



NOTICE OF PUBLIC MEETING

FINANCE AND PROPERTY COMMITTEE

Jake Cattanach, Chairperson  
Dean Veneman, Vice-Chairperson  
Michael Timm

Notice is hereby given of a meeting of the Finance and Property Committee to be held in the **Council Chambers** at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on **Tuesday, May 6, 2025, at 5:00 p.m.** The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at [www.wr-cm.org](http://www.wr-cm.org). It is possible that members of the Committee may appear remotely via video or audioconferencing for this meeting.

Agenda

1. Call to Order
2. Presentation by the South Wood County Humane Society
3. Consider and take action on a request from the Park and Recreation Commission for approval to undertake improvements at Witter Field, specifically the purchase of new baseball field lights in the amount of \$200,000, to be funded partially through a request from the Commission to use Parks outlay and Witter Field outlay funds which were not previously budgeted.
4. Consider and take action on a recommendation from the Park and Recreation Department to review bids and consider approval of the low, qualified bidder for the Zoo Otter Exhibit
5. Consider and take action on giving a Quit Claim Deed to Wood County transferring the former County Annex Building back to the County; address - 184 2<sup>nd</sup> Street North (Parcel ID 3408150)
6. Consider and take action on an agreement to obtain the former Northern Steel Castings property from Wood County; address - 330 9<sup>th</sup> Avenue South (Parcel ID 3402599)
7. Consider and take action on the recommendation of disallowance of a claim from JoAnn Olson and Attorney Todd Korb, on behalf of Sewayna Bombagi, for injuries and damages allegedly sustained after a welfare check call to Ms. Bombagi's home, where City police officers responded on a call for assistance.
8. Consider and take action on the recommendation of disallowance of claims from Curtis Orlowski for alleged damages sustained during a traffic stop by City police officers.
9. Consider for approval the appointment of Mittal Patel as successor agent for the Retail Class "A" Fermented Malt Beverages and Retail "Class A" Intoxicating Liquor licenses for Prayosha, Inc., d/b/a Kelly's Liquor Store, for the premises located at 2131 8<sup>th</sup> Street South
10. Consider a request from Wisconsin Rapids Ranger Baseball Inc., Quentin Ellis, agent, for a 6-month Retail Class "B" Fermented Malt Beverages license from June 1 to November 30, 2025, for the premises located at the Rapids Area Sports Complex, 1801 16<sup>th</sup> Street South

11. Consider a request from Wisconsin Rapids Women's Softball Association, Jamie McDonald, agent, for a 6-month Retail Class "B" Fermented Malt Beverages license from May 21 to November 21, 2025, for the premises located at Mead Field, 311 17<sup>th</sup> Avenue South, for the Women's Concession Stand and Women's Softball Diamond Area
12. Initial review of the 2025-2026 retail alcohol license renewals
13. Consider for approval a proposal from Ehlers for a TID 7 Project Plan Amendment
14. Audit of the bills
15. Set next meeting date
16. Adjournment.

#### **NOTICE OF COMMON COUNCIL MEETING**

Notice is hereby given that one half or more of the membership of the Common Council may be present at the above meeting and may gather information about a subject over which they have decision-making responsibility. Pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), such attendance by Council members may be considered a meeting of the Common Council. This notice is given so that members of the Common Council may attend the meeting, although the Common Council will not take any formal action at this meeting.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the city clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.



## Committee Referral

**Name of Committee:** Finance and Property Committee

**Date of Request:** 4/28/25

**Requestor:** Jake Klingforth- Parks & Recreation Commission

**Request/Referral:** Consider approval of purchasing lights for Witter Field

**Background information:** Current lights are over 30 years old

**Options available:** see attachments

**Staff recommendation:** approval

**Action you are requesting the committee take:** approval of the purchasing of lights

**How will the item be financed?** Legacy Grant, League Park Grant, American Legion, Witter Field Outlay, Park Department Outlay

Please attach all supporting documentation.

**CITY OF WISCONSIN RAPIDS  
WITTER FIELD LIGHTING PROJECT**

LEGACY GRANT	\$ 100,000.00
LEAGUE PARK GRANT	18,372.00
AMERICAN LEGION	1,500.00
WITTER FIELD OUTLAY	47,700.00
PARK DEPARTMENT OUTLAY	32,428.00
<b>TOTAL WITTER FIELD LIGHTING PROJECT</b>	<b>\$ 200,000.00</b>

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**PARK DEPARTMENT OUTLAY**

2024 CARRYOVER APPROPRIATION	\$ 135,768.00
LEGACY GRANT - RIVER OTTER EXHIBIT / HELENS HOUSE	360,000.00
2025 ROOM TAX APPROPRIATION	93,750.00
<b>TOTAL 2025 PARK DEPARTMENT OUTLAY BUDGET</b>	<b>\$ 589,518.00</b>
<b>PARK OUTLAY BALANCE - 04/14/2025</b>	<b>\$ 570,609.75</b>

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**TESKE MEMORIAL FUND**

2024 CARRYOVER APPROPRIATION	\$ 135,768.00
<b>TOTAL 2025 TESKE MEMORIAL FUND BUDGET</b>	<b>\$ 135,768.00</b>

Witter Field Baseball

Wisconsin Rapids, WI

March 31, 2025

Attn: Jacob Klingforth, City of Wisconsin Rapids

Quotation Price – Materials Only Delivered to Job Site

Baseball Field - 320'/370'/320' .....\$ 200,000.00

Sales tax, bonding, labor, installation, and unloading of the equipment are not included.

Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

SportsCluster® system with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 70 Footcandles (infield) and 50 Footcandles (outfield)

System Description

- 56 Factory aimed and assembled luminaires, including BallTracker® luminaires
Pole length factory assembled wire harnesses
Factory wired and tested remote electrical component enclosures
Mounting hardware for poletop luminaire assemblies and electrical components enclosures
Disconnects
UL listed assemblies
Corrosion protection

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 10 years
Support from Musco’s Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors

Musco Scope

- Provide design and layout for lighting system
Test and final aim equipment

Responsibilities of Buyer

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
Provide electrical design and materials for electrical distribution system
Provide labor and equipment for installation of electrical distribution system
Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees
The owner of the field is responsible for the structural integrity of the existing poles and/or structures
The unloading and storage of the material on site is the responsibility of the buyer

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Delivery Timing

8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

Notes

Quote is based on following conditions:



## Quote

- Shipment of entire project together to one location.
- Voltage and phase system requirements to be confirmed.
- Structural code and wind speed = 2015 IBC, 115 mph, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Greg Smidt  
WI Sales Representative  
Musco Sports Lighting, LLC  
Phone: 920-460-5879  
E-mail: [greg.smidt@musco.com](mailto:greg.smidt@musco.com)



## Committee Referral

**Name of Committee:** Finance and Property Committee

**Date of Request:** 4/28/25

**Requestor:** Jake Klingforth- Parks & Recreation Commission

**Request/Referral:** Review and consider approval of the low, qualified bidder for the Zoo Otter Exhibit

**Background information:** Construct River Otter exhibit with using the \$583,000 that we budgeted for the entire zoo project's, \$308,000 for the river otter exhibit.

**Options available:** see attachments

**Staff recommendation:** approval

**Action you are requesting the committee take:** approval of the low qualified bidder to construct river otter exhibit

**How will the item be financed?** Legacy Grant, Teske funds, Park Department Outlay

Please attach all supporting documentation.

The bid results will be presented at the meeting.

**2025 River Otter Exhibit Bid's**

Ascent Construction	\$219,520.00
Altman Construction Company Inc.	\$221,475.01
Eagle Construction	\$255,672.00



**Agent Type** (check one)

Original (no fee)       Successor (\$10 fee for municipal licensees only)

**Part A: Business Information**

1. Legal Business Name (individual name if sole proprietor)  
Prayoga, Inc

2. Business Trade Name or DBA  
Kellys liquor store

3. Entity Type (check one)       Limited Liability Company       Corporation       Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)  
 Municipal Retail License       State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number  
456-1028597628-02

6. Describe the reason for appointing a successor agent, if successor is checked above.  
original agent retired

**Part B: Agent Information**

1. Last Name Patel      2. First Name Mittal      3. M.I. P

4. Email mittalpulkitpatel@gmail.com      5. Phone 586-604-3306

6. Home Address 3421 Norton St, Apt 202

7. City Wisconsin Rapids      8. State WI      9. Zip Code 54694      10. Date of Birth 12/19/1970

11. Drivers License/State ID Number P340-5557-0959-01      12. Drivers License/State ID State of Issuance Wisconsin

**Part C: Agent Questions**

1. Have you satisfied the responsible beverage server training requirement? .....  Yes     No  
Submit proof of completion.

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? .....  Yes     No

3. Have you been a Wisconsin resident for at least 90 continuous days? .....  Yes     No  
See instructions for exceptions.

Continued →

**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	PATEL	First Name	Mittal	M.I.	P	
Title	President	Email	mittalpulkitpatel@gmail.com		Phone	586-604-3303
Signature					Date	04/28/25

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	Patel	First Name	Mittal	M.I.	P	
Signature					Date	04/28/25

ck # 5903 # 70 4/17/2025 7013

Form  
**AB-200**

**Alcohol Beverage License  
Application**

For Municipal Use Only	
Municipality	Wis Rapids
License Period	04/2025 - 12/31/2025

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer ..... \$ \_\_\_\_\_
  Class "B" Beer ..... \$ 50  
 "Class A" Liquor ..... \$ \_\_\_\_\_
  "Class B" Liquor ..... \$ \_\_\_\_\_  
 "Class A" Liquor (cider only) \$ \_\_\_\_\_
  Reserve "Class B" Liquor \$ \_\_\_\_\_  
 "Class C" Liquor (wine only) \$ \_\_\_\_\_

Fees	
License Fees	\$ 50
Background Check Fee	\$
Publication Fee	\$ 20
<b>Total Fees</b>	<b>\$ 70</b>

**Part A: Premises/Business Information**

1. Legal Business Name (individual name if sole proprietorship) Wisconsin Rapids Ranger Baseball Inc			
2. Business Trade Name or DBA Wisconsin Rapids Ranger Baseball			
3. FEIN 39-1811557		4. Wisconsin Seller's Permit Number 456-1030842537-03	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 08/30/1994	8. Wisconsin DFI Registration Number W035095
9. Premises Address 1801 16th Street South			
10. City Wisconsin Rapids		11. State WI	12. Zip Code 54494
13. County Wood	14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Wisconsin Rapids		15. Aldermanic District District 8
16. Premises Phone	17. Premises Email		18. Website
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Concession and concourse areas between the four softball diamonds contained within the fenced in area			
20. Mailing Address (if different from premises address) 6711 Grove Avenue			
21. City Wisconsin Rapids		22. State WI	23. Zip Code 54494

**Part B: Questions**

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages.  Yes  No  
If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol ...  Yes  No beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ...  Yes  No  
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? .....  Yes  No  
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
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5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ....  Yes  No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? .....  Yes  No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? .....  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

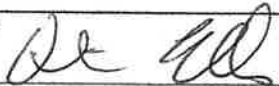
Last Name	First Name	Title	Phone
Ellis	Quentin	President <i>AGENT</i>	(715) 213-7422
Leberg	Scott	Vice President	(920) 737-0771
Ellis	Kristin	Secretary	(715) 213-1925
Jackson	Jacob	Treasurer	(715) 697-0235

**Part D: Attestation**

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Ellis		First Name Quentin		M.I. A
Title President		Email qaellis@yahoo.com		Phone (715) 213-7422
Signature 			Date 03/25/25	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 4/17/2025	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk			Date Provisional License Issued (if applicable)

<b>Agent Type</b> (check one)	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) Wisconsin Rapids Ranger Baseball Inc.	
2. Business Trade Name or DBA Wisconsin Rapids Ranger Baseball	
3. Entity Type (check one) <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	


<b>Part B: Agent Information</b>					
1. Last Name Ellis		2. First Name Quentin		3. M.I. A.	
4. Email qaellis@yahoo.com				5. Phone (715) 213-7422	
6. Home Address 3910 Downing Street					
7. City Wisconsin Rapids		8. State WI	9. Zip Code 54494		10. Age 44
11. Drivers License/State ID Number E420-7017-9372-08			12. Drivers License/State ID State of Issuance WI		

<b>Part C: Agent Questions</b>	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? Submit a completed Form AB-100 with this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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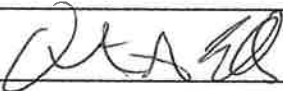
**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Ellis		First Name Quentin		M.I. A.
Title President	Email qaellis@yahoo.com		Phone (715) 213-7422	
Signature 			Date 03/25/25	

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Ellis		First Name Quentin		M.I. A.
Signature 			Date 03/25/25	

Form  
**AB-200**

## Alcohol Beverage License Application

For Municipal Use Only
Municipality City of Wisconsin Rapids
License Period <del>5/1/2025</del> - <del>10/31/2025</del>

**License(s) Requested:** (up to two boxes may be checked)

- Class "A" Beer ..... \$ \_\_\_\_\_      Class "B" Beer ..... \$ 50  
 "Class A" Liquor ..... \$ \_\_\_\_\_      "Class B" Liquor ..... \$ \_\_\_\_\_  
 "Class A" Liquor (cider only) \$ \_\_\_\_\_      Reserve "Class B" Liquor \$ \_\_\_\_\_  
 "Class C" Liquor (wine only) \$ \_\_\_\_\_

Fees	
License Fees	\$ 50
Background Check Fee	\$
Publication Fee	\$ 20
<b>Total Fees</b>	<b>\$ 70</b>

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) <u>Wisconsin Rapids Women's Softball Association</u>			
2. Business Trade Name or DBA <u>WRWSA</u>			
3. FEIN <u>80-0684417</u>		4. Wisconsin Seller's Permit Number <u>456-0000560690-02</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization			
6. State of Organization <u>WI</u>		7. Date of Organization	8. Wisconsin DFI Registration Number <u>no need to register</u>
9. Premises Address <u>311 Mead Field - 17th Avenue South</u>			
10. City <u>Wisconsin Rapids</u>		11. State <u>WI</u>	12. Zip Code <u>54495</u>
13. County <u>Wood</u>		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>City of Wisconsin Rapids</u>	15. Aldermanic District <u>N/A</u>
16. Premises Phone <u>(715) 213-5102</u>		17. Premises Email <u>jmcDonald@monogramfoods.com</u>	18. Website <u>N/A</u>
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.  <u>Men's/Co-Ed/Women's concession stand for seasonal softball diamond area and premises extension to include Men's concession stand and softball diamond area from May 1 to October 31, 2025</u>			
20. Mailing Address (if different from premises address) <u>1140 Rosecrans Street</u>			
21. City <u>Wisconsin Rapids</u>		22. State <u>WI</u>	23. Zip Code <u>54495</u>
Part B: Questions			
1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.			
Law/Ordinance Violated <u>N/A</u>		Location <u>N/A</u>	Trial Date
Penalty Imposed <u>N/A</u>		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated <u>N/A</u>		Location <u>N/A</u>	Trial Date
Penalty Imposed <u>N/A</u>		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages.  Yes  No  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor?  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity?  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity N/A	4b. Business Entity FEIN N/A
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5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion.  Yes  No  
 6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine?  Yes  No  
 7. Does the applicant business owe past due municipal property taxes, assessments, or other fees?  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
McDonald	Jamie	President	(715) 213-5102

**Part D: Attestation**

One of the following must sign and attest to this application:  
 • sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name McDonald	First Name Jamie	M.I. L
Title President	Email jmcDonald@monogramfoods.com	Phone (715) 213-5102
Signature		Date

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	



## Alcohol Beverage Appointment of Agent

Date
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<b>Agent Type</b> <i>(check one)</i>	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) Wisconsin Rapids Women's Softball Association	
2. Business Trade Name or DBA WRWSA	
3. Entity Type <i>(check one)</i> <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization <i>(check one)</i> <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	

<b>Part B: Agent Information</b>			
1. Last Name McDonald	2. First Name Jamie	3. M.I. L	
4. Email jmcdonald@monogramfoods.com		5. Phone (715) 213-5102	
6. Home Address 1140 Rosecrans Street			
7. City Wisconsin Rapids	8. State WI	9. Zip Code 54495	10. Date of Birth 09/30/76
11. Drivers License/State ID Number M235-4327-6850-05		12. Drivers License/State ID State of Issuance WI	

<b>Part C: Agent Questions</b>	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

*Continued* →

**Part D: Business Attestation**

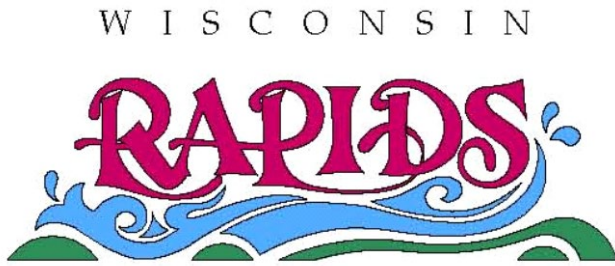
READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name McDonald		First Name Jamie	M.I. L
Title President	Email jmcDonald@monogramfoods.com		Phone (715) 213-5102
Signature		Date 04/23/25	

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name McDonald		First Name Jamie	M.I. L
Signature		Date 04/23/25	



# Finance Department

444 West Grand Avenue  
Wisconsin Rapids, WI 54495-2780

## Memorandum

Date: April 30, 2025  
To: Finance and Property Committee  
From: Tim Desorcy, Finance Director  
Re: TID No. 7 Project Plan Amendment

On the Tuesday May 6, 2025 Finance and Property Committee meeting agenda is a proposal from Ehlers for a TID No. 7 project plan amendment (see attached). The Tax Incremental District (TID) No. 7 project plan amendment is being proposed for the following reasons:

1. The cash flow analysis for TID No. 7 based on updated equalized values and incorporating currently proposed TID No. 7 projects (river wall maintenance) projects a \$3,345,794 surplus at the end of TID No. 7 statutory life.
2. The expenditure period for TID No. 7 ends on September 20, 2027. With the deadline for TID No. 7's ability to incur expenditures quickly approaching, there is uncertainty whether existing projects in the current project plan (i.e. railroad relocation, foundry site redevelopment, triangle development incentives) will be completed before the expenditure period ends.
3. Update project plan for projects that are anticipated to exceed the original estimate (i.e. riverwall maintenance).
4. The proposed reconfiguration of the downtown triangle property in conjunction with Wood County's parking improvement plan affords an opportunity to include the following projects in TID No. 7 project plan:
  - a. Market Street vacation
  - b. 2<sup>nd</sup> St N reconstruction
  - c. Jackson St design options and reconstruction

The project plan amendment does not preclude the City from prioritizing projects currently in the project plan but rather gives the City the flexibility to include TID eligible projects to fully maximize the projected TID increment in TID No. 7. In addition, the \$17,500 cost for all three phases of the Ehlers proposal is an eligible TID expenditure and will be funded from the TID increment.

If you have any questions or concerns, please do not hesitate to contact me at (715) 421-8242 or [tdesorcy@wirapids.org](mailto:tdesorcy@wirapids.org).

April 23, 2025

Tim Desorcy, Finance Director  
City of Wisconsin Rapids, Wisconsin  
444 W Grand Ave  
Wisconsin Rapids, WI 54495

**Re: Written Municipal Advisor Client Disclosure with the City of Wisconsin Rapids (“Client”) for TID 6 Project Plan Amendment (“Project” Pursuant to MSRB Rule G-42)**

Dear Tim:

As a registered Municipal Advisor, we are required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon or promptly, after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. To establish our engagement as your Municipal Advisor, we must inform you that:

1. When providing advice, we are required to act in a fiduciary capacity, which includes a duty of loyalty and a duty of care. This means we are required to act solely in your best interest.
2. We have an obligation to fully and fairly disclose to you in writing all material actual or potential conflicts of interest that might impair our ability to render unbiased and competent advice to you. We are providing these and other required disclosures in **Appendix A** attached hereto.

As your Municipal Advisor, Ehlers shall provide this advice and service at such fees, as described within **Appendix B** attached hereto.

This documentation and all appendices hereto shall be effective as of its date unless otherwise terminated by either party upon 30 days written notice to the other party.

During the term of our municipal advisory relationship, this writing might be amended or supplemented to reflect any material change or additions.

We look forward to working with you on this Project.

Sincerely,

Ehlers & Associates

A handwritten signature in black ink, appearing to read 'Philip L. Cosson', written over a horizontal line.

Philip L. Cosson  
Senior Municipal Advisor/Director

---

<sup>1</sup> This document is intended to satisfy the requirements of MSRB Rule G-42(b) and Rule G-42(c).

## Appendix A

### DISCLOSURE OF CONFLICTS OF INTEREST/OTHER REQUIRED INFORMATION

#### Actual/Potential Material Conflicts of Interest

Ehlers has no known actual or potential material conflicts of interest that might impair its ability either to render unbiased and competent advice or to fulfill its fiduciary duty to Client.

#### Other Engagements or Relationships Impairing Ability to Provide Advice

Ehlers is not aware of any other engagement or relationship Ehlers has that might impair Ehlers' ability to either render unbiased and competent advice to or to fulfill its fiduciary duty to Client.

#### Affiliated Entities

Ehlers offers related services through two affiliates of Ehlers, Bond Trust Service Corporation (BTSC) and Ehlers Investment Partners (EIP). BTSC provides paying agent services while Ehlers Investment Partners (EIP) provides investment related services and bidding agent service. Ehlers and these affiliates do not share fees. If either service is needed in conjunction with an Ehlers municipal advisory engagement, Client will be asked whether or not they wish to retain either affiliate to provide service. If BTSC or EIP are retained to provide service, a separate agreement with that affiliate will be provided for Client's consideration and approval.

#### Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers does not use solicitors to secure municipal engagements; nor does it make direct or indirect payments to obtain or retain Client business.

#### Payments from Third Parties

Ehlers does not receive any direct or indirect payments from third parties to enlist Ehlers recommendation to the Client of its services, any municipal securities transaction or any financial product.

#### Payments/Fee-splitting Arrangements

Ehlers does not share fees with any other parties and any provider of investments or services to the Client. However, within a joint proposal with other professional service providers, Ehlers could be the contracting party or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In such cases, the fee due Ehlers will be identified in a Municipal Advisor writing and no other fees will be paid to Ehlers from any of the other participating professionals in the joint proposal.

#### Municipal Advisor Registration

Ehlers is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

## **Material Legal or Disciplinary Events**

Neither Ehlers nor any of its officers or municipal advisors have been involved in any legal or disciplinary events reported on Form MA or MA-I nor are there any other material legal or disciplinary events to be reported. Ehlers' application for permanent registration as a Municipal Advisor with the (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. It did not list any information on legal or disciplinary disclosures.

Client may access Ehlers' most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission's EDGAR system (currently available at <http://www.sec.gov/edgar/searchedgar/companysearch.html>) and searching under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available "Fast Search" function and entering our CIK number (0001604197).

Ehlers has not made any material changes to Form MA or Form MA-I since that date.

## **Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction**

The forms of compensation for municipal advisors vary according to the nature of the engagement and requirements of the client. Compensation contingent on the size of the transaction presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue for the purpose of increasing the advisor's compensation. Compensation contingent on the closing of the transaction presents a conflict because the advisor may have an incentive to recommend unnecessary financings or recommend financings that are disadvantageous to the client. If the transaction is to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Any form of compensation due a Municipal Advisor will likely present specific conflict of interests with the Client. If a Client is concerned about the conflict arising from Municipal Advisor compensation contingent on size and/or closing of their transaction, Ehlers is willing to discuss and provide another form of Municipal Advisor compensation. The Client must notify Ehlers in writing of this request within 10 days of receipt of this Municipal Advisor writing.

## **MSRB Contact Information**

The website address of the MSRB is [www.msrb.org](http://www.msrb.org). Posted on the MSRB website is a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the financial regulatory authorities.

## Appendix B

### Scope of Service

Client has requested that Ehlers & Associates assist Client with the plan amendment of Tax Increment District No. 6 ("Project"). Ehlers & Associates proposes and agrees to provide the following scope of services:

### Phase I - Feasibility Analysis

The purpose of Phase I is to determine whether the Project is a statutorily and economically feasible option to achieve the Client's objectives. This phase begins upon your authorization of this engagement and ends upon completion and delivery of a feasibility analysis report. As part of Phase I services, Ehlers & Associates will:

- Consult with appropriate Client officials to identify the Client's objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the "but for" test.
- Prepare feasibility analysis report. The report will include the following information, as applicable:
  - ✓ A description of the type, maximum life, expenditure period and other features corresponding to the type of district proposed.
  - ✓ A summary of the development assumptions used with respect to timing of construction and projected values.
  - ✓ Projections of tax increment revenue collections to include annual and cumulative present value calculations.
  - ✓ If debt financing is anticipated, a summary of the sizing, structure, and timing of proposed debt issues.
  - ✓ A cash flow proforma reflecting annual and cumulative district fund balances and projected year of closure.
  - ✓ A draft timetable for the Project.
  - ✓ Identification of how the creation date may affect the district's valuation date, the base value, compliance with the equalized value test, and the ability to capture current year construction values and changes in economic value.

- ✓ When warranted, evaluate, and compare options with respect to boundaries, type of district, project costs and development levels.
- ✓ Ehlers & Associates will provide guidance on district design within statutory limits to creatively achieve as many of the Client’s objectives as possible and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.
- Present the results of the feasibility analysis to the Client’s staff, Plan Commission, or governing body.

**Phase II - Project Plan Development and Approval**

If the Client elects to proceed following completion of the feasibility analysis, the Project will move to Phase II. This phase includes preparation of the Project Plan, and consideration by the Plan Commission\ governing body, and the Joint Review Board. This phase begins after receiving notification from the Client to proceed and ends after the Joint Review Board acts on the Project. As part of Phase II services, Ehlers & Associates will:

- Based on the goals and objectives identified in Phase I, prepare a draft Project Plan that includes all statutorily required components.
- We will coordinate with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the district, a map showing existing uses and conditions of real property within the district, and a map showing proposed improvements and uses in the district.
- Submit to the Client an electronic version of the draft Project Plan for initial review and comment.
- Coordinate with Client staff to confirm dates and times for the meetings indicated within the table beginning on the following page. Ehlers & Associates will ensure that selected dates meet all statutory timing requirements and will provide documentation and notices as indicated.

Meeting	Ehlers & Associates Responsibility	Client Responsibility
Initial Joint Review Board		



Meeting	Ehlers & Associates Responsibility	Client Responsibility
	<p>Prepare Notice of Meeting and transmit to Client's designated paper.</p> <ul style="list-style-type: none"> <li>● Mail meeting notice, informational materials, and draft Project Plan to overlapping taxing jurisdictions.</li> <li>● Provide agenda language to Client.</li> <li>● Attend meeting to present draft Project Plan.</li> </ul>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <ul style="list-style-type: none"> <li>● Prepare meeting minutes. Designate Client Joint Review Board representative.</li> <li>● Identify and recommend Public Joint Review Board representative for appointment.</li> </ul>
<p>Plan Commission Public Hearing</p>	<ul style="list-style-type: none"> <li>● Prepare Notice of Public Hearing and transmit to Client's designated paper.</li> <li>● Attend hearing to present draft Project Plan.</li> </ul>	<ul style="list-style-type: none"> <li>● Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</li> <li>● Prepare meeting minutes.</li> </ul>
<p>Plan Commission</p>	<ul style="list-style-type: none"> <li>● Provide agenda language to Client.</li> <li>● Attend meeting to present draft Project Plan.</li> <li>● Provide approval resolution for Plan Commission consideration.</li> </ul>	<ul style="list-style-type: none"> <li>● Post or publish agenda and</li> <li>● Provide notification as</li> <li>● required by the Wisconsin Open Records Law.</li> <li>● Distribute Project Plan &amp; resolution to Plan Commission members in advance of meeting. Prepare meeting minutes.</li> </ul>

Meeting	Ehlers & Associates Responsibility	Client Responsibility
<p>Governing Body Action</p>	<ul style="list-style-type: none"> <li>● Provide agenda language to Client.</li> <li>● Attend meeting to present draft Project Plan.</li> <li>● Provide approval resolution for governing body consideration.</li> </ul>	<ul style="list-style-type: none"> <li>● Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</li> <li>● Provide Project Plan &amp; resolution to governing body members in advance of meeting.</li> <li>● Prepare meeting minutes.</li> </ul>
<p>Joint Review Board Action</p>	<ul style="list-style-type: none"> <li>● Mail meeting notice and copy of final Project Plan to overlapping taxing jurisdictions.</li> <li>● Prepare Notice of Meeting and transmit to Client's designated paper.</li> <li>● Provide agenda language to Client.</li> <li>● Attend meeting to present final Project Plan.</li> <li>● Provide approval resolution for Joint Review Board consideration.</li> </ul>	<ul style="list-style-type: none"> <li>● Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</li> <li>● Prepare meeting minutes.</li> </ul>

- Throughout the meeting process, provide drafts of the Project Plan and related documents in sufficient quantity for the Client's staff, Plan Commission, governing body and Joint Review Board members.

- Provide advice and updated analysis on the impact of any changes made to the Project Plan throughout the approval process.

### **Phase III - State Submittal**

This phase includes final review of all file documents, preparation of filing forms, and submission of the base year or amendment packet to the Department of Revenue. This phase begins following approval of the district by the Joint Review Board and ends with the submission of the base year or amendment packet. As part of Phase III services, Ehlers & Associates will:

- Coordinate with Client’s assessor and other staff as necessary to obtain parcel valuations, parcel data and other information needed for preparation of the State forms that must be filed as part of the base year or amendment packet.
- Assemble and submit to the Department of Revenue the required base year or amendment packet to include a final Project Plan document containing all required elements and information.
- Provide the Client with an electronic copy of the final Project Plan.
- Provide the municipal Clerk with a complete electronic and/or hard copy transcript of all materials as submitted to the Department of Revenue for certification.
- Act as a liaison between the Client and the Department of Revenue during the certification process in the event any questions or discrepancies arise.

### **Compensation - Flat Fee Portion of Engagement**

In return for the services set forth in the "Scope of Service," Client agrees to compensate Ehlers & Associates as follows:

Phase I	\$7,000
Phase II	\$ 8,000
Phase III	\$ 2,500
<b>Total</b>	<b>\$17,500</b>

- In the event Client determines not to proceed with the Project once a Phase has been authorized, but prior to that Phase’s completion, the compensation due for that Phase will be prorated to reflect the percentage of the work completed.

**Payment for Services**

For all compensation due to Ehlers & Associates, we will invoice Client for the amount due at the completion of each Phase. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and payable upon receipt by the Client.

**Client Responsibility**

The following expenses are not included in our Scope of Services, and are the responsibility of Client to pay directly:

- Services rendered by Client’s engineers, planners, surveyors, appraisers, assessors, attorneys, auditors, and others that may be called on by Client to provide information related to completion of the Project.
- Preparation of maps necessary for inclusion in the Project Plan.
- Preparation of maps necessary for inclusion in the base year or amendment packet.
- Publication charge for the Notice of Public Hearing and Notices of Joint Review Board meetings.
- Legal opinion advising that Project Plan contains all required elements. (Normally provided by municipal attorney).
- Preparation of District metes & bounds description. (Needed in Phase III for creation of new districts, or amendments that add or subtract territory).
- Department of Revenue filing fee and annual administrative fees. The current Department of Revenue fee structure is:

Current Wisconsin Department of Revenue Fee Schedules	
Base Year Packet	\$1,000
Amendment Packet with Territory Addition or Subtraction	\$1,000
Amendment Packet with Territory Addition and Subtraction	\$2,000
Base Value Redetermination	\$1,000
Amendment Packet	No Charge

Annual Administrative Fee	\$150
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April 4, 2017

# Project Plan for the Project Plan Amendment of Tax Incremental District No. 7

## **CITY OF WISCONSIN RAPIDS, WISCONSIN**

Organizational Joint Review Board Meeting Held:	April 3, 2017
Public Hearing Held:	April 3, 2017
Consideration for Adoption by Plan Commission:	April 3, 2017
Consideration for Adoption by Common Council:	Scheduled for: April 18, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: May 1, 2017



# Tax Incremental District No. 7 Project Plan Amendment

## City of Wisconsin Rapids Officials

### Common Council

Zachary Vruwink	Mayor
Joe Zurfluh	Council Member
Todd Ferkey	Council Member
Scott Kellogg	Council Member
Thomas Rayome	Council Member
Steve Koth	Council Member
Gregg Hepp	Council Member
James Stack	Council President
Terry Dolan	Council Member

### City Staff

Paul Przybelski	City Clerk
Adam Tegen	Director of Community Development
Timothy J. Descorcy	Finance Director
Susan Schill	City Attorney

### Plan Commission

Lee Thao	Mayor Zachary Vruwink
Shane Burkart	Joe Terry
Todd Ferkey	Fran Eron
Tim Birkhauser	

### Joint Review Board

Mayor Zachary Vruwink	City Representative
Mike Martin	Wood County
Greg Bruckbauer	Mid-State Technical College District
Daniel Weigund	Wisconsin Rapids School District
Jerry Bach	Public Member



# Table of Contents

EXECUTIVE SUMMARY .....4

TYPE AND GENERAL DESCRIPTION OF DISTRICT .....6

MAP OF CURRENT DISTRICT BOUNDARY .....7

MAP SHOWING EXISTING USES AND CONDITIONS .....8

EQUALIZED VALUE TEST .....8

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS.....8

MAP SHOWING PROPOSED IMPROVEMENTS AND USES.....13

DETAILED LIST OF ADDITIONAL PROJECT COSTS .....14

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED .....18

ANNEXED PROPERTY.....26

PROPOSED ZONING ORDINANCE CHANGES.....26

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF WISCONSIN RAPIDS ORDINANCES .....26

RELOCATION .....26

ORDERLY DEVELOPMENT AND REDEVELOPMENT OF THE CITY OF WISCONSIN RAPIDS .....27

LIST OF ESTIMATED NON-PROJECT COSTS .....27

OPINION OF ATTORNEY FOR THE CITY OF WISCONSIN RAPIDS ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105 .....28

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS.....29



# SECTION 1: Executive Summary

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## Description of District

### Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (The “TID” or “District”) is an existing blighted area district, created by a resolution of the City of Wisconsin Rapids (“City”) Common Council adopted on September 20, 2005 (the “Creation Resolution”).

### Amendments

The District has not had any previous amendments.

### Purposes of this Amendment

Allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section.66.1105(2)(f)1.n.

The proposed additional projects costs may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), and professional and organizational services, administrative costs, and finance costs.

### Estimated Total Project Expenditures.

This proposed amendment would provide for additional estimated expenditures of \$15.3M not including interest and issuance expense.

Specific details as to the types, locations and cost estimates are found in Sections 7, 8 and 9 of this plan. It is anticipated that the remaining and additional projects will be completed in three phases. The projects are expected to be financed with General Obligation Bonds issued over several years, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing is in Section 10 of this plan. The expenditure period of this Existing District terminates on September 20, 2027.

The additional project costs for river wall maintenance, park enhancements, bridge lighting, and public parking enhancements are located both in the current boundary & outside of, but within ½ mile of the current boundary of the District and within the City which makes these costs eligible TID expenses.

### Economic Development

The City projects that additional land and improvements value of approximately \$16.5M will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the additional improvements made and projects undertaken as detailed in this amendment. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is in Section 10 of this Plan. In addition, amendment of the District’s Project Plan is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

## Expected Termination of District

The District has a maximum statutory life of 27 years, and must close not later than September 20, 2032, resulting in a final collection of increment in budget year 2033. Pre-amendment cash flow projections indicate that the entire available life of the District will be required to retire current and projected District liabilities. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would not result in a shift in the projected District closure year of 2032.

## Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the District’s Project Plan, the remaining development projected to occur as detailed in this Project 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 making this determination, the City has considered the following information:
  - The additional expenditures contemplated by the plan amendment are necessary to fully achieve the original goals of the District Project Plan, including creation of new tax base and other economic benefits. The City expects that without the amendment, the full development as projected will be less likely to occur.
  - These additional expenditures are associated with projects that were unanticipated at the time of District creation, but have now been determined necessary to enable the District to fully implement its Project Plan.
2. **The economic benefits of amending 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:
  - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected along with some planned City contributions should be more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
  - The additional development expected to occur is likely to generate additional housing opportunities and both construction and long-term employment.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
  - Given that it is not likely that the District will achieve all of the objectives of its Project Plan or in the same manner without the continued use of tax incremental financing (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended.

4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a blighted area district based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting the elimination of blight consistent with the purpose for which the District was created.
7. The improvements of such area are likely to enhance significantly the value of substantially all the other real property in the District.
8. The amount of retail business will not change because of this amendment.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

## SECTION 2: Type and General Description of District

---

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on September 20, 2005 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2005.

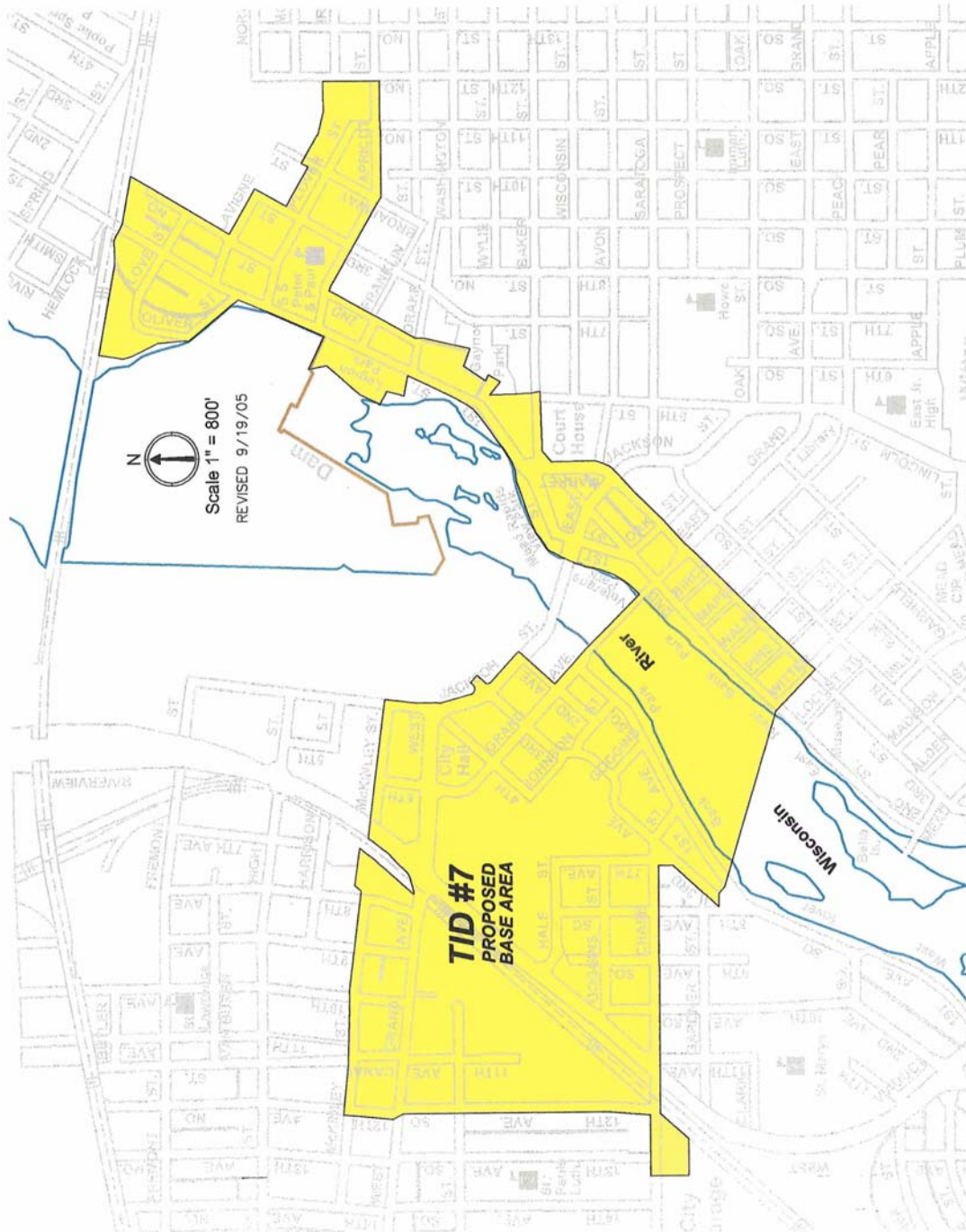
The District is a "Blighted Area District," created on a finding that at least 50%, by area, of the real property within the District was blighted, as defined in Wisconsin Statutes Section 66.1105(2)(ae)1.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a blighted area district based on the identification and classification of the property included within the District.

# SECTION 3: Map of Current District Boundary



## SECTION 4: Map Showing Existing Uses and Conditions

---

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District because of this amendment. A copy of this map can be found in the Original Project Plan Document.

## SECTION 5: Equalized Value Test

---

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

## SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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The proposed additional and updated projects costs within the District may also include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), professional and organizational services, administrative costs, and finance costs.

The City proposes modifying the categories, locations and/or costs of the projects to be undertaken within the District through the remainder of its expenditure period and proposes to allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section 66.1105(2)(f)1.n.

The following is a summary list of public works and other TIF-eligible projects that the City has implemented, or intended to implement based on the original project Plan, and includes the modifications detailed above. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and are eligible to be paid with tax increment revenues of the District.

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

#### Property Acquisition for Development **and** Redevelopment

To promote and facilitate development and/or redevelopment 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 and/or redevelopment. 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 and/or redevelopment 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 Wisconsin Statutes Section 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 Wisconsin Statutes Sections 32.19 and 32.195.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

The City is currently undertaking two Phase II studies. One for the Triangle and one for East Town. If any remediation becomes necessary 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 and redevelopment, 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 and/or redevelopment, 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 and redevelopment to occur, the City may 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, are an eligible project cost under Section 66.1105(2)(f)1 k.

### Water System Improvements

To allow development and redevelopment to occur, the City may 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

To manage stormwater runoff, the City may 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

In order to create sites suitable for development and redevelopment, 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

In order to create sites suitable for development and redevelopment, 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**

In order to create sites suitable for development and redevelopment, 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**

There are inadequate street improvements serving areas of the District. To allow development and redevelopment to occur, the City may need to construct and/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, River, Park Improvements and Landscaping**

To attract development and 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; river wall improvements 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.

## **Miscellaneous**

### **Rail Spur and Relocation of Railroad**

To allow for development and redevelopment, the City may incur costs for installation of a rail spurs to serve development sites located within the District. In addition, the City may need to relocate railroads to allow for additional development and redevelopment to occur.

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

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of 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.

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

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:



- 1) River Wall Maintenance
- 2) Park Enhancements
- 3) Bridge Lighting
- 4) Public Parking Enhancements
- 5) Relocation of Railroad

### Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, amendment, 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 in connection with 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.

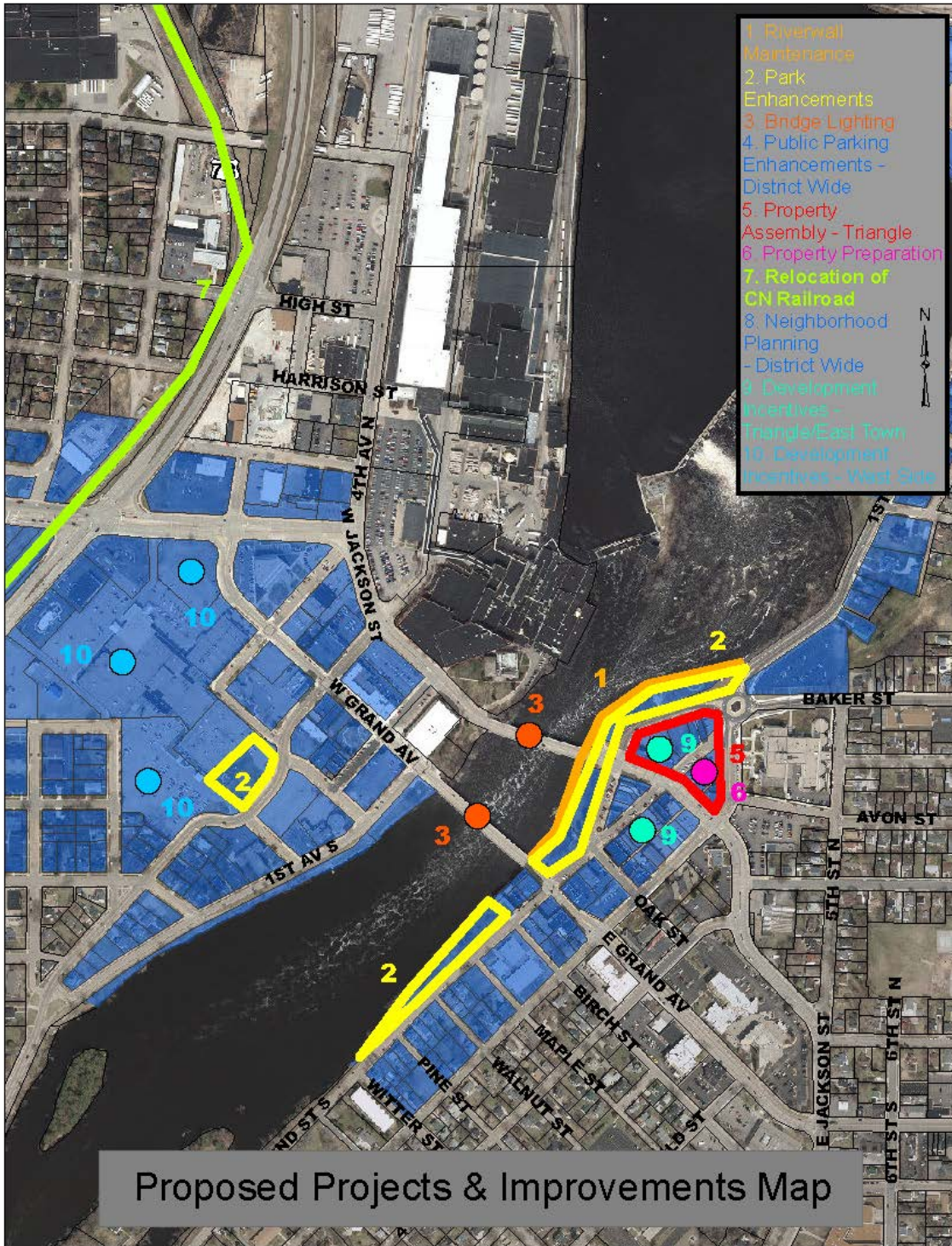
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

**The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.**

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and listed in this Plan or the original Project Plan. To the extent the costs benefit the City 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 is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. 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 by the City in connection with the implementation of this Plan.

# SECTION 7: Map Showing Proposed Improvements and Uses



## SECTION 8: Detailed List of Additional Project Costs

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All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

**This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.**

# Original Project Costs & Update

**City of Wisconsin Rapids  
Tax Incremental District No. 7  
Summary of Revenues and Expenditures  
For the Period January 1, 2005 through December 31, 2016**

Description	Year-Ended 12/31/2016	From Date of Creation
<b>TID No. 7 Revenues</b>		
Tax increment	\$ 104,142	\$ 1,337,880
Exempt computer Aid	11,779	135,591
Grants	-	444,316
Interest income	106	2,054
Special assessment revenue	-	151,071
Other	-	15,995
Transfers In	-	300,000
Proceeds from long-term debt	-	1,300,000
<b>Total TID No. 7 Revenues</b>	<b>\$ 116,027</b>	<b>\$ 3,686,907</b>
<b>TID No. 7 Project Expenditures</b>		
Infrastructure additions and improvements		
West Grand Avenue reconstruction	\$ -	\$ 1,252,379
Goggins St - 7th Ave S to 10th Ave S	-	257,721
1st St N - Baker St to Drake St	-	580,831
East Grand Ave street reconstruction	-	74,513
Foundry project	-	-
Streetscape	-	184,665
Condo development	-	41,802
Chemical plant project	-	-
Grand Ave Brownsfield grant project	-	347,454
Land acquisition & other relocations	-	-
Miscellaneous project expense	150	190,262
<b>Total TID No. 7 Project Expenditures</b>	<b>\$ 150</b>	<b>\$ 2,929,627</b>
<b>TID No. 7 Debt Service Expenditures</b>		
Bond Issuance Cost	\$ -	\$ 1,414
Debt Service Payments		
Principal	95,911	570,911
Interest and Other Fiscal Charges	16,449	145,014
Interest on Advance From General Fund	-	5,300
<b>Total TID No. 7 Debt Service Expenditures</b>	<b>\$ 112,360</b>	<b>\$ 722,639</b>
<b>Total TID No. 7 Expenditures</b>	<b>\$ 112,510</b>	<b>\$ 3,652,266</b>
<b>TID No. 7 Surplus (Deficit)</b>	<b>\$ 3,517</b>	<b>\$ 34,641</b>

**City of Wisconsin Rapids  
Tax Incremental District No. 7  
Detailed Summary of Project Costs  
For the Period January 1, 2005 through December 31, 2015**

Description	Actual	TID No. 7 Plan Budget
<b>Infrastructure</b>		
West Grand Avenue street reconstruction	\$ 1,252,379	
West Grand Avenue streetscape	184,665	
1st St N - Baker St to Drake St	580,831	
East Grand Ave street reconstruction	74,513	
Goggins 7th Ave. So. To 10th Ave. So.	257,721	
<b>Total Infrastructure Costs</b>	<b>\$ 2,350,109</b>	<b>\$ 1,365,000</b>
<b>Development</b>		
Downtown condo site evaluation	\$ 41,802	\$ 2,250,000
Foundry project	-	1,500,000
Chemical plant project	-	2,000,000
Land acquisition & other relocations		6,400,000
Grand Ave Brownsfield grant project	347,454	
Miscellaneous project expense		1,070,000
Lowell School demolition	96,109	
Downtown Planning	94,153	
<b>Total Development Costs</b>	<b>\$ 579,518</b>	<b>\$ 13,220,000</b>
<b>Financing Costs</b>		
Bond Issuance Costs	\$ 1,414	\$ 281,550
Debt Service Reserve / Capitalized Interest	-	793,450
Interest and Other Fiscal Charges	150,314	10,618,000
<b>Total Other Costs</b>	<b>\$ 151,728</b>	<b>\$ 11,693,000</b>
<b>Total TID No. 7 Project Costs</b>	<b>\$ 3,081,355</b>	<b>\$ 26,278,000</b>

# Proposed TIF Project Cost Estimates

Project ID Project Name/Type <sup>1</sup>		New Project Cost - 2017 Amendment			Total (Note 1)
		Completed Projects - Original Plan	Phase I 2017-18	Phase II 2019 - 20	
1	Riverwall Maintenance		360,000		360,000
2	Park Enhancements (East Riverbank & Centralia)		2,500,000	2,500,000	7,500,000
3	Bridge Lighting		200,000		200,000
4	Public Parking Enhancements		150,000		150,000
5	Property Assembly (Triangle)		375,000		375,000
6	Property Preparation Work		250,000		250,000
7	Relocation of CN Railroad to West Edge of City			5,100,000	5,100,000
8	Neighborhood Planning			50,000	50,000
9	Development Incentives (Triangle/East Town)		500,000	250,000	1,000,000
10	Development Incentives (West Side)		100,000	100,000	300,000
11	TID Amendment & Administrative Costs		25,000		25,000
<b>Total Projects</b>			<b>2,929,326</b>	<b>2,900,000</b>	<b>15,310,000</b>

**Notes:**

<sup>1</sup>Project costs are estimates are from the City and are subject to modification.

The two major plans driving the update to the TID project plan they are Wisconsin Rapids Downtown Waterfront Plan – adopted in 2009 & Wisconsin Riverfront Park, Wisconsin Rapids, Preliminary Design – completed 2016

## SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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This amendment modifies the specific projects and expenditures that the City anticipates it will undertake within the District during the remainder of the expenditure period.

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to incur is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

### Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

#### General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$50,582,885, of which \$31,577,604 is currently unused and could be made available to finance Project Costs.

#### Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or

other obligations issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity.

### **Tax Increment Revenue Bonds**

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a Lease Revenue Bond by its Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

### **Utility Revenue Bonds**

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

### **Special Assessment "B" Bonds**

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

## **Plan Implementation**

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Projects identified will provide the necessary anticipated governmental services and development incentives to the district. It is anticipated these expenditures will be made during the remaining expenditure period. However, public debt and expenditures should be made at the pace private development and redevelopment occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.



The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.**

# Implementation and Financing Timeline

City of Wisconsin Rapids, Wisconsin				
Tax Increment District # 7				
Estimated Financing Plan				
	G.O. Bond 2018	G.O. Bond 2020	G.O. Bond Year <sup>2</sup>	Totals
<b>Projects<sup>1</sup></b>				
Riverwall Maintenance	360,000	0	0	360,000
Park Enhancements (East Riverbank & Centralia)	2,500,000	1,000,000	2,500,000	6,000,000
Bridge Lighting	200,000	0	0	200,000
Public Parking Enhancements	150,000	0	0	150,000
Property Assembly (Triangle)	375,000	0	0	375,000
Property Preparation Work	250,000	0	0	250,000
Relocation of CN Railroad to West Edge of City	0	0	5,100,000	5,100,000
Neighborhood Planning	0	50,000	0	50,000
Development Incentives (Triangle/East Town)	500,000	0	250,000	750,000
Development Incentives (West Side)	100,000	0	100,000	200,000
TID Amendment & Administrative Costs	20,000	0	0	20,000
<b>Total Project Funds</b>	<b>4,455,000</b>	<b>1,050,000</b>	<b>7,950,000</b>	<b>13,455,000</b>
<b>Estimated Finance Related Expenses</b>				
Municipal Advisor	26,000	15,000		
Bond Counsel	19,000	12,000		
Rating Agency Fee	12,000	11,000		
Paying Agent	675	675		
Underwriter Discount	11.00 50,105	10.50 11,550		
Debt Service Reserve	0			
Capitalized Interest				
<b>Total Financing Required</b>	<b>4,562,780</b>	<b>1,100,225</b>		
Estimated Interest	0.25% (7,425)	0.25% (875)		
Assumed spend down (months)	8	4		
Rounding	(355)	650		
<b>Net Issue Size</b>	<b>4,555,000</b>	<b>1,100,000</b>		<b>5,655,000</b>
<b>Notes:</b>				
<sup>1</sup> Only projects listed from 2017 - 2018 have been identified for financing along with several key projects identified in 2019/20. The remaining projects will be undertaken if sufficient increment is available to support those costs.				

# Development Assumptions

City of Wisconsin Rapids, Wisconsin							
Tax Increment District # 7							
Development Assumptions							
Construction Year		Actual	Triangle Development	West Side Development	East Town Development	Annual Total	Construction Year
1	2005	3,599,400				3,599,400	2005 1
2	2006	1,783,800				1,783,800	2006 2
3	2007	3,280,100				3,280,100	2007 3
4	2008	(4,010,700)				(4,010,700)	2008 4
5	2009	2,880,274				2,880,274	2009 5
6	2010	(334,700)				(334,700)	2010 6
7	2011	(575,600)				(575,600)	2011 7
8	2012	(2,719,400)				(2,719,400)	2012 8
9	2013	2,602,000				2,602,000	2013 9
10	2014	(1,328,600)				(1,328,600)	2014 10
11	2015	(1,544,200)				(1,544,200)	2015 11
12	2016					0	2016 12
13	2017		6,134,000			6,134,000	2017 13
14	2018		6,134,000		250,000	6,384,000	2018 14
15	2019			500,000	250,000	750,000	2019 15
16	2020				500,000	500,000	2020 16
17	2021			500,000	250,000	750,000	2021 17
18	2022				500,000	500,000	2022 18
19	2023			500,000	250,000	750,000	2023 19
20	2024				250,000	250,000	2024 20
21	2025			500,000		500,000	2025 21
22	2026					0	2026 22
23	2027					0	2027 23
Totals			<u>12,268,000</u>	<u>2,000,000</u>	<u>2,250,000</u>	<u>20,150,374</u>	

Notes:

# Increment Revenue Projections

City of Wisconsin Rapids, Wisconsin										
Tax Increment District # 7										
Tax Increment Projection Worksheet										
Type of District	Blighted Area		Base Value	34,949,700		Appreciation Factor	-5.00%		Apply to Base Value	
District Creation Date	September 20, 2005		Base Tax Rate	\$28.97		Rate Adjustment Factor	-0.05%			
Valuation Date	Jan 1,	2005	Tax Exempt Discount Rate	3.50%		Taxable Discount Rate	4.00%			
Max Life (Years)	27									
Expenditure Period/Termination	22	9/20/2027								
Revenue Periods/Final Year	27	2033								
Extension Eligibility/Years	Yes	3								
Recipient District	Yes									

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2005		3,599,400	2007	\$25.67	89,390	86,367	85,952
2	2006		5,383,200	2008	\$25.64	133,376	210,875	209,266
3	2007		8,663,300	2009	\$24.83	214,749	404,566	400,177
4	2008		4,652,600	2010	\$26.27	122,203	511,059	504,636
5	2009		6,090,000	2011	\$26.74	162,821	648,150	638,463
6	2010		5,755,300	2012	\$27.17	156,399	775,381	762,068
7	2011		5,179,700	2013	\$27.78	143,883	888,472	871,407
8	2012		2,460,300	2014	\$28.45	69,988	941,621	922,546
9	2013		5,062,300	2015	\$27.84	140,927	1,045,024	1,021,560
10	2014		3,733,700	2016	\$27.89	104,142	1,118,852	1,091,914
11	2015		2,189,500	2017	\$28.97	63,420	1,162,291	1,133,111
12	2016		2,189,500	2018	\$28.82	60,963	1,202,636	1,171,188
13	2017	-109,475	2,080,025	2019	\$28.68	59,648	1,240,775	1,207,011
14	2018	-104,001	1,976,024	2020	\$28.53	56,382	1,275,607	1,239,571
15	2019	-98,801	1,877,223	2021	\$28.39	53,295	1,307,418	1,269,164
16	2020	-93,861	1,783,361	2022	\$28.25	50,377	1,336,471	1,296,061
17	2021	-89,168	1,694,193	2023	\$28.11	47,619	1,363,005	1,320,507
18	2022	-84,710	1,609,484	2024	\$27.97	45,012	1,387,238	1,342,726
19	2023	-80,474	1,529,010	2025	\$27.83	42,548	1,409,369	1,362,921
20	2024	-76,450	1,452,559	2026	\$27.69	40,218	1,429,581	1,381,276
21	2025	-72,628	1,379,931	2027	\$27.55	38,016	1,448,041	1,397,959
22	2026	-68,997	1,310,935	2028	\$27.41	35,935	1,464,900	1,413,122
23	2027	-65,547	1,245,388	2029	\$27.27	33,967	1,480,297	1,426,904
24	2028	-62,269	1,183,118	2030	\$27.14	32,108	1,494,359	1,439,429
25	2029	-59,156	1,123,962	2031	\$27.00	30,350	1,507,201	1,450,814
26	2030	-56,198	1,067,764	2032	\$26.87	28,688	1,518,930	1,461,162
27	2031	-53,388	1,014,376	2033	\$26.73	27,117	1,529,642	1,470,566
<b>Totals</b>			<b>-1,175,124</b>	<b>Future Value of Increment</b>		<b>2,083,543</b>		

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).

# Cash Flow – Without Amendment

City of Wisconsin Rapids, Wisconsin														
Tax Increment District # 7														
Cash Flow Projection - Existing														
Year	Projected Revenues					Expenditures					Balances			Year
	Tax Increments	Levy Support	Computer Tax Exemption	Other Revenue <sup>1</sup>	Total Revenues	Existing GO Bonds 1,300,000		TID Projects	Reimburse General Fund Expenditures	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2005					0					0	0	0		2005
2006					0			1,689	137,911	139,600	(139,600)	(139,600)		2006
2007	89,390		17,543		106,933			3,611	60,000	63,611	43,322	(96,278)		2007
2008	133,376		16,615	15,995	165,986					0	165,986	69,708		2008
2009	214,749		14,271	18,000	247,020				89,671	89,671	157,349	227,057		2009
2010	122,203		14,344		136,547				80,084	80,084	56,463	283,520		2010
2011	162,821		11,598	65,054	239,473			326	113,206	113,532	125,941	409,461		2011
2012	156,399		12,606	197,842	366,847	100,000	46,518	445,540	592,058	592,058	(225,211)	184,250		2012
2013	143,883		11,603	483,615	639,101	125,000	30,031	285,398	440,429	440,429	198,672	382,922		2013
2014	69,988		13,879	129,782	213,649	125,000	27,453	418,606	571,059	571,059	(357,410)	25,512		2014
2015	140,927		11,353	3,045	155,325	125,000	24,563	150	149,713	149,713	5,612	31,124		2015
2016	104,142	34,078	11,779	106	150,105	125,000	21,438	212	146,650	146,650	3,455	34,579		2016
2017	63,420	94,000	9,483		166,903	150,000	18,000	1,250	169,250	169,250	(2,347)	32,232		2017
2018	60,963	94,000	7,483		162,446	150,000	14,063		164,063	164,063	(1,617)	30,615		2018
2019	59,648	94,000	5,483		159,131	150,000	9,750		159,750	159,750	(619)	29,996		2019
2020	56,382	94,000	3,483		153,865	150,000	5,250		155,250	155,250	(1,385)	28,611		2020
2021	53,295	20,000	1,483		74,778	100,000	1,500		101,500	101,500	(26,722)	1,890		2021
2022	50,377		0		50,377				50,377	50,377	0	1,890		2022
2023	47,619		0		47,619				47,619	47,619	0	1,890		2023
2024	45,012		0		45,012				45,012	45,012	0	1,890		2024
2025	42,548		0		42,548				42,548	42,548	0	1,890		2025
2026	40,218		0		40,218				40,218	40,218	0	1,890		2026
2027	38,016		0		38,016				38,016	38,016	0	1,890		2027
2028	35,935		0		35,935				35,935	35,935	0	1,890		2028
2029	33,967		0		33,967				33,967	33,967	0	1,890		2029
2030	32,108		0		32,108				32,108	32,108	0	1,890		2030
2031	30,350		0		30,350				30,350	30,350	0	1,890		2031
2032	28,688		0		28,688				28,688	28,688	0	1,890		2032
2033	27,117		0		27,117				5,239	5,239	21,878	23,768		2033
<b>Total</b>	<b>2,083,543</b>	<b>430,078</b>	<b>163,006</b>	<b>913,439</b>	<b>3,590,066</b>	<b>1,300,000</b>	<b>204,192</b>	<b>1,632,028</b>	<b>430,078</b>	<b>3,566,298</b>				<b>Total</b>

Notes: Projected TID Closure

<sup>1</sup> Includes Special Assessment Revenue, Land Sale Revenue, Grants, and Interest Earnings

# Cash Flow - With Amendment

## City of Wisconsin Rapids, Wisconsin

Tax Increment District # 7

Cash Flow Projection - Existing & Amended

Year	Projected Revenues					Expenditures										Balances			Year
	Tax Increments	Computer Levy Support	Other Tax Exemption	Other Revenue <sup>1</sup>	Total Revenues	Existing GO Bonds 1,300,000		G.O. Bond 4,555,000			G.O. Bond 1,100,000			Reimburse General Fund Expenditures	Total Expenditures	Annual	Cumulative	Principal Outstanding	
						Principal	Interest	Dated Date:	Est. Rate	Interest	Dated Date:	Est. Rate	Interest						
2005					0									0	0	0		2005	
2006					0		1,689						137,911	139,600	(139,600)	(139,600)		2006	
2007	89,390		17,543		106,933		3,611						60,000	63,611	43,322	(96,278)		2007	
2008	133,376		16,615	15,995	165,986									0	165,986	69,708		2008	
2009	214,749		14,271	18,000	247,020								89,671	89,671	157,349	227,057		2009	
2010	122,203		14,344		136,547								80,084	80,084	56,463	283,520		2010	
2011	162,821		11,598	65,054	239,473		326						113,206	113,532	125,941	409,461		2011	
2012	156,399		12,606	197,842	366,847	100,000	46,518						445,540	592,058	(225,211)	184,250		2012	
2013	143,883		11,603	483,615	639,101	125,000	30,031						285,398	440,429	198,672	382,922		2013	
2014	69,988		13,879	129,782	213,649	125,000	27,453						418,606	571,059	(357,410)	25,512		2014	
2015	140,927		11,353	3,045	155,325	125,000	24,563						150	149,713	5,612	31,124		2015	
2016	104,142	34,078	11,779	106	150,105	125,000	21,438						212	146,650	3,455	34,579		2016	
2017	63,420	94,000	9,483		166,903	150,000	18,000						1,250	169,250	(2,347)	32,232		2017	
2018	60,963	94,000	7,483		162,446	150,000	14,063		1.25%	123,520				287,583	(125,137)	(92,905)		2018	
2019	238,690	94,000	7,483		340,173	150,000	9,750	0	1.25%	123,520				283,270	56,903	(36,002)		2019	
2020	412,519	94,000	7,483		514,002	150,000	5,250	120,000	1.25%	123,520	60,000	1.50%	16,061	474,831	39,171	3,168		2020	
2021	431,749	94,000	7,483		533,232	100,000	1,500	175,000	1.50%	122,020	65,000	1.75%	30,323	493,843	39,390	42,558		2021	
2022	443,715	50,000	7,483		501,198			225,000	1.75%	119,395	75,000	2.00%	29,185	448,580	52,618	95,175		2022	
2023	462,577	50,000	7,483		520,060			275,000	1.85%	115,458	75,000	2.10%	27,685	493,143	26,917	122,092		2023	
2024	474,247	50,000	7,483		531,730			295,000	2.10%	110,370	75,000	2.35%	26,110	506,480	25,250	147,343		2024	
2025	492,746	50,000	7,483		550,229			320,000	2.30%	104,175	75,000	2.55%	24,348	523,523	26,707	174,049		2025	
2026	497,204	50,000	7,483		554,687			340,000	2.40%	96,815	75,000	2.65%	22,435	534,250	20,437	194,486		2026	
2027	508,493	50,000	7,483		565,976			355,000	2.55%	88,655	80,000	2.80%	20,448	544,103	21,873	216,360		2027	
2028	505,951	50,000	7,483		563,434			370,000	2.80%	79,603	80,000	3.05%	18,208	547,810	15,624	231,983		2028	
2029	503,421	50,000	7,483		560,904			395,000	2.95%	69,243	80,000	3.20%	15,768	560,010	894	232,877		2029	
2030	500,904		7,483		508,387			405,000	3.20%	57,590	85,000	3.45%	13,208	560,798	(52,411)	180,466		2030	
2031	498,399		7,483		505,882			415,000	3.30%	44,630	90,000	3.55%	10,275	559,905	(54,023)	126,444		2031	
2032	495,907		7,483		503,390			425,000	3.50%	30,935	90,000	3.75%	7,080	553,015	(49,625)	76,819		2032	
2033	493,428		7,483		500,911			440,000	3.65%	16,060	95,000	3.90%	3,705	554,765	(53,854)	22,964		2033	
Total	8,422,209	904,078	264,802	913,439	10,504,528	1,300,000	204,192	4,555,000		1,425,508	1,100,000		264,836	1,632,028	0	10,481,564		Total	

Notes:

<sup>1</sup> Includes Special Assessment Revenue, Land Sale Revenue, Grants, and Interest Earnings

Projected TID Closure

## SECTION 10: Annexed Property

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No territory will be added or subtracted from the District because of this amendment.

## SECTION 11: Proposed Zoning Ordinance Changes

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The City is currently in the process of rewriting its zoning ordinance, however it does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

## SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Wisconsin Rapids Ordinances

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It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

## SECTION 13: Relocation

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It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

## SECTION 14: Orderly Development and Redevelopment of the City of Wisconsin Rapids

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This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and redevelopment of the City.

## SECTION 15: List of Estimated Non-Project Costs

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Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.



SECTION 16:

Opinion of Attorney for the City of Wisconsin Rapids  
Advising Whether the Plan is Complete and Complies with  
Wisconsin Statutes 66.1105

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**Susan C. Schill, City Attorney**

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Wisconsin Rapids, WI 54495-2780  
Phone: (715) 421-8217 · Fax: (715) 421-8278  
Email: [sschill@wirapids.org](mailto:sschill@wirapids.org)

April 4, 2017

Mayor Zachary J. Vruwink  
City of Wisconsin Rapids  
444 West Grand Avenue  
Wisconsin Rapids WI 54495-2780

Re: Project Plan Amendment to Tax Incremental District No. 7

Dear Mayor Vruwink:

As City Attorney for the City of Wisconsin Rapids, I have reviewed the Amended Project Plan for Tax Incremental District No. 7.

Based upon that review, it is my opinion that the Plan is complete and complies with the provisions of Sec. 66.1105(4)(f), Wis. Stats.

Very truly yours,

CITY OF WISCONSIN RAPIDS

Susan C. Schill  
City Attorney

Cc: Finance Director Tim Desorcy  
Community Development Director Adam Tegen

Exhibit A:  
**Calculation of the Share of Projected Tax Increments  
 Estimated to be Paid by the Owners of Property in the  
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2015		Percentage			
County	4,757,043			16.88%			
Technical College	830,651			2.95%			
Municipality	12,109,055			42.96%			
School District	10,490,819			37.22%			
<b>Total</b>	<b>28,187,568</b>						
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year	
2007	15,086	38,401	33,269	2,634	89,390	2007	
2008	22,509	57,297	49,640	3,930	133,376	2008	
2009	36,242	92,254	79,925	6,328	214,749	2009	
2010	20,623	52,497	45,481	3,601	122,203	2010	
2011	27,478	69,946	60,599	4,798	162,821	2011	
2012	26,395	67,187	58,208	4,609	156,399	2012	
2013	24,282	61,810	53,550	4,240	143,883	2013	
2014	11,811	30,066	26,048	2,062	69,988	2014	
2015	23,783	60,541	52,450	4,153	140,927	2015	
2016	17,575	44,738	38,759	3,069	104,142	2016	
2017	10,703	27,245	23,604	1,869	63,420	2017	
2018	10,288	26,189	22,689	1,797	60,963	2018	
2019	10,066	25,624	22,200	1,758	59,648	2019	
2020	9,515	24,221	20,984	1,662	56,382	2020	
2021	8,994	22,895	19,835	1,571	53,295	2021	
2022	8,502	21,642	18,749	1,485	50,377	2022	
2023	8,036	20,457	17,723	1,403	47,619	2023	
2024	7,596	19,337	16,753	1,326	45,012	2024	
2025	7,181	18,278	15,835	1,254	42,548	2025	
2026	6,787	17,277	14,968	1,185	40,218	2026	
2027	6,416	16,331	14,149	1,120	38,016	2027	
2028	6,065	15,437	13,374	1,059	35,935	2028	
2029	5,732	14,592	12,642	1,001	33,967	2029	
2030	5,419	13,793	11,950	946	32,108	2030	
2031	5,122	13,038	11,296	894	30,350	2031	
2032	4,842	12,324	10,677	845	28,688	2032	
2033	4,576	11,649	10,093	799	27,117	2033	
		<u>351,627</u>	<u>895,066</u>	<u>775,451</u>	<u>61,399</u>	<u>2,083,543</u>	
Notes:							
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.							