



Final

Project Plan

Tax Incremental District No. 8

Business Park overlay of TID No. 4

City of Franklin, Wisconsin

Organizational Joint Review Board Meeting Held:	April 9, 2020
Public Hearing Held:	April 9, 2020
Approval by Plan Commission:	April 9, 2020
Adoption by Common Council:	May 5, 2020
Approval by the Joint Review Board:	May 28, 2020

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 8 (“District”) is a proposed Mixed-Use District comprising approximately 671 acres located to the northeast of South 27th street and West County Line Road. The District will be created to pay the costs of public infrastructure and developer incentives needed (“Project”) for the property to be developed. In addition to the incremental property value that will be created, the City expects the Project will result in potentially \$125 million in new property value within the City. The City anticipates a combination of industrial and commercial development on this 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 \$39 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$22 million in public infrastructure, \$4 million in developer incentives and \$12.7 million in fiscal and administrative expenses.

Incremental Valuation

The City projects that new land and improvements value of approximately \$125.6 million 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 assumption’s 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 19 of 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. In making this determination, the City has considered the following information:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

That the Developers of the property will likely 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.

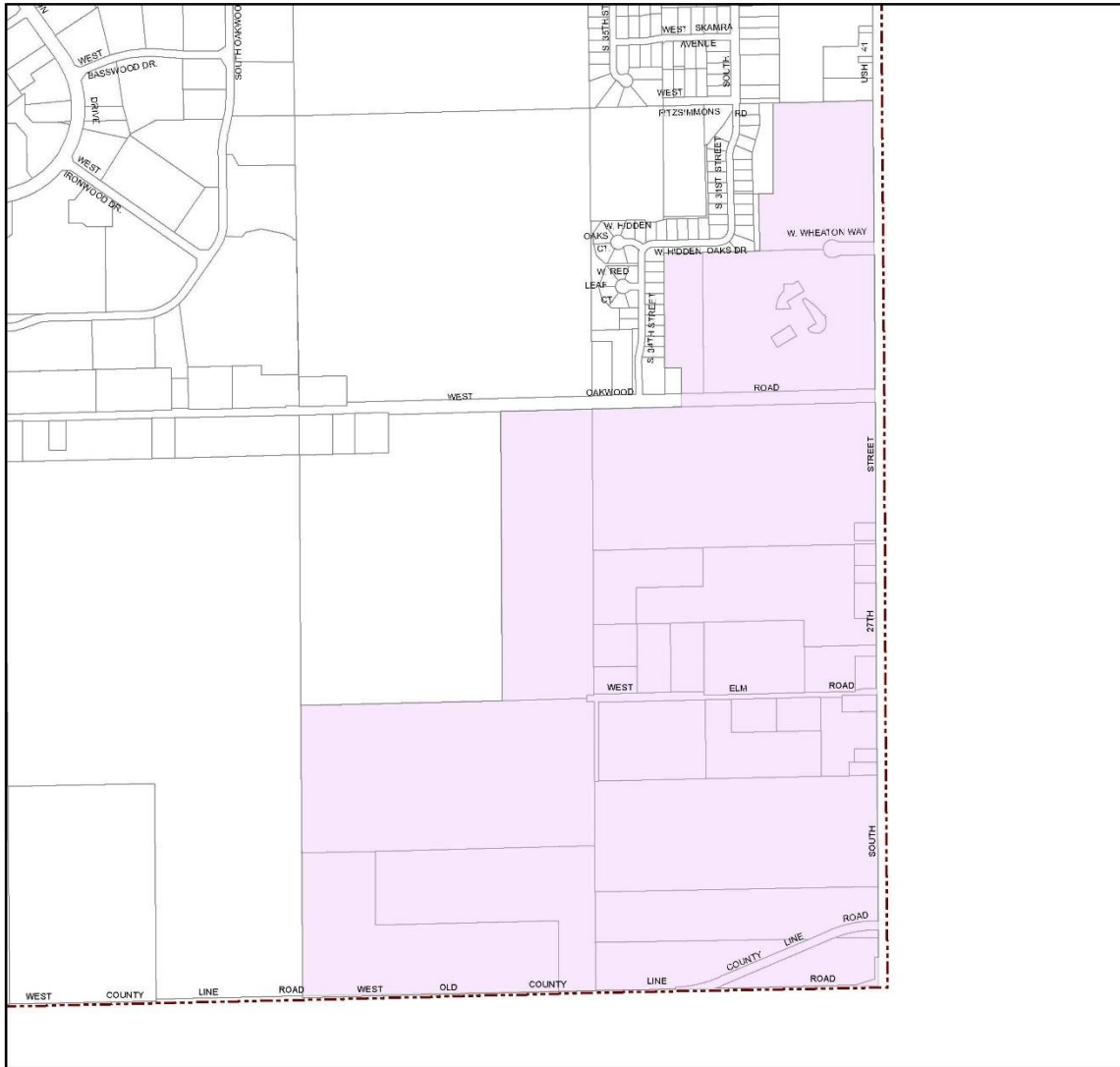
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

SECTION 2:

Preliminary Maps of Proposed District Boundary

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.



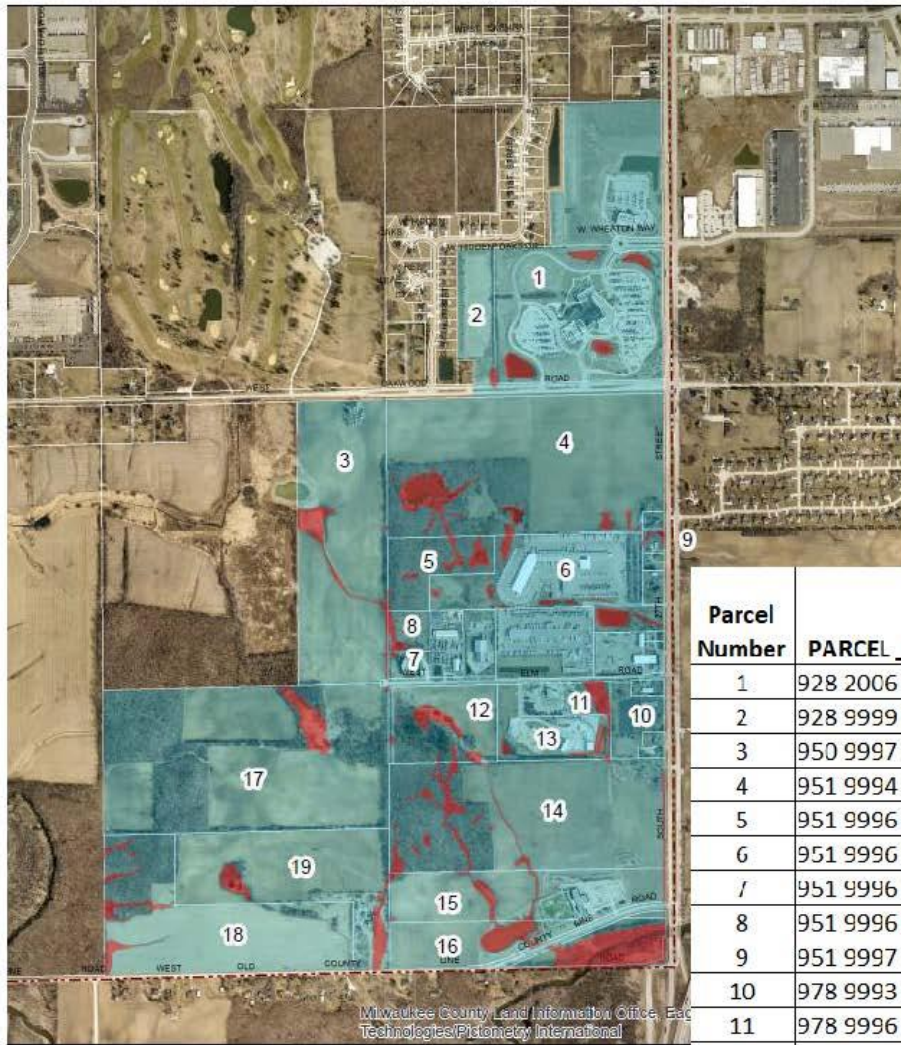
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Franklin TID 8 2020



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

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Franklin TID 8 2020

■ Wetland Area *

Notes:

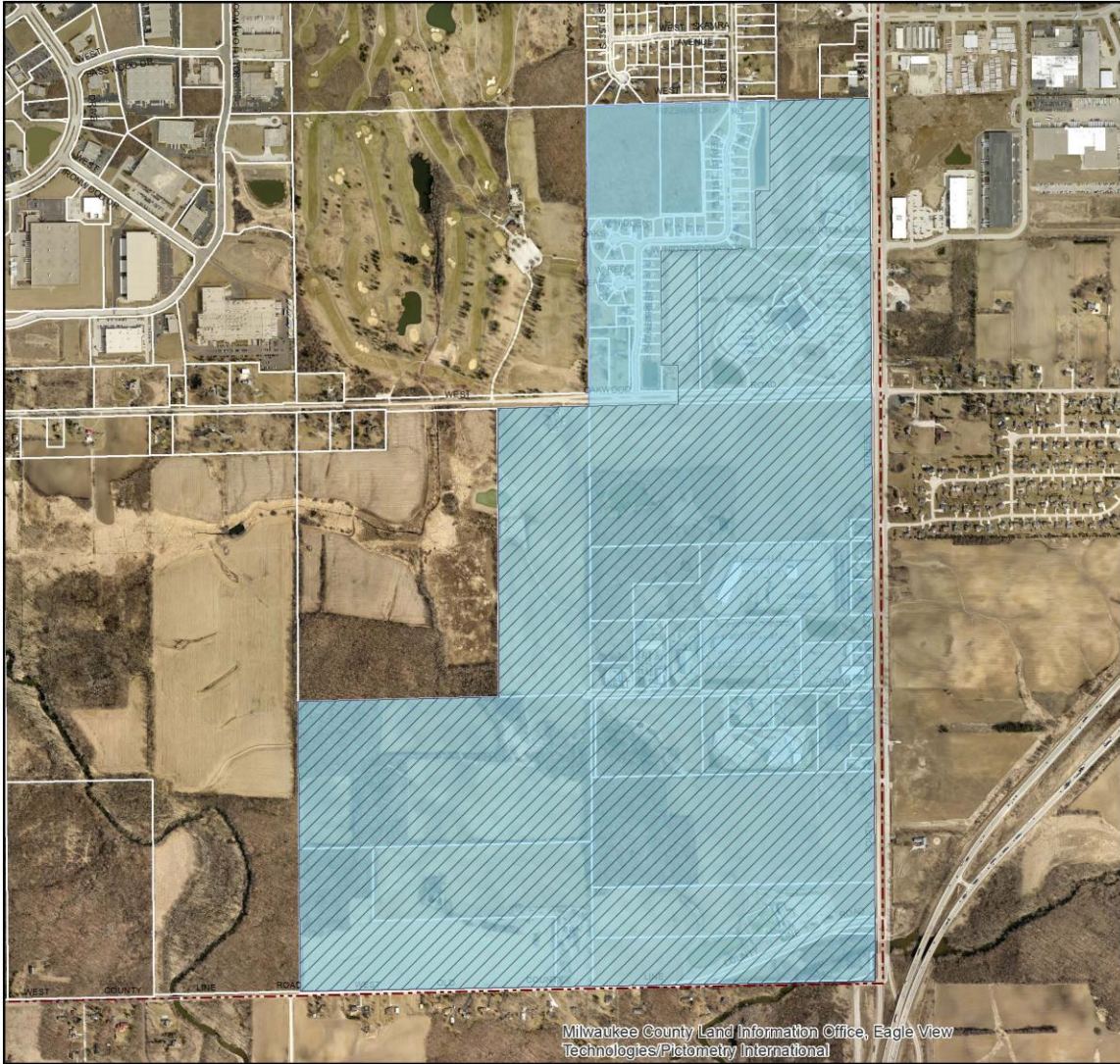
* Data source is the WI DNR's Wisconsin Wetlands Inventory

Wetland area calculations are excluded from the TID area, as allowed by WI Stat. §23.32, and do not represent official mapping or delineations of wetlands for these parcels.

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Parcel Number	PARCEL_ID	Acreage	Wetland Acreage
1	928 2006 000	44.05	2.63
2	928 9999 005	9.19	0.18
3	950 9997 001	48.92	2.66
4	951 9994 001	73.34	5.30
5	951 9996 005	10.62	1.54
6	951 9996 008	28.86	2.48
7	951 9996 016	2.15	0.05
8	951 9996 017	3.41	0.64
9	951 9997 001	0.83	0.21
10	978 9993 001	5.92	0.02
11	978 9996 001	2.75	1.11
12	978 9996 007	15.66	1.97
13	978 9996 008	11.37	1.05
14	978 9997 000	57.94	4.40
15	978 9998 000	25.64	1.56
16	978 9999 001	22.43	8.94
17	979 9997 000	79.79	2.89
18	979 9998 000	43.63	2.79
19	979 9999 000	34.86	2.77
Total Acreage		521.35	43.19

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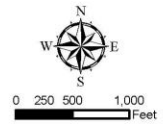



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Franklin TID 4 & 8 Comparison 2020

Legend

-  TID 8
-  TID 4



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

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SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



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Franklin TID 8 2020



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

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SECTION 4: Preliminary Parcel List and Analysis

City of Franklin, Wisconsin																						
Tax Incremental District # 8																						
Base Property Information																						
Property Information							Assessment Information				Equalized Value				District Classification					Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Current Class	
951 9996 005	0 ELM RD W (REAR)	JAMS-4 LLC	10.62	4.00	8,500	0	8,500	97.01%	8,762	0	0	8,762	0.00	0.00	0.00	G4 AGRICULTURE						
978 9996 007	3151 ELM RD W	3151 ELM ROAD LLC	15.66	4.00	7,700	0	7,700	97.01%	7,937	0	0	7,937	0.00	15.66	15.66	G4 AGRICULTURE						
979 9997 000	3617 ELM RD W	JHB PROPERTIES LLC	79.79	4.00	34,700	0	34,700	97.01%	35,770	0	0	35,770	79.79	0.00	79.79	G4 AGRICULTURE						
979 9999 000	3548 SOUTH COUNTY LINE RD W	MLG INVESTMENTS 2002 LLC	34.86	4.00	89,700	0	89,700	97.01%	92,465	0	0	92,465	14.00	20.86	34.86	G4 AGRICULTURE						
979 9998 000	0 60TH ST S	GERASOPOULOS, PETER & JUDITH	43.63	4.00	18,100	0	18,100	97.01%	18,658	0	0	18,658	22.00	21.63	43.63	G4 AGRICULTURE						
951 9994 001	0 OAKWOOD RD W	JAMS-4 LLC	73.30	4.00	21,400	0	21,400	97.01%	22,060	0	0	22,060	27.00	46.30	73.30	G4 AGRICULTURE						
950 9997 001	3617 OAKWOOD RD W	WENDT, LORRAINE C SURVIVOR'S TRUST 10%	48.90	4.00	78,500	97,100	175,600	97.01%	80,919	100,093	0	181,012	20.00	28.90	48.90	G4 AGRICULTURE						
978 9997 000	10885 27TH ST S	FOX GLEN CORPORATE CENTRE LLC	57.94	4.00	127,100	3,200	130,300	97.01%	131,017	3,299	0	134,316	19.00	38.94	57.94	G4 AGRICULTURE						
978 9999 001	0 SOUTH COUNTY LINE	FOX GLEN CORPORATE CENTRE LLC	22.43	4.00	13,200	0	13,200	97.01%	13,607	0	0	13,607	7.00	15.43	22.43	G4 AGRICULTURE						
951 9997 001	10511 27TH ST S	JAMS-4 LLC	0.83	4.00	43,000	106,700	149,700	97.01%	44,325	109,989	0	154,314	0.00	0.83	0.83	G2 COMMERCIAL						
951 9996 008	10601 27TH ST S	CON-WAY CENTRAL EXPRESS	28.86	4.00	1,300,100	3,990,100	5,290,200	97.01%	1,340,171	4,113,081	0	5,453,252	28.86	0.00	28.86	G2 COMMERCIAL						
951 9996 007	10563 27TH ST S	ACKER, DELORES	1.40	4.00	72,100	108,000	180,100	97.01%	74,322	111,329	0	185,651	0.00	1.40	1.40	G2 COMMERCIAL						
951 9996 013	3240 ELM RD W	WEST PROPERTIES INC	4.26	4.00	246,100	803,000	1,049,100	97.01%	253,685	827,750	0	1,081,435	0.00	4.26	4.26	G2 COMMERCIAL						
951 9996 017	0 ELM RD W	WISCONSIN ELECTRIC POWER CO	3.41	4.00	108,900	0	108,900	97.01%	112,256	0	0	112,256	0.00	0.00	0.00	G2 COMMERCIAL						
978 9996 006	3001 ELM RD W	WASTE MANAGEMENT OF WIS INC	2.76	4.00	141,100	204,400	345,500	97.01%	145,449	210,700	0	356,149	0.00	2.76	2.76	G2 COMMERCIAL						
951 9996 002	0 27TH ST S	BEST DISPOSAL SYSTEMS	4.72	4.00	206,600	0	206,600	97.01%	212,968	0	0	212,968	0.00	4.72	4.72	G2 COMMERCIAL						
951 9995 000	10467 27TH ST S	SPENCER, MARILYN REVOCABLE TRUST OF 200	0.71	4.00	36,200	117,900	154,100	97.01%	37,316	121,534	0	158,850	0.00	0.71	0.71	G2 COMMERCIAL						
951 9998 000	10521 27TH ST S	JAMS-4 LLC	0.71	4.00	36,200	99,400	135,600	97.01%	37,316	102,464	0	139,779	0.00	0.71	0.71	G2 COMMERCIAL						
951 9996 009	10613 27TH ST S	AMERICAN FREIGHTWAYS CORP	13.48	4.00	786,700	2,154,200	2,940,900	97.01%	810,947	2,220,596	0	3,031,543	0.00	13.48	13.48	G2 COMMERCIAL						
978 9998 000	11027 27TH ST S	FOX GLEN CORPORATE CENTRE LLC	25.64	4.00	306,000	549,500	855,500	97.01%	315,431	566,436	0	881,868	13.00	12.64	25.64	G2 COMMERCIAL						
928 2006 000	10101 27TH ST S UNIT 400	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	44.03	4.00	2,400	23,500	25,900	97.01%	2,474	24,224	0	26,698	0.00	44.03	44.03	G2 COMMERCIAL						
928 2007 000	10101 27TH ST S UNIT 500	WHEATON FRANCISCAN HEALTHCARE-SE WI INC		4.00	2,400	26,300	28,700	97.01%	2,474	27,111	0	29,585	0.00	0.00	0.00	G2 COMMERCIAL						
928 2003 000	10101 27TH ST S UNIT 201	MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LL		4.00	581,400	8,415,500	8,996,900	97.01%	599,320	8,674,879	0	9,274,199	0.00	0.00	0.00	G2 COMMERCIAL						
928 2004 000	10101 27TH ST S UNIT 202	MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LL		4.00	151,700	2,195,800	2,347,500	97.01%	156,376	2,263,478	0	2,419,854	0.00	0.00	0.00	G2 COMMERCIAL						
928 9999 005	0 27TH ST S	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	9.19	4.00	1,010,900	0	1,010,900	97.01%	1,042,058	0	0	1,042,058	0.00	9.19	9.19	G2 COMMERCIAL						
978 9991 001	2731 ELM RD W	H A & H HOLDINGS, LLC	1.05	4.00	54,000	251,700	305,700	97.01%	55,664	259,458	0	315,122	0.00	1.05	1.05	G2 COMMERCIAL						
978 9993 001	10741 27TH ST S	H A & H HOLDINGS LLC	5.92	4.00	379,200	644,100	1,023,300	97.01%	390,888	663,952	0	1,054,840	0.00	5.92	5.92	G2 COMMERCIAL						
978 9995 000	10791 27TH ST S	10791 SOUTH 27TH STREET LLC	0.69	4.00	44,100	46,800	90,900	97.01%	45,459	48,242	0	93,702	0.00	0.69	0.69	G2 COMMERCIAL						
978 9994 000	10771 27TH ST S	H A & H HOLDINGS LLC	0.55	4.00	28,200	107,700	135,900	97.01%	29,069	111,019	0	140,089	0.00	0.55	0.55	G2 COMMERCIAL						
978 9996 001	2901 ELM RD W	KUHN, DONALD & GAIL	2.76	4.00	105,800	102,000	207,800	97.01%	109,061	105,144	0	214,205	0.00	2.76	2.76	G2 COMMERCIAL						
951 9999 001	10627 27TH ST S	WASTE MANAGEMENT OF WIS INC	1.29	4.00	57,900	1,252,300	1,310,200	97.01%	59,685	1,290,898	0	1,350,582	0.00	1.29	1.29	G2 COMMERCIAL						
928 2005 000	10101 27TH ST S UNIT 300	WHEATON FRANCISCAN HEALTHCARE-SE WI INC		4.00	2,400	22,100	24,500	97.01%	2,474	22,781	0	25,255	0.00	0	0	G2 COMMERCIAL						
928 9996 007	9969 27TH ST S	WHEATON FRANCISCAN HEALTHCARE-SE WI IN	28.18	4.00	1,320,700	11,017,900	12,338,600	97.01%	1,361,406	11,357,489	0	12,718,895	0.00	28.18	28.18	G2 COMMERCIAL						
951 9996 016	0 ELM RD W	WISCONSIN ELECTRIC POWER CO	2.15	4.00	0	0	0	97.01%	0	0	0	0	0.00	0	0	X4 EXEMPT						
928 2001 000	10101 27TH ST S UNIT 10	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	44.03	4.00	0	0	0	97.01%	0	0	0	0	0.00	0	0	X4 EXEMPT						
928 2002 001	10101 27TH ST S UNIT 101	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	41.76	4.00	0	0	0	97.01%	0	0	0	0	0.00	0	0	X4 EXEMPT						
951 9996 015	3310 ELM RD W	BTL HOLDINGS, LLC	4.27	4.00	0	0	0	97.01%	0	0	0	0	4.27	0	4.27	G3 MANUFACTURING						
978 9996 008	3131 ELM RD W	SRM FRANKLIN, LLC	11.38	4.00	0	0	0	97.01%	0	0	0	0	0.00	11.38	11.38	G3 MANUFACTURING						
928 9999 007	10101 27TH ST S	WHEATON FRANCISCAN HEALTHCARE-SE WI INC Personal Property	0.00	4.00	91,600	240,100	331,700	97.01%	94,423	247,500	0	341,924	0.00	0	0	G2 COMMERCIAL						
Total Acreage							671.15															
							7,514,600	32,579,300	4,124,000	44,217,900		7,746,212	33,583,445	4,251,108			234.92	334.27	0	0	569.19	
																35.00%	49.81%	0.00%	0.00%	84.81%		
The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.											Estimated Base Value				45,580,765							

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 \$193,850,965. This value is less than the maximum of \$523,232,280 in equalized value that is permitted for the City.

City of Franklin, Wisconsin				
Tax Increment District # 8				
Valuation Test Compliance Calculation				
District Creation Date	5/5/2020			
	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	4,360,269,000			4,360,269,000
12% Test	523,232,280			523,232,280
Increment of Existing TIDs				
TID #3	64,781,500			64,781,500
TID #4	52,629,500			52,629,500
TID #5	30,859,200			30,859,200
TID #6	0			0
TID #7	0			0
Total Existing Increment	148,270,200			148,270,200
Projected Base of New or Amended District	45,580,765			45,580,765
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	193,850,965			193,850,965
Compliance	PASS			PASS

Preliminary

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. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

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 and/or redevelopment 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 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 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, 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 in the program manual. Any funds returned to the CDA 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 for purposes of implementing this program are considered 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:

Street and sidewalk improvements

Intersection improvements

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.

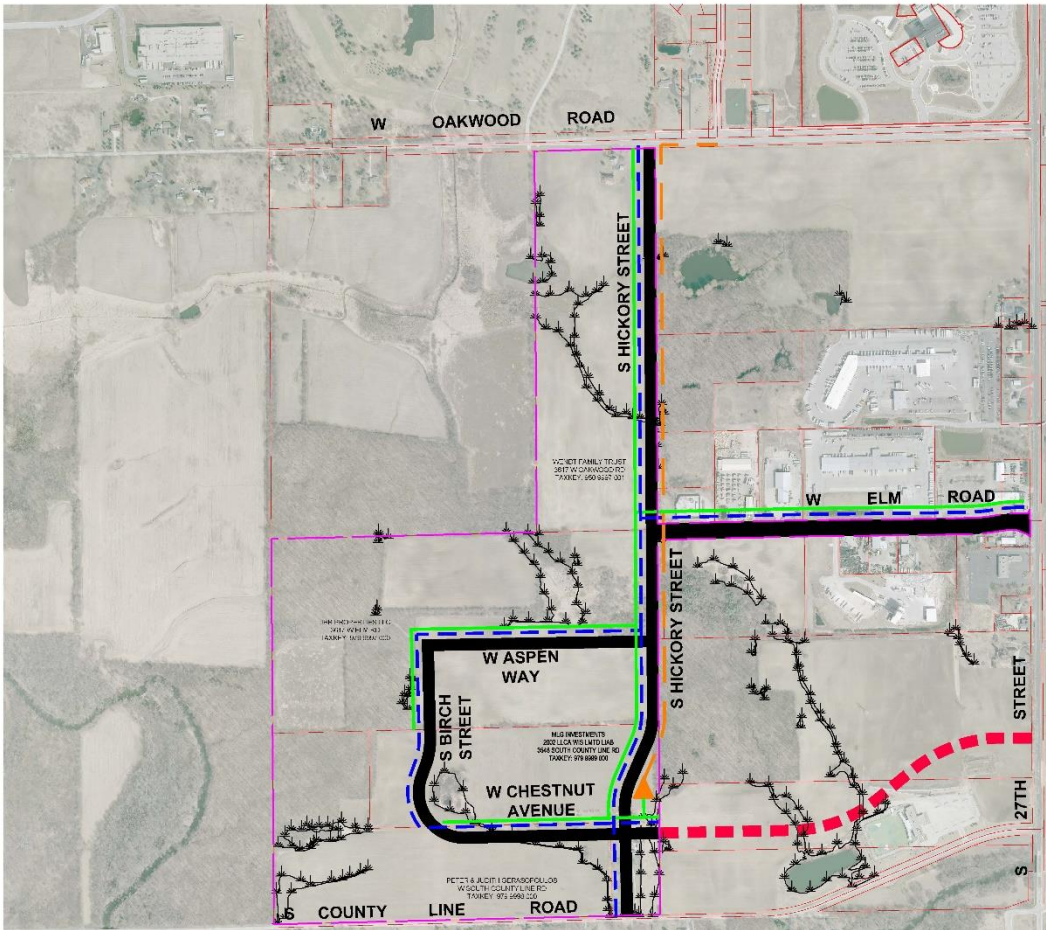
SECTION 7:

Maps Showing Proposed Improvements and Uses

Map Found on Following Pages.

PL 15 123

REVISED EXHIBIT A
PROPOSED REVISED CONCEPTUAL
SANITARY SEWER, WATER MAIN, AND STREET LAYOUT
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN



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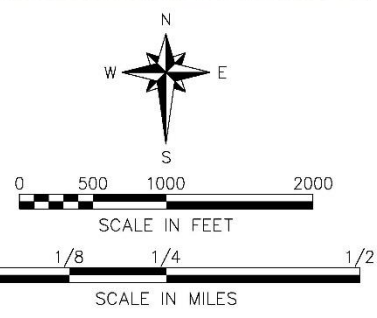


REVISED: NOVEMBER 21, 2019
 REVISED: SEPTEMBER 24, 2019
 REVISED: AUGUST 31, 2018
 REVISED: JUNE 25, 2018
 DATE: MAY 23, 2018

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SOURCE:
 BASEMAP SOURCE:

- LEGEND**
- TASK ORDER #5 & 6 PROJECT LIMITS
 - - - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - - - PROPOSED SANITARY FORCE MAIN
 - PROPOSED SEWAGE PUMPING STATION
 - PROPOSED STREET
 - - - FUTURE STREETS (CONCEPTUAL)
 - DELINEATED WETLANDS (NOT COMPLETE)





GIS Department
 9229 W Loomis Rd
 Franklin, WI 53132
 www.franklinwi.gov

■ COMMERCIAL
 ■ INDUSTRIAL
 ■ CONSERVATION/ OTHER

Franklin TID 8 - FUTURE USES 2020



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

to:ddn - 3/16/2020
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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 Franklin, Wisconsin

Tax Increment District # 8

Estimated Project List

Project ID	Project Name/Type	Phase I 2020	Phase II 2021	Phase III 2022	Phase IV 2023	Phase V 2024	Ongoing 2020-2040	Total <small>(Note 1)</small>
1	Elm Road Construction		1,000,000					1,000,000
2	Future public infrastructure - road, water, sewer, traffic control		2,400,000	3,300,000	3,300,000	3,000,000		12,000,000
3	Demolitions	0	600,000	600,000				1,200,000
4	Power Lines Relocation		1,200,000					1,200,000
5	Property Acquisitions		200,000	75,000	75,000	50,000		400,000
6	Environmental Mitigations		25,000	25,000	25,000			75,000
7	27th Street Improvements					800,000		800,000
8	Monument Signage					250,000		250,000
9	Design/Engineering		750,000	450,000	400,000	400,000		2,000,000
10	Contingency - 20%	0	1,085,000	800,000	680,000	820,000		3,385,000
11	Developer Incentives	4,000,000						4,000,000
12	TIF Creation & Administration	30,000						30,000
13	Interest expense and financing costs on Municipal Debt						12,086,126	12,086,126
14	Administration Expenses						607,434	607,434
15								0
Total Projects		4,030,000	7,260,000	5,250,000	4,480,000	5,320,000	12,693,560	39,033,560

Notes:

Note 1 Project costs are estimates and are subject to modification

Preliminary

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 \$125.6 million in incremental value by 2029. 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 \$21.64 per thousand of equalized value declining at the rate of 1% per year, and with a 1% economic appreciation, the Project would generate \$41 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

City of Franklin, Wisconsin

Tax Increment District # 8

Development Assumptions

Construction Year		Actual	Acres	Developable area	Biller Development	Annual Total	Construction Year	
1	2020				25,000,000	25,000,000	2020	1
2	2021		35	13,650,000		13,650,035	2021	2
3	2022		35	13,650,000		13,650,035	2022	3
4	2023		35	13,650,000		13,650,035	2023	4
5	2024		33	12,870,000		12,870,033	2024	5
6	2025		30	11,700,000		11,700,030	2025	6
7	2026		30	11,700,000		11,700,030	2026	7
8	2027		30	11,700,000		11,700,030	2027	8
9	2028		30	11,700,000		11,700,030	2028	9
10	2029			0		0	2029	10
11	2030			0		0	2030	11
12	2031			0		0	2031	12
13	2032			0		0	2032	13
14	2033					0	2033	14
15	2034					0	2034	15
16	2035					0	2035	16
17	2036					0	2036	17
18	2037					0	2037	18
19	2038					0	2038	19
20	2039					0	2039	20
Totals		0	258	<u>100,620,000</u>	<u>25,000,000</u>	<u>125,620,258</u>		

Notes: Development values assumed at \$6,000 square feet per acre and \$65 per square foot.

Table 1 – Development Assumptions

City of Franklin, Wisconsin

Tax Increment District # 8

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	45,580,765
District Creation Date	May 5, 2020	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$21.64
Max Life (Years)	20	Rate Adjustment Factor	-1.00%
Expenditure Period/Termination	15 5/5/2035	Tax Exempt Discount Rate	3.00%
Revenue Periods/Final Year	20 2041	Taxable Discount Rate	4.50%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2020	25,000,000	2021	0	25,000,000	2022	\$21.42	535,543
2	2021	13,650,035	2022	250,000	38,900,035	2023	\$21.21	824,973
3	2022	13,650,035	2023	389,000	52,939,070	2024	\$21.00	1,111,479
4	2023	13,650,035	2024	529,391	67,118,496	2025	\$20.79	1,395,090
5	2024	12,870,033	2025	671,185	80,659,714	2026	\$20.58	1,659,786
6	2025	11,700,030	2026	806,597	93,166,341	2027	\$20.37	1,897,971
7	2026	11,700,030	2027	931,663	105,798,035	2028	\$20.17	2,133,749
8	2027	11,700,030	2028	1,057,980	118,556,045	2029	\$19.97	2,367,143
9	2028	11,700,030	2029	1,185,560	131,441,635	2030	\$19.77	2,598,179
10	2029	0	2030	1,314,416	132,756,052	2031	\$19.57	2,597,919
11	2030	0	2031	1,327,561	134,083,612	2032	\$19.37	2,597,659
12	2031	0	2032	1,340,836	135,424,448	2033	\$19.18	2,597,399
13	2032	0	2033	1,354,244	136,778,693	2034	\$18.99	2,597,140
14	2033	0	2034	1,367,787	138,146,480	2035	\$18.80	2,596,880
15	2034	0	2035	1,381,465	139,527,945	2036	\$18.61	2,596,620
16	2035	0	2036	1,395,279	140,923,224	2037	\$18.42	2,596,361
17	2036	0	2037	1,409,232	142,332,456	2038	\$18.24	2,596,101
18	2037	0	2038	1,423,325	143,755,781	2039	\$18.06	2,595,841
19	2038	0	2039	1,437,558	145,193,339	2040	\$17.88	2,595,582
20	2039	0	2040	1,451,933	146,645,272	2041	\$17.70	2,595,322
Totals	125,620,258		21,025,014		Future Value of Increment		43,086,737	

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 2 – Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates the issuance of General Obligation Debt to finance the necessary infrastructure improvements, all administration and financing expenses are intended to be paid with annual increment revenue. Table 3. provides a summary of the District’s financing plan.

City of Franklin, Wisconsin							
Tax Increment District # 8							
Estimated Financing Plan							
	Taxable G.O. Bond 2020	G.O. Bond 2021	G.O. Bond 2022	G.O. Bond 2023	G.O. Bond 2024	TID Cashflow 2020-2041	Totals
Projects							
Phase I	4,030,000						4,030,000
Phase II		7,260,000					7,260,000
Phase III			5,250,000				5,250,000
Phase IV				4,480,000			4,480,000
Phase V					5,320,000		5,320,000
Interest expense on City Debt						12,086,126	12,086,126
Administration Expenses						607,434	607,434
Total Project Funds	4,030,000	7,260,000	5,250,000	4,480,000	5,320,000	12,693,560	39,033,560
Estimated Finance Related Expenses							
Municipal Advisor	26,300	34,800	29,400	27,400	29,600		
Bond Counsel	12,000	13,500	13,000	13,000	13,500		
Disclosure Counsel	7,200	8,100	7,800	7,800	8,100		
Rating Agency Fee	13,500	14,000	14,500	15,000	15,500		
Paying Agent	850	850	850	850	850		
Underwriter Discount	12.50 53,125	12.50 93,938	12.50 68,188	12.50 58,375	12.50 69,313		
Debt Service Reserve							
Capitalized Interest	122,930	122,119	102,281	100,034	125,606		
Total Financing Required	4,265,905	7,547,306	5,486,019	4,702,459	5,582,469		
Estimated Interest	1.00% (20,150)	1.00% (36,300)	1.25% (32,813)	1.50% (33,600)	1.50% (39,900)		
Assumed spend down (months)	6	6	6	6	6		
Rounding	4,245	3,994	1,794	1,141	2,431		
Net Issue Size	4,250,000	7,515,000	5,455,000	4,670,000	5,545,000		27,435,000
Notes:							

Table 3 – Financing Plan

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 2040 to pay off all Project cost liabilities and obligations. The projected early 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.

City of Franklin, Wisconsin

Tax Increment District # 8

Cash Flow Projection

Year	Projected Revenues				Expenditures												Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	Taxable G.O. Bond 4,250,000			G.O. Bond 7,515,000			G.O. Bond 5,455,000		G.O. Bond 4,670,000		G.O. Bond 5,545,000		Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding
					Dated Date: Principal	08/01/20 Est. Rate	Interest	Dated Date: Principal	03/01/21 Est. Rate	Interest	Dated Date: Principal	03/01/22 Interest	Dated Date: Principal	03/01/24 Interest	Dated Date: Principal	03/01/25 Interest						
2020		1.25%	122,930	122,930													0	122,930	122,930	27,435,000	2020	
2021		1,537	122,119	123,655		1.75%	122,930				122,119						245,049	(121,393)	1,537	27,435,000	2021	
2022	535,543	19	102,281	637,844	100,000	1.75%	122,930		3.25%	244,238		102,281				25,000	594,449	43,395	44,932	27,335,000	2022	
2023	824,973	562		825,535	125,000	1.75%	121,180	125,000	3.25%	242,206		204,563				25,500	843,449	(17,914)	27,017	27,085,000	2023	
2024	1,111,479	338	100,034	1,211,851	150,000	2.00%	118,993	150,000	3.25%	237,738	75,000	203,156		100,034		26,010	1,060,931	150,920	177,938	26,710,000	2024	
2025	1,395,090	2,224	125,606	1,522,921	175,000	2.00%	115,993	200,000	3.25%	232,050	100,000	199,875	75,000	196,881	125,606	26,530	1,446,935	75,986	253,923	26,160,000	2025	
2026	1,659,786	3,174		1,662,960	175,000	2.25%	112,493	225,000	3.25%	225,144	150,000	195,188	100,000	193,163	247,838	27,061	1,725,885	(62,925)	190,998	25,435,000	2026	
2027	1,897,971	2,387		1,900,358	200,000	2.25%	108,555	250,000	3.25%	217,425	200,000	188,625	175,000	187,319	243,900	27,602	1,898,426	1,933	192,931	24,510,000	2027	
2028	2,133,749	2,412		2,136,160	225,000	2.50%	104,055	275,000	3.25%	208,894	225,000	180,656	200,000	179,350	236,588	28,154	2,087,697	48,464	241,395	23,360,000	2028	
2029	2,367,143	3,017		2,370,161	235,000	2.50%	98,430	300,000	3.25%	199,550	250,000	171,750	200,000	170,850	225,900	28,717	2,130,197	239,964	481,359	22,125,000	2029	
2030	2,598,179	6,017		2,604,196	240,000	2.75%	92,555	325,000	3.25%	189,394	275,000	161,906	225,000	161,819	214,088	29,291	2,189,053	415,143	896,502	20,785,000	2030	
2031	2,597,919	11,206		2,609,125	245,000	2.75%	85,955	350,000	3.25%	178,425	300,000	151,125	225,000	152,256	201,150	29,877	2,218,789	390,337	1,286,838	19,365,000	2031	
2032	2,597,659	16,085		2,613,745	250,000	3.00%	79,218	375,000	3.25%	166,644	300,000	139,875	275,000	141,631	187,088	30,475	2,269,930	343,815	1,630,653	17,840,000	2032	
2033	2,597,399	20,383		2,617,783	250,000	3.00%	71,718	400,000	3.25%	154,050	325,000	128,156	300,000	129,413	171,900	31,084	2,311,321	306,462	1,937,115	16,215,000	2033	
2034	2,597,140	24,214		2,621,354	255,000	3.35%	64,218	450,000	3.25%	140,238	350,000	115,500	300,000	116,663	155,588	31,706	2,353,911	267,443	2,204,557	14,485,000	2034	
2035	2,596,880	27,557		2,624,437	260,000	3.35%	55,675	500,000	3.25%	124,800	375,000	101,906	325,000	103,381	138,150	32,340	2,416,253	208,184	2,412,742	12,625,000	2035	
2036	2,596,620	30,159		2,626,780	265,000	3.35%	46,965	525,000	3.25%	108,144	400,000	87,375	325,000	89,569	119,588	32,987	2,424,627	202,153	2,614,894	10,685,000	2036	
2037	2,596,361	32,686		2,629,047	275,000	3.35%	38,088	550,000	3.25%	90,675	410,000	72,188	350,000	75,225	99,900	33,647	2,444,722	184,325	2,799,219	8,650,000	2037	
2038	2,596,101	34,990		2,631,091	275,000	3.50%	28,875	575,000	3.25%	72,394	420,000	56,625	375,000	59,819	78,638	34,320	2,470,670	160,422	2,959,641	6,510,000	2038	
2039	2,595,841	36,996		2,632,837	275,000	3.50%	19,250	600,000	3.25%	53,300	430,000	40,688	400,000	43,350	56,250	35,006	2,452,844	179,993	3,139,634	4,305,000	2039	
2040	2,595,582	39,245		2,634,827	275,000	3.50%	9,625	650,000	3.25%	32,988	435,000	24,469	410,000	26,138	33,750	35,706	2,432,675	202,152	3,341,786	2,035,000	2040	
2041	2,595,322	41,772		2,637,095				690,000	3.25%	11,213	435,000	8,156	410,000	8,713	11,250	36,420	2,110,752	526,343	3,868,129	0	2041	
Total	43,086,737	336,982	572,971	43,996,689	4,250,000		1,617,698	7,515,000		3,251,625	5,455,000	2,534,063	4,670,000	2,135,572	5,545,000	2,547,169	607,434	40,128,560				Total

Notes: Projected TID Closure

Table 4 - Cash Flow

SECTION 10: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

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 identifying the area as appropriate for commercial and industrial development.

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 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.

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.

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April 9, 2020

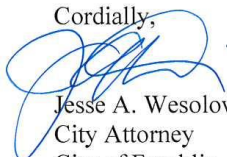
Mayor Stephen R. Olson
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

re: Tax Incremental District No. 8, City of Franklin, Wisconsin

Dear Mayor Olson:

I have reviewed the Project Plan for the Creation of Tax Incremental District No. 8, City of Franklin, Wisconsin. It is my opinion that the Project Plan is complete and in compliance with Wis. Stat. § 66.1105. The Project Plan, additionally, was informed by the Tax Incremental District No. 8 Feasibility Analysis prepared by Ehlers & Associates, Inc. engaged by the City. This opinion is provided as required pursuant to Wis. Stat. § 66.1105(4)(f).

Cordially,


Jesse A. Wesolowski
City Attorney
City of Franklin

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 overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2018		Percentage based upon tax rate			
County	19,244,848					22.12%	
Special District	6,650,847					7.61%	
Municipality	23,546,233					23.86%	
School District	5,535,027					40.95%	
Technical College	4,809,220					5.47%	
Total	59,786,175						
Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2022	118,444	40,732	127,757	219,326	29,284	535,543	2022
2023	182,456	62,745	196,802	337,858	45,111	824,973	2023
2024	245,822	84,536	265,150	455,194	60,777	1,111,479	2024
2025	308,547	106,107	332,807	571,344	76,286	1,395,090	2025
2026	367,089	126,239	395,951	679,747	90,760	1,659,786	2026
2027	419,768	144,355	452,772	777,293	103,784	1,897,971	2027
2028	471,914	162,287	509,018	873,853	116,677	2,133,749	2028
2029	523,533	180,039	564,696	969,437	129,439	2,367,143	2029
2030	574,630	197,611	619,811	1,064,055	142,073	2,598,179	2030
2031	574,573	197,591	619,749	1,063,949	142,058	2,597,919	2031
2032	574,515	197,571	619,687	1,063,842	142,044	2,597,659	2032
2033	574,458	197,551	619,625	1,063,736	142,030	2,597,399	2033
2034	574,400	197,532	619,563	1,063,629	142,016	2,597,140	2034
2035	574,343	197,512	619,501	1,063,523	142,002	2,596,880	2035
2036	574,285	197,492	619,439	1,063,417	141,987	2,596,620	2036
2037	574,228	197,472	619,377	1,063,310	141,973	2,596,361	2037
2038	574,171	197,453	619,315	1,063,204	141,959	2,596,101	2038
2039	574,113	197,433	619,253	1,063,098	141,945	2,595,841	2039
2040	574,056	197,413	619,191	1,062,991	141,931	2,595,582	2040
2041	573,998	197,393	619,129	1,062,885	141,916	2,595,322	2041
		9,529,343	3,277,062	10,278,590	17,645,689	2,356,053	43,086,737
Notes:							
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.							