

March 12, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 24 Former Jakum's Hall Site



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	Scheduled for March 18, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 24 (“District”) is Tax Incremental District No. 24 (“District”) is proposed to be created to eliminate a blighted area of approximately 1.153 acres located on the City’s near northside (“Property”). The Property was previously used as a multi-purpose hall (Jakum’s Hall) and was vacant and in disrepair. The City’s Redevelopment Authority (“RDA”) purchased the Property and demolished the building on the Property. When created, the District will pay the costs of site clean-up, development incentives and other project costs, all of which are required to eliminate blight and redevelop the Property with the creation of a workforce housing development (“Project”). The Project will create incremental property value and provide much needed housing in the City.

AUTHORITY

The City is creating the District under the provisions of Chapter 66 of the Wisconsin Statutes, particularly Sec. 66.1331, Sec. 66.1333 and Sec. 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$3.3M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.8M in development incentives, \$700K in revolving loan funds, \$120K in professional services and administrative costs, and \$1.4M in future increment sharing to TID 21. The future increment sharing will need to be approved in a future TID amendment.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$9M will result from the Development. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption 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 27 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 City has received representations from developers that the extraordinary costs associated with site clean-up makes the proposed redevelopment project not economically viable without public involvement and incentives.

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. In making this determination, the City has considered the following information:

The expectation that the Project will provide new housing opportunities and benefits to local businesses as the developers will likely purchase goods and services from local suppliers, retailers, restaurants and service companies during the construction of the Project.

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 is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
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.

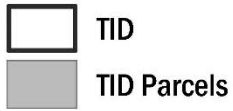
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

TID 24



City of Sheboygan



SECTION 3:

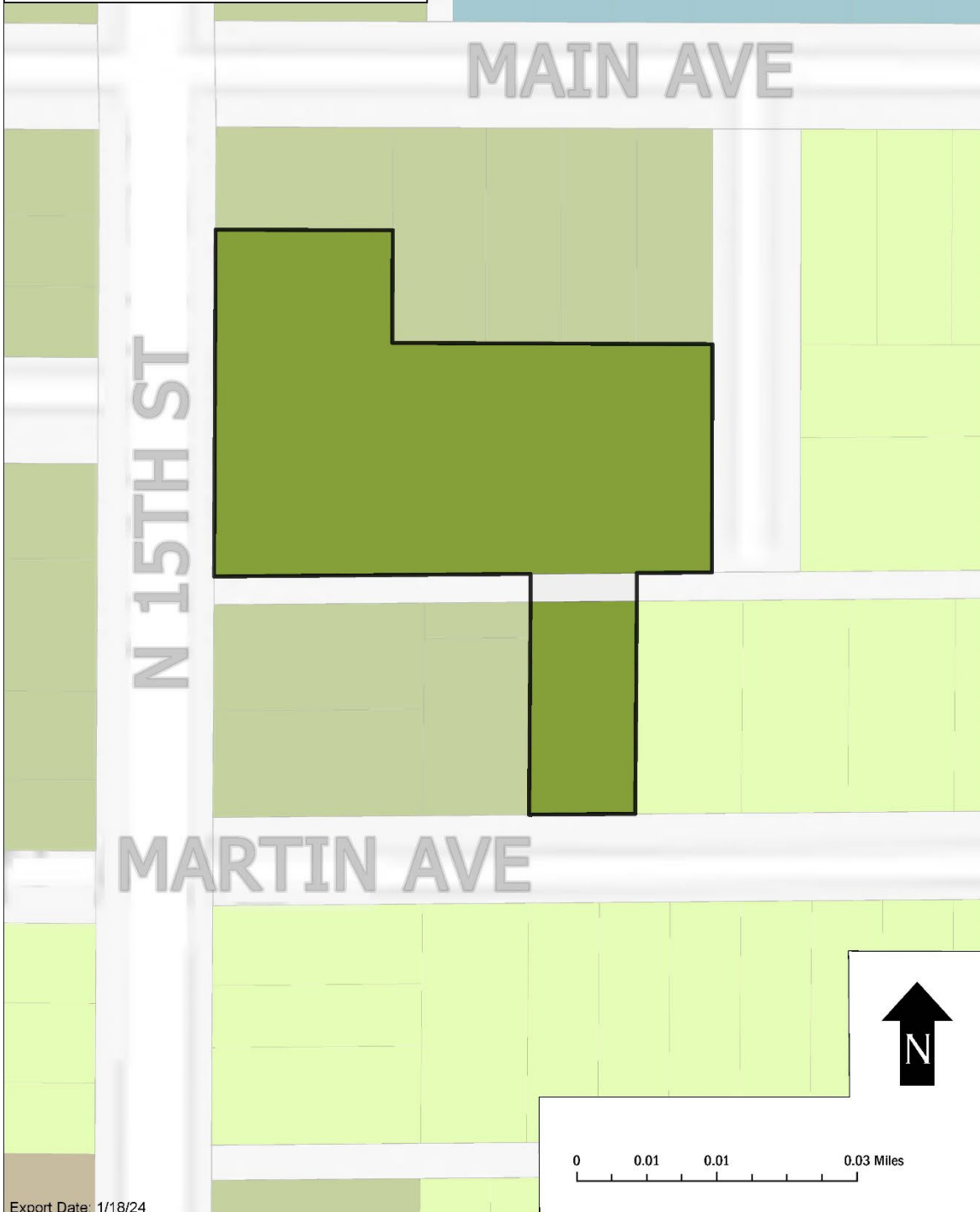
Map Showing Existing Uses and Conditions

Map Found on Following Page.

TID 24 Existing Use

- | | | |
|-------------------------------------|---------------------------------------|---------------------------------|
| TID | Pre-Planned Unit Development District | Suburban Residential-5 District |
| City Zoning | Railroad | Unit Development |
| #N/A | Road Right-of-Way | Urban Commercial District |
| Central Commercial District | Rural Agriculture | Urban Industrial District |
| Mixed Residential-8 District | Suburban Commercial District | Urban Residential |
| Neighborhood Commercial District | Suburban Industrial District | Urban Residential-12 District |
| Neighborhood Office District | Suburban Office District | Parcels |
| Neighborhood Residential-6 District | Suburban Residential-3 District | |

City of Sheboygan



SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin												Assessment Roll Classification? <i>(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)</i>
Tax Increment District #24												
Base Property Information												
Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Blighted	
ROW Areas												
59281718350	N 15th St	City of Sheboygan	0.988	0	0	0	97.29%	0	0	0	0.988	x
59281712930	N/A	City of Sheboygan	0.165	0	0	0	97.29%	0	0	0	0.165	x
		Total Acreage	1.153	0	0	0		0	0		1.153	The Assessment Roll Class, for each parcel, is required for the DOR filing
The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.										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 in the proposed 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 base value of the proposed District, totals \$108,072,000. This value is less than the maximum of \$504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin	
Tax Increment District #24	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2024
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	0
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	108,072,000
Compliance	PASS

SECTION 6:

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

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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

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.

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.

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 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 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 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 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 RDA in the program manual. Any funds returned to the 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 RDA for purposes of implementing this program are considered eligible Project Costs.

Municipal Revenue Obligations (MRO's) (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 a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with

the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous

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. The City intends to make the following project cost expenditures outside the District:

- 1) Revolving Loan Fund - \$700K

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.

SECTION 7:

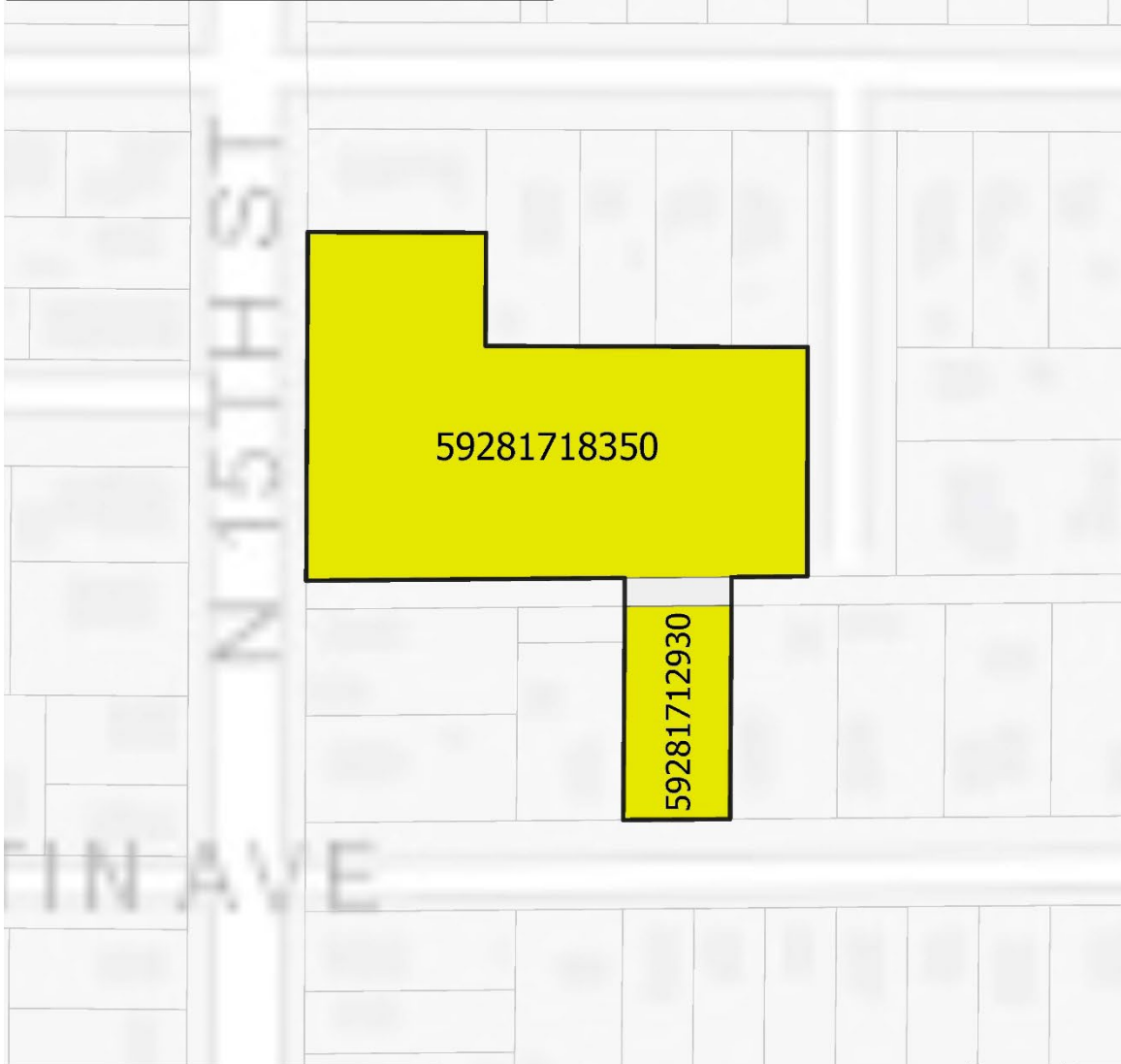
Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

TID 24 Proposed Improvements



City of Sheboygan



The City expects to pay development incentives up to \$1,800,000 to development projects on the highlighted parcels and will incur administrative and other professional service expenses in the implementation.

The City expects to reimburse administrative costs up to \$120,000.





The City plans to budget \$700,000 towards a revolving loan fund for façade and housing renovation for properties within a 1/2 mile radius of the TID.

Export Date: 2/13/24

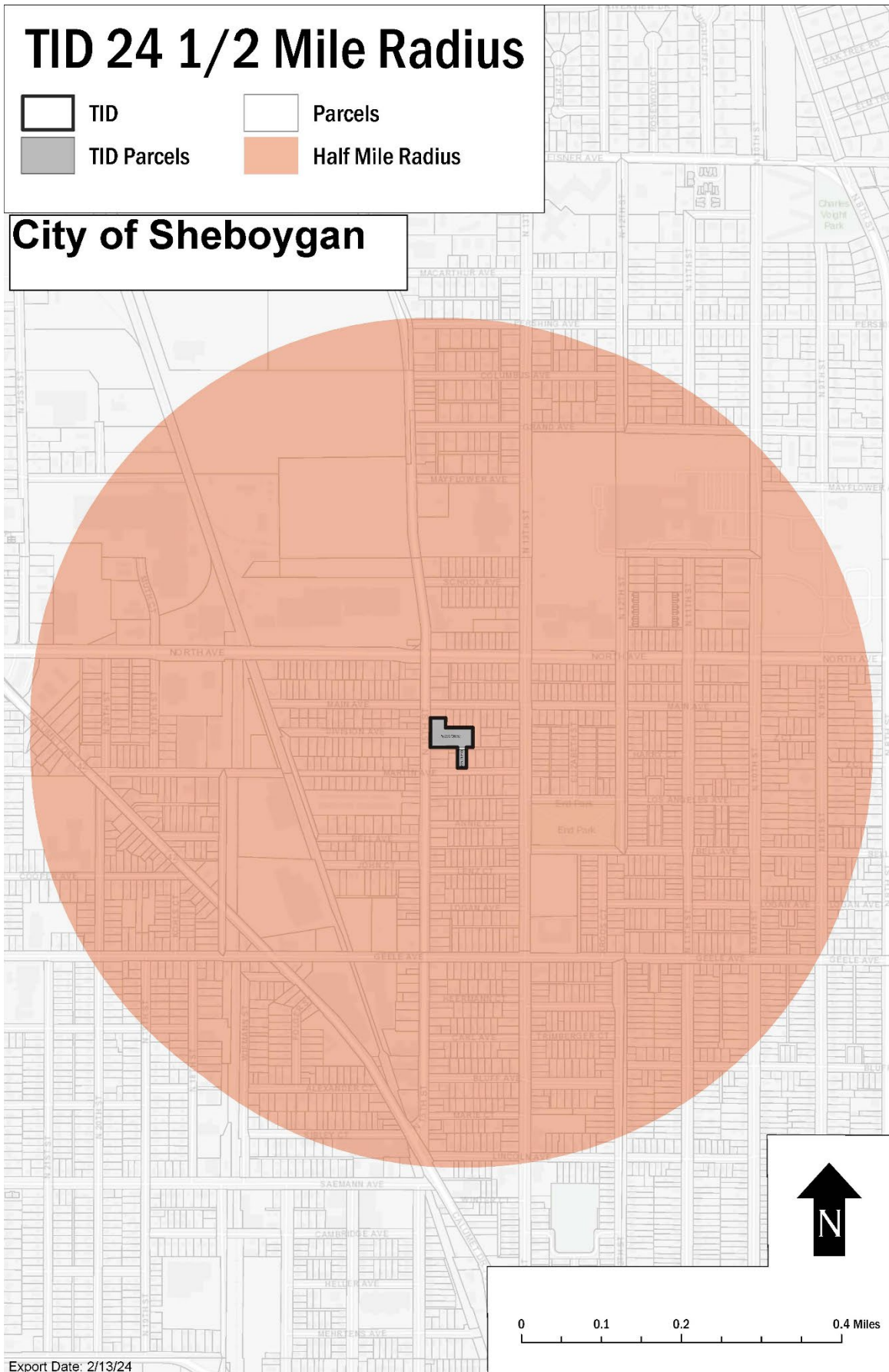
0 0.01 0.02 0.04 Miles



TID 24 1/2 Mile Radius

- | | |
|---|--|
|  TID |  Parcels |
|  TID Parcels |  Half Mile Radius |

City of Sheboygan



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 Sheboygan, Wisconsin

Tax Increment District #24

Estimated Project List

Project ID	Project Name/Type	Phase I 2025	Phase II TBD	Total (Note 1)
1	Development Incentive - MRO	1,800,000		1,800,000
2	City Reimbursable Costs	120,000		120,000
3	Revolving Loan Fund (Façade & Housing Renovation)		700,000	
4	Future Revenue Sharing - TID 21		1,400,000	1,400,000
Total Projects		<u>1,920,000</u>	<u>2,100,000</u>	<u>3,320,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

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

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

Key Assumptions

The Project Costs the City plans to make are expected to create \$9M in incremental value by 2026. 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 \$17.06824 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$3,993,968 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District #24

Development Assumptions

Construction Year		Housing Development	Annual Total	Construction Year	
1	2024		0	2024	1
2	2025	9,000,000	9,000,000	2025	2
3	2026		0	2026	3
4	2027		0	2027	4
5	2028		0	2028	5
Totals		<u>9,000,000</u>	<u>9,000,000</u>		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #24

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	0	<input checked="" type="checkbox"/> Apply to Base Value
District Creation Date	January 1, 2024	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2024	Base Tax Rate	\$17.07	
Max Life (Years)	27	Rate Adjustment Factor		
Expenditure Period/Termination	22 1/1/2046			
Revenue Periods/Final Year	27 2052	Tax Exempt Discount Rate	4.00%	
Extension Eligibility/Years	Yes 3	Taxable Discount Rate	5.50%	
Eligible Recipient District	Yes			

Construction		Valuation	Inflation	Total	Revenue	Tax		Tax Exempt	
Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	NPV	Taxable NPV
								Calculation	Calculation
1	2024	0	2025	0	0	2026	\$17.07	0	0
2	2025	9,000,000	2026	0	9,000,000	2027	\$17.07	153,614	131,310
3	2026	0	2027	0	9,000,000	2028	\$17.07	153,614	257,570
4	2027	0	2028	0	9,000,000	2029	\$17.07	153,614	378,973
5	2028	0	2029	0	9,000,000	2030	\$17.07	153,614	495,707
6	2029	0	2030	0	9,000,000	2031	\$17.07	153,614	607,952
7	2030	0	2031	0	9,000,000	2032	\$17.07	153,614	715,879
8	2031	0	2032	0	9,000,000	2033	\$17.07	153,614	819,655
9	2032	0	2033	0	9,000,000	2034	\$17.07	153,614	919,440
10	2033	0	2034	0	9,000,000	2035	\$17.07	153,614	1,015,387
11	2034	0	2035	0	9,000,000	2036	\$17.07	153,614	1,107,644
12	2035	0	2036	0	9,000,000	2037	\$17.07	153,614	1,196,352
13	2036	0	2037	0	9,000,000	2038	\$17.07	153,614	1,281,648
14	2037	0	2038	0	9,000,000	2039	\$17.07	153,614	1,363,664
15	2038	0	2039	0	9,000,000	2040	\$17.07	153,614	1,442,526
16	2039	0	2040	0	9,000,000	2041	\$17.07	153,614	1,518,354
17	2040	0	2041	0	9,000,000	2042	\$17.07	153,614	1,591,266
18	2041	0	2042	0	9,000,000	2043	\$17.07	153,614	1,661,373
19	2042	0	2043	0	9,000,000	2044	\$17.07	153,614	1,728,784
20	2043	0	2044	0	9,000,000	2045	\$17.07	153,614	1,793,603
21	2044	0	2045	0	9,000,000	2046	\$17.07	153,614	1,930,165
22	2045	0	2046	0	9,000,000	2047	\$17.07	153,614	1,992,490
23	2046	0	2047	0	9,000,000	2048	\$17.07	153,614	2,052,419
24	2047	0	2048	0	9,000,000	2049	\$17.07	153,614	2,110,042
25	2048	0	2049	0	9,000,000	2050	\$17.07	153,614	2,165,449
26	2049	0	2050	0	9,000,000	2051	\$17.07	153,614	2,218,725
27	2050	0	2051	0	9,000,000	2052	\$17.07	153,614	2,269,952
Totals		9,000,000	0		Future Value of Increment		3,993,968		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of Sheboygan, Wisconsin		
Tax Increment District #24		
Estimated Financing Plan		
	Year	Totals
Projects		
Development Incentive - MRO 20%	1,800,000	1,800,000
Total Project Funds	<u>1,800,000</u>	<u>1,800,000</u>
Estimated Finance Related Expenses	0	
Total Financing Required	1,800,000	
Estimated Interest	0.00%	0
Assumed spend down (months)	6	
Rounding	0	
Net Issue Size	1,800,000	1,800,000
Notes:		

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project cost liabilities and obligations, assuming the TID is amended in the future to allow for revenue sharing with TID 21. 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

City of Sheboygan, Wisconsin												
Tax Increment District #24												
Cash Flow Projection												
Year	Projected Revenues			Expenditures					Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Housing Incentive 20% of Value (75% Increment)	Future Revenue Sharing With TID 21	Revolving Loan Fund Program	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2024			0				25,000	25,000	(25,000)	(25,000)		2024
2025		(750)	(750)				3,000	3,000	(3,750)	(28,750)		2025
2026	0	(863)	(863)				3,000	3,000	(3,863)	(32,613)		2026
2027	153,614	(978)	152,636	115,211			3,000	118,211	34,425	1,813		2027
2028	153,614	54	153,669	115,211	20,000	10,000	3,000	148,211	5,458	7,271		2028
2029	153,614	218	153,832	115,211	20,000	10,000	3,000	148,211	5,622	12,892		2029
2030	153,614	387	154,001	115,211	20,000	10,000	3,000	148,211	5,790	18,683		2030
2031	153,614	560	154,175	115,211	20,000	10,000	3,000	148,211	5,964	24,647		2031
2032	153,614	739	154,354	115,211	20,000	10,000	3,000	148,211	6,143	30,790		2032
2033	153,614	924	154,538	115,211	20,000	10,000	3,000	148,211	6,327	37,117		2033
2034	153,614	1,114	154,728	115,211	20,000	10,000	3,000	148,211	6,517	43,634		2034
2035	153,614	1,309	154,923	115,211	20,000	10,000	3,000	148,211	6,713	50,346		2035
2036	153,614	1,510	155,125	115,211	20,000	10,000	3,000	148,211	6,914	57,260		2036
2037	153,614	1,718	155,332	115,211	20,000	10,000	3,000	148,211	7,121	64,382		2037
2038	153,614	1,931	155,546	115,211	20,000	10,000	3,000	148,211	7,335	71,717		2038
2039	153,614	2,151	155,766	115,211	20,000	10,000	3,000	148,211	7,555	79,272		2039
2040	153,614	2,378	155,992	115,211	20,000	10,000	3,000	148,211	7,782	87,053		2040
2041	153,614	2,612	156,226	115,211	20,000	10,000	3,000	148,211	8,015	95,068		2041
2042	153,614	2,852	156,466	71,841	100,000	50,000	3,000	224,841	(68,374)	26,694		2042
2043	153,614	801	154,415		100,000	50,000	3,000	153,000	1,415	28,109		2043
2044	153,614	843	154,457		100,000	50,000	3,000	153,000	1,457	29,566		2044
2045	153,614	887	154,501		100,000	50,000	3,000	153,000	1,501	31,068		2045
2046	153,614	932	154,546		100,000	50,000	3,000	153,000	1,546	32,614		2046
2047	153,614	978	154,593		100,000	50,000	3,000	153,000	1,593	34,206		2047
2048	153,614	1,026	154,640		100,000	50,000	3,000	153,000	1,640	35,847		2048
2049	153,614	1,075	154,690		100,000	50,000	3,000	153,000	1,690	37,536		2049
2050	153,614	1,126	154,740		100,000	50,000	3,000	153,000	1,740	39,277		2050
2051	153,614	1,178	154,792		100,000	50,000	3,000	153,000	1,792	41,069		2051
2052	153,614	1,232	154,846		120,000	60,000	14,000	194,000	(39,154)	1,915		2052
Total	3,993,968	27,947	4,021,915	1,800,000	1,400,000	700,000	120,000	4,020,000				Total
Notes:									Projected TID Closure			

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for multi-family housing.

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 conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced.

Should 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.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blight 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 housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

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)**

Legal Opinion Found on Following Page.

TAGLaw International Lawyers

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[_____] , 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: Project Plan for City of Sheboygan Tax Incremental District No. 24

Dear Mayor:

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

We have acted as counsel for the City of Sheboygan in connection with the proposed creation of Tax Incremental District No. 24 of the City of Sheboygan (the “**District**”) and the review of the project plan for the District dated [_____] , 2024 (the “**Project Plan**”) for compliance with applicable statutory requirements.

Based upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

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