

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville Plan Commission
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, November 7th, 2023, 6:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the October 3rd, 2023 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. Action Items
 - A. Public Hearing regarding the proposed creation of Tax Incremental District No. 10, the proposed boundaries of the District, and the proposed Project Plan for the District.
 - B. Consideration and possible motion to approve Resolution 2023-36 Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.
8. Discussion Items
9. Community Development Report
 - A. CHS update (standing item)
10. Upcoming Meeting: Tuesday, December 5th, 2023 at 6:00pm
11. Motion to Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
Tuesday, October 3, 2023, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/Ab sent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Owen Hurst
Aldersperson Abbey Barnes	P	Jeanette Jones, Care Closet
Susan Becker	P	Brian May, Blue Scope Buildings NA
John Gishnock	P	
Mike Scarmon	A	
Eric Klar	A	Others representing the Evansville Ecumenical Care Closet

3. Motion to approve the agenda, by Becker, seconded by Gishnock. Approved unanimously

4. Motion to waive the reading of the minutes from the September 5, 2023 meeting and approve them as printed, by Becker, seconded by Barnes. Approved unanimously.

5. Civility Reminder. Duggan noted the City’s commitment to conducting meetings with civility.

6. Citizen appearances other than agenda items listed. None.

7. Action Items

A. Site Plan Application 2023-0284 // Driveway and Canopy on parcel 6-27-249 (206 South Madison Street)

1. Staff Report and Applicant Comments

Applicants representing the Care Closet were present. Spranger summarized the report, noting that the applicant recently received a variance for building setbacks less than allowed in the B-1 zoning district. The bulk of the Board of Zoning Appeal’s discussion revolved around appropriateness of the canopy so close to the sidewalk and if the new driveway layout and proximity to the sidewalk would result in an adverse impact. Jeanette Jones explained the reasoning for expanding the canopy area, noting that it provided a discreet way for food

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pantry clients to pick up their orders and safer physical environment for both clients and volunteers.

2. **Plan Commissioner Questions and Comments.** Duggan asked about staff's concern about leaving part of apron of the far west driveway intact, suggesting that bollards or some similar device could prevent vehicles from mistaking the area for a driveway. Spranger replied that she was waiting to receive verified measurements, which would help in this situation. Gishnock questioned whether the sidewalk connecting Liberty Street to the parking lot would be 5 feet wide the entire length. Spranger replied that on the submitted site plan it appeared that the sidewalk would be wider at the street, which is the primary concern. Becker spoke that her experience with the Care Closet was a first confusing due to the dual uses of food pantry and retail store. She feels the proposed changes are improvements on the site. Also shared minor edits suggested for the motion, which were made.
3. **Motion to approve site plan application 2023-0284 for driveway improvements and building expansion to accommodate an open-air canopy on parcel 6-27-249, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:**
 1. **One Hundred (100) landscape points of plantings/trees/shrubs to be planted on site no later than one year after final inspection of new canopy addition.**
 2. **Three (3) street trees planted within the terraces (two on Liberty Street, one on Madison Street) no later than one year of final inspection.**
 3. **Bollards or curbing added between sidewalk and open side of canopy.**
 4. **Dumpsters and trash receptacles to be screened from view on site.**
 5. **Any exterior lighting added is dark sky compliant.**
 6. **Provide site plan that shows verified dimensions and paved parking stall locations and waymarkers/arrows in parking lot to Community Development Director for review in conjunction with building permit application.**
 7. **Applicant applies for any appropriate building permits from the City building inspector and/or the Wisconsin Department of Safety and Professional Services.**
 8. **Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.**
 9. **Applicant records the site plan with the Rock County Register of Deeds.**

Motion by Becker, Seconded by Gishnock. Approved unanimously.

B. Annexation Application 2023-0282 // Annex parcel 6-20-302.2 (6923 N State Road 213)

1. Staff Report and Applicant Comments

Spranger summarized the report, noting that the parcel was coming in to access City services and was otherwise surrounded by City property. R-3 district zoning is suggested.

2. Public Hearing

Duggan opened the public hearing at 6:36pm. No comments. Public hearing closed at 6:36pm.

3. Plan Commissioner Questions and Comments

The Plan Commission recommends Common Council approval of Ordinance 2023-11 and the annexation agreement, annexing territory to the City of Evansville, with the following conditions:

1. **DOA deems annexation to be in the public interest.**

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2. **The applicant submits an application for rezoning the property to Residential District Three (R-3).**
3. **The applicant signs and accepts the Annexation agreement.**

Motion by Becker, Second by Gishnock. Approved unanimously.

- C. **Site Plan Application 2023-0274 and Conditional Use Permit Application 2023-0275 // 9-unit Mixed Use Building on parcel 6-27-959.3A (705 Brown School Road)**
1. **Staff Report and Applicant Comments**
 2. **Public Hearing**
 3. **Plan Commissioner Questions and Comments**
 4. **Motion as written in the staff report**

Applicant not present. Spranger recommended that 7C be tabled, due to issues with the public hearing notice and staff concerns about prior recommendations. Minor discussion regarding prior applications for the same lot. Plan Commission approvals

Motion to table by Duggan, seconded by Becker. Approved unanimously.

8. Discussion Items.

9. **Community Development Report** Spranger mentioned that an application for TIF from CHS was likely to be on next month's agenda. Spranger reported the City's recently vacated building inspector position. A job notice was being drafted in the hopes of finding another inspector to work directly with the City as opposed to hiring out from a contracting service. Feedback from the public on using a contracting service was that the services provided were not nearly as detailed or personalized as those received from a City-employed, full-time inspector.

10. Next Meeting Date:

- A. Tuesday, November 7, 2023 at 6:00 p.m.

11. **Motion to Adjourn by Becker, seconded by Barnes. Approved unanimously.**

October 26, 2023

DRAFT PROJECT PLAN

City of Evansville, Wisconsin

Tax Incremental District No. 10



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Held:	November 7, 2023
Public Hearing Held:	November 7, 2023
Consideration by Plan Commission:	November 7, 2023
Consideration by Common Council:	December 12, 2023
Consideration by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 10 (“District”) is a proposed Mixed Use District comprising approximately 381 acres. The District will primarily be created to facilitate the development of a soybean processing facility (“Project”) to be developed by CHS (“Developer”).

The processing facility is expected to process 220,000 bushels/day. This new green-field plant will include truck/rail receiving (with scales/probes) and soybean storage. A new utility building will be constructed to house a boiler plant, water treatment systems, wastewater pretreatment, and air compressors. A new cooling tower will also be required. A dedicated fire water tank and fire pump house shall be constructed to provide sitewide fire protection. A maintenance shop and warehouse, as well as production offices, lab, locker rooms, and an administration office are also envisioned for the site.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$63.1 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include utility and other infrastructure improvements identified by the City, and a pay-as-you-go developer incentive provided to CHS in an amount not to exceed \$55 million. The incentive will be paid from the increment generated by the Project. To the extent the increment is not sufficient to pay the full incentive, the City will be under no obligation to make up the shortfall. The incentive is subject to approval of a development agreement between CHS and the City.

The public infrastructure or developer incentive costs will be incurred to match the pace of development within the District. The City can finance public infrastructure directly, offer development incentives to reimburse infrastructure costs paid by a developer, or require public infrastructure to be paid entirely by a developer. The City can also use a combination of these approaches.

The estimated incremental value of this project is not expected to generate increment sufficient to cover all project costs. To the extent increment exceeds projections, additional project costs may be undertaken.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$110,000,000 will result from the Project. 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 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 Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs 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. In making this determination, the City has considered the following information:

The Project will enhance the high concentration of soybean acreage within a 100 mile radius; Rock County is the #1 soybean producing county in Wisconsin.

The Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

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.

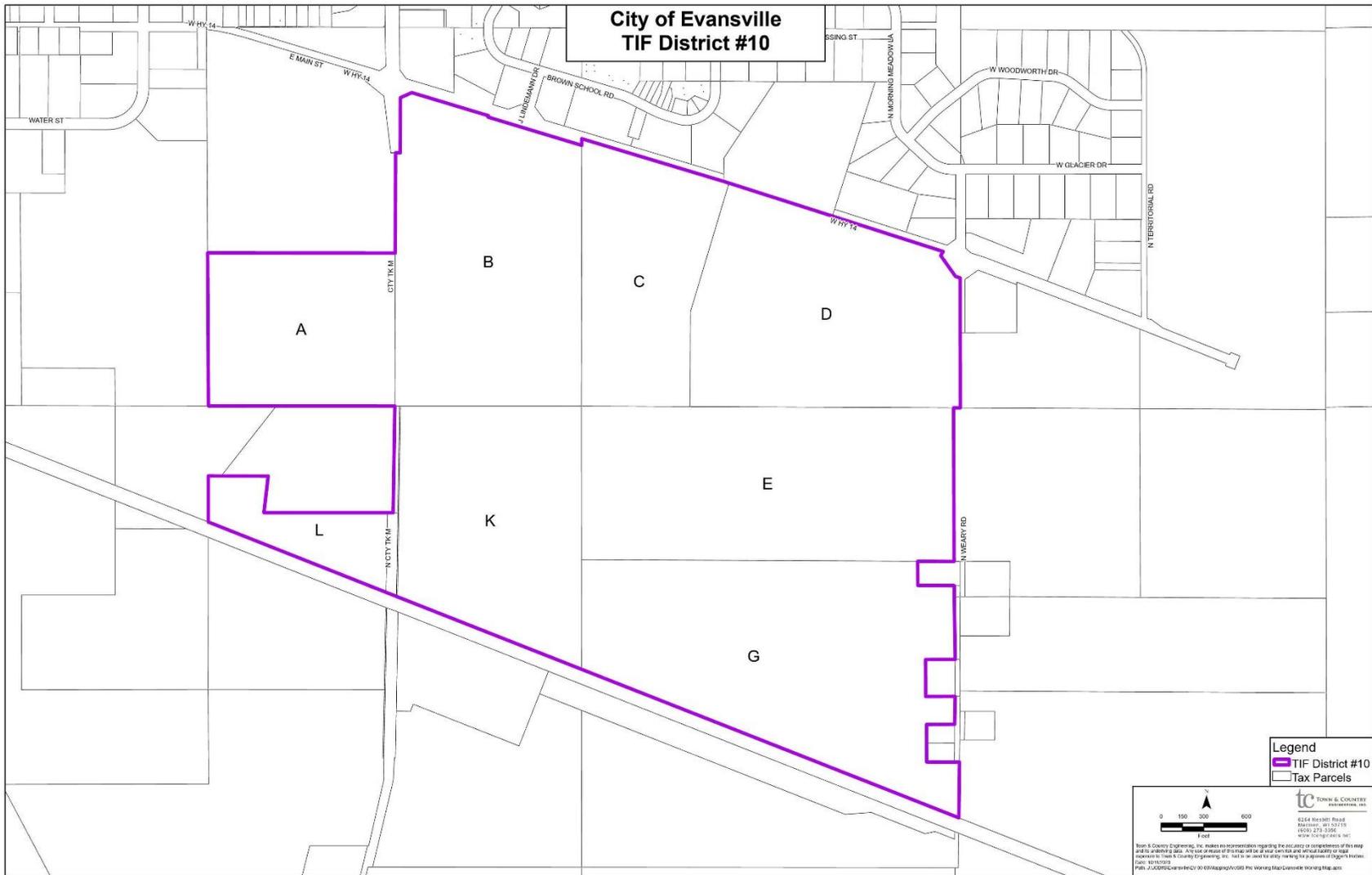
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
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 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, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Union an amount equal to the property taxes the town last levied on the territory for each of the next five years.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

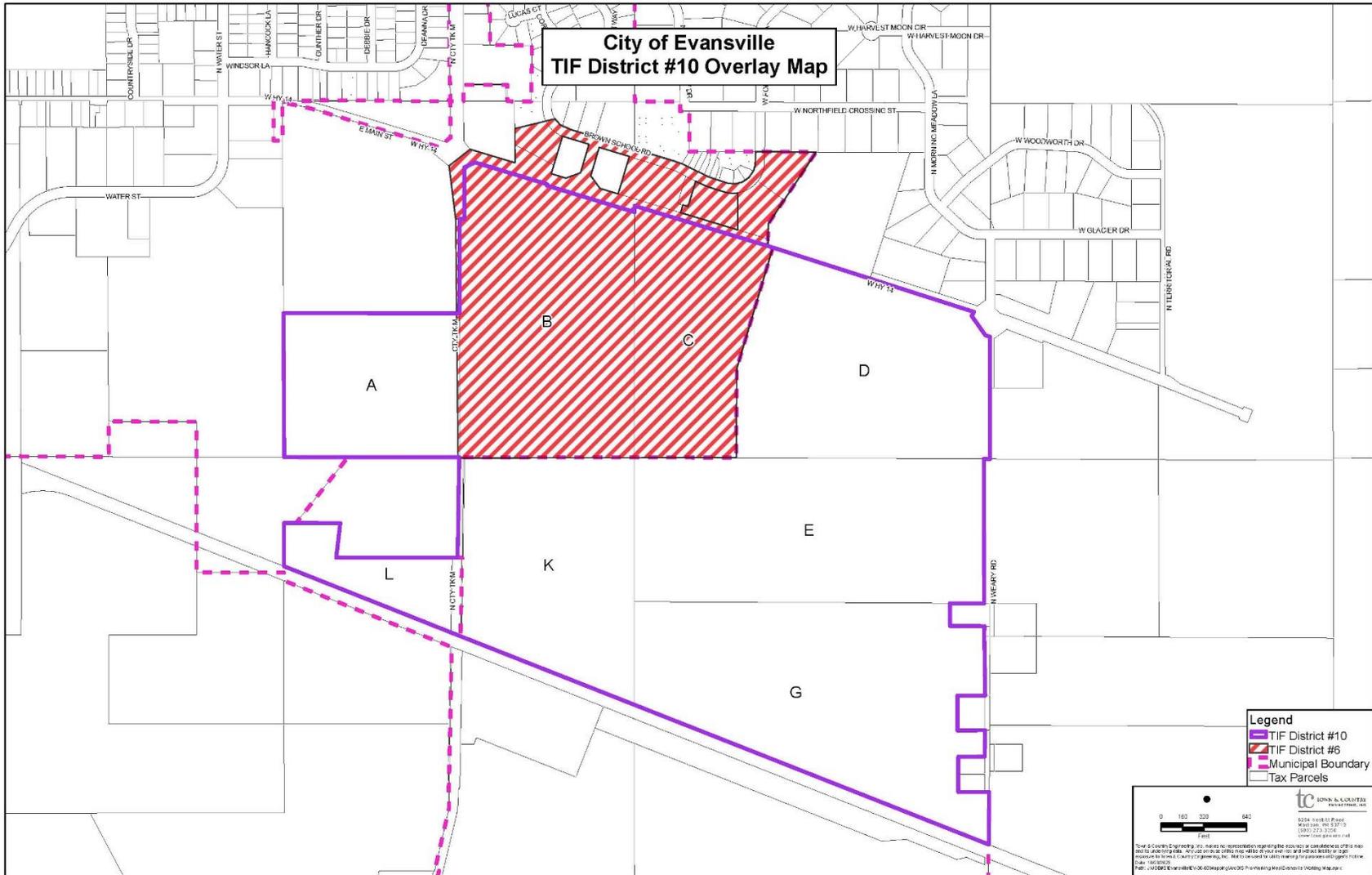
SECTION 2: Preliminary Map of Proposed District Boundary & Overlay Area

Maps Found on Following Pages.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

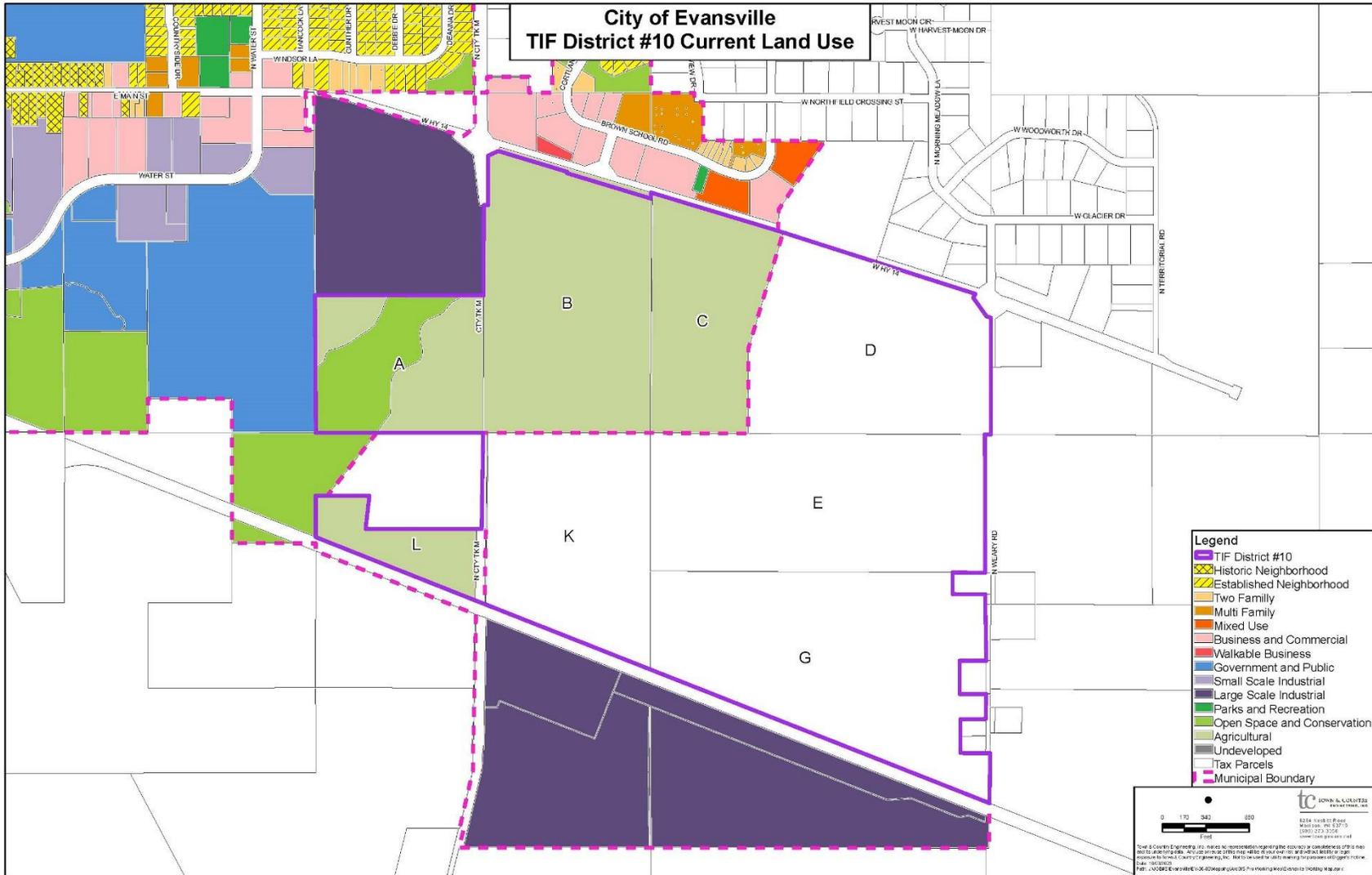
Parcels B and C within the proposed TID #10 boundary are presently within TID #6 and will be overlaid.

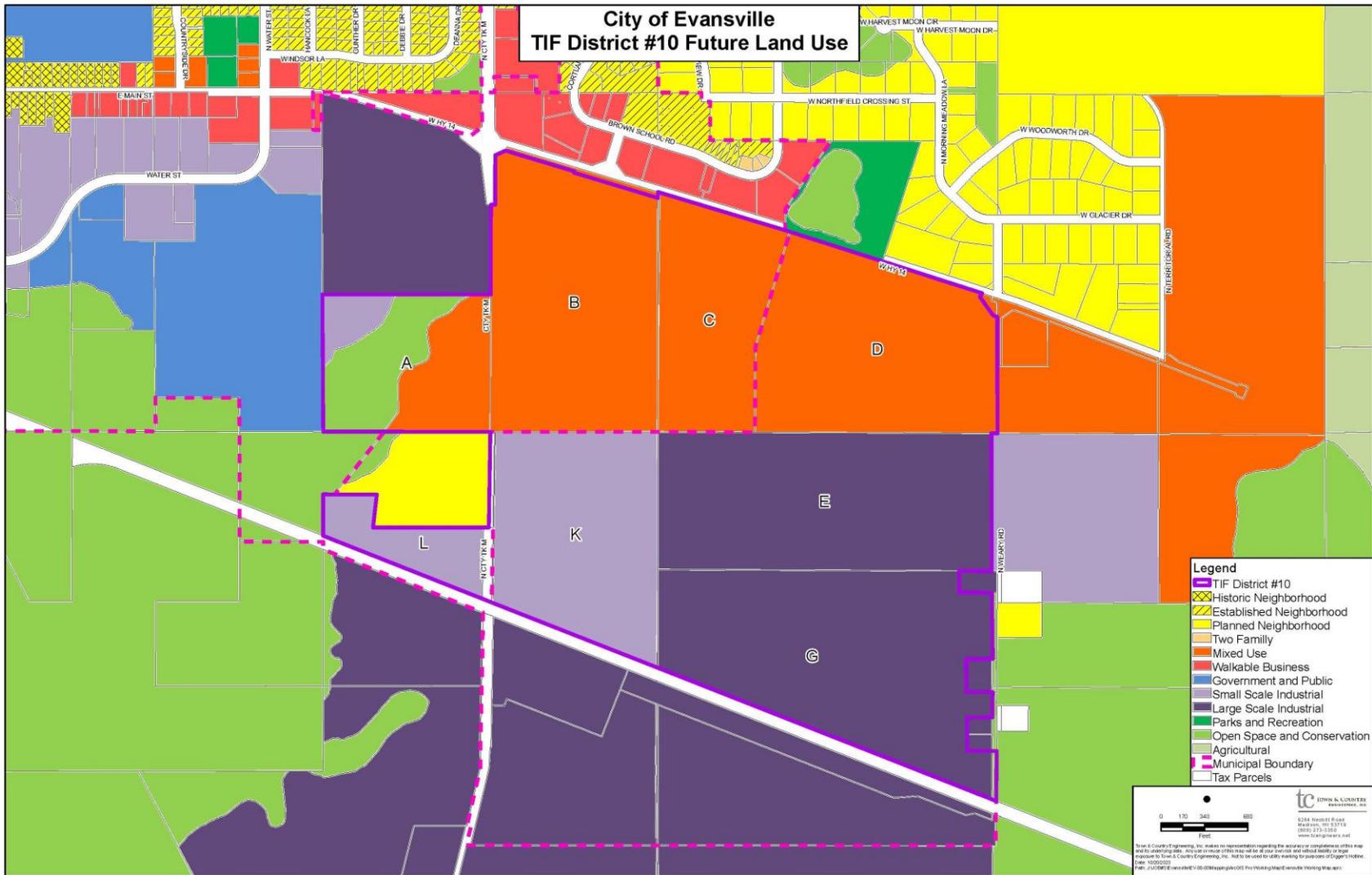




SECTION 3: Map Showing Existing Uses and Conditions & Future Land Use

Maps Found on Following Pages.





SECTION 4: **Preliminary Parcel List and Analysis**

List Found on Following Page.

City of Evansville, Wisconsin

Tax Increment District #10

Base Property Information

Assessment Roll Classification?
 (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)

Property Information							Assessment Information				Equalized Value				Comments	
Map Ref #	School District	Tax ID Number	Parcel Number	Acreage	Annexed Post 1/1/04	Part of TID #6	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	
										0	88.67%	0	0	0	0	
A	Evansville Community	222 0730016	6-27-959.4	32.48	no		141,500		0	141,500	88.67%	159,580	0	0	159,580	
B	Evansville Community	222 0730018	6-27-959.6	60.84	yes	yes	16,300		0	16,300	88.67%	18,383	0	0	18,383	
C	Evansville Community	222 069030	6-27-958.07	34.85	yes	yes	11,200		0	11,200	88.67%	12,631	0	0	12,631	
D	Evansville Community	040 04000302	6-20-219B	54.25	yes		12,600		0	12,600	88.67%	14,210	0	0	14,210	Annexed 9/12/2023; waiting on new Tax Parcel ID #
E	Evansville Community	040 064006	6-20-318	65.00	yes		15,500		0	15,500	88.67%	17,481	0	0	17,481	Annexed 9/12/2023; waiting on new Tax Parcel ID #
G	Evansville Community	040 06400300101	6-20-317.01	74.78	yes		19,600	83,500	0	103,100	88.67%	22,104	94,169	0	116,274	Annexed 9/12/2023; waiting on new Tax Parcel ID #
K	Evansville Community	040 062001	6-20-305	47.37	yes		50,600	204,100	0	254,700	88.67%	57,066	230,179	0	287,245	Annexed 9/12/2023; waiting on new Tax Parcel ID #
L	Evansville Community	222 080100	6-27-1150	11.43	yes		0	0	0	0	88.67%	0	0	0	0	City-owned
381.00							267,300	287,600	0	554,900		301,455	324,349	0		
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.											Estimated Base Value		625,804			

City of Evansville, Wisconsin

Tax Increment District #10

Land Use Summary

Property Information							District Classification		
Map Ref #	School District	Tax ID Number	Parcel Number	Acreage	Annexed Post 1/1/04	Part of TID #6	Industrial	Commercial/ Business	Suitable for Mixed Use
									0.00
A	Evansville Community	222 0730016	6-27-959.4	32.48	no			32.48	32.48
B	Evansville Community	222 0730018	6-27-959.6	60.84	yes	yes		60.84	60.84
C	Evansville Community	222 069030	6-27-958.07	34.85	yes	yes		34.85	34.85
D	Evansville Community	040 04000302	6-20-219B	54.25	yes		54.25		54.25
E	Evansville Community	040 064006	6-20-318	65.00	yes		65		65.00
G	Evansville Community	040 06400300101	6-20-317.01	74.78	yes		74.78		74.78
K	Evansville Community	040 062001	6-20-305	47.37	yes		47.37		47.37
L	Evansville Community	222 080100	6-27-1150	11.43	yes		11.43		11.43
				381.00			252.83	128.17	381
							66.36%	33.64%	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 value of those parcels located within Tax Incremental District No. 10 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$31,709,500. This value is less than the maximum of \$80,339,484 in equalized value that is permitted for the City.

City of Evansville, Wisconsin	
Tax Increment District #10	
Valuation Test Compliance Calculation	
District Creation Date	12/12/2023
	Valuation Data
	Currently Available
	2023
Total EV (TID In)	669,495,700
12% Test	80,339,484
Increment of Existing TIDs	
TID #5	18,998,100
TID #6	7,263,200
TID #8	3,148,900
TID #9	1,704,600
Total Existing Increment	31,114,800
Projected Base of New District	625,804
Less Value of Any Underlying TID Parcels	31,014
Total Value Subject to 12% Test	31,709,590
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.

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.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Property Tax Payments to Town

Property tax payments due to the Town of Union 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. The City intends to make the following project cost expenditures outside the District:

- Lift station improvements: \$250,000
- Additional wastewater plant capacity: \$1,500,000
- Streets - Repave CTH M (HWY 14 to tracks): \$500,000
- Street lighting (along HWY 14, M and Weary): \$1,000,000
- Sidewalks/Trail (along HWY 14, M and Weary): \$750,000
- Stormwater pond at corner of M and Weary: \$300,000

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

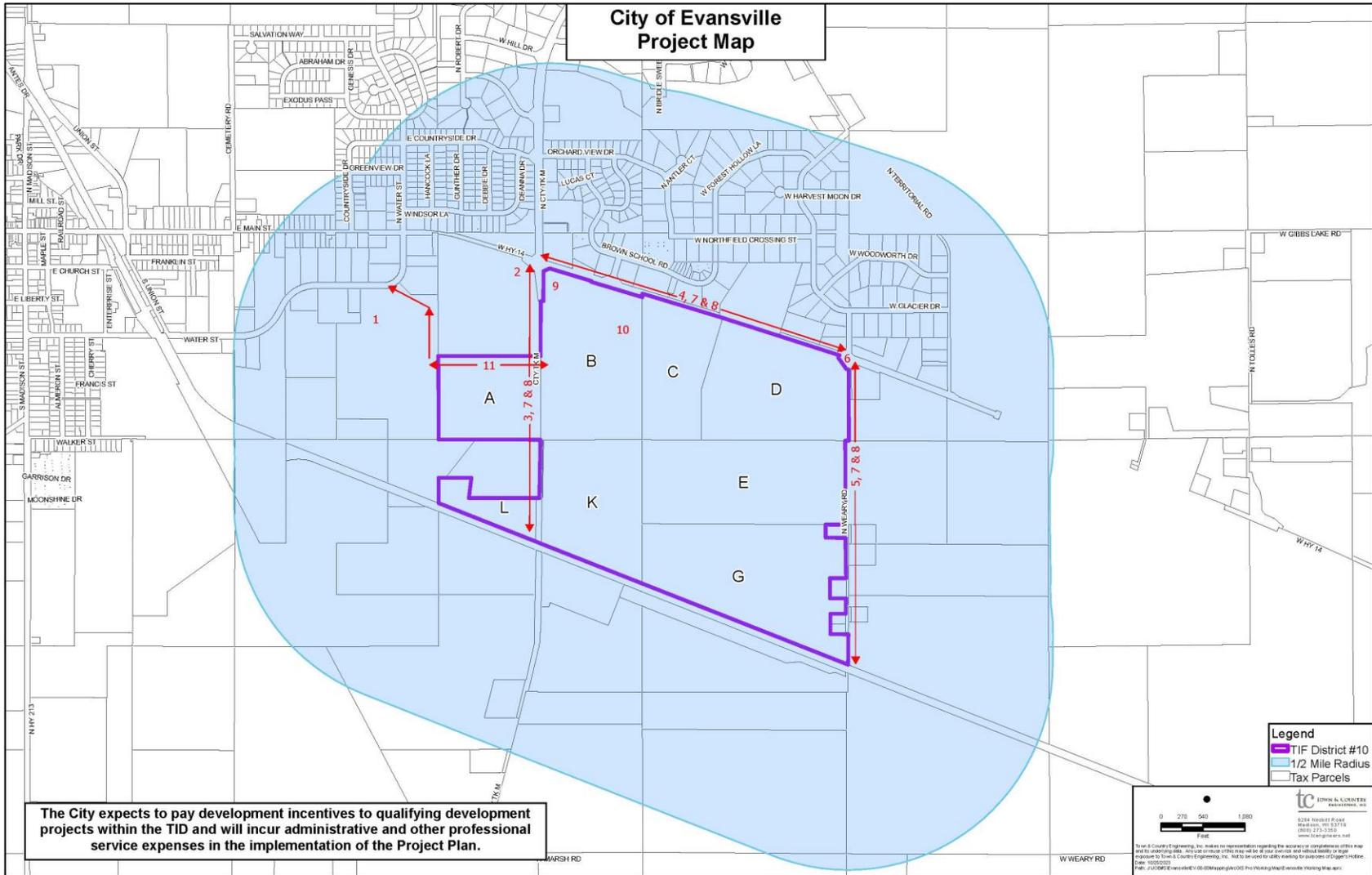
salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

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**

Map Found on Following Page.



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.

The public infrastructure costs will be incurred to match the pace of development within the District. The City could finance public infrastructure directly, offer development incentives to reimburse infrastructure costs paid by a developer, or require public infrastructure to be paid entirely by a developer. The City could also use a combination of these approaches. Project costs are TID eligible to the extent sufficient increment is available to support these projects. The estimated incremental value of this project is not expected to generate increment sufficient to cover all project costs. To the extent increment exceeds projections, additional project costs may be undertaken.

While the City can reallocate costs between projects as necessary, all expenditures will require separate approval by the Common Council. The City's ongoing practice is to review planned TID expenditures and projected increment within the District prior to approving capital expenditures or developer incentives to determine if it is feasible for the District to support the proposed costs.

City of Evansville, Wisconsin

Tax Increment District #10

Estimated Project List

Project ID	Project Name/Type	TID Costs			Non-TID Cost
		Proposed City Funded	Proposed Developer Funded	1/2 Mile Radius	
1	Wastewater- Lift Station	250,000		Yes	250,000
2	Wastewater - additional plant capacity	1,500,000		Yes	1,500,000
3	Streets - Repave CTH M (HWY 14 to tracks)	500,000		Yes	500,000
4	Streets - Repave HWY 14 (M to Weary)	600,000			600,000
5	Streets - Rebuild Weary (HWY 14 to tracks)	1,200,000			1,200,000
6	Streets - intersection of Weary and HWY 14	750,000			750,000
7	Street lighting (along HWY 14, M, and Weary)	1,000,000		Yes	1,000,000
8	Sidewalks/Trail (along HWY 14, M, and Weary)	750,000		Yes	750,000
9	Stormwater - pond at corner of M and HWY 14	300,000		Yes	300,000
10	Storm water - pond for City 11 acre site	200,000			200,000
11	Trail connection - north edge of parcel A from HWY 14 to WWTP	250,000			250,000
	Master plan for 25 acre commercial site	25,000			25,000
	Mater plan for City 11 acre site	25,000			25,000
	Construction Contingency	730,000			730,000
	Ongoing annual reporting, audit and professional services	210,000			210,000
Throughout District	Developer incentive (Pay-as-you-go)				
	Roads and intersections		500,000		500,000
	Rail loop track and transition to UP line		11,200,000		11,200,000
	Regional Trail		500,000		500,000
	Storm water ponds and management		1,900,000		1,900,000
	Wastewater pre-treatment, DAF system, extensions		17,500,000		17,500,000
	Water distribution & storage, fire water service		750,000		750,000
	Gas service line extension		16,000,000		16,000,000
	Construction contingency		6,470,000		6,470,000
	Electric Service City Cost (paid through user fees)				0
	Electric Service Developer Cost (paid through user fees)				2,381,000
					0
					1,564,000
TOTALS		8,290,000	54,820,000		63,110,000
					3,945,000

Notes:

1. Cost split between City costs and developer costs is based on estimates at the time of district creation. Actual costs may shift between parties.
2. Developer incentive cap expected not to exceed \$55,000,000.

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 \$110 million of incremental value within the District. Estimated valuations and timing for construction of projects throughout the entire District are included in Table 1. This is an illustration of the full development potential within the District. Assuming an equalized TID Interim tax rate of \$17.76 per thousand of equalized value declining by -0150% annually, and economic appreciation of 1%, the District would generate approximately \$38.1 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Financing and Implementation

Based on the Project Cost expenditures included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2045 to pay off Project cost liabilities and obligations. 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 1 – Development Assumptions

City of Evansville, Wisconsin
Tax Increment District #10
Development Assumptions

Construction Year		Project Orange	Annual Total	Construction Year	
1	2024	9,900,000	9,900,000	2024	1
2	2025	51,810,000	51,810,000	2025	2
3	2026	48,290,000	48,290,000	2026	3
4	2027		0	2027	4
5	2028		0	2028	5
6	2029		0	2029	6
7	2030		0	2030	7
8	2031		0	2031	8
9	2032		0	2032	9
10	2033		0	2033	10
11	2034		0	2034	11
12	2035		0	2035	12
13	2036		0	2036	13
14	2037		0	2037	14
15	2038		0	2038	15
16	2039		0	2039	16
17	2040		0	2040	17
18	2041		0	2041	18
19	2042		0	2042	19
20	2043		0	2043	20
0	2044		0	2044	0
0	2045		0	2045	0
0	2046		0	2046	0
Totals		<u>110,000,000</u>	<u>110,000,000</u>		

Notes:
 9% of anticipated value constructed in 2024.
 47.1% of anticipated value constructed in 2025.
 43. 9% of anticipated value constructed in 2026.

Table 2 – Tax Increment Projection Worksheet

City of Evansville, Wisconsin Tax Increment District #10 Tax Increment Projection Worksheet										
Type of District	Mixed Use				Base Value	TBD				
District Creation Date	December 12, 2023				Appreciation Factor	1.00%				
Valuation Date	Jan 1,	2024			Base Tax Rate	\$18.03				
Max Life (Years)	20				Rate Adjustment Factor (4 years)	-1.50%				
Expenditure Period/Termination	15	12/12/2038								
Revenue Periods/Final Year	20 2045									
Extension Eligibility/Years	Yes	3			Tax Exempt Discount Rate	N/A				
Eligible Recipient District	No				Taxable Discount Rate	7.00%				
										Taxable NPV Calculation (Total)
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	85% of Increment	(Total increment)	
1	2024	9,900,000	2025	0	9,900,000	2026	\$17.76	175,861	149,482	143,555
2	2025	51,810,000	2026	99,000	61,809,000	2027	\$17.50	1,081,489	919,266	968,618
3	2026	48,290,000	2027	618,090	110,717,090	2028	\$17.23	1,908,189	1,621,960	2,329,130
4	2027	0	2028	1,107,171	111,824,261	2029	\$16.98	1,898,362	1,613,607	3,594,089
5	2028	0	2029	1,118,243	112,942,504	2030	\$16.98	1,917,345	1,629,743	4,788,115
6	2029	0	2030	1,129,425	114,071,929	2031	\$16.98	1,936,519	1,646,041	5,915,186
7	2030	0	2031	1,140,719	115,212,648	2032	\$16.98	1,955,884	1,662,501	6,979,058
8	2031	0	2032	1,152,126	116,364,774	2033	\$16.98	1,975,443	1,679,126	7,983,272
9	2032	0	2033	1,163,648	117,528,422	2034	\$16.98	1,995,197	1,695,918	8,931,176
10	2033	0	2034	1,175,284	118,703,706	2035	\$16.98	2,015,149	1,712,877	9,825,927
11	2034	0	2035	1,187,037	119,890,743	2036	\$16.98	2,035,301	1,730,006	10,670,504
12	2035	0	2036	1,198,907	121,089,651	2037	\$16.98	2,055,654	1,747,306	11,467,722
13	2036	0	2037	1,210,897	122,300,547	2038	\$16.98	2,076,210	1,764,779	12,220,236
14	2037	0	2038	1,223,005	123,523,553	2039	\$16.98	2,096,972	1,782,426	12,930,553
15	2038	0	2039	1,235,236	124,758,788	2040	\$16.98	2,117,942	1,800,251	13,601,039
16	2039	0	2040	1,247,588	126,006,376	2041	\$16.98	2,139,121	1,818,253	14,233,928
17	2040	0	2041	1,260,064	127,266,440	2042	\$16.98	2,160,513	1,836,436	14,831,328
18	2041	0	2042	1,272,664	128,539,104	2043	\$16.98	2,182,118	1,854,800	15,395,228
19	2042	0	2043	1,285,391	129,824,495	2044	\$16.98	2,203,939	1,873,348	15,927,509
20	2043	0	2044	1,298,245	131,122,740	2045	\$16.98	2,225,978	1,892,082	16,429,941
Totals		110,000,000	21,122,740		Future Value of Increment		38,153,185	32,430,207		
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).										

Table 3 - Cash Flow

City of Evansville, Wisconsin																
Tax Increment District #10																
Cash Flow Projection																
Year	Projected Revenues		Expenditures							Balances				Year		
	Tax Increments	Total Revenues	Sewer Revenue Bond \$1,735,000 Dated Date: 05/01/26			General Obligation Notes \$1,050,000 Dated Date: 04/01/38			Developer Incentive	City capital outlay	Annual Costs	Total Expenditures	Annual		Cumulative	City Debt Outstanding
2024		0									0	0	0	1,735,000	55,000,000	2024
2025		0								10,000	10,000	(10,000)	(10,000)	1,735,000	55,000,000	2025
2026	175,861	175,861						149,482		10,000	159,482	16,379	6,379	1,735,000	54,850,518	2026
2027	1,081,489	1,081,489						919,266		10,000	1,072,403	9,086	15,465	1,735,000	53,931,252	2027
2028	1,908,189	1,908,189	60,000	5.50%	93,775			1,621,960		10,000	1,785,735	122,453	137,918	1,675,000	52,309,292	2028
2029	1,898,362	1,898,362	60,000	5.50%	90,475			1,613,607		10,000	1,774,082	124,279	262,198	1,615,000	50,695,685	2029
2030	1,917,345	1,917,345	65,000	5.50%	87,038			1,629,743		10,000	1,791,781	125,564	387,762	1,550,000	49,065,941	2030
2031	1,936,519	1,936,519	70,000	5.50%	83,325			1,646,041	500,000	10,000	2,309,366	(372,847)	14,915	1,480,000	47,419,900	2031
2032	1,955,884	1,955,884	70,000	5.50%	79,475			1,662,501		10,000	1,821,976	133,908	148,822	1,410,000	45,757,399	2032
2033	1,975,443	1,975,443	75,000	5.50%	75,488			1,679,126		10,000	1,839,614	135,829	284,651	1,335,000	44,078,273	2033
2034	1,995,197	1,995,197	80,000	5.50%	71,225			1,695,918		10,000	1,857,143	138,055	422,706	1,255,000	42,382,355	2034
2035	2,015,149	2,015,149	85,000	5.50%	66,688			1,712,877	500,000	10,000	2,374,564	(359,415)	63,291	1,170,000	40,669,478	2035
2036	2,035,301	2,035,301	90,000	5.50%	61,875			1,730,006		10,000	1,891,881	143,420	206,711	1,080,000	38,939,473	2036
2037	2,055,654	2,055,654	95,000	5.50%	56,788			1,747,306		10,000	1,909,093	146,561	353,271	985,000	37,192,167	2037
2038	2,076,210	2,076,210	100,000	5.50%	51,425			1,764,779		10,000	1,926,204	150,007	503,278	1,935,000	35,427,389	2038
2039	2,096,972	2,096,972	105,000	5.50%	45,788	150,000	5.75%	86,250	1,782,426	10,000	2,179,464	(82,492)	420,786	1,680,000	33,644,962	2039
2040	2,117,942	2,117,942	110,000	5.50%	39,875	150,000	5.75%	47,438	1,800,251	10,000	2,157,563	(39,621)	381,165	1,420,000	31,844,711	2040
2041	2,139,121	2,139,121	120,000	5.50%	33,550	150,000	5.75%	38,813	1,818,253	10,000	2,170,616	(31,494)	349,671	1,150,000	30,026,458	2041
2042	2,160,513	2,160,513	125,000	5.50%	26,813	150,000	5.75%	30,188	1,836,436	10,000	2,178,436	(17,923)	331,747	875,000	28,190,023	2042
2043	2,182,118	2,182,118	135,000	5.50%	19,663	150,000	5.75%	21,563	1,854,800	10,000	2,191,025	(8,907)	322,840	590,000	26,335,223	2043
2044	2,203,939	2,203,939	140,000	5.50%	12,100	150,000	5.75%	12,938	1,873,348	10,000	2,198,386	5,553	328,393	300,000	24,461,874	2044
2045	2,225,978	2,225,978	150,000	5.50%	4,125	150,000	5.75%	4,313	1,892,082	10,000	2,210,519	15,459	343,853	0	22,569,793	2045
Total	38,153,185	38,153,185	1,735,000		1,142,625	1,050,000		241,500	32,430,207	1,000,000	210,000	37,809,332				Total

Notes:

1. City is under no obligation to pay any incentive balance outstanding at the end of the District's maximum life.

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. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Union for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

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.

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. Future land use designations have been changed to "Large Scale Industrial" to accommodate the primary development. Other areas within the District remain suitable for mixed use development including commercial land uses.

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 creating new industrial sites and creating opportunities for mixed use development by 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 complement the high concentration of soybean acreage within a 100 mile radius; Rock County is the #1 soybean producing county in Wisconsin.

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.

The Plan includes the following non-project costs:

- Electric service (City costs) paid from user fee revenue: \$2,381,000.
- Electric service (Developer costs) paid from user fee revenue: \$1,564,000.

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.

SAMPLE

Mayor
City of Evansville
31 S Madison St
Evansville, Wisconsin 53536-0076

RE: Project Plan for Tax Incremental District No. 10

Dear Mayor:

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 Evansville, 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 Project Plan for the City of Evansville Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Mark Kopp
City Attorney

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.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2022		Percentage		
County	2,460,727			21.37%		
Municipality	3,703,628			32.17%		
School District	4,862,416			42.24%		
Technical College	485,947			4.22%		
Total	11,512,718					
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2026	37,588	56,574	74,275	7,423	175,861	2026
2027	231,157	347,914	456,769	45,649	1,081,489	2027
2028	407,856	613,862	805,927	80,544	1,908,189	2028
2029	405,756	610,701	801,776	80,129	1,898,362	2029
2030	409,813	616,808	809,794	80,930	1,917,345	2030
2031	413,911	622,976	817,892	81,740	1,936,519	2031
2032	418,050	629,206	826,071	82,557	1,955,884	2032
2033	422,231	635,498	834,332	83,383	1,975,443	2033
2034	426,453	641,853	842,675	84,216	1,995,197	2034
2035	430,718	648,271	851,102	85,059	2,015,149	2035
2036	435,025	654,754	859,613	85,909	2,035,301	2036
2037	439,375	661,301	868,209	86,768	2,055,654	2037
2038	443,769	667,914	876,891	87,636	2,076,210	2038
2039	448,207	674,594	885,660	88,512	2,096,972	2039
2040	452,689	681,339	894,516	89,397	2,117,942	2040
2041	457,216	688,153	903,462	90,291	2,139,121	2041
2042	461,788	695,034	912,496	91,194	2,160,513	2042
2043	466,406	701,985	921,621	92,106	2,182,118	2043
2044	471,070	709,005	930,837	93,027	2,203,939	2044
2045	475,780	716,095	940,146	93,958	2,225,978	2045
	8,154,857	12,273,835	16,114,063	1,610,430	38,153,185	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

RESOLUTION 2023-26

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 10**

WHEREAS, the City of Evansville (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Rock County, the Evansville School District, and the Blackhawk Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 7, 2023 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Evansville that:

1. It recommends to the Common Council that Tax Incremental District No. 10 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2023.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 10
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]