

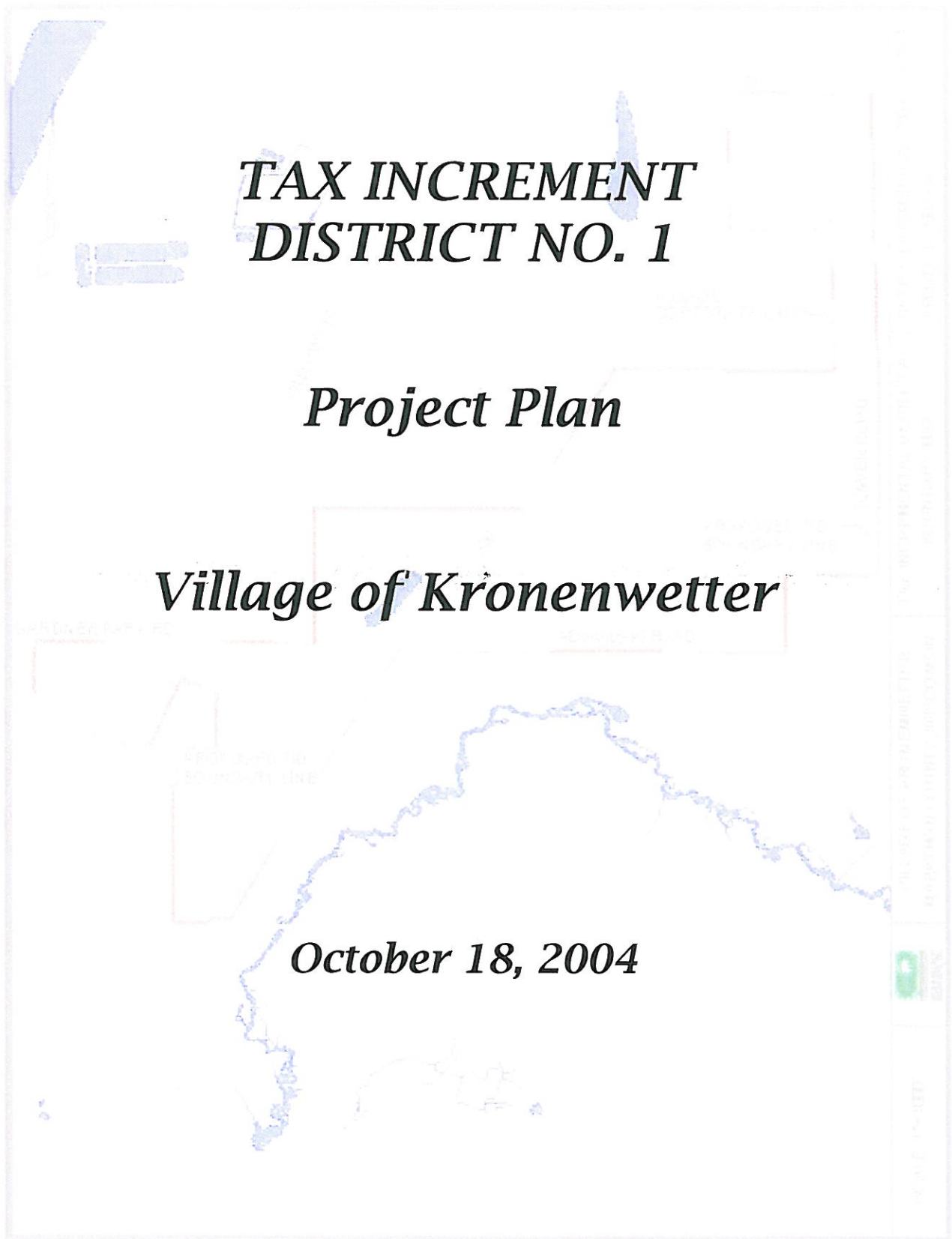
EXHIBIT A

TAX INCREMENT DISTRICT NO. 1

Project Plan

Village of Kronenwetter

October 18, 2004



TAX INCREMENT DISTRICT NO. 1

Project Plan / Feasibility Study

Village of Kronenwetter

1. INTRODUCTION

The Village of Kronenwetter's proposed Tax Incremental District Number 1 is located on the south side of the community, adjacent to I-39 and Kowalski Road. See Appendix A for legal description and boundary map. The District is predominantly "vacant property" within the meaning of Wis. Stat. §66.1105(4)(gm)1, is zoned for industrial use, and is suitable for industrial development within the meaning of Wis. Stat. §66.1101.

The Village would like to increase its employment base, through incentives, by offering new or expanding business alternatives in relocating to Kronenwetter. These incentives will allow the Village to remain competitive with other communities in central Wisconsin that are seeing expansion. The additional expansion would increase the tax base as well.

The Village is establishing the tax incremental plan to provide overall infrastructure improvements. Keeping in mind that a positive increment must exist before any revenue is generated, the Village will stage public improvements proposed to be paid for with tax incremental financing so that relative certainty of economic feasibility exists. Toward this goal, Village improvements will not be commenced until construction of private investments are imminent or have started.

The Village Board has created a Redevelopment Authority (RDA). The RDA has been authorized by the Village Board to act as its agent for the District as provided in Wis. Stat. §66.1105(3)(f).

2. PURPOSE OF TAX INCREMENTAL DISTRICT

The purpose of this tax incremental district is to promote industrial development and thereby assist in furthering the employment goals of the area as noted previously and to provide incentive for private investment in the Village of Kronenwetter. This incentive will be basically provided through the tax incremental district in reducing the costs to the development normally associated with the construction of streets, sanitary sewer, watermain, well or water system improvements storm drainage, and site improvements required for new development. These efforts combined with privately financed expansion plans in the District, will provide new tax base and expanded employment opportunity.

3. BENEFITS OF THE TAX INCREMENTAL DISTRICT

Benefits of the tax incremental district are summarized as follows:

- 3.1. To promote the location and expansion of industry and business in the District and provide new tax base and availability of increased employment opportunities

within the community.

- 3.2. To provide new public infrastructure, i.e., streets, utilities, and storm drainage to allow for development within the District.

4. EXISTING AND PROPOSED LAND USE PLAN

A majority of land in the District is currently vacant land and suited for industrial development. The present zoning classifications are R1 (single-family), R5 (agricultural/residential), M1 (light manufacturing/commercial), B2 (community service) and B3 (general commercial). See Appendix A for a map of existing uses and conditions.

The Village of Kronenwetter, as part of this Plan, has rezoned the land in the District for BP (business park), which allows industrial development within the meaning of Wis. Stat. §66.1101. See Appendix A for a map of proposed zoning and land use.

5. PROJECT PLAN

The Planning Commission of the Village of Kronenwetter has prepared this Project Plan in accordance with statutory requirements. After due consideration of area needs and public works which best benefit the general development of the area, the projects set forth in Appendix B have been proposed as public works and site improvement projects in and for the District.

Each phase will be considered on the basis that tax incremental assistance is required or the project would not be feasible; and additionally, it would be in the best interest of the Village and the Tax Incremental District to provide such assistance.

The following costs are also included in the Project Plan as they relate to specific projects or overall organization and implementation of the Project Plan.

- 5.1. Imputed administrative costs including, but not limited to, a portion of the salaries of the Village clerk, assessor, public works employees, and others directly involved with the projects over the seven-year construction period.
- 5.2. Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, surveyors, mapmakers, and other contracted services.
- 5.3. Interest, finance fees, bond discounts, bond redemption premiums, bond legal opinion ratings, capitalized interest, bond insurance, and other expenses related to financing.
- 5.4. Relocation costs in the event that any property is acquired for the above projects, including the costs of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs, and relocation benefits as required by Wisconsin Statutes.

- 5.5. The amount of any contributions made under Wis. Stat §66.1333(13) in connection with the implementation of the project plan.
- 5.6. Payments made, in the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.
- 5.7. Cash grants to developers of land provided the grant recipient has signed a Developers Agreement with the Village.

6. ECONOMIC FEASIBILITY STUDY

The Village of Kronenwetter, in considering the tax incremental financing vehicle to provide revenue for public improvement, realizes that a positive increment must exist before any revenue is generated. In this regard, the Village intends to stage public improvements proposing to use increment financing so relative certainty of economic feasibility exists. To this end, the Village will not implement general public works until such time as construction is imminent or has commenced. In this manner, funds will not be expended for tax incremental public works projects until such time as it is certain that the increment will exist to provide revenues to payoff indebtedness for these projects. Private investment in new facilities will go hand-in-hand with public improvements required to support those private investment dollars.

In addition, the Village Board, Redevelopment Authority and Planning Commission have reviewed the areas available for industrial development and have determined those considered in the District to be feasible from an economic and land use standpoint.

Based on the construction estimates and current tax rate projections, the District should generate \$23,077,227 by the year 2024. This incremental revenue is more than adequate to fund the anticipated principal and interest payments on the bonds issued for the public improvements. See the analysis of tax incremental revenue and debt service assumptions set forth in Appendix C for more detail on this question.

7. METHOD OF FINANCING

Under Wisconsin law there are several methods of borrowing, some of which apply the debt against a municipality's five percent of valuation debt limit and some which do not. The feasibility of financing the specific projects at a given time by any particular method will be determined at that point, based on the Village's current fiscal situation, anticipated capital non-TID needs, rates and terms available, and the amount of money to be borrowed. Initial Bond Anticipation Notes, estimated in the amount of \$4,250,000, are planned initially for issuance in January of 2005. The Village intends to finance the projects on a long-term basis with Redevelopment Authority lease revenue bonds and short-term promissory notes. An estimated debt service schedule is set forth in Appendix C. Possible additional funding sources include:

- 7.1. General Obligation Debt: Counts against the debt capacity of the Village and is backed by the full faith and credit of the Village.
- 7.2. Revenue Bonds: These do not count against the Village's debt capacity. Bonds are secured by a pledge of user charges and appropriated tax increments.
- 7.3. Lease Revenue Debt: Issued through a redevelopment authority, this debt does not count against the Village's debt capacity. The only form of debt that is exempt from both federal and state income taxes.
- 7.4. State Loan/Grant Programs: This would include Clean Water Fund Loans, Economic Development Administration Grants, Transportation Economic Assistance (TEA) Grants and Block Grants entered into the Village, and the repayment of the portion of such loans attributable to the District from available tax increment.
- 7.5. Surplus Cash from Existing Districts: Any surplus funds from other Districts may be transferred pursuant to statutory procedures.

8. FINANCING OF PUBLIC IMPROVEMENTS/NON-PROJECT COSTS

Under the current proposal of this Tax Incremental District Project Plan, all of the costs incurred by the Village of Kronenwetter are proposed to be eligible project costs funded by the Tax Incremental income. See Appendix B for costs and a map of the proposed public improvements. There are no expected non-project costs.

9. RELOCATION METHOD

The current Project Plan does not propose any relocation by the Village of Kronenwetter. Should any relocation requirements occur, it would be necessary to develop and file a Relocation Plan with the Wisconsin Department of Commerce; and keep records as required in Wis. Stat. §32.27.

10. STATEMENT OF PROPOSED CHANGES IN ZONING ORDINANCES. MASTER PLAN. MAP. BUILDING CODES AND VILLAGE ORDINANCES.

The parcels are currently zoned R1, R5, B2, B3 and M1. At least 50% of the area will be rezoned M1 (Industrial). Minor changes in the Master Land Use Plan will be made. No other changes in Ordinances or the Master Plan are proposed, including building codes, maps, etc.

11. STATEMENT OF COMPLIANCE WITH STATE STATUTE:

The proposed TID No. 1 can be established in compliance with State Statutes.

- No less than 50 percent of the area in the District is suitable for industrial development and has been zoned for industrial use.
- The improvement of TID No. 1 will enhance significantly the value of all other real

property in the District.

- Project costs directly serve to promote industrial development.
- The equalized value of taxable property of TID No. 1 plus all value increments of existing Districts does not exceed twelve percent of the total equalized value of taxable property within the Village.
- The District is contiguous.
- Any property that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of TID No. 1.

12. SUMMARY: Orderly Development

The Village of Kronenwetter will continue to demonstrate steady growth due to its location and to transportation arteries. The creation of the Tax Incremental District will promote the orderly development of the Village by promoting industrial development, thereby fostering growth in employment opportunities and the tax base of the Village. There is available land within the District boundaries for industrial expansion for the Village of Kronenwetter. The proposed project improvements would take place at such time as there are commitments for construction; funds will not be expended for public works projects until such time as it is determined that the tax increment will exist to provide revenues to retire the indebtedness caused by these projects.

13. OPINION OF VILLAGE ATTORNEY as required in Wis. Stat. §66.1105 is attached hereto as Appendix E.

APPENDIX A

Boundary Description

Parcel Information

Boundary Map

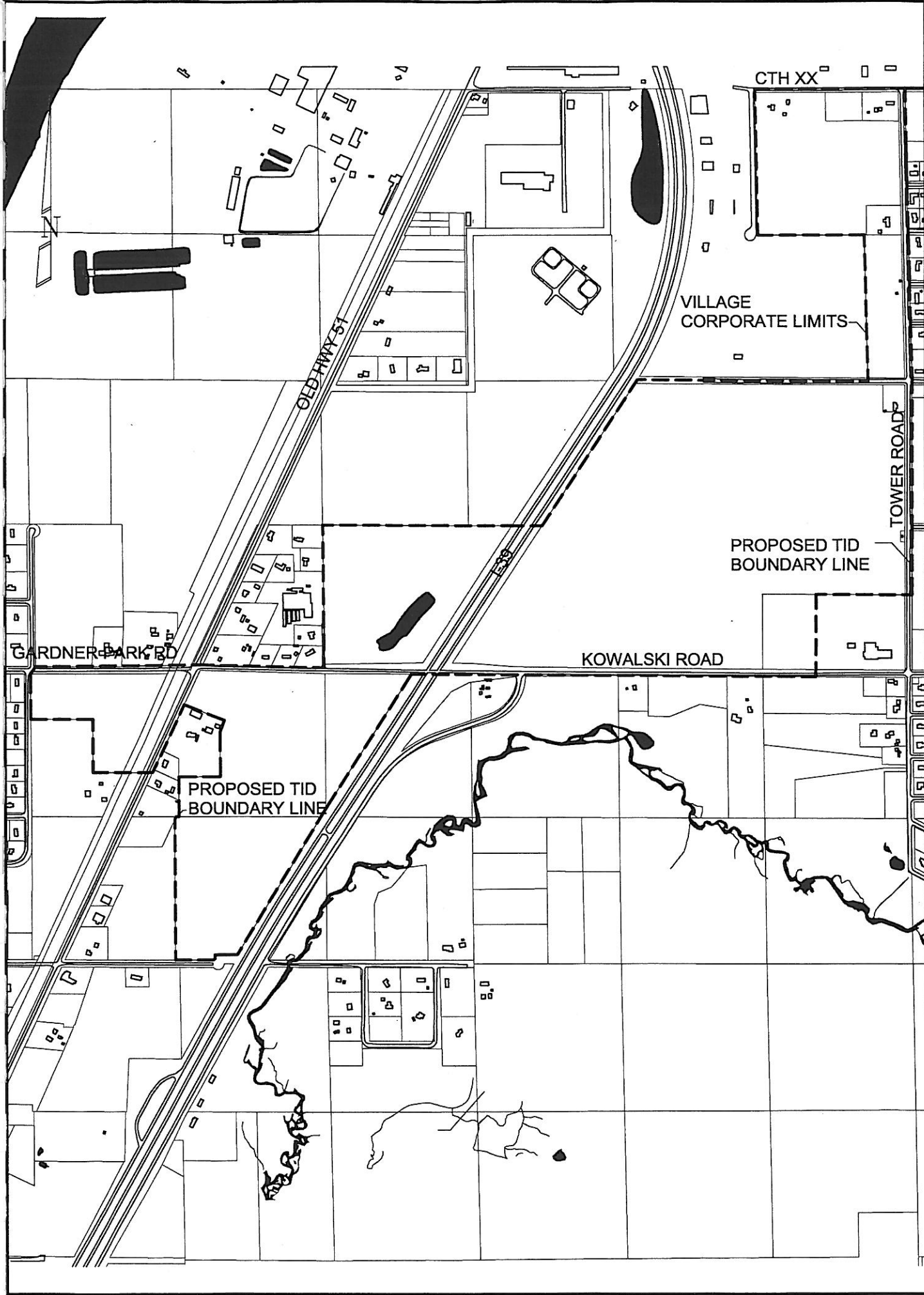
Tax Map

Map of Existing Uses and Conditions

Map of Proposed Uses

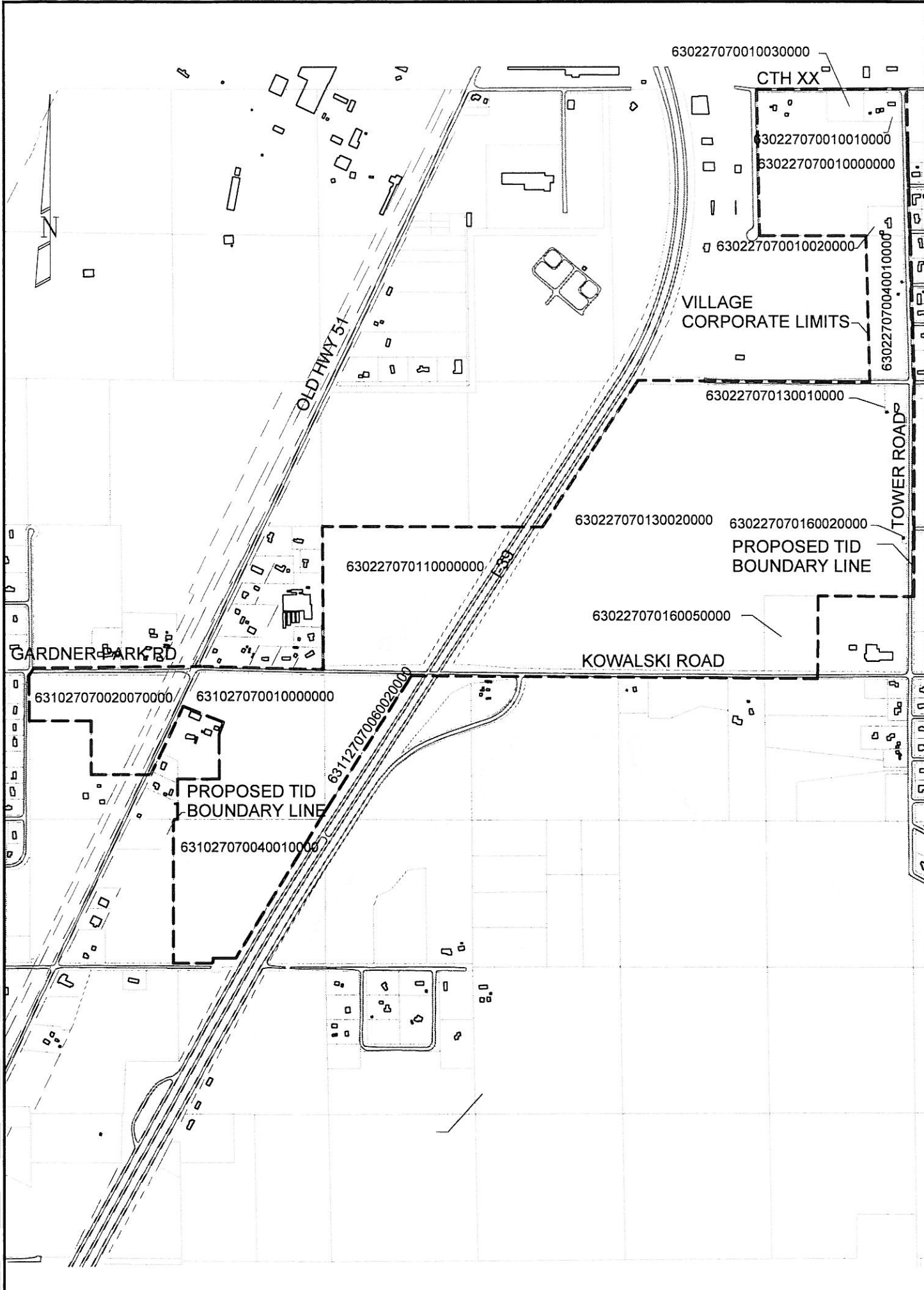
Legal Description of TIF District 1

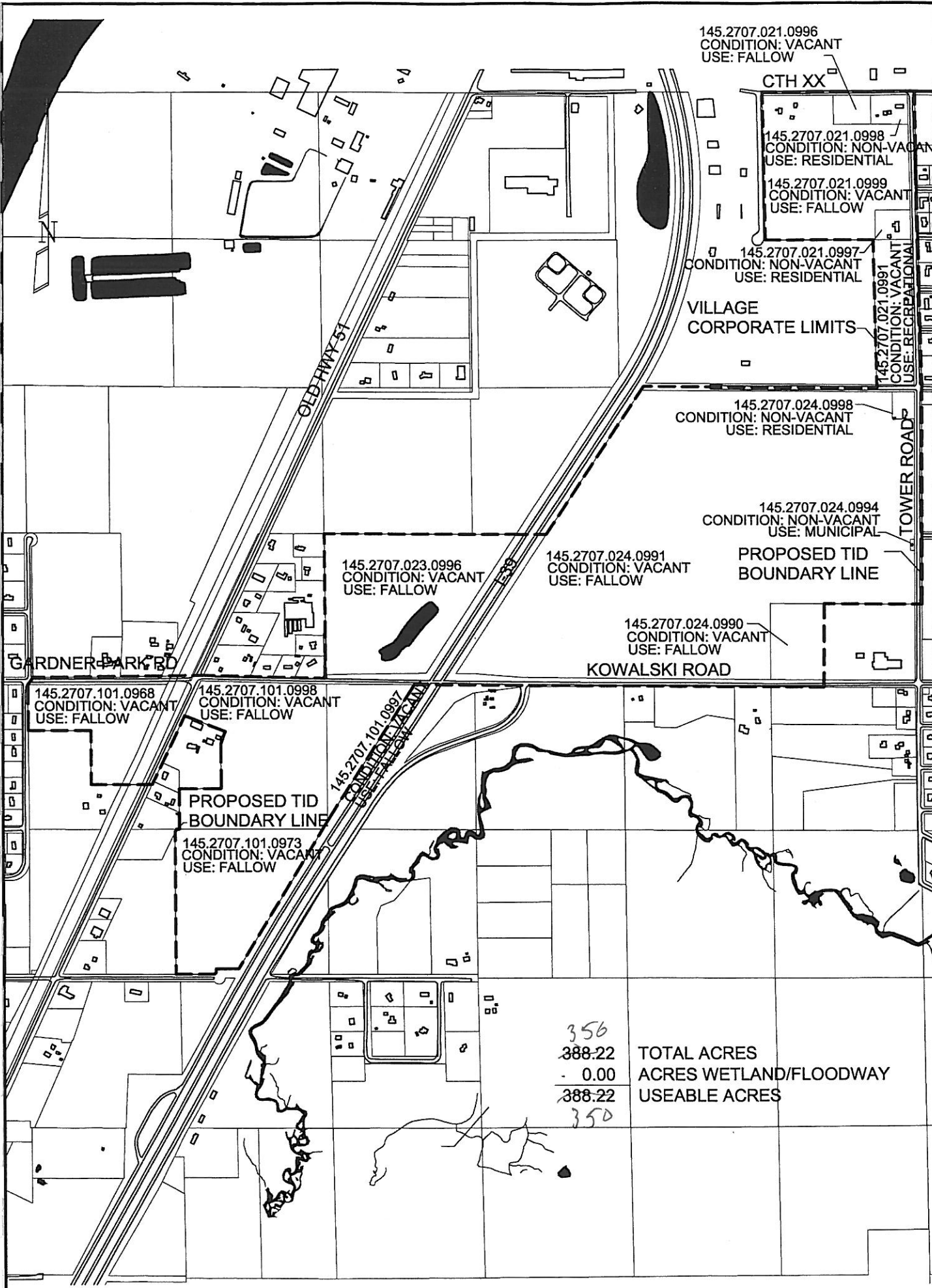
Beginning at the North corner of Section 10, Township 27 North, Range 7 East; Thence S 20°51'40" W, 35.38 feet to a point on the East right-of-way line on Russell Street; Thence S 00°28'24" E, along the East right-of-way line of Russell Street, 409.25 feet; Thence N 89°58'32" E, 555.90 feet; Thence S 00°01'23" E, 483.26 feet, Thence N 89°48'37" E, to the East right-of-way line of Old Highway 51, 540.10 feet, Thence N 25°14'51" E, along the East right-of-way line of Old Highway 51, 678.97 feet; Thence S 68°23'05" E, 388.62 feet; Thence S 19°26'01" W, 116.30 feet; Thence S 00°18'48" E, 400.00 feet; Thence S 89°55'05" W, 376.60 feet to the west line of the NE ¼ of the NE ¼ of said Section 10; Thence S 00°00'18" E, along said west line of the NE ¼ of the NE ¼, 361.78 feet to the south line of said NE ¼ of the NE ¼; Thence S 58°56'59" W, 45.60 feet; Thence S 00°00'29" E, 1270.31 feet to the North right-of-way line of Cedar Road; Thence S 89°50'28" E, along said North right-of-way, 343.40 feet, Thence N 16°47'36" E, 49.05 feet; Thence S 89°50'28" E, 201.07 feet to the West right-of-way of I-39; Thence N 31°26'21" E, also said West right-of-way of I-39, 1562.07 feet; Thence N 32°38'09" E, along said West right-of-way, 1430.11 feet to a point on the south line of Kowalski Road; Thence S 88°48'58" E along said South right-of-way, 1030.89 feet; Thence S 89°51'36" E, continuing along said south right-of-way line, 2625.03 feet; Thence N 00°26'04" E, 743.00 feet; Thence S 89°33'56" E, 803.80 feet, to a point on the West right-of-way line of Tower Road; Thence S 89°47'11" E, 65.74 feet to the East right-of-way of Tower Road; Thence N 00°13'15" E, along the East right-of-way of Tower Road, 1934.36 feet, to a point on the East-West Center of section line of Section 2, Township 27 North, Range 7 East; Thence N 01°17'32" W, continuing along said East right-of-way, 2636.62 feet to a point on the north line of said Section 2; Thence S 89°53'59" W, along said north line of said Section 2, 1358.08 feet to the west line of the NE ¼ of the NE ¼; Thence S 01°03'11" E along said west line, 1314.59 feet to the south line of said NE ¼ of the NE ¼; Thence S 89°58'53" E, along said south line, 956.48 feet; Thence S 01°23'03" E, 1288.21 feet to a point on the north line of Pine Road; Thence S 03°04'22" W, 32.11 feet to a point on the East-West Center of section line of said Section 2; Thence N 89°31'15" W, along said East-West center of section line, 2084.19 feet to a point on the East right-of-way line of I-39; Thence S 33°10'55" W, along said East right-of-way line of I-39, 1587.54 feet to a point on the south line of the NE ¼ of the SW ¼ of said Section 2; Thence N 88°20'20" W, along said south line of the NE ¼ of the SW ¼, 264.00 feet to a point on the West right-of-way line of I-39; Thence N 89°49'23" W, along the north line of the South ½ of said SW ¼, 1711.38 feet; Thence S 00°39'43" E, along the west line of said Section 2, 1289.75 feet to a point on the North right-of-way line of Kowalski Road; Thence N 88°24'47" W, along said North right-of-way line, 1102.56 feet to the intersection with the East right-of-way line of Old Highway 51; Thence S 86°01'07" W, 295.04 feet to a point on the North right-of-way line of Gardner Park Road; Thence N 89°42'20" W, along the North right-of-way line of Gardner Park Road, 1217.44 feet; Thence S 89°32'24" W, 35.17 feet; Thence S 01°49'17" E, 32.88 feet to the point of beginning. Above described parcel contains 388.22 acres.

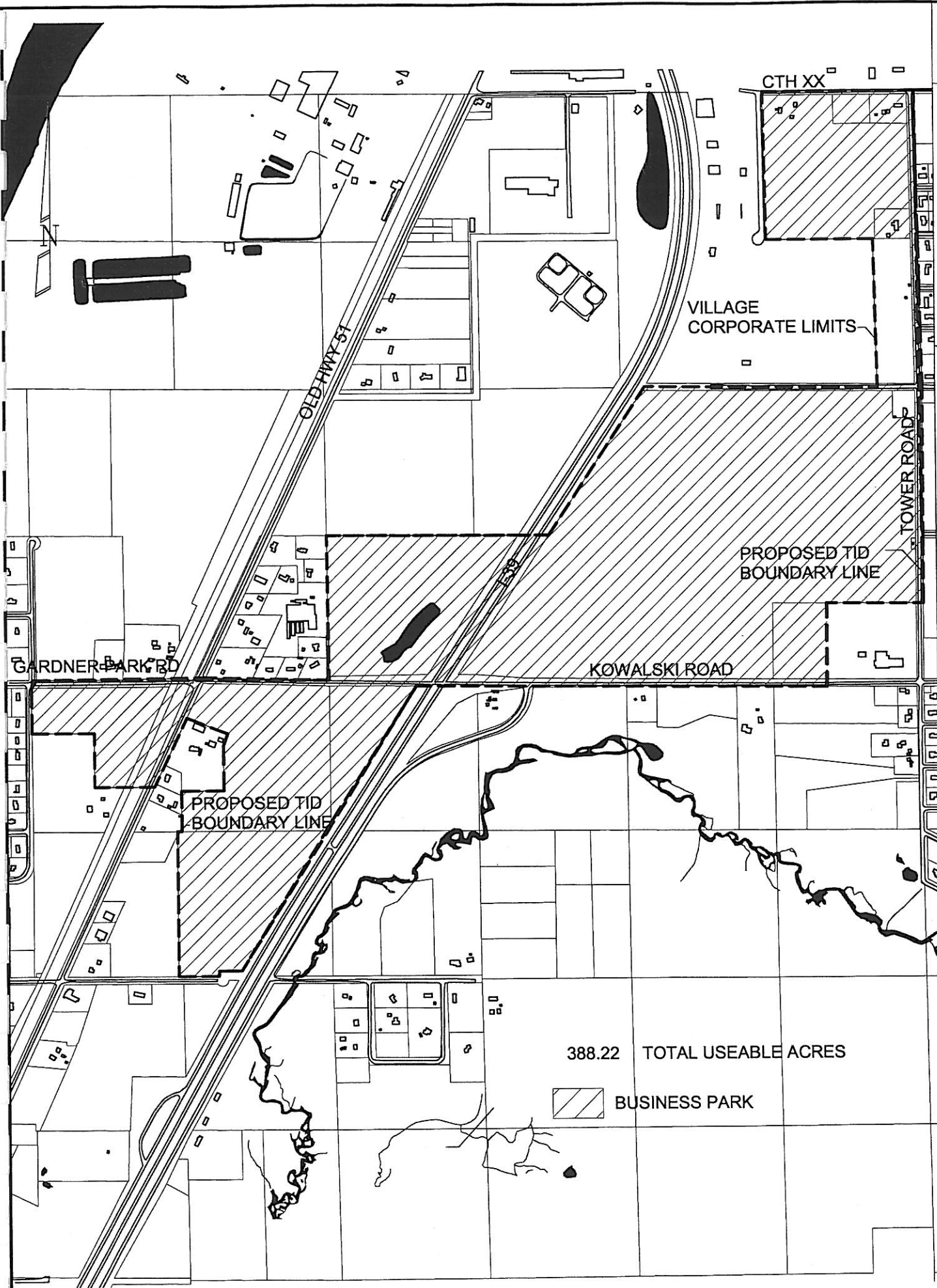


VILLAGE OF KRONENWETTER
PROPOSED TID NO. 1
BASE VALUE


PARCEL NUMBER	EQUALIZED VALUE	PRESENT ZONING	PROPOSED ZONING
145.2707.021.0996	\$18,900	R5	M1
145.2707.021.0998	\$100,100	R5	M1
145.2707.021.0999	\$59,800	R5	M1
145.2707.021.0997	\$106,700	R5	M1
145.2707.021.0991	\$0	R5	R5
145.2707.024.0998	\$86,300	R1	R1
145.2707.024.0994	\$0	R5	R5
145.2707.024.0991	\$775,000	B3	M1
145.2707.024.0990	\$0	R5	M1
145.2707.023.0996	\$259,000	R5	M1
145.2707.101.0968	\$162,338	M2	M2
145.2707.101.0998	\$41,500	M1	M1
145.2707.112.0997	\$8,658	M1	M1
145.2707.101.0973	\$35,100	B2	B2
Total	\$1,653,396		








388.22 TOTAL USEABLE ACRES

 BUSINESS PARK

PAGE	DATE: OCTOBER 18, 2004 PROJECT: 2002484	TAX INCREMENTAL DISTRICT #1 PROPOSED USE	VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN	 SCHNEIDER CONSULTANTS, INC.	SCALE: 1"=1000'
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APPENDIX B

**Project Cost Estimates
Proposed Public Facilities
Project Map**

**LIST OF KIND, NUMBER AND LOCATION
OF ESTIMATED PROJECT COSTS
TAX INCREMENTAL DISTRICT NO. 1
VILLAGE OF KRONENWETTER, WISCONSIN
OCTOBER 2004**

* Costs include construction and engineering costs and contingency.

PROJECT		
1. Phase 1	*	3,895,193.26
2. Phase 2	*	3,939,925.66
3. Phase 3	*	1,777,474.91
4. Phase 4	*	640,193.49
5. Land Purchase (Cash Grants)		500,000.00
6. Electrical Service; Gas Main		500,000.00
7. Financing Expenses, Legal Fee, Capitalized Interest & Organizational Expenses		1,320,000.00
Total		\$12,572,787.32

Proposed Public Facilities, Streets and Utility Improvements Within and Outside the Tax Increment District

Improvements Outside TID Boundary (Phase 1)

The reconstruction and extension of Trailwood Lane, which is located in the Village of Rothschild, is essential for access to TID No. 1.

Improvements Inside TID Boundary

Phase 1

Phase 1 improvements involve road reconstruction/construction. Roads will be urban section with 10-inch base and 4-inch bituminous asphalt. Phase 1 also involves the excavation of a storm drainage detention pond.

Phase 2

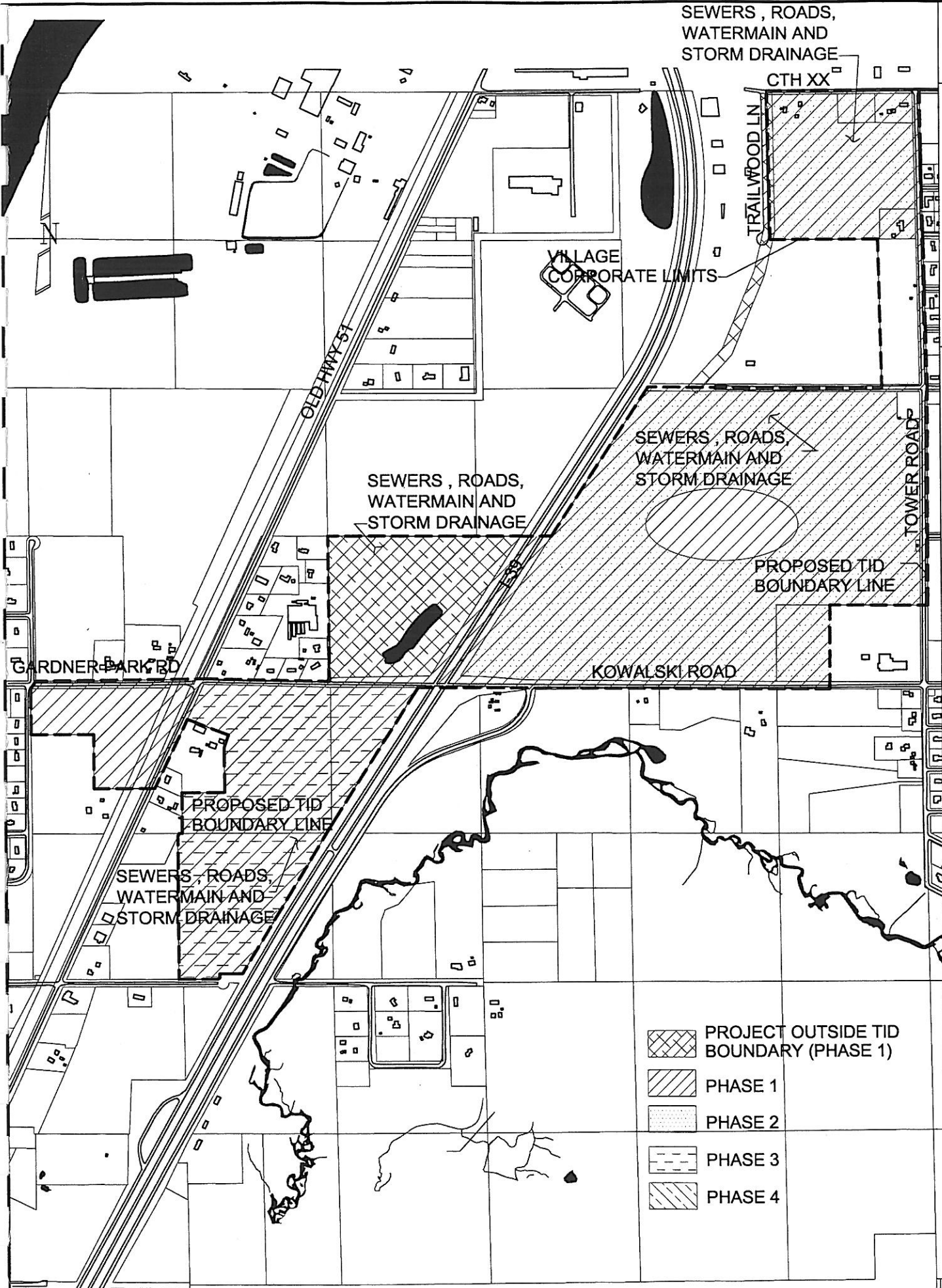
Phase 2 involves additional roads, sanitary sewer, watermain, storm sewer and electric/gas utilities.

Phase 3

Phase 3 involves additional roads, sanitary sewer, watermain, storm sewer and electric/gas utilities.

Phase 4

Phase 4 involves additional roads, sanitary sewer, watermain, storm sewer and electric/gas utilities.



OPINION OF PROBABLE COST

TIF DISTRICT 1

Phase 1 - CTH XX - Trailwood Ln- Business Park Pond-Kowalski Road

<u>DESCRIPTION</u>	<u>ESTIMATED QUANTITIES</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Clearing	15 Sta	300.00	4,500.00
Grubbing	15 Sta	300.00	4,500.00
Clearing	173 Acre	1,500.00	259,500.00
Grubbing	173 Acre	1,500.00	259,500.00
Excavation Common	263,031 CY	2.50	657,577.50
Removing Curb & Gutter	3,300 LF	1.75	5,775.00
Removing Asphaltic Surface	28,164 SY	2.00	56,328.00
Base Aggregate Dense 1 1/4"	33,776 Ton	7.50	253,320.00
HMA Pavement type E-0.3	14,912 Ton	48.00	715,776.00
Concrete Curb & Gutter 30-inch Type D	39,240 LF	8.25	323,730.00
Inlets	38 EA	1,275.00	48,450.00
Storm Sewer	9,614 LF	32.00	307,648.00
Restoration	39,240 LF	1.10	43,164.00
Estimated Construction Cost			2,939,768.50
Engineering (Design, Plans, Construction Services)			661,447.91
Contingency (10%)			293,976.85
Estimated Project Cost			<u>3,895,193.26</u>

OPINION OF PROBABLE COST

TIF DISTRICT 1

Phase 2 - Glatczak Property-Business Park Development

<u>DESCRIPTION</u>	<u>ESTIMATED QUANTITIES</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Clearing	13 Sta	300.00	3,900.00
Grubbing	13 Sta	300.00	3,900.00
Excavation Common	42,636 CY	2.50	106,590.00
Base Aggregate Dense 1 1/4"	39,636 Ton	7.50	297,270.00
HMA Pavement type E-0.3	17,500 Ton	48.00	840,000.00
Concrete Curb & Gutter 30-inch Type D	46,048 LF	8.25	379,896.00
Inlets	46 EA	1,275.00	58,650.00
Storm Sewer	13,720 LF	32.00	439,040.00
Restoration	46,048 LF	1.10	50,652.80
8-inch PVC Watermain	10,440 LF	18.00	187,920.00
8-inch PVC Watermain Lateral	1,200 LF	20.00	24,000.00
6-inch Hydrant Lateral	960 LF	20.00	19,200.00
6-inch Hydrant	24 EA	1,750.00	42,000.00
6-inch Gate Valve	24 EA	600.00	14,400.00
8-inch Gate Valve	42 EA	800.00	33,600.00
10-inch Gate Valve	2 EA	1,000.00	2,000.00
12-inch Gate Valve	4 EA	1,200.00	4,800.00
6-inch x 8-inch Tee	24 EA	250.00	6,000.00
8-inch x 8-inch Tee	32 EA	300.00	9,600.00
8-inch x 10-inch Tee	1 EA	350.00	350.00
8-inch x 12-inch Tee	2 EA	400.00	800.00
Watermain Fittings	1 LS	20,000.00	20,000.00
Lift Station	1 LS	80,000.00	80,000.00
8-Inch PVC Sanitary Sewer	8,496 LF	28.00	237,888.00
48-inch DIA. Precast Manhole	378 VF	160.00	60,480.00
MH Frame and Cover	27 EA	300.00	8,100.00
8-inch x 4-inch Wye	28 EA	45.00	1,260.00
4-inch PVC Service Lateral	1,200 LF	12.00	14,400.00
4-inch PVC Forcemain	2,236 LF	12.00	26,832.00
Estimated Construction Cost			2,973,528.80
Engineering (Design, Plans, Construction Services)			669,043.98
Contingency (10%)			297,352.88
Estimated Project Cost			3,939,925.66

OPINION OF PROBABLE COST

TIF DISTRICT 1

Phase 3 - Monk & Schuette Properties

<u>DESCRIPTION</u>	<u>ESTIMATED QUANTITIES</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Excavation Common	203,387 CY	2.50	508,467.50
Base Aggregate Dense 1 1/4"	9,692 Ton	7.50	72,690.00
HMA Pavement type E-0.3	4,279 Ton	48.00	205,392.00
Concrete Curb & Gutter 30-inch Type D	11,260 LF	8.25	92,895.00
Inlets	11 EA	1,275.00	14,025.00
Storm Sewer	3,055 LF	32.00	97,760.00
Restoration	11,260 LF	1.10	12,386.00
8-inch PVC Watermain	10,440 LF	18.00	187,920.00
8-inch PVC Watermain Lateral	440 LF	20.00	8,800.00
6-inch Hydrant Lateral	280 LF	20.00	5,600.00
6-inch Hydrant	7 EA	1,750.00	12,250.00
6-inch Gate Valve	7 EA	600.00	4,200.00
8-inch Gate Valve	22 EA	800.00	17,600.00
12-inch Gate Valve	2 EA	1,200.00	2,400.00
6-inch x 8-inch Tee	7 EA	250.00	1,750.00
8-inch x 8-inch Tee	11 EA	300.00	3,300.00
8-inch x 12-inch Tee	1 EA	400.00	400.00
Watermain Fittings	1 LS	5,000.00	5,000.00
8-Inch PVC Sanitary Sewer	2,280 LF	28.00	63,840.00
48-inch DIA. Precast Manhole	104 VF	160.00	16,640.00
MH Frame and Cover	8 EA	300.00	2,400.00
8-inch x 4-inch Wye	11 EA	45.00	495.00
4-inch PVC Service Lateral	440 LF	12.00	5,280.00
Estimated Construction Cost			1,341,490.50
Engineering (Design, Plans, Construction Services)			301,835.36
Contingency (10%)			134,149.05
Estimated Project Cost			1,777,474.91

OPINION OF PROBABLE COST

TIF DISTRICT 1

Phase 4 - Schuette North Properties

<u>DESCRIPTION</u>	<u>ESTIMATED QUANTITIES</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Excavation Common	4,747 CY	2.50	11,867.50
Base Aggregate Dense 1 1/4"	6,304 Ton	7.50	47,280.00
HMA Pavement type E-0.3	2,784 Ton	48.00	133,632.00
Concrete Curb & Gutter 30-inch Type D	7,324 LF	8.25	60,423.00
Inlets	8 EA	1,275.00	10,200.00
Storm Sewer	2,023 LF	32.00	64,736.00
Restoration	7,324 LF	1.10	8,056.40
8-inch PVC Watermain	1,840 LF	18.00	33,120.00
8-inch PVC Watermain Lateral	560 LF	20.00	11,200.00
6-inch Hydrant Lateral	200 LF	20.00	4,000.00
6-inch Hydrant	5 EA	1,750.00	8,750.00
6-inch Gate Valve	5 EA	600.00	3,000.00
8-inch Gate Valve	15 EA	800.00	12,000.00
12-inch Gate Valve	2 EA	1,200.00	2,400.00
6-inch x 8-inch Tee	5 EA	250.00	1,250.00
8-inch x 8-inch Tee	14 EA	300.00	4,200.00
8-inch x 12-inch Tee	1 EA	400.00	400.00
Watermain Fittings	1 LS	5,000.00	5,000.00
8-Inch PVC Sanitary Sewer	1,600 LF	28.00	44,800.00
48-inch DIA. Precast Manhole	50 VF	160.00	8,000.00
MH Frame and Cover	5 EA	300.00	1,500.00
8-inch x 4-inch Wye	14 EA	45.00	630.00
4-inch PVC Service Lateral	560 LF	12.00	6,720.00
Estimated Construction Cost			483,164.90
Engineering (Design, Plans, Construction Services)			108,712.10
Contingency (10%)			48,316.49
Estimated Project Cost			640,193.49

APPENDIX C

**Increment Assumptions
And
Calculation**

**Cash Flow Pro Forma
And
Debt Service Schedule**

VILLAGE OF KRONENWETTER

TID # 1 ASSUMPTIONS

The District will contain a total of 388.22 acres.

Development of the commercial/industrial area is assumed to be 30% of the available area during the life of the TID, or 116.47 acres. The building floor area is anticipated to be 40% of the total developable area, or 46.59 acres (2,029,460 sq. ft.).

<u>Use</u>	<u>Sq Ft</u>	<u>Unit Price</u>	<u>Projected Development Value</u>
Industrial/Commercial	2,029,460	\$40	\$81,178,400

The base value of the TID is \$1,843,011.

Development value is projected to increase by 3% per year.

VILLAGE OF KRONENWETTER
T.I.D. No. 1

Sources and Applications of Funds

Sources of Funds

Par Amount of BANs	\$ 4,250,000
Investment Earnings	<u>73,193</u>
Total	\$ 4,323,193

Application of Funds

Phase I	\$ 3,895,193
Capitalized interest (3 yrs @ 2.75%)	350,000
Issuance Costs, including	<u>78,000</u>
Total	\$ 4,323,193

Dated	January 1, 2005
Due	January 1, 2008
1 st cpn	July 1, 2005

HSE

HUTCHINSON, SHOCKEY, ERLEY & CO.
Established 1957

VILLAGE OF KRONENWETTER WI.
TID 1 PHASE ONE
BANS.

Debt Service Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
7/ 1/ 5			58,437.50	58,437.50	
1/ 1/ 6			58,437.50	58,437.50	116,875.00
7/ 1/ 6			58,437.50	58,437.50	
1/ 1/ 7			58,437.50	58,437.50	116,875.00
7/ 1/ 7			58,437.50	58,437.50	
1/ 1/ 8	4,250,000.00	2.750000	58,437.50	4,308,437.50	4,366,875.00
	4,250,000.00		350,625.00	4,600,625.00	
ACCRUED	4,250,000.00		350,625.00	4,600,625.00	

Dated 1/ 1/ 5 with Delivery of 1/ 1/ 5
Bond Years 12,750.000
Average Coupon 2.750000
Average Life 3.000000
N I C % 2.750000 % Using 100.0000000
T I C % 2.768861 % From Dated Date

Prepared by HUTCHINSON, SHOCKEY, ERLEY & CO. -- Milwaukee, Wisconsin

Date: 10-05-2004 @ 11:07:36 Filename: Key:

Village of Kronenwetter
Proposed T.I.D. #1
Cash Flow Estimate

	Commercial/ Industrial	Incremental Value	Tax Rate	Tax Increment	Annual Debt Service	Cumulative Annual Balance
2005	9,000,000	9,000,000				
2006	4,000,000	13,390,000	20.7408	186,667		186,667
2007	8,000,000	22,031,700	20.7408	277,719		464,387
2008	4,000,000	26,812,651	20.7408	456,955		921,342
2009	3,000,000	30,707,031	20.7408	556,116	625,000	852,457
2010	4,000,000	35,748,241	20.7408	636,888	635,000	854,346
2011	3,500,000	40,425,689	20.7408	741,447	739,500	856,293
2012	4,000,000	45,758,459	20.7408	838,461	833,750	861,004
2013	4,000,000	51,251,213	20.7408	949,067	948,000	862,071
2014	5,500,000	58,453,750	20.7408	1,062,991	1,061,000	864,062
2015	3,500,000	63,812,362	20.7408	1,212,378	1,207,500	868,940
2016	3,500,000	69,331,733	20.7408	1,323,519	1,320,500	871,959
2017	3,500,000	75,016,685	20.7408	1,437,996	1,436,250	873,705
2018	3,000,000	80,357,185	20.7408	1,555,906	1,554,250	875,361
2019	4,500,000	87,402,901	20.7408	1,666,672	1,664,000	878,033
2020	2,500,000	92,599,988	20.7408	1,812,806	1,810,500	880,339
2021	2,000,000	97,437,988	20.7408	1,920,598	1,916,500	884,437
2022	3,500,000	103,966,127	20.7408	2,020,942	2,018,500	886,879
2023	2,000,000	109,145,111	20.7408	2,156,341	1,706,250	1,336,970
2024	4,178,400	116,723,216	20.7408	2,263,757		3,600,727

4.5 M

VILLAGE OF KRONENWETTER
 PROPOSED T.I.D. #1
 \$12,500,000 PROJECTS
 =====
 Debt Service Schedule
 =====

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
1/ 1/ 9		5.000000	625,000.00	625,000.00	625,000.00
7/ 1/ 9			312,500.00	312,500.00	
1/ 1/10	10,000.00	5.000000	312,500.00	322,500.00	635,000.00
7/ 1/10			312,250.00	312,250.00	
1/ 1/11	115,000.00	5.000000	312,250.00	427,250.00	739,500.00
7/ 1/11			309,375.00	309,375.00	
1/ 1/12	215,000.00	5.000000	309,375.00	524,375.00	833,750.00
7/ 1/12			304,000.00	304,000.00	
1/ 1/13	340,000.00	5.000000	304,000.00	644,000.00	948,000.00
7/ 1/13			295,500.00	295,500.00	
1/ 1/14	470,000.00	5.000000	295,500.00	765,500.00	1,061,000.00
7/ 1/14			283,750.00	283,750.00	
1/ 1/15	640,000.00	5.000000	283,750.00	923,750.00	1,207,500.00
7/ 1/15			267,750.00	267,750.00	
1/ 1/16	785,000.00	5.000000	267,750.00	1,052,750.00	1,320,500.00
7/ 1/16			248,125.00	248,125.00	
1/ 1/17	940,000.00	5.000000	248,125.00	1,188,125.00	1,436,250.00
7/ 1/17			224,625.00	224,625.00	
1/ 1/18	1,105,000.00	5.000000	224,625.00	1,329,625.00	1,554,250.00
7/ 1/18			197,000.00	197,000.00	
1/ 1/19	1,270,000.00	5.000000	197,000.00	1,467,000.00	1,664,000.00
7/ 1/19			165,250.00	165,250.00	
1/ 1/20	1,480,000.00	5.000000	165,250.00	1,645,250.00	1,810,500.00
7/ 1/20			128,250.00	128,250.00	
1/ 1/21	1,660,000.00	5.000000	128,250.00	1,788,250.00	1,916,500.00
7/ 1/21			86,750.00	86,750.00	
1/ 1/22	1,845,000.00	5.000000	86,750.00	1,931,750.00	2,018,500.00
7/ 1/22			40,625.00	40,625.00	
1/ 1/23	1,625,000.00	5.000000	40,625.00	1,665,625.00	1,706,250.00
	-----		-----	-----	
	12,500,000.00		6,976,500.00	19,476,500.00	
ACCRUED					
	12,500,000.00		6,976,500.00	19,476,500.00	
	=====		=====	=====	

Dated 1/ 1/ 8 with Delivery of 1/ 1/ 8
 Bond Years 139,530.000
 Average Coupon 5.000000
 Average Life 11.162400
 N I C % 5.000000 % Using 100.0000000
 T I C % 5.055202 % From Dated Date

Prepared by HUTCHINSON, SHOCKEY, ERLEY & CO. -- Milwaukee, Wisconsin

Date: 10-05-2004 @ 11:08:10 Filename: KRONENW Key: TID #1

APPENDIX D

**Public Hearing Notice
Letters to Overlying Taxing Jurisdictions
Letter to Property Owners**

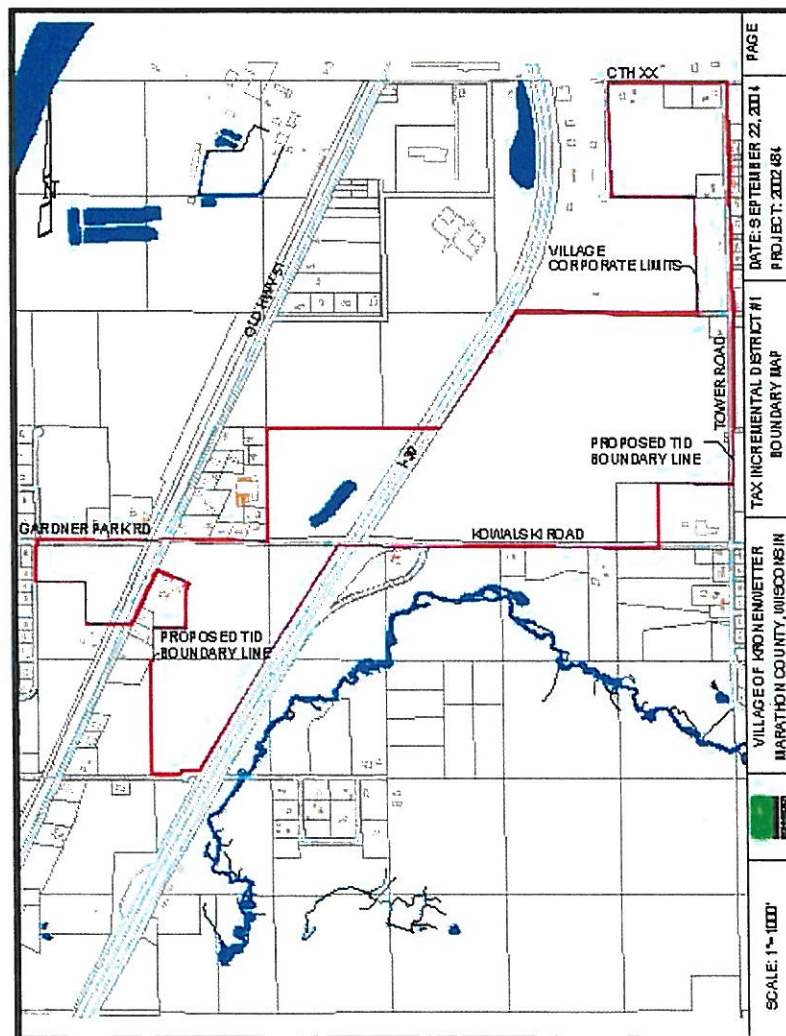
VILLAGE OF KRONENWETTER
NOTICE OF PUBLIC HEARING ON THE BOUNDARY AND
PROJECT PLAN FOR TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 1

NOTICE IS HEREBY GIVEN that on Monday, October 18, 2004, at 5:00 p.m., the Village of Kronenwetter Plan Commission will hold a Public Hearing pursuant to Wis. Stat. §66.1105(4)(a) and Wis. Stat. §66.1105(4)(e) at the Village of Kronenwetter Municipal Center located at 1582 Kronenwetter Drive, Mosinee, Wisconsin 54455. At that time a reasonable opportunity will be afforded all interested parties to express their view on the proposed TID No. 1 Project Plan and District Boundary, and creation of said Tax Increment District.

Pursuant to Wis. Stat. §66.1105(4)(e), the Village anticipates that cash grants may be made by the Village to owners, lessees, or developers of land that is located within TID No. 1.

A copy of TID No. 1 Project Plan and Boundary Map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Henry Luxem, Administrator, Village of Kronenwetter, 1582 Kronenwetter Drive, Mosinee, Wisconsin or by phone at (715) 693-4200.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District and Project Area follows:

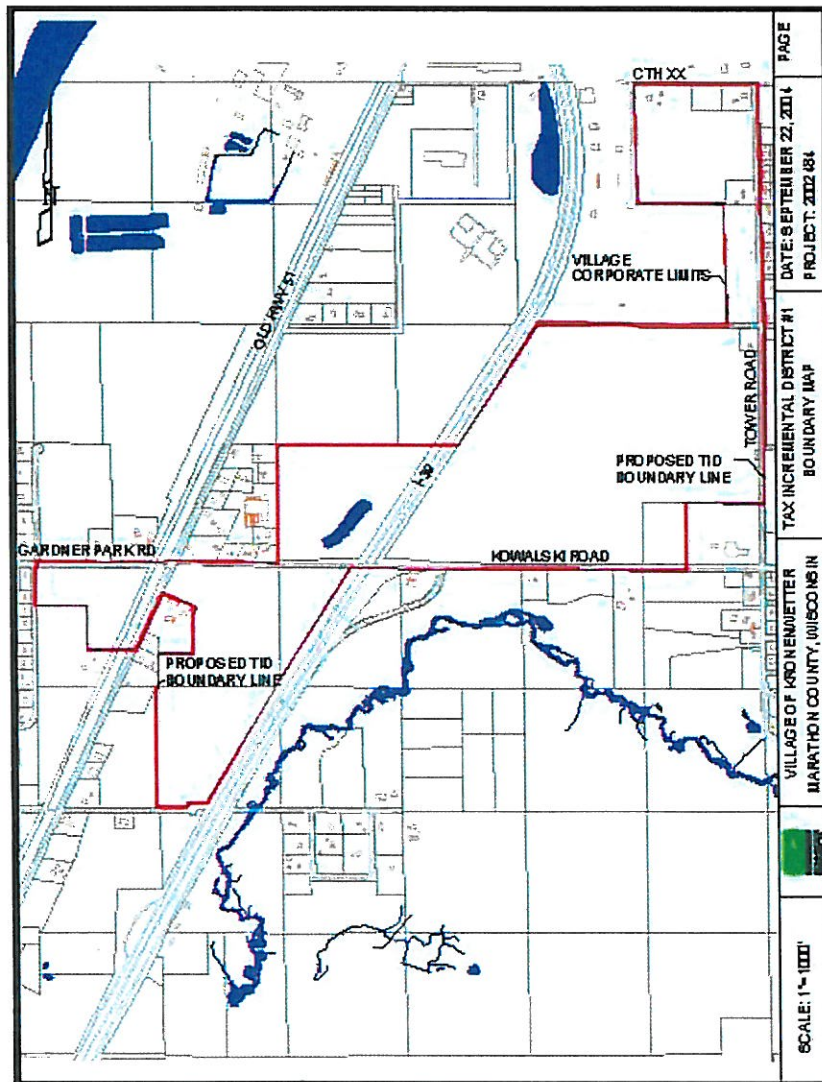


VILLAGE OF KRONENWETTER
REDEVELOPMENT AUTHORITY
NOTICE OF PUBLIC HEARING ON CREATION OF REDEVELOPMENT DISTRICT
NO. 1, ADOPTION OF PROPOSED REDEVELOPMENT PLAN AND
ADOPTION OF PROPOSED REDEVELOPMENT BOUNDARIES

NOTICE IS HEREBY GIVEN that on Monday, October, 18, 2004, at 5:00 p.m., the Village of Kronenwetter Redevelopment Authority will hold a Public Hearing pursuant to Wis. Stat. §66.11333(6)(b)3 at the Village of Kronenwetter Municipal Center located at 1582 Kronenwetter Drive, Mosinee, Wisconsin 54455. At that time a reasonable opportunity will be afforded all interested parties to express their view on the proposed Redevelopment Plan and Boundaries of Redevelopment District No. 1.

The Redevelopment Plan will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Henry Luxem, Administrator, Village of Kronenwetter, 1582 Kronenwetter Drive, Mosinee, Wisconsin or by phone at (715) 693-4200.

A map showing the approximate boundaries of the area to be included in the proposed District and Project Plan follows:





VILLAGE OF KRONENWETTER

Better Living Through Constructive Planning · We Invite New Industry



September 27, 2004

Mr. Mort McBain
Marathon County Administrator
500 Forest Street
Wausau, WI 54403

Dear Mr. McBain:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1. You and your Joint Review Board representative are invited to attend the Public Hearing. Enclosed please find the Notice for the Public Hearing. The publication of the Notice will occur on October 1, 2004 and October 8, 2004.

Should you have any questions or require additional information, please do not hesitate to contact me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Dr. Robert Ernst
NorthCentral Technical College
1000 Campus Drive
Wausau, WI 54401

Dear Dr. Ernst:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1. You and your Joint Review Board representative are invited to attend the Public Hearing. Enclosed please find the Notice for the Public Hearing. The publication of the Notice will occur on October 1, 2004 and October 8, 2004.

Should you have any questions or require additional information, please do not hesitate to contact me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Ms. Kristine Gilmore
D.C. Everest Superintendent of Schools
6500 Alderson Street
Schofield, WI 54476

Dear Ms. Gilmore:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1. You and your Joint Review Board representative are invited to attend the Public Hearing. Enclosed please find the Notice for the Public Hearing. The publication of the Notice will occur on October 1, 2004 and October 8, 2004.

Should you have any questions or require additional information, please do not hesitate to contact me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Mr. Jerry L. Rosso
Mosinee Superintendent of Schools
591 West State Highway 153
Mosinee, WI 54455

Dear Mr. Rosso:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1. You and your representative are invited to attend the Public Hearing. Enclosed please find the Notice for the Public Hearing. The publication of the Notice will occur on October 1, 2004 and October 8, 2004.

Should you have any questions or require additional information, please do not hesitate to contact me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Alliance Holdings, LLC
P.O. Box 8005
Wausau, WI 54402-8005

Dear Property Owner:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission and the Village of Kronenwetter Redevelopment Authority will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1 and the creation of Redevelopment District No. 1. Our records show that you are the owner of the property located within the proposed Districts.

The Village will be making a finding of blight for this property as part of establishing the Redevelopment District. The establishment of the area will allow the RDA and Village to undertake projects that will promote private investment and development in the area. Projects may consist of property acquisition, environmental remediation, and infrastructure improvements. Further, pursuant to Wis. Stat. §66.1333(6)(b)3, said property may be taken for urban renewal.

Please find enclosed a copy of the notice of the Public Hearings. Should you have any questions please feel free to call me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Schuette, Creske, Austin
P.O. Box 1520
Wausau, WI 54402-1520

Dear Property Owner:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission and the Village of Kronenwetter Redevelopment Authority will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1 and the creation of Redevelopment District No. 1. Our records show that you are the owner of the property located within the proposed Districts.

The Village will be making a finding of blight for this property as part of establishing the Redevelopment District. The establishment of the area will allow the RDA and Village to undertake projects that will promote private investment and development in the area. Projects may consist of property acquisition, environmental remediation, and infrastructure improvements. Further, pursuant to Wis. Stat. §66.1333(6)(b)3, said property may be taken for urban renewal.

Please find enclosed a copy of the notice of the Public Hearings. Should you have any questions please feel free to call me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Northland Lutheran High
2107 Tower Road
Mosinee, WI 54455

Dear Property Owner:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission and the Village of Kronenwetter Redevelopment Authority will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1 and the creation of Redevelopment District No. 1. Our records show that you are the owner of the property located within the proposed Districts.

The Village will be making a finding of blight for this property as part of establishing the Redevelopment District. The establishment of the area will allow the RDA and Village to undertake projects that will promote private investment and development in the area. Projects may consist of property acquisition, environmental remediation, and infrastructure improvements. Further, pursuant to Wis. Stat. §66.1333(6)(b)3, said property may be taken for urban renewal.

Please find enclosed a copy of the notice of the Public Hearings. Should you have any questions please feel free to call me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Wausau Homes, Inc.
P.O. Box 8005
Wausau, WI 54402-8005

Dear Property Owner:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission and the Village of Kronenwetter Redevelopment Authority will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1 and the creation of Redevelopment District No. 1. Our records show that you are the owner of the property located within the proposed Districts.

The Village will be making a finding of blight for this property as part of establishing the Redevelopment District. The establishment of the area will allow the RDA and Village to undertake projects that will promote private investment and development in the area. Projects may consist of property acquisition, environmental remediation, and infrastructure improvements. Further, pursuant to Wis. Stat. §66.1333(6)(b)3, said property may be taken for urban renewal.

Please find enclosed a copy of the notice of the Public Hearings. Should you have any questions please feel free to call me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

RMCM Limited Family Partnership
100 East Crabtree Circle
Wausau, WI 54401

Dear Property Owner:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission and the Village of Kronenwetter Redevelopment Authority will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1 and the creation of Redevelopment District No. 1. Our records show that you are the owner of the property located within the proposed Districts.

The Village will be making a finding of blight for this property as part of establishing the Redevelopment District. The establishment of the area will allow the RDA and Village to undertake projects that will promote private investment and development in the area. Projects may consist of property acquisition, environmental remediation, and infrastructure improvements. Further, pursuant to Wis. Stat. §66.1333(6)(b)3, said property may be taken for urban renewal.

Please find enclosed a copy of the notice of the Public Hearings. Should you have any questions please feel free to call me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Richard V. Skabroud
Linda J. Skabroud
2277 Tower Road
Mosinee, WI 54455

Dear Property Owner:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission and the Village of Kronenwetter Redevelopment Authority will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1 and the creation of Redevelopment District No. 1. Our records show that you are the owner of the property located within the proposed Districts.

The Village will be making a finding of blight for this property as part of establishing the Redevelopment District. The establishment of the area will allow the RDA and Village to undertake projects that will promote private investment and development in the area. Projects may consist of property acquisition, environmental remediation, and infrastructure improvements. Further, pursuant to Wis. Stat. §66.1333(6)(b)3, said property may be taken for urban renewal.

Please find enclosed a copy of the notice of the Public Hearings. Should you have any questions please feel free to call me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator



VILLAGE OF KRONENWETTER

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September 27, 2004

Mr. Ken Johnson
RMMSD
2001 Aster Road
Wausau, WI 54401

Dear Ken:

Please accept this correspondence as notice that the Village of Kronenwetter Plan Commission will be holding a Public Hearing on October 18, 2004, starting at 5:00 p.m. at the Kronenwetter Municipal Center to discuss the creation of Tax Increment District No. 1, 2, 3 and 4. You and your representative are invited to attend the Public Hearing. Enclosed please find the Notices for the Public Hearing. The publication of these Notices will occur on October 1, 2004 and October 8, 2004.

Should you have any questions or require additional information, please do not hesitate to contact me at (715) 693-4200.

Sincerely,

Henry Luxem
Village Administrator

APPENDIX E

Opinion of Village Attorney

KELLEY, WEBER, PIETZ & SLATER, S.C.

ATTORNEYS AT LAW

530 JACKSON STREET

WAUSAU, WISCONSIN 54403-5589

TELEPHONE

(715) 845-9211

FAX

(715) 842-9317

COLIN D. PIETZ
SHANE J. VANDERWAAL
GREGORY J. STACKER
STUART R. ROTTIER
PETER C. GUNTHER
KEVIN B. GAU

JOHN W. KELLEY
RICHARD J. WEBER
JERRY W. SLATER
OF COUNSEL

E-MAIL
vanderwaal@kwpslaw.com

November 8, 2004

Rick Smith
Village President
Village of Kronenwetter
1582 Kronenwetter Drive
Mosinee, WI 54455

Re: Opinion of Project Plan(s) --Tax Increment Districts 1, 2, 3, and 4

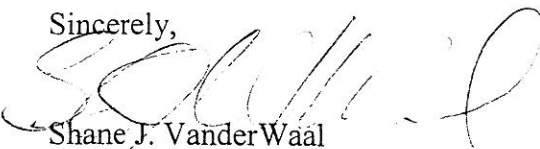
Dear Mr. Smith:

As Village Attorney I have reviewed the Village Project Plans for Tax Increment Districts 1, 2, 3, and 4 which also included the Redevelopment Plans for Redevelopment Districts 1, 2, 3, and 4 pursuant to Wis. Stat. §66.1105(4)(f). The public hearings were held on October 18, 2004. On October 18, 2004, the Planning Commission approved the boundaries and plans for said Tax Increment Districts and the Redevelopment Authority approved the boundaries and plans for the Redevelopment Districts at issue. These public hearings and determinations by the Planning Commission and Redevelopment Authority were preceded by proper notice to those persons set forth in Wis. Stat. §66.1105(4) and Class II notices published in the Wausau Daily Herald, as required by Wis. Stats §66.1105 (4). Subsequent to said public hearings and recommendations, the Village Board, following a duly posted agenda, on November 3, 2004, approved Tax Increment Districts 1, 2, 3, and 4 which also included the Redevelopment Plans for Redevelopment Districts 1, 2, 3, and 4 pursuant to Wis. Stat. §66.1105(4)(gm).

Based on my review of the Project Plans and the information presented to me, I find the Plans to be complete and compliant with Wisconsin Statutes.

This correspondence should be attached to and made a part of the Project Plans. Should you have any questions, please feel free to contact me. Thank you.

Sincerely,



Shane J. VanderWaal

Encl.

SJV/gh

cc: Krystal Bokelman, Village Clerk
Henry Luxem, Village Administrator



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

MAKE CHECK PAYABLE TO:
WI Department of Revenue

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

Tax Incremental Financing Remittance Fee

Name	Krystal Bokelman
Title	Clerk
<input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City of Kronenwetter	
Address	1582 Kronenwetter Drive
City, State, Zip	Mosinee, WI 54455

Reference Code: 1 37 145

CoMun Code: 37 145

Date: 12/8/2004

Year: 2005

Fee: \$1,000

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

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

Description	TID Number	Amount Due
A1. Year: 2005	1	\$ 1,000

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

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

Signature	Date
<i>Krystal Bokelman</i>	12/8/2004
Title	Phone Number
Clerk	(715) 693-4200

RETURN ONE COPY WITH PAYMENT

COUNTY (please type)	MARATHON
MUNICIPALITY	Village of Kronenwetter
TAX INCREMENTAL DISTRICT NUMBER	ONE

LEGAL REQUIREMENTS

OFFICE USE ONLY	
AA	MUNICIPAL CODE

SEE INSTRUCTIONS ON REVERSE SIDE

ADOPTION OF PROJECT PLAN			
	INDICATE THE DATE(S) EACH ACTIVITY WAS COMPLETED	DATE	
ADOPTION OF TID PROJECT PLAN	Hearing notice sent by first class mail to chief executive of all local government entities having power to levy taxes on TID property and to school districts involved (by Planning Commission). Include copies.	9/27/04	
	Owners of property found blighted or in need of rehabilitation notified of finding and date of project plan hearing (not required for industrial district or mixed-use development districts).		
	Hearing notice published as class 2 notice by Planning Commission. Include proof of publication.	<div>Date of First Insertion</div> <div>Date of Second Insertion</div>	<div>10/1/04</div> <div>10/8/04</div>
	Public hearing held (by Planning Commission).		10/18/04
	Project plan adopted (by Planning Commission).		10/18/04
	Check items included in project plan. <input checked="" type="checkbox"/> A listing of the kind, number, and location of the proposed public works or improvements within the district <input checked="" type="checkbox"/> An economic feasibility study <input checked="" type="checkbox"/> A detailed list of estimated project costs <input checked="" type="checkbox"/> A description of the methods of financing and the time when such costs or monetary obligations are to be incurred. <input checked="" type="checkbox"/> A map showing existing uses and conditions of the real property <input checked="" type="checkbox"/> A map showing proposed improvements and uses <input checked="" type="checkbox"/> Proposed changes in zoning ordinances, master plan, map, building codes and city ordinances <input checked="" type="checkbox"/> A list of estimated non-project costs <input checked="" type="checkbox"/> A statement of a proposed method for the relocation of any displaced persons <input checked="" type="checkbox"/> A statement indicating how creation of the tax incremental district promotes the orderly development of the city <input checked="" type="checkbox"/> An opinion of the city attorney or of an attorney retained by the city advising whether the project plan is complete and complies with this section.		
	Project plan adopted (by Local Legislative Body) Check if included in the resolution.		11/3/04
	<input checked="" type="checkbox"/> Findings that the project plan is feasible and in conformity with the master plan of the city (if any).		

CREATION OF TAX INCREMENTAL DISTRICT

CREATION OF TAX INCREMENTAL DISTRICT

INDICATE THE DATE(S) EACH ACTIVITY WAS COMPLETED		DATE
Hearing notice sent by first class mail to chief executive officer of all local government entities having power to levy taxes on TID property and to school districts involved.		9/27/04
Hearing notice published as class 2 notice by Planning Commission. Include proof of publication.	Date of First Insertion	10/1/04
	Date of Second Insertion	10/8/04
Public hearing held (by Planning Commission). May be part of project plan hearing.		10/18/04
CREATION RESOLUTION ADOPTED (by Local Legislative Body)		11/3/04
<p>Check items included in resolution.</p> <p><input checked="" type="checkbox"/> Boundaries designated (Note: Only whole parcels should be included. The TID must be contiguous. See further definitions and legal requirements in TIF Law, specifically s. 66.1105(2)(k) and 66.1105(4)(gm).)</p> <p><input checked="" type="checkbox"/> Creation date established.</p> <p><input checked="" type="checkbox"/> Name assigned per s. 66.1105(4)(c)3.</p> <p><input checked="" type="checkbox"/> Findings indicating that not less than 50%, by area, of the real property within such district meets at least one of the following criteria: (1) is a "blighted area"; (2) is in need of "rehabilitation or conservation work" within the meaning of s. 66.1337(2m)(a); (3) is suitable for "industrial sites" within the meaning of s. 66.1101; and has been zoned for industrial use, or (4) or suitable for mixed-use development within the meaning of s.661105(cm).</p> <p><input checked="" type="checkbox"/> Findings indicating that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in such district.</p> <p><input checked="" type="checkbox"/> Findings that the project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area, directly serve to promote industrial development, or directly serve to promote mixed-use development, consistent with the purpose for which the tax incremental district is created. (If not exclusively blighted, rehabilitation or conservation, industrial or mixed-use, declaration shall be based on predominant classification with regard to area described.)</p> <p><input checked="" type="checkbox"/> Findings indicate that the equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the city.</p> <p><input checked="" type="checkbox"/> Findings that the percentage of territory within the tax incremental district which is estimated will be devoted to retail business at the end of the maximum expenditure period if that estimate is at least 35%.</p> <p><input type="checkbox"/> Findings confirming that any annexed territory was not within the boundaries of the city on January 1, 2004, unless at least 3 years have elapsed since territory annexed; or city entered into a cooperative plan boundary agreement (s.66.0307); or city and town enter into agreement pledging to pay town amount equal to the property taxes levied on the territory by the town for each of the next five years.</p> <p><input type="checkbox"/> Findings confirming that any real property within the district that is found suitable for industrial sites is zoned for industrial use and will remain zoned for industrial use for the life of the tax incremental district (not required for blight or rehab districts).</p>		
Approval of TID by Joint Review Board (within 30 days after receiving creation resolution).		

OVERLAPPING TIF DISTRICTS

Are any parcels in this TID also in all or part of any other TIF district? ☐ Yes ☒ No
 If "YES," indicate which TIF district(s) are overlapped.

ANNEXATION OF TID PARCELS

Were any parcels in this TID annexed from another municipality after Jan.1 in the creation year? ☐ Yes ☒ No
 If "YES," indicate the date of the annexation and from what municipality.

If tax payment pledge between town and city made, include copy of agreement.

INSTRUCTIONS

Fill in the county, municipality and TID number located in the upper left-hand corner of the form. This form lists the necessary steps to legally create a tax incremental district. Indicate date of each action. Also answer the questions on OVERLAPPING TIF DISTRICTS and ANNEXATION OF TID PARCELS.

EQUALIZED VALUE DETERMINATION REQUEST

COUNTY (please type)
MARATHON
MUNICIPALITY
Village of Kronenwetter
TAX INCREMENT DISTRICT NO.
1

CREATION RESOLUTION ADOPTION DATE

(November 3 , 20 04)

EFFECTIVE CREATION DATE: JANUARY 1, 20 05

OFFICE USE ONLY	
AA	MUNICIPAL CODE

RETURN TO:


Wisconsin Dept. of Revenue
Tax Incremental Finance
PO Box 8971, MS 6-97
Madison, WI 53708-8971

Please see instructions on reverse side.

PART I. TAXING JURISDICTIONS AFFECTED		
Name of Taxing Jurisdiction		Jurisdiction Number
Municipality	Village of Kronenwetter	145
School District(s)	D.C. Everest	4970
Technical College	North Central Technical College	15
County	Marathon	37
Union High School		
Lake Management District		
Sanitary District		
Other	Rib Mountain Metropolitan Sewerage District	7020

PART II. DECLARATION

I declare that this application and attachments have been examined by me and, to the best of my knowledge and belief, are true, correct, and complete. I hereby request the Department of Revenue to determine the equalized value of this tax incremental district.

Clerk's signature	Telephone number	E-mail address	Date
	(715) 693-4200	krystal@kronenwetter.org	12/8/04

PART III. INDIVIDUAL TO CONTACT FOR ADDITIONAL INFORMATION

Name and Title	E-mail address
Richard H. Schneider P.E., Village Engineer	dschneider@schneideci.com
Address	Telephone number
10208 Park Plaza Mosinee, WI 54455	(715) 359-9668

(OVER)

PART IV. OTHER TAX INCREMENTAL DISTRICTS					
TID NUMBER (Existing & Previous)	CREATION DATE	DISSOLUTION DATE	TID NUMBER (Existing & Previous)	CREATION DATE	DISSOLUTION DATE
2	11/3/04				
3	11/3/04				
4	11/3/04				

**ALL FORMS AND ATTACHMENTS MUST BE COMPLETE AND CORRECT
TO THE SATISFACTION OF THE DEPARTMENT OF REVENUE**

INSTRUCTIONS

Identify the county, municipality, and TID number in the upper left-hand corner. Fill in the date the creation resolution was adopted by the village board or city council, and the effective creation date of the TID. **EXAMPLE:** If the resolution was adopted between October 1, 2003 and September 30, 2004 the effective date is January 1, 2004. If it was adopted between October 1, 2004 and September 30, 2005 the effective date is January 1, 2005.

PART I – Identify all taxing jurisdictions authorized to levy taxes on property within the tax incremental district. Include the name of the jurisdiction and its identifying number if known.

PART II – The clerk should sign in the area provided. (This is the official request for the department of revenue to certify a base value for the district.) Also include the date signed, your telephone number, and e-mail address if available.

PART III – Complete this area if an individual other than the clerk should be contacted for additional information.

PART IV – Identify all other tax incremental districts in the municipality, including those that still exist and those that have been terminated or dissolved. Enter the TID number, creation date, and date of dissolution (if applicable). If more space is needed, attach another sheet.

COUNTY MARATHON
MUNICIPALITY Village of Kronenwetter
TAX INCREMENTAL DISTRICT NUMBER 1

TID PARCEL LIST LOCALLY ASSESSABLE PROPERTY

January 1, 20 04

SEE INSTRUCTIONS ON REVERSE SIDE

OFFICE USE ONLY	
AA	MUNICIPAL CODE

PARCEL NUMBER	Classification	OTHER TAXING DISTRICTS						Overlapping TID #s	ASSESSED VALUE OF REAL PROPERTY AS OF JANUARY 1, 20 04		
		School District D.C. Everest (Name)	School District (Name)	VTAE NCTC (Name)	Union High School (Name)	Special District RMMSD (Name)	County MARATHON (Name)		LAND	IMPROVEMENTS	TOTAL
630227070010010000	1	X		X		X	X		17,300	75,300	92,600
630227070010000000	1	X		X		X	X		17,500	37,800	55,300
630227070010020000	1	X		X		X	X		10,800	87,900	98,700
630227070130010000	1	X		X		X	X		16,900	62,900	79,800
630227070010030000	5	X		X		X	X		17,500	0	17,500
630227070110000000	5	X		X		X	X		239,500	0	239,500
631027070010000000	5	X		X		X	X		27,307	0	27,307
631127070060020000	5	X		X		X	X		11,093	0	11,093
630004600000001100	5	X		X		X	X		32,500	0	32,500
630227070160050000	X								0	0	0
	?										0
	?										0
	?										0
	?										0
	?										0
TOTALS									\$390,400	\$263,900	\$654,300

COUNTY (please type)	MARATHON
MUNICIPALITY	Village of Kronenwetter
TAX INCREMENTAL DISTRICT NUMBER	1

TID PARCEL LIST CITY OWNED PROPERTY

Effective Date: January 1, 20 04

SEE INSTRUCTIONS ON REVERSE SIDE

OFFICE USE ONLY	
AA	MUNICIPAL CODE

Parcel Number	Meets Exclusion (Y/N)	Classification	OTHER TAXING DISTRICTS					Overlapping TID #s	Values for Non-Excluded Properties			Acres/ Lot Size	Property's Current Use
			School District D.C. Everest (Name)	School District (Name)	VTAE NCTC (Name)	Union High School (Name)	Special District RMMSD (Name)	County MARATHON (Name)	Land	Improvements	Personal Property		
630227070040010000	Y	7							0	0	0	9.74	Park & Water Tower
630227070160020000	Y	7							0	0	0	.09	Lift Station
630227070130020000	N	2	X		X		X	X	716,929	0	0	172.668	Vacant
631027070020070000	N	2	X		X		X	X	159,174	0	0	15.003	Vacant
	?	?											
	?	?											
Totals									\$876,103	\$0	\$0		

AFFIDAVIT OF VALUES

State of Wisconsin, MARATHON County, Kronenwetter, do solemnly swear
 I, Marvin Malkowski, Assessor for the ☐ City ☒ Village of Kronenwetter
 that the values listed above, to the best information available to me, are, according to my best skill and judgement, an equitable valuation of city owned property
 [not excluded by s. 66.1105(5)(bm)] at 92.461 percent level of fair market value.

Marvin Malkowski
 Signature of Assessor

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

SEE INSTRUCTIONS ON REVERSE SIDE

☐ TOWN
☒ VILLAGE } of Kronenwetter
☐ CITY }
COUNTY of MARATHON

TID Number 1

Line No.		PARCEL COUNT		No. of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	4	4	38	62,500	263,900	326,400
2	Commercial – Class 2	2		188	876,103	0	876,103
4	Agricultural – Class 4						0
5	Undeveloped – Class 5	5		107	327,900		327,900
5m	Agricultural Forest – Class 5m						0
6	Forest – Class 6						0
7	Other – Class 7	3	0	17	0	0	0
8	TOTAL ALL COLUMNS	14	4	350	1,266,503	263,900	1,530,403
9	Number of Personal Owners in Roll		0				
10	Boats and Other Watercraft Not Exempt						
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						0
15	Aggregate assessed value of all property within this TID subject to general property tax.						1,530,403

At what percent of full value
are you assessing ALL
GENERAL PROPERTY? 92.46 %

Sign here

Marvin Malkowski
Assessor's Signature

12-06-04
Date

SPECIAL DISTRICT SUPPLEMENT – AREA A

School District Name and No. _____

D.C. Everest

Line No.		PARCEL COUNT		No. of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	4	4	38	62,500	263,900	326,400
2	Commercial – Class 2	2		188	876,103	0	876,103
4	Agricultural – Class 4						0
5	Undeveloped – Class 5	5		107	327,900		327,900
5m	Agricultural Forest – Class 5m						0
6	Forest – Class 6						0
7	Other – Class 7	3	0	17	0	0	0
8	TOTAL ALL COLUMNS	14	4	350	1,266,503	263,900	1,530,403
9	Number of Personal Owners in Roll		0				
10	Boats and Other Watercraft Not Exempt						
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						0
15	Aggregate assessed value of all property within this SCHOOL DISTRICT subject to general property tax as contained within the TID only.						1,530,403

SPECIAL DISTRICT SUPPLEMENT

AREA B (check one)

☐ School District

☒ Sanitary District

☐ Public Inland Lake Protection and Rehabilitation District

Name and Number Rib Mountain Metropolitan Sewerage District

Line No.		PARCEL COUNT		No. of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	4	4	38	62,500	263,900	326,400
2	Commercial – Class 2	2		188	876,103	0	876,103
4	Agricultural – Class 4						0
5	Undeveloped – Class 5	5		107	327,900		327,900
5m	Agricultural Forest – Class 5m						0
6	Forest – Class 6						0
7	Other – Class 7	3	0	17	0		0
8	TOTAL ALL COLUMNS	14	4	350	1,266,503	263,900	1,530,403
9	Number of Personal Owners in Roll		0				
10	Boats and Other Watercraft Not Exempt						
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						0
15	Aggregate assessed value of all property within this SPECIAL DISTRICT subject to general property tax.						1,530,403

INSTRUCTIONS

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

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

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

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


WHEN COMPLETING THIS DOCUMENT
 DO NOT WRITE OVER SHADED AREA

37 145 FOR Village OF KRONENWETTER MARATHON COUNTY
 CO MUN T-V-C NAME OF MUNICIPALITY NAME OF COUNTY

Line No.		PARCEL COUNT		# of Acres Only Whole No. Col. C	Value of Land Col. D	Value of Improvements Col. E	Total Value of Land and Improvements Col. F
		Land Col. A	Improvements Col. B				
1	Residential – Class 1	4	4	38	62,500	263,900	326,400
2	Commercial – Class 2	2		188	876,103	0	876,103
4	Agricultural – Class 4						0
5	Undeveloped – Class 5	5		107	327,900		327,900
5m	Agricultural Forest – Class 5m						0
6	Forest – Class 6						0
7	Other – Class 7	3		17	0	0	0
8	TOTAL ALL COLUMNS	14	4	350	1,266,503	263,900	1,530,403
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft Not Exempt				NOTE: If lines 10 through 13 contain any values, please fill in line 9.		
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, Total of Lines 10 Through 13						0
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						1,530,403
	School District Codes (Col. A)	SCHOOL DISTRICT NAMES (Col. B)					Assessed Value of School Districts in TID
20	4970	D.C. Everest					Assessed Value of General Property (Real Estate & Personal Property) Subject to the General Property Tax (Col. C)
21							1,530,403
22							
23							
24							
25							
26							
27	TOTAL COL. C (Col. C must equal line 15 above.)						1,530,403
SEPARATE UNION HIGH SCHOOL DISTRICTS (In addition to and independent of school districts entered above.)							
28							
29							
VOCATIONAL AND TECHNICAL SCHOOL DISTRICTS (In addition to and independent of school districts entered above.)							
30	15	North Central Technical College					1,530,403
31							
32							

Column A		Column B	Column C
Line No.	Metro Sewer Dist. No.	METROPOLITAN SEWERAGE DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
33	7020	Rib Mountain Metropolitan Sewerage District	1,530,403
34			
	Sanitary Dist. No.	SANITARY DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
35			
36			
37			
38			
	Inland Lake Dist. No.	PUBLIC INLAND LAKE PROTECTION AND REHABILITATION DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
39			
40			
41			
42			
	Utility Dist. No.	UTILITY DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)
43			
44			
45			
46			
	Other Special Dist. No.	OTHER SPECIAL PURPOSE DISTRICT NAMES	Assessed Value of General Property (Include Real Estate & Personal Property)

CERTIFICATION (Local Clerk)

I certify the foregoing statement to be correct, as appears in the assessment rolls referred to and which are now in this office.			
 Signature of Clerk or Preparer		Village Clerk Title	12/08/04 Date
Board of Review	Date of Final Adjournment	10/11/04	
Telephone Numbers	(715) 693-4200	E-mail	krystal@kronenwetter.org
	Work	Home	

INSTRUCTIONS

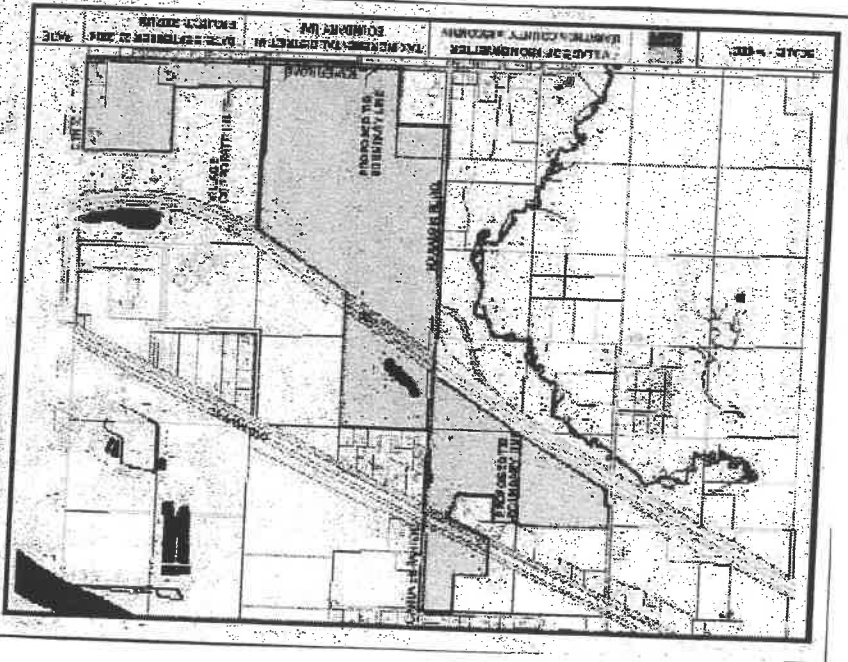
The municipal clerk should complete this report as it is usually done for the entire municipality, however, it should only include property within the TID (DO NOT INCLUDE VALUES OF CITY-OWNED TAX EXEMPT PROPERTY). Be certain that all items below line 15 (first page) are completed and reflect the local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

center located at 1582 Kronenwetter Drive, Mosinee, Wisconsin 54455. At that time a reasonable opportunity will be afforded all interested parties to express their view on the proposed TID No. 1 Project Plan and District Boundary, and creation of said tax increment District.

Pursuant to Wis. Stat. §66.1105(4)(e), the Village anticipates that cash grants may be made by the Village to owners, lessees, or developers of land that is located within TID No. 1.

A copy of TID No. 1 Project Plan and Boundary Map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Henry Luxem, Administrator, Village of Kronenwetter, 1582 Kronenwetter Drive, Mosinee, Wisconsin or by phone at (715) 693-4200.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District and Project Area follows:



(Seal)

Genia Lovett

sworn, doth depose and say that he (she) is an authorized representative of The Daily Herald, a newspaper published at Wausau, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

10-1-04

10-8-04

(Signed)

Publisher

(Title)

Subscribed and sworn to before me

October 21, 2004

Notary Public, Marathon County, Wisconsin

My Commission expires

5/27/07

No. Lines 255 No. Times 2

\$

Extra Copies

Total \$

**PLAN COMMISSION
OF THE
VILLAGE OF KRONENWETTER, WISCONSIN**

**RESOLUTION REGARDING CREATION OF
TAX INCREMENTAL DISTRICT NO. 1**

WHEREAS, the Village of Kronenwetter Plan Commission has reviewed the Tax Incremental District No. 1 Project Plan and boundaries, and established a public hearing date, and

WHEREAS, the Village of Kronenwetter Plan Commission held the required public hearing on October 18, 2004, regarding the boundaries, Project Plan and creation of Tax Incremental District No. 1, and;

WHEREAS, the Village of Kronenwetter Plan Commission has determined that over 50% of the proposed area in Tax Incremental District No. 1 is found to be suitable for industrial development and will be rezoned to industrial prior to Village Board action, and the value increment of all existing Tax Incremental Districts plus the equalized value of Tax Incremental District No. 1 does not exceed 12% of the equalized value of the Village of Kronenwetter, and;


NOW, THEREFORE, BE IT RESOLVED after due consideration, the Village of Kronenwetter Plan Commission hereby approves the Project Plan that is attached to this Resolution. The boundary map is included in the Project Plan.

BE IT FURTHER RESOLVED that the Plan Commission of the Village of Kronenwetter approves and recommends that the Village Board of the Village of Kronenwetter approve creation of the Tax Incremental District No. 1 boundaries, and the Tax Incremental District No. 1 Project Plan.

This Resolution is being adopted by the Village of Kronenwetter Plan Commission at a duly scheduled meeting on October 18, 2004.

VILLAGE OF KRONENWETTER
PLAN COMMISSION


Rick Smith, Chairman


Marie Wonsil, Secretary

**JOINT REVIEW BOARD RESOLUTION CONCERNING
VILLAGE OF KRONENWETTER TAX INCREMENT FINANCE DISTRICT NO. 1**

WHEREAS, the Joint Review Board duly appointed pursuant to Wis. Stats. §66.1105(4m), having met and reviewed the portions of the public record that the Board wishes to see, the planning documents and the Resolution passed by the Village of Kronenwetter creating the Tax Increment District No. 1, hereby makes the following findings:

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

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and its findings, the Board hereby approves the Resolution adopted pursuant to Wis. Stats. §66.1105(4)(gm) by the Village Board for the Village of Kronenwetter on November 3, 2004.

This Resolution is adopted this 10th day of November 2004 by a majority vote of the Joint Review Board.


Chairman


Secretary

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on November 10, 2004.

Motion was made by Pam Rucinski and seconded by Thomas Owens to adopt the Resolution. Vote was 5 in favor and 0 against. Resolution adopted.


Secretary

RESOLUTION NO. 2004-027

**RESOLUTION CREATING
TAX INCREMENTAL DISTRICT NO. 1**

WHEREAS, the Village Board of the Village of Kronenwetter requested the Plan Commission to identify a boundary and prepare a Project Plan for the creation of Tax Incremental District No. 1; and

WHEREAS, the Plan Commission established boundaries for said Tax Incremental District No. 1 and caused a Project Plan to be prepared which identified an area zoned and suitable for industrial development; and

WHEREAS, the Plan Commission conducted a public hearing on said boundary and Project Plan after duly notifying overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Plan Commission approved said boundary and Project Plan for Tax Incremental District No. 1 and recommended the Village Board of the Village of Kronenwetter create Tax Incremental District No. 1 as approved by the Plan Commission.

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Kronenwetter hereby creates a Tax Incremental District which shall be known as Tax Incremental District No. 1, Village of Kronenwetter.

BE IT FURTHER RESOLVED, the boundaries for Tax Incremental District No. 1 shall be those included in the Project Plan marked as Exhibit A to this Resolution and contains only whole units of property as are assessed for property tax purposes; and

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

- A. Not less than 50 percent, by area, of the real property within the District is suitable for industrial sites within the meaning of Wis. Stat. §66.1101 and has been zoned for industrial use as described on Exhibit A; and
- B. The improvement of Tax Incremental District No. 1 is likely to enhance significantly the value of substantially all of the other real property in such District; and
- C. The project costs directly serve to promote industrial development and are consistent with the purpose for which the Tax Incremental District is created; and
- D. The aggregate value of equalized taxable property of the District plus the value increment of all existing Tax Incremental Finance Districts does not exceed

twelve percent (12%) of the total value of equalized taxable property within the Village.

- E. Any property within the District that is found suitable for industrial sites and is zoned for industrial use above will remain zoned for industrial use for the life of the District.
- F. The District is hereby declared to be an industrial district.

BE IT FURTHER RESOLVED, pursuant to Wis. Stat. §66.1105(4)(g), the Village Board hereby approves the Project Plan as recommended by the Plan Commission, and finds that it is feasible and in conformity with the Master Plan of the Village.

This Resolution is being adopted by the Village Board at a duly scheduled meeting on November 3, 2004.

VILLAGE BOARD, VILLAGE OF
KRONENWETTER


Rick Smith, President

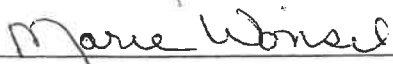

Marie Wonsil, Deputy Clerk

CERTIFICATION

I, Marie Wonsil, Deputy Clerk of the Village of Kronenwetter, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held on November 3, 2004. Motion by Phil Creslek, seconded by Geraldine Kowalski to adopt the Resolution.

Vote: 7 Yes 0 No

Resolution Adopted.


Marie Wonsil, Deputy Clerk

**REDEVELOPMENT AUTHORITY
OF THE
VILLAGE OF KRONENWETTER, WISCONSIN**

**RESOLUTION REGARDING CREATION
OF REDEVELOPMENT DISTRICT NO. 1,
APPROVAL OF REDEVELOPMENT PLAN AND BOUNDARIES
OF REDEVELOPMENT DISTRICT NO. 1**

WHEREAS, the Village of Kronenwetter Redevelopment Authority has reviewed the Redevelopment District No. 1 Redevelopment Plan and boundaries and established a public hearing date, and;

WHEREAS, the Village of Kronenwetter Redevelopment Authority held the required public hearing on October 18, 2004 regarding the boundaries, Redevelopment Plan, and creation of Redevelopment District No. 1, and;

WHEREAS, the Village of Kronenwetter Redevelopment Authority had determined that over 50% of the proposed area in Redevelopment District No. 1 is found to be blighted, and;

NOW, THEREFORE, BE IT RESOLVED after due consideration, the Village of Kronenwetter Redevelopment Authority hereby approves the Redevelopment Plan that is attached to this Resolution as Exhibit A, and finds that the Plan is feasible and in conformity with the general plan of the Village. The boundary map is included in Exhibit A and is hereby approved.

BE IT FURTHER RESOLVED that the Redevelopment Authority of the Village of Kronenwetter hereby first, determines and declares that Redevelopment District Number 1 is a blighted area within the meaning of Wis. Stats. §66.1333(2m)(b), which substantially impairs or arrests the sound growth of the community.

BE IT FURTHER RESOLVED that the Redevelopment Authority of the Village of Kronenwetter approves and recommends that the Village Board of the Village of Kronenwetter approve creation of Redevelopment District No. 1, its boundaries, and the Redevelopment Plan.

This Resolution is being adopted by the Village of Kronenwetter Redevelopment Authority at a duly scheduled meeting on October 18, 2004.

VILLAGE OF KRONENWETTER
REDEVELOPMENT AUTHORITY


Judy Fries, Chairperson


Judy Onopa, Secretary

RESOLUTION NO. 2004-026

RESOLUTION APPROVING
REDEVELOPMENT DISTRICT NO. 1 AND
REDEVELOPMENT PLAN

WHEREAS, the Village Board of the Village of Kronenwetter directed the Village of Kronenwetter Redevelopment Authority (RDA) to prepare a Redevelopment Plan for Redevelopment District No. 1; and

WHEREAS, the Redevelopment Authority held a Public Hearing on the Redevelopment Plan for Redevelopment District No. 1 and found the Plan to be feasible and in conformity with the general plan of the Village, and that it meets the requirements of Wis. Stat. §66.1333; and

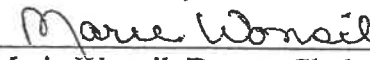
WHEREAS, the Redevelopment Authority has adopted a Resolution approving the Redevelopment Plan for Redevelopment District No. 1;

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Kronenwetter agrees with the findings of the Redevelopment Authority and hereby approves the Redevelopment Plan and boundary for Redevelopment District No. 1 and declares that Redevelopment District No. 1 is a blighted area within the meaning of Wis. Stat. §66.1333(2m)(b).

This Resolution is being adopted by the Village Board at a duly scheduled meeting on November 3, 2004.

VILLAGE BOARD
VILLAGE OF KRONENWETTER


Rick Smith, President


Marie Wonsil, Deputy Clerk

CERTIFICATION

I, Marie Wonsil, Deputy Clerk of the Village of Kronenwetter, certify that the foregoing Resolution was duly and regularly adopted by the Village Board at a duly scheduled meeting held on November 3, 2004. Motion by Berardine Kowalski, seconded by Kidney Hallas to adopt the Resolution.

Vote: 7 Yes 0 No

Resolution Adopted.


Marie Wonsil, Deputy Clerk

Posted: November 8, 2004