock Road MS 6-97
PO Box 8971
Madison, WI 53708-8971

RECEIVED
OCT 07 2004
CITY CLERK'S OFFICE

MAKE CHECK PAYABLE TO:
WI Department of Revenue

MAIL TO:
WI Department of Revenue
Drawer Number 93826
Milwaukee, WI 53293-0826

Tax Incremental Financing Remittance Fee

Name	Diane Hermann
Title	City Clerk
☐ Town ☐ Village ☒ City of	Sun Prairie
Address	300 East Main Street
City, State, Zip	Sun Prairie, WI 53590-2227

Reference Code:

CoMun Code: 13-282

Date: 10-04-04

Year: 2004

Fee: \$1,000

Section 66.1105(5)(a) authorizes the Department of Revenue to charge a fee of \$1,000 to each municipality to determine or redetermine the tax incremental base of a tax incremental district. Each new Tax Incremental District (TID) base value or any new territory amendment redetermination of base value will be charged a fee.

If there are any questions regarding this statement, please call (608) 261-5335. Thank you for your cooperation.

Description	TID Number	Amount Due
A1. Year: 2004	#08 Territory	\$ 1,000

Make your check payable to the Wisconsin Department of Revenue for the total amount of \$1,000. The fee is due with application. Return one copy of this statement with your remittance to:

Wisconsin Department of Revenue
Drawer Number 93826
Milwaukee, WI 53293-0826

Signature	Date
Title	Phone Number ()

RETURN ONE COPY WITH PAYMENT

TID Project Plan Amendment - Checklist

Use this checklist as a guide for assembling the items that must be submitted to the Department of Revenue when a district's project plan has been amended.

- ☒ 1. Legal Requirements Form – (PE-605A)

See instructions on the bottom of the form.

- ☒ 2. Proof that a public hearing notice was sent to the other taxing entities before it was published -

Include copies of cover letters sent with the notices or a clerk's certification that they were sent on time.

- ☒ 3. Public Hearing Notice Proof of Publication –

Include copies of required public hearing notices and an affidavit of publication from the publishing newspaper.

- ☒ 4. Copies of Amendment Resolutions -

☒ *Submit a copy of the planning commission resolution*

☒ *Submit a copy of the city council or village board resolution – (Must contain findings that the amendment is feasible and in conformity with the city's master plan, if it has one).*

☒ *Submit a copy of the Joint Review Board resolution – If the Joint Review Board (JRB) did not adopt a resolution, send a copy of its meeting minutes or other evidence of its approval. This approval must occur not less than 10 days nor more than 30 days after receiving the amendment resolution from the municipality. The JRB must submit its decision to the city not later than 7 days after making it.*

- ☒ 5. A copy of the Amended Project Plan

(Attached to Council Resolution)

All of these items should be sent to:

**Wisconsin Department of Revenue
Attn: Tax Incremental Finance
P.O. Box 8933
Madison, WI 53708-8933**

Questions about the forms and other items should be directed to Judie Gibbon (608) 266-5708 or jgibbon@dor.state.wi.us

Please see page 2 if the amendment involves a boundary modification.

Project Plan Amendments That Modify TID Boundaries

For project plan amendments that include modifications to the district boundaries, the following items must also be submitted to the department:

- ☒ 1. TID Parcel Lists – (PE-608 & PE-608M)
Locally Assessable Property (PE-608), State Assessed Manufacturing Property (PE-608M)

*See instructions are on the reverse side of each form. **Only include information for the parcels that have been added to the district.***

- ☒ 2. TID Base Year Personal Property List - (PE-601A)

*This form is to be completed by the assessor and should **only include property added to the TID**. List state assessed (manufacturing) properties, but do not include values for them. As with real estate, any personal property within the TID that is located in an area which was annexed after the assessment date should be listed separately. The assessments for any of these accounts must be obtained from the municipality in which they were located before being annexed. Report them on a separate TID Personal Property List form, and indicate the town from which they were annexed.*

- ☒ 3. TID Final Report and Special District Supplement - (PE-617A)

*Instructions are on the back of the form. At a minimum, both sections on the front of the form are to be completed. The assessor must sign it on the front. **Only include information for the parcels that have been added to the district.***

- ☒ 4. TID Statement of Assessment - (PE-615A)

*The instructions are on the back of the form. The clerk must sign it on the back near the bottom. **Only include information for the parcels that have been added to the district.***

- ☒ 5. A map of the area added to the district, with the outer boundaries clearly marked and parcels numbered - **(Include 2 copies)**

Submit a map of the new area with all TID parcel numbers marked. It must show how the new area is attached to original district, have boundaries clearly shown, and be large enough so the parcel numbers may be easily read. These numbers must be identical to those on the TID parcel lists for the new area.

- ☒ 6. Boundary description of the new area -

Submit a narrative description of the outer boundary of the new area. It must be a "metes and bounds" type description, not just a "lot and block" listing.

PROJECT PLAN AMENDMENT - LEGAL REQUIREMENTS

COUNTY (please type or print) Dane
MUNICIPALITY City of Sun Prairie
TAX INCREMENT DISTRICT NO. 8

OFFICE USE ONLY
AA and COMUN CODE

RETURN TO:

Wisconsin Dept. of Revenue
Tax Incremental Finance
P.O. Box 8933
Madison, WI 53708-8933

PLEASE SEE INSTRUCTIONS BELOW

INDICATE THE DATE EACH ACTIVITY WAS COMPLETED	DATE
Hearing notice sent by first class mail to the chief executive officer of all government entities having power to levy taxes on Tax Incremental District (TID) property and to school districts involved. Include copies.	7/1/04
Hearing notice published as a class 2 notice under W.S. Chapter 985. The notice must contain a statement of the purpose and cost of the amendment. Include a proof of publication from the newspaper.	7/8/04 Date of 1st Insertion
	7/15/04 Date of 2nd Insertion
Public hearing held by planning commission.	7/27/04
Project plan amendment approved by planning commission resolution.	7/27/04
Project plan amendment approved by city council or village board resolution. (Must contain findings that the amended plan is feasible and in conformity with the master plan)	8/3/04
Project plan amendment approved by the Joint Review Board.	8/14/04

INSTRUCTIONS

This form is used to report the dates that required legal steps for amending a tax incremental district's project plan were completed. It should be submitted with copies of the various documents, including a copy of the amended plan. PLEASE NOTE: The clerk is required to give the department written notice of the adoption of a project plan amendment within 60 days after its adoption. See the project plan amendment checklist for other items that may have to be submitted to the department.

TO COMPLETE THE FORM:

Enter the county, municipality, and TID number in the box in the upper left-hand corner. In the right-hand column indicate the dates that the various required legal steps for amending a TID project plan were completed.

Individual to Contact for Additional Information	
Name: William Burns	Phone: (608) 825-1175
Address: City of Sun Prairie 300 East Main Street, Sun Prairie, WI 53590	



OFFICE OF THE CITY ADMINISTRATOR

300 East Main Street, Sun Prairie, WI 53590-2227
(608)825-1193
FAX (608)825-1183

July 1, 2004

Mr. Timothy Culver
Sun Prairie Area School District
501 South Bird Street
Sun Prairie, WI 53590

RE: Amendment to the City of Sun Prairie TID #8 Boundary and Project Plan

Dear Mr. Culver:

Pursuant to Section 66.1105(4)(a) and (e), Wis. Stats., the City of Sun Prairie is required to give the various governmental units that have the power to levy taxes on property in a TID district a copy of notice of public hearing on the amendment prior to publishing the notice.

Enclosed you will find a notice indicating that the City of Sun Prairie Plan Commission will consider the amendment to the boundary and amendment to the project plan on Tuesday, July 27, 2004, at 7:00 p.m., at Sun Prairie City Hall located at 300 East Main Street, Sun Prairie, Wisconsin.

Very truly yours,

CITY OF SUN PRAIRIE

Patrick A. Cannon
City Administrator

PAC/cms
Enclosure



OFFICE OF THE CITY ADMINISTRATOR

300 East Main Street, Sun Prairie, WI 53590-2227
(608)825-1193
FAX (608)825-1183

July 1, 2004

Ms. Kathleen M. Falk
Dane County Executive
210 Martin Luther King, Jr. Blvd.
Room 421
Madison, WI 53703

RE: Amendment to the City of Sun Prairie TID #8 Boundary and Project Plan

Dear Ms. Falk:

Pursuant to Section 66.1105(4)(a) and (e), Wis. Stats., the City of Sun Prairie is required to give the various governmental units that have the power to levy taxes on property in a TID district a copy of notice of public hearing on the amendment prior to publishing the notice.

Enclosed you will find a notice indicating that the City of Sun Prairie Plan Commission will consider the amendment to the boundary and amendment to the project plan on Tuesday, July 27, 2004, at 7:00 p.m., at Sun Prairie City Hall located at 300 East Main Street, Sun Prairie, Wisconsin.

Very truly yours,

CITY OF SUN PRAIRIE



Patrick A. Cannon
City Administrator

PAC/cms
Enclosure



OFFICE OF THE CITY ADMINISTRATOR

300 East Main Street, Sun Prairie, WI 53590-2227
(608)825-1193
FAX (608)825-1183

July 1, 2004

Ms. Rose Ann Findlen
Acting President
Madison Area Technical College
3550 Anderson Street
Madison, WI 53704

RE: Amendment to the City of Sun Prairie TID #8 Boundary and Project Plan

Dear Ms. Findlen:

Pursuant to Section 66.1105(4)(a) and (e), Wis. Stats., the City of Sun Prairie is required to give the various governmental units that have the power to levy taxes on property in a TID district a copy of notice of public hearing on the amendment prior to publishing the notice.

Enclosed you will find a notice indicating that the City of Sun Prairie Plan Commission will consider the amendment to the boundary and amendment to the project plan on Tuesday, July 27, 2004, at 7:00 p.m., at Sun Prairie City Hall located at 300 East Main Street, Sun Prairie, Wisconsin.

Very truly yours,

CITY OF SUN PRAIRIE

Patrick A. Cannon
City Administrator

PAC/cms
Enclosure

**PUBLIC NOTICE
CITY OF SUN PRAIRIE**

TO WHOM IT MAY CONCERN:

At a meeting of the City of Sun Prairie Plan Commission to be held on or about 7:00 p.m., Tuesday, July 27, 2004, at City Hall, 300 East Main Street, City of Sun Prairie, a Public Hearing will be held on the amended boundary for the City of Sun Prairie Tax Incremental District #8.

At a meeting of the City of Sun Prairie Plan Commission to be held on or about 7:05 p.m., Tuesday, July 27, 2004, at City Hall, 300 East Main Street, City of Sun Prairie, a Public Hearing will be held on the proposed amended project plan for the City of Sun Prairie Tax Incremental District #8.

The City of Sun Prairie Tax Incremental District #8 is located in the City of Sun Prairie Downtown Revitalization District.

A copy of the proposed amended boundary map and amended project plan is available and will be provided upon request at the City Clerk's office at City Hall, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

At the Public Hearing, interested parties will be afforded a reasonable opportunity to express their views of the proposed amendments.

Diane Hermann-Brown, City Clerk

PUB. The Star: July 8 & 15, 2004

PROOF OF PUBLICATION

STATE OF WISCONSIN

County of Dane

SS.

Wayne Toske, being duly sworn, both depose and say that he is the publisher of The Star, a newspaper published at the City of Sun Prairie, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

July 8, 2004

July 15, 2004

(Signed)

Wayne P. Toske

Publisher

Subscribed and sworn before me this 7th day of

September, 2004

Susan Tope

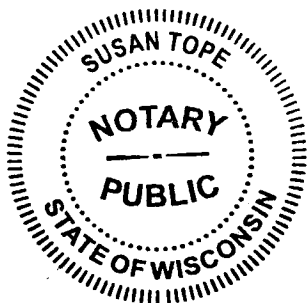
Notary Public, State of Wisconsin

My Commission expires April 23, 2006

No. Lines 60 No. Times 2 Affidavit Fees \$ 1.00

Printers Fees \$ 54.78

Total \$ 55.78



PUBLIC NOTICE OF A COMMITTEE
MEETING OF THE COMMON
COUNCIL OF THE
CITY OF SUN PRAIRIE

Notice is hereby given that a public hearing will be held before the Plan Commission where opportunity will be afforded to all interested in being heard on the following request:

COMMITTEE: PLAN COMMISSION

DATE: TUESDAY, JULY 27, 2004

LOCATION: SUN PRAIRIE MUNICIPAL BLDG. TIME: 7:00 p.m.

City Council Chambers

300 East Main Street

Sun Prairie, WI 53590

To consider the following:

1. PUBLIC HEARING: RUFF HOUSE DOG DAYCARE AND TRAINING, LLC: requesting approval of an Amendment of the Official Zoning Regulations of the City of Sun Prairie Section 17.16.100 to allow for Commercial Dog Daycare through a conditional use permit within the Neighborhood Commercial (NC), Suburban Commercial (SC), and the Urban Commercial (UC) zoning districts. (PC04-1098)

2. PUBLIC HEARING: CITY OF SUN PRAIRIE:

requesting approval of an amended boundary and an amended project plan for the City of Sun Prairie Tax Incremental District #8 (TIF #8 - Downtown Revitalization District). (PC04-1099)

3. PUBLIC HEARING: SCOTT ELLIS: requesting approval of an Amendment of the Official Zoning Map that would rezone the Fitzgerald's Mill, located at 319 S. Bristol Street (Railroad Street), from Heavy Industrial (HI) to Central Commercial (CC), for property further described as Lot 2 CSM 5074 CS23/35&36 R8938/74&75-10/15/86 DESCR AS SEC 8-8-11 PRT NW1/4 NE1/4 INCL S1/2 RAILROAD ST LYG NW SD LOT. (PC04-1090)

4. PUBLIC HEARING: MILLER CUSTOM HOMES, INC:

requesting approval of an Amendment of the Official Zoning Map to rezone the following described property from Suburban Residential - 4 (SR-4) to Mixed Residential - 8 (MR-8): Lot 53, First Addition to Stoneridge Estates, located in the northwest 1/4 of the southwest 1/4 of Section 32, T9N, R11E, City of Sun Prairie, Dane County, Wisconsin. (PC04-1103)

Diane J. Hermann-Brown, City Clerk
PUB, The Star, July 8 & 15, 2004

MEMORANDUM

TO: Mayor and City Council

FROM: Plan Commission

COUNCIL DATE: August 3, 2004

DATE PREPARED: July 28, 2004 CASE NUMBER: CC04-1099

SUBJECT: **CITY OF SUN PRAIRIE:** requesting approval of an amended boundary and an amended project plan for the City of Sun Prairie Tax Incremental District #8 (TIF #8 - Downtown Revitalization District).

OVERVIEW:

On Tuesday, July 27, 2004 the Plan Commission held a public hearing to consider a resolution approving an amended boundary and an amended project plan for the City of Sun Prairie Tax Incremental District #8. (TIF #8 - Downtown Revitalization District).

PLAN COMMISSION FINDINGS:

The Plan Commission found that the plan is in conformity with the Master Plan 2020 and other policies and laws of the City of Sun Prairie. Following the public hearing on this item the Plan Commission recommended that the proposed resolution amending the boundary and project plan for TIF #8 be approved, with amended boundaries.

PLAN COMMISSION RECOMMENDATION:

After carefully reviewing the request, after reviewing comments submitted by City Staff, after considering testimony offered during the public hearing held before the Plan Commission on July 27, 2004 and after making its findings, the Plan Commission voted to recommend that the City Council **approve** the request subject to amended boundaries.

Voting AYE: Orfan (1st), Wiehl (2nd), Bogle, Bohling, Clausius, Goss, Hanneman, Kniess, Penn
Voting NAY: None
Absent: None

cc: City Administrator
City Attorney
Building Inspector

File: PC04-1099

City of Sun Prairie, Wisconsin

**A RESOLUTION AMENDING THE
BOUNDARIES AND PROJECT PLAN
OF TAX INCREMENTAL
FINANCING DISTRICT NUMBER 8,
CITY OF SUN PRAIRIE, DANE
COUNTY, WISCONSIN.**

Presented: August 3, 2004

Adopted: August 3, 2004

File Number: 9571

Resolution No: 04/115

RESOLUTION

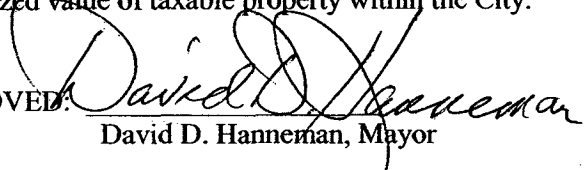
WHEREAS, the City of Sun Prairie Common Council approved Resolutions Number 01/217 (File Number 8924) and 01/218 (File Number 8925) on December 27, 2001, creating Tax Incremental Financing District Number 8 (hereinafter, TIF #8) and the TIF #8 Project Plan; and,

WHEREAS, on July 27, 2004, the Plan Commission held a public hearing on proposed amendments to the boundary and project plan for TIF #8, and recommended approval of said amendments; and,

WHEREAS, the Chief Executive Officers of the local School District, Dane County Board, and other entities having power to levy taxes on property located within the proposed TIF #8 boundary amendment areas have been notified, including the School Board of any school district which includes property within the proposed district pursuant to Section 66.1105(4)(a), Wisconsin Statutes; and,

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Sun Prairie, Dane County, Wisconsin, hereby amends the boundary and project plan for Tax Incremental Financing District Number 8, City of Sun Prairie, as illustrated on the attached map; and finds that:

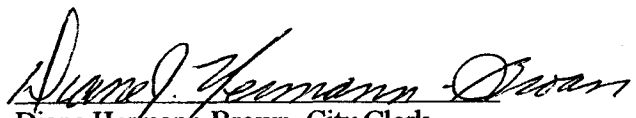
1. Such project plan for Tax Incremental Financing District Number 8, City of Sun Prairie, is feasible; and
2. Such project plan is in conformity with the Master Plan 2020 and other policies and laws of the City of Sun Prairie; and;
3. The aggregate value of equalized taxable property in the expanded TIF #8 plus all existing districts does not exceed 7% of the total equalized value of taxable property within the City.

APPROVED: 

David D. Hanneman, Mayor

Date Approved: August 3, 2004

This is to certify that the foregoing resolution was approved by the Common Council of the City of Sun Prairie at a meeting held on the 3rd day of August, 2004.


Diane Hermann-Brown, City Clerk

**City of Sun Prairie
Project Plan and Boundary Description**

**Tax Incremental Financing District
Number 8 Amendment Number 1**

Amended Section I

Introduction

The amended project plan for Tax Increment Financing District #8 (TID 8) in the City of Sun Prairie, Wisconsin, has been prepared in compliance with Section 66.1105 Wis. Stats. The amended project plan reaffirms the need for the project, lists the expanded improvements within the district, expands the district boundary, and provides an updated estimated time schedule for completion of the project and an estimated budget. This amended project plan is to be adopted by resolution of the City Council on the recommendation of the City Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID 8.

TID 8 was created to finance the City of Sun Prairie's Downtown Revitalization Plan. This plan provides the framework for the redevelopment and enhancement of the historic Main Street corridor and the South Bristol and Market Street corridors. Amendment #1 to TID 8 is intended to incorporate additional land that may be suitable for redevelopment. It includes parcels adjacent to property owned by business within the current TIF district boundaries. By adding these neighboring parcels to the district, the City will gain the option of using TIF funds to promote the redevelopment of these sites, as well as capturing the full increment from redevelopment in order to finance TIF expenditures.

The amended area also includes property near the Main Street/Highway N intersection. This corridor is a major gateway to the City of Sun Prairie and its historic downtown. The Dane County Highway Department facility located at this intersection is a potential redevelopment site. It is also anticipated that improvements to this intersection, including the installation of traffic signals, will be an important component to the success of the downtown revitalization effort.

Under current TIF law, Tax Increment Financing Districts may be amended to add territory only once. In early 2004, Senate Bill 305 was signed into law. This bill included several modifications to Wisconsin's TIF law, including a provision that allows TID boundaries to be amended up to four times. It is anticipated that once this law goes into effect on October 1, 2004, it will apply retroactively to existing TIFs. Therefore, TID 8 would gain the ability to be amended up to three additional times after the adoption of this proposed amendment.

Amended Section II**Tax Increment District Boundary Description and Equalized Value**

The boundaries of TID 8 Amendment #1 are officially designated on Map 1. This map identifies twelve areas to be included in the TID 8 boundary amendment, which can be divided into four sections. The existing uses and redevelopment potential of these sections are discussed in Amended Section III. The estimated base value of the TID 8 Amendment # 1 is \$3.4 million. This is well within the City's available TIF capacity under both current law and the new TIF law, which becomes effective on October 1, 2004.

Figure 1: Certified and Estimated TID Values
(Based on 2003 Equalized Valuation)

	<u>Base Value</u>	<u>Increment</u>	<u>Total</u>
TID No. 6	\$117,600	\$2,481,100	\$2,598,700
TID No. 7	706,700	22,488,200	23,154,900
TID No. 8	19,431,100	329,300	19,760,400
Proposed Amendment	3,371,900	0	3,371,900
Estimated Value All TIDs	23,627,300	25,298,600	48,885,900

Figure 2: TIF Capacity Under TIF Law Prior to October 1, 2004
(Based on 2003 Equalized Valuation)

	<u>5% Calculation</u>	<u>7% Calculation</u>
Total Equalized Value	\$1,541,944,300	\$1,541,944,300
Total City Capacity	77,097,215	107,936,101
Existing & Proposed TIDs	28,670,500	48,885,900
Remaining Capacity	48,426,715	59,050,201

Figure 3: TIF Capacity Under TIF Law Effective October 1, 2004
(Based on 2003 Equalized Valuation)

	<u>12% Calculation</u>
Total Equalized Value	\$1,541,944,300
Total City Capacity	185,033,316
Existing & Proposed TIDs	28,670,500
Remaining Capacity	156,362,816

Amended Section III

Existing Uses and Conditions of Real Property

Section One: Includes areas 1, 2, and 3, which are parcels owned by, or under the control of, Sun Prairie Health Care Associates. Sun Prairie Health Care owns an assisted living facility, which is partially located within the original TIF district boundaries. Part of the main building is situated on a parcel that is not within the original boundary. Amendment #1 to TID 8 would include the full extent of Sun Prairie Health Care's current facility, as well as adjacent parcels which they control.

Section Two: Cattlemans Corporation owns another property, which is currently located partially within and partially outside of the TIF district boundaries. Amendment #1 adds the parcel, designated as area 4 of Map 1, to the TID 8 boundary. The relocation of the Cattlemans Corporation is considered vital to the redevelopment of the South Bristol Street area. The inclusion of both parcels owned by Cattlemans Corporation enhances the viability of this site as a redevelopment area.

Section Three: Areas 5 and 6 are commercial properties owned by Janice Thompson and David Dennis. These parcels contain low intensity improvements used primarily as storage areas. Given their location at the intersection of South Street and Linnerud Drive and their proximity to the planned transit center, these properties have significant redevelopment potential.

Section Four: The final area included in the TID 8 Amendment #1 boundary is the Main Street (Highway 19)/Highway N intersection. This section includes areas 7 through 12 on Map 1. The Main Street/Highway N intersection is the major gateway to the eastern side of the City of Sun Prairie and it marks the eastern entrance to the historic downtown area. Improvements along Main Street and to the intersection itself will play an important role in defining the entrance to the downtown area. The Dane County Highway Department facility and adjacent parcels also present an attractive redevelopment area at this strategic intersection. Park Street is included in this section as well, since the reconstruction of Park Street is planned in order to facilitate the redevelopment of the property along its northern frontage.

Amended Section IV

Proposed Public Works and Estimated Costs

The amended project plan includes the construction of additional public infrastructure to be completed by the City. The proposed timing and projected costs for these improvements are included in Table 1. This table shows actual costs for 2001 through 2003 and projected expenditures for 2004 through 2010. Total project costs for TIF 8 are projected at \$18.2 million.

The original TIF 8 project plan anticipated that redevelopment would begin in the Bristol/King Street district and progress to the east. The actual development of the TIF began in the Market/Main Street district with the Cannery Square development. In 2003, the City entered into a development agreement with Verdian Homes to construct the Cannery Square project on a 14-acre site south of Main Street and east of Market Street. Under the terms of this agreement, the City is responsible for acquiring and preparing land, relocating utility lines, installing public infrastructure, and developing the Cannery Square urban park. In addition, the City agreed to provide a \$1.5 million economic development grant to facilitate the construction of mixed-use and retail projects in the district. The public investment in the Cannery Square project is anticipated to be repaid through tax increments collected from the private improvements. The development agreement includes a construction guarantee that specifies \$26 million of improvements by the end of 2007.

Additional improvements in the Phase I (Cannery Square) area include streetscaping, landscaping, and the installation of new streetlights. The City plans to extend these improvements to other areas of the TIF as shown on Table 1. The amended project plan includes the reconstruction of Market and Park Streets and the extension of Lane Street from Bristol Street to Market Street. These improvements are intended to enhance the connectivity of the downtown area and to incorporate additional pedestrian access and landscaping. Other improvements anticipated in both the original and amended project plans include parking enhancements, a transit center, additional utility relocations, and improved signage and wayfaring.

One of the significant additions in the amended project plan is the inclusion of traffic signals and intersection improvements at County Highway N and State Highway 19. This intersection is the eastern gateway to the downtown area and it is anticipated that traffic enhancements will be necessary as the redevelopment of the downtown progresses. There is also potential for the redevelopment of the property adjacent to this intersection, which would necessitate the installation of traffic signals and/or the reconfiguration of the intersection.

In order to encourage private development in the downtown, particularly on brownfield sites, additional economic development assistance is anticipated. This may come in the form of targeted grants or loans for specific enhancements to individual buildings, or as additional economic development grants for the redevelopment of larger sites in the TIF district. Funding for marketing, business recruitment, and special events is anticipated as another tool to encourage private development in the district. Additionally, administrative, legal, and planning costs for both City staff and consultants are included in the project plan and may be recovered through future TIF increments.

Amended Section VI

Economic Feasibility Analysis

Based on the assumptions included in the TIF 8 amended project plan, it is projected that there will be sufficient revenues to fully cover the interest and principal payments on the debt service required to construct the improvements listed on Table 1. This economic feasibility is based on currently approved TIF law, including the changes that will become effective on October 1, 2004.

Table 2 lists the development assumptions for new increment within the amended TID 8 area. These improvements are divided into three categories: improvements included as part of the Cannery Square development agreement, improvements anticipated in the areas added through boundary Amendment #1, and improvements located within the remainder of the original district boundary. Although the amended project plan includes additional increment projected in the Market-Main Street area based on the Cannery Square development agreement, it includes more conservative projections for the rest of the district. The total amount of development increment is projected at \$52.8 million in the amended project plan compared to \$58.1 million in the original TIF project plan.

The revenue projections shown in Table 3 are based on the amended schedule of development increment. These projections have also been updated to reflect the current net value tax rate and an annual inflation rate of 2.0%. In addition, this schedule includes the impact of the new TIF law that will become effective on October 1, 2004, which will increase the maximum life of blight elimination and rehabilitation TIDs from 23 to 27 years. Based on these assumptions, the amended TID 8 is projected to generate a total of \$38.9 million in tax increment.

The expenditure analysis presented in Table 4 compares the project cost projections, outlined in Table 1, to the tax increment revenues presented in Table 3. This table also incorporates known non-tax revenues and estimated debt service costs based on annual funding requirements. The expenditure analysis assumes that the TID will pay interest on the outstanding debt at an average rate of 6.0%.

The preliminary economic feasibility analysis projects that the Amended TID 8 is feasible. The City should, however, continue to evaluate the expenditures and revenues of the district and make revisions as necessary to reflect current conditions and the potential for redevelopment and the generation of tax increment. This analysis should be reviewed annually and future spending decisions should be based on the current state of the district.

Table 1: Amended Public Improvements Schedule

Project Description	ACTUAL			PROJECTED							TOTAL
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Land Acquisition											
Cannery Square District	1,707,001	1,361,792	638,995								3,707,788
Bristol/King Street District			120,266	400,000							520,266
Site Preparation/Demolition/Remediation											
Cannery Square District			1,292,334								1,292,334
Bristol/King Street District					100,000						100,000
Streetscaping & Streetlighting											
Cannery Square Phase I				425,000							425,000
Cannery Square Phase II					150,000						150,000
Main Street					160,000						160,000
Bristol/King/Park Streets							550,000				550,000
Cannery Square Plaza				325,000							325,000
Street & Utility Improvements											
Cannery Square Phase I			197,844	400,000	50,000						647,844
Park Street Reconstruction						500,000					500,000
Market Street Reconstruction								400,000			400,000
Lane Street Bristol to Market							250,000				250,000
Reconstruction Hwy N & 19 Intersection									270,000		270,000
Traffic Signal Hwy N & 19 Intersection									175,000		175,000
Traffic Signal Linnerud & Main St										175,000	175,000
Main St Frontage Road Reconstruction										150,000	150,000
Utility Relocation/Burying Overhead Lines				280,000							280,000
Parking											
South of Main Street							350,000				350,000
Parking Structure North of Main Street								1,750,000			1,750,000
Transit Center Matching Fund								550,000			550,000
Signage and Wayfaring					50,000						50,000
Miscellaneous Projects											
Administration, Legal, Planning	48,001	259,627	84,542	100,000	50,000	50,000	50,000	50,000	50,000	50,000	792,170
Economic Development Fund			1,795	750,000	48,205	800,000	50,000	50,000	50,000	50,000	1,800,000
Economic Incentives					400,000	400,000	400,000	400,000	400,000		2,000,000
(Land, Site Prep, Redevelopment Grants)											
Contribution to CDA					100,000	100,000	100,000	100,000	100,000		500,000
Marketing, Advertising, Events					50,000	50,000	50,000	50,000	50,000	50,000	300,000
TOTAL EXPENDITURES	1,755,002	1,621,419	2,335,776	2,680,000	1,158,205	1,900,000	1,800,000	3,350,000	1,095,000	475,000	18,170,402

Table 2: Development Increment Assumptions

Construction Year	Cannery Square Area	Amendment #1 Areas	Other Areas	Total Development Increment
2002				-
2003	163,046			163,046
2004	12,409,700	3,000,000		15,409,700
2005	6,930,500	3,000,000		9,930,500
2006	3,594,900	1,500,000	1,500,000	6,594,900
2007	2,664,600	1,500,000	1,500,000	5,664,600
2008		1,500,000	1,500,000	3,000,000
2009		1,500,000	1,500,000	3,000,000
2010			1,500,000	1,500,000
2011			1,500,000	1,500,000
2012			1,500,000	1,500,000
2013			1,500,000	1,500,000
2014			1,500,000	1,500,000
2015			1,500,000	1,500,000
TOTAL	25,762,746	12,000,000	15,000,000	52,762,746

Table 3: Revenue Analysis

Base Value Year	2002	Inflation Rate	2.0%
Base Value Amount	19431100	Interest Rate	6.0%
Net Value Tax Rate	0.023657		

Construction Year	Development Increment Base	Tax Base Loss	Total Value	Inflation Growth	Total Current Value	Total Increment Value	Tax Increment
2002	-	-	19,431,100	329,300	19,760,400	329,300	7,790
2003	603,100	(440,054)	19,594,146	395,208	19,989,354	558,254	13,207
2004	15,409,700	-	35,003,846	700,077	36,099,131	16,668,031	394,317
2005	9,930,500	-	44,934,346	721,983	46,751,614	27,320,514	646,324
2006	6,594,900	-	51,529,246	935,032	54,281,546	34,850,446	824,460
2007	5,664,600	-	57,193,846	1,085,631	61,031,777	41,600,677	984,150
2008	3,000,000	-	60,193,846	1,220,636	65,252,412	45,821,312	1,083,998
2009	3,000,000	-	63,193,846	1,305,048	69,557,461	50,126,361	1,185,843
2010	1,500,000	-	64,693,846	1,391,149	72,448,610	53,017,510	1,254,239
2011	1,500,000	-	66,193,846	1,448,972	75,397,582	55,966,482	1,324,003
2012	1,500,000	-	67,693,846	1,507,952	78,405,534	58,974,434	1,395,163
2013	1,500,000	-	69,193,846	1,568,111	81,473,644	62,042,544	1,467,745
2014	1,500,000	-	70,693,846	1,629,473	84,603,117	65,172,017	1,541,779
2015	1,500,000	-	72,193,846	1,692,062	87,795,179	68,364,079	1,617,294
2016	-	-	72,193,846	1,755,904	89,551,083	70,119,983	1,658,834
2017	-	-	72,193,846	1,791,022	91,342,105	71,911,005	1,701,204
2018	-	-	72,193,846	1,826,842	93,168,947	73,737,847	1,744,422
2019	-	-	72,193,846	1,863,379	95,032,326	75,601,226	1,788,504
2020	-	-	72,193,846	1,900,647	96,932,972	77,501,872	1,833,468
2021	-	-	72,193,846	1,938,659	98,871,632	79,440,532	1,879,331
2022	-	-	72,193,846	1,977,433	100,849,064	81,417,964	1,926,111
2023	-	-	72,193,846	2,016,981	102,866,046	83,434,946	1,973,827
2024	-	-	72,193,846	2,057,321	104,923,367	85,492,267	2,022,497
2025	-	-	72,193,846	2,098,467	107,021,834	87,590,734	2,072,141
2026	-	-	72,193,846	2,140,437	109,162,271	89,731,171	2,122,777
2027	-	-	72,193,846	2,183,245	111,345,516	91,914,416	2,174,426
2028	-	-	72,193,846	2,226,910	113,572,426	94,141,326	2,227,109
TOTAL	53,202,800	(440,054)		41,707,880			38,864,964

Table 4: Expenditure Analysis

Construction Year	Tax Increment Revenue	Non-Tax Revenue	Total Revenue	Cumulative Revenue	Project Costs	Beginning Balance	Interest & Debt Costs	Ending Balance
2002	-	80,761	80,761	80,761	3,376,421	(3,295,660)	49,647	(3,345,307)
2003	-	446,454	446,454	527,215	2,335,776	(5,234,629)	307,023	(5,541,652)
2004	7,790	400,000	407,790	935,005	2,680,000	(7,813,862)	436,852	(8,250,714)
2005	13,207	-	13,207	948,212	1,158,205	(9,395,712)	563,743	(9,959,455)
2006	394,317	-	394,317	1,342,529	1,900,000	(11,465,138)	687,908	(12,153,046)
2007	646,324	-	646,324	1,988,852	1,800,000	(13,306,723)	798,403	(14,105,126)
2008	824,460	-	824,460	2,813,312	3,350,000	(16,630,666)	997,840	(17,628,506)
2009	984,150	-	984,150	3,797,462	1,095,000	(17,739,356)	1,064,361	(18,803,717)
2010	1,083,998	-	1,083,998	4,881,461	475,000	(18,194,719)	1,091,683	(19,286,402)
2011	1,185,843	-	1,185,843	6,067,304	-	(18,100,559)	1,086,034	(19,186,592)
2012	1,254,239	-	1,254,239	7,321,543	-	(17,932,353)	1,075,941	(19,008,294)
2013	1,324,003	-	1,324,003	8,645,547	-	(17,684,291)	1,061,057	(18,745,348)
2014	1,395,163	-	1,395,163	10,040,709	-	(17,350,186)	1,041,011	(18,391,197)
2015	1,467,745	-	1,467,745	11,508,455	-	(16,923,451)	1,015,407	(17,938,859)
2016	1,541,779	-	1,541,779	13,050,234	-	(16,397,079)	983,825	(17,380,904)
2017	1,617,294	-	1,617,294	14,667,528	-	(15,763,610)	945,817	(16,709,426)
2018	1,658,834	-	1,658,834	16,326,362	-	(15,050,592)	903,036	(15,953,628)
2019	1,701,204	-	1,701,204	18,027,566	-	(14,252,424)	855,145	(15,107,569)
2020	1,744,422	-	1,744,422	19,771,988	-	(13,363,147)	801,789	(14,164,936)
2021	1,788,504	-	1,788,504	21,560,492	-	(12,376,432)	742,586	(13,119,018)
2022	1,833,468	-	1,833,468	23,393,960	-	(11,285,550)	677,133	(11,962,683)
2023	1,879,331	-	1,879,331	25,273,291	-	(10,083,352)	605,001	(10,688,353)
2024	1,926,111	-	1,926,111	27,199,402	-	(8,762,242)	525,735	(9,287,977)
2025	1,973,827	-	1,973,827	29,173,229	-	(7,314,150)	438,849	(7,752,999)
2026	2,022,497	-	2,022,497	31,195,726	-	(5,730,502)	343,830	(6,074,332)
2027	2,072,141	-	2,072,141	33,267,867	-	(4,002,191)	240,131	(4,242,322)
2028	2,122,777	-	2,122,777	35,390,644	-	(2,119,545)	127,173	(2,246,718)
2029	2,174,426	-	2,174,426	37,565,071	-	(72,291)	4,337	(76,629)
2030	2,227,109	-	2,227,109	39,792,179	-	2,150,480	-	2,150,480
TOTAL	38,864,964	927,215	39,792,179		18,170,402		19,471,298	

Table 5: TIF 8 Amendment #1 Parcel List

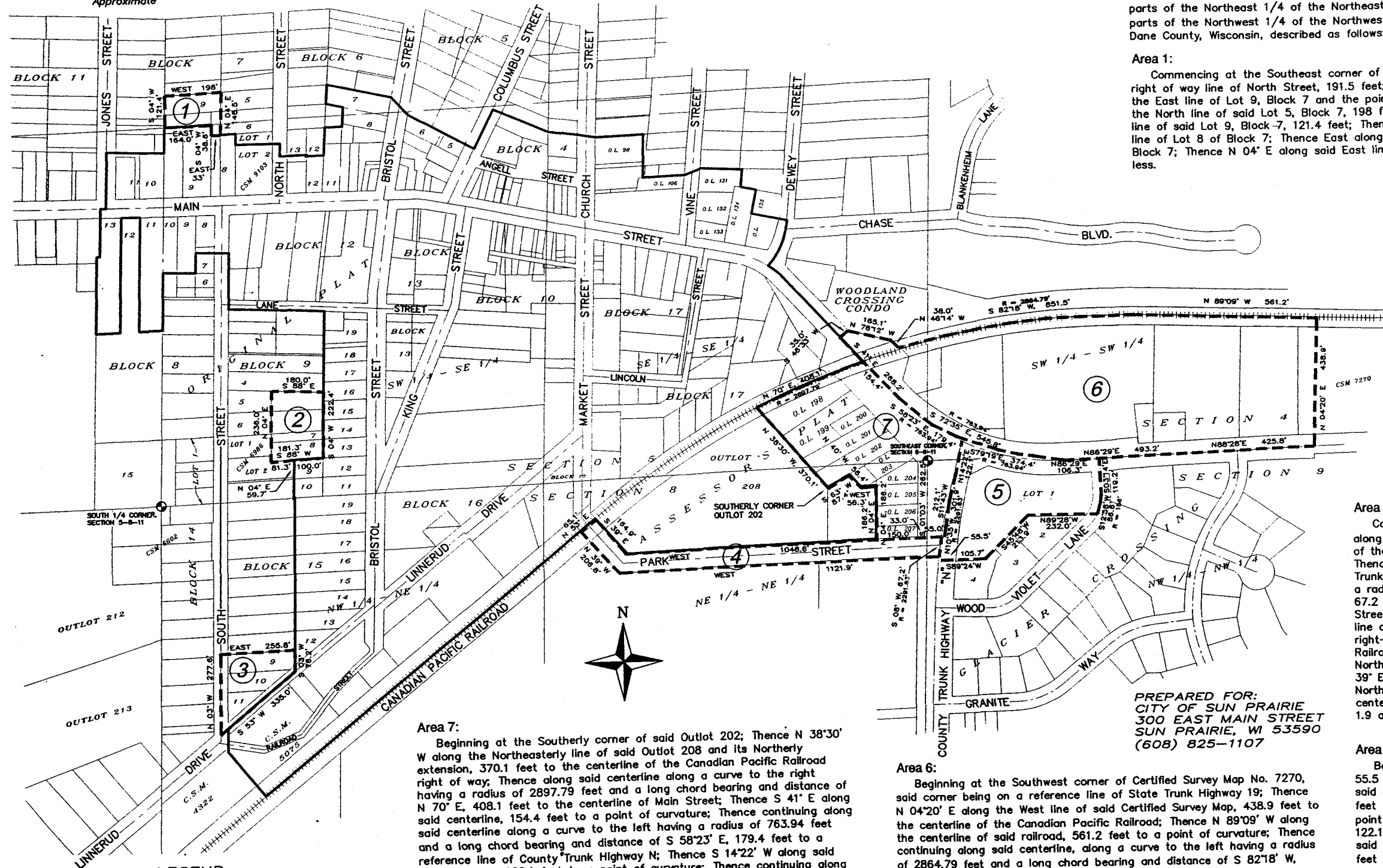
Parcel	Map #	Owner	Address	Class	2003 Land Value	2003 Improvement Value	2003 Assessed Value
0811-054-3058-3	1	SP Associates	228 W Main St	G2	41,500	-	41,500
0811-054-4605-2	1	SP Associates	228 W Main St	G2	58,600	-	58,600
0811-054-3045-8	2	Kruchten, Edwin	311 W Main St	G1	30,600	141,300	171,900
0811-054-4556-8	2	Kruchten, Edwin	311 W Main St	G1	34,300	129,500	163,800
0811-054-4570-0	3	Ellingson, Reed	106 North St	G1	17,800	104,500	122,300
0811-054-5020-3	4	Cattlemens Corp	184 S Bristol	G3	53,300	175,200	228,500
0811-081-2541-6	5	Thompson, Janice	255 South St	G1	32,700	90,200	122,900
0811-081-2546-1	6	Dennis, David	261 South St	G2	35,600	77,800	113,400
0811-092-2700-0	8	Wagners Mobil	605 E Main St	G2	115,000	357,000	472,000
0811-043-4700-5	9	Dane Cty Highway Dept		X3	-	-	-
0811-043-4750-5	9	Dane Cty Highway Dept		X3	-	-	-
0811-043-4600-6	10	Miller, Roy	662 E Main St	G1	33,500	86,200	119,700
0811-043-4525-2	11	Main Street Partners	696,676 E Main	G2	405,000	51,900	456,900
0811-054-7508-0	12	Patrick Murphy	541 E Main St	G1	35,600	75,400	111,000
0811-054-7529-5	12	Laura Massow	545 E Main St	G1	46,700	69,300	116,000
0811-054-7540-0	12	Aaron Sabatini	553 E Main St	G1	26,700	81,200	107,900
0811-054-7551-7	12	Tyson & Michelle Glimme	559 E Main St	G1	34,000	92,200	126,200
0811-054-7562-4	12	Thomas & Brenda Egli	565 E Main St	G1	46,500	78,700	125,200
0811-081-0023-7	12	Shelhamer Trust	571 E Main St	G1	30,200	131,200	161,400
0811-081-0034-4	12	Ruth Skalitzky	107 Grove St	G1	30,000	60,100	90,100
0811-081-0045-1	12	Larry Haukom	113 Grove St	G1	29,900	115,800	145,700
0811-081-0056-8	12	Larry Haukom	121 Grove St	G1	29,900	77,200	107,100
0811-081-0067-5	12	Larry Haukom		G1	21,200	-	21,200
55-40200	1	Sun Prairie Health Care	228 W Main St		-	47,900	47,900
55-00055	4	Batlar Enterprises, Inc.	184 S Bristol		-	76,100	76,100
55-47651	8	Wagners Mobil	605 E Main St		-	64,600	64,600
			Total		1,188,600	2,183,300	3,371,900

City of Sun Prairie
PC04-1099
Property Owner Notices Sent To

Parcel Number	Name	Name 2	Address	City, State, Zip Code
0811-054-3045-8	KRUCHTEN, EDWIN M & ELIZABETH M		311 WEST MAIN STREET	WAUNAKEE, WI 53597
0811-054-3058-3	SUN PRAIRIE ASSOCIATES,		228 WEST MAIN STREET	SUN PRAIRIE, WI 53590
0811-054-4556-8	KRUCHTEN, EDWIN M		311 WEST MAIN STREET	WAUNAKEE, WI 53597
0811-054-4605-2	SUN PRAIRIE ASSOCIATES,		228 WEST MAIN STREET	SUN PRAIRIE, WI 53590
0811-054-4570-0	ELLINGSON, REED M & JOANNE M		106 NORTH STREET	SUN PRAIRIE, WI 53590
0811-043-4700-5	DANE COUNTY HWY DEPT,		CITY COUNTY BLDG	MADISON, WI 53709
0811-043-4525-2	MAIN STREET PARTNERS LLC,		1220 FEMRITE DRIVE UNIT #203	MADISON, WI 53716
0811-043-4750-5	DANE COUNTY,		210 MARTIN LUTHER KING JR BLVD #114	MADISON, WI 53709
0811-054-5020-3	CATTLEMENS CORP,		184 SOUTH BRISTOL STREET	SUN PRAIRIE, WI 53590
0811-054-7508-0	MURPHY, PATRICK J & PATRICIA M		541 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0811-054-7529-5	MASSOW, LAURA L		545 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0811-054-7540-0	SABATINI, AARON A		553 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0811-043-4600-6	TEPPO, KEVIN C		662 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0811-054-7551-7	GLIMME, TYSON K & MICHELLE L ET AL		559 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0811-054-7562-4	EGLI, THOMAS A & BRENDA A ET AL		565 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0811-081-0023-7	SHELHAMER REV TR, GERALDINE D,		2992 BURKE ROAD	SUN PRAIRIE, WI 53590
0811-081-0034-4	SKALITZKY, RUTH ANN; KLUBERTANZ, LLOYD F ET AL		107 PROSPECT AVENUE	LODI, WI 53555
0811-092-2700-0	WAGNERS MOBIL INC,	% LEON WAGNER	813 TAFT STREET	SUN PRAIRIE, WI 53590
0811-081-0045-1	HAUKOM, LARRY A; SCHULTZ, KATHERINE M		216 SOUTH HAMILTON STREET	MADISON, WI 53703
0811-081-0056-8	HAUKOM, LARRY A; SCHULTZ, KATHERINE M		216 SOUTH HAMILTON STREET	MADISON, WI 53703
0811-081-0067-5	HAUKOM, LARRY A; SCHULTZ, KATHERINE M		216 SOUTH HAMILTON STREET	MADISON, WI 53703
0811-081-2541-6	THOMPSON, JANICE M		136 EAST KLUBERTANZ	SUN PRAIRIE, WI 53590
0811-081-2546-1	DENNIS, DAVID L; BYERS, RODNEY L		261 SOUTH STREET	SUN PRAIRIE, WI 53590

"City of Sun Prairie Amendments to TID #8"

0 200 400 800
SCALE: 1" = 400'
Approximate



Additional Area Descriptions:

Part of Lot 9, Block 7; parts of Lots 5, 6, 7 and 8, Block 9; Lot 9 and parts of Lots 10 and 11, Block 15; all in the Original Plat of the Village of Sun Prairie; Lot 1, Glacier Crossing; Outlots 198 through 207 and part of 208, Assessor's Plat of the Village of Sun Prairie; and parts of the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 4, parts of the Southeast 1/4 of the Southeast 1/4 of Section 5, and parts of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 8, and parts of the Northwest 1/4 of the Northwest 1/4 of Section 9; all located in T 8 N, R 11 E, City of Sun Prairie, Dane County, Wisconsin, described as follows:

Area 1:

Commencing at the Southeast corner of Lot 1, Certified Survey Map No. 9103; Thence N 04° E along the West right of way line of North Street, 191.5 feet; Thence West along the North line of Lot 5, Block 7, 181.5 feet to the East line of Lot 9, Block 7 and the point of beginning; Thence continuing West along the Westerly extension of the North line of said Lot 5, Block 7, 198 feet to the West line of Lot 9, Block 7; Thence S 04° W along the West line of said Lot 9, Block 7, 121.4 feet; Thence East, 164.0 feet; Thence S 04° W, 38.6 feet to the extended North line of Lot 8 of Block 7; Thence East along the North line of said Lot 8, 33.0 feet to the said East line of Lot 9, Block 7; Thence N 04° E along said East line, 148.5 feet to the point of beginning; Containing 0.5 acres, more or less.

Area 2:

Commencing at the Southwest corner of Lot 2, Certified Survey Map No. 6986; Thence N 85°49' E along the South line of said Lot 2, 233.3 feet to the Southeast corner thereof; Thence N 04° E along the East line of said Lot 2, 59.7 feet to a Northeasterly corner of said Lot 2 and the point of beginning; Thence S 88° W, 81.3 feet; Thence N 04° E, 236.0 feet; Thence S 86° E, 180.0 feet to the West line of Lot 16, Block 9, of the Original Plat of the Village of Sun Prairie; Thence S 04° W along the West line of Lots 16, 15, 14, and 13, Block 9, 222.4 feet to the Southeast corner of Lot 8, Block 9; Thence S 88° W along said South line of Lot 8, Block 9, 100.0 feet to a Southeasterly corner of said Lot 2, Certified Survey Map No. 6986 and the point of beginning; Containing 0.9 acres, more or less.

Area 3:

Beginning at the Northeast corner of said Lot 9; Thence S 03° W along the East line of said Lot 9 and its Southerly extension, 76.2 feet to the centerline of Linnerud Drive; Thence S 53° W along said centerline, 335.0 feet to the centerline of South Street; Thence N 03° E along the centerline of said South Street, 277.6 feet to the Westerly extension of the North line of said Lot 9; Thence East along said North line and its Westerly extension, 255.8 feet to the Northeast corner of said Lot 9 and the point of beginning; Containing 1.0 acres, more or less.

Area 4:

Commencing at the Northeast corner of said Section 8; Thence S 01°03' W along the East line of said Northeast 1/4, 262.5 feet to the Easterly extension of the North right-of-way line of Park Street and the point of beginning; Thence East along said Easterly extension, 55.0 feet to the centerline of County Trunk Highway N; Thence along said centerline along a curve to the left having a radius of 2291.8 feet and a long chord bearing and distance of S 08° W, 67.2 feet to the Easterly extension of the South right-of-way line of Park Street; Thence West along said Easterly extension and the South right-of-way line of Park Street, 1121.9 feet; Thence continuing along said South right-of-way line, N 39° W, 206.8 feet to the center line of Canadian Pacific Railroad right of way; Thence N 53° E along said center line, 65.1 feet to the Northwestern extension of the North right-of-way line of Park Street; Thence S 39° E along said North right-of-way line, 164.9; Thence continuing along said North right-of-way line and its Easterly extension, East, 1048.6 feet to the center line of County Trunk Highway N and the point of beginning; Containing 1.9 acres, more or less.

Area 5:

Beginning at the Southwest corner of said Lot 1; Thence S89°24'W, 55.5 feet to a reference line of County Trunk Highway N; Thence along said reference line along a curve to the right having a radius of 2291.83 feet and a long chord bearing and distance of N 10°35' E, 301.9 feet to a point of tangency; Thence continuing along said reference line, N 14°22' E, 122.1 feet to a reference line of State Trunk Highway 19; Thence along said reference line along a curve to the left having a radius of 763.94 feet and a long chord bearing and distance of S 79°19' E, 374.4 feet to a point of tangency; Thence continuing along said reference line N 86°29' E, 106.3 feet to the extended centerline of Wood Violet Lane; Thence along said extension and said centerline, S 03°14' E, 119.2 feet to a point of curvature; Thence continuing along said centerline, along a curve to the right having a radius of 156.00 feet and a long chord bearing and distance of S 12°58' W, 86.6 feet to the Easterly extension of the Southerly line of said Lot 1; Thence along said extension and said Southerly line, N 89°28' W, 232.0 feet; Thence continuing along said Southerly line, S 45°48' W, 213.9 feet; Thence continuing along said Southerly line, S 89°24' W, 105.7 feet to the East right-of-way line of County Trunk Highway N and the point of beginning; Containing 5.4 acres, more or less..

Area 6:

Beginning at the Southwest corner of Certified Survey Map No. 7270, said corner being on a reference line of State Trunk Highway 19; Thence N 04°20' E along the West line of said Certified Survey Map, 438.9 feet to the centerline of the Canadian Pacific Railroad; Thence N 89°09' W along the centerline of said railroad, 561.2 feet to a point of curvature; Thence continuing along said centerline, along a curve to the left having a radius of 2864.79 feet and a long chord bearing and distance of S 82°18' W, 851.5 feet; Thence N 46°14' W, 38.0 feet to the Northerly right-of-way line said Canadian Pacific Railroad; Thence N 76°12' W along the Southerly line of Woodland Crossing Condominium, 165.1 feet; Thence S 46°33' W, 35.0 feet to the centerline of Main Street; Thence S 41° E along said centerline, 268.2 feet to a point of curvature; Thence continuing along said centerline, along a curve to the left having a radius of 763.94 feet and a long chord bearing and distance of S 72°35' E, 545.8 feet; Thence N 86°29' E along a reference of State Trunk Highway 19, 493.2 feet; Thence continuing along said reference line, N 88°28' E, 425.8 feet to the Southwest corner of Certified Survey Map No. 7270 and the point of beginning; Containing 14.6 acres, more or less.

Area 7:

Beginning at the Southerly corner of said Outlot 202; Thence N 38°30' W along the Northeasterly line of said Outlot 208 and its Northerly extension, 370.1 feet to the centerline of the Canadian Pacific Railroad right of way; Thence along said centerline along a curve to the right having a radius of 2897.79 feet and a long chord bearing and distance of N 70° E, 408.1 feet to the centerline of Main Street; Thence S 41° E along said centerline, 154.4 feet to a point of curvature; Thence continuing along said centerline along a curve to the left having a radius of 763.94 feet and a long chord bearing and distance of S 58°23' E, 179.4 feet to a reference line of County Trunk Highway N; Thence S 14°22' W along said reference line, 122.1 feet to a point of curvature; Thence continuing along said reference line along a curve to the left having a radius of 2291.83 feet and a long chord bearing and distance of S 11°43' W, 212.1 feet to the extended North right-of-way line of Park Street; Thence West along said extended line, 55.0 feet to the East line of the Northeast corner of said Section 8; Thence continuing West along said extended line, 33.0 feet to the Southeast corner of said Outlot 207; Thence continuing West along the North right-of-way line of Park Street, 150.0 feet to the Southwest corner of said Outlot 207; Thence N 04° E along the West lines of said Outlots 207, 206 and 205, 186.2 feet to the Northwest corner of said Outlot 205; Thence West along the Westerly extension of the North line of said Outlot 205, 56.3 feet; Thence N 40° W, 56.4 feet to the Southeasterly line of said Outlot 202; Thence S 63° W along said Southeasterly line, 87.4 feet to the Southerly corner of said Lot 202 and the point of beginning; Containing 3.2 acres, more or less.

LEGEND
TID #8 BOUNDARY ③ AREA NUMBER

ADDITIONAL AREAS TO TID#8

REVISED: AUGUST 18, 2004
DATE: JULY 20, 2004

BIRRENKOTT SURVEYING INC.

P.O. BOX 237
1677 NORTH BRISTOL ST.
SUN PRAIRIE, WI. 53590
(608) 837-7463



L:\2002\020050\020050-A

OFFICE MAP NUMBER: 020050-A

**RESOLUTION APPROVING A CITY COUNCIL RESOLUTION AMENDING
THE BOUNDARIES AND PROJECT PLAN OF TAX INCREMENTAL
FINANCING DISTRICT NUMBER 8,
CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN**

WHEREAS, the Joint Review Board, Tax Incremental District No. 8, City of Sun Prairie, Wisconsin, has reviewed the public record, planning documents and resolution related to the amended project plan and boundaries for TIF District No. 8, City of Sun Prairie, Wisconsin; and

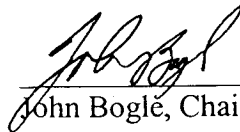
WHEREAS, the Joint Review Board, Tax Incremental District No. 8, City of Sun Prairie, Wisconsin, has received in an open meeting additional information from the City of Sun Prairie staff regarding the amended project plan and boundaries for Tax Incremental District No. 8, City of Sun Prairie, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board finds:

1. The development expected in the amended TIF District No. 8 City of Sun Prairie, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of the amended TIF District No. 8, City of Sun Prairie, Wisconsin, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements;
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this 18th day of August, 2004.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 8
CITY OF SUN PRAIRIE, WISCONSIN



John Bogle, Chairperson

COUNTY Dane
MUNICIPALITY City of Sun Prairie
TAX INCREMENTAL DISTRICT NUMBER 8

TID PARCEL LIST **LOCALLY ASSESSABLE PROPERTY**

Page 1 of 2 Pages

January 1, 20 04

SEE INSTRUCTIONS ON REVERSE SIDE

OFFICE USE ONLY	
AA	MUNICIPAL CODE

PARCEL NUMBER	Classification	OTHER TAXING DISTRICTS						Overlapping TID #s	ASSESSED VALUE OF REAL PROPERTY AS OF JANUARY 1, 20 <u>04</u>		
		School District Sun Prairie Area SD (Name)	School District (Name)	VTAE MATC (Name)	Union High School (Name)	Special District (Name)	County Dane (Name)		LAND	IMPROVEMENTS	TOTAL
0811-054-3058-3	2	☒	☐	☒	☐	☐	☒		48,500	0	48,500
0811-054-4605-2	2	☒	☐	☒	☐	☐	☒		71,800	0	* 71,800
0811-081-2541-6	2	☒	☐	☒	☐	☐	☒		57,900	100	58,000
0811-081-2546-1	2	☒	☐	☒	☐	☐	☒		43,900	87,200	131,100
0811-092-2700-0	2	☒	☐	☒	☐	☐	☒		136,700	361,900	498,600
0811-043-4700-5	X	☒	☐	☒	☐	☐	☒		0	0	0
0811-043-4750-5	X	☒	☐	☒	☐	☐	☒		0	0	0
0811-043-4600-6	1	☒	☐	☒	☐	☐	☒		37,200	88,100	125,300
0811-043-4525-2	2	☒	☐	☒	☐	☐	☒		405,000	51,900	456,900
0811-054-7508-0	1	☒	☐	☒	☐	☐	☒		39,300	97,100	136,400
0811-054-7529-5	1	☒	☐	☒	☐	☐	☒		51,800	77,000	128,800
0811-054-7540-0	1	☒	☐	☒	☐	☐	☒		29,400	86,300	115,700
0811-054-7551-7	1	☒	☐	☒	☐	☐	☒		37,600	94,300	131,900
0811-054-7562-4	1	☒	☐	☒	☐	☐	☒		51,600	83,200	134,800
0811-081-0023-7	1	☒	☐	☒	☐	☐	☒		53,000	124,600	177,600
TOTALS									\$1,063,700	\$1,151,700	\$2,215,400

INSTRUCTIONS

PARCEL NUMBER COLUMN

List all locally assessable parcels that are located in the TID. Include all exempt property except city-owned.

CLASSIFICATION COLUMN

In this column indicate the assessment classification of each assessable parcel. Class 1-Residential, Class 2-Commercial, Class 4-Agricultural, Class 5-Undeveloped, Class 5m-Agricultural Forest, Class 6-Forest, Class 7-Other, or X-Class Exempt*. Classes 4, 5, 5m or 6 must not have improvement values.

* Include all exempt property except city-owned.

OTHER TAXING ENTITIES COLUMNS

For each of the next six columns (school district through county):

- a. In the column heading, list the name of the taxing jurisdiction in which the TID lies.
- b. In the boxes below, place value in the columns that apply for each parcel.

EXISTING TIDS COLUMN

USE THIS COLUMN ONLY IF YOUR NEWLY-CREATED TID HAS BOUNDARIES THAT OVERLAP AN EXISTING TID(s).

In the column list the TID numbers.

ASSESSED VALUE OF REAL PROPERTY COLUMNS

In the blank provided in the heading of the last three columns, fill in the year in which the assessed values were determined. This should be the same as the creation year.

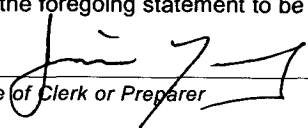
For each parcel, list the value of the land, improvements and total assessed value. Also, include parcel numbers for exempt property OTHER THAN TAX-EXEMPT CITY-OWNED property (e.g., county courthouse). Tax-exempt city-owned property will be listed separately on its own parcel list (PE-619). State assessed manufacturing property is also listed on a separate parcel list (PE-608M).

ANNEXED PARCELS REQUIRE SPECIAL TREATMENT

If any portion of the district was annexed to the city or village after the assessment date in the creation year, the parcel(s) involved should be entered on a **separate parcel list**. All of the data required for other real estate parcels in the district should be provided. The classification and assessed values will have to be obtained from the municipality in which the property was located prior to the annexation. These values are also entered on **separate** Final Report and Statement of Assessment forms signed by the assessor and clerk of the municipality from which property was annexed.

Column A		Column B	Column C
Line No.	Metro Sewer Dist. No.	METROPOLITAN SEWERAGE DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
33		None	
34			
	Sanitary Dist. No.	SANITARY DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
35		None	
36			
37			
38			
	Inland Lake Dist. No.	PUBLIC INLAND LAKE PROTECTION AND REHABILITATION DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
39		None	
40			
41			
42			
	Utility Dist. No.	UTILITY DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
43		None	
44			
45			
46			
	Other Special Dist. No.	OTHER SPECIAL PURPOSE DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
		None	

CERTIFICATION (Local Clerk)

I certify the foregoing statement to be correct, as appears in the assessment rolls referred to and which are now in this office.			
 Signature of Clerk or Preparer		City Assessor Title	08/26/04 Date
Board of Review	Date of Final Adjournment	08/30/04	
Telephone Numbers	(608) 825-1186	(608) 834-0176	E-mail jyoung@cityofsunprairie.com
	Work	Home	

INSTRUCTIONS

The municipal clerk should complete this report as it is usually done for the entire municipality, however, it should only include property within the TID (DO NOT INCLUDE VALUES OF CITY-OWNED TAX EXEMPT PROPERTY). Be certain that all items below line 15 (first page) are completed and reflect the local assessed value of all general property (subject to the general property tax) located within the particular tax incremental district. DO NOT attempt to include Class 3 (Manufacturing) values on the Statement of Assessment form. If no special districts apply to the TID, write – NONE – in the appropriate area. Be sure to complete the certification portion of this form, remembering to sign and date it.

STATEMENT OF ASSESSMENT – YEAR 20 04
TAX INCREMENTAL DISTRICT NO. 8

WHEN COMPLETING THIS DOCUMENT
DO NOT WRITE OVER SHADED AREA

13 282 FOR City OF Sun Prairie Dane COUNTY
CO MUN T-V-C NAME OF MUNICIPALITY NAME OF COUNTY

Line No.		PARCEL COUNT		# of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	12	11	5	529,200	1,060,900	1,590,100
2	Commercial – Class 2	6	4	8	692,000	501,100	1,193,100
4	Agricultural – Class 4						0
5	Undeveloped – Class 5						0
5m	Agricultural Forest – Class 5m						0
6	Forest – Class 6						0
7	Other – Class 7						0
8	TOTAL ALL COLUMNS	18	15	13	1,221,200	1,562,000	2,783,200
9	Number of Personal Owners in Roll			1			
10	Boats and Other Watercraft Not Exempt				NOTE: If lines 10 through 13 contain any values, please fill in line 9.		
11	Machinery, Tools and Patterns					52,500	
12	Furniture, Fixtures and Equipment					1,900	
13	All Other Personal Property Not Exempt					10,500	
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						64,900
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						2,848,100
	School District Codes (Col. A)	SCHOOL DISTRICT NAMES (Col. B)					Assessed Value of School Districts in TID
20	5656	Sun Prairie					Assessed Value of General Property (Real Estate & Personal Property) Subject to the General Property Tax (Col. C)
21							
22							
23							
24							
25							
26							
27	TOTAL COL. C (Col. C must equal line 15 above.)						2,848,100
SEPARATE UNION HIGH SCHOOL DISTRICTS (In addition to and independent of school districts entered above.)							
28		None					
29							
VOCATIONAL AND TECHNICAL SCHOOL DISTRICTS (In addition to and independent of school districts entered above.)							
30		Madison Area Technical College					2,848,100
31							
32							

SPECIAL DISTRICT SUPPLEMENT

AREA B ☐ School District ☐ Sanitary District ☐ Public Inland Lake Protection and Rehabilitation District (check one)

Name and Number _____

Line No.		PARCEL COUNT		No. of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1						0
2	Commercial – Class 2						0
4	Agricultural – Class 4						0
5	Swamp & Waste – Class 5						0
6	Forest – Class 6						0
7	Other – Class 7						0
8	TOTAL ALL COLUMNS	0	0	0	0	0	0
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft Not Exempt						
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						0
15	Aggregate assessed value of all property within this SPECIAL DISTRICT subject to general property tax.						0

INSTRUCTIONS

BASE YEAR VALUATION – Complete this form and return it to the municipal clerk, only include property within the TID. No split parcels are allowed. The portion above the signature line and Area 'A' must be completed. Area 'B' should be used if there is more than one school district or any special districts.

SPECIAL DISTRICT SUPPLEMENT – Contains valuation areas for School, Sanitary, and Public Inland Lake Protection and Rehabilitation Districts. To complete, follow the instructions below:

1. In Area A enter the School District name, number, and total assessed value of the general taxable property of the School District that is located within the TID boundaries. If the area within the TID contains territory of two or more School Districts, determine the assessed value of each School District and complete Area B (if more than two school districts, photocopy form). Make certain Area B is identified by School District name and number.
2. If all or a portion of the TID contains territory in a Sanitary District, enter only the total assessed value of Sanitary District property which is located within the TID. Enter the name and number of the district in the space provided in Area B (check the appropriate box). If the TID contains territory in more than one Sanitary District, make a copy of this form and complete the Sanitary District portion (Area B) relabeling it Area C.
3. Completion of Area B for a Public Lake Protection and Rehabilitation District is the same as for item 2 above.
4. If both a Sanitary and Public Inland Lake Protection and Rehabilitation District occur in the same TID (or multiple combinations thereof), photocopy the number of forms (Area 'B') necessary and clearly indicate what district is being valued, including the name and number.

**TAX INCREMENTAL DISTRICT
ASSESSOR'S FINAL REPORT 20 04
BASE YEAR VALUATION**

☐ TOWN
☐ VILLAGE } of Sun Prairie
☒ CITY }
COUNTY OF Dane

SEE INSTRUCTIONS ON REVERSE SIDE

TID Number 8

Line No.		PARCEL COUNT		No. of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	12	11	5	529,200	1,060,900	1,590,100
2	Commercial – Class 2	6	4	8	692,000	501,100	1,193,100
4	Agricultural – Class 4						0
5	Swamp & Waste – Class 5						0
6	Forest – Class 6						0
7	Other – Class 7						0
8	TOTAL ALL COLUMNS	18	15	13	1,221,200	1,562,000	2,783,200
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft Not Exempt					0	
11	Machinery, Tools and Patterns					52,500	
12	Furniture, Fixtures and Equipment					1,900	
13	All Other Personal Property Not Exempt					10,500	
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						64,900
15	Aggregate assessed value of all property within this TID subject to general property tax.						2,848,100

At what percent of full value
are you assessing ALL
GENERAL PROPERTY? 100.00 %

Sign here

Assessor's Signature

08/26/04

Date

SPECIAL DISTRICT SUPPLEMENT – AREA A School District Name and No.

Sun Prairie - 5656

Line No.		PARCEL COUNT		No. of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	12	11	5	529,200	1,060,900	1,590,100
2	Commercial – Class 2	6	4	8	692,000	501,100	1,193,100
4	Agricultural – Class 4						0
5	Swamp & Waste – Class 5						0
6	Forest – Class 6						0
7	Other – Class 7						0
8	TOTAL ALL COLUMNS	18	15	13	1,221,200	1,562,000	2,783,200
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft Not Exempt					0	
11	Machinery, Tools and Patterns					52,500	
12	Furniture, Fixtures and Equipment					1,900	
13	All Other Personal Property Not Exempt					10,500	
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						64,900
15	Aggregate assessed value of all property within this SCHOOL DISTRICT subject to general property tax as contained within the TID only.						2,848,100



City Assessor's Office

300 East Main Street
Sun Prairie, WI 53590
Phone: (608) 825-1186
Fax: (608) 825-1194
www.cityofsunprairie.com

Date: August 18, 2004

To: Judie Gibbon, Wisconsin Department of Revenue
Joint Review Committee

From: Jim Young, City Assessor

Re: TIF/TID 8 Amendment Documents

Dear Judie and Joint Review Committee,

I have finished my review and updates of the attached documents relative to the City of Sun Prairie's proposed amendment to their TIF/TID 8 boundaries for the 2005 Assessment Year. I have three (3) comments regarding these documents.

First, I have completed updates to the Assessor's Final Report 2004 and Statement of Assessment forms based on current values for those parcels included in our TIF/TID 8 as of January 1, 2004. Our Board of Review has not closed the 2004 Assessment Roll yet, so I do anticipate some minor changes in the overall TIF/TID 8 values. I will forward final versions of these reports to our Finance Director when the 2004 Assessment Roll is closed.

An asterisk (*) was placed next to the Assessed Values and Acreage listings for two (2) real estate parcels and one (1) personal property parcel that already have their assessments and acreage included in the original TIF/TID 8 listings in my assessment records. The real estate parcels were actually included in the original TIF/TID 8 application and approval, but not all of their physical lot areas were included in (indicated on) the original map delineating TIF/TID 8. These parcels were listed in this amendment solely to indicate that the updated map includes these corrections. Please don't count these values twice.

Finally, a double asterisk (**) has been placed by the Assessed Value of a parcel that has only the rear portion of its parcel included in the new TIF/TID 8 boundary map. The City Planner has informed me that this portion of the parcel will be combined with an existing parcel within the TIF/TID 8 area in a proposed certified survey map (CSM) request. Thus, this was an attempt to be proactive in identifying the correct boundary lines on the map, even though the CSM has not been recorded yet.

I hope this help to clarify the information contained in these documents presented for your consideration.

Sincerely,

Jim Young – City Assessor
City of Sun Prairie

Cc. Margaret Powers – Assistant City Administrator; Bill Burns - Finance Director; Paul Evert – City Attorney; Diane Herman-Brown – City Clerk; Scott Kugler – City Planner.

COUNTY Dane
MUNICIPALITY City of Sun Prairie
TAX INCREMENTAL DISTRICT NUMBER 8

TID PARCEL LIST **LOCALLY ASSESSABLE PROPERTY**

Page 2 of 2 Pages

January 1, 20 04

SEE INSTRUCTIONS ON REVERSE SIDE

OFFICE USE ONLY	
AA	MUNICIPAL CODE

PARCEL NUMBER	Classification	OTHER TAXING DISTRICTS						Overlapping TID #s	ASSESSED VALUE OF REAL PROPERTY AS OF JANUARY 1, 20 <u>04</u>		
		School District	School District	VTAE	Union High School	Special District	County Dane		LAND	IMPROVEMENTS	TOTAL
		(Name)	(Name)	(Name)	(Name)	(Name)	(Name)				
0811-081-0034-4	1	☒	☐	☒	☐	☐	☒		32,400	65,900	98,300
0811-081-0045-1	1	☒	☐	☒	☐	☐	☒		32,000	125,200	157,200
0811-081-0056-8	1	☒	☐	☒	☐	☐	☒		32,000	83,100	115,100
0811-081-0067-5	1	☒	☐	☒	☐	☐	☒		23,300	0	23,300
0811-054-4556-8	1	☒	☐	☒	☐	☐	☒		37,800	136,100	* * 173,900
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
	?	☐	☐	☐	☐	☐	☐				0
TOTALS									\$157,500	\$410,300	\$567,800

INSTRUCTIONS

PARCEL NUMBER COLUMN

List all locally assessable parcels that are located in the TID. Include all exempt property except city-owned.

CLASSIFICATION COLUMN

In this column indicate the assessment classification of each assessable parcel. Class 1-Residential, Class 2-Commercial, Class 4-Agricultural, Class 5-Undeveloped, Class 5m-Agricultural Forest, Class 6-Forest, Class 7-Other, or X-Class Exempt*. Classes 4, 5, 5m or 6 must not have improvement values.

* Include all exempt property except city-owned.

OTHER TAXING ENTITIES COLUMNS

For each of the next six columns (school district through county):

- a. In the column heading, list the name of the taxing jurisdiction in which the TID lies.
- b. In the boxes below, place value in the columns that apply for each parcel.

EXISTING TIDS COLUMN

USE THIS COLUMN ONLY IF YOUR NEWLY-CREATED TID HAS BOUNDARIES THAT OVERLAP AN EXISTING TID(s).

In the column list the TID numbers.

ASSESSED VALUE OF REAL PROPERTY COLUMNS

In the blank provided in the heading of the last three columns, fill in the year in which the assessed values were determined. This should be the same as the creation year.

For each parcel, list the value of the land, improvements and total assessed value. Also, include parcel numbers for exempt property **OTHER THAN TAX-EXEMPT CITY-OWNED** property (e.g., county courthouse). Tax-exempt city-owned property will be listed separately on its own parcel list (PE-619). State assessed manufacturing property is also listed on a separate parcel list (PE-608M).

ANNEXED PARCELS REQUIRE SPECIAL TREATMENT

If any portion of the district was annexed to the city or village after the assessment date in the creation year, the parcel(s) involved should be entered on a **separate parcel list**. All of the data required for other real estate parcels in the district should be provided. The classification and assessed values will have to be obtained from the municipality in which the property was located prior to the annexation. These values are also entered on **separate** Final Report and Statement of Assessment forms signed by the assessor and clerk of the municipality from which property was annexed.

County Dane
Municipality City of Sun Prairie
TID Number 8

TAX INCREMENTAL FINANCE

Page 1 of 1

BASE YEAR

PERSONAL PROPERTY LIST

EFFECTIVE CREATION DATE: JANUARY 1, 2004

OFFICE USE ONLY	
AA	MUNICIPAL CODE

Owner's Name	Type Business	Overlaps TID #	Boats & Other Watercraft	Machinery, Tools, & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
Sun Prairie Health Care	Assisted Living Facility				44,900		* 44,900
Wagner's Mobil	Gas Station			52,500	1,900	10,500	64,900
							0
							0
							0
							0
							0
							0
							0
							0
Totals			\$0	\$52,500	\$46,800	\$10,500	\$109,800

* SEE COVER letter.

INSTRUCTIONS

Fill in the county, municipality, TID number, School district, and special district (if applicable) in the upper left hand corner. **

*** If state assessed parcels in this TID lie in more than one county or school district, or if only some of the parcels are in a special district; use additional forms to report each portion separately.*

In the blank under the form's title, fill in the TID creation year.

List all parcels in the TID that are assessed by the state.

If there have been no changes to the legal descriptions that appear on the assessment roll for state assessed parcels included in the TID, check the box that states "ALL legal descriptions for State assessed parcels are the same as before creation of this TIF district"; and complete only columns 1, 4***, 6, 7, and the Clerk's Certification.

****Complete column 4 only if some or all of the parcels overlap another TID.*

IF CHANGES DID OCCUR, complete the following:

EXISTING PARCEL NUMBER

List the parcel number that appeared on the roll in the prior year.

NEW PARCEL NUMBER

List the new parcel number that was assigned to the new description.

DATE RECORDED

List the date the new legal description was recorded with the Real Property Lister, if applicable.

NEW DESCRIPTION

Provide a description of the portion included within the TID boundary, as it is recorded with the Real Property Lister, if applicable.

ACRES

Give the number of acres in the new description.

STATUS

Place a check mark in the vacant (VAC) or improved (IMP) column.

CERTIFICATION

The clerk must complete all items in the certification and sign it.

WARNING

Failure to provide this information for any state assessed parcels that have not been entirely included within the TID boundaries could result in an inaccurate base value certification.

County *	Dane
Municipality	City of Sun Prairie
TIF District Number	8
School District *	5656
Special District *	

STATE ASSESSED MANUFACTURING PROPERTY TID PARCEL LIST

Page 1 of 1 Pages

Creation Date: January 1, 20 04

SEE INSTRUCTIONS ON REVERSE SIDE
(if more than one page is needed, photocopy form)

RECEIVED AUG 17 CITY ASSESSORS OFFICE	OFFICE USE ONLY	
	AA	MUNICIPAL CODE

☒ ALL legal descriptions for State assessed parcels are the same as before creation of this TIF district.

* See instructions on reverse side of form, if all state assessed parcels are not within the same county, school district, and/or special district.

Column 1 Existing Parcel Number	Column 2 New Parcel Number (if known)	Column 3 Date Recorded (if applicable)	Column 4 Overlaps TID No.	Column 5 New Description	Column 6 Acres	Column 7 Status (check one)
081105450203					* 2.313	☐ Vacant ☒ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved
						☐ Vacant ☐ Improved

Certification: I, Diane Herman-Brown, Clerk for the ☒ City ☐ Village of Sun Prairie, hereby certify that the above information is correct.

Diane J. Hermann-Brown
Signature of Clerk

* SEE COVER LETTER.