

**Tax Increment District #5  
Redevelopment Area #5  
Project Plan  
City of Monona, WI**

**Prepared For:**  
City of Monona  
Community Development Authority  
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**Approved by the City Council:  
November 19, 2007**

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Sharon Devenish - At-Large Member

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# 1 Introduction

This project area redevelopment plan for Tax Increment District #5 (TID #5) and Redevelopment Area #5 (RA #5) in the City of Monona has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and 66.1331(5). The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. The boundary of the Tax Increment District is a redevelopment project area for exercising the power of the Community Development Authority (CDA) as defined in 66.1331(3)(h); the Plan for the TID is a redevelopment plan required to be prepared by an CDA in 66.1331(3)(Lm).

## Approval Process

The City of Monona City Council met on April 11, 2006 and directed the CDA to prepare a draft project plan and boundary to create TID #5 and RA #5. The City Council also authorized the formation of a Joint Review Board (JRB) at that time. The City of Monona CDA is authorized to prepare the plans necessary to carry out a plan of redevelopment within TID #5.

A draft project area redevelopment plan was reviewed by the Community Development Authority on September 4, 2007. As a result of the discussion, revisions to the plan were made and a public hearing date was set. Notice of the Public Hearing was sent to the overlying taxing jurisdictions on September 10, 2007. Owners of property within the boundaries of TID #5 and RA #5 and were notified by certified mail on September 11, 2007 of the proposed designation of blight and of the Public Hearing. An informational presentation to the Plan Commission was held on September 10, 2007. The Plan Commission found that the Project Plan complies with the City's Comprehensive Plan at their September 24, 2007 meeting. The City Council passed a resolution declaring the area blighted on October 1, 2007.

An organizational meeting of the Joint Review Board was held on September 24, 2007. A Public Hearing was held on the TID #5/RA #5 Boundary and Redevelopment Project Plan on October 22, 2007. Notice of the public hearing was published on October 4, 2007 and October 11, 2007. The Community Development Authority approved the TID #5/RA #5 Boundary and Redevelopment Project Plan following the public hearing and recommended it to the City Council for adoption.

The project plan for TID #5/RA #5 was adopted by resolution of the City Council on November 19, 2007. The Joint Review Board met on December 5, 2007 to approve the City Council Resolution creating TID #5. Documentation of all resolutions, notices and minutes can be found as attachments to this project plan.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District #5 in the City of Monona.

This is to be used as the official plan that guides redevelopment activities within TID #5/RA #5. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Community Development Authority and City Council. Public expenditures for projects listed in the plan will be based on the development status of the land and economic

conditions existing at the time the project is scheduled for construction. The City Council or Community Development Authority is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review and City Council approval.

As stated in the City Council resolution approving this plan (see attachments), this Project Area Redevelopment Plan conforms to the General Plan of the City of Monona.

### **Joint Review Board**

The TID #5 project plan was reviewed and approved by a Joint Review Board (JRB) as required by Wisconsin Statutes.

The standing JRB, with Chair Dave Gawenda and At-Large Member Sharon Devinish, held its first meeting concerning the creation of TID #5 on September 24, 2007.

The final meeting of the JRB was held on December 5, 2007. The JRB approved the City's creation of TID #5.

### **Plan of Redevelopment for TID #5 / RA #5**

#### ***Inventory of Area***

The area that is the subject of this plan is in the City of Monona, located in Dane County, WI. TID #5/RA #5 comprised of the properties surrounding Garden Circle, which is just west of Monona Drive and about  $\frac{3}{4}$  of a mile north of the Beltline. Map 1 shows the boundaries of TID #5/RA #5.

Underutilized, deteriorated, and undervalued parcels and improvements characterize the area. The area consists of poorly situated and dilapidated apartment buildings built in the 1960s that no longer conform to City code. The lack of building maintenance, lack of parking, and lack of greenspace in the area that threatens public safety, health, and welfare. The City and Community Development Authority intend to use the tools and powers authorized by State Statutes to promote the redevelopment of this area and prevent further deterioration. The creation of a Tax Increment Finance District and Redevelopment Project Area will promote further redevelopment and investment from local property owners, both within and outside of the district. The creation of the TID allows the City to provide needed infrastructure, as well as funding to local stakeholders through incentives and grants, to encourage residents and business owners to proactively participate in revitalization.

The City Council passed a resolution declaring the area blighted on October 1, 2007. A finding of blight showed that 7.67 acres, or 51.7% of real property in the district is blighted. Table 1 shows an inventory of property within TID #5/RA #5. Map 2 shows the parcels found to be blighted.

**Table 1: Inventory of Property within TID #5/RA #5**

	<b>Parcels</b>	<b>Acres</b>	<b>Percentage</b>
Blighted Property	15*	7.67*	51.7 %* (of real property)
Vacant Property	8^	3.79^	25.6 %^ (of total area)
Real Property	25*	14.83*	82.8 %* (of total area)
Right of Way	--	3.09	17.2 % (of total area)
Total Boundary Area	25	17.92	100%

\* Count includes the ROW for Garden Circle (1.04 acres – counted as an additional parcel). Garden Circle ROW is in poor condition, and will be sold with surrounding parcels for a private redevelopment project.

^ Property has been vacant for less than a year. Percent of total area includes Garden Circle ROW area.

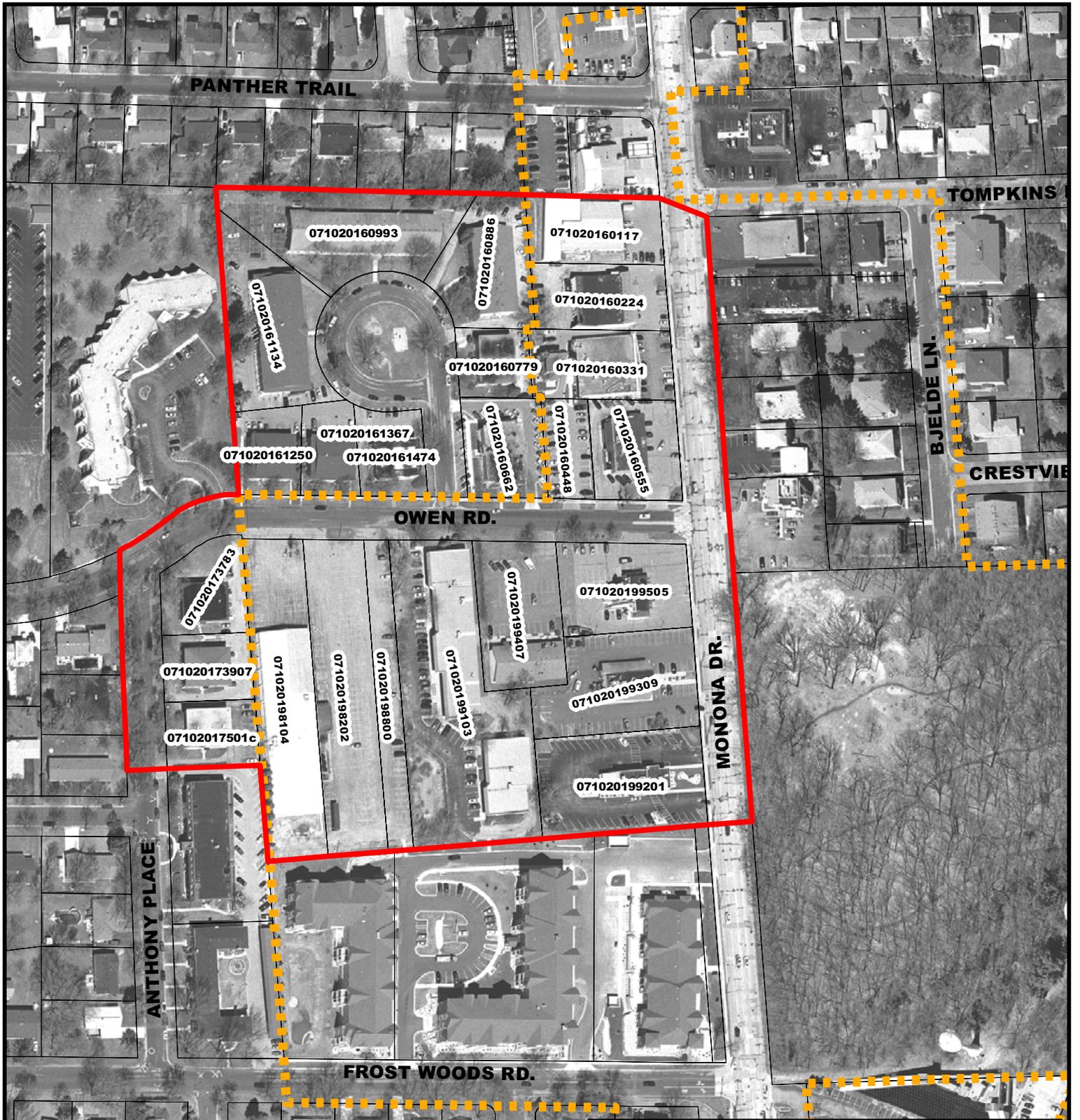
The entire area is served by City water and sewer service. Electric power is provided by Madison Gas & Electric. Public utilities are adequate to serve the District. Other than a commuter service to Downtown Madison run by Laidlaw Transit on behalf of the City, Monona does not have public transportation.

***Redevelopment Plans***

The main component of the redevelopment plans is a proposed senior housing project surrounding Garden Circle (see Map #5). The City acquired the property surrounding Garden Circle in late 2006, after a developer who had options to purchase much of the property went bankrupt. The properties surrounding Garden Circle were dilapidated prior to the developer’s proposed project, and continued to deteriorate subsequent to the proposed redevelopment falling through. The City purchased the properties to prevent further deterioration and a concentration of month-to-month tenants as the property owners tried to refill the dilapidated structures. The proposed senior housing project supports the City’s housing goals as reflected in City’s Strategic Housing Plan.

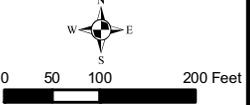
No other development projects are planned within the district at this time, but during life of TID it is likely that there will be additional redevelopment because of existing low-density development and the relatively low value of improvements compared to the value of the land.

Monona Drive, Owen Road and Anthony Place street improvements: Monona Drive is scheduled for reconstruction in phases between 2008 and 2012. Owen Road and Anthony Place will require money for street work and utilities improvements as well, though complete reconstruction similar to Monona Drive is unlikely. The total amount budgeted for the TID #5 share of these projects is \$4 million.

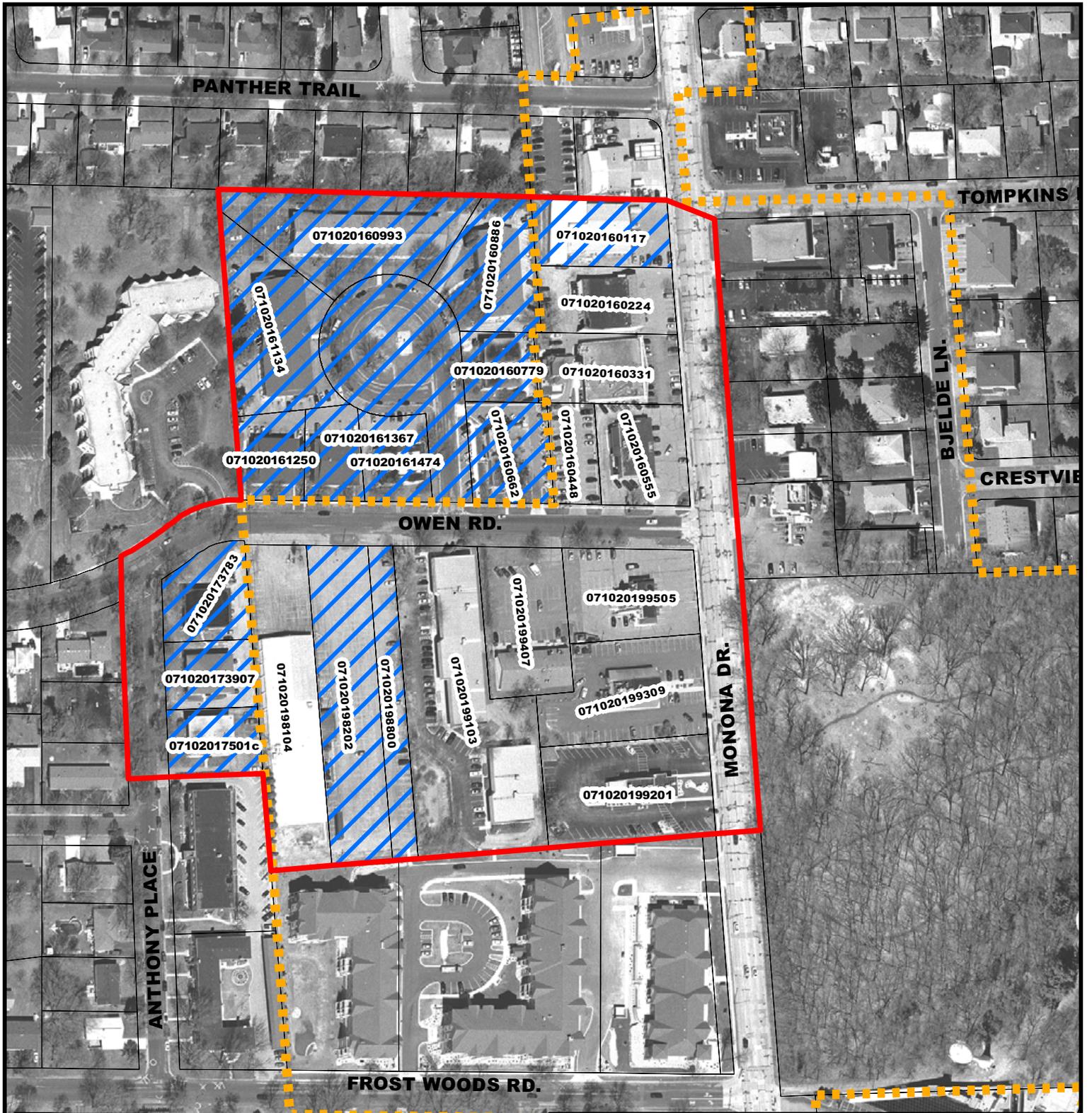


**Map 1: Boundary**  
 City of Monona  
 TID 5 and Redevelopment Area 5

- Legend**
-  Proposed TID 5 Boundary
  -  Existing TID 4 Boundary



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**Map 2: Condition of Property**  
 City of Monona  
 TID 5 and Redevelopment Area 5

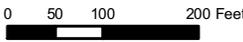
**Legend - Condition of Property**

 Blighted

**Legend - District Boundaries**

 Proposed TID 5 Boundary

 Existing TID 4 Boundary

  
  
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**Photos of Area**



5729 Garden Circle



5709 Garden Circle



5705 Garden Circle



205 Owen Road

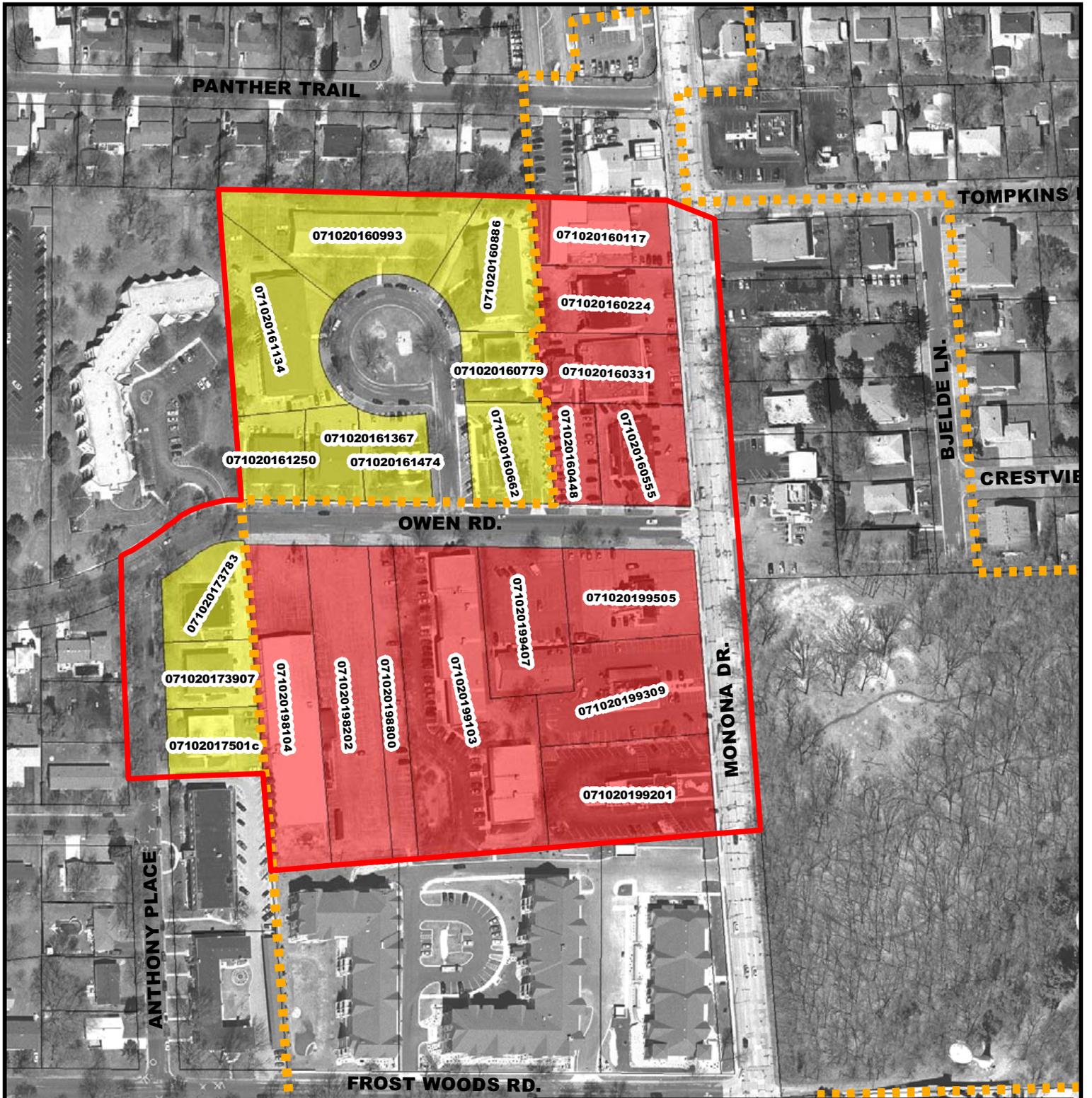


109 Owen Road



208 Owen Road (Parking Lot Parcels)





### Map 3: Existing Land Use

City of Monona  
TID 5 and Redevelopment Area 5

#### Legend - Existing Land Use

- Residential
- Commercial

#### Legend - District Boundaries

- Proposed TID 5 Boundary
- Existing TID 4 Boundary



Last Updated: 8/8/07





**Map 4: Proposed Land Use**  
 City of Monona  
 TID 5 and Redevelopment Area 5

**Legend - Proposed Land Use**

- Residential
- Commercial

**Legend - District Boundaries**

- Proposed TID 5 Boundary
- Existing TID 4 Boundary

0 50 100 200 Feet

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## 2 Proposed Public Works

TID #5 RA #5 is being created in order to promote the redevelopment of blighted property, stimulate residential revitalization, improve a portion of the City, enhance the value of property, decrease crime, and broaden the property tax base. The City and Community Development Authority will spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Any cost directly or indirectly related to achieving the objectives of blight elimination or redevelopment is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas:

### **A. Capital Costs**

Including, but not limited to, the actual costs of the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the acquisition of equipment to service the district; the removal or containment of, or the restoration of soil or groundwater affected by, environmental pollution; and the clearing and grading of land.

### **B. Infrastructure**

That portion of costs related to the construction or alteration of sewerage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by the project plan for a district and is within the district. Infrastructure can also be installed outside of the district, if required to carry out project plans, but only the portion which directly benefits the district is an eligible cost.

### **C. Real Property Assembly Costs**

Any deficit incurred resulting from the sale or lease as lessor by the City of real or personal property within a tax incremental district for consideration which is less than its cost to the City.

### **D. Professional Services**

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice and services.

**E. Relocation Costs**

Including, but not limited to, relocation payments made in certain circumstances as the result of the City or RDA acquiring property within TID #5/RA No 4.

**F. Redevelopment Funds**

The amount of any contributions made to a Redevelopment Authority or Community Development Authority in connection with the implementation of the project plan.

**G. Discretionary Payments**

Payments made, in the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans, including payments made to a town that relate to property taxes levied on territory to be included in a tax incremental district.

**H. Administration Costs**

Including, but not limited to, reasonable charges for the time spent by City employees in connection with the implementation of a project plan.

**I. TIF Organizational Costs**

Including, but not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public with respect to the creation of tax incremental districts and the implementation of project plans.

**J. Financing Costs**

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID #5. These projects may be implemented in varying degrees in response to development needs.



### Map 5: Proposed Improvements

City of Monona  
TID 5 and Redevelopment Area 5

#### Legend - Proposed Improvements

-  Senior Housing Redevelopment
-  Infrastructure Improvements

#### Legend - District Boundaries

-  Proposed TID 5 Boundary
-  Existing TID 4 Boundary



0 50 100 200 Feet

Last Updated: 8/30/07





## Map 6: Zoning

City of Monona  
TID 5 and Redevelopment Area 5

### Legend

- Multi-family Residential
- Retail Business
- Proposed TID 5 Boundary
- Existing TID 4 Boundary

Note: No zoning changes are necessary to implement this plan. Developers may request zoning changes as a result of specific redevelopment proposals.



0 50 100 200 Feet

Last Updated: 9/14/07



### 3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID #5/RA #5. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on 2006 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2006 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID #5/RA #5. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID’s expenditure period.

**Table #2: City of Monona TID #5 Planned Project Costs**

<b>Proposed Improvements</b>	<b>Total Cost</b>	<b>Others’ Share</b>	<b>TID Share</b>
A. Capital Costs	\$0	\$0	\$0
B. Infrastructure	\$4,000,000	\$0	\$4,000,000
C. Real Property Assembly Costs	\$6,860,000	\$0	\$6,860,000
D. Professional Services	\$0	\$0	\$0
E. Relocation Costs	\$0	\$0	\$0
F. Redevelopment Funds	\$0	\$0	\$0
G. Discretionary Payments	\$1,500,000	\$0	\$1,500,000
H. Administration Costs	\$825,000	\$0	\$825,000
I. TIF Organizational Costs	\$61,000	\$0	\$61,000
<b>Subtotal</b>	<b>\$13,246,000</b>	<b>\$0</b>	<b>\$13,246,000</b>
J. Financing Costs ( <i>less Capitalized Interest</i> )			\$7,761,069
Capitalized Interest			\$291,915
<b>Total TID Expenditure</b>			<b>\$21,298,984</b>

There are no project costs planned for TID #5 which would directly benefit property outside the TID, therefore there are no “non-project” costs.

## 4 Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID #5 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

### A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: Engineering News-Record Construction Cost Index History - <http://enr.construction.com/cost/costcci.asp>). Appreciation of land values in the proposed TID area have been nominal due in part to the number of blighted in the area. The inflation rate, for the purpose of making projections of equalized value, will be 2.5 percent. Inflation for purposes of projecting future project costs is assumed to be 3.0 percent.

### B. Increase in Property Value

The proposed plan for TID #5/RA #5 includes the redevelopment of parcels within the TID (Table #3). The formation of TID #5/RA #5 will enable the City to provide developer incentives that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The increase in property valuation is estimated for the district using comparable City of Monona values per acre, and the projected increase in property valuation is shown below. Other improvements and redevelopment projects, which were not anticipated at the time this Project Plan was prepared, may occur within the TID.

**Table 3: Redevelopment Within TID**

Project	Year Completed	Projected Increment
Senior Housing Project	2008-2013	\$16,600,000
Other Redevelopment	2019-2020	\$12,000,000
	Total	\$28,600,000

**C. Full Value Tax Rate**

The third variable to consider in projecting TID revenues is the full value tax rate (Table #4). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the City between 1999 and 2005.

**Table 4: Full Value Tax Rate**

<b>Year</b>	<b>Mill Rate/\$1,000</b>	<b>Percent Change</b>
2000	\$26.57	--
2001	\$26.08	-1.8%
2002	\$25.62	-1.8%
2003	\$23.80	-7.1%
2004	\$22.91	-3.7%
2005	\$21.58	-5.8%
2006	\$19.88	-7.9%

The full value rate has steadily dropped between 2000 and 2006. For our purposes, the 2006 tax rate of \$19.88 per \$1,000 with 0% change will be used in the early years of this project plan to project TID revenues. Due to upcoming City infrastructure projects and recently approved school district projects, the trend of decreasing mill rates is not likely to continue in the near future. The 0% change will provide a conservative estimate since an increase in the full value tax rate would result in an increase in tax increment for the District. A further drop in the mill rate in 2018 is predicted to account for the closing of TID #2, and again in 2027 when TID #4 is expected to close.

**D. TIF Revenues**

Utilizing a property appreciation rate of 3%, a projected construction increment of \$28,600,000 is expected over the life of TID #5. The initial full-value tax rate of \$19.88 per \$1,000 of assessed value is projected to decrease when the City’s existing TID #2 and TID #4 close in 2018 and 2027 respectively. The projected TIF Revenue from TID #5 will be as shown in the Tax Increment Proforma in Attachment #4. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1.

**E. Cash Flow**

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs. The City anticipates borrowing additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 summarizes the assumed cash flow.

## **5 Financing Methods & Timetable**

### **A. Financing Methods**

An important aspect to consider in assessing the economic feasibility of TID #5 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. The City had a 2006 total debt capacity of \$51,197,570 and \$32,932,690 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$18,264,880. While the total TID expenditures are approximately \$21 million (plus capitalized interest), the CDA will be assuming many of these costs, which would not count against the City's debt capacity. Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. "Developer-Financed TIF" is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City. Another option is for the CDA to issue bonds instead of the City; this option is expected to be utilized in this district.

The City may utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The City can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the City's constitutional debt limit.

### **B. Timetable**

The maximum life of the TID is twenty-seven years; a three-year extension may be requested. The City of Monona has a maximum of twenty-two years, until 2029 to incur TIF expenses for the projects outlined in this plan. The City Council and CDA are not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment #4 in Appendix A) and TID Cash Flow (Attachment #5 in Appendix A) worksheets.

**C. Financing Methods and Costs to be Incurred**

Financing for the projects shown above will be done as summarized in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #6. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the twenty-two year expenditure period, unless relocation requires extending beyond the given period.

## **6 Overlying Taxing Jurisdictions**

Taxing Districts overlying TID #5 in the City of Monona include Dane County, the Monona Grove School District, Madison Area Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID #5 in 2006. Total TIF Increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID #5 is a mechanism to make improvements in an area of Monona that is experiencing blighting influences, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID #5.

# 7

## “12% Test”

§66.1105(4)(gm)4.c Wis. Stats. states that the equalized value of all existing and proposed Tax Increment Districts cannot exceed 12% of the total equalized value of taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue’s 2007 TIF Value Limitation Report.

**Table 5: TID Capacity**

Equalized Value	%	Maximum TID Capacity*
\$1,094,723,800	x 12%	\$131,366,856

\* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

**Table 6: Existing & Proposed TID Equalized Values**

Active & Proposed TIDs	Increment
TID #2	\$58,111,100
TID #3	\$2,114,600
TID #4*	\$18,613,073*
Subtotal	\$78,838,773
TID #5 (proposed, equalized)**	\$8,526,698**
Grand Total	\$87,365,471

\* Includes TID #4 Amendment, submitted to the DOR for certification in December 2007.

\*\*Includes estimated \$1 million for City-owned land in TID #5

The equalized value of existing City of Monona TIDs is \$78,838,773 and \$8,526,698 of equalized value is proposed to be added in TID #5. This adds up to \$87,365,471, or 7.98%. Therefore, the City is in compliance with the statutory equalized value test to proceed with the proposed TID.

## **8 Changes to Maps, Plans, Ordinances**

No changes are proposed in the Master Plan, Official Map, or Building Codes. The City's Zoning Ordinance and other City Ordinances are required to implement this project plan. Individual redevelopment proposals may require changes in zoning designation consistent with the intent of this Plan.

## **9 Relocation**

No persons are expected to be displaced or relocated as a result of proposed projects in TID #5; however, if relocation were to become necessary in the future, the following is the method proposed by the City or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce (DOC). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOC. The City will file a relocation plan with the DOC and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

## **10 Promoting Orderly Development**

The creation of TID #5 will encourage the development of blighted and otherwise economically distressed and underutilized property in a highly visible location in the City. It will help to promote new residential and commercial development in the center of the City, rather than on vacant sites elsewhere in Dane County. Creation of the TID will also promote development of the tax base of the City and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID #5 will build tax base for the City and overlying taxing jurisdictions, and improve the safety and welfare of the area.

# 11 District Boundaries

Prior to considering the specific area to include within the TID, the Community Development Authority established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
2. A minimum of 50 percent of the TID must be a blighted area, in need of rehabilitation or conservation or suitable and zoned for industrial use.
3. All lands within the TID shall be contiguous.
4. Not more than 25% of the real property within the District has stood vacant for an entire seven (7) year period prior to creation.

## City of Monona TID #5 Boundary Description

Lands located in part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 20 and part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 21, T 7 N, R 10 E, City of Monona, Dane County, Wisconsin, the exterior being further described as follows:

Commencing at the East Quarter Corner of said Section 20; thence N 04°49'26" W, 389.07 feet along the East line of the said NE  $\frac{1}{4}$  of Section 20 to the Northeast Corner of Certified Survey Map No. 10877 and the Point of Beginning of this description; thence S 85°10'34" W, 602.75 feet along the North line of said Certified Survey Map No. 10877; thence S 85°04'00" W, 90.30 feet along the said North line of said Certified Survey Map No. 10877 to the Northwest Corner of Lot 3 of said Certified Survey Map No. 10877; thence N 04°55'10" W, 142 feet, more or less, along the East line of Outlot 50, Assessor's Plat No. 1 of the Town of Blooming Grove to the Southeast Corner of 5808 Anthony Place Condominium; thence S 88°09' W, 140.04 feet along the South line of said 5808 Anthony Place Condominium; thence continuing S 88°09' W, 60 feet along the Westerly extension of the said South line of said 5808 Anthony Place Condominium to the intersection with the West right of way of Anthony Place; thence N 01°51' W, 327 feet, more or less along the said West right of way of Anthony Place and its Northerly extension to the intersection with the North line of Owen Road; thence Northeasterly, 202 feet, more or less, along the said Northerly right of way of Owen Road to the Southwest Corner of the plat of Monona Evergreens; thence N 4°18' W, 461.0 feet along the West line of said Monona Evergreens; thence S 88°37' E, 663.79 feet along the North line of said Monona Evergreens to the Northeast Corner of Lot 1 of said Monona Evergreens; thence S 70° E, 72.5 feet, more or less to the Northwest Corner of Lot 1, Assessor's Plat No. 8 Township of Blooming Grove; thence Southerly, 913 feet, more or less, along the East right of way of Monona Drive, also being the West line of said Assessor's Plat No. 8 Township of Blooming Grove, the West line of Certified Survey Map No. 6615 and the West line of Certified Survey Map No. 11237; thence S 85°10'34" W, 33 feet along the Easterly extension of the said North line of Certified Survey Map No. 10877 to the Northeast Corner of said Certified Survey Map No. 10877 and the Point of Beginning.

Excluding all wetlands. Bearings and distances are approximate, from record sources and are incorporated for description clarity purposes only.

# **A** Appendix A: Financial Attachments

Attachment #1: Planned Project Costs

Attachment #2: Financing Summary

Attachment #3: Debt Service Plan

Attachment #4: Tax Increment Pro Forma

Attachment #5: Tax Increment Cash Flow

Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions

## Attachment #1 - Planned Project Costs

City of Monona

TID No. 5

11/15/2007

<b>TID COSTS TO SERVE PROJECT</b>				
	AMOUNT	% Paid By		Costs Allocated to Project
		Project	Other	
<b>A. Capital Costs</b>				
	\$0	100%	0%	\$0
<b>Total Capital Costs</b>	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$0</b>
<b>B. Infrastructure</b>				
Roads & Utilities Reconstruction	\$4,000,000	100%	0%	\$4,000,000
<b>Total Infrastructure</b>	<b>\$4,000,000</b>	<b>100%</b>	<b>0%</b>	<b>\$4,000,000</b>
<b>C. Real Property Assembly Costs</b>				
Land Acquisition	\$6,360,000	100%	0%	\$6,360,000
Demolition, Misc.	\$500,000	100%	0%	\$500,000
	<b>\$6,860,000</b>	<b>100%</b>	<b>0%</b>	<b>\$6,860,000</b>
<b>D. Professional Services</b>				
	\$0	100%	0%	\$0
<b>E. Relocation Costs</b>				
	\$0	100%	0%	\$0
<b>F. Redevelopment Funds</b>				
	\$0	100%	0%	\$0
<b>G. Discretionary Payments</b>				
Developer Incentives	\$1,500,000	100%	0%	\$1,500,000
<b>Total Discretionary Payments</b>	<b>\$1,500,000</b>	<b>100%</b>	<b>0%</b>	<b>\$1,500,000</b>
<b>H. Administration Costs</b>				
City Housing Coordinator	\$420,000	100%	0%	\$420,000
CDA Funds	\$315,000	100%	0%	\$315,000
City Staff	\$30,000	100%	0%	\$30,000
Professional Fees	\$30,000	100%	0%	\$30,000
Audits	\$30,000	100%	0%	\$30,000
<b>Total Administration Costs</b>	<b>\$825,000</b>	<b>100%</b>	<b>0%</b>	<b>\$825,000</b>
<b>I. Organization Costs</b>				
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000
Professional Fees	\$50,000	100%	0%	\$50,000
City Staff & Publishing	\$10,000	100%	0%	\$10,000
<b>Total Organization Costs</b>	<b>\$61,000</b>	<b>100%</b>	<b>0%</b>	<b>\$61,000</b>
<b>Total Project Costs</b>	<b>\$13,246,000</b>	<b>100%</b>	<b>0%</b>	<b>\$13,246,000</b>
<b>J. Financing Costs</b>				
Interest, Fin. Fees, Less Cap. Interest				\$7,761,069
Plus Capitalized Interest				\$291,915
<b>Total Financing Costs</b>				<b>\$8,052,984</b>
<b>TOTAL TID EXPENDITURE</b>				<b>\$21,298,984</b>

**Attachment #2 - Financing Summary  
City of Monona  
TID No. 5**

<b>TID Activities</b>	<b>Loan #1 Apr-10</b>	<b>Loan #2 Apr-08</b>	<b>Loan #3 Apr-22</b>	<b>Total</b>
A. Capital Costs	\$0	\$0	\$0	\$0
B. Infrastructure	\$0	\$0	\$4,000,000	\$4,000,000
C. Real Property Assembly Costs	\$0	\$6,860,000	\$0	\$6,860,000
D. Professional Services	\$0	\$0	\$0	\$0
E. Relocation Costs	\$0	\$0	\$0	\$0
F. Redevelopment Funds	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$1,500,000	\$0	\$0	\$1,500,000
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organization Costs	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$1,500,000</b>	<b>\$6,860,000</b>	<b>\$4,000,000</b>	<b>\$12,360,000</b>
Inflation Factor Cost Adj. @ 3% per year	\$0	\$0	\$637,096	\$637,096
Grants	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
<b>Total Cost For Borrowing</b>	<b>\$1,500,000</b>	<b>\$6,860,000</b>	<b>\$4,637,096</b>	<b>\$12,997,096</b>
Capitalized Interest	\$0	\$291,915	\$0	\$291,915
Financing Fees (2%)	\$30,612	\$145,957	\$92,742	\$269,312
Debt Reserve	\$0	\$0	\$0	\$0
Subtotal	\$1,530,612	\$7,297,872	\$4,637,096	\$13,465,581
Less Interest Earned	\$0	\$0	\$0	\$0
<b>BORROWING REQUIRED</b>	<b>\$1,530,612</b>	<b>\$7,297,872</b>	<b>\$4,637,096</b>	<b>\$13,465,581</b>

*This attachment summarizes financing for anticipated project costs shown in Attachment #1. Details for each of the loans are shown in Attachment #3.*

**Attachment #3 Continued - Debt Service Plan  
City of Monona  
TID No. 5  
Tax Exempt Bond Issue**

<b>Principal:</b>		<b>\$1,530,612</b>	<b>Project Cost:</b>		<b>\$1,500,000</b>
<b>Interest:</b>		<b>4.00%</b>	<b>Finance Fees:</b>		<b>\$30,612</b>
<b>Term:</b>		<b>20 Years</b>	<b>Interest Earned:</b>		<b>\$0.00</b>
<b># of Principal Payments:</b>		<b>20</b>	<b>Capitalized Interest:</b>		<b>\$0</b>
<b>Date of Issue:</b>		<b>Apr-10</b>			
<b>Total TID Cost of Loan:</b>		<b>\$2,252,503</b>			

YEAR	PRINCIPAL PMNT #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT	Apply Surplus to Principal
2008	0	\$0	\$0	\$0	\$0	\$0
2009	0	\$0	\$0	\$0	\$0	\$0
2010	0	\$1,530,612	\$0	\$0	\$0	\$0
2011	1	\$1,530,612	\$51,401	\$61,224	\$112,625	\$0
2012	2	\$1,479,212	\$53,457	\$59,168	\$112,625	\$0
2013	3	\$1,425,755	\$55,595	\$57,030	\$112,625	\$0
2014	4	\$1,370,160	\$57,819	\$54,806	\$112,625	\$0
2015	5	\$1,312,341	\$60,131	\$52,494	\$112,625	\$0
2016	6	\$1,252,210	\$62,537	\$50,088	\$112,625	\$0
2017	7	\$1,189,673	\$65,038	\$47,587	\$112,625	\$0
2018	8	\$1,124,635	\$67,640	\$44,985	\$112,625	\$0
2019	9	\$1,056,995	\$70,345	\$42,280	\$112,625	\$0
2020	10	\$986,650	\$73,159	\$39,466	\$112,625	\$0
2021	11	\$913,491	\$76,086	\$36,540	\$112,625	\$0
2022	12	\$837,405	\$79,129	\$33,496	\$112,625	\$0
2023	13	\$758,276	\$82,294	\$30,331	\$112,625	\$0
2024	14	\$675,982	\$85,586	\$27,039	\$112,625	\$0
2025	15	\$590,396	\$89,009	\$23,616	\$112,625	\$0
2026	16	\$501,387	\$92,570	\$20,055	\$112,625	\$0
2027	17	\$408,817	\$96,272	\$16,353	\$112,625	\$0
2028	18	\$312,545	\$100,123	\$12,502	\$112,625	\$0
2029	19	\$212,422	\$104,128	\$8,497	\$112,625	\$0
2030	20	\$108,293	\$108,293	\$4,332	\$112,625	\$0
2031	21	\$0	\$0	\$0	\$0	\$0
2032	22	\$0	\$0	\$0	\$0	\$0
2033	23	\$0	\$0	\$0	\$0	\$0
2034	24	\$0	\$0	\$0	\$0	\$0
2035	25	\$0	\$0	\$0	\$0	\$0
2036	26	\$0	\$0	\$0	\$0	\$0
2037	27	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>			<b>\$1,530,612</b>	<b>\$721,890</b>	<b>\$2,252,503</b>	<b>\$0</b>

*This attachment is the second bond issuance, and is for funds to assist the developer with redeveloping the Garden Circle area.*

**Attachment #3 - Debt Service Plan  
City of Monona  
TID No. 5  
Tax-Exempt Bond**

<b>Principal</b>	<b>\$7,297,872</b>	<b>Project Cost:</b>	<b>\$6,860,000</b>
<b>Interest</b>	<b>4.00%</b>	<b>Finance Fees:</b>	<b>\$145,957</b>
<b>Term</b>	<b>25 Years</b>	<b>Interest Earned:</b>	<b>\$0.00</b>
<b># of Principal Payments</b>	<b>24</b>	<b>Capitalized Interest:</b>	<b>\$291,915</b>
<b>Date of Issue</b>	<b>Apr-08</b>		
<b>Total TID Cost of Loan:</b>	<b>\$11,487,464</b>		

<b>YEAR</b>	<b>Principal Pmnt #</b>	<b>UNPAID PRINCIPAL</b>	<b>PRINCIPAL PAYMENT</b>	<b>INTEREST PAYMENT</b>	<b>TOTAL PAYMENT</b>	<b>Apply Surplus to Principal</b>
2008	0	\$7,297,872	\$0	\$0	\$0	\$0
2009	0	\$7,297,872	\$0	\$291,915	\$291,915	\$0
2010	1	\$7,297,872	\$186,729	\$291,915	\$478,644	\$0
2011	2	\$7,111,143	\$194,199	\$284,446	\$478,644	\$0
2012	3	\$6,916,944	\$201,967	\$276,678	\$478,644	\$0
2013	4	\$6,714,978	\$210,045	\$268,599	\$478,644	\$0
2014	5	\$6,504,933	\$218,447	\$260,197	\$478,644	\$0
2015	6	\$6,286,486	\$227,185	\$251,459	\$478,644	\$0
2016	7	\$6,059,301	\$236,272	\$242,372	\$478,644	\$0
2017	8	\$5,823,028	\$245,723	\$232,921	\$478,644	\$0
2018	9	\$5,577,305	\$255,552	\$223,092	\$478,644	\$0
2019	10	\$5,321,753	\$265,774	\$212,870	\$478,644	\$0
2020	11	\$5,055,979	\$276,405	\$202,239	\$478,644	\$0
2021	12	\$4,779,574	\$287,461	\$191,183	\$478,644	\$0
2022	13	\$4,492,112	\$298,960	\$179,684	\$478,644	\$0
2023	14	\$4,193,152	\$310,918	\$167,726	\$478,644	\$0
2024	15	\$3,882,234	\$323,355	\$155,289	\$478,644	\$0
2025	16	\$3,558,879	\$336,289	\$142,355	\$478,644	\$0
2026	17	\$3,222,590	\$349,741	\$128,904	\$478,644	\$0
2027	18	\$2,872,849	\$363,730	\$114,914	\$478,644	\$0
2028	19	\$2,509,119	\$378,280	\$100,365	\$478,644	\$0
2029	20	\$2,130,839	\$393,411	\$85,234	\$478,644	\$0
2030	21	\$1,737,429	\$409,147	\$69,497	\$478,644	\$0
2031	22	\$1,328,282	\$425,513	\$53,131	\$478,644	\$0
2032	23	\$902,769	\$442,534	\$36,111	\$478,644	\$0
2033	24	\$460,235	\$460,235	\$18,409	\$478,644	\$0
2034	25	\$0	\$0	\$0	\$0	\$0
2035	26	\$0	\$0	\$0	\$0	\$0
2036	27	\$0	\$0	\$0	\$0	\$0
2037	28	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>		<b>\$7,297,872</b>	<b>\$4,481,506</b>	<b>\$11,779,379</b>	<b>\$0</b>	<b>\$0</b>

*This attachment is the bond issuance for land acquisition for the properties surrounding Garden Circle.*

**Attachment #3 Continued - Debt Service Plan  
City of Monona  
TID No. 5  
Tax-exempt Bond Issue**

<b>Principal</b>	<b>\$4,729,838</b>	<b>Project Cost:</b>	<b>\$4,637,096</b>
<b>Interest</b>	<b>4.00%</b>	<b>Finance Fees:</b>	<b>\$92,742</b>
<b>Term</b>	<b>16 Years</b>	<b>Interest</b>	
<b># of Principal Payments</b>	<b>15</b>	<b>Earned:</b>	<b>\$0.00</b>
<b>Date of Issue</b>	<b>Apr-22</b>	<b>Capitalized</b>	
<b>Total TID Cost of Loan:</b>	<b>\$4,679,475</b>	<b>Interest:</b>	<b>\$0</b>

YEAR	Principal Pmnt #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT	Apply Surplus to Principal
2008	0	\$0	\$0	\$0	\$0	\$0
2009	0	\$0	\$0	\$0	\$0	\$0
2010	0	\$0	\$0	\$0	\$0	\$0
2011	0	\$0	\$0	\$0	\$0	\$0
2012	0	\$0	\$0	\$0	\$0	\$0
2013	0	\$0	\$0	\$0	\$0	\$0
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$4,729,838	\$0	\$0	\$0	\$0
2023	1	\$4,729,838	\$236,213	\$189,194	\$425,407	\$0
2024	2	\$4,493,625	\$245,662	\$179,745	\$425,407	\$0
2025	3	\$4,247,963	\$255,488	\$169,919	\$425,407	\$0
2026	4	\$3,992,475	\$265,708	\$159,699	\$425,407	\$0
2027	5	\$3,726,767	\$276,336	\$149,071	\$425,407	\$0
2028	6	\$3,450,431	\$287,390	\$138,017	\$425,407	\$0
2029	7	\$3,163,041	\$298,885	\$126,522	\$425,407	\$0
2030	8	\$2,864,156	\$310,841	\$114,566	\$425,407	\$0
2031	9	\$2,553,315	\$323,274	\$102,133	\$425,407	\$0
2032	10	\$2,230,041	\$336,205	\$89,202	\$425,407	\$0
2033	11	\$1,893,836	\$349,653	\$75,753	\$425,407	\$0
2034	12	\$1,544,182	\$363,640	\$61,767	\$425,407	\$0
2035	13	\$1,180,543	\$378,185	\$47,222	\$425,407	\$0
2036	14	\$802,358	\$393,313	\$32,094	\$425,407	\$0
2037	15	\$409,045	\$409,045	\$16,362	\$425,407	\$0
<b>TOTAL</b>			<b>\$3,185,656</b>	<b>\$1,493,819</b>	<b>\$4,679,475</b>	<b>\$0</b>

*This attachment is the third bond issuance, and is for infrastructure improvements. This bond will only be issued if additional redevelopment beyond the proposed senior housing project is completed. Without additional redevelopment, there would not be enough TIF revenue to support additional bond payments.*

**Attachment #4 - Tax Increment ProForma**

**City of Monona**

**TID No. 5**

**11/15/2007**

BASE VALUE	\$8,526,697
2006 TAX RATE	0.01988
INFLATION INCREMENT	4.25%
ANNUAL INCREASE IN TAX RATE	0.0%
CONSTRUCTION INFLATION	0.0%

YEAR	PREVIOUS VALUATION	INFLATION INCREMENT	TIF INCREMENT		TOTAL VALUATION	CUMULATIVE INCREMENT	TIF TAX RATE	TIF REVENUE
			Construction	Land				
2008	\$8,526,697	\$362,385	\$2,000,000	\$0	\$10,889,082	\$2,362,385	0.019880	\$0
2009	\$10,889,082	\$462,786	\$5,000,000	\$0	\$16,351,868	\$7,825,171	0.019880	\$0
2010	\$16,351,868	\$694,954	\$3,800,000	\$0	\$20,846,822	\$12,320,125	0.019880	\$46,964
2011	\$20,846,822	\$885,990	\$0	\$0	\$21,732,812	\$13,206,115	0.019880	\$155,564
2012	\$21,732,812	\$923,645	\$2,500,000	\$0	\$25,156,456	\$16,629,759	0.019880	\$244,924
2013	\$25,156,456	\$1,069,149	\$3,300,000	\$0	\$29,525,606	\$20,998,909	0.019880	\$262,538
2014	\$29,525,606	\$1,254,838	\$0	\$0	\$30,780,444	\$22,253,747	0.019880	\$330,600
2015	\$30,780,444	\$1,308,169	\$0	\$0	\$32,088,613	\$23,561,916	0.019880	\$417,458
2016	\$32,088,613	\$1,363,766	\$0	\$0	\$33,452,379	\$24,925,682	0.019880	\$442,404
2017	\$33,452,379	\$1,421,726	\$0	\$0	\$34,874,105	\$26,347,408	0.019880	\$468,411
2018	\$34,874,105	\$1,482,149	\$0	\$0	\$36,356,255	\$27,829,558	0.019284	\$495,523
2019	\$36,356,255	\$1,545,141	\$6,000,000	\$0	\$43,901,395	\$35,374,698	0.019284	\$508,073
2020	\$43,901,395	\$1,865,809	\$6,000,000	\$0	\$51,767,205	\$43,240,508	0.019284	\$536,654
2021	\$51,767,205	\$2,200,106	\$0	\$0	\$53,967,311	\$45,440,614	0.019284	\$682,152
2022	\$53,967,311	\$2,293,611	\$0	\$0	\$56,260,922	\$47,734,225	0.019284	\$833,833
2023	\$56,260,922	\$2,391,089	\$0	\$0	\$58,652,011	\$50,125,314	0.019284	\$876,259
2024	\$58,652,011	\$2,492,710	\$0	\$0	\$61,144,721	\$52,618,024	0.019284	\$920,488
2025	\$61,144,721	\$2,598,651	\$0	\$0	\$63,743,372	\$55,216,675	0.019284	\$966,596
2026	\$63,743,372	\$2,709,093	\$0	\$0	\$66,452,465	\$57,925,768	0.019284	\$1,014,665
2027	\$66,452,465	\$2,824,230	\$0	\$0	\$69,276,695	\$60,749,998	0.018687	\$1,064,776
2028	\$69,276,695	\$2,944,260	\$0	\$0	\$72,220,954	\$63,694,257	0.018687	\$1,082,470
2029	\$72,220,954	\$3,069,391	\$0	\$0	\$75,290,345	\$66,763,648	0.018687	\$1,135,247
2030	\$75,290,345	\$3,199,840	\$0	\$0	\$78,490,185	\$69,963,488	0.018687	\$1,190,267
2031	\$78,490,185	\$3,335,833	\$0	\$0	\$81,826,018	\$73,299,321	0.018687	\$1,247,626
2032	\$81,826,018	\$3,477,606	\$0	\$0	\$85,303,623	\$76,776,926	0.018687	\$1,307,422
2033	\$85,303,623	\$3,625,404	\$0	\$0	\$88,929,027	\$80,402,330	0.018687	\$1,369,759
2034	\$88,929,027	\$3,779,484	\$0	\$0	\$92,708,511	\$84,181,814	0.018687	\$1,434,746
2035	\$92,708,511	\$3,940,112	\$0	\$0	\$96,648,623	\$88,121,926	0.018687	\$1,502,494
2036	\$96,648,623	\$4,107,566	\$0	\$0	\$100,756,189	\$92,229,492	0.018687	\$1,573,122
2037	\$100,756,189	\$4,282,138	\$0	\$0	\$105,038,327	\$96,511,630	0.018687	\$1,646,752
<b>TOTAL</b>		<b>\$67,911,630</b>	<b>\$28,600,000</b>	<b>\$0</b>				<b>\$23,757,787</b>

\*Note: Mill rate decreases in 2018 and 2027 due to anticipated closing of existing TIDs.

*This attachment summarizes the TID #5 valuation projections and the TID revenue derived from the district's increment. Increment is derived from both inflation of existing property values and new construction. New construction values listed through 2013 are phases of a proposed senior housing project. Increment projected in 2019-2020 is speculative -- a prediction that other areas in the district will redevelop due to the fact that existing assessed land values are high when compared to the assessed value of improvements. Base value includes an additional \$1 million for land that is City-owned, but that will be bought by a developer prior to January 1, 2008.*

**Attachment #5 - Tax Increment Cash Flow**  
**City of Monona**  
**TID No. 5**  
**11/15/2007**

YEAR	BEGINNING BALANCE	REVENUES					EXPENSES		ANNUAL SURPLUS (DEFICIT)	BALANCE AFTER SURPLUS TO PRINCIPAL
		CAPITAL INTEREST	TIF REVENUES	INTEREST INCOME	TID #2	TOTAL REVENUES	DEBT SERVICE	OTHER EXPENSES		
2008	0	0	0	0	0	0	0	0	0	0
2009	0	291,915	0	0	0	291,915	291,915	35,000	(35,000)	(35,000)
2010	(35,000)	0	46,964	0	0	46,964	478,644	35,000	(466,680)	(501,680)
2011	(501,680)	0	155,564	0	0	155,564	591,269	35,000	(470,705)	(972,385)
2012	(972,385)	0	244,924	0	0	244,924	591,269	35,000	(381,345)	(1,353,731)
2013	(1,353,731)	0	262,538	0	0	262,538	591,269	35,000	(363,732)	(1,717,462)
2014	(1,717,462)	0	330,600	0	0	330,600	591,269	35,000	(295,670)	(2,013,132)
2015	(2,013,132)	0	417,458	0	0	417,458	591,269	35,000	(208,811)	(2,221,943)
2016	(2,221,943)	0	442,404	0	0	442,404	591,269	35,000	(183,865)	(2,405,808)
2017	(2,405,808)	0	468,411	0	0	468,411	591,269	35,000	(157,859)	(2,563,667)
2018	(2,563,667)	0	495,523	0	0	495,523	591,269	35,000	(130,747)	(2,694,414)
2019	(2,694,414)	0	508,073	0	0	508,073	591,269	35,000	(118,197)	(2,812,610)
2020	(2,812,610)	0	536,654	0	0	536,654	591,269	35,000	(89,615)	(2,902,226)
2021	(2,902,226)	0	682,152	0	0	682,152	591,269	35,000	55,882	(2,846,344)
2022	(2,846,344)	0	833,833	0	0	833,833	591,269	35,000	207,563	(2,638,780)
2023	(2,638,780)	0	876,259	0	0	876,259	1,016,676	35,000	(175,418)	(2,814,198)
2024	(2,814,198)	0	920,488	0	0	920,488	1,016,676	35,000	(131,189)	(2,945,387)
2025	(2,945,387)	0	966,596	0	0	966,596	1,016,676	65,200	(115,280)	(3,060,667)
2026	(3,060,667)	0	1,014,665	0	0	1,014,665	1,016,676	65,200	(67,211)	(3,127,878)
2027	(3,127,878)	0	1,064,776	0	0	1,064,776	1,016,676	65,200	(17,100)	(3,144,978)
2028	(3,144,978)	0	1,082,470	0	0	1,082,470	1,016,676	65,200	594	(3,144,384)
2029	(3,144,384)	0	1,135,247	0	0	1,135,247	1,016,676	65,200	53,371	(3,091,013)
2030	(3,091,013)	0	1,190,267	0	0	1,190,267	1,016,676	0	173,591	(2,917,422)
2031	(2,917,422)	0	1,247,626	0	0	1,247,626	904,051	0	343,574	(2,573,847)
2032	(2,573,847)	0	1,307,422	0	0	1,307,422	904,051	0	403,371	(2,170,477)
2033	(2,170,477)	0	1,369,759	0	0	1,369,759	904,051	0	465,708	(1,704,769)
2034	(1,704,769)	0	1,434,746	0	0	1,434,746	425,407	0	1,009,339	(695,430)
2035	(695,430)	0	1,502,494	0	0	1,502,494	425,407	0	1,077,088	381,658
2036	381,658	0	1,573,122	15,266	0	1,588,389	425,407	0	1,162,982	1,544,639
2037	1,544,639	0	1,646,752	61,786	0	1,708,538	425,407	0	1,283,131	2,827,770
<b>TOTAL</b>		<b>291,915</b>	<b>23,757,787</b>	<b>77,052</b>	<b>0</b>	<b>24,126,754</b>	<b>20,412,984</b>	<b>886,000</b>		

*This Attachment compares projected TIF revenues generated each year by inflation and new development (described in Attachment #3), with anticipated expenses. Expenses can be either debt service (debt issues described in Attachment #3), or yearly expenses that are paid via yearly TIF revenue. In the chart above, deficits are anticipated in the first 12 years (with potential additional deficits if a 3rd bond is issued) and then a surplus that rapidly increases towards the end of the TID's life is projected. The TID would dissolve in 2034; the three years shown after 2034 illustrate the how a 3-year extension would affect the district.*

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions  
Over Maximum Life of TID  
TID No. 5**

	<b>% of Mill Rate by Jurisdiction</b>	<b>Taxes Collected on Base Value Distributed to Taxing</b>	<b>Taxes Captured by TIF District Not Distributed to Jurisdictions</b>	<b>Annual Taxes Collected Before TID</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School Dist.	52.0%	\$88,088	\$12,345,978	\$88,088	\$746,104	\$658,016
State/Other	6.3%	\$10,652	\$1,492,897	\$10,652	\$90,220	\$79,568
Tech. College	6.0%	\$10,218	\$1,432,040	\$10,218	\$86,542	\$76,325
County	12.0%	\$20,401	\$2,859,287	\$20,401	\$172,795	\$152,394
Local	23.7%	\$40,153	\$5,627,586	\$40,153	\$340,091	\$299,939
<b>Total</b>	<b>100.0%</b>	<b>\$169,511</b>	<b>\$23,757,787</b>	<b>\$169,511</b>	<b>\$1,435,753</b>	<b>\$1,266,242</b>

*This attachment summarizes the taxes each jurisdiction is receiving from properties within the TID #5 boundary right now, and compares them with taxes from TID #5 that will be collected after the TID closes.*

## **B Appendix B: Other Attachments**

- # 7: Timetable
- # 8: Opinion Letter from City Attorney Regarding Compliance With Statutes
- # 9: Notice to Overlying Taxing Jurisdictions of Creation of Joint Review Board (JRB)<sup>1</sup>
- #10: Designation of Boundary of TID No. 5
- #11: Blight Notification Letter
- #12: City Council Resolution Declaring Blighted Area
- #13: JRB Meeting Notice – First Meeting on TID #5
- #14: JRB Meeting Minutes – First Meeting on TID #5
- #15: Public Hearing Notice to Overlying Taxing Jurisdictions<sup>2</sup>
- #16: Public Hearing Notice Proof of Publication
- #17: Public Hearing Notice to Property Owners<sup>3</sup>
- #18: Minutes of Public Hearing on TIF Project Plan and Community Development Authority (CDA) Approval of TIF Project Plan
- #19: CDA Certification of Redevelopment District & Cover Page of Recorded Plan
- #20: City Council Resolution Creating TID #5 and Approving Project Plan
- #21: JRB Final Meeting Notice on TID #5
- #22: JRB Resolution Approving TID #5
- #23: JRB Final Meeting Minutes on TID #5

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<sup>1</sup> The Joint Review Board was established as a Standing Joint Review Board at the meeting to approve the amendments to TID #2 and TID #4. The agenda and minutes for that meeting are attached in place of the notice to overlying jurisdictions, which did not go out because the JRB was already in place.

<sup>2</sup> The public hearing notice to overlying taxing jurisdictions was sent out three times, due to two publication errors by the Monona Herald-Independent. Attachment #15 shows the first and last mailings.

<sup>3</sup> The public hearing notice to property owners was sent out three times, due to two publication errors by the Monona Herald-Independent. Attachment #17 shows the first and last mailings.

# **Attachment #7**

## **Timetable**

# CITY OF MONONA: OWEN ROAD REDEVELOPMENT TIMELINE

Updated 12/13/2007

Track	Activity	Party Responsible	Date	Done?
TIF	1. Prepare Draft TID #5 Redevelopment Project Plan for Owen Road	Vierbicher Assoc.	6/20/07 – 7/29/07	Yes
TIF	2. CDA Meeting: <ul style="list-style-type: none"> <li>• Review &amp; comment on preliminary TID #5 boundary</li> <li>• Review &amp; comment on blight finding</li> <li>• Discuss project(s) to occur within TID #5</li> </ul>	CDA	7/2/07	Yes
TIF	3. CDA Meeting: <ul style="list-style-type: none"> <li>• Review draft TID #5 Redevelopment Project Plan for Owen Road</li> <li>• Review blight findings</li> <li>• Discuss development agreement</li> </ul>	CDA	8/7/07	Yes
TIF	4. CDA Meeting: <ul style="list-style-type: none"> <li>• Review public hearing draft of TID #5 Redevelopment Project Plan</li> <li>• Establish public hearing date</li> <li>• Review revised blight finding, establish boundary, and make recommendation to Council</li> <li>• Establish terms of development agreement</li> </ul>	CDA	9/4/07	Yes
TIF	5. Informational review of TID #5 Redevelopment Project Plan	Plan Commission	9/10/07	Yes
Dev.	6. Complete City/Developer Agreement	City / Developer	9/11/07 – 12/28/07	Yes
TIF & ROW	7. City Council Meeting: <ul style="list-style-type: none"> <li>• First reading of blight determination resolution for proposed Owen Road Redevelopment Area</li> <li>• Introduce resolution to vacate Garden Circle ROW, refer to Plan Commission and Public Works Committee</li> </ul>	City Council	9/17/07	Yes
Dev.	8. Predevelopment Agreement Completed	City / Developer	9/21/07	Yes
TIF	9. JRB meeting to review TID #5 proposal ( <i>not more than 14 days after initial notice of Public Hearing</i> )	JRB / Vierbicher Assoc.	9/24/07 1:00 pm	Yes
TIF, ROW, Park	10. Plan Commission Meeting: <ul style="list-style-type: none"> <li>• Review TID #5 Redevelopment Project Plan and consider consistency with Comprehensive Plan</li> <li>• Review Garden Circle ROW vacation and make recommendation to Council</li> <li>• Review Garden Circle Park vacation and make recommendation to Council</li> </ul>	Plan Commission	9/24/07 7:00 pm	Yes
Dev.	11. Meeting to discuss Senior Center development site plan	Developer / Sharon Devenish / Diane Mikelbank	9/27/07	Yes
TIF & Dev.	12. City Council Meeting: <ul style="list-style-type: none"> <li>• Second reading of blight determination resolution for proposed Owen Road Redevelopment Area – consider adoption</li> <li>• Consider approval of Garden Circle demolition RFP</li> </ul>	City Council	10/1/07 7:30 pm	Yes
TIF	13. Email TIF public hearing notice to newspaper for publication ( <i>class // notice</i> )	Vierbicher Assoc.	10/2/07	Yes
TIF	14. Notify Owen Road area property owners of TID #5 public hearing by certified mail ( <i>at least 20 days before public hearings</i> )	City	10/2/07	Yes

TIF	15. Send notice for TID #5 public hearing to taxing entities		Vierbicher Assoc.	10/2/07	Yes
ROW	16. Public Works Meeting – Review Garden Circle ROW vacation and make recommendation to Council		Public Works Committee	10/3/07 7:00 pm	Yes
TIF	17. TID #5 public hearing notice published		Newspaper	10/4/07 & 10/11/07	Yes
Dev.	18. Review developer gap analysis		Craig Hungerford / George Lightbourn / Bill Cole / Vierbicher Assoc.	10/5/07 8:30 am	Yes
Dev.	19. Meeting to discuss senior center and development site plan		Developer / Bob Miller / Sharon Devenish / Diane Mikelbank	10/9/07 4:00 pm	Yes
Park	20. Parks & Recreation Board Meeting – Review Garden Circle Park vacation resolution and make recommendation to Council		Parks & Recreation Board	10/9/07 6:30 pm	Yes
Dev.	21. CDA Meeting: Discuss development agreement		CDA / Developer	10/9/07 6:30 pm	Yes
ROW	22. Email ROW public hearing notice to newspaper for publication ( <i>class III notice</i> )		Bill Cole	10/12/07	Yes
Park, TID, Dev.	23. City Council: • Consider Garden Circle Park vacation resolution • First reading of TID #5 Redevelopment Project Plan resolution		City Council / Developer (for final item)	10/15/07 7:30 pm	Yes
Park	24. Contact Garden Circle Park dedicators; petition court if dedicators cannot be located		Bill Cole	10/16/07 – 10/26/07	Yes
ROW	25. ROW public hearing notice published		Newspaper	10/18/07 & 10/25/07 & 11/2/07	Yes
TIF & Dev.	26. CDA Meeting: • Public hearing on TID #5 Redevelopment Project Plan • Make Recommendation to City Council on TID #5 Redevelopment Project Plan		CDA	10/22/07 6:00 pm	Yes
Dev.	27. CDA Meeting: Review draft of City/Developer Agreement		CDA	10/30/07 7:30 pm	Yes
Dev.	28. Garden Circle demolition Bid Package Released		Mike Huffman	10/31/07	Yes
ROW	29. City Council Meeting: Public Hearing on vacation of Garden Circle ROW		City Council	11/5/07 7:30 pm	Yes
ROW	30. Update official map, send certified copy of ROW and Park resolutions to Register of Deeds		City Staff	11/6/07	Yes
Dev.	31. Plan Commission Meeting: Concept Review of Garden Circle Senior Housing		Plan Commission / Developer	11/12/07 7:00 pm	Yes
Dev.	32. Joint City Council and CDA Meeting: Consider approval of development agreement		City Council / CDA	11/13/07 6:00 pm	Yes
TIF & Dev.	33. City Council Meeting • Consider approval of development agreement • Second reading of TID #5 Redevelopment Project Plan resolution – consider adoption • Consider approval of demolition contract ( <i>after approval of TID #5</i> ) • Development concept presented to City Council		City Council / Developer (for last item)	11/19/07 7:30 pm	Yes

Dev.	34. Salvage, Recycling, and Demolition of Garden Circle structures	Contractor	11/20/07 – 12/21/07	Yes
	35. Plan Commission Meeting	Plan Commission	11/26/07	--
TIF & Dev.	36. CDA meeting: <ul style="list-style-type: none"> <li>• Certify TID #5 Redevelopment Project Plan to City Council</li> <li>• Review of Garden Circle Senior Housing design</li> </ul>	CDA / Developer (for final item)	12/4/07 7:00 pm	
TIF	37. JRB meeting – consider approval of TID #5 Redevelopment Project Plan ( <i>within 30 days of Council approval</i> ); notify City of JRB approval ( <i>within 7 days</i> )	JRB / Vierbicher Assoc.	12/5/07	Yes
Dev.	38. Plan Commission Meeting – Design Review of Garden Circle Senior Housing	Plan Commission / Developer	12/10/07 7:00 pm	Yes
TIF	39. Record copy of TID #5 Redevelopment Project Plan with Dane County Register of Deeds.	City Staff	12/07	Yes
Dev.	40. Close on property – transfer to developer	City / Developer	12/07	Yes
TIF	41. Submit TID #5 Base Year Package to Wisconsin Department of Revenue (with \$1,000 certification fee from City)	Clerk / Assessor / Vierbicher Assoc.	10/08	
TIF	42. Wisconsin Department of Revenue TID #5 certification	WI Dept. of Revenue	3/09	

Track Key: Park=Garden Circle Park Vacation Process; ROW = Garden Circle ROW Vacation Process; TIF=Owen Road TID Creation Process; Dev.=Garden Circle Senior Housing Redevelopment Process



**Attachment #8**

**Opinion Letter From City Attorney Regarding  
Compliance With Statutes**

**REUTER, WHITISH & COLE, S.C.**

Allen D. Reuter  
Barbara O. Whitish  
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October 29, 2007

Mayor Robb B. Kahl  
CITY OF MONONA  
5211 Schluter Road  
Monona, WI 53716

RE: Tax Increment District No. 5  
Certification of Compliance with Sec. 66.1105(4), Wis. Stats.

Dear Mayor Kahl:

As City Attorney for the City of Monona, Wisconsin, I have been asked to review the Project Plan for Tax Incremental District No. 5 for compliance with the applicable statutory requirements. I have reviewed the Project Plan and based on this review, it is my opinion that it is complete and complies with Section 66.1105(4) of the Wisconsin Statutes.

I have relied on the statements of fact set forth in the Project Plan, and the documents attached as exhibits thereto, without independent verification. I have not been engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates or financial projections contained in the Project Plan and express no opinion relating thereto. Similarly, I have been informed the requisite notices have been given, but have not independently confirmed that fact.

Very truly yours,



---

William S. Cole

WSC:oc

cc: Mr. Gary Becker (via Email)  
Mr. Marc Houtakker (via Email)

## **Attachment #9**

### **Notice to Overlying Taxing Jurisdictions of Creation of Joint Review Board**

Note: the Joint Review Board was established as a Standing Joint Review Board at the meeting to approve the amendments to TID #2 and TID #4. The agenda and minutes for that meeting are attached.

**CITY OF MONONA  
JOINT REVIEW BOARD MEETING  
ON THE AMENDMENT OF TAX INCREMENT DISTRICT #2 AND  
THE AMENDMENT OF TAX INCREMENT DISTRICT #4**

Monona City Hall  
5211 Schluter Road  
Monona, WI 53716  
Tuesday May 15, 2007 – 10:30 a.m.

MEETING AGENDA

1. CALL TO ORDER – Dave Gawenda, Chair
2. ROLL CALL – Dave Gawenda, Chair
3. DISCUSS TID #2 AND TID #4 FINANCIAL ANALYSES
4. REVIEW CITY COUNCIL RESOLUTION AMENDING TID #2
5. CONSIDER APPROVAL OF CITY COUNCIL RESOLUTION AMENDING TID #2
6. REVIEW CITY COUNCIL RESOLUTION AMENDING TID #4
7. CONSIDER APPROVAL OF CITY COUNCIL RESOLUTION AMENDING TID #4
8. DISCUSSION OF OTHER POSSIBLE TID ACTIONS IN 2007 – Gary Becker,  
Vierbicher Associates
9. MOTION TO ESTABLISH AS STANDING JOINT REVIEW BOARD
10. ADJOURN

The purpose of this meeting is to consider two resolutions passed by the City Council: one to amend TID #2, and one to amend TID #4, pursuant to Section 66.1105 of the Wisconsin Statutes. If you have any questions about the duties of the Joint Review Board or want to discuss these TIF amendments before the meeting, you may contact Gary Becker from Vierbicher Associates at (608) 826-0532.

**Minutes**  
**Joint Review Board Meeting**  
**May 15, 2007**

Joint Review Board Chairman Dave Gawenda called the Joint Review Board meeting to order.

Present: Chair Dave Gawenda, Dane County Board Representative, Sharon Devenish, Member-at-Large, Marc Houtakker, Monona Finance Director City of Monona Representative, Mary Rapp, MATC Representative, and Mary Ellen Van Valin, Monona Grove School District Representative.

Also Present: Gary Becker, CDA consultant with Vierbicher Associates, Inc., David Berner, Monona City Administrator, and Paul Kachelmeier, Monona Planning and Community Development Coordinator.

A motion was made by Ms. Rapp, seconded by Ms. Van Valin to approve the minutes of March 29, 2007.

The motion carried.

Gary Becker, CDA consultant with Vierbicher Associates described the plans for Tax Incremental District (TID) No. 2 the Broadway TID Project Plan Amendment, and said that the proposed Project Plan costs include transferring funds from TID No. 2 to TID No. 4 for the reconstruction of Monona Drive, and adding a comprehensive façade grant program.

Marc Houtakker, Monona Finance Director described the financial and cash flow analysis for TID No. 2 and TID No. 4 without a transfer from TID No. 2 as a Donor District, and with a transfer of funds from TID No. 2 as a Donor District. He described the TIF payment tables for Frost Woods Commons, and the Woodlands Condominiums and Watertower Plaza.

Gary Becker said that there may be other transfers from TID No. 2 to TID No. 4 for the proposed façade grant program.

Chair David Gawenda read the Resolution adopted by the City Council for amending TID No. 2.

Gary Becker reviewed the three criteria the Joint Review Board uses to make decisions on proposed TIF Districts and amendments.

A motion was made by Ms. Devenish, seconded by Mr. Houtakker for approval of the Resolution to amend the TID No. 2 Project Plan.

Joint Review Board Meeting  
May 15, 2007

The motion carried.

Gary Becker described the plans for Tax Incremental District (TID) No. 4 the Monona Drive TID Boundary and Project Plan Amendment.

Ms. Rapp asked why is funding for the CDA a TIF project cost.

Gary Becker said that much of the funds for the CDA are used to help review TIF development proposals.

A motion was made by Mr. Houtakker, seconded by Ms. Van Valin for approval of the Resolution to amend the TID No. 4 Project Plan and Boundary.

The motion carried.

Gary Becker reviewed the status of other possible TIF actions the City is considering in 2007. He said that Riverfront Commons is on hold at this point as a developers agreement is discussed with the developer. He said the Community Development Authority (CDA) is reviewing proposals from developers for the redevelopment of the Garden Circle area. He said there also is potential to create a new TIF District in the area on the far west end of TID No. 2 where a new 18,000 square foot bank and office building is being developed.

There was discussion of establishing as standing Joint Review Board.

Gary Becker said that if the Joint Review Board moves to adjourn the Board rather than disband, it can continue as a standing Joint Review Board.

A motion was made by Ms. Rapp, seconded by Mr. Houtakker to adjourn the Joint Review Board and then continue as a standing Joint Review Board.

The Joint Review Board decided to meet annually at the time of the City of Monona Finance Director's preparation and submittal of annual TIF reports in March.

The motion carried.

0507-15.1



## **Attachment #10**

### **Designation of Boundary of TID #5**

**CDA RESOLUTION NO. \_\_\_\_\_**  
**ESTABLISHING THE BOUNDARY OF**  
**REDEVELOPMENT PROJECT AREA NO. 5**

**WHEREAS**, the City of Monona Community Development Authority (CDA) has reviewed boundaries for a proposed Redevelopment Project Area and reviewed a blight determination letter prepared by the CDA's consultant; and

**WHEREAS**, the City of Monona Community Development Authority has determined a need for blight elimination and urban renewal projects within the boundaries of the proposed Redevelopment Project Area;

**NOW, THEREFORE, BE IT RESOLVED** after due consideration, the City of Monona Community Development Authority hereby designates the boundary of Redevelopment Project Area No. 5 as described in Exhibit A and shown on Exhibit B to this Resolution; and

**BE IT FURTHER RESOLVED** that the Community Development Authority of the City of Monona recommends the City Council of the City of Monona review the blight determination letter prepared by the CDA's consultant and adopt a resolution declaring such area to be a blighted area in need of blight elimination and urban renewal projects.

This Resolution is being adopted by the City of Monona Community Development Authority at a duly scheduled meeting on September 4, 2007.

  
\_\_\_\_\_, Chair 1-8-08  
George Lighthorn

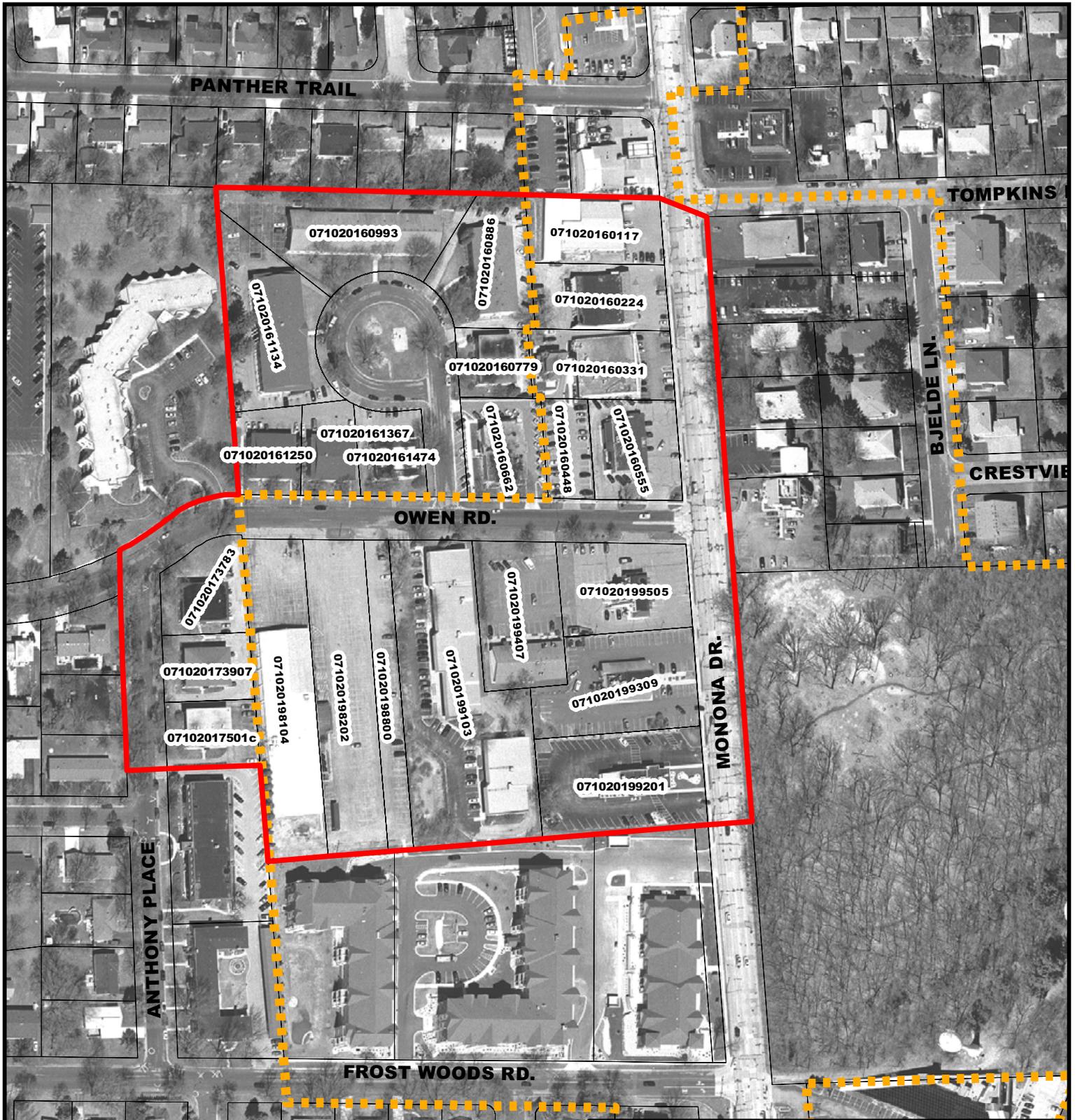
  
\_\_\_\_\_, Secretary 1-8-08

## Exhibit A: Boundary Description

Lands located in part of the SE ¼ of the NE ¼ of Section 20 and part of the SW ¼ of the NW ¼ of Section 21, T 7 N, R 10 E, City of Monona, Dane County, Wisconsin, the exterior being further described as follows:

Commencing at the East Quarter Corner of said Section 20; thence N 04°49'26" W, 389.07 feet along the East line of the said NE ¼ of Section 20 to the Northeast Corner of Certified Survey Map No. 10877 and the Point of Beginning of this description; thence S 85°10'34" W, 602.75 feet along the North line of said Certified Survey Map No. 10877; thence S 85°04'00" W, 90.30 feet along the said North line of said Certified Survey Map No. 10877 to the Northwest Corner of Lot 3 of said Certified Survey Map No. 10877; thence N 04°55'10" W, 142 feet, more or less, along the East line of Outlot 50, Assessor's Plat No. 1 of the Town of Blooming Grove to the Southeast Corner of 5808 Anthony Place Condominium; thence S 88°09' W, 140.04 feet along the South line of said 5808 Anthony Place Condominium; thence continuing S 88°09' W, 60 feet along the Westerly extension of the said South line of said 5808 Anthony Place Condominium to the intersection with the West right of way of Anthony Place; thence N 01°51' W, 327 feet, more or less along the said West right of way of Anthony Place and its Northerly extension to the intersection with the North line of Owen Road; thence Northeasterly, 202 feet, more or less, along the said Northerly right of way of Owen Road to the Southwest Corner of the plat of Monona Evergreens; thence N 4°18' W, 461.0 feet along the West line of said Monona Evergreens; thence S 88°37' E, 663.79 feet along the North line of said Monona Evergreens to the Northeast Corner of Lot 1 of said Monona Evergreens; thence S 70° E, 72.5 feet, more or less to the Northwest Corner of Lot 1, Assessor's Plat No. 8 Township of Blooming Grove; thence Southerly, 913 feet, more or less, along the East right of way of Monona Drive, also being the West line of said Assessor's Plat No. 8 Township of Blooming Grove, the West line of Certified Survey Map No. 6615 and the West line of Certified Survey Map No. 11237; thence S 85°10'34" W, 33 feet along the Easterly extension of the said North line of Certified Survey Map No. 10877 to the Northeast Corner of said Certified Survey Map No. 10877 and the Point of Beginning.

Bearings and distances are approximate, from record sources and are incorporated for description clarity purposes only.

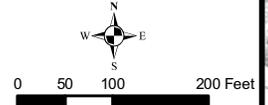


### Exhibit B: Boundary

City of Monona  
TID 5 and Redevelopment Area 5

#### Legend

- Proposed TID 5 Boundary
- Existing TID 4 Boundary



Last Updated: 8/8/07



**Attachment #11**

**Blight Notification Letter**

September 12, 2007

Mayor Robb Kahl  
City of Monona  
5211 Schluter Road  
Madison, WI 53716

Re: Blight Determination for Redevelopment Area No. 5 and TID No. 5

Dear Mayor Kahl:

Vierbicher Associates, Inc. was retained by the City to assist with the preparation of a redevelopment project plan to support the creation of Redevelopment Area No. 5 and Tax Increment District No. 5. The process requires the City Council to make a determination that the designated redevelopment area is blighted.

One of the tasks assigned to Vierbicher Associates is to evaluate conditions in the proposed redevelopment area and determine whether conditions exist to make a finding that the proposed district is a blighted area. This was accomplished by visiting the site to observe and document conditions, collecting data from City of Monona departments including Police, Fire, Building Inspection, and Planning, as well as collecting data from the Dane County Health Department and Monona Grove School District. Our preliminary findings and thoughts were also discussed with City Staff and the Monona Community Development Authority (CDA). Supporting documents were also reviewed, including:

- Maps and Aerial Photos
- Property Descriptions and Parcel Boundaries
- Photos of site improvements

This letter summarizes our findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of “blighted area” and “blighted property” for the purpose of implementing projects of a Community Development Authority and a blight elimination tax increment district.

▼ 400 VIKING DRIVE  
P.O. BOX 379  
REEDSBURG, WI 53959  
(608) 524-6468  
Fax (608) 524-8218

▼ 999 FOURIER DRIVE, SUITE 201  
MADISON, WI 53717  
(608) 826-0532  
Fax (608) 826-0530

▼ 231 EAST BLACKHAWK AVENUE  
P.O. BOX 542  
PRAIRIE DU CHIEN, WI 53821-0542  
(608) 326-1051  
Fax (608) 326-1052

### **Definition of Blighted Area and Property**

Wisconsin's Blight Elimination and Slum Clearance Act defines a Blighted Area as follows:

Wisconsin Statutes, Section 66.1333(2m)

*"Blighted Area" means any of the following:*

- 1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
- 2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.*
- 3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Additionally, "Blighted Property" is defined as:

*...any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and*

*other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Wisconsin's Tax Increment Law –ss. 66.1105(2)(a)1– has a slightly more limited definition of blight which is essentially paragraphs 1 and 3 of the blighted area definition described above with one limitation. The limitation is that paragraph 3 applies only to an area that consists of either 1) a highway corridor designated by the Wisconsin Department of Transportation for use as an expressway or freeway and then abandoned for such use; or 2) land upon which buildings or structures have been demolished.

In summary, one of two general conditions is needed to declare a particular property or an area as blighted if it is to be included in both a redevelopment area and a TIF district.

- The condition and character of structures, buildings, or improvements results in conditions that are detrimental to public health, safety, morals and welfare.
- A largely open area that includes land where buildings have been demolished and contains conditions that impair or arrest the sound growth of the community.

In all cases, the local legislative body determines whether conditions on the property are detrimental or a menace to public health, safety, morals and welfare, or impairs or arrests the sound growth of the community. In making a determination that blighted conditions exist, the City Council should also consider that the primary purpose of a Community Development Authority is the elimination and prevention of blighted conditions.

### **Description of Area**

The area that is the subject of this evaluation is just west of Monona Drive around Owen Road in the City of Monona, Wisconsin (Exhibit A). It includes all the properties which are accessed from Garden Circle, the 0.14-acre park in the middle of the Garden Circle cul-de-sac, commercial properties between Garden Circle and Monona Drive, and properties bounded by Anthony Place, Frost Woods Road, Monona Drive, and Owen Road (excluding the recent Frostwood Commons development). The total area contains approximately 20.34 acres of real property and adjacent right of way. A parcel map of the area is attached and indicates areas of blight (Exhibit B). A detailed table is also attached that lists each of the parcels, their value, and our findings of blight (Exhibit C).

Buildings surrounding the Garden Circle area are currently vacant.

**Finding of Blight**

It has been determined that a majority of the real property within the redevelopment boundary meets the statutory definition of blight. Several properties within the area display physical signs of blight, including deteriorated structures and site improvements and buildings that are not in compliance with City building codes. A recent report commissioned by the CDA on the structural condition of the properties in Garden Circle confirms the poor condition of the properties on the interior, and, with the exception of the Gervase building, in need of extensive repair and rehabilitation to be habitable dwelling units. Another source of blight is the faulty lot and building layout in the Garden Circle area, which creates an overcrowding of population with inadequate provisions for open space, parking, and ventilation. The small City park in the middle of the cul-de-sac is functionally obsolete and hinders redevelopment of the area in its current configuration. Noncompliance with existing City parking ordinances is also an issue throughout the district, but especially at the parking lot adjacent to 208 Owen Road.

The faulty layout and inadequate parking facilities contribute to an obsolescence of the area for marketable residential housing and is detrimental to the public health, safety, and welfare of the community. Following is an explanation of this conclusion.

**Density of Housing Units**

During our inventory of the subject area we identified 189 housing units on about 6.3 acres of residential property. This is a density of 30 units per acre. This level of density in itself does not create blighting conditions, however if those units are not placed on a site with a suitable layout, then blighting conditions are created. In the case of Garden Circle, 116 dwelling units are clustered around an internal circle with one ingress/egress. Most of the buildings turn their back on the neighborhood and are oriented inward toward the circle. This isolates residents from the rest of the neighborhood, creating conditions that are detrimental to public safety, health and welfare.

**Crime & Delinquency**

The City of Monona has 3,937 housing units, as of the 2000 census. 116 of those units, or 2.9% of the housing units in the City, are north of Owen Road in the proposed TID. Between 6/15/2004 and 4/20/2006 222 incidents were

<b>Most Frequent Incident Reports in Subject Area*: 6/15/2004 – 4/20/2006</b>	
<b>Incident Type</b>	<b>Number of Reports</b>
Disturbance Call	58
Domestic/Family Trouble	28
Check Person	25
Adult Arrest	21
Damaged Property Complaint	15
Theft	12
Noise Complaint	12
Assist Citizen	12
Theft from Auto	9
Annoying/Obscene Phone Calls	9
Battery	8
Accident - Property Damage	7
Accident - Hit & Run	7
Check Property	7
Information	7
EMS Assist	6
Suspicious Person	5
Towed Vehicle	5
Found Property	5
Civil Dispute	5

\*Residential parcels in TID north of Owen Road, plus 3 northernmost parcels along Anthony Place.

reported to the Monona Police Department in or around those units, which represents 4.9% of the 4,565 crimes reported in Monona for the same period. For this sector of the proposed TID, 2.9% of the housing units generate 4.9% of the crimes in the City – a significant disparity. Disturbance calls and domestic/family trouble calls occurred at more than twice the City rate in this area. Crime statistics subsequent to April 2006 are not cited because the ownership of the units was in question, and many leases were not resigned. After a developer with a proposed project for the area went bankrupt the City bought the properties, and most of them have been vacant since late 2006.

The 3 northernmost structures that are in the proposed TID along Anthony Place (including 300 Owen Road) generate an above average number of incidents (during the same period) as well, though the difference is not as great; these units represent 1.8% of the housing in the City, and generate 2.3% of the crimes. Disturbance calls and domestic/family calls occurred at more than twice the City rate in this area as well.

The table above shows crime types where more than five incidents were reported in the subject area during the study period.

### **Dilapidation & Deterioration**

Many properties within the proposed Redevelopment Area suffer from dilapidation and deterioration, to the extent that they would jeopardize the health, safety, and welfare of occupants. Properties surrounding Garden Circle were in poor condition prior to their purchase by the City, and have continued to deteriorate subsequent to purchase by the City. Many of the buildings have been standing vacant for about a year, and have suffered from extensive vandalism, with broken and boarded up windows, missing air conditioners, damaged doors, and ripped screens. This damage has been on top of existing conditions such as damaged or missing siding, peeling and damaged windows, deterioration of parking lots, and other structural or site deficiencies.

Properties along Anthony Place have some similar problems, including deterioration of parking, damaged/missing screens, cracked window glass, and peeling window paint. The auto supply store at 5701 Monona Drive has façade deterioration as well, and has graffiti on the cinderblock building side and rusting signage mounted on a pole on the roof. Appendix D contains pictures of properties in the area.

### **Lack of Open Space**

City ordinances require useable open space to be 30 percent of site area coverage on private property. Most sites within the area are almost entirely covered by structure or parking.

### **Inadequate Parking Facilities / Lack of Compliance with City Parking Ordinances**

Appendix A, Section III to the City zoning ordinance requires two parking spaces per two-bedroom residential unit; most units in the TID are 2 bedroom units. The Garden Circle area

contains 116 housing units and currently has approximately 100 parking spaces. Anthony Place units have a similar ratio. Overall, the residential portion of the TID has approximately ½ the parking typically required, which has resulted in a number of problems. The police department reports a significant percentage of the parking and towing complaints and calls in the City come from this area. The City Building Inspection department has numerous citations and non-compliance letters issued to this area dealing with a continual problem of inoperable or junk vehicles on the roadway and in private parking lots in this area.

Inadequate parking also diminishes the property's ability to remain competitive in the residential market. Nearby competing rental units have a sufficient number of spaces and some offer underground and/or covered parking. This problem leads to obsolescence in the marketplace and contributed to the high vacancies the Garden Circle units experienced prior to their purchase by the City. It also leads to lower tenant screening standards as landlords look to fill units, which results in a higher concentration of police calls.

Many parcels in the proposed Redevelopment Area, especially the two parcels used for parking for 208 Owen Road, are out of compliance with existing City regulations concerning parking lots. Part VII of Appendix A of the City's Zoning Ordinance covers parking and parking lot design and landscaping. Parts of the ordinance are excerpted below, with comparative analysis of the parking at 208 Owen Road:

- *“All off-street vehicular parking areas with more than six (6) vehicles shall provide and maintain one (1) canopy-type tree for each twelve (12) parking spaces, or fraction thereof, over the initial six (6) spaces. Canopy trees shall be located in tree islands, or within ten (10) feet of the periphery of the parking area surface.”* There are approximately 200 parking stalls that serve the business at 208 Owen Road, and no canopy trees.
- *“Parking spaces must be broken by a tree island at the rate of 1 tree island for each linear row of 12 parking spaces, for single row configurations, or for each 24 parking spaces in double row configuration.”* There are no tree islands for the 200 parking stalls.
- Screening or a barrier is required *“where an off-street parking for 4 or more vehicles is located in a manner where nearby residentially zoned properties would be affected by headlight glare.”* And *“the effective height of the barrier shall be a minimum of 3.5 feet above the surface of the parking area. Such a barrier may consist of wood or masonry fencing, walls, berming, or the use of plant material...”* There is no screening to the south or west of the parking to block headlights.
- *“All parking areas shall be required to accumulate a minimum number of points. The number of points required is based on the number of parking spaces. Parking areas for 4 or more vehicles are required to accumulate 15 point for each space.”* The site has virtually no landscaping.
- Other issues of non-compliance with City parking regulations: uncontrolled stormwater runoff, faded striping in many areas, and lack of any circulation signage or direction.

The overall lack of landscaping and tree islands, combined with the almost completely unbroken drive aisle access to Owen Road, creates a situation that is both unsightly and dangerous at 208 Owen Road. This constitutes a faulty lot layout which diminishes its adequacy, accessibility, and usefulness, and is an economic and social liability.

**Redevelopment Area Property Summary**

Category	Parcels	Acres	Percentage
Blighted Property	14	7.67 <sup>1</sup>	51.7% <sup>1</sup> (of total area)
Vacant Property	8	3.79 <sup>2</sup>	21.2% <sup>2</sup> (of total area)
Total Parcel Area	14	14.83 <sup>1</sup>	82.8% <sup>1</sup> (of total area)
Right of Way	--	3.09 <sup>3</sup>	17.2% <sup>3</sup> (of total area)
Total Boundary Area	--	17.92	100% (of total area)

<sup>1</sup> Includes Garden Circle ROW, which will be sold with surrounding City-owned parcels for comprehensive redevelopment of the area.

<sup>2</sup> Has not been vacant for more than one year.

<sup>3</sup> Does not include Garden Circle ROW.

**Conclusion**

It is my opinion that conditions exist in the subject area to justify a finding of blight in accordance with the Blight Elimination and Slum Clearance Act ss. 66.1333(2m)(b)3, and the Tax Increment Finance Law ss. 66.1105(2)(a)1, and such conditions are a sufficient basis for the City of Monona to designate the area a “blighted area” for the purpose of carrying out a plan of redevelopment and blight elimination/prevention.

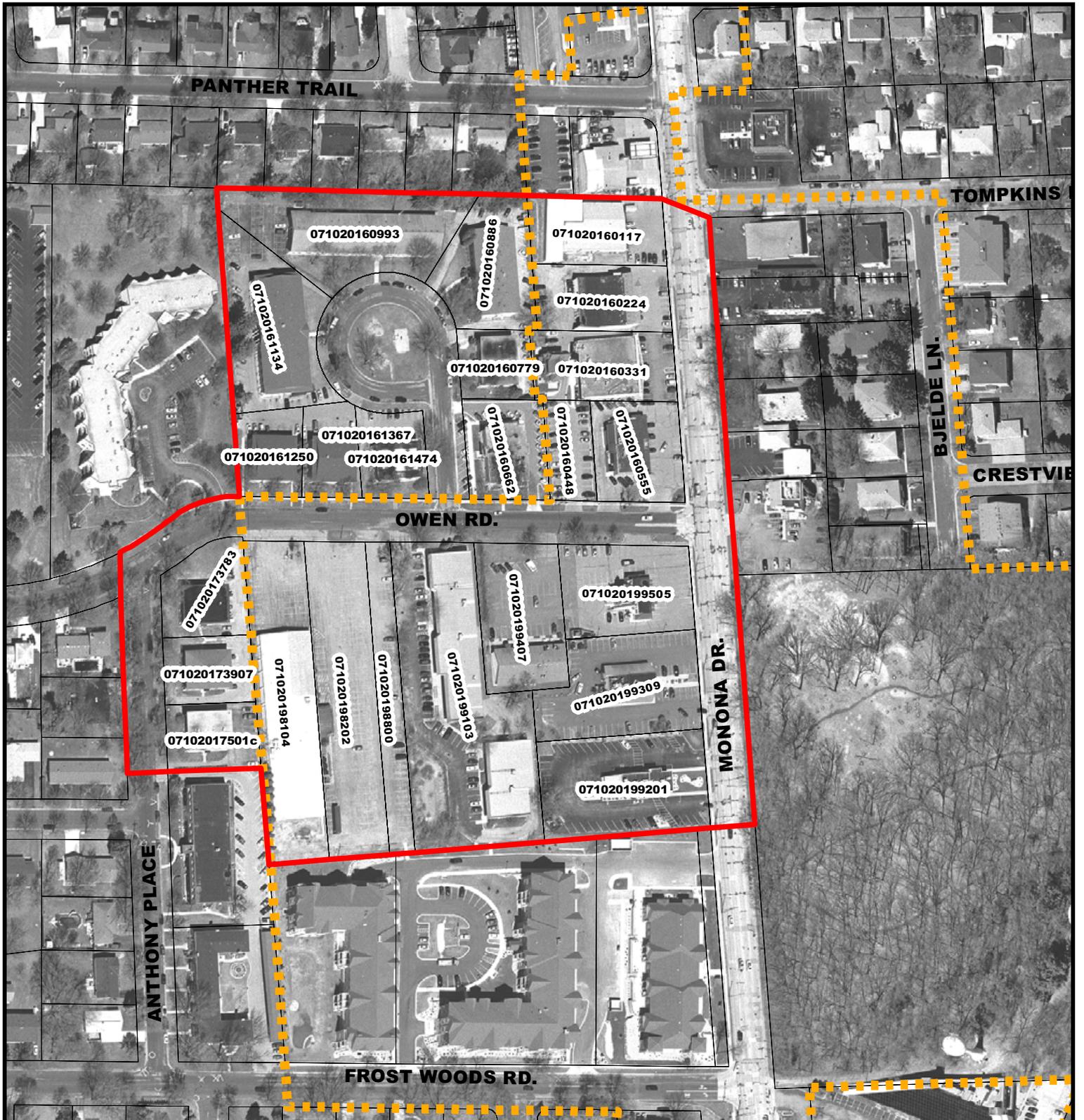
In order to eliminate blighting influences on the area, encourage private investment, and to promote the orderly development of the City, the City Council and Community Development Authority are justified in exercising their powers under the Slum Clearance Act ss. 66.1333(2m)(b)3, and the Tax Increment Finance Law ss. 66.1105(2)(a)1.

Sincerely,  
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD  
Community Development Specialist

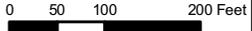
- Attachments: Exhibit A: Parcel Map of Redevelopment Area No. 5 & TID No. 5
- Exhibit B: Property Conditions
- Exhibit C: Spreadsheet of Parcel Ownership, Value, and Condition Details
- Exhibit D: Pictures of Area

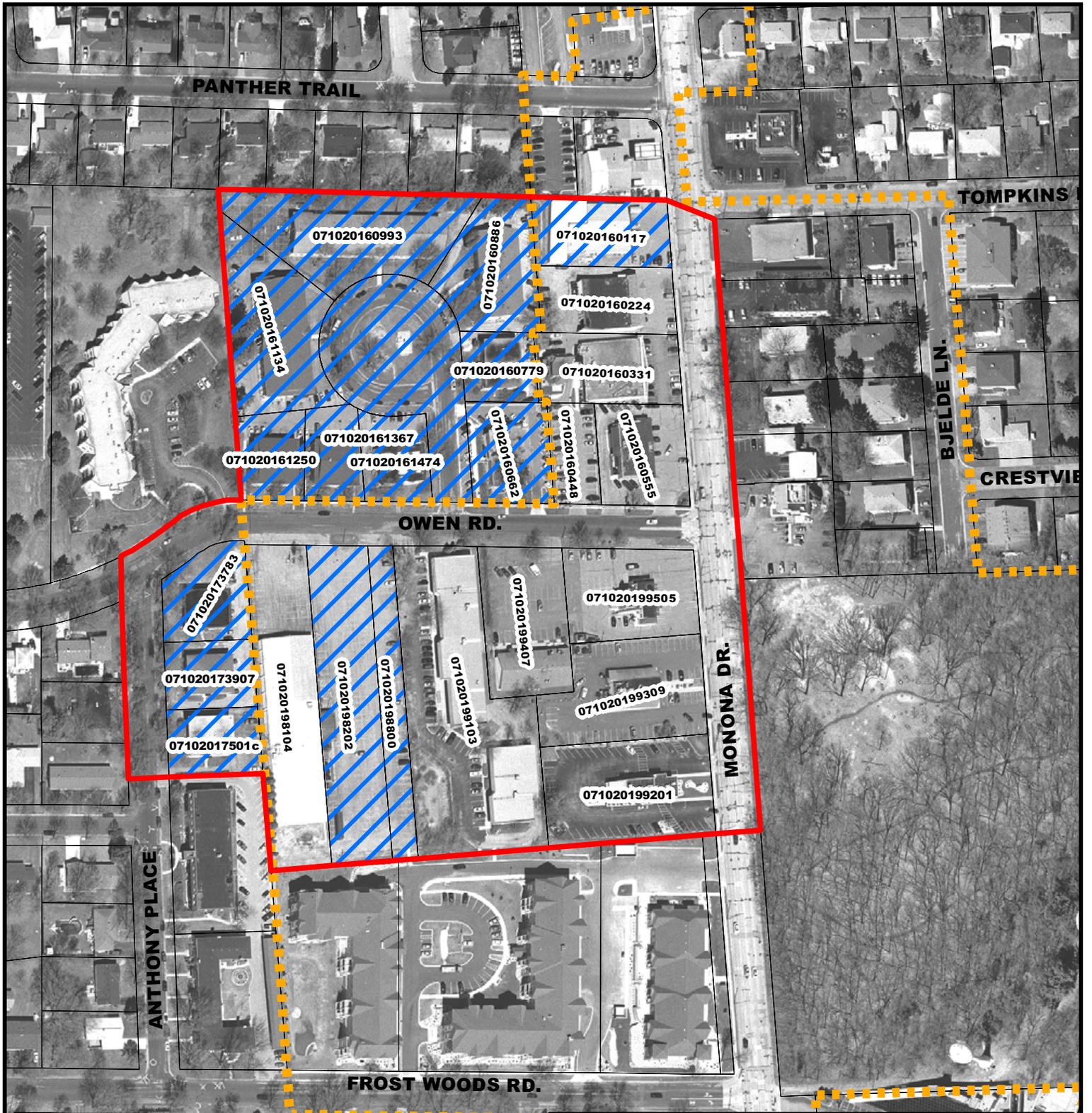


**Exhibit A: Boundary**  
 City of Monona  
 TID 5 and Redevelopment Area 5

**Legend**

-  Proposed TID 5 Boundary
-  Existing TID 4 Boundary

  
  
 Last Updated: 8/8/07  
  
 Committed to Quality Service Since 1976



**Exhibit B: Condition of Property**  
 City of Monona  
 TID 5 and Redevelopment Area 5

**Legend - Condition of Property**

 Blighted

**Legend - District Boundaries**

 Proposed TID 5 Boundary

 Existing TID 4 Boundary

  
 0 50 100 200 Feet  
 Last Updated: 8/8/07  
  
 Committed to Quality Service Since 1976



*Exhibit D: Pictures of Area*

*5729 Garden Circle*



*5717 Garden Circle*



*5709 Garden Circle*



*5705 Garden Circle*



*109 Owen Road*



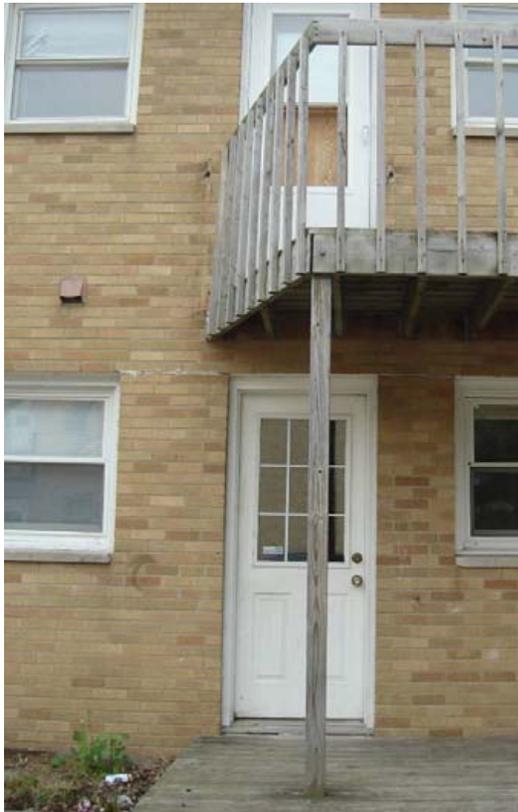
*203 Owen Road*



*205 Owen Road*



*209 / 211 Owen Road*



*300 Owen Road*



*5804 Anthony Place*



*5808 Anthony Place*



*208 Owen Road (Parking Lot Parcels Only)*



*5701 Monona Drive*



*Garden Circle ROW*



**Attachment #12**

**City Council Resolution Declaring Blighted Area**

Printers

**CITY COUNCIL RESOLUTION NO. 07-69-1499  
DECLARING REDEVELOPMENT PROJECT AREA NO. 5  
A BLIGHTED AREA**

**WHEREAS**, the City of Monona Community Development Authority (CDA) has designated the boundaries of Redevelopment Project Area No. 5; and

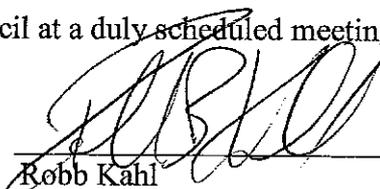
**WHEREAS**, the CDA has evaluated conditions within the area designated as Redevelopment Project Area No. 5 and has determined that conditions exist sufficient to meet the statutory definition of blighted area under ss. 66.1333(2m)(b) and a finding supporting such conditions was reviewed by the City Council; and

**WHEREAS**, the CDA has requested the City Council of the City of Monona to declare Redevelopment Project Area No. 5 (Exhibits A and B to this Resolution) to be a blighted area in need of blight elimination and urban renewal projects as described in ss. 66.1333(6)(b)1;

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Monona hereby declares Redevelopment Project Area No. 5 to be a blighted area in need of blight elimination and urban renewal projects; and

**BE IT FURTHER RESOLVED**, the City Council of the City of Monona hereby requests the CDA prepare and approve a Redevelopment plan for Redevelopment Project Area No. 5 and submit said plan for approval by the City Council and that such plan may be combined with the Project Plan for TID #5 so long as the statutory requirements for a Redevelopment Plan are met as described in 66.1333(6)(b)2.

This Resolution is being adopted by the City Council at a duly scheduled meeting on October 1, 2007.

  
\_\_\_\_\_, Mayor  
Robb Kahl

  
\_\_\_\_\_, City Clerk  
Karen Eley

**CERTIFICATION**

I, Karen Eley Clerk of the City of Monona, certify that the foregoing Resolution was duly and regularly adopted by the City Council at a duly scheduled meeting held at the Monona Library on October 1, 2007. Motion by Alderman Thomas, seconded by Alderman Miller to adopt the Resolution.

Vote: 5 Yes 0 No  
Resolution Adopted.

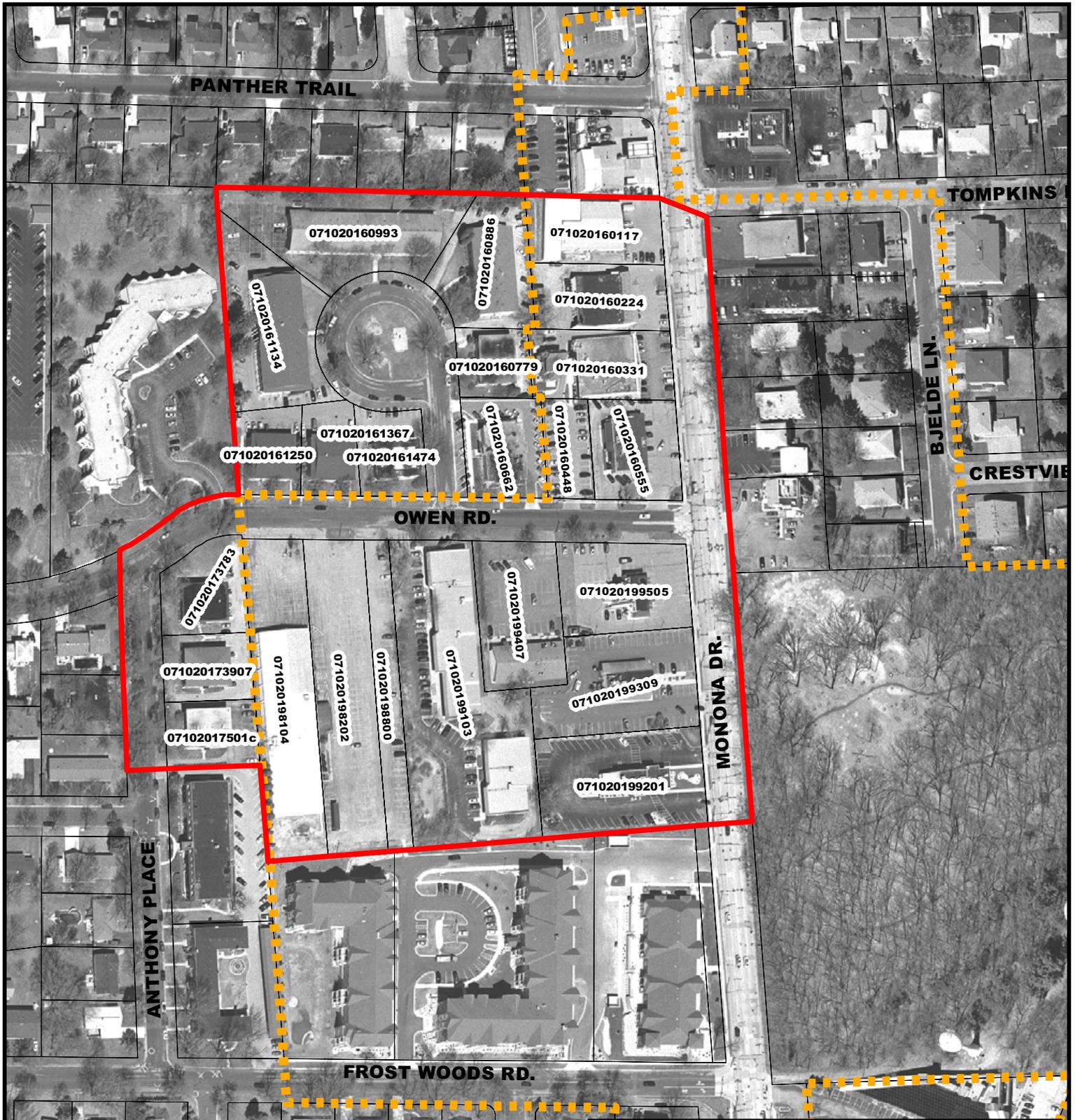
  
\_\_\_\_\_, City Clerk  
B. Karen Eley

## Exhibit A: Boundary Description

Lands located in part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 20 and part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 21, T 7 N, R 10 E, City of Monona, Dane County, Wisconsin, the exterior being further described as follows:

Commencing at the East Quarter Corner of said Section 20; thence N 04°49'26" W, 389.07 feet along the East line of the said NE  $\frac{1}{4}$  of Section 20 to the Northeast Corner of Certified Survey Map No. 10877 and the Point of Beginning of this description; thence S 85°10'34" W, 602.75 feet along the North line of said Certified Survey Map No. 10877; thence S 85°04'00" W, 90.30 feet along the said North line of said Certified Survey Map No. 10877 to the Northwest Corner of Lot 3 of said Certified Survey Map No. 10877; thence N 04°55'10" W, 142 feet, more or less, along the East line of Outlot 50, Assessor's Plat No. 1 of the Town of Blooming Grove to the Southeast Corner of 5808 Anthony Place Condominium; thence S 88°09' W, 140.04 feet along the South line of said 5808 Anthony Place Condominium; thence continuing S 88°09' W, 60 feet along the Westerly extension of the said South line of said 5808 Anthony Place Condominium to the intersection with the West right of way of Anthony Place; thence N 01°51' W, 327 feet, more or less along the said West right of way of Anthony Place and its Northerly extension to the intersection with the North line of Owen Road; thence Northeasterly, 202 feet, more or less, along the said Northerly right of way of Owen Road to the Southwest Corner of the plat of Monona Evergreens; thence N 4°18' W, 461.0 feet along the West line of said Monona Evergreens; thence S 88°37' E, 663.79 feet along the North line of said Monona Evergreens to the Northeast Corner of Lot 1 of said Monona Evergreens; thence S 70° E, 72.5 feet, more or less to the Northwest Corner of Lot 1, Assessor's Plat No. 8 Township of Blooming Grove; thence Southerly, 913 feet, more or less, along the East right of way of Monona Drive, also being the West line of said Assessor's Plat No. 8 Township of Blooming Grove, the West line of Certified Survey Map No. 6615 and the West line of Certified Survey Map No. 11237; thence S 85°10'34" W, 33 feet along the Easterly extension of the said North line of Certified Survey Map No. 10877 to the Northeast Corner of said Certified Survey Map No. 10877 and the Point of Beginning.

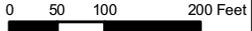
Bearings and distances are approximate, from record sources and are incorporated for description clarity purposes only.



**Exhibit B: Boundary**  
 City of Monona  
 TID 5 and Redevelopment Area 5

**Legend**

-  Proposed TID 5 Boundary
-  Existing TID 4 Boundary

  
  
 Last Updated: 8/8/07  
  
 Committed to Quality Service Since 1976

**Attachment #13**

**JRB Meeting Notice – First Meeting on TID #5**

**CITY OF MONONA  
STANDING JOINT REVIEW BOARD  
FIRST MEETING ON THE CREATION OF  
TAX INCREMENT DISTRICT #5 (OWEN ROAD AREA)**

Monona City Hall  
5211 Schluter Road  
Monona, WI  
Monday, September 24, 2007 – 1:00 p.m.

MEETING AGENDA

1. CALL TO ORDER – Dave Gawenda
2. ROLL CALL – Dave Gawenda
3. CONFIRM AT-LARGE MEMBER
4. CONFIRM CHAIRPERSON
5. REVIEW OF TID #5 BOUNDARY AND PROJECT PLAN – Gary Becker,  
Vierbicher Associates
6. SET NEXT MEETING DATE FOR TID #5 CONSIDERATION
7. ADJOURN

The purpose of this meeting is to reconvene the standing Joint Review Board and to review a proposed district boundary for Tax Increment District #5, pursuant to Section 66.1105 and 66.1331 of the Wisconsin Statutes. The City of Monona has contracted Vierbicher Associates, Inc. to assist in the creation of TID #5. If you have any questions about the duties of the Joint Review Board or want to discuss this TIF district before the meeting, you may contact Gary Becker from Vierbicher Associates at (608) 826-0532.

**Attachment #14**

**JRB Meeting Minutes – First Meeting on TID #5**

**Minutes**  
**Standing Joint Review Board Meeting**  
**September 24, 2007**

Joint Review Board Chairman Dave Gawenda called the Joint Review Board meeting to order at 1:20 p.m.

Present: Chair Dave Gawenda, Dane County Board Representative, Sharon Devenish, Member-at-Large, Roger Price, MATC Representative, and Mary Ellen Van Valin, Monona Grove School District Representative.

Absent: Marc Houtakker, Monona Finance Director and City of Monona Representative

Also Present: Gary Becker, CDA consultant with Vierbicher Associates, Inc., and Paul Kachelmeier, Monona Planning and Community Development Coordinator.

A motion was made by Ms. Van Valin, seconded by Mr. Price to confirm Ms. Sharon Devenish as the At-Large member.

The motion carried.

Motion by Ms. Devenish, seconded by Ms. Van Valin to confirm Mr. Dave Gawenda as the chairman.

The motion carried.

CDA consultant Gary Becker appeared and explained that this was both a new Tax Incremental Financing District (TID) No. 5 (Owen Road Area) and a Redevelopment Project Plan No. 5. By creating a Redevelopment Project Plan it would allow the CDA to operate in the area of the Redevelopment Project Plan. He described the TID No. 5 boundaries proposed, and the Project Plan. He also described how the City has purchased the former Garden Circle area for redevelopment, described the proposed TID boundaries, and said that the City is anticipating redevelopment could occur the proposed TID No. 5 boundaries.

Chair Gawenda asked for a pro forma statement of the existing TID No. 4.

CDA consultant Gary Becker said he will ask City Finance Director Marc Houtakker to prepare this.

Gary Becker said that the proposed TID No. 5 Project Plan will not cash flow in the 27 year life of the TIF District, and the City may need to request an extension of the TID timeline if it does not cash flow by then.

Standing Joint Review Board Meeting  
September 24, 2007  
Minutes Approved 12/5/07

Gary Becker described the Project Plan, planned project costs including a proposed City Housing Specialist position, and City funding.

Chair Gawenda asked if we could get information that compares the CDA Funds Account proposed in TID No. 5, and what had been in TID No. 4.

Chair Gawenda summarized the additional information requested by the Joint Review Board:

- the revised pro forma for TID No. 4;
- a breakdown of the infrastructure costs in the proposed Project Plan;
- a comparison of the CDA Funds Account to TID No. 4.

The next Standing Joint Review Board meeting date for TID No. 5 consideration was tentatively set for Thursday November 15, 2007 at 4:00 p.m. at City Hall.

A motion was made by Mr. Price, seconded by Ms. Van Valin to adjourn.

The motion carried.

1007-11.1

## **Attachment #15**

### **Public Hearing Notice to Overlying Taxing Jurisdictions**

Note: The public hearing notice to overlying taxing jurisdictions was sent out three times, due to two publication errors by the Monona Herald-Independent. Attachment #15 shows the first and last mailings.



**VIERBICHER**  
 ASSOCIATES  
*Committed to Quality Service Since 1976*

**LETTER OF TRANSMITTAL**

ENGINEERING ▾ ARCHITECTURE ▾ PLANNING ▾ COMMUNITY DEVELOPMENT  
 SURVEYING ▾ GIS ▾ ENVIRONMENTAL ▾ WATER RESOURCES

Address: 999 Fourier Drive, Suite 201 • Madison, WI 53717  
 Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
 www.vierbicher.com

Date:	September 10, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
<b>FILE COPY</b>	
File:	

Attn: Kathleen Falk
To: Dane County Executive City County Building, Room 421 210 Martin Luther King Jr. Blvd Madison, WI 53703

WE ARE SENDING  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop Drawings  Prints  Plans  Samples  Specifications  
 Copy of Letter  Change Order  Record Dwgs

Copies	Date	No.	Description
1			City of Monona – Notice of Public Hearing

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ copies for approval
<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit _____ copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return _____ corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> For your file	<input type="checkbox"/> _____
<input type="checkbox"/> FOR BIDS _____ (Date)	<input type="checkbox"/> RETURNED AFTER LOAN TO US	

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to \_\_\_\_\_ Signed Gary Becker, CEcD

If enclosures are not as noted, kindly notify us at once.



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 ASSOCIATES  
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**LETTER OF TRANSMITTAL**

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Address: 999 Fourier Drive, Suite 201 • Madison, WI 53717  
 Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
 www.vierbicher.com

Date:	September 10, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
File:	

Attn: Bettsey L. Barhorst
To: Madison Area Technical College 3550 Anderson St. Madison, WI 53704

WE ARE SENDING  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop Drawings  Prints  Plans  Samples  Specifications  
 Copy of Letter  Change Order  Record Dwgs

Copies	Date	No.	Description
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| <input type="checkbox"/> FOR BIDS _____ (Date)   |   | <input type="checkbox"/> RETURNED AFTER LOAN TO US            |

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to \_\_\_\_\_ Signed Gary Becker, CEcD

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Address: 999 Fourier Drive, Suite 201 • Madison, WI 53717  
Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
www.vierbicher.com

## LETTER OF TRANSMITTAL

Date: September 10, 2007

Project No. 12066031

Re: City of Monona  
Owen Road TID  
Public Hearing Notice

**FILE COPY**

File:

Attn: Robb Kahl

To: City of Monona Mayor  
5211 Schluter Road  
Monona, WI 53716

WE ARE SENDING

Attached

Under separate cover via \_\_\_\_\_ the following items:

Shop Drawings  Prints  Plans  Samples  Specifications

Copy of Letter  Change Order  Record Dwgs \_\_\_\_\_

Copies	Date	No.	Description
1			City of Monona – Notice of Public Hearing

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Approved as noted

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As requested

Returned for corrections

Return \_\_\_\_\_ corrected prints

For review and comment

For your file

\_\_\_\_\_

FOR BIDS

\_\_\_\_\_ (Date)

RETURNED AFTER LOAN TO US

### REMARKS:

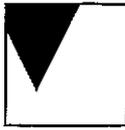
Please contact us if you need any more information or if you have any questions. Thank you.

Copy to \_\_\_\_\_

Signed \_\_\_\_\_

Gary Becker, CEcD

If enclosures are not as noted, kindly notify us at once.



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Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
www.vierbicher.com

## LETTER OF TRANSMITTAL

Date:	September 10, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
<b>FILE COPY</b>	
File:	

Attn: John Kitslaar

To: Monona Grove School Board President  
700 Graham Avenue  
Monona, WI 53716

- WE ARE SENDING  Attached
- Under separate cover via \_\_\_\_\_ the following items:
- Shop Drawings    Prints    Plans    Samples    Specifications
- Copy of Letter    Change Order    Record Dwgs

Copies	Date	No.	Description
1			City of Monona – Notice of Public Hearing

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### REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to \_\_\_\_\_ Signed Gary Becker, CEcD

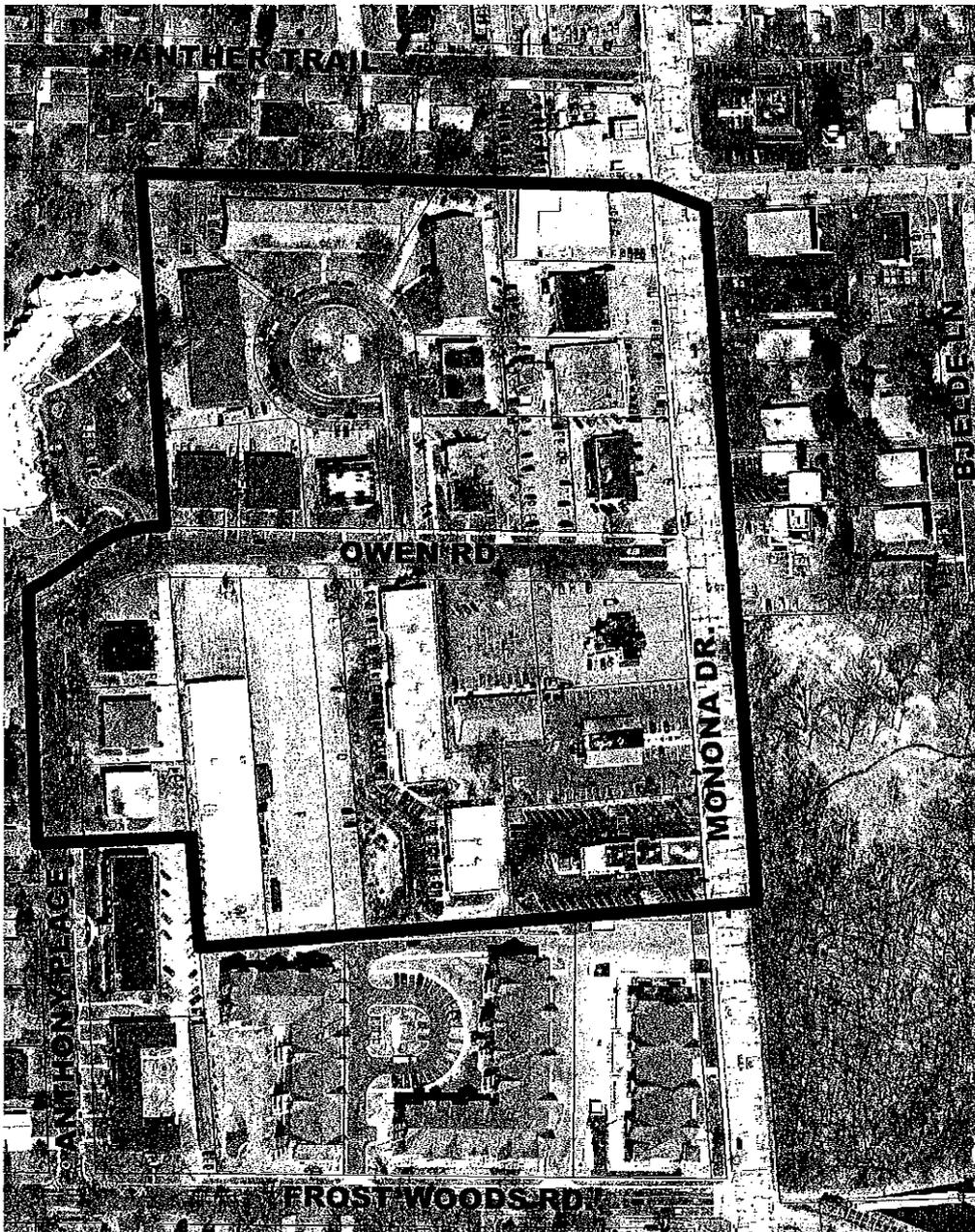
If enclosures are not as noted, kindly notify us at once.

**CITY OF MONONA  
NOTICE OF PUBLIC HEARING ON BOUNDARY AND  
REDEVELOPMENT PROJECT PLAN FOR REDEVELOPMENT AREA NO. 5  
AND TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 5**

NOTICE IS HEREBY GIVEN that on Monday, October 1, 2007 at 6:00 p.m. the City of Monona Community Development Authority (CDA) will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e) and 66.1333(6)(b)3 of Wisconsin State Statutes in Council Chambers at the Monona Public Library, 1000 Nichols Road, Monona, WI. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Redevelopment Project Plan, TIF District Boundary, and creation of said Tax Increment District. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 5.

A copy of the Redevelopment Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Paul Kachelmeier, Planning & Community Development Coordinator, City of Monona, 5211 Schluter Road; Phone (608) 222-2525.

A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Increment District follows:



Publication Dates: September 13, 2007 and September 20, 2007  
Sent to Overlying Taxing Jurisdictions: September 10, 2007



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**LETTER OF TRANSMITTAL**

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Address: 999 Fourier Drive, Suite 201 • Madison, WI 53717  
 Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
 www.vierbicher.com

Date:	October 2, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
File:	

Attn: Bettsey L. Barhorst  
 To: Madison Area Technical College  
 3550 Anderson St.  
 Madison, WI 53704

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<input type="checkbox"/> FOR BIDS _____ (Date)	<input type="checkbox"/> RETURNED AFTER LOAN TO US	

REMARKS:

Due to another publication error by the Herald Independent, the previous public hearing has been rescheduled again. Please note the new date, time and location on the enclosed notice.

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to \_\_\_\_\_ Signed Gary Becker, CEcD



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Address: 999 Fourier Drive, Suite 201 • Madison, WI 53717  
 Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
 www.vierbicher.com

**LETTER OF TRANSMITTAL**

Date:	October 2, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
File:	

Attn: John Kitslaar

To: Monona Grove School Board President  
 700 Graham Avenue  
 Monona, WI 53716

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 Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
 www.vierbicher.com

Date:	October 2, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
File:	

Attn: Kathleen Falk

To: Dane County Executive  
 City County Building, Room 421  
 210 Martin Luther King Jr. Blvd  
 Madison, WI 53703

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 ASSOCIATES  
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**LETTER OF TRANSMITTAL**

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Address: 999 Fourier Drive, Suite 201 • Madison, WI 53717  
 Phone: 608-826-0532 • 800-261-3898 • Fax 608-826-0530  
 www.vierbicher.com

Date:	October 2, 2007
Project No.	12066031
Re:	City of Monona Owen Road TID Public Hearing Notice
File:	

Attn: Robb Kahl

To: City of Monona Mayor  
 5211 Schluter Road  
 Monona, WI 53716

WE ARE SENDING  Attached

Under separate cover via \_\_\_\_\_ the following items:

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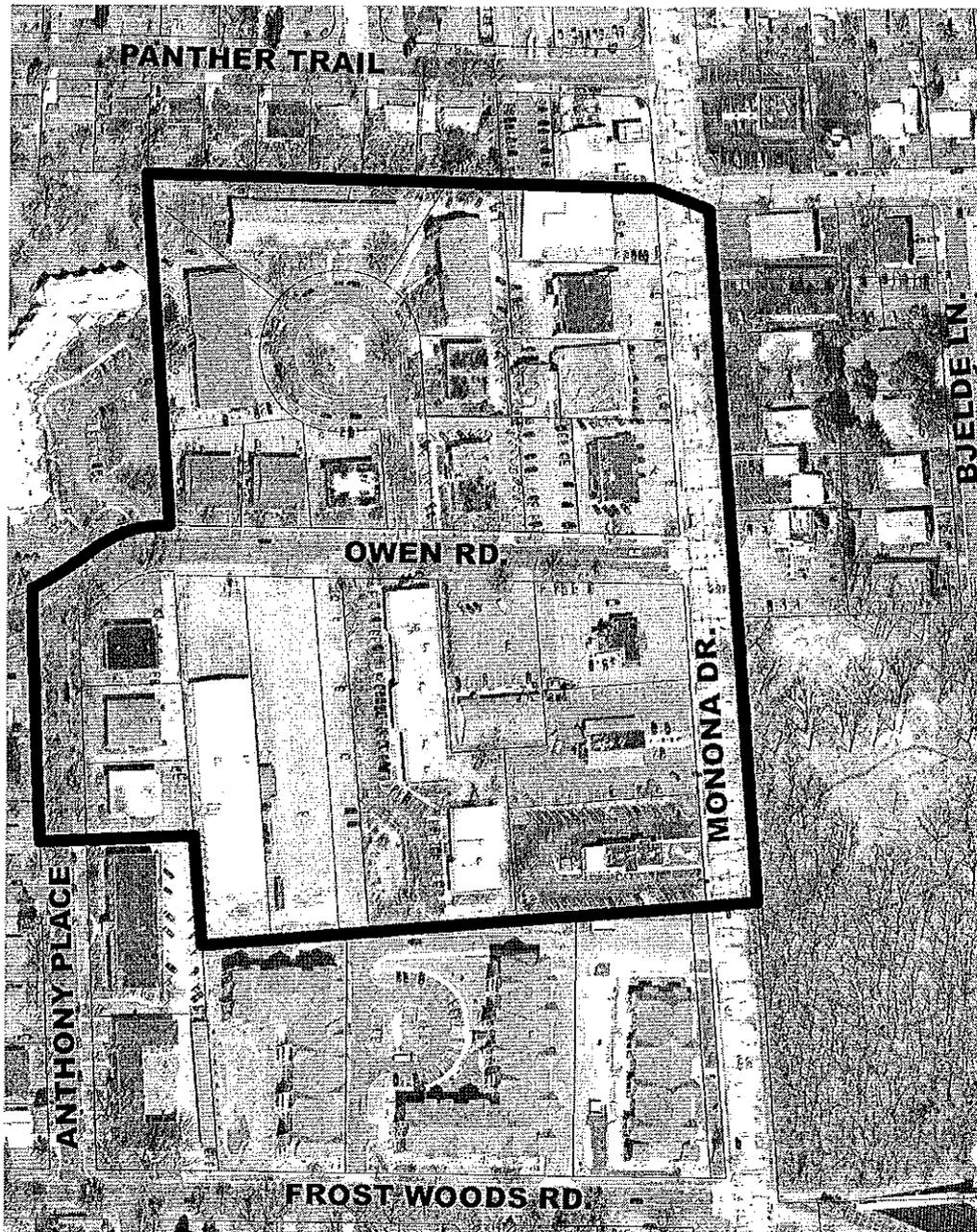
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**CITY OF MONONA  
NOTICE OF PUBLIC HEARING ON BOUNDARY AND  
REDEVELOPMENT PROJECT PLAN FOR REDEVELOPMENT AREA NO. 5  
AND TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 5**

NOTICE IS HEREBY GIVEN that on Monday, October 22, 2007 at 6:00 p.m. the City of Monona Community Development Authority (CDA) will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e) and 66.1333(6)(b)3 of Wisconsin State Statutes at Monona City Hall, 5211 Schluter Road, Monona, WI. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Redevelopment Project Plan, TIF District Boundary, and creation of said Tax Increment District. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 5.

A copy of the Redevelopment Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Paul Kachelmeier, Planning & Community Development Coordinator, City of Monona, 5211 Schluter Road; Phone (608) 222-2525.

A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Increment District follows:



**Attachment #16**

**Public Hearing Notice Proof of Publication**

PROOF OF PUBLICATION

STATE OF WISCONSIN }  
DANE COUNTY } ss.

Andy Pennington, being duly sworn, both depose and say that he is the general manager of the Herald-Independent, a newspaper published at the City of Monona, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

October 4, 2007  
October 11, 2007

(Signed) Andy Pennington  
General Manager

Subscribed and sworn before me this 11<sup>th</sup> day of Oct 2007

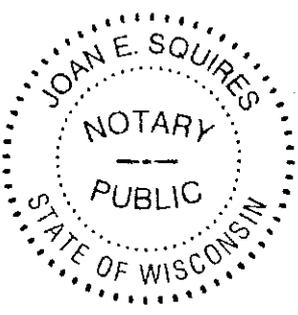
Joan E. Squires  
Notary Public, State of Wisconsin

My Commission expires 6-14 2009

No. Lines 68 No. Times 2 Affidavit Fees \$ 1.00

Printers Fees \$ 62.08

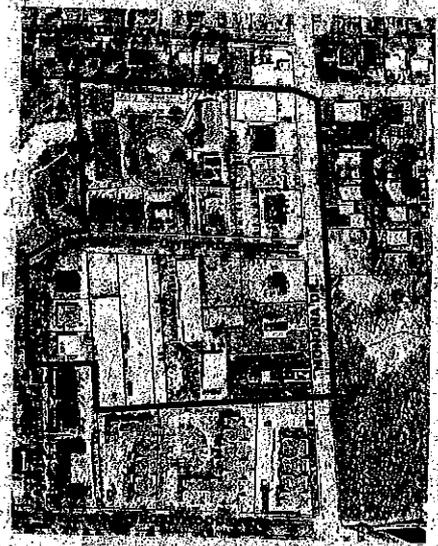
Total \$ 63.08



CITY OF MONONA  
NOTICE OF PUBLIC HEARING ON  
BOUNDARY AND  
REDEVELOPMENT PROJECT PLAN  
FOR REDEVELOPMENT AREA NO. 5  
AND TAX INCREMENTAL FINANCE  
DISTRICT (TID) NO. 5

NOTICE IS HEREBY GIVEN that on Monday, October 22, 2007 at 6:00 p.m. the City of Monona Community Development Authority (CDA) will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e) and 66.1333(6)(b)3 of Wisconsin State Statutes at Monona City Hall, 5211 Schluter Road, Monona, WI. At that time a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Redevelopment Project Plan, TIF District Boundary, and creation of said Tax Incremental District. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 5. A copy of the Redevelopment Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Paul Kachelmeier, Planning & Community Development Coordinator, City of Monona, 5211 Schluter Road; Phone: (608) 222-2525.

A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Incremental District follows:



PUB: The Herald-Independent, October 4 & 11, 2007  
WNAXLP

## **Attachment #17**

### **Public Hearing Notice to Property Owners**

Note: The public hearing notice to property owners was sent out three times, due to two publication errors by the Monona Herald-Independent. Attachment #17 shows the first and last mailings.



CITY OF  
**MONONA**

5211 SCHLUTER ROAD ■ MONONA, WI 53716-2598

CITY HALL (608) 222-2525

FAX (608) 222-9225

<http://www.monona.wi.us>

September 11, 2007

VIA CERTIFIED MAIL

To: All Property Owners Within the Proposed Owen Road Tax Increment District (TID No. 5)

Re: Notice of Public Hearing

Dear Property Owner:

The Community Development Authority of the City of Monona has prepared a Redevelopment Plan for Redevelopment Project Area No. 5 and a Project Plan for Tax Increment District No. 5 (TID No. 5). A map of the area proposed to be included in the district is attached. The purpose of this Plan is to promote redevelopment of the Owen Road/Monona Drive area. A copy of the project plan is available for review at Monona City Hall.

Pursuant to Wisconsin Statute 66.1333(6)(b)3, this is a notification that a Public Hearing will be held on the proposed Redevelopment Plan and TID Project Plan at 6:00 p.m. on October 1, 2007, at the Monona Public Library, 1000 Nichols Road. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed Redevelopment Plan. You are invited to attend this hearing. Although the City and CDA do not currently anticipate the condemnation of property as part of the redevelopment plan, we are required by Wisconsin Law to state that "the owner's property might be taken for urban renewal." If condemnation does occur, there would be due process and just compensation.

The City is establishing TID No. 5 for the purpose of blight elimination; therefore, State law requires the City to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area". A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

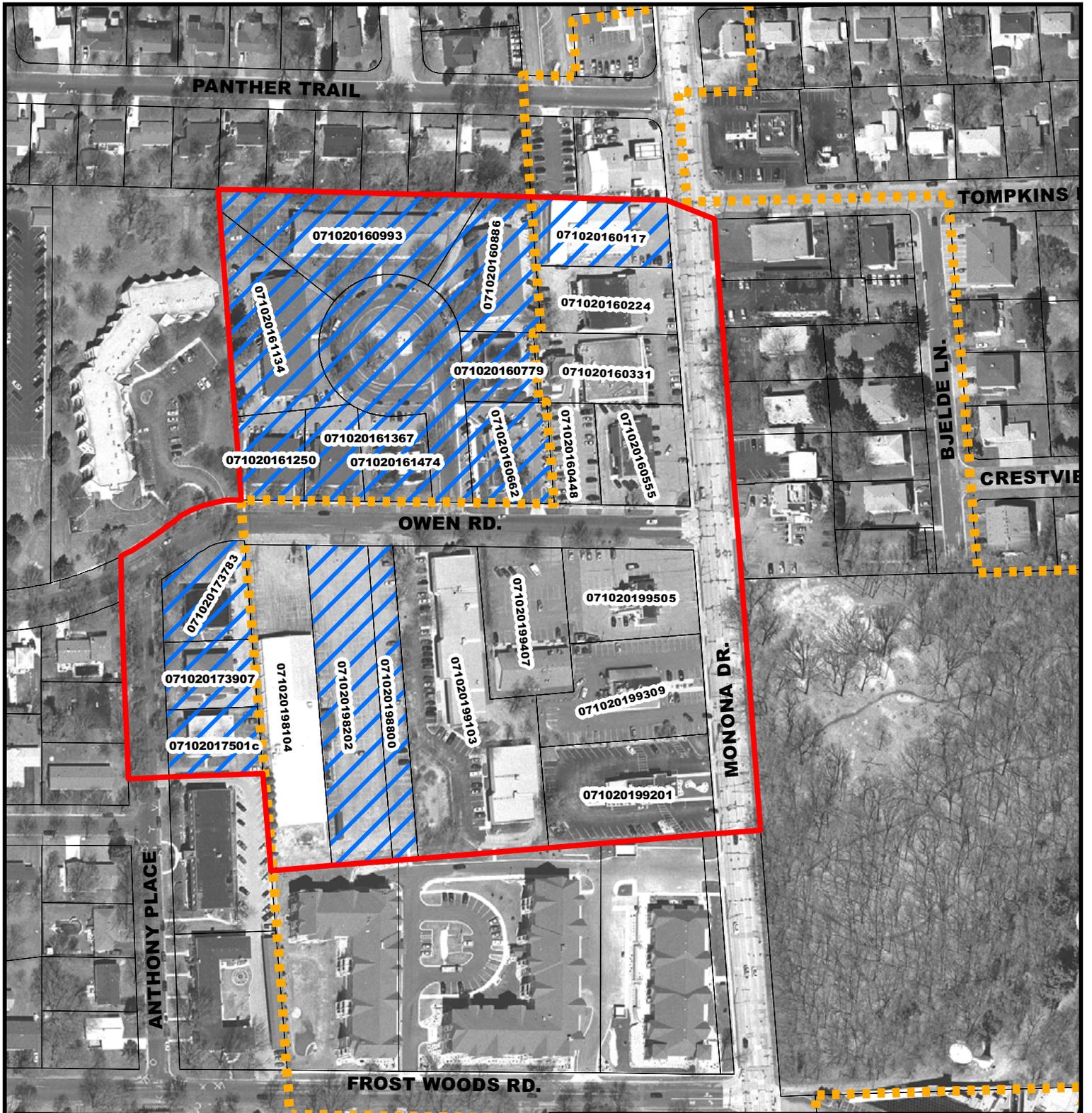
If you have any questions, or require additional information, please contact me at (608) 222-2525. The City has retained Vierbicher Associates, Inc. to assist with the creation of TID No. 5. You may also contact Gary Becker at Vierbicher Associates - (608) 826-0532.

Sincerely,

Robert Kahl  
Mayor, City of Monona

Enclosure: Property Condition Map

cc: Gary Becker, CEcD, Vierbicher Associates, Inc.



**Exhibit B: Condition of Property**  
 City of Monona  
 TID 5 and Redevelopment Area 5

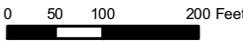
**Legend - Condition of Property**

 Blighted

**Legend - District Boundaries**

 Proposed TID 5 Boundary

 Existing TID 4 Boundary

  
  
 Last Updated: 8/8/07  
  
 Committed to Quality Service Since 1976

Grace Edmunds  
5701 Monona Drive  
Monona, WI 53716

Steven and Bobette Handel  
5705 Monona Drive  
Monona, WI 53716

Debra Offerdahl  
The Ultimate Spa and Salon  
5711 Monona Drive  
Monona, WI 53716

Brian and Susan Miller  
317 Meadow Lane  
DeForest, WI 53532

Tom Knoebel  
Ripple Management  
3800 Regent Street  
Madison, WI 53705

B&B Properties  
W12009 Kirchberg Road  
Columbus, WI 53925

Kevin Carey  
Badger Bowl, Inc  
506 E. Badger Road  
Madison, WI 53713

Turner Harshaw  
Shaw Properties II, LLC  
825 Farwell Drive  
Madison, WI 53704

Garry and Steven Fraboni  
Fraboni's  
108 Owen Road  
Monona, WI 53716

Fraboni Associates  
Angelo's Pizzeria  
108 Owen Road  
Monona, WI 53716

R A & E Partnership  
La Bamba  
1905 Glenn Park Dr.  
Champaign, IL  
61821

Mitch Marks  
Silver Eagle Partners  
5805 Monona Drive  
Monona, WI 53716

Fellerson Jt. Rev. Tr.  
Kenneth & Kathryn  
1012 Birch Haven Circle  
Monona, WI 53716

C. Copus  
Or Current Occupant  
5808 Anthony Place  
Monona, WI 53716

Shante Vance  
Or Current Occupant  
5808 Anthony Place  
Monona, WI 53716

Ana L. & Mariana Salgado  
Or Current Occupant  
5808 Anthony Place  
Monona, WI 53716

William P. Wetz  
Or Current Occupant  
5808 Anthony Place  
Monona, WI 53716



CITY OF  
**MONONA**

5211 SCHLUTER ROAD ■ MONONA, WI 53716-2598

CITY HALL (608) 222-2525

FAX (608) 222-9225

<http://www.monona.wi.us>

October 2, 2007

VIA CERTIFIED MAIL

To: All Property Owners Within the Proposed Owen Road Tax Increment District (TID No. 5)

Re: Notice of Public Hearing - **SECOND REVISION**

Dear Property Owner:

The Community Development Authority of the City of Monona has prepared a Redevelopment Plan for Redevelopment Project Area No. 5 and a Project Plan for Tax Increment District No. 5 (TID No. 5). The purpose of this Plan is to promote redevelopment of the Owen Road/Monona Drive area. A copy of the project plan is available for review at Monona City Hall.

Pursuant to Wisconsin Statute 66.1333(6)(b)3, this is a notification that a Public Hearing will be held on the proposed Redevelopment Plan and TID Project Plan at **6:00 p.m. on October 22, 2007, at Monona City Hall, 5211 Schluter Road.** Due to a *second* publication error by the Herald-Independent, the hearing date had to be rescheduled again. There will *not* be a hearing on October 9, 2007 – please note the new date, time, and location shown above. We apologize for any confusion caused by the multiple notices.

The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed Redevelopment Plan. You are invited to attend this hearing. Although the City and CDA do not currently anticipate the condemnation of property as part of the redevelopment plan, we are required by Wisconsin Law to state that “the owner’s property might be taken for urban renewal.” If condemnation does occur, there would be due process and just compensation.

The City is establishing TID No. 5 for the purpose of blight elimination; therefore, State law requires the City to make a finding that not less than 50% of the real property within the proposed TID is a “blighted area”. A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

If you have any questions, or require additional information, please contact me at (608) 222-2525. The City has retained Vierbicher Associates, Inc. to assist with the creation of TID No. 5. You may also contact Gary Becker at Vierbicher Associates - (608) 826-0532.

Sincerely,

Robert Kahl  
Mayor, City of Monona

cc: Gary Becker, CECD, Vierbicher Associates, Inc.

**POLICE DEPARTMENT**

5211 Schluter Road  
222-0463

**COMMUNITY CENTER**

1011 Nichols Road  
222-4167

**MONONA SENIOR CENTER**

1011 Nichols Road  
222-3415

**FIRE DEPARTMENT**

5211 Schluter Road  
222-2528

**Checklist for Green Slips for Certified Mail (10/2/07)**

Grace Edmunds  
5701 Monona Drive  
Monona, WI 53716 ✓

Steven and Bobette Handel  
5705 Monona Drive  
Monona, WI 53716 ✓

Debra Offerdahl  
The Ultimate Spa and Salon  
5711 Monona Drive  
Monona, WI 53716 ✓

Brian and Susan Miller  
317 Meadow Lane  
DeForest, WI 53532 ✓

Tom Ripple  
Ripple Management  
3801 Regent Street  
Madison, WI 53705 ✓

B&B Properties  
W12009 Kirchberg Road  
Columbus, WI 53925 ✓

Kevin Carey  
Badger Bowl, Inc  
506 E. Badger Road  
Madison, WI 53713 ✓

Turner Harshaw  
Shaw Properties II, LLC  
825 Farwell Drive  
Madison, WI 53704 ✓

Garry and Steven Fraboni  
Fraboni's  
108 Owen Road  
Monona, WI 53716 ✓

Fraboni Associates  
Angelo's Pizzeria  
108 Owen Road  
Monona, WI 53716 ✓

R A & E Partnership  
La Bamba  
1905 Glenn Park Dr.  
Champaign, IL 61821 ✓

Mitch Marks  
Silver Eagle Partners  
5805 Monona Drive  
Monona, WI 53716 ✓

Fellerson Jt. Rev. Tr.  
Kenneth & Kathryn  
1012 Birch Haven Circle  
Monona, WI 53716 ✓

9922 9206 2000 0220 2002

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Kevin Cary  
506 W Baden Rd  
Madison WI 53713

2. Article Number  
(Transfer from service label)

7007 0220 0002 9076 2284

PS Form 3811, February 2004

Domestic Return Receipt

102595-01

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 10-3-07  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes  No

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1. Article Addressed to:

R A + B Partnership  
1905 Alton Park Dr.  
Champaign IL 61821

2. Article Number  
(Transfer from service label)

7007 0220 0002 9076 2323

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

60E2 9206 2000 0220 2002

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1. Article Addressed to:

Larry + Steven Trabon  
108 Owen Rd  
Monona WI 53716

2. Article Number  
(Transfer from service label)

7007 0220 0002 9076 230

PS Form 3811, February 2004

Domestic Return Receipt

102

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 10-3-07  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes  No

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

James Henshaw  
825 Jensen Rd.  
Madison WI 53704

2. Article Number  
(Transfer from service label)

7007 0220 0002 9076 2293

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 10-3-07  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes  No

45E2 9206 2000 0220 2002

COMPLETE THIS SECTION ON DELIVERY

A. Signature *X Debra J. McFarland*  
 B. Received by (Printed Name) *Debra J. McFarland*  
 C. Date of Delivery *10-3-07*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) *7007 0220 0002 9076 2354*  
 PS Form 3811, February 2004  
 Domestic Return Receipt

102595-02-M-1540

5522 9206 2000 0220 2002

COMPLETE THIS SECTION ON DELIVERY

A. Signature *X [Signature]*  
 B. Received by (Printed Name) *Ken Sellers*  
 C. Date of Delivery *10-3-07*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) *7007 0220 0002 9076 2255*  
 PS Form 3811, February 2004  
 Domestic Return Receipt

102595-02-M-1540

45E2 9206 2000 0220 2002

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:  
*Juleson J4 Rev. Tr.  
 1012 Buch Haven Cir.  
 Monona WI 53716*

2. Article Number  
 (Transfer from service label) *7007 0220 0002 9076 2347*  
 PS Form 3811, February 2004  
 Domestic Return Receipt

102595-02-M-154

DEE2 9206 2000 0220 2002

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:  
*Mitch Marks  
 5805 Monona Dr.  
 Monona WI 53716*

2. Article Number  
 (Transfer from service label) *7007 0220 0002 9076 2330*  
 PS Form 3811, February 2004  
 Domestic Return Receipt

102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*  
 B. Received by (Printed Name) *[Signature]*  
 C. Date of Delivery *10-3-07*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) *7007 0220 0002 9076 2347*  
 PS Form 3811, February 2004  
 Domestic Return Receipt

102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature *X [Signature]*  
 B. Received by (Printed Name) *CHAR GORST*  
 C. Date of Delivery *10/3/07*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:  
*300 Park Regent  
 Madison, WI 53706*

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) *7007 0220 0002 9076 2330*  
 PS Form 3811, February 2004  
 Domestic Return Receipt

102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent Address   
B. Received by (Printed Name) C. Date of Delivery 10-3-07

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  Certified Mail  Express Mail  Registered  Return Receipt for Merchandise  Insured Mail  C.O.D.  
4. Restricted Delivery? (Extra Fee)  Yes

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1. Article Addressed to:  
William P. Wely  
5808 Anthony Pl  
Monona WI 53716  
GRACE EDWARDS  
5201 Monona Pl  
Monona WI 53716

2. Article Number (Transfer from service label) 7007 0220 0002 9076 2385  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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1. Article Addressed to:  
B+B Properties  
W12009 Koenig Rd  
Columbus, WI 53925

2. Article Number (Transfer from service label) 7007 0220 0002 9076 2279  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent Address   
B. Received by (Printed Name) C. Date of Delivery 10-3-07

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  Certified Mail  Express Mail  Registered  Return Receipt for Merchandise  Insured Mail  C.O.D.  
4. Restricted Delivery? (Extra Fee)  Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Steve & Bobette Hande  
5808 Anthony Pl  
Monona WI 53716  
5205 Monona Dr  
Monona WI 53716

2. Article Number (Transfer from service label) 7007 0220 0002 9076 2378  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent Address   
B. Received by (Printed Name) C. Date of Delivery 10-3-07

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:  
RAYE Partners  
1905 Glen Park Dr  
Champaign, IL 61821

3. Service Type  Certified Mail  Express Mail  Registered  Return Receipt for Merchandise  Insured Mail  C.O.D.  
4. Restricted Delivery? (Extra Fee)  Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent Address   
B. Received by (Printed Name) C. Date of Delivery 10-3-07

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  Certified Mail  Express Mail  Registered  Return Receipt for Merchandise  Insured Mail  C.O.D.  
4. Restricted Delivery? (Extra Fee)  Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Silver Eagle  
5805 Monona Dr  
Monona WI 53716  
3800 Argent St  
Madison WI 53706

2. Article Number (Transfer from service label) 7007 0220 0002 9076 2262  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**SENDER: COMPLETE THIS SECTION**

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Drabon Associates  
108 Owen Rd  
Monona WI 53716*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*[Signature]*  Addressee

B. Received by *[Signature]* C. Date of Delivery *10/3/07*

D. Is delivery address correct?  Yes  
If YES, enter delivery address below  No



3. Service Type  
 Certified Mail  Registered Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number *7007 6226 0002 9076 2366*  
(Transfer from service label)  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**Attachment #18**

**Minutes of Public Hearing on TID Project Plan &  
CDA Approval of TID Project Plan**

**Minutes  
Community Development Authority  
October 22, 2007**

The meeting of the Community Development Authority for the City of Monona was called to order by Chair George Lightbourn at 6:00 p.m.

Present: Chair George Lightbourn, Ms. Sharon Devenish, Ms. Cari Fuss, Mr. Robert Hendricks, Mr. Andrew Homburg, Aldm. Peter McKeever, and Aldm. Bob Miller.

Also Present: Mayor Robb B. Kahl, Planning and Community Development Coordinator Paul Kachelmeier, Administrative Assistant Intern Ria Hull, CDA Consultant Gary Becker of Vierbicher Associates, Inc. and City Attorney Bill Cole.

**APPEARANCES**

Chair Lightbourn said that the primary purpose of the meeting was to hold a public hearing on the proposed Boundary and Redevelopment Project Plan for Redevelopment Area No. 5 and Tax Incremental Finance District (TID) No. 5.

No one else appeared on other topics and the Appearances section was declared closed.

**UNFINISHED BUSINESS**

Item 4.A. Public Hearing and Action on Boundary and Redevelopment Project Plan for Redevelopment Area No. 5 and Tax Incremental Finance District (TID) No. 5.

A public hearing for the Boundary and Redevelopment Project Plan for Redevelopment Area No. 5 and Tax Incremental Finance District (TID) No. 5 was declared open by Chair Lightbourn.

CDA Consultant Gary Becker of Vierbicher Associates appeared and described the boundaries proposed for Redevelopment Project Plan Area No. 5 and Tax Incremental Finance District (TID) No. 5. He stated the primary reason for the creation of the Redevelopment Project Plan Area No. 5 and Tax Incremental Finance District (TID) No. 5 is to promote the redevelopment of the Garden Circle area. A Request for Proposals (RFP) was sent out and three (3) proposals were received, and the CDA is negotiating with one of the developers. The proposed Redevelopment Project Plan Area No. 5 and Tax Incremental Finance District (TID) No. 5 meets the statutory definition of blight with over 50% of the area declared blight. The existing buildings at Garden Circle will be demolished in about 1 to 2 months. He stated this is the only project known at this point.

Gary Becker described the major project costs including demolishing the buildings, TIF assistance to the developer, potential TIF funding for Monona Drive, partial TIF funding for a housing coordinator, and some funding for ongoing operations of the CDA. He said this

resolution will go to the City Council at their next meeting November 5, 2007. Then approval by the Joint Review Board is needed. Then the State Department of Revenue reviews the process and needs to certify that the TIF District is in place.

Kristin Yates, 4663 Tonyawatha Trail appeared and stated she is supportive of the plans for the TIF District, but is more concerned about the proposed development project for the Garden Circle area. She said that there was never an opportunity to develop a grand plan for this area. It is disturbing she said that we are going to get another elderly project. She said that she looked at the RFP and we didn't really give a lot of guidance. She said she hopes putting something at Garden Circle doesn't impede what can be done in this area. She said she would like to see a more coordinated effort by the City and CDA to do more interesting and vibrant projects.

Tim Handell, 4409 Gordon Avenue appeared and read the following:

I am here to discuss the Garden Circle development project in part because I have to speak my mind as a 17 year resident of Monona and because I am seeing the Monona Drive corridor suffer in its business attractiveness. With a current Garden Circle proposal moving forward aimed at a phased assisted living type facility, I was concerned with the use of this property for injecting vitality and stimulation into the Monona Drive business district.

My major concern is that Monona owns the Garden Circle property which is VERY close in proximity to Monona Drive or possibly (with some proper negotiations with nearby businesses) a VERY PRIME piece of real estate right ON Monona Drive. City planning and charged initiative is essential in this project and cannot just be written off as "Let's take the easy way out and build residential. And not only that, but let's build residential that is basically fixed income, elderly, assisted care."

Monona needs something unique and alluring for the East/South Eastside of metro Madison. The assisted living concept is definitely one of those unique ideas, but if Monona doesn't attempt to seize more retail/commercial type opportunities, then some other community will. I observe other communities aggressively pursue vibrant and alluring commercial side developments. Middleton has aggressively pursued multiple marketplace-type locations. Madison's Hilldale Mall has attempted to re-trench itself in the marketplace with an older population very nearby. The City of Madison has tried to stimulate the State Street and Capitol Square areas with upgrades and business enticements. Although Monona is a small city in comparison, many major cities are attempting to inject life into their older downtown retail districts which have lost business to urban sprawl.

Monona, although land-locked, has some potential for this same type of commercial development. We're a lake front community with much to offer. We sit in the southeast corner of the greater metro-Madison area and are basically the first community people see after exiting the interstate at Highways 12 & 18.

Yet, Monona appears satisfied with elderly 55+ and assisted living care type housing as its means for economic stimulation for Monona Drive. Family attraction is ever so slightly impacted as some Monona elderly people may sell their homes and join the phased living

arrangement, but with housing values remaining high in the residential community, attraction for new family home ownership becomes difficult. Does this produce an economic gain to the commercial interests for Monona Drive? As for taxing valuation, it might. For all that's worth, currently, Monona could knock down the buildings at Garden Circle, put in a big park with a concession stand at it and see the Garden Circle's property value rise. Maybe Monona should start building 15 and 20 story condominiums and get the per unit tax value that way.

Money poured into the reconstruction of Monona Drive does only a little to assure economic stimulation to businesses along it. The reconstruction should however provide a smoother and, hopefully, safer ride along this roadway. Money afforded to businesses inside a Monona Drive TID to improve their look doesn't always assure better sales revenues. So, in affect, the net result of those enhancements does not assure the influx for the sale of products and services for the Monona Drive business district.

Does the city have something undisclosed that will make businesses on Monona Drive vibrant, attractive, and sustainable? Maybe they do.....I don't know!!! I haven't heard many from the City. What is their planned vision for Monona's businesses and people? Wal-Mart, some Broadway Corridor development, and condominium building projects is about all I've heard and seen recently. The Monona Drive commercial sector is declining in its attractiveness. Monona Drive businesses are in a losing battle to attract business and consumers. The recent city-adopted Economic Development plan appears to reinforce this trend along Monona Drive.

Maybe the City of Monona wants it's "namesake" road to dry up and have the retail/commercial district all on the Broadway Corridor and Beltline area. The city planners should explain the planned future for Monona Drive. The city should be careful not to mislead or guide Monona residents and Monona Drive businesses into thinking that the city supports Monona Drive when all of their retail/commercial side attention might be on the Broadway Corridor and at Wal-Mart.

What I don't want to see, as land-locked as we are, is relatively sizable real estate location opportunities squandered or mishandled, especially when the city owns and controls who it can sell to and what it can be developed into. I want to connect the dots to understanding the logic behind any potential success. I don't know all of the information. To me, much of it is still undisclosed and in "closed" sessions. Is Monona in some kind of pressure situation to act now on developing the Garden Circle property? Who is actually in control of this real estate transaction? It seems as if the negotiating developer with the proposed assisted-living plan is placing the city between a rock and a hard place.

The City of Monona is negotiating for a fairly non-consumer-attracting elderly assisted living venture a half block from Monona Drive. From my understanding, few ardent negotiations have transpired between the city and existing businesses across from and adjacent to the Garden Circle property, as well as stretching along the frontage property on Monona Drive adjacent to Garden Circle. The public awareness on this issue seems very low. If surveyed, I bet there's a large portion of Monona citizens who have no idea the City of Monona ACTUALLY owns the Garden Circle property and that they're the ones paying for its multi-million dollar purchase. I

would venture to guess there are many who don't have any idea of how Garden Circle is going to be developed in the "best" interest of Monona.

If the assisted living deal is finalized, it may be wonderful, but it may also be a lost opportunity for the success of Monona and Monona Drive. From my perspective and without further information and understanding, I cannot see this deal's entire vision for success. I'm not opposed to the fact that Monona could use an assisted care facility. I do, however, question the phased assisted living deal's proximity to the Monona Drive commercial zoned district. On the flip-side, maybe money talks louder than any civic allegiance a city government wants to offer its community. For me, at this time, it doesn't add up to commercial success and potential for Monona Drive.

Money is fleeting especially if not used properly. Land and property has lasting value. In land-locked Monona, Garden Circle has real development potential that could be long lasting for itself as well as for the businesses lining Monona Drive. Negotiations with nearby businesses give the Garden Circle area even more potential. Monona cannot turn away from and spoil some of the limited business opportunities they have to inject life into its commercial-side opportunities. Monona Drive can't just be a transient access way through a stagnant residential part of a community.

Getting people to venture farther than a couple hundred yards off the Beltline (or to keep them from traveling completely by Monona) and travel UP THE HILL of Monona Drive is vital to the success, vitality, and sustainability of businesses lining Monona Drive. It is just as important for businesses to attract consumers who are on their way along this four-lane artery towards the beltline. Wal-Mart, Pier 39, and the entire Broadway Corridor does not have to be the only commercial opportunities and heartbeat that Monona has to offer. Those commercial type areas shouldn't be the downfall of the businesses along Monona Drive.

The Garden Circle property could be formed into a retail/commercial marketplace or market square in conjunction with the possibility of an assisted living type facility. Unique and vibrant business ventures for the Garden Circle property must be recruited by the city planners. Is this extra work? YOU BET IT IS!!! But a little extra work often pays off dividends in the end. Don't be a like a person who builds their home on a concrete slab only to wish later that they had put a basement underneath. Involving positive negotiations with Monona Drive frontage business property owners adjacent to the Garden Circle property would give a powerful boost to the overall property's development value therefore making the RFP for the Garden Circle development property far more lucrative.

If the marketplace opportunities for Garden Circle property are neglected and shut off at the development stage, Monona Drive will possibly see the potential of its last sizable chunk of property seriously harm the rest of the businesses along it. The proper development of the Garden Circle property is a huge, but rare, opportunity shining directly on Monona Drive's sustainability of retail and commercial-side success.

Community Development Authority

Oct. 22, 2007

Minutes Approved Jan. 30, 2008

Kathy Carr, 4713 Tonyawatha Trail registered against the creation of more TIF Districts.

No one else appeared and the public hearing was declared closed.

A motion was made by Aldm. Miller, seconded by Ms. Fuss for approval of a Resolution approving the Boundary and Redevelopment Project Plan for Redevelopment Area No. 5 and Tax Incremental Finance District (TID) No. 5.

Chair Lightbourn read the Resolution.

Aldm. McKeever asked when do we allocate the acquisition costs for the TIF District.

City Attorney Bill Cole stated that the cost is incurred when we donate the property to a developer.

Chair Lightbourn stated that we have not been in control of all aspects of this process, and the public hearing on the TIF District was supposed to be two weeks ago but the local paper did not publish the notice properly a couple of times. He stated that once the CDA decides what we think should be done to redevelop the property, when it is forwarded to the City Council, we intend to make it as open of a process as possible. It is in the best interests of the City to keep the process confidential while the CDA is reviewing it he said.

Ms. Fuss said that the CDA Chair George Lightbourn had appeared at the most recent City Council meeting October 15, 2007 and gave an excellent overview of the process for creation of the TIF District and plans for the Garden Circle area.

The motion carried.

Chair Lightbourn said that we have recommended forwarding creation of the Boundary and Redevelopment Project Plan for Redevelopment Area No. 5 and Tax Incremental Finance District (TID) No. 5 to the City Council for approval.

Chair Lightbourn described why the CDA was going into closed session to discuss the Developers Agreement with MSP Real Estate, Inc.

A motion made by Aldm. Miller, seconded by Mr. Homburg to move into closed session under Wisconsin Statute 19.85(1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.

On a roll call vote the motion carried.

A motion was made by Aldm. McKeever, seconded by Aldm. Miller, to return to open session.

Community Development Authority  
Oct. 22, 2007  
Minutes Approved Jan. 30, 2008

The motion carried.

### **NEW BUSINESS**

There was no new business.

### **MISCELLANEOUS BUSINESS**

The CDA discussed having a second meeting this week on October 25, 2007.

A motion was made by Aldm. Miller, seconded by Mr. Homburg, to adjourn.

The motion carried.

9:00 p.m.

1107-05.3

**Attachment #19**

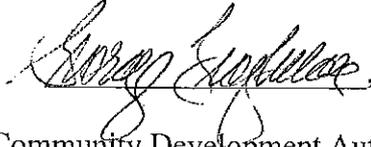
**CDA Certification of Redevelopment District &  
Cover Page of Recorded Plan**

**Certification**

The Community Development Authority of the City of Monona in Dane County, Wisconsin hereby certifies to the City Council of the City of Monona the following:

The Redevelopment Area No. 5 Project Plan, approved by Resolution of the City Council of the City of Monona on November 19, 2007, is the official plan of redevelopment for the area described therein and the Community Development Authority will proceed to exercise the powers granted to it by Wisconsin Statute.

This 30 day of January, 2007.

 Chair

City of Monona Community Development Authority



\* 4 3 8 2 9 8 1 1 9 \*

DANE COUNTY

REGISTER OF DEEDS

DOCUMENT #

4382981

12/21/2007

12:39PM

Exempt #:

Rec. Fee: 47.00

Pages: 19

Recording Area

Name and Return Address

Attorney William S. Cole  
Reuter, Whitish & Cole, S.C.  
44 East Mifflin Street, Ste. 306  
Madison, WI 53703

Redevelopment Area #5 Project Plan

Document Number

Document Title

A copy of the Project Plan for Redevelopment Area #5 of the City of Monona is attached pursuant to section 66.1333(9)(c) of the Wisconsin Statutes. The original is available for review at Monona City Hall, 5211 Schluter Road, Monona, WI 53716.

Viewers are advised to ignore the illegible text on the maps contained within the plan. They are presented to show spatial relationships only.

Parcel Identification Number (PIN)

071020160117; 071020161367;  
071020160224; 071020161474;  
071020160331; 071020173783;  
071020160448; 071020173907;  
071020160555; 07102017501c;  
071020160662; 071020198104;  
071020160779; 071020198202;  
071020160886; 071020198800;  
071020160993; 071020199103;  
071020161134; 071020199201;  
071020161250; 071020199309;  
071020199407;  
071020199505

Date

12-21-07

Date

Signature

Signature

STATE OF WISCONSIN, County of Dane

This document was drafted by:  
(print or type name below)

Attorney William S. Cole

Subscribed and sworn to before me on 12/21/07 by the above named person(s).

Signature of notary or other person  
authorized to administer an oath  
(as per s. 706.06, 706.07)

Cynthia Jackson

Print or type name: Cynthia Jackson

Title: \_\_\_\_\_ Date commission expires: 11/14/10

\*Names of persons signing in any capacity must be typed or printed below their signature.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999

19/4

**Attachment #20**

**City Council Resolution Creating TID #5 and  
Approval of Project Plan**

**CITY COUNCIL RESOLUTION NO. 07-10-1506**  
**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 5**

**WHEREAS**, the Common Council of the City of Monona requested the Community Development Authority identify a boundary and prepare a Project Plan for the creation of Tax Incremental District (TID) No. 5 and Redevelopment Area No. 5; and

**WHEREAS**, the Community Development Authority established boundaries for said TID No. 5 and the Monona Common Council determined the area within the proposed boundary to be a blighted area; and

**WHEREAS**, the Community Development Authority caused a Project and Redevelopment Plan to be prepared for TID No. 5 and Redevelopment Area No. 5 which identified investments necessary to eliminate blighting conditions and promote the redevelopment of said blighted area; and

**WHEREAS**, the Plan Commission of the City of Monona reviewed the proposed Project and Redevelopment Plan and determined that it is consistent with the Comprehensive Plan and zoning ordinance of the City of Monona; and

**WHEREAS**, the Community Development Authority conducted a public hearing on said boundary and Project Plan after duly notifying property owners and overlying taxing jurisdictions of said public hearing; and

**WHEREAS**, the Community Development Authority approved said boundary and Project Plan for TID No. 5 and Redevelopment Area No. 5 and recommended the Common Council of the City of Monona create TID No. 5 as approved by the Community Development Authority;

**NOW, THEREFORE, BE IT RESOLVED**, the Common Council of the City of Monona hereby creates a Tax Incremental District which shall be known as Tax Incremental District (TID) No. 5, City of Monona and said District shall be created effective January 1, 2008.

**BE IT FURTHER RESOLVED**, the boundaries for TID No. 5 shall be those attached and marked as Exhibit A (description) and B (map) to this Resolution and contains only whole units of property as are assessed for property tax purposes; and

**BE IT FURTHER RESOLVED**, the City hereby confirms that less than 25% of the real property within TID No. 5 has stood vacant for an entire 7 year period prior to the adoption of this resolution; and

**BE IT FURTHER RESOLVED**, the City makes the following findings:

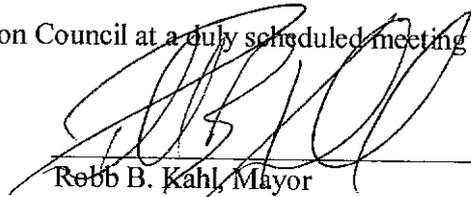
- A. Not less than 50 percent, by area, of the real property within the District is blighted; and

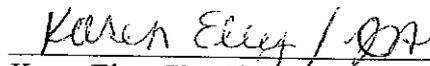
- B. The improvement of TID No. 5 is likely to enhance significantly the value of substantially all of the other real property in such District; and
- C. The project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Incremental District is created; and
- D. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the City; and
- E. Declares that the district is a blighted area district.

**BE IT FURTHER RESOLVED**, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 5 as recommended by the Community Development Authority, and finds that it is feasible and in conformance with the master plan of the City.

**BE IT FURTHER RESOLVED**, pursuant to Wisconsin Statutes 66.1333(6)(b)(2), the Common Council hereby approves the Redevelopment Plan for Redevelopment Area No. 5 as recommended by the Community Development Authority.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on November 19, 2007.

  
 Robb B. Kahl, Mayor

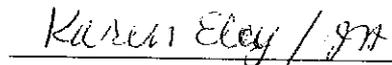
  
 Karen Eley, City Clerk

**CERTIFICATION**

I, Joan Andrusz <sup>acting city</sup> Clerk of the City of Monona, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on November 19, 2007. Motion by Alderman McKeever, seconded by Alderman Wood to adopt the Resolution.

Vote:  Yes  No

Resolution Adopted.

, City Clerk

## EXHIBIT A:

### City of Monona TID No. 5 and Redevelopment 5 Boundary Description

Lands located in part of the SE ¼ of the NE ¼ of Section 20 and part of the SW ¼ of the NW ¼ of Section 21, T 7 N, R 10 E, City of Monona, Dane County, Wisconsin, the exterior being further described as follows:

Commencing at the East Quarter Corner of said Section 20; thence N 04°49'26" W, 389.07 feet along the East line of the said NE ¼ of Section 20 to the Northeast Corner of Certified Survey Map No. 10877 and the Point of Beginning of this description; thence S 85°10'34" W, 602.75 feet along the North line of said Certified Survey Map No. 10877; thence S 85°04'00" W, 90.30 feet along the said North line of said Certified Survey Map No. 10877 to the Northwest Corner of Lot 3 of said Certified Survey Map No. 10877; thence N 04°55'10" W, 142 feet, more or less, along the East line of Outlot 50, Assessor's Plat No. 1 of the Town of Blooming Grove to the Southeast Corner of 5808 Anthony Place Condominium; thence S 88°09' W, 140.04 feet along the South line of said 5808 Anthony Place Condominium; thence continuing S 88°09' W, 60 feet along the Westerly extension of the said South line of said 5808 Anthony Place Condominium to the intersection with the West right of way of Anthony Place; thence N 01°51' W, 327 feet, more or less along the said West right of way of Anthony Place and its Northerly extension to the intersection with the North line of Owen Road; thence Northeasterly, 202 feet, more or less, along the said Northerly right of way of Owen Road to the Southwest Corner of the plat of Monona Evergreens; thence N 4°18' W, 461.0 feet along the West line of said Monona Evergreens; thence S 88°37' E, 663.79 feet along the North line of said Monona Evergreens to the Northeast Corner of Lot 1 of said Monona Evergreens; thence S 70° E, 72.5 feet, more or less to the Northwest Corner of Lot 1, Assessor's Plat No. 8 Township of Blooming Grove; thence Southerly, 913 feet, more or less, along the East right of way of Monona Drive, also being the West line of said Assessor's Plat No. 8 Township of Blooming Grove, the West line of Certified Survey Map No. 6615 and the West line of Certified Survey Map No. 11237; thence S 85°10'34" W, 33 feet along the Easterly extension of the said North line of Certified Survey Map No. 10877 to the Northeast Corner of said Certified Survey Map No. 10877 and the Point of Beginning.

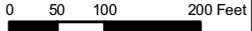
Excluding all wetlands. Bearings and distances are approximate, from record sources and are incorporated for description clarity purposes only.



**Exhibit B: Boundary**  
 City of Monona  
 TID 5 and Redevelopment Area 5

**Legend**

-  Proposed TID 5 Boundary
-  Existing TID 4 Boundary

  
  
 Last Updated: 8/8/07  
  
 Committed to Quality Service Since 1976

**Attachment #21**

**JRB Final Meeting Notice on TID #5**

**CITY OF MONONA  
STANDING JOINT REVIEW BOARD  
FINAL MEETING ON THE CREATION OF  
TAX INCREMENT DISTRICT #5 (OWEN ROAD AREA)**

Monona City Hall  
5211 Schluter Road  
Monona, WI  
Wednesday, December 5, 2007 – 11:30 a.m.

MEETING AGENDA

1. CALL TO ORDER – Dave Gawenda
2. ROLL CALL – Dave Gawenda
3. APPROVE MINUTES FROM 9/24/07 MEETING
4. REVIEW OF REQUESTED MATERIALS – Gary Becker, Vierbicher Associates
5. REVIEW OF CITY COUNCIL RESOLUTION APPROVING TID NO. 5 – Gary Becker, Vierbicher Associates
6. APPROVAL OF CITY COUNCIL RESOLUTION AMENDING TID NO. 5
7. ADJOURN

The purpose of this meeting is to for the standing Joint Review Board to review a proposed Project Plan and district boundary for Tax Increment District #5, pursuant to Section 66.1105 and 66.1331 of the Wisconsin Statutes. The City of Monona has contracted Vierbicher Associates, Inc. to assist in the creation of TID #5. If you have any questions about the duties of the Joint Review Board or want to discuss this TIF district before the meeting, you may contact Gary Becker from Vierbicher Associates at (608) 826-0532.

**Attachment #22**

**JRB Resolution Approving TID #5**

**CITY OF MONONA JOINT REVIEW BOARD  
RESOLUTION CONCERNING  
TAX INCREMENT DISTRICT NO. 5**

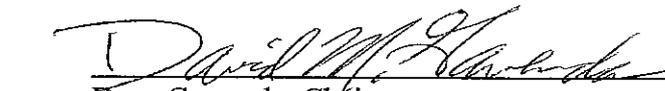
WHEREAS, the City of Monona Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Monona creating Tax Increment District No. 5; and

WHEREAS, the Monona Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Common Council of the City of Monona on November 5, 2007; and

This Resolution is adopted this 5<sup>th</sup> day of December, 2007 by a majority vote of the Joint Review Board.

  
Dave Gawenda, Chairperson

**CERTIFICATION**

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on December 5, 2007.

Motion was made by Roger Price and seconded by Sharon Devenish to adopt the resolution.

Vote was 4 in favor and 0 against. Resolution adopted.

**Attachment #23**

**JRB Final Meeting Minutes on TID #5**

**Minutes**  
**Standing Joint Review Board Meeting**  
**December 5, 2007**

Joint Review Board Chairman Dave Gawenda called the Joint Review Board meeting to order at 11:30 a.m.

Present: Chair Dave Gawenda Dane County Board Representative, Sharon Devenish Member-at-Large, Marc Houtakker Monona Finance Director and City of Monona Representative, and Roger Price MATC Representative.

Absent: Mary Ellen Van Valin Monona Grove School District Representative.

Also Present: Patrick Marsh City Administrator, Paul Kachelmeier Planning and Community Development Coordinator, and Gary Becker CDA consultant with Vierbicher Associates, Inc.,

**MINUTES**

A motion was made by Ms. Devenish, seconded by Mr. Price for approval of the minutes of September 24, 2007.

The motion carried.

CDA consultant Gary Becker appeared and described the materials requested by the Joint Review Board. He described the anticipated affect on TID No. 4 of the overlapped parcels being put in a new TID No. 5 as proposed, and said it would be a minimal change in increment since no major projects had been planned for these parcels in TID No. 4.

Gary Becker said that the Joint Review Board had asked to see the Developer's Agreement being negotiated between the City of Monona and MSP which is developing a senior housing campus development that would be within the proposed TID No. 5, and at this time it has not been approved yet, but after it is we can send a copy to the Joint Review Board.

Finance Director Marc Houtakker described the infrastructure costs for Monona Drive.

Gary Becker said that we think the development potential for the rest of the area in the proposed TID No. 5 could add a substantial additional amount of increment to TID No. 5.

Gary Becker said that the Community Development Authority (CDA) administrative funds in TID No. 4 were \$300,000, and the amount in the proposed TID No. 5 is similar at \$315,000.

Standing Joint Review Board Meeting  
December 5, 2007

Gary Becker reviewed the Resolution approved by the City Council on November 19, 2008.

Chair Gawenda said that a Resolution is in the agenda packet for approval of TID No. 5 by the Joint Review Board.

A motion was made by Mr. Price, seconded by Ms. Devenish to approve the Resolution to Adopt Tax Incremental District (TID) No. 5.

The motion carried.

A motion was made by Mr. Price, seconded by Ms. Devenish to adjourn.

The motion carried.

1207-26.1