

CITY OF SUN PRAIRIE, WISCONSIN

Territory & Project Plan Amendment Tax Incremental Finance District No. 9

Approved by:

Plan Commission:	08/13/2013
City Council	08/20/2013
Joint Review Board	08/28/2013

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Date: October 22, 2013

Project: #00036077

Original Project Plan Approved: 03/28/2007

Original TID Valuation Date: 01/01/2007

[Sections with substantive changes from the original 2007 Project Plan are highlighted. In addition, some changes have occurred in the organization of this project plan, as compared to the original plan, to account for changes in s. 66.1105 of Wisconsin Statutes]

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SECTION I. INTRODUCTION

**This section is amended and contains different information than found in the original year 2007 Project Plan*

The City of Sun Prairie is proposing to amend Tax Increment Finance District No 9 (TID #9) by changing the boundary to include additional territory, and to add to potential project expenditures. TID #9 was created in 2007 as a Mixed-Use TID. The District is located between US 151 and Reiner Road on the City's southwest side (refer to attached map). Current uses include light industrial, warehousing, and the St. Mary's Emergency Center. The 2013 TID Value Increment is negative **\$1,512,100** and the TID currently has a fund balance of **-\$563,810**. The District is scheduled to terminate in 2027.

The area proposed to be included in the District includes two anchor sites on which the developer is attempting to recruit two major commercial businesses. There are also several smaller commercial sites proposed to be included that will attract retail, restaurant, service commercial or office uses. The primary reasons that the City is considering this amendment include:

- The developer and the City have agreed to pursue specific uses for the target sites—one regional entertainment destination and one national specialty retailer that would be unique to South Central Wisconsin. This amendment would allow the City to provide economic incentives and cover infrastructure costs related to these prospective users. The revenue projected from these users would also cover infrastructure costs (including additional extension of O'Keeffe Ave. and associated utilities) already incurred in the existing TID #9, which is currently operating in a deficit.
- A major assumption in the original TID #9 Project Plan was the eventual development of a hospital facility as part of the St. Mary's Emergency Center as well as an associated clinic facility. The hospital would most likely have been a non-profit entity, but its development would have generated significant activity in the area and would likely generate additional interest in the area from other taxable development. A new clinic facility was assumed to be taxable at the time of the creation of the original project plan. St. Mary's is currently undergoing an organizational merger that will make the likely clinic partner part of the same non-profit company. Recent discussions with St. Mary's indicate that they still intend to develop their campus in Sun Prairie, which could potentially include outpatient surgical facilities, other specialty services provided through SSM Health Care, and possible expansion of specialty clinic space from other partners. They are also not ruling out an in-patient hospital facility in Sun Prairie sometime in the future, but have made it clear that construction during the life of the TID is unlikely.
- The downturn in the economy slowed building development interest in the existing TID #9 area, while increased interest is occurring in the area to the north of the District. The market preference is clearly to locate commercial projects with other traffic generators versus adjacent to older industrial warehousing buildings, and has placed additional competitive disadvantages to the existing City-owned sites in TID #9.
- The City has recently completed a Hotel Demand and Feasibility Study with Hunden Strategic Partners that indicates that the desired hotel type would be a 120-room, limited service hotel with 6,500 s.f. of meeting space, and the most feasible location would most likely be in the Prairie Lakes Development (proposed TID #9 expansion area). However, the study indicates that some degree of financial assistance will most likely still be required to attract a quality hotel flag to the area, including the vacant sites in the existing TID #9 and in the Prairie Lakes Development.

- Existing debt service needs to be refinanced by 2015, and without other increment occurring will likely need to be declared distressed to ensure its viability. The City would prefer to not have to access funds from other TIF districts in coming years to ensure a positive cash flow for TID #9 or to amend the District to distressed status.

The project plan for TID #9 in the City of Sun Prairie, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The project plan establishes the need for the project, lists the expanded improvements within the district, provides an estimated time schedule for completion of the project and an estimated budget. The 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 #9.

Implementation of the project plan and construction of the expanded improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Changes to the expanded types of projects will require a formal amendment to the project plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and City Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of TID #9.

The current status of Wisconsin state legislation allows TID #9 to have a 15-year spending period and a maximum life of 20 years. The district boundary may be amended only four times during the life of the TIF district. This is the first boundary amendment to TID #9. In addition, the City may also amend the project types and costs at any time during the 15-year spending period.

State statute prescribes the process for creating and amending tax incremental finance districts for the City of Sun Prairie. The laws require public input in the TID creation and amendment process, including a public hearing held by the Plan Commission at which TIF information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create and amend TIF Districts including approval by the Plan Commission, City Council, and the Joint Review Board. The following page provides a summary of the formal meeting/action calendar for the City of Sun Prairie TID #9 amendment process.

It is the intent of the City to continually monitor the State legislative changes regarding Section 66.1105, Wis. Stats. in order to determine its potential effect on this and future TIF Districts within the City of Sun Prairie. As required by Section 66.1105, Wis. Stats., a copy of this project plan will be submitted to the Department of Revenue and used as the basis of their certification of the amended TID #9 in the City of Sun Prairie.

Table 1. Schedule

Date	Meeting / Action
July 23, 2013	Municipality notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed amendment of district and upcoming meetings.
July 25, 2013	First Notice of Public Hearing is published in the local newspaper (Class 2).
August 1, 2013	Second Notice of Public Hearing is published in local newspaper. Notice of first Joint Review Board meeting published.
August 8, 2013	Joint Review Board - Meeting #1, Chairperson and member-at-large are selected at this meeting and a review of the draft Project Plan and Maps occur.
August 13, 2013	Plan Commission holds the Public hearing for the Project Plan and Maps. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan. Following the Public Hearing, the Plan Commission action occurs.
August 20, 2013	City Council action on the proposed TID No. 9 boundary and project plan amendment occurs. An approval by resolution contains findings that detail the TIDs consistency with state statutes.
August 22, 2013	Notice of second Joint Review Board meeting published.
August 28, 2013	Upon approval of the City Council, the Joint Review Board holds a second meeting to review the TID and act by resolution on the amendment of the TID. The Board submits its decision to the City no more than 7 days after the vote.
August 29, 2013	Department of Revenue is notified of the amendment of TID No. 9 by the City of Sun Prairie and subsequent approval by the Joint Review Board.
By October 31, 2013	Base Packet and amended Project Plan are submitted to the Department of Revenue.

SECTION II. STATEMENT OF PURPOSE

**Portions of this section is amended and contains different information than found in the original year 2007 Project Plan*

Tax Incremental District No. 9 (the "District") is being amended by the City of Sun Prairie under the authority provided by Wisconsin Statute Section 66.1105. The District was created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial and commercial uses within the meaning of Wisconsin Statute Section 66.1105(2)(cm). The proposed projects to be undertaken relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

The District is located in the western portion of the City, bounded generally by USH 151 on the north and west, Reiner Road on the east, and on the south by a line located just south of Capitol Drive encompassing the existing industrial area. A map showing the proposed boundaries of the District and amendment area is found in Appendix G.

The City of Sun Prairie intends that tax increment financing (TIF) will be used to assure that a combination of private industrial and commercial development, expansion and redevelopment occurs within the District consistent with the City's development objectives. This will be accomplished by acquiring land, installing public improvements, and making necessary related expenditures, to promote development within the District. Securing and preparing land for a 24-

hour health care facility was the primary objective for which the District was created, as well as, increasing the tax base and providing for and preserving employment opportunities within the City.

In amending TID #9, the City of Sun Prairie has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- ✓ **The District is contiguous and contains only whole units of parcels.** The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein.
- ✓ **Not less than 50% of the real property is suitable for mixed-use development and not more than 35% of the lands within the District are proposed for newly platted residential uses.** Excluding those parcels used for transportation or stormwater management, all of the property within the proposed amendment area is suitable for mixed-use development. “Mixed-use development” means development that contains a combination of industrial, commercial, or residential uses.
- ✓ **The improvements planned will likely enhance significantly the value of most of the other property in the district.** The improvement is anticipated to add between \$82.7 million in taxable valuation to TID #9. This is considered to be a significant addition to the value of the property in the District and will ensure the solvency of the existing District.
- ✓ **Activities and improvements directly serve to promote development consistent with the purposes for which the District is created.** TID #9 was created to facilitate mixed-use development in the City and to continue to grow the tax base and provide employment opportunities. The additional project costs added by this amendment are consistent with that goal.
- ✓ **The equalized value of the taxable property of the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City.** This amendment will raise the City’s ratio of total TID increment to total municipal equalized value from 3.76% to 4.52%.
- ✓ **Improvements to the District are likely to encourage and promote conformity with the City’s planning policies and procedures.** The area within the existing and amended TID #9 boundaries is identified for commercial, office park, or industrial uses within the City’s adopted Comprehensive Plan.
- ✓ **The development described in the project plan would not occur without the amendment of TID #9.** The purpose of this amendment is to provide the City the ability to offer developer incentives and to make certain infrastructure improvements to enable the development of a regional entertainment destination and one national specialty retailer that would be unique to South Central Wisconsin. It is not unreasonable to assume that a possible location for these new uses could potentially be located in another community if no effort is made to secure this investment here in Sun Prairie.
- ✓ **The amendment date of the District for purpose of allocating tax increment is January 1, 2013.**
- ✓ **The Project Plan for the District is feasible.**

SECTION III. DISTRICT DESCRIPTION

** This section is amended and contains different information than found in the original year 2007 Project Plan*

TID #9 was created by the City of Sun Prairie as a Mixed-Use District under the authority provided by Wisconsin Statute Section 66.1105. Declaration is based on the type of land that makes up 50% of the area in the TID, or which is predominant with regard to the area in the TID.

Boundary Description

Maps depicting the original and amended boundary of TID #9 are provided in Appendix G. This amendment will add the following 18 parcels to the original TID:

Table 2. Amendment Parcel Descriptions

Map ID	Parcel Number	Address	Map ID	Parcel Number	Address
19	0810-141-8525-2	1416 S. Grand Ave.	28	0810-114-4100-2	2833 Prairie Lakes Dr.
20	0810-141-0575-2	1388 S. Grand Ave	29	0810-114-4075-2	2850 Prairie Lakes Dr.
21	0810-141-0506-2	1002 S. Grand Ave	30	0810-114-6507-2	702 S. Grand Ave.
22	0810-141-0550-2	2833 Prairie Lakes Dr.	31	0810-114-2011-2	2846 Hoepker Rd.
23	0810-141-2020-2	2905 Hoepker Rd.	32	0810-114-2600-0	2842 Hoepker Rd.
24	0810-141-2010-2	2905 Hoepker Rd.	33	0810-114-2550-2	2839 Blue Aster Blvd.
25	0810-141-2050-2	2957 Hoepker Rd.	34	0810-114-2575-2	450 S Legacy Way
26	0810-141-8601-0	2965 Hoepker Rd.	35	0810-114-2501-2	2841 Blue Aster Blvd.
27	0810-114-4018-2	2960 Hoepker Rd.	36	0810-114-8180-2	<i>Not listed</i>

These 18 parcels will add 105 acres to the existing 58 acre TID #9. Appendix F provides a description of the outer boundary of the new area added to TID #9. Refer to the 2007 project plan for a boundary description of the existing TID #9 area.

Existing Land Uses

The Existing Land Use Map in Appendix G includes the existing uses of property in the existing and amended TID #9 as of year 2013.

Zoning

The City of Sun Prairie is zoned in accordance with an ordinance formally adopted by the City Council. Refer to Appendix G for a map of current zoning with TID #9. No zoning changes are necessary as a result of amending TID #9.

Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

The amendment of TID #9 will not require any changes to the existing community development plans or the City's municipal codes or ordinances. The projects proposed in the project plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances. Future land uses within the District amendment area, as identified in the city's Comprehensive Plan (adopted 11-03-09), are illustrated in Appendix G.

SECTION IV. STATEMENT OF KIND, NUMBER, AND LOCATION OF PUBLIC WORKS & OTHER PROJECTS

** Portions of this section is amended and contains different information than found in the original year 2007 Project Plan*

The following is a list of public works projects identified in the original project plan. The majority of these projects have already been implemented within the existing District; however some additional work remains including street extensions and related land acquisition and public utility improvements. The primary purpose of this amendment is to complete street improvements and development incentives within the area being added to the District to foster mixed-use development. However, all public works projects are eligible project expenses within the existing and amended District area. The City reserves the right to implement only those projects that remain viable as the plan period proceeds.

All TID eligible projects will be undertaken within the remaining expenditure period of the TID's existence (i.e. through March 28, 2022), subject to change based upon the relative needs of the City and the ability of the amended TID #9 to recoup expenses through the generation of tax increment. A map identifying project locations in TID #9 is provided in Appendix G. The map is only an approximation and any of the listed projects may occur within the boundaries of TID #9.

1. ACQUISITION/DEMOLITION. The City plans to acquire underutilized land within the District and demolish existing structures to facilitate development and redevelopment. The City will incur costs related to acquisition, demolition, platting or re-platting and resale of the property to private developers. These costs may include land write down expenses that the City will not recover through land sale revenues.

1A. The 2013 Project Plan amendment includes the addition of new acquisition and demolition project costs. In order to provide improved access, and potential future extensions of the existing District south to serve planned business development, the City may extend O'Keeffe Ave. to Capitol Dr. This project may require the acquisition of right-of-way from existing industrial properties.

2. SITE GRADING. Some of the property in the District will require grading to make it suitable for industrial and commercial or redevelopment.
3. SEWER SYSTEM IMPROVEMENTS. The City will need to install sanitary sewer mains and related appurtenances to allow development and redevelopment to occur. Only two properties within the District are presently serviced with sanitary sewer.
4. WATER SYSTEM IMPROVEMENTS. The City will need to install water mains and related appurtenances to allow development and redevelopment to occur. Only two properties within the District are presently serviced with public water.
5. STORM SEWER SYSTEM IMPROVEMENTS. Development and redevelopment of the area will cause storm water runoff. To avoid problems in the District and adjacent areas, a storm water collection and retention system will be installed.
6. STREETS. The City will construct and reconstruct streets in the District to service the developing properties and to provide improved access to properties in the existing industrial area which will promote redevelopment or expansion.

6A. The 2013 Project Plan amendment includes the addition of two new street projects. In order to provide improved access to properties within the District the City may complete

reconfiguration of Prairie Lakes Drive between Hoepker Road and S. Grand Avenue; estimate completion year 2014. In addition, the City may complete a median cut and perform work necessary to establish full access points along Hoepker Road; estimated completion year 2016. This amendment also carries forward a future road improvement to O’Keeffe Ave. in the original project plan. In order to provide improvement access to the existing District, and potential future extensions to the south, the City may extend O’Keeffe Ave. to connect to Capitol Drive. This potential project includes sidewalk installation, related utility work, and intersection improvements with Terra Court.

7. LANDSCAPING. The City may provide landscaping such as berms, street trees, lighting and other facilities to attract high quality development to the area.
8. RELOCATION COSTS. In the event any property is acquired for the projects, expenses including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195 are considered eligible project costs.
9. ENVIRONMENTAL AUDITS AND REMEDIATION. There are no environmental problems known to exist within the proposed District. If, however, it becomes necessary to evaluate properties, the costs related to all environmental audits and remediation will be considered eligible project costs.
10. CASH GRANTS (DEVELOPMENT INCENTIVES). The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until a developer agreement is executed with the recipient of the cash grant.

10A. The 2013 Project Plan amendment includes the addition of development incentive projects. In order to foster mixed-use development the City may enter into agreements with property owners, lessees, or developers of land located within the amended District boundaries for the purpose of fostering mixed-use development. Payments are anticipated in 2015-2021, subject to change based on the terms of actual development agreements. The City anticipates most development agreements will be in the form of “pay-as-you-go.” Under a pay-as-you-go developers agreement the City will refund a portion of the new tax increment generated from the expansion of a business. This type of incentive is less risky than a traditional upfront cash grant as the amount of public assistance is directly tied to the property taxes generated from the business expansion and is paid only after private investment has occurred.

11. ADMINISTRATIVE/PROFESSIONAL COSTS. These include but are not limited to a portion of the salaries of City administrative staff, public works employees, private consultants, and others involved with the projects throughout the project plan implementation. Audit expenses and any expenses associated with dissolving the district are also considered eligible costs.

11A. The 2013 Project Plan amendment includes additional administrative/professional costs to cover anticipated fees for TID amendments, administration, and audits throughout the remaining life of the District.

12. ORGANIZATIONAL COSTS. These costs include but are not limited to fees of the financial consultant, attorney, engineers, surveyors, mapmakers and other contracted services.
13. FINANCE COSTS. Interest, financing fees, redemption premiums, and other financing fees are included as project costs.

SECTION V. LIST OF ESTIMATED PROJECT COSTS

** This section is amended and contains different information than found in the original year 2007 Project Plan*

Table 3 lists the project expenditures through December 31, 2012. The uses of funds include project and administration costs, principal on long-term debt, interest and fiscal charges, and discount and issuance costs on long-term debt. Since inception of the TID, the City has borrowed money on three occasions to fund projects to complete public infrastructure within TID #9. As of 2013, the City still owes \$5,245,000 in principal and \$554,944.42 in interest, for a grand total of \$5,799,944.42 in debt service for projects completed in the existing District. In addition to this remaining debt service, the City anticipates an additional \$5,925,000 in Property Acquisition, Street Improvements, Developer Incentives and TID Administration as new project expenditures, plus interest. This new project cost may occur anytime between the approval date of this Project Plan amendment and the end of the expenditure period (i.e. March 28, 2022).

Table 3. List of Estimated Project Costs

Project	Expenditures through Dec. 31, 2012	Estimated Remaining Project Expenditures
Original 2007 Project Plan Public Works Projects	\$17,794,128	\$5,245,000
2013 Amendment: Acquisition & Demolition (Project 1A)	\$0	\$1,500,000
2013 Amendment: Streets (Project 6A)	\$0	\$1,250,000
2013 Amendment: Development Incentives (Project 10A)	\$0	\$3,000,000
2013 Amendment: Administration/Professional Costs (Project 11A)	\$0	\$175,000
Financing Costs (Project 13), remaining and new interest costs	\$0	\$2,048,790
Subtotal	\$ 17,794,128	\$13,218,790

All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses. All costs are stated in 2013 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2013 and the time of construction/implementation. The City reserves the right to increase particular project costs to the extent that others are reduced or not implemented, without amending this Project Plan. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

SECTION VI. ESTIMATED NON-PROJECT COSTS

** This section is amended and contains different information than found in the original year 2007 Project Plan*

Non-project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increments (Refer to Wis. Stat. 66.1105(2)(f)(2)). Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.
- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

There are no new non-project costs associated with this amendment.

SECTION VII. ECONOMIC FEASIBILITY

** This section is amended and contains different information than found in the original year 2007 Project Plan*

The projected income of TID #9 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the future tax incremental revenue of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #9, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

New Development Activities

The TID is projected to realize \$82,667,759 in new development value over the remaining life of the District (2013-2027). This new value is projected to come from the development of vacant parcels within the existing and amended TID (Refer to Table 4). The determination of the timing and projected new development values is based on City staff discussions with existing developers and past performance indicators. As of January 1, 2013 TID #9 has realized **-\$1,512,100** in Tax Increment Value due to depreciation of property values from the downturn in the economy and the change of certain parcels to tax exempt status. Based on the anticipated new development activity the District is projected to close with a Tax Increment Value of \$95,774,536.

Inflation Rate

Inflation is assumed to be 1.5% over the life of the District. The rate of inflation has been lowered from the 2007 project plan rate of 3.0% to reflect current market conditions and a more conservative estimate. The annual average inflation rate for the United States from 1999 to 2012 has been 2.5%, and 2.3% from 2010 to 2012.

Full Value Tax Rate

The full value tax rate is \$23.63 per thousand in 2013 and is projected to remain constant through 2027. The tax rate estimated in the 2007 and 2000 project plan was \$21.15 per thousand.

Table 4. Estimated Value of New (Re)Development Construction, TID #9

No.	Parcel No.	2013 Land Value	2013 Improvement Value	2013 Total Assessed Value	Estimated Improvement Year	Total Estimated Growth in Development Value
1	81014489210	\$ 167,300	\$ 574,000	\$ 741,300		\$ -
2	81014489112	\$ -	\$ -	\$ -		\$ -
3	81014482119	\$ 109,900	\$ 492,300	\$ 602,200		\$ -
4	81014482011	\$ 97,600	\$ 98,900	\$ 196,500		\$ -
5	81014481914	\$ 97,600	\$ 404,000	\$ 501,600		\$ -
6	81014484192	\$ 133,700	\$ 638,800	\$ 772,500		\$ -
7	81014484122	\$ 108,300	\$ 467,600	\$ 575,900		\$ -
8	81014489416	\$ 89,600	\$ 339,000	\$ 428,600		\$ -
9	81014489318	\$ 350,300	\$1,850,100	\$ 2,200,400		\$ -
10	81014481521	\$ 154,100	\$ 521,700	\$ 675,800		\$ (675,800)
11	81014481629	\$ 126,700	\$ 505,900	\$ 632,600		\$ (632,600)
12	81014480666	\$ 216,800	\$ 108,200	\$ 325,000		\$ -
13	81014484411	\$ -	\$ -	\$ -	2015	\$ 1,622,647
14	81014400752	\$ -	\$ -	\$ -		\$ -
15	81014400342	\$ -	\$ -	\$ -	2020	\$ 3,232,113
16	81014400232	\$ -	\$ -	\$ -	2016	\$ 4,647,040
17	81014400122	\$ -	\$ -	\$ -	2017	\$ 6,047,705
18	81014400012	\$ -	\$ -	\$ -	2019	\$ 8,372,053
19	81014185252	\$ -	\$ -	\$ -		\$ -
20	81014105752	\$ -	\$ -	\$ -		\$ -
21	81014105062	\$ 3,800	\$ -	\$ 3,800	2018	\$ 6,929,393
22	81014105502	\$ -	\$ -	\$ -		\$ -
23	81014120202	\$ 900	\$ -	\$ 900	2016-2017	\$ 3,473,319
24	81014120102	\$ 4,300	\$ -	\$ 4,300	2016	\$ 14,827,157
25	81014120502	\$ 4,800	\$ -	\$ 4,800		\$ -
26	81014186010	\$ -	\$ -	\$ -	2017	\$ 2,424,213
27	81011440182	\$ 900	\$ -	\$ 900	2018	\$ 1,464,477
28	81011441002	\$ -	\$ -	\$ -		\$ -
29	81011440752	\$ -	\$ -	\$ -		\$ -
30	81011465072	\$ 1,084,400	\$ 394,700	\$ 1,479,100	2013-2017	\$ 13,032,089
31	81011420112	\$ 3,200	\$ -	\$ 3,200	2015	\$ 13,087,843
32	81011426002	\$ -	\$ -	\$ -		\$ -
33	81011425502	\$ -	\$ -	\$ -		\$ -
34	81011425752	\$ -	\$ -	\$ -		\$ -
35	81011425012	\$ 600,000	\$ -	\$ 600,000	2018	\$ 567,775
36	81011481802	\$ 1,600	\$ -	\$ 1,600	2019	\$ 4,248,336
			Total	\$ 9,751,000	Total	\$ 82,667,759

Table 5 presents the projected income for TID #9 commencing in 2013 and running over the remaining life of the District through the last year to collect increment (2027). From 2013 to 2027 the projected total amount of tax increment collected is estimated at \$19,462,202. Through 2012 the City has collected \$4,211 in tax increments from the date of creation of TID #9 and a total of \$17,230,318 in revenue (includes the following sources of funds: tax increments, intergovernmental income, investment income, miscellaneous income, sale of property, proceeds from long-term debt, and premium on long-term debt). Over the life of the District the projected total amount of tax increment collected is estimated at \$19,466,413.

Table 5. Project Income¹ of TID #9

City of Sun Prairie TID #9										
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	VALUE OF NEW DEVELOPMENT	CUMULATIVE VALUE	INFLATION INCREMENT	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2007	\$10,803,400	X	X	X	\$10,997,000	\$193,600	2008	X	\$4,211	2009
2008	\$10,997,000	X	X	X	\$10,746,400	(\$57,000)	2009	X	\$0	2010
2009	\$10,746,400	X	X	X	\$9,867,400	(\$936,000)	2010	X	\$0	2011
2010	\$9,867,400	X	X	X	\$10,534,100	(\$269,300)	2011	X	\$0	2012
2011	\$10,534,100	X	X	X	\$8,783,000	(\$2,020,400)	2012	\$23.63	\$0	2013
2012	\$8,783,000	X	X	X	\$9,291,300	(\$1,512,100)	2013	\$23.63	\$0	2014
2013	\$9,291,300	\$2,606,418	\$11,897,718	\$139,370	\$12,037,087	\$1,233,687	2014	\$23.63	\$0	2015
2014	\$12,037,087	\$2,606,418	\$14,643,505	\$180,556	\$14,824,061	\$4,020,661	2015	\$23.63	\$95,008	2016
2015	\$14,824,061	\$17,316,907	\$32,140,969	\$222,361	\$32,363,329	\$21,559,929	2016	\$23.63	\$509,461	2017
2016	\$32,363,329	\$23,817,275	\$56,180,605	\$485,450	\$56,666,055	\$45,862,655	2017	\$23.63	\$1,083,735	2018
2017	\$56,666,055	\$12,814,995	\$69,481,050	\$849,991	\$70,331,040	\$59,527,640	2018	\$23.63	\$1,406,638	2019
2018	\$70,331,040	\$7,653,244	\$77,984,285	\$1,054,966	\$79,039,250	\$68,235,850	2019	\$23.63	\$1,612,413	2020
2019	\$79,039,250	\$12,620,389	\$91,659,639	\$1,185,589	\$92,845,228	\$82,041,828	2020	\$23.63	\$1,938,648	2021
2020	\$92,845,228	\$3,232,113	\$96,077,341	\$1,392,678	\$97,470,019	\$86,666,619	2021	\$23.63	\$2,047,932	2022
2021	\$97,470,019	\$0	\$97,470,019	\$1,462,050	\$98,932,070	\$88,128,670	2022	\$23.63	\$2,082,480	2023
2022	\$98,932,070	\$0	\$98,932,070	\$1,483,981	\$100,416,051	\$89,612,651	2023	\$23.63	\$2,117,547	2024
2023	\$100,416,051	\$0	\$100,416,051	\$1,506,241	\$101,922,291	\$91,118,891	2024	\$23.63	\$2,153,139	2025
2024	\$101,922,291	\$0	\$101,922,291	\$1,528,834	\$103,451,126	\$92,647,726	2025	\$23.63	\$2,189,266	2026
2025	\$103,451,126	\$0	\$103,451,126	\$1,551,767	\$105,002,893	\$94,199,493	2026	\$23.63	\$2,225,934	2027
2026	\$105,002,893	\$0	\$105,002,893	\$1,575,043	\$106,577,936	\$95,774,536	2027	\$23.63	TID CLOSED	2028
Total								Total	\$4,211	2007-2012
2013-2027		\$82,667,759		\$14,618,877				Total	\$19,462,202	2013-2027
								Total	\$19,466,413	2007-2027

ASSUMPTION

1. 1.5% percent annual inflation of assessed values.
2. \$82,667,759 in new development construction over the life of the TID
3. Tax rate remains constant at 2013 levels

TID DATES

Creation Date = March 28, 2007
 Expenditure Period = March 28, 2022
 Termination Date = March 28, 2027

Sources: City of Sun Prairie, TID #9 2012 Annual Report, WIDOR TID Value Reports

¹ The numbers presented in Table 5 are estimates subject to change based upon the actual performance of TID #9 and the lending/financial climate.

Table 6 presents the annual performance analysis. As of January 1, 2013 the TID has a fund balance of **-\$563,810** (\$17,230,318 in total revenue minus \$17,794,128 in total expenditures). There are three critical components in determining the future annual performance of the TID: the amount of annual revenue (see Table 5), the cost and timing of public improvement projects, and the terms of debt service associated with these projects. In projecting the future performance of TID #9, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

Schedule of Public Improvements

Most of the original public works projects have been completed within TID #9. However some additional work remains including street extensions and related land acquisition and public utility improvements for O’Keeffe Ave., anticipated to occur in 2018. The primary purpose of this amendment is to complete street improvements and development incentives within the area being added to the District to foster mixed-use development. Improvements to Prairie Lakes Drive are anticipated to occur in 2014 and improvements to Hoepker Road in 2016. Some maintenance to existing facilities (roads, sewer, water, stormwater, utilities, etc.) may occur between 2013 and the end of the expenditure period (i.e. March 28, 2027).

Debt Service

The City has one outstanding bond and two outstanding notes for public improvement projects undertaken within the existing District boundary. The remaining principal total \$5,245,000 and an additional interest of \$554,945.42. In 2015 a balloon payment of \$4,200,000 is due on one of the outstanding notes.

The figures in Table 6 assume an additional \$2,750,000 in borrowing to complete the street projects along O’Keeffe Ave., Prairie Lakes Drive and Hoepker Road. In addition, it is assumed that the City will refinance the \$4,200,000 balloon payment due in 2015. The estimated interest on new debt is assumed to be a fixed rate of 4.0%. The term length for new borrowing is assumed to be 10 years.

Other Costs

Project costs associated with Development Incentives (\$3,000,000) is anticipated to occur the year in which the City first receives tax increment from the new development (under a pay-as-you-go TIF agreement) or anytime up until the end of the expenditure period, subject to change based on the actual terms of developer agreements. The City expects to incur annual costs (\$175,000) for TID planning, engineering, legal, and accounting services related to administration of TID #9.

Other Income

Includes income from the sale of City owned lots projected for development in Table 4.

Based on the assumptions within this Project Plan, the District is expected to close with a TID fund balance of \$8,436,977 in 2027. Therefore, based on these assumption, the City may be able to terminate the TID prior to its statutory closure date of March 28, 2027.

Table 6. Projected Performance² of TID #9

City of Sun Prairie TID #9									
L	M	N	O	P	Q	R	S	T	U
PAYMENT	PUBLIC	ANNUAL		TOTAL	TAX		EST.		TID
YEAR	PROJECT	DEBT	OTHER	TID	INCREMENT	OTHER	INTEREST	ANNUAL	FUND
	COSTS	SERVICE	COSTS	COSTS	COLLECTED	INCOME	INCOME	CASH FLOW	BALANCE
2012	\$0	\$201,025	\$2,046	\$203,071	\$0	\$2,700	\$0	(\$200,371)	(\$563,810)
2013	\$0	\$183,470	\$15,000	\$198,470	\$0	\$0	\$0	(\$198,470)	(\$762,280)
2014	\$750,000	\$283,446	\$15,000	\$298,446	\$0	\$0	\$0	(\$298,446)	(\$1,060,726)
2015	\$0	\$717,159	\$276,667	\$993,825	\$0	\$0	\$0	(\$993,825)	(\$2,054,551)
2016	\$250,000	\$710,595	\$281,667	\$992,261	\$95,008	\$350,000	\$0	(\$547,253)	(\$2,601,804)
2017	\$0	\$709,695	\$276,667	\$986,361	\$509,461	\$1,500,000	\$0	\$1,023,100	(\$1,578,705)
2018	\$1,750,000	\$966,072	\$843,333	\$1,809,405	\$1,083,735	\$575,000	\$0	(\$150,671)	(\$1,729,375)
2019	\$0	\$1,013,734	\$643,333	\$1,657,068	\$1,406,638	\$0	\$0	(\$250,430)	(\$1,979,805)
2020	\$0	\$1,030,434	\$493,333	\$1,523,768	\$1,612,413	\$260,000	\$0	\$348,645	(\$1,631,160)
2021	\$0	\$1,071,484	\$260,000	\$1,331,484	\$1,938,648	\$0	\$0	\$607,164	(\$1,023,996)
2022	\$0	\$1,091,834	\$15,000	\$1,106,834	\$2,047,932	\$0	\$0	\$941,098	(\$82,898)
2023	\$0	\$844,384	\$10,000	\$854,384	\$2,082,480	\$0	\$0	\$1,228,096	\$1,145,198
2024	\$0	\$753,264	\$10,000	\$763,264	\$2,117,547	\$0	\$5,726	\$1,360,009	\$2,505,207
2025	\$0	\$242,988	\$10,000	\$252,988	\$2,153,139	\$0	\$12,526	\$1,912,677	\$4,417,884
2026	\$0	\$212,615	\$10,000	\$222,615	\$2,189,266	\$0	\$22,089	\$1,988,740	\$6,406,625
2027	\$0	\$212,615	\$15,000	\$227,615	\$2,225,934	\$0	\$32,033	\$2,030,352	\$8,436,977
TOTAL									
2007-2012	\$8,599,688	\$9,095,144	\$99,296	\$9,194,440	\$4,211	\$4,326,107	\$0		
2013-2027	\$2,750,000	\$10,043,790	\$3,175,000	\$13,218,790	\$19,462,202	\$2,685,000	\$72,375		
2007-2027	\$11,349,688	\$19,138,934	\$3,274,296	\$22,413,230	\$19,466,413	\$7,011,107	\$72,375		

ASSUMPTION

1. Estimated Interest on Income = 0.5%
2. New financing terms: 4.0% interest fixed for 10 years

Sources: City of Sun Prairie, TID #9 2012 Annual Report

Year TID could close, i.e. TID Fund Balance is sufficient to cover all remaining Total TID Costs

TID DATES

Creation Date = March 28, 2007

Expenditure Period = March 28, 2022

Termination Date = March 28, 2027

² The numbers presented in Table 6 are estimates subject to change based upon the actual performance of TID #9 and the lending/financial climate.

SECTION VIII. EQUALIZED VALUE TEST

** This section is amended and contains different information than found in the original year 2007 Project Plan*

Per Wisconsin State Statute 66.1105 (4)(gm)(4.c.), municipalities are restrained in their use of TIF such that the equalized value of taxable property of the (new/amended) district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. As of 2013, the total increment value of the City's five active TIF Districts (6, 7, 8, 9 and 10) totaled \$105,068,100, or approximately 4.44% of the 2013 total municipal equalized value. The total assessed value (as of 2013) of those parcels being added to TID 9 as part of this amendment is \$2,098,600. This will bring the total municipal TID value to \$107,166,700, or 4.52% of the total municipal equalized value, well within the 12% limitation.

Table 7. Equalized Value Test³

Total Assessed Value of 2013 Parcel Additions to TID #9 (as of 2013)	\$	2,098,600
2013 Aggregate Value Increment of All Active TIF Districts (6, 7, 8, 9, & 10)	\$	105,068,100
Total Value	\$	107,166,700
Total Municipal Equalized Value (as of January 1, 2013)	\$	2,368,668,500
12% Test - Compliance		4.52%

SECTION IX. FINANCING OPTIONS⁴

** This section is amended and contains different information than found in the original year 2007 Project Plan*

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

A. General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

B. General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality

³ At the time of completion of this Project Plan, the 2013 Equalized Values were undetermined so assessment values were used for this analysis.

⁴ If financing as outlined in this Project Plan proves infeasible, the City of Sun Prairie reserves the right to use alternate financing solutions for the projects as they are implemented.

is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

C. Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

D. Special Assessment "B" Bonds

Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.

E. Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

SECTION X. RELOCATION

** This section is amended and contains different information than found in the original year 2007 Project Plan*

Relocation activities are not anticipated pursuant to the amendment of TID #9. Should relocation become necessary, however, the City will comply with statutes regarding relocation (Ch. 32 and Comm202), and file a relocation plan with the Wisconsin Department of Commerce (DOC). Any person or business to be displaced will be provided copies of information prepared by DOC on relocation benefits.

SECTION XI. LEGAL OPINION

** This section is amended and contains different information than found in the original year 2007 Project Plan*

An opinion from the City legal counsel regarding the amended Project Plan for TID #9 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix E.

SECTION XII. GLOSSARY OF TIF RELATED TERMS

** This section is amended and contains different information than found in the original year 2007 Project Plan*

Base Value: The aggregate assessed value of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Estimated Growth in Development Value: The estimated growth of property values after (re)development, expressed in 2013 dollars. Calculated by subtracting the 2013 assessed value of parcels from an estimated post (re)development assessed value.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved Project Plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the unextended maximum life of the TID.

Non-Project Costs: As part of the Project Plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposes not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID, also known as the tax value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the Project Plan.

Tax Increment Value: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Table 5 Calculations:

Beginning Year Value (Column B): Equal to the previous year's End of Year Value (Column F), starting with the Base Value of all property in the year of District creation, adjusted to reflect TID territory amendments.

Estimated Growth in Value of New Development (Column C): The estimated growth of property values after (re)development, expressed in 2013 dollars. Calculated by subtracting the 2013 assessed value of parcels from an estimated post (re)development assessed value.

Cumulative Value (Column D): Equal to the Beginning Year Value (Column B) plus the Value of New Development (Column C).

Inflation Increment (Column E): Equal to the previous End of Year Value (Column F) multiplied by a predetermined inflation rate.

End of Year Value (Column F): Equal to the Cumulative Value (Column D) plus the Inflation Increment (Column E).

Tax Increment Value (Column G): Equal to the Value of New Development (Column C) plus Inflation Increment (Column E) plus the previous year's Tax Increment Value (Column G).

Tax Rate (Column I): Equal to the full value tax rate from 2012 (assumed to remain constant through the life of the District).

Tax Increment Collected (Column J): Equal to the Tax Increment Value (Column G) multiplied by the Tax Rate (Column I) and divided by 1,000.

Table 6 Calculations:

Public Project Costs (Column M): Estimated principal borrowing costs for TID Projects identified in Table 3, spread out over the maximum allowed project expenditure period according to when projects are assumed to occur.

Annual Debt Service (Column N): Equal to the sum of all payments incurred during the year to repay the principal and interest on TID related borrowing.

Other Costs (Column O): Includes one-time project costs for which there is no bonding, or repayments of transfers made from other City funds to cover any annual shortfalls in TID revenue, or costs associated with annual TID accounting and administration services and periodic audits, or payments for developer financed projects.

Total TID Costs (Column P): Equal to the sum of all payments incurred during the year (Column N plus Column O).

Tax Increment Collected (Column Q): Equal to Column J, Table 5 for the payment year.

Other Income (Column R): Includes other income received in support of the TID via grants, transfers from other City funds, or proceeds from City land sales.

Estimated Interest on Income (Column S): Equal to the previous year's TID Increment Balance (Column U) multiplied by 0.5%. Interest is calculated only if there is a positive TID Increment Balance.

Annual Cash Flow (Column T): Equal to the summation of the Tax Increment Collected (Column Q), Other Income (Column R), Estimated Interest on Income (Column S) less the Total Debt Service (Column P).

TID Increment Balance (Column U): Equal to the previous year's TID Increment Balance (Column U) plus the current Annual Cash Flow (Column T).

APPENDIX A: LETTERS TO TAXING JURISDICTIONS



DEPARTMENT OF
ECONOMIC DEVELOPMENT

300 E. Main St., Sun Prairie, WI 53590-2227
(608) 825-0894
FAX (608) 825-1183
www.cityofsunprairie.com

July 23, 2013

Mr. John Murray, Mayor
City of Sun Prairie
300 E. Main St.
Sun Prairie, WI 53590

Dear Mayor Murray:

The purpose of this letter is to notify you that the City of Sun Prairie is proposing to amend Tax Incremental Finance (TIF) District Number #9, in our Westside Neighborhood Area, to add territory and update the project plan expenditures. The purpose of this expansion is two-fold: 1) To attract significant quality commercial uses to the area, and 2) To ensure the financial viability of this TIF District and potentially accelerate its closure. The recent downturn in the economy and pending organizational changes within SSM Health Care expanding their not-for-profit entity has caused the City to reconsider the original boundary and project plan.

In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB). If you choose to designate an appointee, please give preference to the County Treasurer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board (JRB) meeting at **4:00 p.m. on Thursday, August 8, 2013 at the City Municipal Building, 300 East Main Street, Sun Prairie, Wisconsin.** A copy of the agenda is attached. Please contact, or have your appointed representative contact, me to confirm attendance at this meeting.

The Plan Commission will conduct a Public Hearing on amending the TIF District at its August 13, 2013 meeting. The Hearing will be at 7:00 p.m. at City Hall. You and/or your representative are also invited to attend this meeting. Please find enclosed a copy of the Notice of Public Hearing, which will be published on July 25th and August 1st, 2013. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. Unless it is determined that a quorum will not be present on August 8th, the Joint Review Board agenda will be published on August 1st, 2013.

Should you have any questions, please do not hesitate to contact me. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Neil Stechschulte
Director of Economic Development
City of Sun Prairie
608-825-0894
nstechschulte@cityofsunprairie.com

Enclosure: Notice of Plan Commission Public Hearing, Joint Review Board Agenda



DEPARTMENT OF
ECONOMIC DEVELOPMENT

300 E. Main St., Sun Prairie, WI 53590-2227
(608) 825-0894
FAX (608) 825-1183
www.cityofsunprairie.com

July 23, 2013

Mr. Joe Parisi, County Executive
Dane County
City County Building, Rm 421
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Executive Parisi:

The purpose of this letter is to notify you that the City of Sun Prairie is proposing to amend Tax Incremental Finance (TIF) District Number #9, in our Westside Neighborhood Area, to add territory and update the project plan expenditures. The purpose of this expansion is two-fold: 1) To attract significant quality commercial uses to the area, and 2) To ensure the financial viability of this TIF District and potentially accelerate its closure. The recent downturn in the economy and pending organizational changes within SSM Health Care expanding their not-for-profit entity has caused the City to reconsider the original boundary and project plan.

In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB). If you choose to designate an appointee, please give preference to the County Treasurer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board (JRB) meeting at **4:00 p.m. on Thursday, August 8, 2013 at the City Municipal Building, 300 East Main Street, Sun Prairie, Wisconsin.** A copy of the agenda is attached. Please contact, or have your appointed representative contact, me to confirm attendance at this meeting.

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Should you have any questions, please do not hesitate to contact me. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Neil Stechschulte
Director of Economic Development
City of Sun Prairie
608-825-0894
nstechschulte@cityofsunprairie.com

Enclosure: Notice of Plan Commission Public Hearing, Joint Review Board Agenda



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ECONOMIC DEVELOPMENT

300 E. Main St., Sun Prairie, WI 53590-2227
(608) 825-0894
FAX (608) 825-1183
www.cityofsunprairie.com

July 23, 2013

Dr. Bettsey Barhorst, President
Madison Area Technical College, Rm. 148E
1701 Wright Street.
Madison, WI 53704

Dear Dr. Barhorst:

The purpose of this letter is to notify you that the City of Sun Prairie is proposing to amend Tax Incremental Finance (TIF) District Number #9, in our Westside Neighborhood Area, to add territory and update the project plan expenditures. The purpose of this expansion is two-fold: 1) To attract significant quality commercial uses to the area, and 2) To ensure the financial viability of this TIF District and potentially accelerate its closure. The recent downturn in the economy and pending organizational changes within SSM Health Care expanding their not-for-profit entity has caused the City to reconsider the original boundary and project plan.

In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB). If you choose to designate an appointee, please give preference to the County Treasurer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board (JRB) meeting at **4:00 p.m. on Thursday, August 8, 2013 at the City Municipal Building, 300 East Main Street, Sun Prairie, Wisconsin.** A copy of the agenda is attached. Please contact, or have your appointed representative contact, me to confirm attendance at this meeting.

The Plan Commission will conduct a Public Hearing on amending the TIF District at its August 13, 2013 meeting. The Hearing will be at 7:00 p.m. at City Hall. You and/or your representative are also invited to attend this meeting. Please find enclosed a copy of the Notice of Public Hearing, which will be published on July 25th and August 1st, 2013. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. Unless it is determined that a quorum will not be present on August 8th, the Joint Review Board agenda will be published on August 1st, 2013.

Should you have any questions, please do not hesitate to contact me. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Neil Stechschulte
Director of Economic Development
City of Sun Prairie
608-825-0894
nstechschulte@cityofsunprairie.com

Enclosure: Notice of Plan Commission Public Hearing, Joint Review Board Agenda



DEPARTMENT OF
ECONOMIC DEVELOPMENT

300 E. Main St., Sun Prairie, WI 53590-2227
(608) 825-0894
FAX (608) 825-1183
www.cityofsunprairie.com

July 23, 2013

Mr. Tom Weber, School Board President
Sun Prairie Area School District
2243 Innsbrooke Drive
Sun Prairie, WI 53590

Dear Mr. Weber:

The purpose of this letter is to notify you that the City of Sun Prairie is proposing to amend Tax Incremental Finance (TIF) District Number #9, in our Westside Neighborhood Area, to add territory and update the project plan expenditures. The purpose of this expansion is two-fold: 1) To attract significant quality commercial uses to the area, and 2) To ensure the financial viability of this TIF District and potentially accelerate its closure. The recent downturn in the economy and pending organizational changes within SSM Health Care expanding their not-for-profit entity has caused the City to reconsider the original boundary and project plan.

In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the TIF District Joint Review Board (JRB). If you choose to designate an appointee, please give preference to the County Treasurer or a person with knowledge of local government finances. We would like to hold the first Joint Review Board (JRB) meeting at **4:00 p.m. on Thursday, August 8, 2013 at the City Municipal Building, 300 East Main Street, Sun Prairie, Wisconsin.** A copy of the agenda is attached. Please contact, or have your appointed representative contact, me to confirm attendance at this meeting.

The Plan Commission will conduct a Public Hearing on amending the TIF District at its August 13, 2013 meeting. The Hearing will be at 7:00 p.m. at City Hall. You and/or your representative are also invited to attend this meeting. Please find enclosed a copy of the Notice of Public Hearing, which will be published on July 25th and August 1st, 2013. I have also enclosed a draft copy of the agenda for the Joint Review Board meeting. Unless it is determined that a quorum will not be present on August 8th, the Joint Review Board agenda will be published on August 1st, 2013.

Should you have any questions, please do not hesitate to contact me. Alternatively, you may contact our planning consultant, Andrew Bremer, Project Planner, MSA Professional Services, Inc. at (608) 242-7779.

Sincerely,

Neil Stechschulte
Director of Economic Development
City of Sun Prairie
608-825-0894
nstechschulte@cityofsunprairie.com

Enclosure: Notice of Plan Commission Public Hearing, Joint Review Board Agenda

APPENDIX B: AFFIDAVIT OF PUBLICATION

The Star Proof of Publication Affidavit

City of Sun Prairie-Legal Notices
300 E. Main St
Sun Prairie WI 53590

STATE OF WISCONSIN } ss.
Dane County

Public Notice of the
City of Sun Prairie, pursuant to
Section 19.84, Wisconsin
Statutes, is hereby given to the
public and to the news media,
that the following meeting will
be held:

**JOINT REVIEW BOARD
TAX INCREMENT FINANCE
DISTRICT NO. 9**

DATE: THURSDAY, AUGUST
8, 2013

TIME: 4:00 PM

LOCATION:

**CITY COUNCIL CHAMBERS
MUNICIPAL BUILDING
300 EAST MAIN STREET
SUN PRAIRIE, WI 53590**

To consider the following:

1. Call to order
2. Determination of quorum
and that the agenda was
properly posted
3. Discuss and consider the
nomination of the public/citizen
member position on the Joint
Review Board for the Tax
Incremental District #9
4. Discuss and consider
nominations for Joint Review
Board chairperson .
5. Discussion of Amendments

to the Territory and Project Plan
for TID #9

6. Identify date for the second
JRB meeting

7. Adjournment

*NOTE: Please note that, upon
reasonable notice, efforts will be
made to accommodate the needs
of disabled individuals through
appropriate aids and services.
For additional information or to
request this service, contact the
City Clerk's Office, 300 East Main
Street, Sun Prairie WI 53590
(608) 837-2511.*

Judy L Meredith

Being duly sworn, doth depose and say that he (she) is
a duly authorized representative of the **The Star**, a

*NOTE: It is possible that in Sun Prairie, Dane County,
members of and a possible quorum of members of other
governmental bodies of the municipality may be in attendance
at the above stated meeting to gather information; no action will
be taken by any governmental body at the above stated meeting
other than the governmental body specifically referred to above in this
notice.*

PUB. The Star: August 1, 2013
WNAXLP

(Signed) Judy L Meredith

(Title) Office Manager

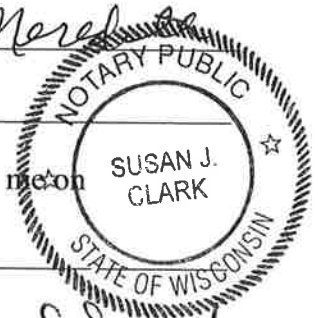
Subscribed and sworn to before me on

8/5/2013

Susan J. Clark

Notary Public, Wisconsin

My Commission expires 1/24/14



PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Barbara Trimble, being duly sworn, both depose and swear that she is the general manager 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 this annexed is a true copy, taken from said paper, was published therein on

July 25 and
Aug 1, 2013

(Signed) Barbara Trimble

Subscribed and sworn before me this 18th day of Oct, 2013

Jean E. Squires
Notary Public, State of Wisconsin

My Commission expires 5-19, 2017

No. Lines 52 No. Times 2 Affidavit Fees \$ 1.00

Printers Fees \$ 38.26

Total \$ 39.26

OFFICIAL PUBLICATION

**NOTICE OF
PUBLIC HEARING
AMENDMENT OF TAX
INCREMENTAL FINANCE**

DISTRICT #9

**City of Sun Prairie
Municipal Building
300 East Main Street
Sun Prairie, WI 53590**

**August 13, 2013
7:00 P.M.**

Public notice is hereby given that the Plan Commission of the City of Sun Prairie will hold a public hearing on **August 13, 2013 beginning at 7:00 p.m. at the City Municipal Building, 300 East Main Street, Sun Prairie, Wisconsin.** The purpose of the public hearing is to consider a proposal to amend Tax Incremental Finance (TIF) District No. 9 for the City of Sun Prairie. The

purpose of the amendment is to add territory to the District and to update the project plan expenditures.

Maps showing the boundaries of amended TIF District No. 9 and the proposed project plan will be available upon request prior to the public hearing from the City Clerk, 300 East Main Street, Sun Prairie, Wisconsin 53590, (608) 837-2511. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed amendment of TIF District No. 9 and the proposed project plan.

Diane Hermann-Brown,
City Clerk
City of Sun Prairie, Wisconsin
PUB. The Star: July 25 &
August 1, 2013
WNAXL

PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Barbara Trimble, being duly sworn, both depose and say that she is the general manager 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

August 22, 2013

(Signed) Barbara Trimble

Subscribed and sworn before me this 4th day of Oct, 2013

Joan E. Squires

Notary Public, State of Wisconsin

My Commission expires 5-19, 2017

No. Lines 70 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 25.75

Total

\$ 28.75

JOAN E SQUIRES
Notary Public
State of Wisconsin

on the web: www.sunpraiiestar.com

OFFICIAL PUBLICATION

Public Notice of the City of Sun Prairie, pursuant to Section 19.84, Wisconsin Statutes, is hereby given to the public and to the news media, that the following meeting will be held:

**JOINT REVIEW BOARD
TAX INCREMENT FINANCE
DISTRICT NO. 9**

DATE: **WEDNESDAY,**

AUGUST 28, 2013

TIME: **4:00 PM**

LOCATION:

**CITY COUNCIL CHAMBERS
MUNICIPAL BUILDING
300 EAST MAIN STREET
SUN PRAIRIE, WI 53590**

To consider the following:

1. Call to order and roll call
2. Approval of the minutes from the August 8th 2013 JRB Meeting
3. Discussion and Approval of a Resolution to Amend the Territory and Project Plan for TID #9
4. Disband Joint Review Board and Adjourn Meeting

NOTE: Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Clerk's Office, 300 East Main

Street, Sun Prairie WI 53590
(608) 837-2511

NOTE: It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Diane Hermann-Brown, City Clerk
City of Sun Prairie
300 East Main Street
Sun Prairie, WI 53590

Pub: The Star
August 22, 2013
#181054 WNAXLP

**Like
The
Star
on**

APPENDIX C: JOINT REVIEW BOARD LETTER OF APPROVAL

August 28, 2013

City Council, Sun Prairie
City of Sun Prairie
300 East Main Street
Sun Prairie, WI 53590

Re: City of Sun Prairie TIF District #9 Territory and Project Plan Amendment

To the City Council:

This is to notify you that the Joint Review Board (JRB) for the Tax Incremental Finance (TIF) District #9 met at the Sun Prairie City Hall on August 28, 2013. The JRB met for the purpose of reviewing the proposed territory and project plan amendments for existing TID #9 and to consider its adoption. After discussion and review of its impact on the taxing jurisdictions involved, the JRB voted to approve the plan as presented.

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary Weber". The signature is fluid and cursive, with the first name "Zachary" being more prominent than the last name "Weber".

Zachary Weber, Alderman District #3
Mayor Murray designated representative/acting chair
Joint Review Board

cc: Neil Stechschulte, Economic & Community Development Director
Andrew Bremer, MSA Professional Services, Inc.

APPENDIX D: RESOLUTIONS

City of Sun Prairie, Wisconsin

**CITY OF SUN PRAIRIE PLAN COMMISSION
RESOLUTION APPROVING AMENDMENTS TO
THE TERRITORY AND PROJECT PLAN FOR
EXISTING TAX INCREMENTAL FINANCE
DISTRICT NO. 9 CITY OF SUN PRAIRIE,
WISCONSIN.**

Presented:

Adopted:

File Number:

Resolution No.:

RESOLUTION

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of Sun Prairie, Dane County, Wisconsin has held a public hearing on the proposed amendment of Tax Incremental Finance District No. 9 (herein "District") and the proposed boundaries thereof, and on the proposed Project Plan for Tax Incremental Finance District No. 9 (herein "Project Plan"); and

WHEREAS, the City of Sun Prairie desires to promote development, infrastructure improvements, and broaden the property tax base in the District; and

WHEREAS, after notice as required by law, and prior to the date of this resolution, the Plan Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed boundary amendment of the District and on the Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on the property within the District, and to the school board of the school district which includes the property located in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Include maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District;

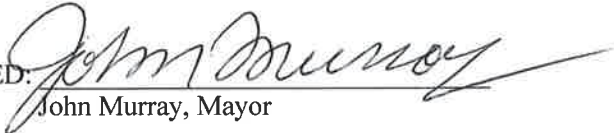
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;
- I. Contains a statement indicating how amendment of the District promotes the development of the City;

WHEREAS, the Plan Commission makes the following findings:

- A. The parcels identified in the Project Plan are being added to Tax Increment Finance District #9, a mixed-use district;
- B. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the amended District do not include any annexed territory that was not within the boundaries of the City within the last three years;
- C. The original actual creation date of the District is March 28th, 2007, with a valuation creation date of January 1st, 2007; this amendment will have a valuation creation date of January 1st, 2013.
- D. Not less than 50%, by area, of the real property within the District is suitable for mixed-use development and not more than 35% of the lands within the District are proposed for newly platted residential uses.
- E. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District;
- F. The project costs directly serve to promote mixed-use development consistent with the purposes for which the District is created;
- G. The equalized value of the taxable property of the amended territory of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- H. The Project Plan for the District is feasible;
- I. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- J. The Plan Commission finds that the development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District No. 9.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Sun Prairie, Dane County, Wisconsin hereby approves and adopts the amended Project Plan for Tax Incremental Finance District No. 9, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Plan Commission does recommend the Project Plan for adoption by the City Council for the City of Sun Prairie, Dane County, Wisconsin, and recommends amendment of the District as described in the Project Plan.

APPROVED: 
John Murray, Mayor

Date Approved: August 13, 2013

Date Signed: August 13, 2013

This is to certify that the foregoing resolution was approved by the Plan Commission of the City of Sun Prairie at a meeting held on the 13th day of August, 2013 and was submitted for signatures on the 13th day of August, 2013.


John Muller, Secretary, Sun Prairie Plan Commission

City of Sun Prairie, Wisconsin

**RESOLUTION APPROVING AMENDMENTS TO
THE TERRITORY AND PROJECT PLAN FOR
EXISTING TAX INCREMENTAL FINANCE
DISTRICT NO. 9 IN THE CITY OF SUN PRAIRIE,
WISCONSIN.**

Presented: August 20, 2013

Adopted: August 20, 2013

File Number: 11,818

Resolution No.: 13/104

RESOLUTION

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of Sun Prairie, Dane County, Wisconsin has held a public hearing on the proposed amendment of Tax Incremental Finance District No. 9 (herein "District") and the proposed boundaries thereof, and on the proposed Project Plan for Tax Incremental Finance District No. 9 (herein "Project Plan"); and,

WHEREAS, pursuant to said statutory section, the City of Sun Prairie (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Plan Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan;
- B. Following said hearing, the Plan Commission adopted the Project Plan, subject to the approval of the City Council;
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first-class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on the property within the District and to the school board of the school district which includes the property located in the District;

WHEREAS, the City of Sun Prairie desires to promote development, infrastructure improvements, and broaden the property tax base in the District; and,

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;

- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;
- I. Contains a statement indicating how amendment of the District promotes the development of the City;
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

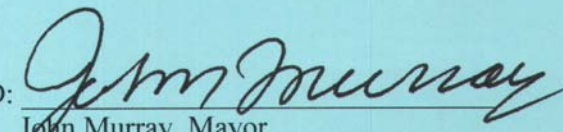
WHEREAS, the City Council makes the following findings:

- A. The parcels identified in the Project Plan are being added to Tax Increment Finance District #9, a mixed-use district;
- B. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the amended District do not include any annexed territory that was not within the boundaries of the City within the last three years;
- C. The original actual creation date of the District is March 28th, 2007, with a valuation creation date of January 1st, 2007; this amendment will have a valuation creation date of January 1st, 2013.
- D. Not less than 50%, by area, of the real property within the District is suitable for mixed-use development and not more than 35% of the lands within the District are proposed for newly platted residential uses.
- E. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District;
- F. The project costs directly serve to promote mixed-use development consistent with the purposes for which the District is created;
- G. The equalized value of the taxable property of the amended territory of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;

- H. The Project Plan for the District is feasible;
- I. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- J. The City Council finds that the development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District No. 9.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sun Prairie, Dane County, Wisconsin, that the amended Project Plan for the District is hereby approved and adopted, said Project Plan being attached and incorporated by reference, and that the City of Sun Prairie agrees to amend Tax Incremental Finance District No. 9 as of January 1, 2013 as described in the Project Plan.

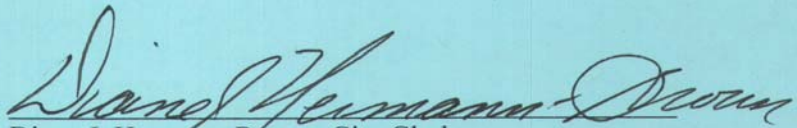
APPROVED:


John Murray, Mayor

Date Approved: August 20, 2013

Date Signed: September 3, 2013

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 20th day of August, 2013 and was submitted for signatures on the 28th day of August, 2013.


Diane J. Hermann-Brown, City Clerk

**JOINT REVIEW BOARD
RESOLUTION
AMENDING THE TERRITORY AND PROJECT PLAN FOR
TAX INCREMENTAL FINANCE DISTRICT NO. 9
CITY OF SUN PRAIRIE, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Joint Review Board (herein "Board") called by the City Council of the City of Sun Prairie, Dane County, Wisconsin, has met and reviewed the public record, planning documents, and resolution amending the territory and project plan for existing Tax Incremental Finance District No. 9 (herein "Project Plan") heretofore adopted by the City Council of the City of Sun Prairie, Dane County, Wisconsin; and

WHEREAS, the Board has been appointed and has met according to the regulations provided in Section 66.1105, Wisconsin Statutes; and

WHEREAS, the Board has reviewed the Project Plan and all related documents; and

WHEREAS, the Board has reviewed the applicable statutory criteria upon which it must base its decision to approve or deny the amended Tax Incremental Finance District No. 9 (herein "District"), as specified in sec. 66.1105, Wisconsin Statutes, to wit:

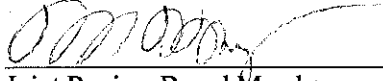
- A. Whether the development expected within the District would occur without the use of tax increment financing.
- B. Whether the economic benefits of the District as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of the improvements.
- C. Whether the benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

WHEREAS the Joint Review Board finds that the development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District No. 9, that the economic benefits of the District will compensate for the cost of the improvements, and the benefits outweigh the taxes that residents of overlying districts are expected to pay.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board hereby approves the amended Project Plan and the Resolution of the City Council of the City of Sun Prairie, Dane County, Wisconsin approving and adopting the same.

Dated this 28th day of August, 2013.

OFFERED BY:


Joint Review Board Member

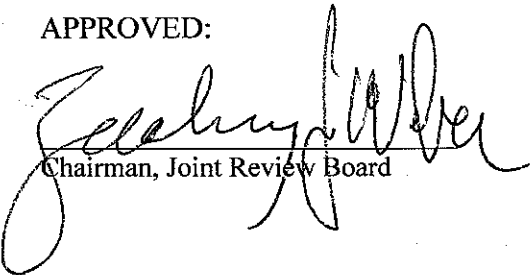
SECONDED BY:


Joint Review Board Member

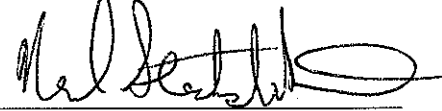
Voted Yes 5

Vote No 0

APPROVED:


Chairman, Joint Review Board

ATTESTED:


Economic & Community Development Director

NOTE: A majority vote of the Joint Review Board is required for adoption of the above Resolution. The Joint Review Board shall submit its decision to the municipality no later than seven (7) days after the Joint Review Board acts.

APPENDIX E: LEGAL OPINION

33 East Main Street
Suite 500
Madison, WI 53703-3095

Mailing Address:

P.O. Box 2038
Madison, WI 53701-2038

Phone:

608.257.7181

Fax:

608.257.2508

www.murphydesmond.com

William E. Morgan
Direct Line 608.268.5576
Facsimile 608.257.2508
wmorgan@murphydesmond.com



20 August 2013

Via E-mail Only: jmurray@cityofsunprairie.com

Mayor John Murray
City of Sun Prairie
300 E. Main St.
Sun Prairie, WI 53590

Re: Amended TIF 9 Project Plan

Dear Mayor Murray,

This letter is to provide an opinion regarding the proposed amendment for Tax Increment Finance District (TID) #9 prepared by MSA Professional Services, Inc., of Madison, Wisconsin. I provide this opinion in accordance with Wisconsin Statute Section 66.1105(4)(f).

Based upon my review of the project plan, it is my opinion the project plan is complete and complies with the requirements of Wisconsin Statutes Section 66.1105.

If you need any additional information or want to discuss the matter further, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be "W. Morgan", written over a light blue horizontal line.

William E. Morgan

WEM:rlc
26747.131797
Mayor lt2

cc: Neil Stechschulte, Economic & Community Development Director
Andrew Bremer, MSA Professional Services

4824-6027-0869, v. 1

APPENDIX F: BOUNDARY DESCRIPTION

Boundary Description
City of Sun Prairie
Tax Incremental District No. 9
August 7, 2013

The following description includes the 2013 amended portion of TID #9, City of Sun Prairie.

Beginning at the most southerly corner of Lot 2 of CSM 8037;

Thence northeasterly along the east line of said of Lot 2 of CSM 8037 approximately 901' to the NE corner of said of Lot 2 of CSM 8037;

Thence northwesterly along the northern line of said of Lot 2 of CSM 8037 approximately 1213' to the NW corner of said of Lot 2 of CSM 8037;

Thence northwesterly and northerly along the southwesterly and westerly lines of Lot 6 of Prairie Lakes approximately 558' to the NW corner of said of Lot 6 of Prairie Lakes;

Thence westerly along the southern line of Lot 1 of CSM 5635 approximately 173' to the SW corner of said Lot 1 of CSM 5635;

Thence northerly along the western line of said Lot 1 of CSM 5635 approximately 400' to the NW corner of said Lot 1 of CSM 5635;

Thence northerly across the right-of-way of Hoepker Road approximately 90' to the SE corner of Lot 14 of Providence;

Thence northerly along the eastern line of said Lot 14 of Providence approximately 20' to the Southwest corner of Lot 1 of CSM 13265;

Thence northerly along the western line of said Lot 1 CSM 13265 approximately 603' to the NW corner of said Lot 1 CSM 13265;

Thence easterly along the northern line of said Lot 1 CSM 13265 approximately 340' to the NE corner of said Lot 1 CSM 13265;

Thence southerly along the easterly lines of said Lot 1 CSM 13265 approximately 535' to the SE corner of said Lot 1 CSM 13265;

Thence northeasterly along the northly right-of-way of Hoepker Road approximately 521' to the SE corner of Lot 5 of Prairie Lakes;

Thence from said point northeasterly approximately 159' across the right-of-way of Triumph Drive to the most southeasterly corner of Lot 2 of CSM 13266;

Thence northeasterly along the easterly line of said Lot 2 of CSM 13266 approximately 685' to the NE corner of said Lot 2 of CSM 13266;

Thence northwesterly along the southerly lines of Lot 1 of CSM 13266 approximately 850' to the southwesterly corner of said Lot 1 of CSM 13266;

Thence northerly along the westerly lines of Lot 1 CSM 13266 approximately 736' to the Southwest corner of Lot 1 of Prairie Lakes;

Thence northerly along the western line of said Lot 1 of Prairie Lakes approximately 167' to the NW corner of said Lot 1 of Prairie Lakes;

Thence easterly along the southerly ROW of Blue Aster Boulevard approximately 500' to the NE corner of Outlot 1 of Prairie Lakes;

Thence easterly across the ROW of S Legacy Way approximately 96' to the NW corner of Lot 2 of CSM 12386.

Thence easterly along the northern line of said Lot 2 of CSM 12386 approximately 310' to the NE corner of said Lot 2 of CSM 12386;

Thence southerly along the eastern lines of said Lot 2 of CSM 12386 approximately 712' to the SE corner of said Lot 2 of CSM 12386'

Thence easterly along the southern line of Lot 1 of CSM 12814 approximately 631' to the southeasterly corner of said Lot 1 of CSM 12814;

Thence southwesterly across the right-of-way of Hoepker Road approximately 201' to the NE corner of Lot 7 of Prairie Lakes;

Thence southwesterly along the eastern lines of said Lot 7 of Prairie Lakes approximately 1097' to the SE corner of said Lot 7 of Prairie Lakes;

Thence southerly across the ROW of Prairie Lakes Drive approximately 146' to the NE corner of Lot 6 of Prairie Lakes;

Thence southerly along the western ROW of S. Grand Avenue approximately 1028' to the most easterly angle point on the easterly line of Lot 8 of Prairie Lakes being on the westerly line of Lot 1 of CSM 8037;

Thence northly along the westerly line of said Lot 1 of CSM 8037 approximately 493' to the northerly corner of said Lot 1 of CSM 8037;

Thence southerly along the easterly line of said Lot 1 of CSM 8037 approximately 696' to the Southeasterly corner of said Lot 1 of CSM 8037;

Thence southwesterly along the southeasterly line of said Lot 1 of CSM 8037 approximately 175' to the most southerly corner of said Lot 1 of CSM 8037;

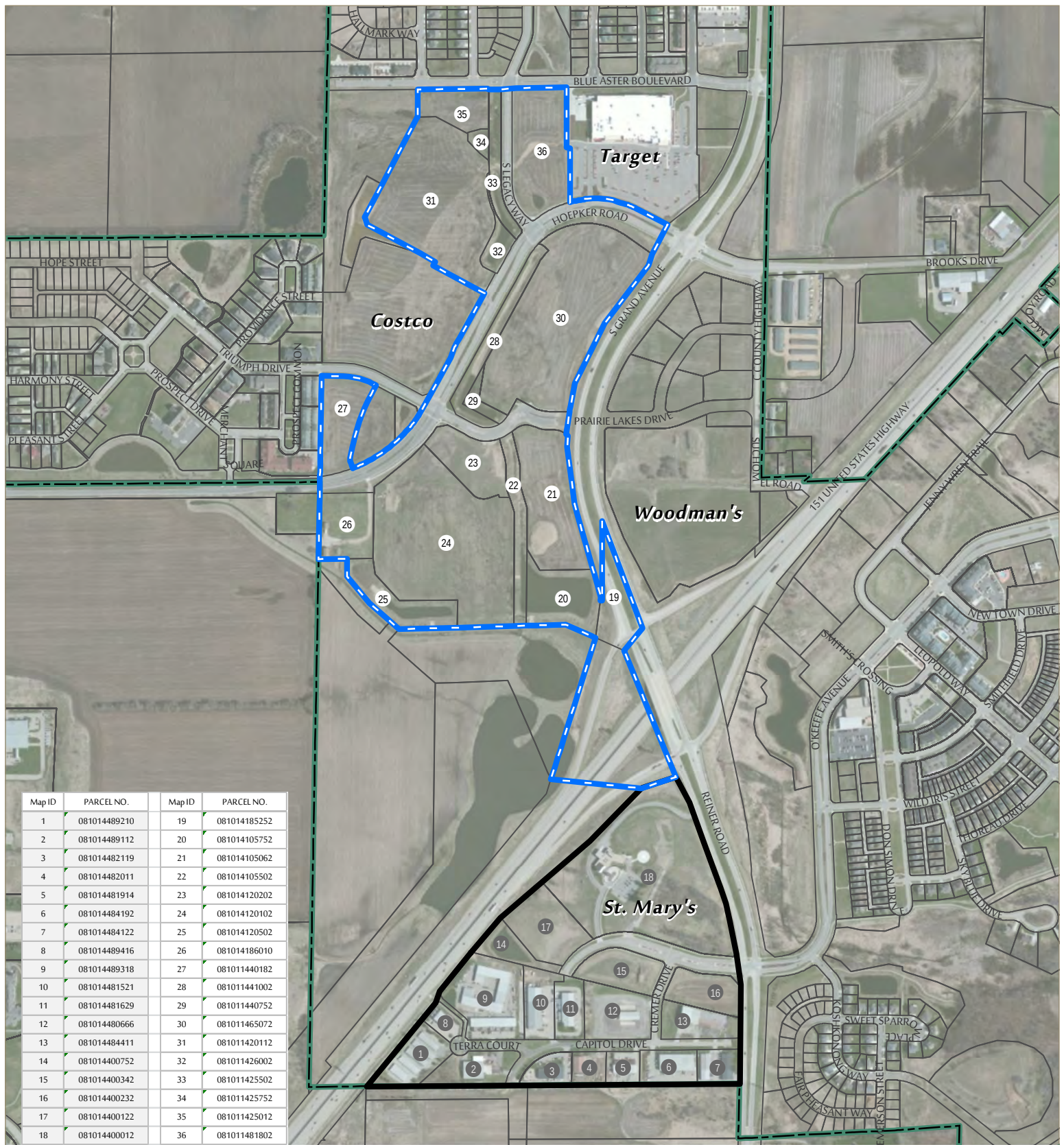
Thence southerly across the right-of-way of US-151 approximately 838' to the most northerly corner of Lot 1 of O'Keeffe Center Plat;

Thence southwesterly along the northern line of said Lot 1 of O'Keeffe Center Plat approximately 213' to the Northwesterly corner of said Lot 1 of O'Keeffe Center Plat;

Thence westerly from said point crossing the right-of-way of US-151 approximately 553' to the point of beginning.

Excluding all wetlands from TID.

APPENDIX G: MAPS

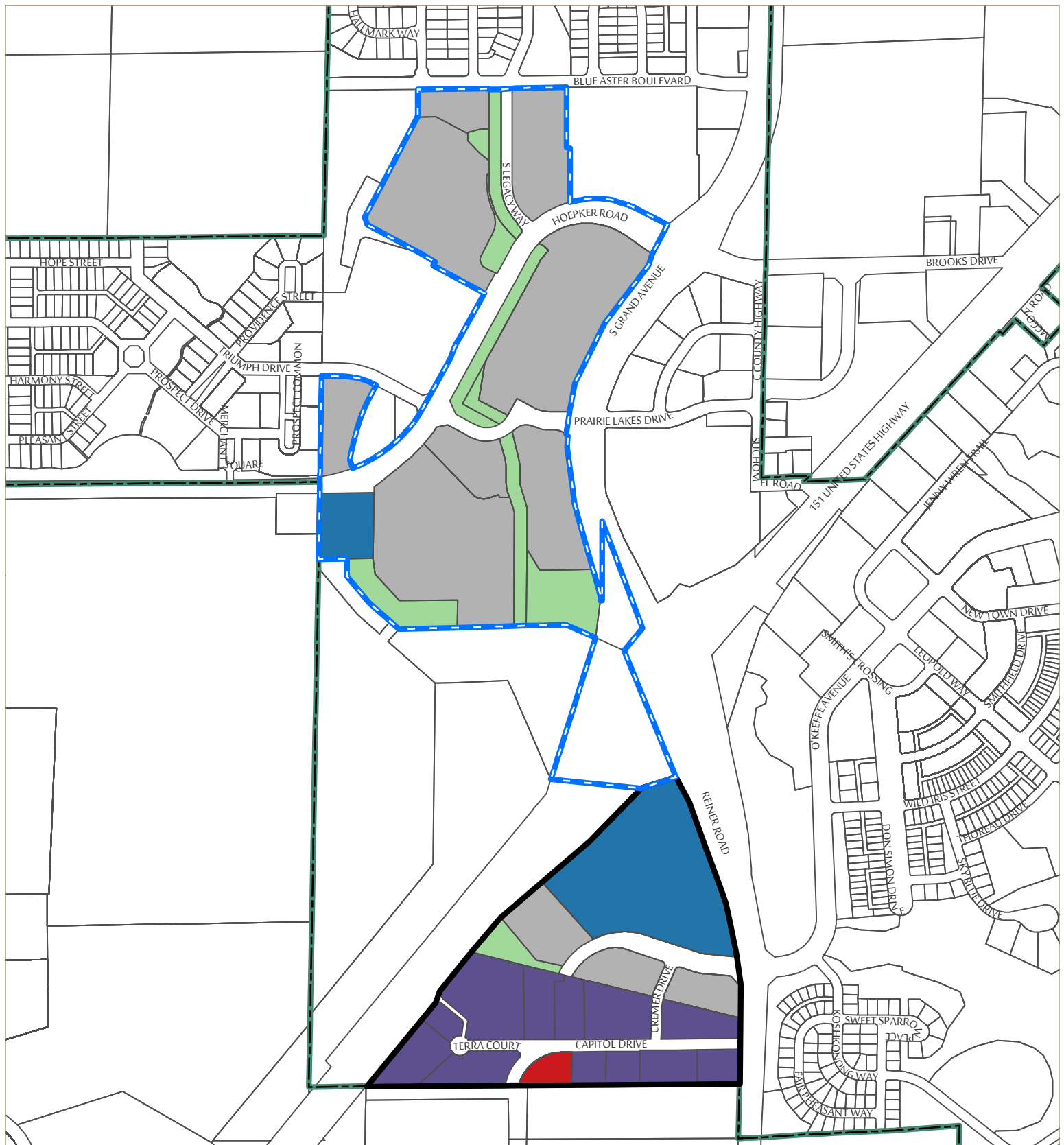


BASE MAP

SUN PRAIRIE
DANE COUNTY, WISCONSIN

- CITY OF SUN PRAIRIE
- PROPOSED TID 9 EXPANSION
- PARCEL
- TID 9

DATA SOURCES:
PARCEL DATA FROM DANE COUNTY (7/26/2013).
AERIAL IMAGERY PROVIDED BY ESRI.



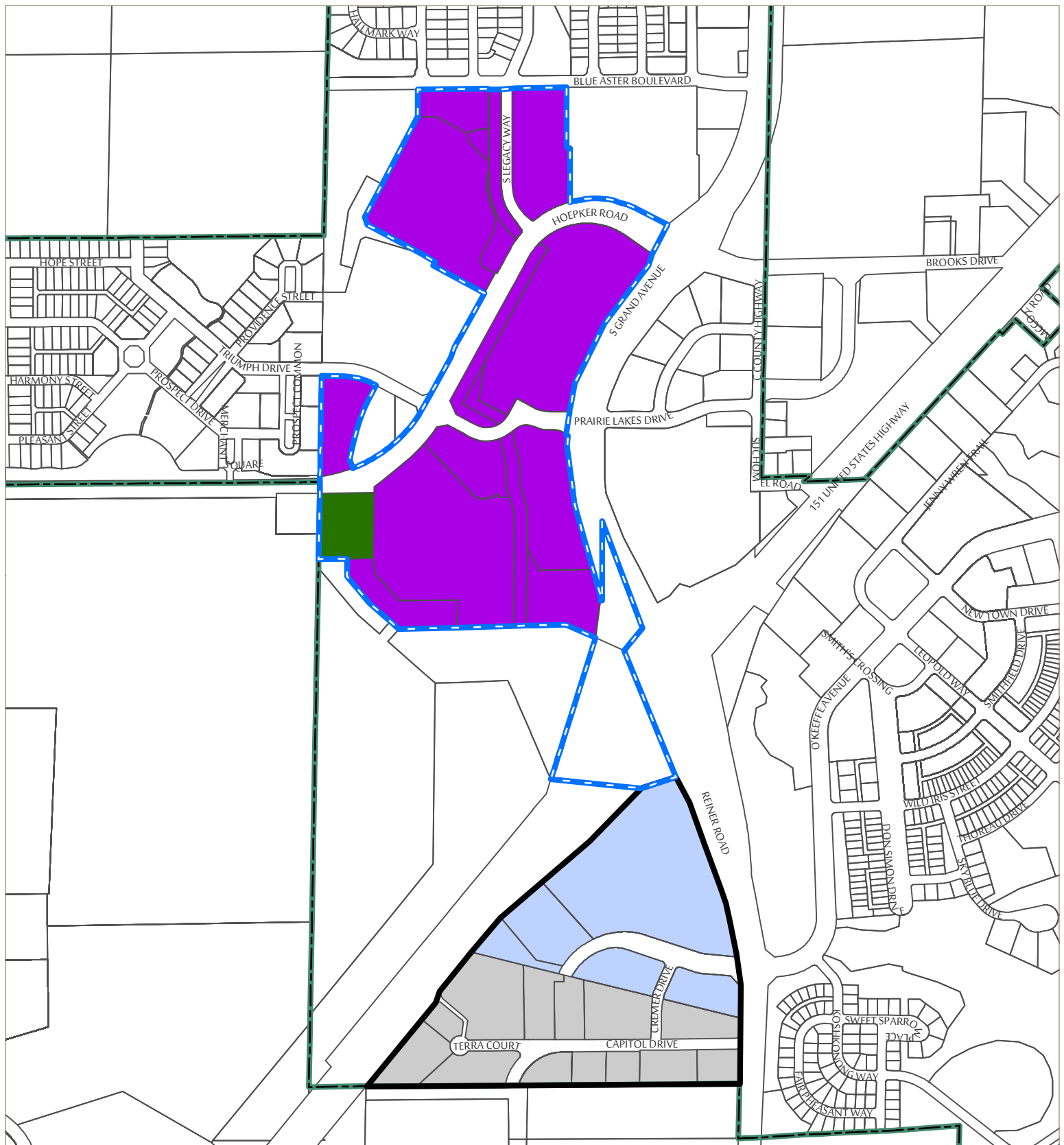
EXISTING LAND USE

SUN PRAIRIE
DANE COUNTY, WISCONSIN

- CITY OF SUN PRAIRIE
- PARCEL
- PROPOSED TID 9 EXPANSION
- TID 9
- EXISTING LAND USE**
- COMMERCIAL
- OPEN SPACE/PARKS
- INDUSTRIAL
- VACANT LANDS
- PUBLIC & INSTITUTIONAL

DATA SOURCES:
PARCEL DATA FROM DANE COUNTY (7/26/2013).
EXISTING LAND USE DERIVED FROM CITY OF SUN PRAIRIE COMPREHENSIVE PLAN.





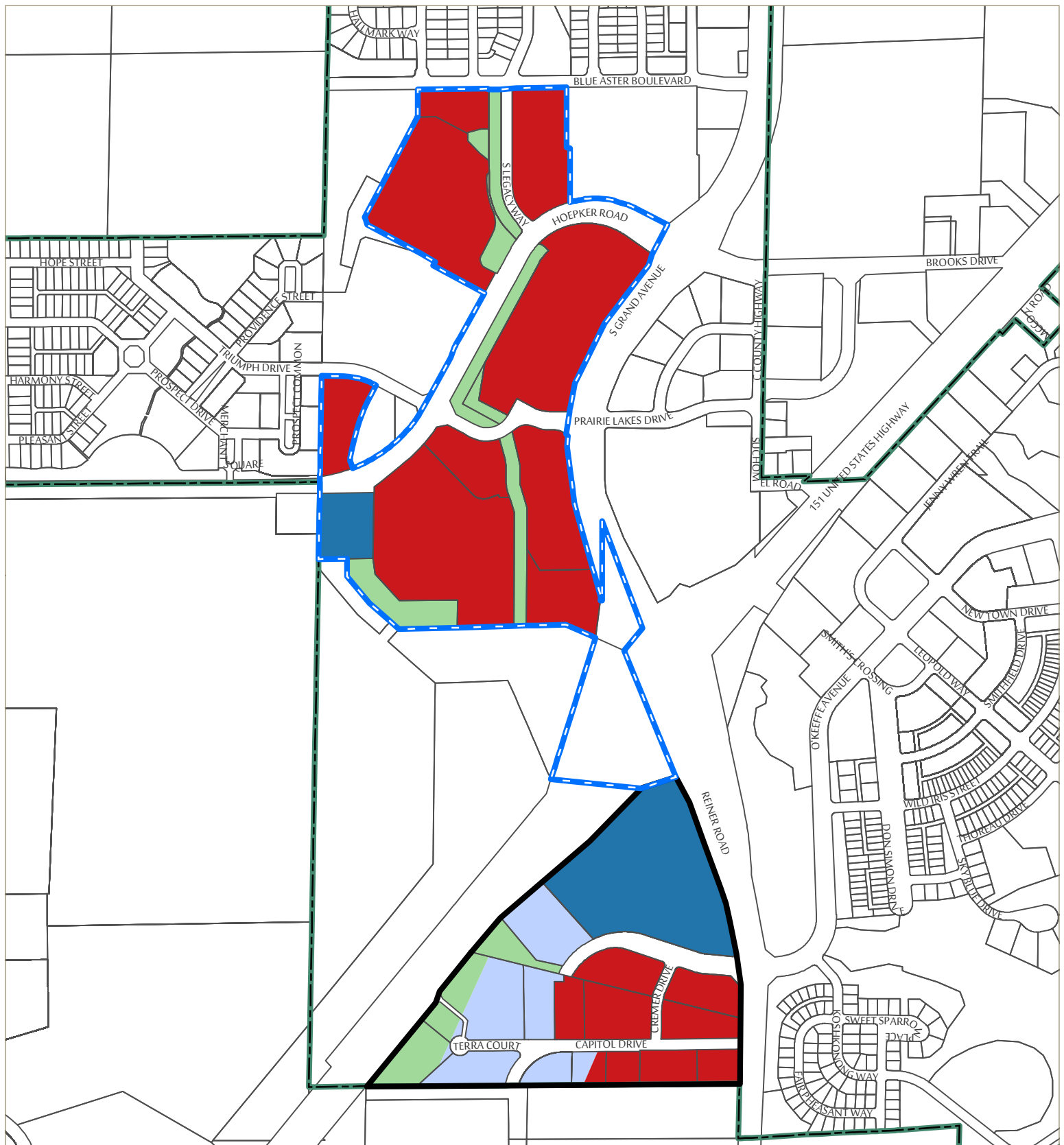
ZONING

SUN PRAIRIE
DANE COUNTY, WISCONSIN

	CITY OF SUN PRAIRIE	ZONING	
	PARCEL		PLANNED DEVELOPMENT PD
	PROPOSED TID 9 EXPANSION		RURAL HOLDING RH-35AC
	TID 9		SUBURBAN INDUSTRIAL SI
			SUBURBAN OFFICE SO

DATA SOURCES:
PARCEL DATA FROM DANE COUNTY (7/26/2013).
ZONING FROM CITY OF SUN PRAIRIE (7/31/2013).





FUTURE LAND USE

SUN PRAIRIE
DANE COUNTY, WISCONSIN

- CITY OF SUN PRAIRIE
- PARCEL
- PROPOSED TID 9 EXPANSION
- TID 9
- FUTURE LAND USE COMMERCIAL
- OFFICE PARK
- INSTITUTIONAL
- INDUSTRIAL
- PARKS AND OPEN SPACE

DATA SOURCES:
PARCEL DATA FROM DANE COUNTY (7/26/2013).
FUTURE LAND USE DERIVED FROM CITY OF SUN PRAIRIE COMPREHENSIVE PLAN.





TID Eligible Projects

- 1 Acquisition/Demolition
- 2 Site Grading
- 3 Sewer System Improvements
- 4 Water System Improvements
- 5 Storm Sewer System Improvements
- 6 Streets
- 7 Landscaping
- 8 Relocation Costs
- 9 Environmental Audits and Remediation
- 10 Cash Grants (Development Incentives)
- 11 Administrative/Professional Costs
- 12 Organizational Costs

Projects 1-12 may occur anywhere within TID #9 in accordance with the adopted TID #9 Project Plan and Wisconsin State Statute 66.1105.

PROJECT LOCATIONS

SUN PRAIRIE
DANE COUNTY, WISCONSIN

- | | | | |
|--|---------------------|---|--------------------------|
|  | CITY OF SUN PRAIRIE |  | PROPOSED TID 9 EXPANSION |
|  | PARCEL |  | TID 9 |
| | |  | TID ELIGIBLE PROJECTS |

DATA SOURCES:
PARCEL DATA FROM DANE COUNTY (7/26/2013).
AERIAL IMAGERY PROVIDED BY ESRI.



MSA
PROFESSIONAL SERVICES

APPENDIX H: ORIGINAL 2007 PROJECT PLAN

AVAILABLE UPON REQUEST