

January 14, 2025

PROJECT PLAN AMENDMENT

# City of Mauston, Wisconsin

## Tax Incremental District No. 5



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Prepared by:

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

|   |                  |
|---|------------------|
| Organizational Joint Review Board Meeting Held: | January 14, 2025 |
| Public Hearing Held:                            | January 14, 2025 |
| Approval by Plan Commission:                    | January 14, 2025 |
| Adoption by Common Council:                     | January 14, 2025 |
| Approval by the Joint Review Board:             | To Be Determined |

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# SECTION 1:

## Executive Summary

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### DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 5 (“District”) is a 133-acre mixed-use district created on September 29, 2022. The District was created to:

- pay for infrastructure costs, property acquisition, and development incentives intended to promote housing, commercial, and industrial development.

### Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

### Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$2.67 million from this amendment (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Utility Extensions, Property Acquisition, and associated costs for interest on long-term debt, financing, and ongoing planning and administration. Additional projects from the original 2022 Project Plan are incorporated by reference.

### Incremental Valuation

The City projects that new land and improvements value of approximately \$7 million will result from the projects anticipated in this Plan Amendment. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

## Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.
2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed-use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on

the proposed development [having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that less than 35% the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That a cooperative plan boundary agreement with the Town of Lemonweir exists regarding those parcels to be included within the District that were annexed by the City within the preceding three-year period.

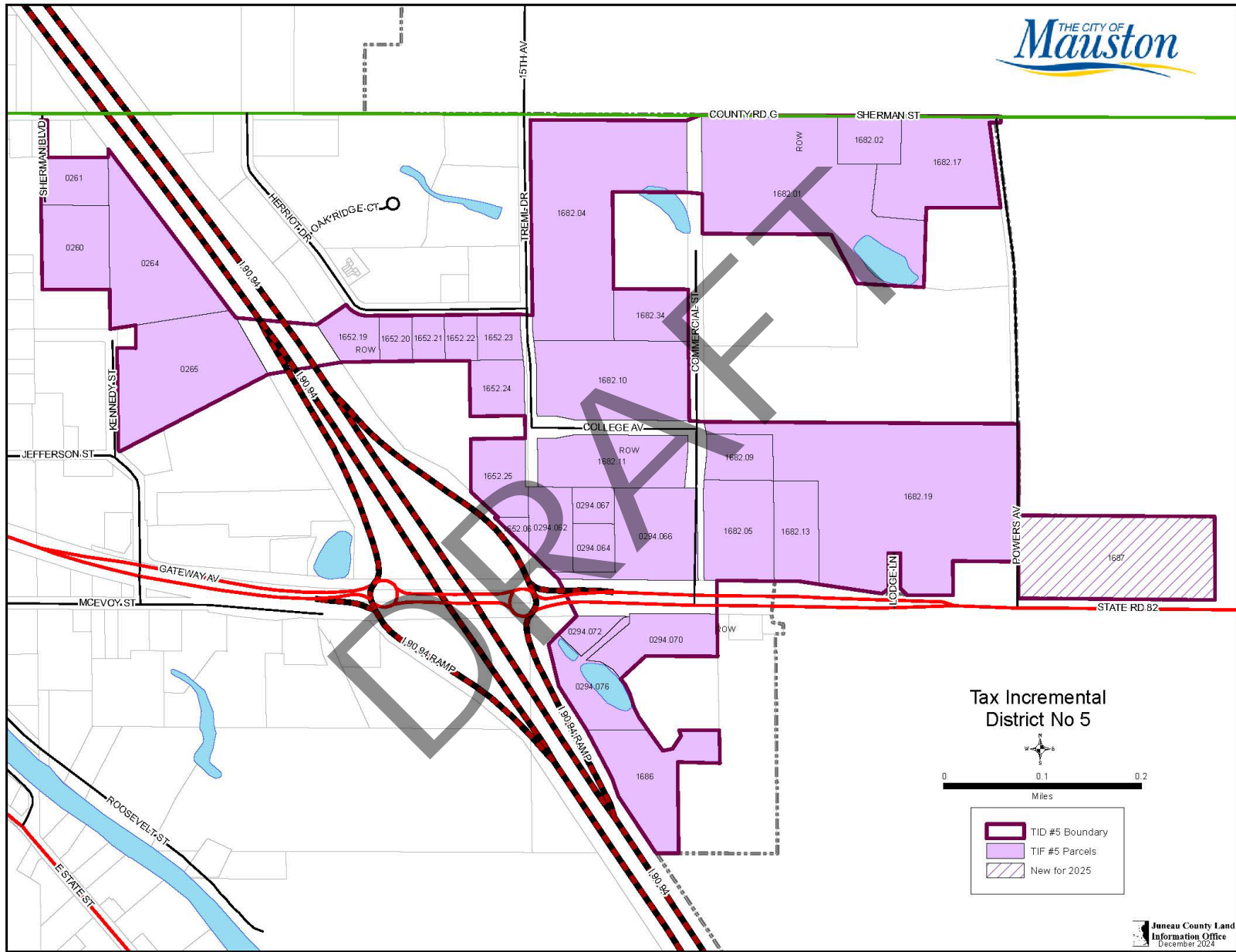
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**SECTION 2:  
Preliminary Map of Original District Boundary and  
Territory to be Added**

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Map Found on Following Page.

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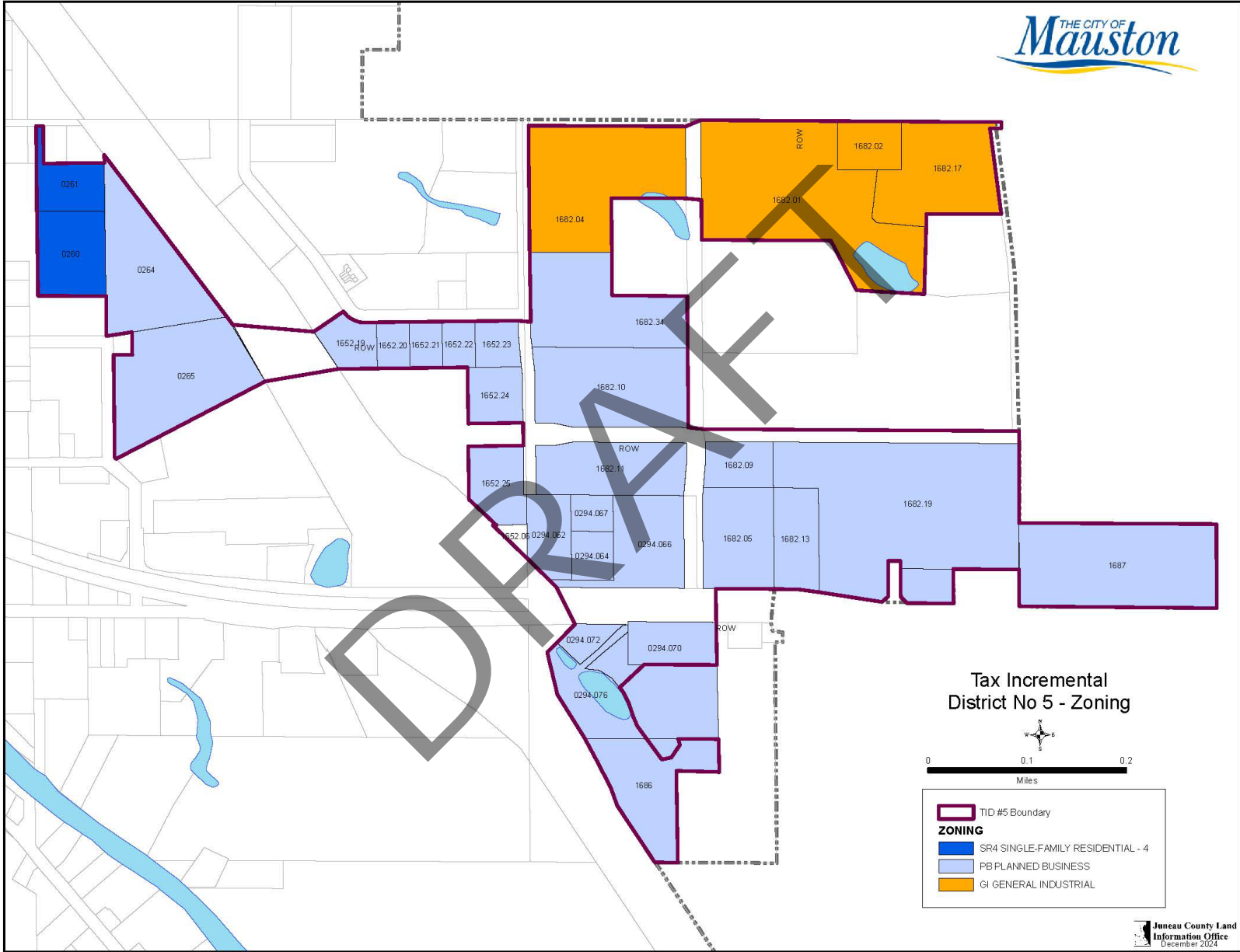
**SECTION 3:  
Map Showing Existing Uses and Conditions Within the  
Territory to be Added**

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Map Found on Following Page.

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## SECTION 4: Preliminary Identification of Parcels to be Added

| Map Reference Number | Parcel Number | Address | Owner                           | Acres         | Suitable Acres          |                                       |                              |             |
|----------------------|---------------|---------|---------------------------------|---------------|-------------------------|---------------------------------------|------------------------------|-------------|
|                      |               |         |                                 |               | Commercial/<br>Business | Previously-<br>Platted<br>Residential | Newly-Platted<br>Residential | Industrial  |
| Existing TID Area    |               |         |                                 | 132.55        | 125.38                  | 0.00                                  | 7.17                         | 0.00        |
| N/A                  | ROW Areas     |         |                                 | 0.00          |                         |                                       |                              |             |
| 1                    | 292511687     |         | HAMM FAMILY LIMITED PARTNERSHIP | 10.57         | 10.57                   |                                       |                              |             |
| <b>TOTALS</b>        |               |         |                                 | <b>143.12</b> | <b>135.95</b>           | <b>0.00</b>                           | <b>7.17</b>                  | <b>0.00</b> |

|  |      |
|--|------|
| Percentage of TID Area Suitable for Mixed Use Development (at least 50%)                     | 100% |
| Percentage of TID Area Not Suitable for Development  | 0%   |
| Total Area   | 100% |
| Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) | 5%   |

| Parcel ID Number | Assessed Value |             |            | Equalized Value <sup>2</sup> |             |            |
|------------------|----------------|-------------|------------|------------------------------|-------------|------------|
|                  | Land           | Improvement | Total      | Land                         | Improvement | Total      |
| 292511687        | -              | -           | -          | -                            | -           | -          |
| <b>TOTALS</b>    | <b>\$0</b>     | <b>\$0</b>  | <b>\$0</b> | <b>\$0</b>                   | <b>\$0</b>  | <b>\$0</b> |

- 1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2025.
- 2) Calculation based on aggregate assessment ratio of 100.00%.

## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$14,240,600. This value is less than the maximum of \$43,488,552 in equalized value that is permitted for the City.

| City of Mauston, Wisconsin<br>Tax Increment District No. 5<br>Valuation Test Compliance Calculation |                     |
|---|---------------------|
| <b><u>Calculation of City Equalized Value Limit</u></b>   |                     |
| City TID IN Equalized Value (Jan. 1, 2024)  | \$362,404,600       |
| <b>TID Valuation Limit @ 12% of Above Value</b>   | <b>\$43,488,552</b> |
| <b><u>Calculation of Value Subject to Limit</u></b>   |                     |
| Estimated Base Value of Territory to be Included in District  | \$0                 |
| Plus: Assumed change for Jan. 1, 2025 assessment  | \$0                 |
| Incremental Value of Existing Districts (Jan. 1, 2024)  | \$14,240,600        |
| Less: Value of Parcels Removed from District  | \$0                 |
| Less: Value of Underlying TID Parcels   | \$0                 |
| <b>Total Value Subject to 12% Valuation Limit</b>   | <b>\$14,240,600</b> |
| <b>Total Percentage of TID IN Equalized Value</b>   | <b>3.93%</b>        |
| <b>Residual Value Capacity of TID IN Equalized Value</b>  | <b>\$29,247,952</b> |

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on September 29, 2022 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

#### **Property, Right-of-Way and Easement Acquisition**

##### ***Property Acquisition for Development***

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **Site Preparation Activities**

#### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

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

## **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

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

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

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

### **Contribution to Community Development Authority (CDA) or Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA (RDA) to be used for administration,



planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA (RDA) for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA (RDA) in the program manual. Any funds returned to the CDA (RDA) from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

### **Miscellaneous**

#### **Property Tax Payments to Town**

Property tax payments due to the Town of Lemonweir under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

#### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. None of the proposed project will be located outside, but within one-half mile of the boundary of the District.

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of

informing the public with respect to the creation of the District and the implementation of the Plan.

**Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

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

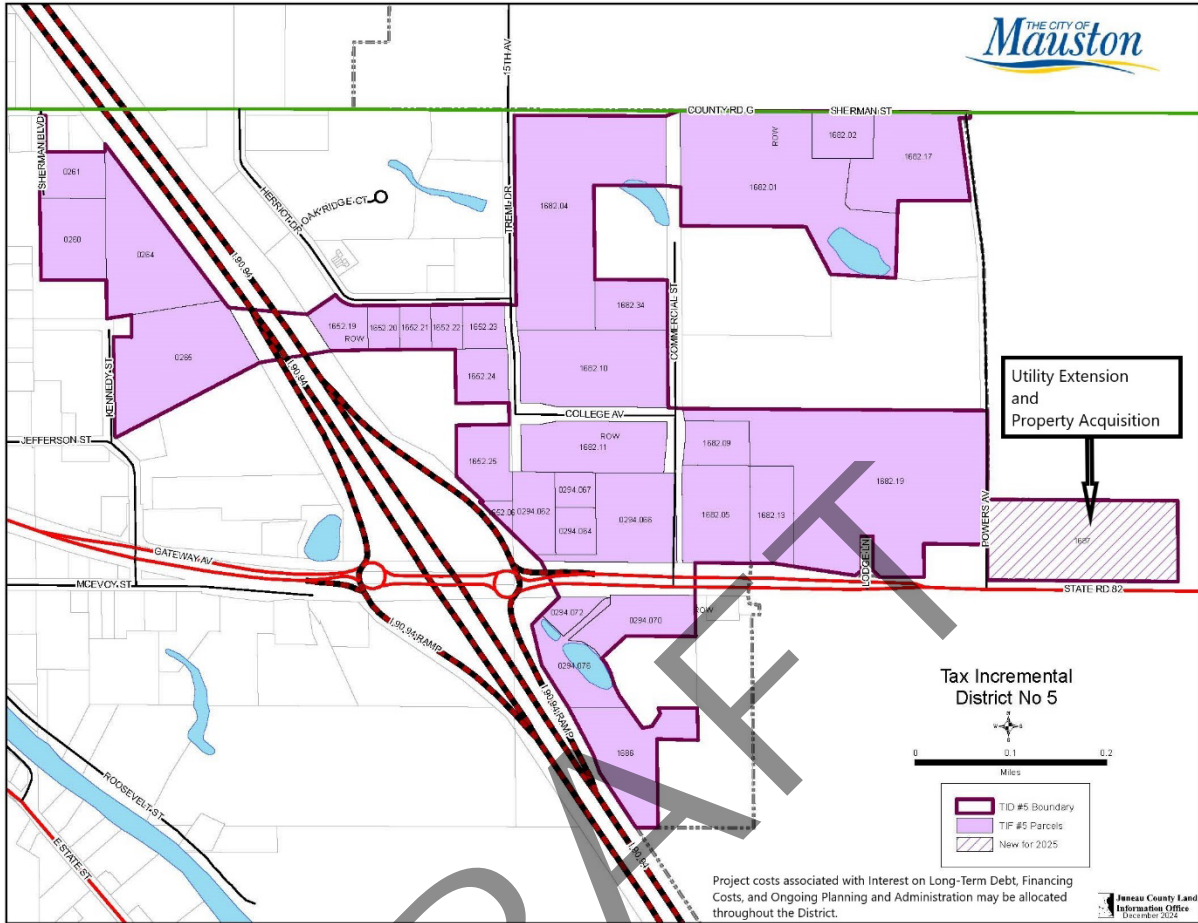
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**SECTION 7:**  
**Map Showing Proposed Improvements and Uses Within  
the Territory to be Added**

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Map Found on Following Page.

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## SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. The project costs related to this Plan Amendment total \$2,674,133.

All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

| City of Mauston, Wisconsin               |   |                              |                             |                  |                     |
|--|---|------------------------------|-----------------------------|------------------|---------------------|
| Tax Increment District No. 5             |   |                              |                             |                  |                     |
| Detailed List of Estimated Project Costs |   |                              |                             |                  |                     |
| Project ID                               | Project Name/Type                       | Remaining From<br>Prior Plan | Est. Cost<br>Plan Amendment | Ongoing          | Totals              |
| 1  | State Highway 82 Right-Hand Turn        | 160,000                      |                             |                  | 160,000             |
| 2  | Kennedy/Sherman Blvd. Upgrades          | 1,166,000                    |                             |                  | 1,166,000           |
| 3  | Commercial Ave. Right-Hand Turn         | 150,000                      |                             |                  | 150,000             |
| 4  | Commercial Ave. Extension               | 647,500                      |                             |                  | 647,500             |
| 5  | College Ave. Extension                  | 901,000                      |                             |                  | 901,000             |
| 6  | Sherman St. Upgrade                     | 1,325,000                    |                             |                  | 1,325,000           |
| 7  | Powers Ave. Upgrade                     | 1,378,000                    |                             |                  | 1,378,000           |
| 8  | State Highway 82 East                   | 1,378,000                    |                             |                  | 1,378,000           |
| 9  | Lift Station                            | 500,000                      |                             |                  | 500,000             |
| 10                                       | Utility Extensions                      |                              | 1,300,000                   |                  | 1,300,000           |
| 11                                       | Property Acquisition                    |                              | 528,500                     |                  | 528,500             |
| 12                                       | Interest on Long-Term Debt              |                              |                             | 639,033          | 639,033             |
| 13                                       | Financing Costs                         |                              |                             | 91,600           | 91,600              |
| 14                                       | Ongoing Planning & Administrative Costs |                              |                             | 115,000          | 115,000             |
| Total Projects                           |   | <u>\$7,605,500</u>           | <u>\$1,828,500</u>          | <u>\$845,633</u> | <u>\$10,279,633</u> |

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

#### **Key Assumptions**

The District has created \$6,824,900 in incremental value since its creation in 2022. The Project Costs associated with this Plan Amendment are expected to create an additional \$7 million in incremental value by 2030. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID interim tax rate of \$20.97 per thousand of equalized value, and one percent annual economic appreciation, the Project would generate \$5,386,655 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

**Table 1 - Development Assumptions**

| <b>City of Mauston, Wisconsin</b><br><b>Tax Increment District No. 5</b><br><b>Development Assumptions</b> |                           |                           |                            |                   |    |
|--|---------------------------|---------------------------|----------------------------|-------------------|----|
| Construction Year  | Actual                    | Project Plan Amendment    | Annual Total               | Construction Year |    |
| 1 2022   |                           |                           | -                          | 2022              | 1  |
| 2 2023   | 6,824,900                 |                           | <b>6,824,900</b>           | 2023              | 2  |
| 3 2024   |                           |                           | -                          | 2024              | 3  |
| 4 2025   |                           | 1,000,000                 | <b>1,000,000</b>           | 2025              | 4  |
| 5 2026   |                           | 2,500,000                 | <b>2,500,000</b>           | 2026              | 5  |
| 6 2027   |                           |                           | -                          | 2027              | 6  |
| 7 2028   |                           | 2,500,000                 | <b>2,500,000</b>           | 2028              | 7  |
| 8 2029   |                           |                           | -                          | 2029              | 8  |
| 9 2030   |                           | 1,000,000                 | <b>1,000,000</b>           | 2030              | 9  |
| 10 2031  |                           |                           | -                          | 2031              | 10 |
| 11 2032  |                           |                           | -                          | 2032              | 11 |
| 12 2033  |                           |                           | -                          | 2033              | 12 |
| 13 2034  |                           |                           | -                          | 2034              | 13 |
| 14 2035  |                           |                           | -                          | 2035              | 14 |
| 15 2036  |                           |                           | -                          | 2036              | 15 |
| 16 2037  |                           |                           | -                          | 2037              | 16 |
| 17 2038  |                           |                           | -                          | 2038              | 17 |
| 18 2039  |                           |                           | -                          | 2039              | 18 |
| 19 2040  |                           |                           | -                          | 2040              | 19 |
| 20 2041  |                           |                           | -                          | 2041              | 20 |
| <b>Totals</b>  | <b><u>\$6,824,900</u></b> | <b><u>\$7,000,000</u></b> | <b><u>\$13,824,900</u></b> |                   |    |

## Table 2 – Tax Increment Projection Worksheet

| City of Mauston, Wisconsin         |                    |                     |                 |                    |              |                                  |                        |                    |  |
|------------------------------------|--------------------|---------------------|-----------------|--------------------|--------------|----------------------------------|------------------------|--------------------|--|
| Tax Increment District No. 5       |                    |                     |                 |                    |              |                                  |                        |                    |  |
| Tax Increment Projection Worksheet |                    |                     |                 |                    |              |                                  |                        |                    |  |
| Type of District                   | Mixed Use          |                     |                 |                    |              |                                  | Base Value             | 0                  |  |
| District Creation Date             | September 29, 2022 |                     |                 |                    |              |                                  | Economic Change Factor | 1.00%              |  |
| Valuation Date                     | Jan 1,             | 2022                |                 |                    |              |                                  | Apply to Base Value    |                    |  |
| Max Life (Years)                   | 20                 |                     |                 |                    |              |                                  | Base Tax Rate          | \$20.97            |  |
| Expenditure Period/Termination     | 15                 | 9/29/2037           |                 |                    |              |                                  | Rate Adjustment Factor | 0.00%              |  |
| Revenue Periods/Final Year         | 20                 | 2043                |                 |                    |              |                                  |                        |                    |  |
| Extension Eligibility/Years        | Yes                | 3                   |                 |                    |              |                                  |                        |                    |  |
| Eligible Recipient District        | No                 |                     |                 |                    |              |                                  |                        |                    |  |
| Construction Year                  | Value Added        | Valuation Year      | Economic Change | Total Increment    | Revenue Year | Tax Rate <sup>1</sup>            | Tax Increment          |                    |  |
| 1 2022                             | 2,539,900          | 2023                |                 | 2,539,900          | 2024         | \$22.57                          | 57,323                 |                    |  |
| 2 2023                             | 6,824,900          | 2024                | 25,399          | 6,850,299          | 2025         | \$20.97                          | 143,625                |                    |  |
| 3 2024                             | 0                  | 2025                | 68,503          | 6,918,802          | 2026         | \$20.97                          | 145,061                |                    |  |
| 4 2025                             | 1,000,000          | 2026                | 69,188          | 7,987,990          | 2027         | \$20.97                          | 167,478                |                    |  |
| 5 2026                             | 2,500,000          | 2027                | 79,880          | 10,567,870         | 2028         | \$20.97                          | 221,568                |                    |  |
| 6 2027                             | 0                  | 2028                | 105,679         | 10,673,549         | 2029         | \$20.97                          | 223,784                |                    |  |
| 7 2028                             | 2,500,000          | 2029                | 106,735         | 13,280,284         | 2030         | \$20.97                          | 278,437                |                    |  |
| 8 2029                             | 0                  | 2030                | 132,803         | 13,413,087         | 2031         | \$20.97                          | 281,221                |                    |  |
| 9 2030                             | 1,000,000          | 2031                | 134,131         | 14,547,218         | 2032         | \$20.97                          | 305,000                |                    |  |
| 10 2031                            | 0                  | 2032                | 145,472         | 14,692,690         | 2033         | \$20.97                          | 308,050                |                    |  |
| 11 2032                            | 0                  | 2033                | 146,927         | 14,839,617         | 2034         | \$20.97                          | 311,130                |                    |  |
| 12 2033                            | 0                  | 2034                | 148,396         | 14,988,013         | 2035         | \$20.97                          | 314,241                |                    |  |
| 13 2034                            | 0                  | 2035                | 149,880         | 15,137,893         | 2036         | \$20.97                          | 317,384                |                    |  |
| 14 2035                            | 0                  | 2036                | 151,379         | 15,289,272         | 2037         | \$20.97                          | 320,558                |                    |  |
| 15 2036                            | 0                  | 2037                | 152,893         | 15,442,165         | 2038         | \$20.97                          | 323,763                |                    |  |
| 16 2037                            | 0                  | 2038                | 154,422         | 15,596,586         | 2039         | \$20.97                          | 327,001                |                    |  |
| 17 2038                            | 0                  | 2039                | 155,966         | 15,752,552         | 2040         | \$20.97                          | 330,271                |                    |  |
| 18 2039                            | 0                  | 2040                | 157,526         | 15,910,078         | 2041         | \$20.97                          | 333,574                |                    |  |
| 19 2040                            | 0                  | 2041                | 159,101         | 16,069,179         | 2042         | \$20.97                          | 336,909                |                    |  |
| 20 2041                            | 0                  | 2042                | 160,692         | 16,229,870         | 2043         | \$20.97                          | 340,278                |                    |  |
| <b>Totals</b>                      |                    | <b>\$16,364,800</b> |                 | <b>\$2,404,970</b> |              | <b>Future Value of Increment</b> |                        | <b>\$5,386,655</b> |  |

Notes:  
 1) Tax rates shown through the 2043 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).



## Financing and Implementation

The proposed Utility Extensions are anticipated to be financed with an issuance of General Obligation Promissory Notes in 2025. Costs associated with Property Acquisition are expected to be paid in installments of cash as available. **Table 3** provides a summary of the District’s financing plan related to this Plan Amendment. Projects from the original Project Plan will be financed with a combination of General Obligation Notes and State Trust Fund Loans, and are incorporated here by reference.

**Table 3 - Financing Plan**

| City of Mauston, Wisconsin   |   |                    |
|------------------------------|---|--------------------|
| Tax Increment District No. 5 |   |                    |
| Estimated Financing Plan     |   |                    |
|                              | DEBT ISSUES<br>G.O.<br>Promissory<br>Note<br>2025 | Totals             |
| Projects                     |   |                    |
| Phase I                      | 1,300,000   | \$1,300,000        |
| Total Project Funds          | <u>1,300,000</u>                                  | <u>\$1,300,000</u> |
| Other Funds                  |   |                    |
| Capitalized Interest         | 164,625   |                    |
| Costs of Issuance            | 72,100  |                    |
| Underwriter Discount         | 12.50 19,500                                      |                    |
| Total Financing Required     | 1,556,225   |                    |
| Rounding                     | 3,775   |                    |
| Net Issue Size               | <b>\$1,560,000</b>                                | <b>\$1,560,000</b> |

The Project Cost expenditures related to this plan amendment are shown within **Table 4**. The full set of projects, shown in Section 8 above, includes projects from the original Project Plan approved in 2022, and the project cost expenditures related to this Plan Amendment. With all of the projects contemplated for Tax Incremental District No. 5, the development assumptions are projected to generate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The cash flow for District including all Project Costs is shown in **Table 5**. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 - Cash Flow (Amendment Only)**

| City of Mauston, Wisconsin   |                    |                    |                    |   |                      |                                   |                    |          |           |               |
|------------------------------|--------------------|--------------------|--------------------|---|----------------------|-----------------------------------|--------------------|----------|-----------|---------------|
| Tax Increment District No. 5 |                    |                    |                    |   |                      |                                   |                    |          |           |               |
| Cash Flow Projection         |                    |                    |                    |   |                      |                                   |                    |          |           |               |
| Year                         | Projected Revenues |                    |                    | Projected Expenditures                            |                      |                                   | Balances           |          | Year      |               |
|                              | Tax Increments     | Land Sale Proceeds | Total Revenues     | 2025 G.O. Promissory Note \$1,560,000 Issue Total | Property Acquisition | Ongoing Planning & Administration | Total Expenditures | Annual   |           | Cumulative    |
| 2022                         |                    |                    | -                  | -   |                      |                                   |                    | -        | -         | 2022          |
| 2023                         |                    |                    | -                  | -   |                      |                                   | -                  | -        | 16,125    | 2023          |
| 2024                         | 57,323             |                    | 57,323             | -   |                      | 10,000                            | 10,000             | 47,323   | 63,448    | 2024          |
| 2025                         | 143,625            | 192,000            | 335,625            | -   | 128,500              | 15,000                            | 143,500            | 192,125  | 255,573   | 2025          |
| 2026                         | 145,061            |                    | 145,061            | -   | 100,000              | 5,000                             | 105,000            | 40,061   | 295,634   | 2026          |
| 2027                         | 167,478            |                    | 167,478            | -   | 100,000              | 5,000                             | 105,000            | 62,478   | 358,112   | 2027          |
| 2028                         | 221,568            |                    | 221,568            | 135,850   | 100,000              | 5,000                             | 240,850            | (19,282) | 338,829   | 2028          |
| 2029                         | 223,784            |                    | 223,784            | 138,295   | 100,000              | 5,000                             | 243,295            | (19,511) | 319,318   | 2029          |
| 2030                         | 278,437            |                    | 278,437            | 140,520   |                      | 5,000                             | 145,520            | 132,917  | 452,235   | 2030          |
| 2031                         | 281,221            |                    | 281,221            | 137,520   |                      | 5,000                             | 142,520            | 138,701  | 590,936   | 2031          |
| 2032                         | 305,000            |                    | 305,000            | 139,520   |                      | 5,000                             | 144,520            | 160,480  | 751,416   | 2032          |
| 2033                         | 308,050            |                    | 308,050            | 136,290   |                      | 5,000                             | 141,290            | 166,760  | 918,175   | 2033          |
| 2034                         | 311,130            |                    | 311,130            | 137,890   |                      | 5,000                             | 142,890            | 168,240  | 1,086,415 | 2034          |
| 2035                         | 314,241            |                    | 314,241            | 139,245   |                      | 5,000                             | 144,245            | 169,996  | 1,256,412 | 2035          |
| 2036                         | 317,384            |                    | 317,384            | 135,303   |                      | 5,000                             | 140,303            | 177,081  | 1,433,493 | 2036          |
| 2037                         | 320,558            |                    | 320,558            | 136,265   |                      | 5,000                             | 141,265            | 179,293  | 1,612,786 | 2037          |
| 2038                         | 323,763            |                    | 323,763            | 136,965   |                      | 5,000                             | 141,965            | 181,798  | 1,794,584 | 2038          |
| 2039                         | 327,001            |                    | 327,001            | 137,398   |                      | 5,000                             | 142,398            | 184,603  | 1,979,188 | 2039          |
| 2040                         | 330,271            |                    | 330,271            | 137,558   |                      | 5,000                             | 142,558            | 187,713  | 2,166,901 | 2040          |
| 2041                         | 333,574            |                    | 333,574            | 137,383   |                      | 5,000                             | 142,383            | 191,191  | 2,358,092 | 2041          |
| 2042                         | 336,909            |                    | 336,909            | 136,923   |                      | 5,000                             | 141,923            | 194,987  | 2,553,079 | 2042          |
| 2043                         | 340,278            |                    | 340,278            | 136,110   |                      | 5,000                             | 141,110            | 199,168  | 2,752,247 | 2043          |
| <b>Totals</b>                | <b>\$5,386,655</b> | <b>\$192,000</b>   | <b>\$5,578,655</b> | <b>\$2,199,033</b>                                | <b>\$528,500</b>     | <b>\$115,000</b>                  | <b>\$2,842,533</b> |          |           | <b>Totals</b> |

**LEGEND:**  
 - - - - - END OF EXP. PERIOD

### Table 5 - Cash Flow (All TID 5 Projects)

| City of Mauston, Wisconsin   |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   |                               |           |           |            |                         |                      |
|------------------------------|---------------------|--------------------|---------------------|---------------------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------------|------------------|-------------------|-----------------------------------|-------------------------------|-----------|-----------|------------|-------------------------|----------------------|
| Tax Increment District No. 5 |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   |                               |           |           |            |                         |                      |
| Cash Flow Projection         |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   |                               |           |           |            |                         |                      |
| Year                         | Projected Revenues  |                    |                     | Projected Expenditures    |                            |                            |                            |                            |                        |                  |                   | Balances                          |                               |           | Year      |            |                         |                      |
|                              | Tax Increments      | Land Sale Proceeds | Total Revenues      | 2025 G.O. Promissory Note | 2026 State Trust Fund Loan | 2027 G.O. Promissory Notes | 2029 G.O. Promissory Notes | 2030 State Trust Fund Loan | Development Incentives | Land Acquisition | Advance Repayment | Ongoing Planning & Administration | Total Expenditures            | Annual    |           | Cumulative | Liabilities Outstanding |                      |
| 2022                         |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   | -                             | -         | -         | 2022       |                         |                      |
| 2023                         |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   | -                             | -         | 16,125    | 2023       |                         |                      |
| 2024                         | 57,323              |                    | 57,323              |                           |                            |                            |                            |                            |                        |                  |                   |                                   | 10,000                        | 47,323    | 63,448    | 2024       |                         |                      |
| 2025                         | 143,092             | 192,000            | 335,092             |                           |                            |                            |                            |                            |                        |                  |                   |                                   | 15,000                        | 191,592   | 255,040   | 1,960,000  | 2025                    |                      |
| 2026                         | 144,523             |                    | 144,523             |                           |                            |                            |                            |                            |                        |                  |                   |                                   | 5,000                         | (69,750)  | 185,291   | 2,027,000  | 2026                    |                      |
| 2027                         | 334,664             |                    | 334,664             |                           | 15,751.40                  |                            |                            |                            |                        |                  |                   |                                   | 5,000                         | 213,913   | 399,203   | 3,984,127  | 2027                    |                      |
| 2028                         | 547,672             |                    | 547,672             | 135,850                   | 15,751.40                  | 183,545                    |                            |                            |                        |                  |                   |                                   | 5,000                         | 107,526   | 506,729   | 3,752,950  | 2028                    |                      |
| 2029                         | 595,081             |                    | 595,081             | 138,295                   | 15,751.39                  | 182,385                    |                            |                            | 50,000                 |                  |                   |                                   | 5,000                         | 103,650   | 610,379   | 9,576,375  | 2029                    |                      |
| 2030                         | 842,143             |                    | 842,143             | 140,520                   | 15,751.40                  | 183,464                    | 544,645                    |                            | 50,000                 |                  |                   |                                   | 5,000                         | (97,237)  | 513,142   | 10,144,406 | 2030                    |                      |
| 2031                         | 871,531             |                    | 871,531             | 137,520                   | 15,751.40                  | 184,298                    | 543,455                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,048,762 | (177,231) | 335,911    | 9,506,931               | 2031                 |
| 2032                         | 901,212             |                    | 901,212             | 139,520                   | 15,751.40                  | 180,008                    | 545,735                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,048,752 | (147,540) | 188,371    | 8,858,234               | 2032                 |
| 2033                         | 1,004,572           |                    | 1,004,572           | 136,290                   | 15,751.39                  | 180,620                    | 547,268                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,047,667 | (43,095)  | 145,276    | 8,185,538               | 2033                 |
| 2034                         | 1,014,618           |                    | 1,014,618           | 137,890                   | 15,751.39                  | 181,008                    | 543,228                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,045,615 | (30,997)  | 114,279    | 7,488,780               | 2034                 |
| 2035                         | 1,024,764           |                    | 1,024,764           | 139,245                   | 15,751.39                  | 181,138                    | 543,700                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,047,572 | (22,808)  | 91,471     | 6,762,717               | 2035                 |
| 2036                         | 1,035,012           |                    | 1,035,012           | 135,303                   | 15,751.40                  | 180,973                    | 543,489                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,043,254 | (8,242)   | 83,230     | 6,012,222               | 2036                 |
| 2037                         | 1,045,362           |                    | 1,045,362           | 136,265                   | 15,751                     | 180,473                    | 547,388                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,047,615 | (2,253)   | 80,977     | 5,226,765               | 2037                 |
| 2038                         | 1,055,816           |                    | 1,055,816           | 136,965                   | 15,751.39                  | 179,628                    | 545,273                    | 112,738                    | 50,000                 |                  |                   |                                   | 5,000                         | 1,045,355 | 10,461    | 91,438     | 4,411,181               | 2038                 |
| 2039                         | 1,066,374           |                    | 1,066,374           | 137,398                   | 15,751.40                  | 183,355                    | 547,008                    | 112,738                    |                        |                  |                   |                                   | 5,000                         | 1,001,250 | 65,124    | 156,562    | 3,605,162               | 2039                 |
| 2040                         | 1,077,038           |                    | 1,077,038           | 137,558                   | 15,751.40                  | 181,683                    | 542,560                    | 112,738                    |                        |                  |                   |                                   | 5,000                         | 995,290   | 81,748    | 238,309    | 2,768,455               | 2040                 |
| 2041                         | 1,087,808           |                    | 1,087,808           | 137,383                   | 15,751.39                  | 184,601                    | 546,905                    | 112,738                    |                        |                  |                   |                                   | 5,000                         | 1,002,379 | 85,429    | 323,739    | 1,885,572               | 2041                 |
| 2042                         | 1,098,686           |                    | 1,098,686           | 136,923                   | 15,751.40                  | 182,105                    | 545,028                    | 112,738                    |                        |                  |                   |                                   | 5,000                         | 997,545   | 101,141   | 424,880    | 966,217                 | 2042                 |
| 2043                         | 1,109,673           |                    | 1,109,673           | 136,110                   | 15,751.40                  | 184,140                    | 546,904                    | 112,738                    |                        |                  |                   |                                   | 5,000                         | 1,000,644 | 109,029   | 533,909    | -                       | 2043                 |
| <b>(2022 - 2043)</b>         | <b>\$16,056,966</b> | <b>\$192,000</b>   | <b>\$16,248,966</b> | <b>\$2,199,033</b>        | <b>\$267,774</b>           | <b>\$2,913,420</b>         | <b>\$7,632,583</b>         | <b>\$1,465,600</b>         | <b>\$500,000</b>       | <b>\$528,500</b> | <b>\$109,273</b>  | <b>\$115,000</b>                  | <b>\$15,731,182</b>           |           |           |            |                         | <b>(2022 - 2043)</b> |
| <b>LEGEND:</b>               |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   | <b>PROJECTED CLOSURE YEAR</b> |           |           |            |                         |                      |
| - - - - - END OF EXP. PERIOD |                     |                    |                     |                           |                            |                            |                            |                            |                        |                  |                   |                                   |                               |           |           |            |                         |                      |

## **SECTION 10: Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Although territory proposed to be added to the District boundary has been annexed within the past three years, it may be included in the District as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1. since the City has previously entered into a cooperative plan boundary agreement, or other agreement related to the annexation, with the Town of Lemonweir.

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## **SECTION 11: Estimate of Property to be Devoted to Retail Business**

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Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

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## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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### **Zoning Ordinances**

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Planned Business.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

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**SECTION 13:**  
**Statement of the Proposed Method for the Relocation of  
any Persons to be Displaced**

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Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

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## **SECTION 14: How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

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This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed-use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and future commercial development.

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## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District 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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:  
Legal Opinion Advising Whether the Plan is Complete  
and Complies with Wis. Stat. § 66.1105(4)(f)**

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January 8, 2025

Mayor Darryl Teske  
City of Mauston  
303 Mansion St.  
Mauston, WI 53948

Re: Project Plan Amendment for Tax Incremental District No. 5

Dear Mayor Teske:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Mauston, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Mauston Tax Incremental District No. 5 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca M. Richards-Bria', is written over a large, light gray 'DRAFT' watermark.

Rebecca M. Richards-Bria  
City Attorney

RRB/kr

cc: Daron Haugh, City Administrator

225 East State Street, Mauston, WI 53948  
(608) 847-1900<sup>phone</sup> (608) 847-1901<sup>fax</sup>  
www.rblo.law      mail@rblo.law

## SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

| City of Mauston, Wisconsin<br>Tax Increment District No. 5<br>Estimated portion of taxes that owners of taxable property in each taxing jurisdiction<br>overlying district would pay by jurisdiction. |                    |                    |                         |                           |                    |              |
|---|--------------------|--------------------|-------------------------|---------------------------|--------------------|--------------|
| Revenue Year  | Juneau County      | City of Mauston    | Mauston School District | Western Technical College | Total              | Revenue Year |
| 2024  | 13,171             | 22,042             | 19,569                  | 2,542                     | 57,323             | 2024         |
| 2025  | 32,999             | 55,226             | 49,031                  | 6,369                     | 143,625            | 2025         |
| 2026  | 33,329             | 55,778             | 49,521                  | 6,433                     | 145,061            | 2026         |
| 2027  | 38,479             | 64,398             | 57,174                  | 7,427                     | 167,478            | 2027         |
| 2028  | 50,907             | 85,196             | 75,639                  | 9,826                     | 221,568            | 2028         |
| 2029  | 51,416             | 86,048             | 76,395                  | 9,924                     | 223,784            | 2029         |
| 2030  | 63,973             | 107,063            | 95,053                  | 12,348                    | 278,437            | 2030         |
| 2031  | 64,613             | 108,133            | 96,003                  | 12,472                    | 281,221            | 2031         |
| 2032  | 70,076             | 117,277            | 104,121                 | 13,526                    | 305,000            | 2032         |
| 2033  | 70,777             | 118,449            | 105,162                 | 13,661                    | 308,050            | 2033         |
| 2034  | 71,485             | 119,634            | 106,214                 | 13,798                    | 311,130            | 2034         |
| 2035  | 72,199             | 120,830            | 107,276                 | 13,936                    | 314,241            | 2035         |
| 2036  | 72,921             | 122,039            | 108,349                 | 14,075                    | 317,384            | 2036         |
| 2037  | 73,651             | 123,259            | 109,432                 | 14,216                    | 320,558            | 2037         |
| 2038  | 74,387             | 124,492            | 110,526                 | 14,358                    | 323,763            | 2038         |
| 2039  | 75,131             | 125,736            | 111,632                 | 14,502                    | 327,001            | 2039         |
| 2040  | 75,882             | 126,994            | 112,748                 | 14,647                    | 330,271            | 2040         |
| 2041  | 76,641             | 128,264            | 113,875                 | 14,793                    | 333,574            | 2041         |
| 2042  | 77,408             | 129,546            | 115,014                 | 14,941                    | 336,909            | 2042         |
| 2043  | 78,182             | 130,842            | 116,164                 | 15,091                    | 340,278            | 2043         |
| <b>Totals</b>   | <b>\$1,237,627</b> | <b>\$2,071,244</b> | <b>\$1,838,898</b>      | <b>\$238,886</b>          | <b>\$5,386,655</b> |              |