

**North Monona Drive
Tax Increment District #7
Redevelopment Area #7 Amendment
Project Plan
City of Monona, WI**

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1 Introduction

This project area redevelopment plan for Tax Increment District #7 (TID #7) and Redevelopment Area #7 (RA #7) in the City of Monona has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and 66.1333(6). 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 66.1333(5); the Plan for the TID is a redevelopment plan required to be prepared by a CDA in 66.1333(6).

Approval Process

The Monona City Council met on April 16, 2012 and directed the CDA to prepare a draft project plan and boundary to create TID #7 and amend RA #7. The City Council also authorized the formation of a Joint Review Board (JRB) at that time. The Monona CDA is authorized to prepare the plans necessary to carry out a plan of redevelopment within TID #7. The City Council passed a resolution declaring the original RA #7 area blighted on November 16, 2009 and the area covered by the RA #7 amendment blighted on July 9, 2012.

A draft project area redevelopment plan was reviewed by the Community Development Authority on May 22, 2012. 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 May 31, 2012. Owners of property within the boundaries of TID #7 and the RA #7 amendment were notified by certified mail on June 1, 2012 of the proposed designation of blight and of the Public Hearing. An informational presentation to the Plan Commission was held on June 11, 2012.

The standing JRB, with Chair (and at-large member) Andrew Homburg presiding, held its first meeting concerning the creation of TID #7 on June 19, 2012. The JRB meeting notice was published on June 7, 2012. A Public Hearing was held on the TID #7/RA #7 Boundary and Redevelopment Project Plan on June 25, 2012. Notice of the public hearing was published on June 7, 2012 and June 14, 2012. The Community Development Authority approved the TID #7 creation and RA #7 amendment following the public hearing and recommended it to the City Council for adoption.

The project plan for the TID #7 creation and RA #7 amendment was adopted by resolution of the City Council on July 9, 2012. The Joint Review Board met on July 19, 2012 to approve the City Council Resolution creating TID #7. The CDA certified the RA #7 plan to the City Council on July 24, 2012. 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 #7 in the City of Monona.

This is to be used as the official plan that guides redevelopment activities within TID #7 and RA #7, as amended. 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 Comprehensive Plan of the City of Monona.

Plan of Redevelopment for TID #7 / RA #7

Inventory of Area

The area that is the subject of this plan is in the City of Monona, located in Dane County, WI. TID #7 is comprised of properties just south of St. Teresa Terrace on the southern edge, to Lofty Avenue on the northern edge, and bounded by Gordon Avenue on the West and Monona Drive on the east. TID #7 overlies a portion of RA #7. RA #7 was initially established on October 27, 2009. The boundary was amended as part of the TID #7 creation process. RA #7, as amended, terminates at Winnequah Road on the north. Map #1 in Appendix A shows the boundaries of TID #7/RA #7.

Underutilized, deteriorated, and undervalued parcels and improvements characterize the area. The area primarily consists of aging retail and office properties, a predominance of which suffer from a lack of upkeep and maintenance. Several parcels (#3, #9, #10, and #41) have had structures demolished, and now stand vacant. The City and CDA would like to be able to build off of the planned reconstruction of Monona Drive from Nichols Road to Winnequah Road in 2013, by creating a mechanism to assist interested parties in redevelopment of portions of the north Monona Drive corridor. This will provide a holistic approach to upgrading the street by spurring private investment that is commensurate with the City's major public investment in the corridor. The TID's and RA's location, 10 minutes from downtown Madison, three minutes from the Beltline and USH 51/Stoughton Road, and eight minutes from the Interstate, can make it an attractive location for residents and businesses seeking an accessible location in the central urbanized area of Dane County. However, the challenges of redevelopment can make the initial steps toward revitalization difficult without TIF assistance.

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 of infrastructure and site improvements. The creation of a Tax Increment District and enlarging Redevelopment Area #7 will promote redevelopment and investment from 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 business and property owners to proactively participate in revitalization.

The City Council passed a resolution declaring the area blighted on July 9, 2012. The area contained within the boundary as shown in Appendix A, meets the standards for a blighted area as defined in Wisconsin TIF statutes. Table 1 shows an inventory of property within TID #7/RA #7. Map #2 in Appendix A shows the parcels found to be blighted.

Table 1: Inventory of Property within TID #7

	Parcels	Acres	Percentage
Blighted Property	27	8.74	63.2% (of real property)
Vacant Property*	7	1.82	13.1% (of real property)
Real Property	45	13.84	61.7% (of total area)
Right of Way	--	8.58	38.3% (of total area)
Total Boundary Area	--	22.42	100% (of total area)

** The statutory definition of vacant land is when the land value is greater than the improvement value.*

Note: See Appendix B for a summary chart of property for the RA #7 boundary.

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 City and RDA intend to encourage redevelopment throughout the district. The largest vacant piece of land under single ownership is the former UW Health Clinic (parcels 36, 37, and 38). These parcels contain two obsolete clinic structures (parcels 36 and 38) and a surface parking lot in the midst of a residential block (parcel 37). The other significant landowner in the district is M&I (soon to be renamed BMO) and Monona Grove State Bank, which own parcels 13, 17-20, and 22-24. While the structures on these parcels are in fair condition, many of the parcels lack separation between parking areas and the sidewalk, which creates safety issues for pedestrians, or are over-parked (parcel 13 has 27 parking stalls for a drive-through bank/ATM; the other parcels have approximately twice as much parking as required by City ordinance for a bank), which represents an underutilization of land along the City’s major thoroughfare. Other blighted parcels within the TID/RA boundary will also be encouraged to be redeveloped by making TIF assistance available to high-quality projects that increase density, increase property values, improve conditions for pedestrians, and comply with City and CDA plans for Monona Drive and the City as a whole. The population density, land coverage and building intensity in the area after redevelopment is expected to increase slightly after redevelopment.

2 Proposed Public Works

TID #7 is being created and RA #7 amended in order to promote the redevelopment of blighted property, stimulate 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 may spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Costs directly or indirectly related to achieving the objectives of blight elimination or redevelopment are considered "project costs" 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. Funds may be expended up to a half-mile outside the TID boundary.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas. Table #2 in Section 3 summarizes total costs by category. Appendix C contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

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 and the acquisition of equipment to service the district.

No funding is budgeted for capital improvements in this district.

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, stormwater management facilities, 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.

\$200,000 is budgeted for roads and utilities improvements throughout the district.

C. Site Development Costs

1. Site development activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and related activities.
2. Site development activities to serve the property such as installation of sanitary sewer, water, storm sewer, natural gas, electric, telecommunications and other utility connections.

\$750,000 is budgeted for site development costs throughout the district.

D. Land Acquisition & Assembly

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

\$200,000 is budgeted for land acquisition and assembly throughout the district.

E. Development Incentives

The City may use TID #7 funds to provide incentives to developers and businesses to promote and stimulate new development. In general, it is the City's and CDA's intent to offset some of the costs that are associated with redevelopment that are above and beyond typical costs for "greenfield" development. Development incentives are expected to be used for improvements such as enhanced stormwater management, site preparation, building demolition, infrastructure to serve the redevelopment, environmental studies and remediation, and other costs that are typical for redevelopment projects.

The City may enter into agreements with property owners, businesses, developers or non-profit organizations for the purpose of sharing costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as the Community Development Authority) for the purpose of making capital available to business and or developers to stimulate or enable economic and housing development projects within TID #7. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, land write down or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project and shall be set forth in a development agreement.

Approximately \$4.5 million is budgeted for development incentives throughout the district, including potential land write down, redevelopment assistance, and housing and façade improvement programs.

F. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the project plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

\$100,000 is budgeted for professional services.

G. Discretionary Payments

Payments made, at 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. This could include expenditures to remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this project plan.

\$100,000 is budgeted for discretionary payments.

H. Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries and/or charges of the City Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, consultants and others directly involved with planning and administering the projects and overall District.

Administration costs also include money budgeted for ongoing CDA activities throughout the TID's 27-year lifespan. These activities include such things as coordination of redevelopment activities, negotiations with developers, and creation of a workforce housing improvement program. The workforce housing improvement program will be managed by the CDA to assist homeowners within a half-mile of the TID boundary in improving their homes. The goal of the program is to improve the overall area around the TID to make the TID more attractive to redevelopment and ensure that people being employed within redevelopment projects included in the TID have desirable living options near to where they work.

Approximately \$654,000 is budgeted for administration costs. This includes \$500,000 for CDA administration of the TID (approximately \$18,500 per year, assuming the full 27-year lifespan).

I. TIF Organizational Costs

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments made which are necessary or convenient to the creation of this tax incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue Certification fee.

\$46,000 is budgeted for TID organizational costs.

J. Inflation

Anticipated inflation between the time of creation of the TID and the planned time of expenditures. The actual amount will vary depending upon the timing of expenditures and the inflation rate.

About \$1.3 million of inflation is anticipated.

K. 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 actual amount will vary depending upon the interest rates at the time of issuance.

Approximately \$5.7 million, including capitalized interest, is estimated for financing costs over the life of the TID.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID #7. These projects may be implemented in varying degrees in response to development needs. The financial attachments in Appendix C list specific amounts associated with the cost categories above. Map #5 in Appendix A shows public works that are planned as part of this TID. All planned improvements will be located within TID #7, but the City reserves the right to locate improvements outside of TID #7 as provided by law. The specific number of improvements has yet to be determined.

3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID #7/RA #7. 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 2012 prices and are preliminary estimates. The City and CDA reserve the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2012 and the time of construction or implementation. The City and CDA 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 and CDA may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City/CDA accomplish the purposes of TID #7/RA #7. The City/CDA 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 #7 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	TID Share
A. Capital Costs	\$0	\$0	\$0
B. Infrastructure	\$200,000	\$0	\$200,000
C. Site Development Costs	\$750,000	\$0	\$750,000
D. Land Acquisition & Assembly	\$200,000	\$0	\$200,000
E. Development Incentives*	\$4,550,000	\$0	\$4,550,000
F. Professional Services	\$100,000	\$0	\$100,000
G. Discretionary Payments	\$100,000	\$0	\$100,000
H. Administration Costs	\$654,050	\$0	\$654,050
I. TIF Organizational Costs	\$46,000	\$0	\$46,000
J. Inflation	\$1,337,589	\$0	\$1,337,589
Subtotal	\$7,937,639	\$0	\$7,937,639
K. Financing Costs (<i>less Capitalized Interest</i>)			\$5,402,059
Capitalized Interest			\$346,627
Total TID Expenditure			\$13,686,326

* To offset some of the costs that are associated with redevelopment that are above and beyond typical costs for "greenfield" development

There are no project costs planned for TID #7 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 #7 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 parcels in the area. The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent for existing construction and 2.0% for anticipated redevelopment projects. 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 #7/RA #7 includes the redevelopment of parcels within the TID. The formation of TID #7/RA #7 will enable the City to provide developer incentives that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The value of anticipated redevelopment is shown in Attachment #7 in Appendix C.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #3). 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 2000 and 2011.

Table #3: Full Value Tax Rate

Year	Mill Rate/\$1,000	Percent Change
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%
2007	\$19.72	-0.8%
2008	\$19.67	-0.3%
2009	\$21.12	7.3%
2010	\$21.24	0.6%
2011	\$22.49	5.9%

The full value rate dropped between 2000 and 2008, though the rates for 2007 and 2008 are only slightly lower than 2006. The tax rate has gone up from 2009-2011. For our purposes, the 2011 tax rate of \$22.49 per \$1,000 with 0% change will be used in the early years of this project plan to project TID revenues. This mill rate takes into account property tax levies from the School District, City, County, Technical College, and state. Due to continuing 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 2019 is included to account for the closing of TID #2, and again in 2027 when TID #4 is expected to close.

D. TIF Revenues

A projected construction increment of about \$27 million (not including inflation) is expected over the life of TID #7. The initial full-value tax rate of \$22.49 per \$1,000 of assessed value is projected to decrease when the City's existing TID #2 and TID #4 close in 2019 and 2027 respectively. The projected TIF Revenue from TID #7 is shown in the Tax Increment Proforma in Attachment #4 of Appendix C. 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 of Appendix C.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures, 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 may borrow 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 #7 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. As of December 31, 2011 the City had total debt capacity of \$51,749,885 and \$46,131,000 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$5,850,631. There is approximately \$7.9 million in anticipated project costs within the TID. 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. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes.

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. Both such methods are likely to be used to some extent within TID #7.

The City may also 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 2034 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.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City's

housing stock. The City of Monona may opt to take advantage of this provision prior to termination of TID #7.

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

C. Financing Methods and Costs to be Incurred

Financing for the projects shown above will be done as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix C. 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 #7 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 #7 in 2011. 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 in Appendix C.

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 #7 is a mechanism to make improvements in an area of Monona that is experiencing a lack of property maintenance and other 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 #7.

7**"12% Test"**

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2011 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$1,034,997,700	x 12%	\$124,199,724

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

Table 5: Existing & Proposed TID Equalized Values

Active & Proposed TIDs	Increment
TID #2	\$61,104,200
TID #4	\$13,592,100
TID #5	\$21,621,400
TID #6	\$8,256,200
Subtotal	\$104,573,900
TID #7, proposed*	\$15,458,086
Grand Total	\$120,031,986

*Estimate.

The equalized value of increment in existing City of Monona TIDs is \$104,573,900. \$15,458,086 of equalized value is proposed to be added in TID #7. This adds up to \$120,031,986, or 11.6% of the City's total equalized value. Therefore, the City is in compliance with the statutory equalized value test for TID creation.

8 Changes to Maps, Plans, Ordinances

No changes are proposed in the Master Plan, Official Map, or Building Codes as part of this Plan. Modifications to the City's Zoning Code and other City ordinances are possible if deemed appropriate for redevelopment. Zoning is shown on Map #6 in Appendix A. Most of the area is zoned "Retail Business." The City and CDA anticipate that many redevelopment projects will seek to implement the Community Design District (CDD) designation, Monona's equivalent to a Planned Unit Development (PUD). Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning for their project.

9 Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in TID #7; 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 Administration (DOA). 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 DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes section 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 #7 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 redevelopment in the City, rather than have development occur on undeveloped sites elsewhere. 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 #7 will build tax base for the City and overlying taxing jurisdictions.

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 real property in the TID must be considered "blighted".
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 #7 Boundary Description

Exterior limits of City of Monona T.I.D. No. 7 being lands located in part of the SE 1/4 of the SE 1/4, NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 17 and also lands located in part of the SW 1/4 of the NW 1/4 of Section 16, all being in Township 7 North, Range 10 East, in the City of Monona, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence Northerly, 662 feet, more or less, along the east line of the said SE 1/4 of Section 17 to the intersection with the easterly extension of the south line of the plat of Mondri, recorded in Volume 23 of Plats, page 24 as Document No. 994829, said intersection also being the Point of Beginning; thence continuing Northerly, 1997 feet, more or less, along the east line of the said SE 1/4 of Section 17 and the corporate limits of the City of Monona to the East Quarter Corner of said Section 17; thence Northerly, 661 feet, more or less, along the east line of the said NE 1/4 of Section 17 and the corporate limits of the City of Monona to the intersection with the south line of the North 1/2 of the said SW 1/4 of the NW 1/4 of Section 16; thence Easterly, 33 feet, more or less, along the said south line of the North 1/2 of the SW 1/4 of the NW 1/4 of Section 16 and the corporate limits of the City of Monona to the intersection with the existing right-of-way line of Monona Drive; thence Northerly, 284 feet, more or less, along the said existing right-of-way line of Monona Drive to the intersection with the easterly extension of the north right-of-way line of Lofty Avenue; thence Westerly, 186 feet, more or less along the said north right-of-way line of Lofty Avenue and its easterly extension to the Southwest Corner of Lot 7, Block 2, plat of Springhaven recorded in Volume 5 of Plats, page 39 as Document No. 350369; thence Southerly, 50 feet to the Northwest Corner of Lot 1, Block 3 of said plat of Springhaven; thence Southerly, 400 feet, along the West lines of Lots 1 through 8, Block 3, said plat of Springhaven to the Southwest Corner of said Lot 8, Block 3; thence Westerly, 180 feet along the North right-of-way of Springhaven Avenue to the Southeast Corner of Lot 8, Block 4, said plat of Springhaven; thence Southerly, 528 feet, more or less along the west right-of-way line of Gordon Avenue and its southerly extension to the Northeast Corner of Lot 1, Block 2, plat of Elmhurst recorded in Volume 6 of Plats, page 2 as Document No. 461930; thence Easterly, 180 feet, along the south right-of-way of West Dean Avenue to the Northeast Corner of Lot 11, Block 1 of said plat of Elmhurst; thence Southerly, 180 feet, along the east lines of Lot 11 and Lot 10, Block 1 of said plat of Elmhurst to the Southeast Corner of said Lot 10, Block 1; thence Westerly along the south line of said Lot 10, Block 1 of plat of Elmhurst and its westerly extension thereof, to the Northeast Corner of Lot 11, Block 2 of said plat of Elmhurst; thence Southerly 1109.62 feet, more or less, along the westerly right-of-way of Gordon Avenue to the Northeast Corner of Lot 10, Seeliger's Subdivision recorded in Volume 23 of Plats, pages 45-46 as Document No. 1002074; thence Westerly, 120 feet along the north line of

said Lot 10 of Seeliger's Subdivision to the Northwest Corner thereof; thence Southerly, 160 feet along the west lines of Lot 10 and Lot 11 of said Seeliger's Subdivision to the Southwest Corner of said Lot 11; thence Easterly, 120 feet along the south line of said Lot 11 of Seeliger's Subdivision to the Southeast Corner thereof; thence Southerly, 510.84 feet, more or less, along the said west right-of-way of Gordon Avenue to the Southeast Corner of Lot 4 of said plat of Mondri; thence Easterly, 333 feet, more or less along the said south line of the plat of Mondri and its easterly extension to the point of beginning.

All distances are per documents of record.

EXCLUDING all wetlands from the above described lands.

A Parcel List & Maps

Appendix A: Parcel List & Maps

Parcel List

Map #1: District Boundary and Parcel Numbers

Map #2: Condition of Property

Map #3: Existing Land Uses

Map #4: Proposed Land Uses

Map #5: Proposed Improvements

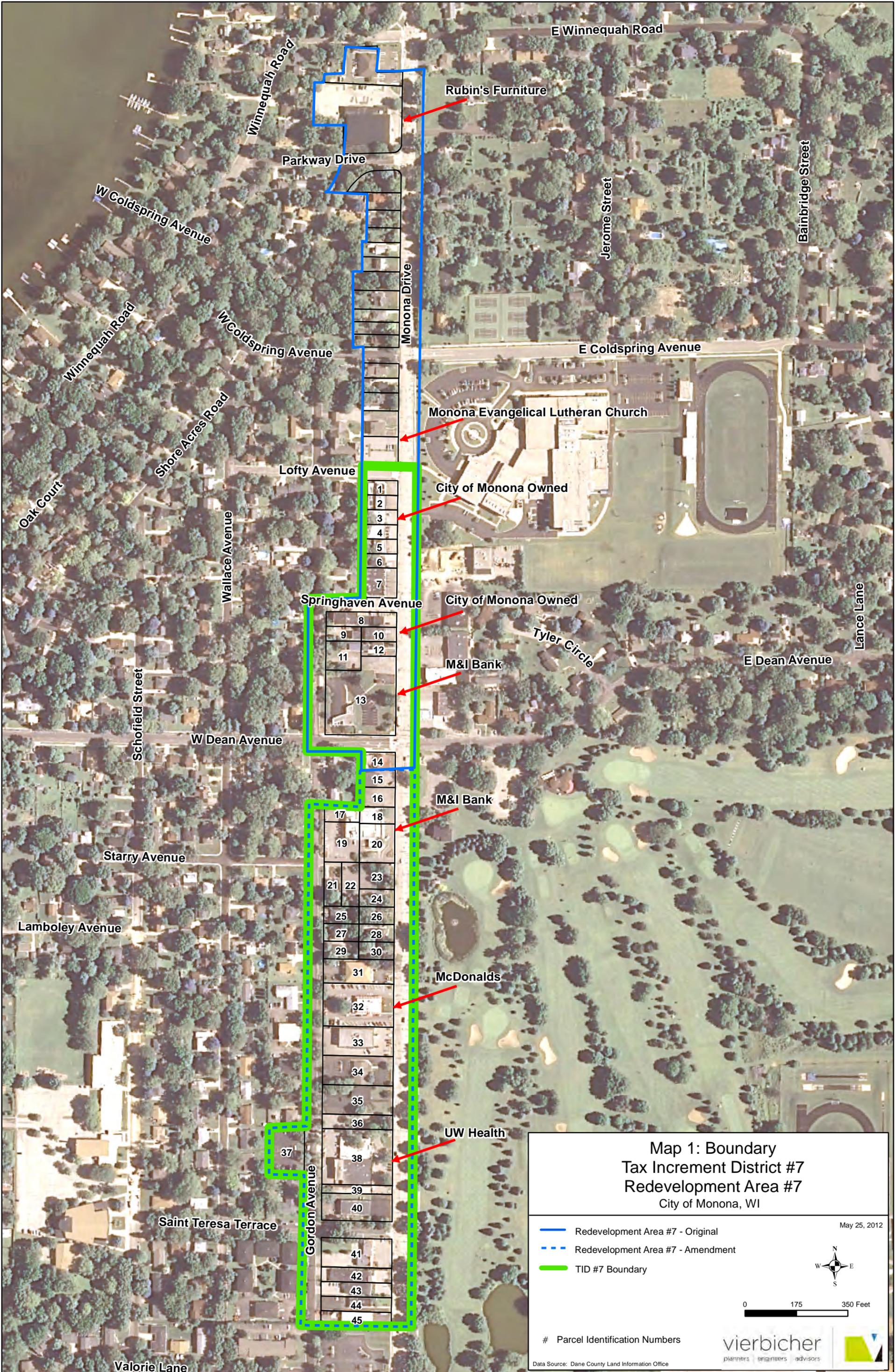
Map #6: Zoning & Proposed Changes to Zoning

Map #7: Land Within ½ Mile of TID Boundary

TID #7 (North Monona Drive) Parcel List

Map #	Parcel #	Parcel Address	Parcel Owner	Mailing Address		Land Value	Imp. Value	Total Value	Acres	Vacant	Blighted
1	71017165413	4501 Monona Dr	Dennis W Simmons	4501 Monona Dr	Monona WI 53716	\$ 37,400	\$ 146,500	\$ 183,900	0.14		Yes
2	71017165520	4503 Monona Dr	Dennis Simmons & Donald Gilbertson	4585 Sprecher Rd	Madison WI 53718	\$ 37,400	\$ 201,300	\$ 238,700	0.14		
3	71017165637	4505 Monona Dr	Monona, City Of	5211 Schluter Rd	Monona WI 53716	\$ -	\$ -	\$ -	0.14	Yes	Yes
4	71017165744	4507 Monona Dr	Computer Repair Pros LLC	4509 Monona Dr	Monona WI 53716	\$ 37,400	\$ 162,600	\$ 200,000	0.14		Yes
5	71017165851	4509 Monona Dr	Computer Repair Pros LLC	4509 Monona Dr	Monona WI 53716	\$ 37,400	\$ 160,700	\$ 198,100	0.14		Yes
6	71017165968	4511 Monona Dr	Wayne & Donna Kiefer	4511 Monona Dr	Monona WI 53716	\$ 36,300	\$ 112,200	\$ 148,500	0.13		Yes
7	71017166074	4513 Monona Dr	J Edward & Carolyn Halvarson	4204 Sprecher Rd	Madison WI 53718	\$ 68,400	\$ 338,600	\$ 407,000	0.28		Yes
8	71017177419	4601 Monona Dr	Jan & Marge Klund	420 W Wilson St	Madison WI 53703	\$ 67,400	\$ 305,400	\$ 372,800	0.28		Yes
9	71017178954	4603 Monona Dr	Monona, City Of	5211 Schluter Rd	Monona WI 53716	\$ -	\$ -	\$ -	0.14	Yes	Yes
10	71017177526	4603 Monona Dr	Monona, City Of	5211 Schluter Rd	Monona WI 53716	\$ -	\$ -	\$ -	0.14	Yes	Yes
11	71017178847	4605 Monona Dr	John & Monica Quale	2004 Barber Dr	Stoughton WI 53589	\$ -	\$ -	\$ -	0.28		Yes
12	71017177633	4605 Monona Dr	John & Monica Quale	2004 Barber Dr	Stoughton WI 53589	\$ 73,000	\$ 158,000	\$ 231,000	0.14		Yes
13	71017177964	4711 Monona Dr	Monona Grove State Bank & M&I Bank	PO Box 8998	Madison WI 53708	\$ 256,800	\$ 314,100	\$ 570,900	1.35		Yes
14	71017400113	4701 Monona Dr	Gordon & Elizabeth Ottaviano	4701 Monona Dr	Monona WI 53716	\$ 44,900	\$ 224,100	\$ 269,000	0.17		Yes
15	71017400220	4703 Monona Dr	Robert Gonzalez & Martin Croak	4703 Monona Dr	Monona WI 53716	\$ 44,900	\$ 209,500	\$ 254,400	0.17		Yes
16	71017400337	4705 Monona Dr	Berton & Lesley Slinde	4705 Monona Dr	Monona WI 53716	\$ 50,200	\$ 173,100	\$ 223,300	0.18		Yes
17	71017400793	4706 Gordon Ave	Valley Bank Monona Grove	4711 Monona Dr	Monona WI 53716	\$ -	\$ -	\$ -	0.17		
18	71017400444	4709 Monona Dr	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ -	\$ -	\$ -	0.16		Yes
19	71017400677	4711 Monona Dr	Monona Grove State Bank & M&I Bank	PO Box 8998	Madison WI 53708	\$ -	\$ -	\$ -	0.38		
20	71017400551	4711 Monona Dr	M&I Madison Bank	4711 Monona Dr	Monona WI 53716	\$ 216,400	\$ 2,343,500	\$ 2,559,900	0.37		Yes
21	71017404922	106 Starry Ave	David & Sherry Irving	106 Starry Ave	Monona WI 53716	\$ 36,000	\$ 85,300	\$ 121,300	0.21		
22	71017404815	104 Starry Ave	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ -	\$ -	\$ -	0.21		Yes
23	71017403816	4801 Monona Dr	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ 89,900	\$ -	\$ 89,900	0.25	Yes	Yes
24	71017403923	4803 Monona Dr	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ 67,400	\$ -	\$ 67,400	0.17	Yes	Yes
25	71017404708	4804 Gordon Ave	Mary Zander	4804 Gordon Ave	Monona WI 53716	\$ 36,000	\$ 108,300	\$ 144,300	0.17		
26	71017404039	4805 Monona Dr	Dian Land & Christina Hoke	4805 Monona Dr	Monona WI 53716	\$ 36,000	\$ 151,900	\$ 187,900	0.17		
27	71017404593	4806 Gordon Ave	Kristin Appel	750 N Dearborn St, #2602	Chicago IL 60654	\$ 36,000	\$ 163,400	\$ 199,400	0.17		
28	71017404146	4807 Monona Dr	A. Schumann & T. Conrad-Schumann	4807 Monona Dr	Monona WI 53716	\$ 36,000	\$ 193,700	\$ 229,700	0.17		
29	71017404486	4808 Gordon Ave	Lynn Mansfield	4808 Gordon Ave	Monona WI 53713	\$ 36,000	\$ 112,900	\$ 148,900	0.17		
30	71017404253	4809 Monona Dr	Outcome LLC	5025 Tonyawatha Trl	Madison WI 53716	\$ 36,000	\$ 116,200	\$ 152,200	0.17		
31	71017404360	4813 Monona Dr	L&H Properties LLC	PO Box 6038	Monona WI 53716	\$ 130,100	\$ 782,400	\$ 912,500	0.46		
32	71017412084	4905 Monona Dr	Mcdonalds Usa LLC	N3250 County Highway J	Poynette WI 53955	\$ 206,400	\$ 811,100	\$ 1,017,500	0.81		Yes
33	71017412217	4909 Monona Dr	Glen & Cheryl Hermanson	4649 Tonyawatha Trl	Monona WI 53716	\$ 140,400	\$ 357,400	\$ 497,800	0.55		
34	71017412324	4921 Monona Dr	Knutson Dental Building LLC	4925 Monona Dr	Monona WI 53716	\$ 140,400	\$ 527,900	\$ 668,300	0.55		
35	71017412440	4929 Monona Dr	Larry Warner Chambers	5721 Tonyawatha Trl	Monona WI 53716	\$ 140,400	\$ 167,800	\$ 308,200	0.55		
36	71017412664	5001 Monona Dr	Univ Of Wis Medical Foundation Inc	PO Box 620993	Middleton WI 53562	\$ 78,000	\$ 172,000	\$ 250,000	0.28		Yes
37	71017462100	5001 Gordon Ave	Univ Of Wis Medical Foundation Inc	PO Box 620993	Middleton WI 53562	\$ 91,200	\$ -	\$ 91,200	0.44	Yes	Yes
38	71017463510	5005 Monona Dr	Univ Of Wis Medical Foundation Inc	PO Box 620993	Middleton WI 53562	\$ 251,900	\$ 848,100	\$ 1,100,000	1.05		Yes
39	71017463823	5007 Monona Dr	Wing & A Prayer LLC	14 Ranch House Ln	Madison WI 53716	\$ 56,900	\$ 304,300	\$ 361,200	0.17		Yes
40	71017463627	5011 Monona Dr	CCF Properties LLC	309 Ascher Cir	Monona WI 53716	\$ 125,000	\$ 384,700	\$ 509,700	0.51		Yes
41	71017465652	5103 Monona Dr	Full Moon Properties LLC	PO Box 620796	Middleton WI 53562	\$ 156,000	\$ 384,100	\$ 540,100	0.55	Yes	Yes
42	71017465429	5109 Monona Dr	Michael & Sharon Devenish	5111 Monona Dr	Monona WI 53716	\$ 70,200	\$ 472,200	\$ 542,400	0.28		
43	71017465321	5111 Monona Dr	Michael & Sharon Devenish	5111 Monona Dr	Monona WI 53716	\$ 70,200	\$ 197,400	\$ 267,600	0.28		
44	71017465214	5113 Monona Dr	Barbara Slack	5113 Monona Dr	Monona WI 53716	\$ 70,200	\$ 211,200	\$ 281,400	0.28		
45	71017465116	5117 Monona Dr	Daniel Frank	6215 Pheasant Run	Mcfarland WI 53558	\$ 70,200	\$ 211,300	\$ 281,500	0.28		

Total \$ 3,214,700 \$ 11,613,200 \$ 14,827,900 13.84



**Map 1: Boundary
Tax Incremental District #7
Redevelopment Area #7
City of Monona, WI**

May 25, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- TID #7 Boundary



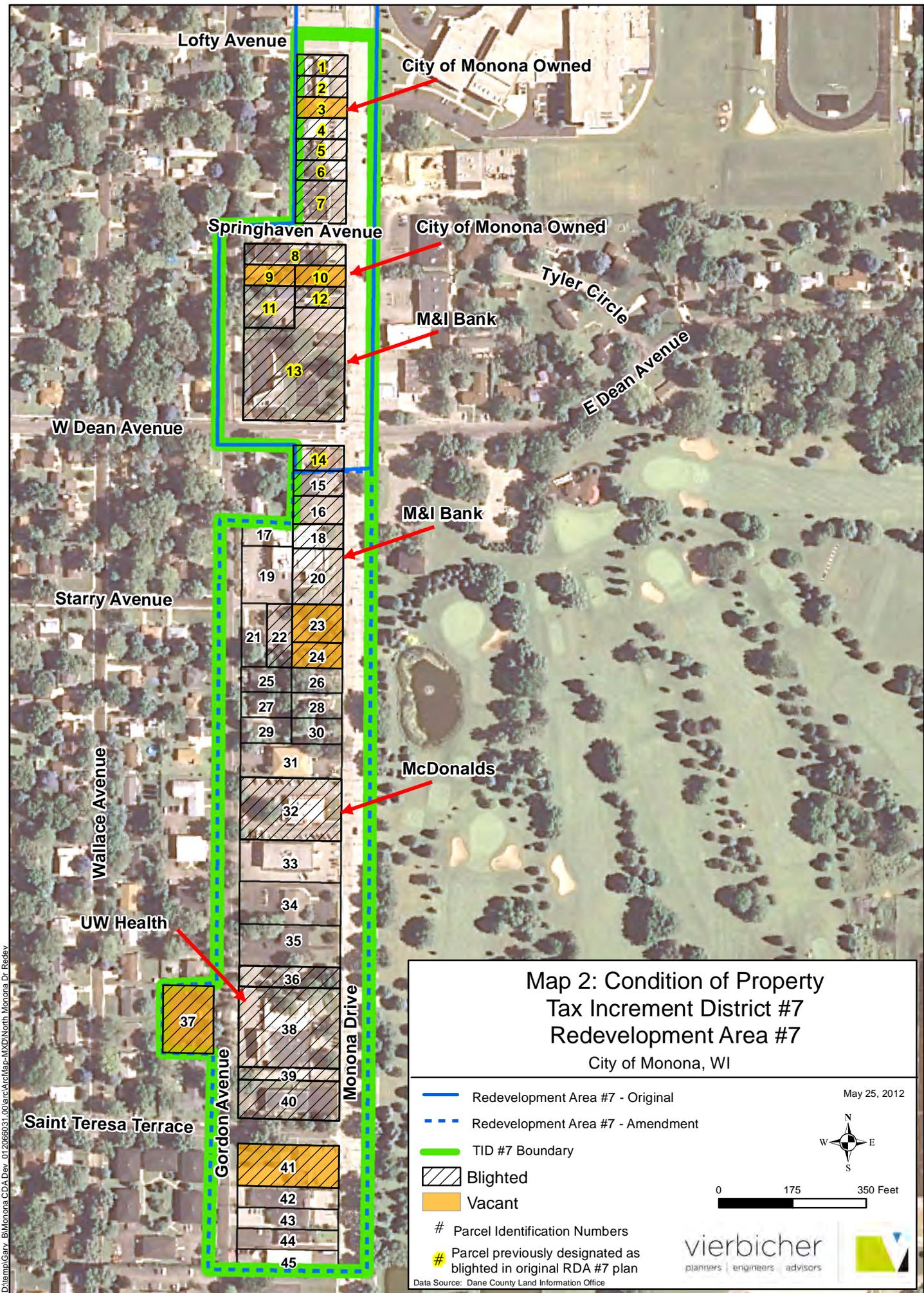
0 175 350 Feet

Parcel Identification Numbers



Data Source: Dane County Land Information Office

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Map 2: Condition of Property Tax Incremental District #7 Redevelopment Area #7 City of Monona, WI

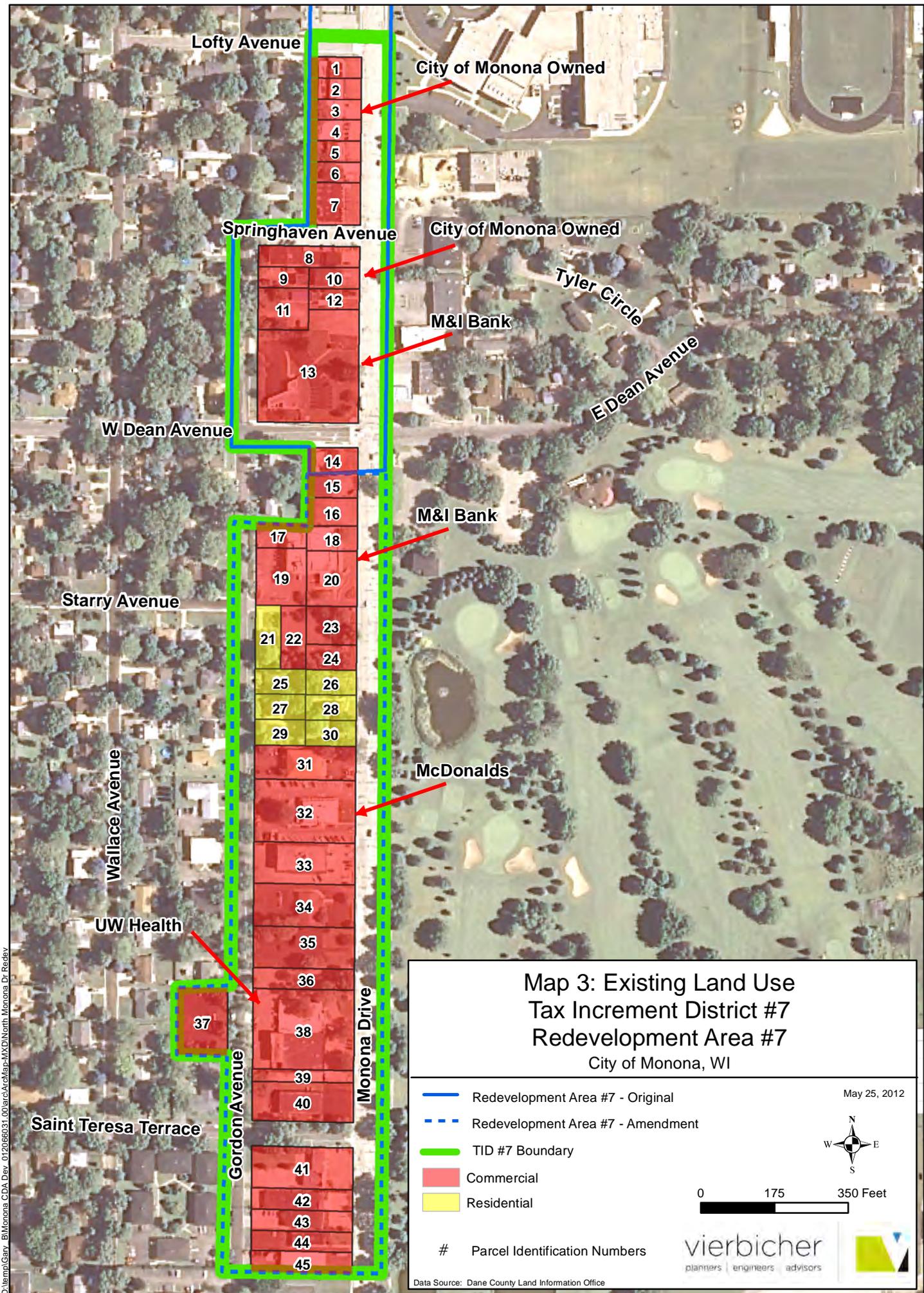
May 25, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- TID #7 Boundary
- Blighted
- Vacant
- # Parcel Identification Numbers
- Parcel previously designated as blighted in original RDA #7 plan

Data Source: Dane County Land Information Office

0 175 350 Feet

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Lofty Avenue

City of Monona Owned

Springhaven Avenue

City of Monona Owned

W Dean Avenue

M&I Bank

Starry Avenue

McDonalds

UW Health

Saint Teresa Terrace

Gordon Avenue

Monona Drive

**Map 3: Existing Land Use
Tax Increment District #7
Redevelopment Area #7**
City of Monona, WI

May 25, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- - - TID #7 Boundary
- Commercial
- Residential



0 175 350 Feet

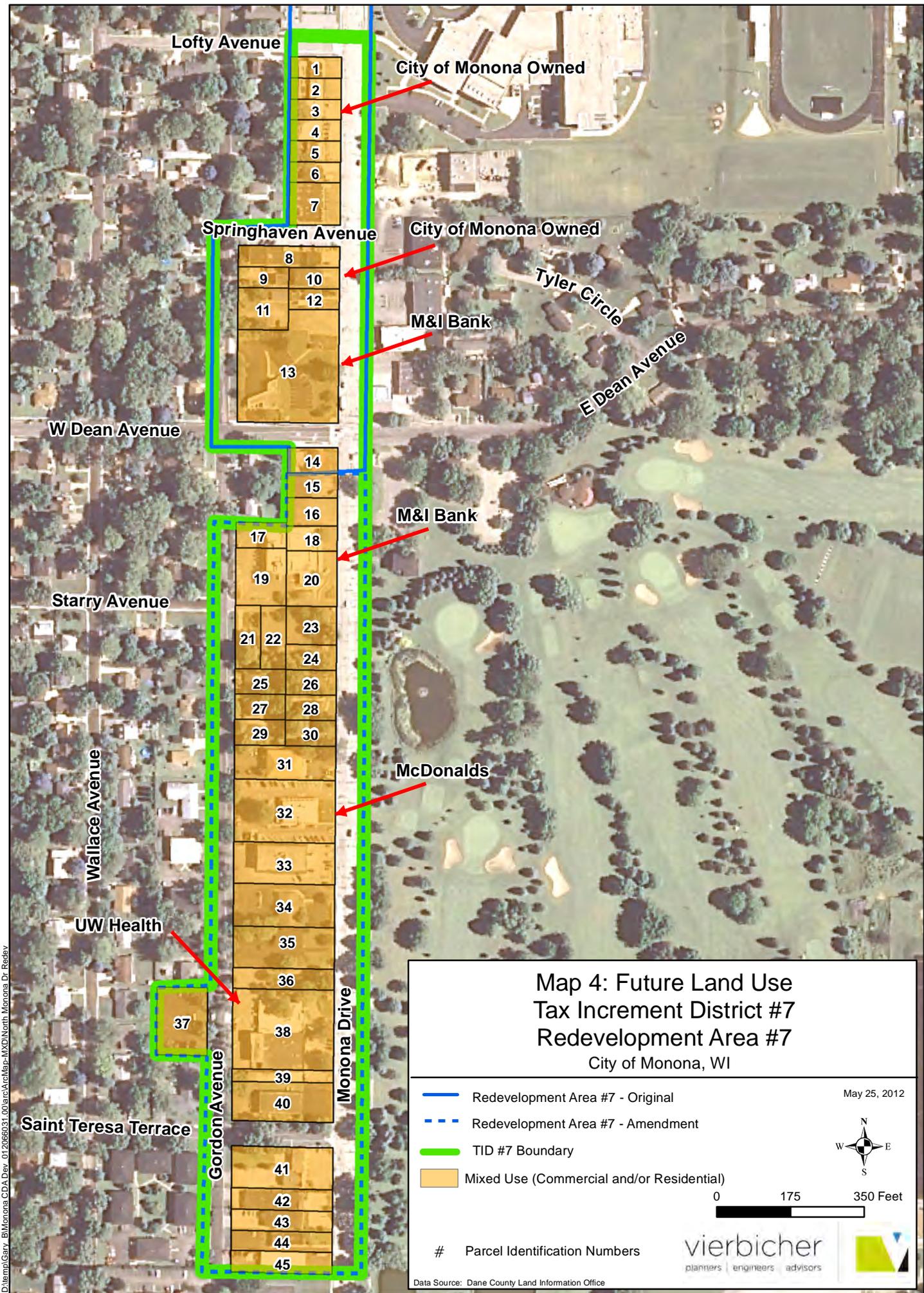
Parcel Identification Numbers

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planners | engineers | advisors



Data Source: Dane County Land Information Office

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Lofty Avenue

City of Monona Owned

Springhaven Avenue

City of Monona Owned

W Dean Avenue

Starry Avenue

Wallace Avenue

UW Health

Saint Teresa Terrace

Monona Drive

M&I Bank

M&I Bank

McDonalds

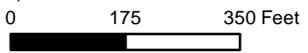
Tyler Circle

E Dean Avenue

**Map 4: Future Land Use
Tax Increment District #7
Redevelopment Area #7**
City of Monona, WI

- — — Redevelopment Area #7 - Original
- - - - - Redevelopment Area #7 - Amendment
- - - - - TID #7 Boundary
- Mixed Use (Commercial and/or Residential)

May 25, 2012



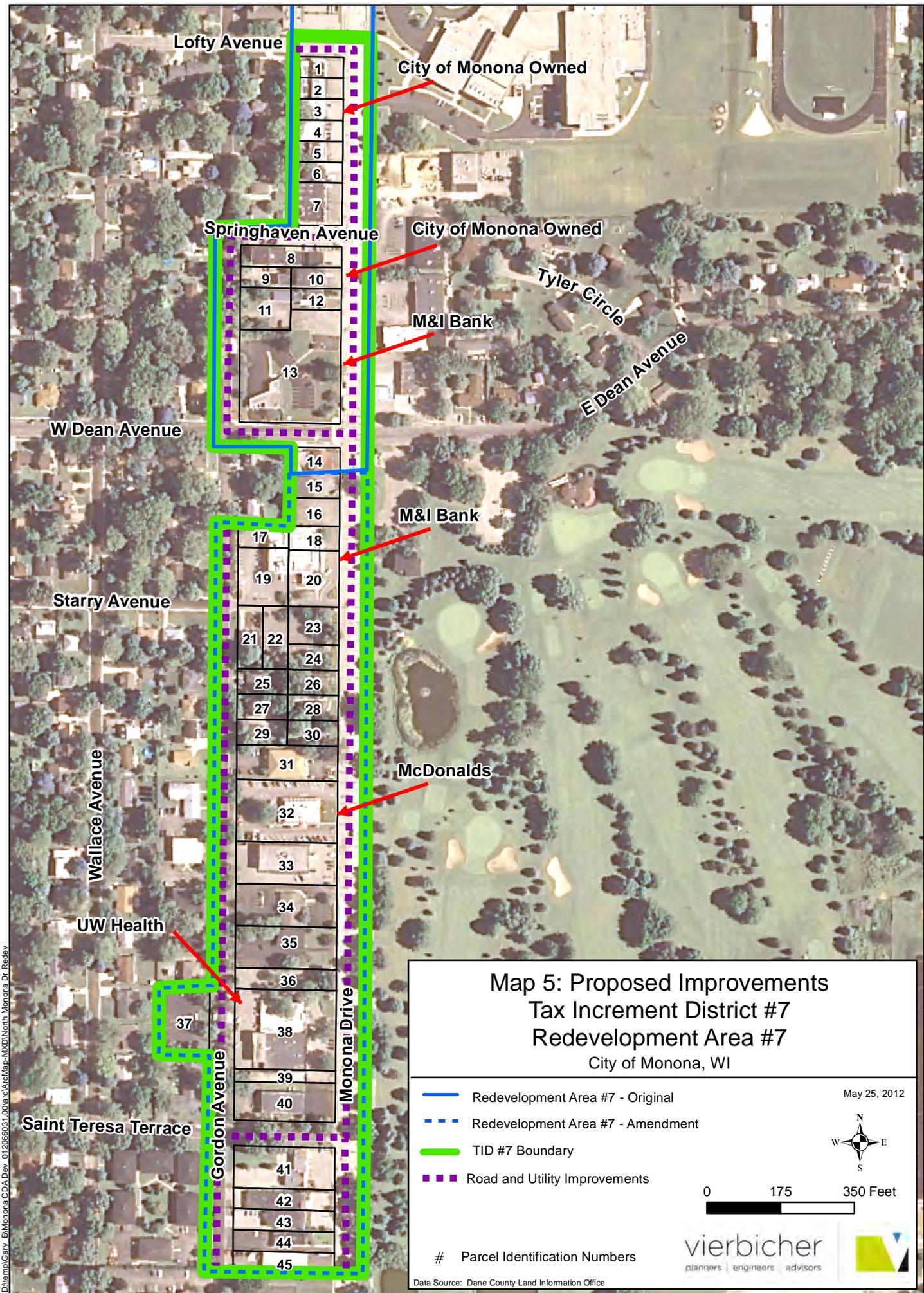
Parcel Identification Numbers

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Data Source: Dane County Land Information Office

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Lofty Avenue

City of Monona Owned

Springhaven Avenue

City of Monona Owned

W Dean Avenue

Starry Avenue

Wallace Avenue

UW Health

Saint Teresa Terrace

Monona Drive

M&I Bank

M&I Bank

McDonalds

Tyler Circle

E Dean Avenue

**Map 5: Proposed Improvements
Tax Increment District #7
Redevelopment Area #7
City of Monona, WI**

- Redevelopment Area #7 - Original
- Redevelopment Area #7 - Amendment
- TID #7 Boundary
- Road and Utility Improvements

May 25, 2012



0 175 350 Feet

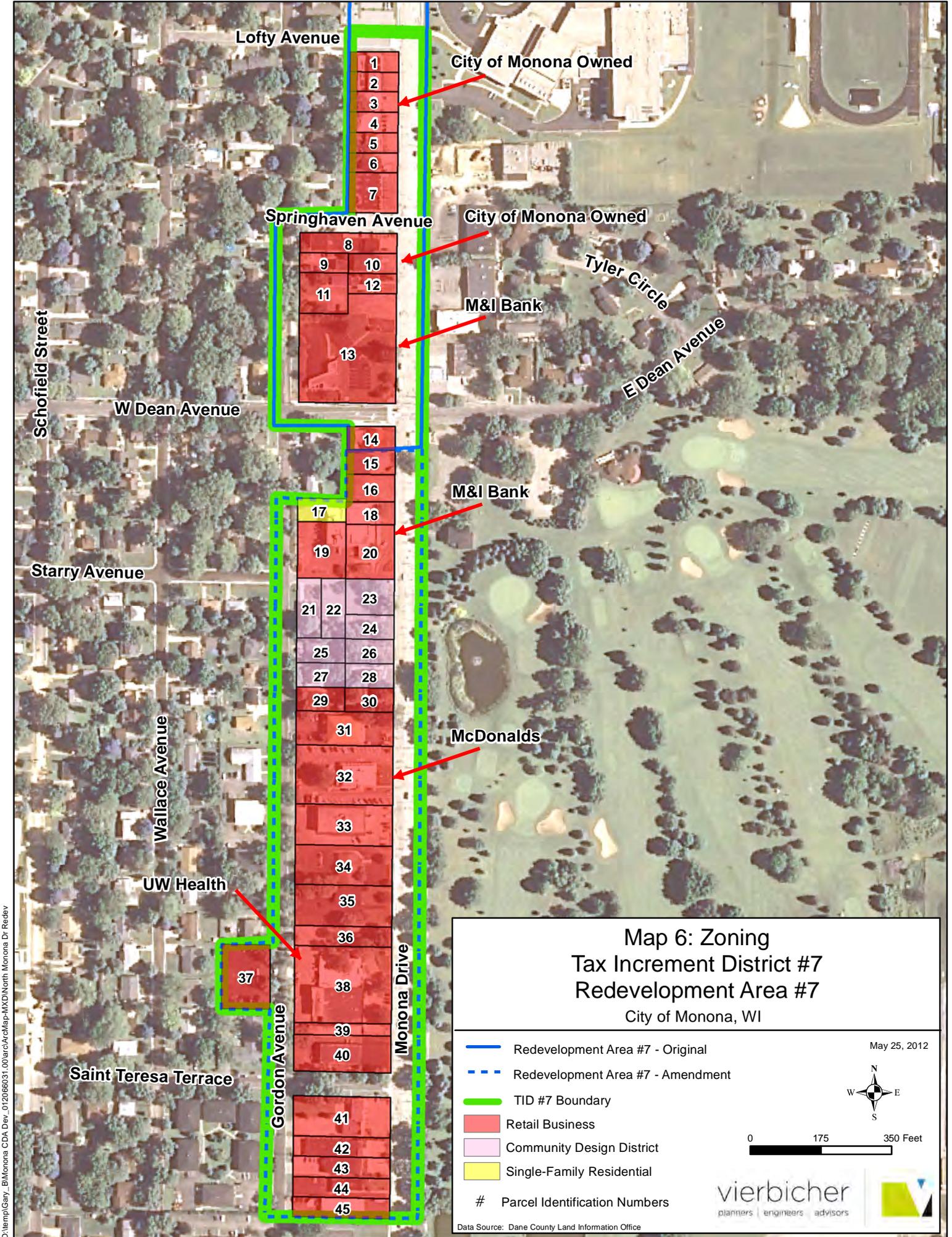
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Parcel Identification Numbers

Data Source: Dane County Land Information Office

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Map 6: Zoning Tax Increment District #7 Redevelopment Area #7 City of Monona, WI

May 25, 2012

	Redevelopment Area #7 - Original	 0 175 350 Feet
	Redevelopment Area #7 - Amendment	
	TID #7 Boundary	
	Retail Business	
	Community Design District	
	Single-Family Residential	
#	Parcel Identification Numbers	

Data Source: Dane County Land Information Office

**LAKE
MONONA**

**CITY OF
MONONA**

**CITY OF
MADISON**

**Map 7: 1/2 Mile Buffer From TID #7
Tax Increment District #7
City of Monona, WI**

-  TID #7 Boundary
-  1/2 Mile Buffer

May 23, 2012



0 400 800 Feet



vierbicher
planners engineers advisors



Data Source: Dane County Land Information Office

B Blight Finding Letter & Area Photos

Appendix B: Blight Finding Letter & Area Photos



May 29, 2012

Mayor Robert Miller
City of Monona
5211 Schluter Road
Madison, WI 53716

Re: Blight Determination for
Redevelopment Area No. 7 Amendment

Dear Mayor Miller:

Vierbicher Associates, Inc., acting on behalf of the Community Development Authority (CDA) for the City of Monona, is assisting with the preparation of a redevelopment project plan amendment for Redevelopment Area No. 7. The process requires the City Council to make a determination that the amendment area is blighted.

One of the tasks assigned to Vierbicher Associates is to evaluate conditions in the identified section of Monona and determine whether conditions exist to make a finding that the proposed district is a blighted area. Our preliminary findings and thoughts were discussed with City staff and the Monona CDA. In addition to visiting the sites in question, supporting documents were reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessor information
- Photos of site improvements
- DNR BRRTS database on environmental contamination

The CDA established Redevelopment Area No. 7 on October 27, 2009, and the City Council made a finding of blight for that original redevelopment area on November 16, 2009. The CDA discussed blighting conditions within the area proposed to be added to Redevelopment Area 7 on May 22, 2012, and concurred with the findings described in this determination letter.

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 Community Development Authority projects.

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)(b):

"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 under Wisconsin Statutes, Section 66.1333(2m)(bm) 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.

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 impair or arrest 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

Redevelopment Area No. 7 (RA #7), which was created to include properties along the west side of Monona Drive, from just south of West Dean Avenue north to Winnequah Road, is proposed to be amended to include additional contiguous properties to the south, to the parcel boundary between Wisconsin Bedding and Gunderson Funeral Home (see attached map). All parcels are between Gordon Avenue and Monona Drive, with most of the parcels fronting Monona Drive. The amendment area is primarily made up of commercial parcels; seven of the 31 parcels are single-family residential.

Finding of Blight

The following chart summarizes the condition of property in the original redevelopment area and the amendment area:

Redevelopment Area No. 7 Property Summary

	Original RA #7			RA #7 Amendment			RA #7, As Amended		
	Parcels	Acres	%	Parcels	Acres	%	Parcels	Acres	%
Blighted Property	16	5.71	68.3%*	14	5.30	51.7%*	30	11.00	59.1%*
Vacant Property	0	0	0%*	4	1.41	13.7%*	7***	1.82	9.8%*
Total Real Property	31	8.35	58.9%**	31	10.25	65.1%**	62	18.61	62.2%**
Right of Way	--	5.82	41.1%**	--	5.50	34.9%**	--	11.32	37.8%**
Total Boundary Area	--	14.17	100%**	--	15.75	100%**	--	29.92	100%**

* Of real property.

** Of total area.

*** 3 properties in the original RA #7 have become vacant since the RA was originally created.

It has been determined that 51.7% of the real property within the RA #7 boundary amendment meets the statutory definition of blight, contributing to a total of 59.1% of RA #7 as a whole, meeting the statutory definition of blight.

While most of the single-family residential parcels in the area appear generally well-maintained, many of the commercial and mixed-use properties, as well as public infrastructure, show indications of a lack of upkeep and investment. Such indicators include dilapidated facades, windows that are in poor condition, exterior wiring on buildings, and deteriorated parking lots and/or walkways, among other things. General site conditions that are prevalent throughout the district include:

- Monona Drive is severely deteriorated and has an inadequate design for the safety of motorists, pedestrians, and cyclists. The predominance of access points from parcels within the district to Monona Drive creates a public safety hazard.
- No buffer between the sidewalk and parking lots, which endangers pedestrians.
- Many parcels are completely covered by impervious surfaces, which leads to increased stormwater runoff and water quality issues.
- Underutilization of property, including building vacancies, underutilized space, and excess parking.
- Inadequate outdoor storage and/or screening. Accumulated junk was visible on several properties; some properties lack adequate storage space or screening for such things as dumpsters.

A consistent lack of property maintenance and building upkeep in the area can contribute to a continuing downward spiral of disinvestment, where building owners who had maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues and blighting influences unaddressed leads to increased vandalism and crime.

A map of properties which have been determined to meet the statutory definition of blight is included as Exhibit A to this letter. Site photos of properties in the RA#7 amendment area that meet the definition of blight are included as Exhibit B to this letter.

Sufficient documentation exists to support the following findings of blight for 54.3% of the proposed Redevelopment Project Area No. 7 amendment:

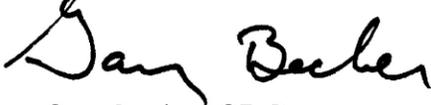
- The condition, character, and underutilization of structures, buildings, or site improvements results in conditions that are detrimental to public health and safety, conducive to crime and juvenile delinquency, and constitutes an economic and social liability.
- The lot layout of some parcels within the district results in lots that are underutilized relative to the location, and affects the usefulness and accessibility of those parcels.
- The layout and condition of the predominant street serving the district, Monona Drive, creates conditions that are detrimental to the public health, safety, and welfare.

Conclusion

It is my opinion that conditions exist in the subject area to justify a finding of blight in accordance with standards described in the Blight Elimination and Slum Clearance Act ss. 66.1333(2m)(b), 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 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.

Sincerely,



Gary Becker, CEcD
Community Development Specialist

Attachments: Exhibit A: Map – District Boundary and Property Conditions
Exhibit B: Site Photos
Exhibit C: Spreadsheet of Parcel Ownership, Value, and Condition Details

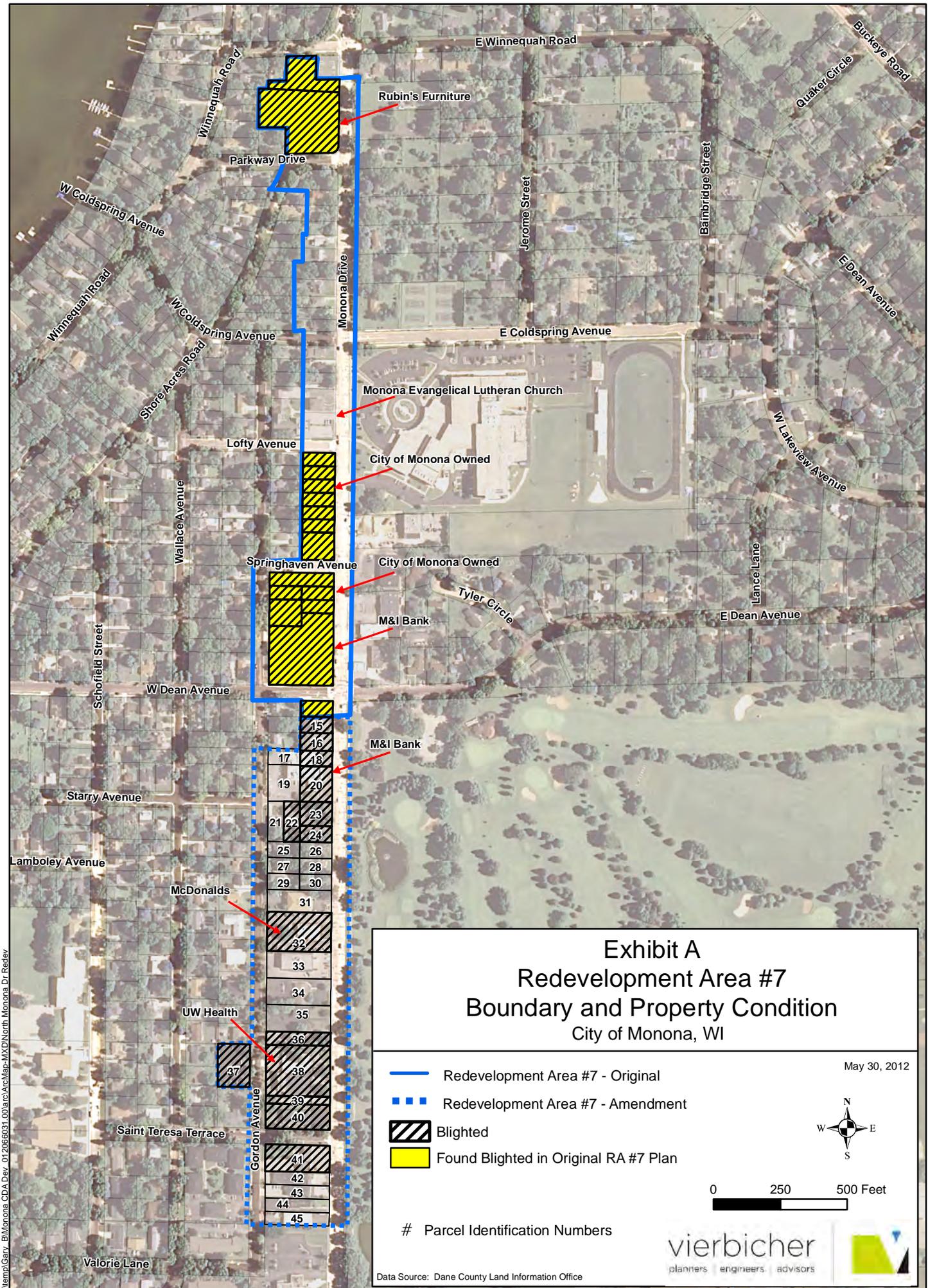
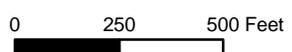


Exhibit A Redevelopment Area #7 Boundary and Property Condition City of Monona, WI

May 30, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- Blighted
- Found Blighted in Original RA #7 Plan



Parcel Identification Numbers

vierbicher

planners | engineers | advisors



Data Source: Dane County Land Information Office

D:\temp\Garry_E\Monona CDA Dev_012068031_00\Map\ArchMap-MXD\North Monona Dr_Rev01

Exhibit B: Site Photos—RA #7 Amendment

Note: Parcels 1-14 were found blighted in the original RA #7 creation - site photos for those parcels were included as Appendix D to the Redevelopment Area #7 Plan, adopted by the City Council on February 21, 2011.

Parcel #15 & #16



No separation between sidewalk and parking lot.



Poor parking lot condition.

Parcels #18 & #20



No separation between sidewalk and parking lot.

Parcels #22-24



Bank parcels are over-parked (containing about twice as many parking spaces than are required by City ordinance)—most parking stalls remain empty, contributing to land underutilization.

Parcel #32



Roof peeling.



HVAC screening in poor condition.



Dumpster screening/storage in poor condition.



Metal panel cooler addition.

Parcels #36-38



Backwards signs.



Overgrown entrance, unkempt lawn, peeling paint/exposed wood on trim.

Parcels #36-38



Façade in poor condition; abandoned parking lot; no buffer between rear of building and residential neighborhood.

Parcel #39



Front façade in poor condition.



Unclad cinderblock in rear; gravel yard.



Rusty flashing along roof; chipped cinderblock.



Exterior wiring; rusty vents.

Parcel #40



Abandoned, weedy front parking lot, with access roped off and no separation between sidewalk and lot.



Rear parking lot in poor condition.



Rusty entrance overhang.

Parcel #41



Gravel lot with roped off access points.

Exhibit C: RA #7 Amendment Parcel List

Map #	Parcel #	Parcel Address	Parcel Owner	Mailing Address		Land Value	Imp. Value	Total Value	Acres	Vacant	Blighted
15	71017400220	4703 Monona Dr	Robert Gonzalez & Martin Croak	4703 Monona Dr	Monona WI 53716	\$ 44,900	\$ 209,500	\$ 254,400	0.17		Yes
16	71017400337	4705 Monona Dr	Berton & Lesley Slinde	4705 Monona Dr	Monona WI 53716	\$ 50,200	\$ 173,100	\$ 223,300	0.18		Yes
17	71017400793	4706 Gordon Ave	Valley Bank Monona Grove	4711 Monona Dr	Monona WI 53716	\$ -	\$ -	\$ -	0.17		
18	71017400444	4709 Monona Dr	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ -	\$ -	\$ -	0.16		Yes
19	71017400677	4711 Monona Dr	Monona Grove State Bank & M&I Bank	PO Box 8998	Madison WI 53708	\$ -	\$ -	\$ -	0.38		
20	71017400551	4711 Monona Dr	M&I Madison Bank	4711 Monona Dr	Monona WI 53716	\$ 216,400	\$ 2,343,500	\$ 2,559,900	0.37		Yes
21	71017404922	106 Starry Ave	David & Sherry Irving	106 Starry Ave	Monona WI 53716	\$ 36,000	\$ 85,300	\$ 121,300	0.21		
22	71017404815	104 Starry Ave	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ -	\$ -	\$ -	0.21		Yes
23	71017403816	4801 Monona Dr	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ 89,900	\$ -	\$ 89,900	0.25	Yes	Yes
24	71017403923	4803 Monona Dr	Monona Grove State Bank	4711 Monona Dr	Monona WI 53716	\$ 67,400	\$ -	\$ 67,400	0.17	Yes	Yes
25	71017404708	4804 Gordon Ave	Mary Zander	4804 Gordon Ave	Monona WI 53716	\$ 36,000	\$ 108,300	\$ 144,300	0.17		
26	71017404039	4805 Monona Dr	Dian Land & Christina Hoke	4805 Monona Dr	Monona WI 53716	\$ 36,000	\$ 151,900	\$ 187,900	0.17		
27	71017404593	4806 Gordon Ave	Kristin Appel	750 N Dearborn St, #2602	Chicago IL 60654	\$ 36,000	\$ 163,400	\$ 199,400	0.17		
28	71017404146	4807 Monona Dr	A. Schumann & T. Conrad-Schumann	4807 Monona Dr	Monona WI 53716	\$ 36,000	\$ 193,700	\$ 229,700	0.17		
29	71017404486	4808 Gordon Ave	Lynn Mansfield	4808 Gordon Ave	Monona WI 53713	\$ 36,000	\$ 112,900	\$ 148,900	0.17		
30	71017404253	4809 Monona Dr	Outcome LLC	5025 Tonyawatha Trl	Madison WI 53716	\$ 36,000	\$ 116,200	\$ 152,200	0.17		
31	71017404360	4813 Monona Dr	L&H Properties LLC	PO Box 6038	Monona WI 53716	\$ 130,100	\$ 782,400	\$ 912,500	0.46		
32	71017412084	4905 Monona Dr	Mcdonalds Usa LLC	N3250 County Highway J	Poynette WI 53955	\$ 206,400	\$ 811,100	\$ 1,017,500	0.81		Yes
33	71017412217	4909 Monona Dr	Glen & Cheryl Hermanson	4649 Tonyawatha Trl	Monona WI 53716	\$ 140,400	\$ 357,400	\$ 497,800	0.55		
34	71017412324	4921 Monona Dr	Knutson Dental Building LLC	4925 Monona Dr	Monona WI 53716	\$ 140,400	\$ 527,900	\$ 668,300	0.55		
35	71017412440	4929 Monona Dr	Larry Warner Chambers	5721 Tonyawatha Trl	Monona WI 53716	\$ 140,400	\$ 167,800	\$ 308,200	0.55		
36	71017412664	5001 Monona Dr	Univ Of Wis Medical Foundation Inc	PO Box 620993	Middleton WI 53562	\$ 78,000	\$ 172,000	\$ 250,000	0.28		Yes
37	71017462100	5001 Gordon Ave	Univ Of Wis Medical Foundation Inc	PO Box 620993	Middleton WI 53562	\$ 91,200	\$ -	\$ 91,200	0.44	Yes	Yes
38	71017463510	5005 Monona Dr	Univ Of Wis Medical Foundation Inc	PO Box 620993	Middleton WI 53562	\$ 251,900	\$ 848,100	\$ 1,100,000	1.05		Yes
39	71017463823	5007 Monona Dr	Wing & A Prayer LLC	14 Ranch House Ln	Madison WI 53716	\$ 56,900	\$ 304,300	\$ 361,200	0.17		Yes
40	71017463627	5011 Monona Dr	CCF Properties LLC	309 Ascher Cir	Monona WI 53716	\$ 125,000	\$ 384,700	\$ 509,700	0.51		Yes
41	71017465652	5103 Monona Dr	Full Moon Properties LLC	PO Box 620796	Middleton WI 53562	\$ 156,000	\$ 384,100	\$ 540,100	0.55	Yes	Yes
42	71017465429	5109 Monona Dr	Michael & Sharon Devenish	5111 Monona Dr	Monona WI 53716	\$ 70,200	\$ 472,200	\$ 542,400	0.28		
43	71017465321	5111 Monona Dr	Michael & Sharon Devenish	5111 Monona Dr	Monona WI 53716	\$ 70,200	\$ 197,400	\$ 267,600	0.28		
44	71017465214	5113 Monona Dr	Barbara Slack	5113 Monona Dr	Monona WI 53716	\$ 70,200	\$ 211,200	\$ 281,400	0.28		
45	71017465116	5117 Monona Dr	Daniel Frank	6215 Pheasant Run	Mcfarland WI 53558	\$ 70,200	\$ 211,300	\$ 281,500	0.28		
Total						\$ 3,214,700	\$ 11,613,200	\$ 14,827,900	10.25		

C

Financial Attachments

Appendix C: 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 #7: Increment Projections

Attachment #1 - Planned Project Costs
City of Monona
TID No. 7 (North Monona Drive)
5/28/2012

Type of Expenditure	Amount	% Paid By		Costs Allocated to Project
		Project	Other	
A. Capital Costs				
	\$0	100%	0%	\$0
B. Infrastructure				
Roads & Utilities Improvements	\$200,000	100%	0%	\$200,000
Total Infrastructure	\$200,000	100%	0%	\$200,000
C. Site Development Costs				
	\$750,000	100%	0%	\$750,000
D. Land Acquisition & Assembly				
	\$200,000	100%	0%	\$200,000
E. Development Incentives				
Land Write-Down	\$400,000	100%	0%	\$400,000
Façade Improvement Program	\$50,000	100%	0%	\$50,000
Housing Improvement Program	\$100,000	100%	0%	\$100,000
Redevelopment Assistance	\$4,000,000	100%	0%	\$4,000,000
	\$4,550,000	100%	0%	\$4,550,000
F. Professional Services				
	\$100,000	100%	0%	\$100,000
G. Discretionary Payments				
	\$100,000	100%	0%	\$100,000
H. Administration Costs				
City Staff	\$100,000	100%	0%	\$100,000
DOR Fees	\$4,050	100%	0%	\$4,050
CDA Funds	\$500,000	100%	0%	\$500,000
Audits	\$50,000	100%	0%	\$50,000
Total Administration Costs	\$654,050	100%	0%	\$654,050
I. Organizational Costs				
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000
Professional Fees	\$40,000	100%	0%	\$40,000
City Staff & Publishing	\$5,000	100%	0%	\$5,000
Total Organization Costs	\$46,000	100%	0%	\$46,000
J. Inflation				
	\$1,337,589	100%	0%	\$1,337,589
Total Project Costs	\$7,937,639	100%	0%	\$7,937,639
K. Financing Costs				
Interest, Fin. Fees, Less Cap. Interest				\$5,402,059
Plus Capitalized Interest				\$346,627
Total Financing Costs				\$5,748,686
TOTAL TID EXPENDITURE				\$13,686,326

Attachment #2 - Financing Summary
City of Monona
TID No. 7 (North Monona Drive)
5/28/2012

TID Activities	Loan #1 6/1/2013	Loan #2 6/1/2019	Loan #3 6/1/2025	Total
A. Capital Costs	\$0	\$0	\$0	\$0
B. Infrastructure	\$0	\$200,000	\$0	\$200,000
C. Site Development Costs	\$250,000	\$250,000	\$250,000	\$750,000
D. Land Acquisition & Assembly	\$0	\$200,000	\$0	\$200,000
E. Development Incentives	\$1,500,000	\$1,500,000	\$1,550,000	\$4,550,000
F. Professional Services	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organizational Costs	\$0	\$0	\$0	\$0
Subtotal	\$1,750,000	\$2,150,000	\$1,800,000	\$5,700,000
Inflation Factor Cost Adj. @ 3% per year	\$0	\$494,229	\$843,361	\$1,337,589
Grants	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
Total Cost For Borrowing	\$1,750,000	\$2,644,229	\$2,643,361	\$7,037,589
Capitalized Interest	\$206,638	\$139,989	\$0	\$346,627
Financing Fees (2%)	\$43,503	\$62,217	\$59,341	\$165,061
Debt Reserve	\$175,000	\$264,423	\$264,336	\$703,759
Subtotal	\$2,175,141	\$3,110,857	\$2,967,038	\$8,253,036
Less Interest Earned	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$2,175,141	\$3,110,857	\$2,967,038	\$8,253,036

**Attachment #3a - Debt Service Plan
City of Monona
TID No. 7 (North Monona Drive)
Taxable Bond Issue
5/28/2012**

Principal:	\$2,175,141	Project Cost:	\$1,750,000
Interest Rate:	4.75%	Finance Fees:	\$218,503
Term (Years):	20	Interest Earned:	\$0
# of Principal Payments:	17	Capitalized Interest:	\$206,638
Date of Issue:	6/1/2013	Total TID Cost of Loan:	\$3,342,007

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2012	0	\$0	\$0	\$0	\$0	\$0
2013	0	\$2,175,141	\$0	\$0	\$0	\$0
2014	0	\$2,175,141	\$0	\$103,319	\$103,319	\$0
2015	0	\$2,175,141	\$0	\$103,319	\$103,319	\$0
2016	0	\$2,175,141	\$0	\$103,319	\$103,319	\$0
2017	1	\$2,175,141	\$60,000	\$103,319	\$163,319	\$0
2018	2	\$2,115,141	\$90,115	\$100,469	\$190,584	\$0
2019	3	\$2,025,027	\$94,395	\$96,189	\$190,584	\$0
2020	4	\$1,930,632	\$98,879	\$91,705	\$190,584	\$0
2021	5	\$1,831,753	\$103,575	\$87,008	\$190,584	\$0
2022	6	\$1,728,178	\$108,495	\$82,088	\$190,584	\$0
2023	7	\$1,619,682	\$113,649	\$76,935	\$190,584	\$0
2024	8	\$1,506,033	\$119,047	\$71,537	\$190,584	\$0
2025	9	\$1,386,986	\$124,702	\$65,882	\$190,584	\$0
2026	10	\$1,262,284	\$130,625	\$59,959	\$190,584	\$0
2027	11	\$1,131,659	\$136,830	\$53,754	\$190,584	\$0
2028	12	\$994,829	\$143,329	\$47,254	\$190,584	\$0
2029	13	\$851,500	\$150,138	\$40,446	\$190,584	\$0
2030	14	\$701,362	\$157,269	\$33,315	\$190,584	\$0
2031	15	\$544,093	\$164,739	\$25,844	\$190,584	\$0
2032	16	\$379,354	\$172,564	\$18,019	\$190,584	\$0
2033	17	\$206,789	\$206,789	\$9,822	\$216,612	\$0
2034	18	\$0	\$0	\$0	\$0	\$0
2035	19	\$0	\$0	\$0	\$0	\$0
2036	20	\$0	\$0	\$0	\$0	\$0
2037	21	\$0	\$0	\$0	\$0	\$0
2038	22	\$0	\$0	\$0	\$0	\$0
2039	23	\$0	\$0	\$0	\$0	\$0
Total			\$2,175,141	\$1,373,504	\$3,548,645	\$0

**Attachment #3b - Debt Service Plan
City of Monona
TID No. 7 (North Monona Drive)
Bond Issue*
5/28/2012**

Principal:	\$3,110,857	Project Cost:	\$2,644,229
Interest Rate*:	4.50%	Finance Fees:	\$326,640
Term (Years):	20	Interest Earned:	\$0
# of Principal Payments:	19	Capitalized Interest:	\$139,989
Date of Issue:	6/1/2019	Total TID Cost of Loan:	\$4,693,474

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
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	\$3,110,857	\$0	\$0	\$0	\$0
2020	0	\$3,110,857	\$0	\$139,989	\$139,989	\$0
2021	1	\$3,110,857	\$107,036	\$139,989	\$247,025	\$0
2022	2	\$3,003,821	\$111,853	\$135,172	\$247,025	\$0
2023	3	\$2,891,968	\$116,886	\$130,139	\$247,025	\$0
2024	4	\$2,775,082	\$122,146	\$124,879	\$247,025	\$0
2025	5	\$2,652,935	\$127,643	\$119,382	\$247,025	\$0
2026	6	\$2,525,293	\$133,387	\$113,638	\$247,025	\$0
2027	7	\$2,391,906	\$139,389	\$107,636	\$247,025	\$0
2028	8	\$2,252,517	\$145,662	\$101,363	\$247,025	\$0
2029	9	\$2,106,855	\$152,216	\$94,808	\$247,025	\$0
2030	10	\$1,954,639	\$159,066	\$87,959	\$247,025	\$0
2031	11	\$1,795,572	\$166,224	\$80,801	\$247,025	\$0
2032	12	\$1,629,348	\$173,704	\$73,321	\$247,025	\$0
2033	13	\$1,455,644	\$181,521	\$65,504	\$247,025	\$0
2034	14	\$1,274,123	\$189,689	\$57,336	\$247,025	\$0
2035	15	\$1,084,434	\$198,225	\$48,800	\$247,025	\$0
2036	16	\$886,208	\$207,146	\$39,879	\$247,025	\$0
2037	17	\$679,063	\$216,467	\$30,558	\$247,025	\$0
2038	18	\$462,596	\$226,208	\$20,817	\$247,025	\$0
2039	19	\$236,387	\$236,387	\$10,637	\$247,025	\$0
Total			\$3,110,857	\$1,722,605	\$4,833,462	\$0

* Interest rate assumes blend of taxable and tax-exempt bond issuances; primarily taxable.

**Attachment #3c - Debt Service Plan
City of Monona
TID No. 7 (North Monona Drive)
Taxable Bond Issue
5/28/2012**

Principal:	\$2,967,038	Project Cost:	\$2,643,361
Interest Rate*:	4.75%	Finance Fees:	\$323,677
Term (Years):	14	Interest Earned:	\$0
# of Principal Payments:	10	Capitalized Interest:	\$0
Date of Issue:	6/1/2025	Total TID Cost of Loan:	\$4,404,169

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
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	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$2,967,038	\$0	\$0	\$0	\$0
2026	0	\$2,967,038	\$0	\$140,934	\$140,934	\$0
2027	0	\$2,967,038	\$0	\$140,934	\$140,934	\$0
2028	0	\$2,967,038	\$0	\$140,934	\$140,934	\$0
2029	0	\$2,967,038	\$0	\$140,934	\$140,934	\$0
2030	1	\$2,967,038	\$238,660	\$140,934	\$379,594	\$0
2031	2	\$2,728,378	\$249,996	\$129,598	\$379,594	\$0
2032	3	\$2,478,382	\$261,871	\$117,723	\$379,594	\$0
2033	4	\$2,216,511	\$274,310	\$105,284	\$379,594	\$0
2034	5	\$1,942,202	\$100,000	\$92,255	\$192,255	\$0
2035	6	\$1,842,202	\$300,988	\$87,505	\$388,492	\$0
2036	7	\$1,541,214	\$315,285	\$73,208	\$388,492	\$0
2037	8	\$1,225,929	\$330,261	\$58,232	\$388,492	\$0
2038	9	\$895,668	\$345,948	\$42,544	\$388,492	\$0
2039	10	\$549,720	\$549,720	\$26,112	\$575,832	\$0
Total			\$2,967,038	\$1,437,131	\$4,404,169	\$0

Attachment #4 - Tax Increment ProForma
City of Monona
TID No. 7 (North Monona Drive)
5/28/2012

Assumptions		
Base Value	\$15,458,086	Equalized
Tax Rate	0.02249	For County, City, Technical College, and School District
Property Appreciation Rate	1.00%	For Existing Construction
Annual Change in Tax Rate	0.00%	
Construction Inflation Rate	2.00%	For New Construction After 2012

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2012	\$15,458,086	\$0	\$0	\$0	\$15,458,086	\$0	0.022490	\$0
2013	\$15,458,086	\$154,581	\$622,200	\$0	\$16,234,867	\$776,781	0.022490	\$0
2014	\$16,234,867	\$162,349	\$4,681,800	\$0	\$21,079,015	\$5,620,930	0.022490	\$0
2015	\$21,079,015	\$210,790	\$10,612	\$0	\$21,300,418	\$5,842,332	0.022490	\$17,470
2016	\$21,300,418	\$213,004	\$3,247,296	\$0	\$24,760,718	\$9,302,632	0.022490	\$126,415
2017	\$24,760,718	\$247,607	\$4,427,364	\$0	\$29,435,689	\$13,977,604	0.022490	\$131,394
2018	\$29,435,689	\$294,357	\$0	\$0	\$29,730,046	\$14,271,961	0.022490	\$209,216
2019	\$29,730,046	\$297,300	\$11,487	\$0	\$30,038,834	\$14,580,748	0.021815	\$314,356
2020	\$30,038,834	\$300,388	\$4,686,638	\$0	\$35,025,859	\$19,567,774	0.021815	\$311,347
2021	\$35,025,859	\$350,259	\$11,951	\$0	\$35,388,069	\$19,929,983	0.021815	\$318,083
2022	\$35,388,069	\$353,881	\$2,437,989	\$0	\$38,179,938	\$22,721,853	0.021815	\$426,877
2023	\$38,179,938	\$381,799	\$2,499,182	\$0	\$41,060,920	\$25,602,834	0.021815	\$434,779
2024	\$41,060,920	\$410,609	\$0	\$0	\$41,471,529	\$26,013,444	0.021815	\$495,684
2025	\$41,471,529	\$414,715	\$3,246,953	\$0	\$45,133,197	\$29,675,112	0.021815	\$558,534
2026	\$45,133,197	\$451,332	\$0	\$0	\$45,584,529	\$30,126,444	0.021815	\$567,491
2027	\$45,584,529	\$455,845	\$5,396,932	\$0	\$51,437,307	\$35,979,221	0.021815	\$647,371
2028	\$51,437,307	\$514,373	\$0	\$0	\$51,951,680	\$36,493,594	0.021161	\$657,217
2029	\$51,951,680	\$519,517	\$14,002	\$0	\$52,485,199	\$37,027,113	0.021161	\$761,351
2030	\$52,485,199	\$524,852	\$0	\$0	\$53,010,051	\$37,551,965	0.021161	\$772,235
2031	\$53,010,051	\$530,101	\$14,568	\$0	\$53,554,720	\$38,096,634	0.021161	\$783,525
2032	\$53,554,720	\$535,547	\$0	\$0	\$54,090,267	\$38,632,181	0.021161	\$794,631
2033	\$54,090,267	\$540,903	\$15,157	\$0	\$54,646,326	\$39,188,240	0.021161	\$806,157
2034	\$54,646,326	\$546,463	\$0	\$0	\$55,192,789	\$39,734,704	0.021161	\$817,489
2035	\$55,192,789	\$551,928	\$0	\$0	\$55,744,717	\$40,286,631	0.021161	\$829,256
2036	\$55,744,717	\$557,447	\$0	\$0	\$56,302,164	\$40,844,079	0.021161	\$840,820
2037	\$56,302,164	\$563,022	\$0	\$0	\$56,865,186	\$41,407,100	0.021161	\$852,499
2038	\$56,865,186	\$568,652	\$0	\$0	\$57,433,838	\$41,975,752	0.021161	\$864,295
2039	\$57,433,838	\$574,338	\$0	\$0	\$58,008,176	\$42,550,091	0.021161	\$876,209
Total		\$11,225,960	\$31,324,131	\$0				\$14,214,701

* Mill rate drops in 2019 and 2028 due to anticipated closing of TID #2 and TID #4.

Attachment #5 - Tax Increment Cash Flow
City of Monona
TID No. 7 (North Monona Drive)
5/28/2012

Year	Beginning Balance	Revenues					Expenses			Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	Other	Total Revenues	Debt Service	Other Expenses			
2012	0	0	0	0	0	0	0	0	0	0	
2013	0	0	0	0	0	0	0	0	0	0	
2014	0	103,319	0	0	0	103,319	103,319	0	0	0	
2015	0	103,319	17,470	0	0	120,789	103,319	0	17,470	17,470	
2016	17,470	0	126,415	175	0	126,589	103,319	0	23,270	40,740	
2017	40,740	0	131,394	407	0	131,801	163,319	0	(31,518)	9,222	
2018	9,222	0	209,216	92	0	209,308	190,584	0	18,725	27,947	
2019	27,947	0	314,356	279	0	314,636	190,584	0	124,052	151,999	
2020	151,999	139,989	311,347	1,520	0	452,856	330,572	0	122,283	274,282	
2021	274,282	0	318,083	2,743	0	320,826	437,609	0	(116,782)	157,500	
2022	157,500	0	426,877	1,575	0	428,452	437,609	0	(9,157)	148,343	
2023	148,343	0	434,779	1,483	0	436,262	437,609	0	(1,347)	146,996	
2024	146,996	0	495,684	1,470	0	497,154	437,609	0	59,545	206,542	
2025	206,542	0	558,534	2,065	0	560,599	437,609	0	122,990	329,532	
2026	329,532	0	567,491	3,295	0	570,786	578,543	0	(7,757)	321,775	
2027	321,775	0	647,371	3,218	0	650,589	578,543	50,000	22,046	343,822	
2028	343,822	0	657,217	3,438	0	660,656	578,543	100,000	(17,887)	325,934	
2029	325,934	0	761,351	3,259	0	764,610	578,543	100,000	86,067	412,001	
2030	412,001	0	772,235	4,120	0	776,355	817,203	100,000	(140,847)	271,154	
2031	271,154	0	783,525	2,712	0	786,236	817,203	100,000	(130,966)	140,188	
2032	140,188	0	794,631	1,402	0	796,033	817,203	100,000	(121,169)	19,018	
2033	19,018	215,669	806,157	903	0	1,022,729	843,231	175,000	4,498	23,516	
2034	23,516	0	817,489	1,117	0	818,606	439,280	175,050	204,277	227,793	
2035	227,793	0	829,256	10,820	0	840,076	635,517	0	204,559	432,352	
2036	432,352	0	840,820	20,537	0	861,356	635,517	0	225,839	658,191	
2037	658,191	0	852,499	31,264	0	883,763	635,517	0	248,246	906,437	
2038	906,437	0	864,295	43,056	0	907,351	635,517	0	271,833	1,178,270	
2039	1,178,270	691,727	876,209	55,968	0	1,623,904	822,857	0	801,047	1,979,318	
Total		1,254,023	14,214,701	196,919	0	15,665,644	12,786,276	900,050			

Other Expenses include: Professional Services, Discretionary Payments, Administration Costs, and Organizational Costs

1.00% = Assumed Investment Rate For Interest Income

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID
City of Monona
TID No. 7 (North Monona Drive)
5/28/2012**

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Total Taxes Captured by TID Not Distributed to Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	58.0%	\$201,556	\$8,241,146	\$718,776	\$517,220
Tech. College	6.6%	\$22,967	\$939,068	\$81,904	\$58,937
County	12.4%	\$43,149	\$1,764,265	\$153,876	\$110,726
Local	23.0%	\$79,981	\$3,270,222	\$285,222	\$205,241
Total	100.0%	\$347,652	\$14,214,701	\$1,239,777	\$892,124

**Attachment #7: Increment Projections
City of Monona
TID No. 7 (North Monona Drive)
5/28/2012**

Year	Yearly Total	Site and Parcel Numbers					
		UW Health & South	Misc. Redev. UWH to W. Dean	McDonalds Rebuild	M&I Bank Block Redev.	Springhaven to Lofty Redev.	Misc. Façade Improvements & Rehab
		36-45	14-35	32	8-13	1-7	--
2012	\$ -						
2013	\$ 610,000			\$ 600,000			\$ 10,000
2014	\$ 4,500,000	\$ 4,500,000					
2015	\$ 10,000						\$ 10,000
2016	\$ 3,000,000					\$ 3,000,000	
2017	\$ 4,010,000		\$ 4,000,000				\$ 10,000
2018	\$ -						
2019	\$ 10,000						\$ 10,000
2020	\$ 4,000,000				\$ 4,000,000		
2021	\$ 10,000						\$ 10,000
2022	\$ 2,000,000	\$ 2,000,000					
2023	\$ 2,010,000					\$ 2,000,000	\$ 10,000
2024	\$ -						
2025	\$ 2,510,000		\$ 2,500,000				\$ 10,000
2026	\$ -						
2027	\$ 4,010,000				\$ 4,000,000		\$ 10,000
2028	\$ -						
2029	\$ 10,000						\$ 10,000
2030	\$ -						
2031	\$ 10,000						\$ 10,000
2032	\$ -						
2033	\$ 10,000						\$ 10,000
2034	\$ -						
2035	\$ -						
2036	\$ -						
2037	\$ -						
2038	\$ -						
2039	\$ -						
Total	\$ 26,710,000	\$ 6,500,000	\$ 6,500,000	\$ 600,000	\$ 8,000,000	\$ 5,000,000	\$ 110,000

Note: above assumed values are adjusted for inflation in Attachment #4.

D**Resolutions, Notices, Minutes****Appendix D: Resolutions, Notices,
Minutes, and Other Attachments**

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from City Attorney Regarding Compliance With Statutes
- Attachment #3: City Council Resolution Authorizing TID #7 Planning Process
- Attachment #4: JRB Resolution Approving TID #7
- Attachment #5: Public Hearing Notice to Property Owners/Blight Notification Letter
- Attachment #6: City Council Resolution Declaring RA #7 a Blighted Area
- Attachment #7: CDA Certification of Redevelopment District
- Attachment #8: JRB Agendas and Minutes
- Attachment #9: Public Hearing Notice to Overlying Taxing Jurisdictions
- Attachment #10: Affidavits of Publication
- Attachment #11: City Council Resolution Creating TID #7 and Approving RA #7 Amendment
- Attachment #12: Minutes of Public Hearing on TID #7/RA #7 Project Plan
- Attachment #13: CDA Approval of TID #7 Project Plan
- Attachment #14: CDA Boundary & Amendment Resolution for Redevelopment Area #7

Attachment #1:

Timetable

CITY OF MONONA
TAX INCREMENT DISTRICT #7 CREATION
& REDEVELOPMENT AREA #7 AMENDMENT

Summary of Activities and Timetable
Updated: 7/16/12

Action	Party Responsible	Date
1. CDA Meeting: Discuss TID #7 boundary and projects.	CDA	3/28/12
2. City Council Meeting: Authorization to proceed with creation of TID #7.	City Council	4/16/12
3. Prepare Draft TID #7 boundary options, parcel lists, and TID budget options.	Vierbicher	4/17/12 – 4/24/12
4. CDA Meeting: <ul style="list-style-type: none"> • Discuss draft TID #7 budget and boundary. • Recommend edits. 	Vierbicher / CDA	4/25/12
5. Letters to taxing jurisdictions requesting JRB appointments.	Vierbicher / City Staff	4/27/12
6. Prepare TID #7 budget, boundary, and Project Plan in response to CDA comments. Prepare blight finding for RA #7 amendment.	Vierbicher	4/27/12 – 5/16/12
7. CDA Meeting: <ul style="list-style-type: none"> • Review TID #7 budget, boundary, and Project Plan. • Recommend edits to boundary and Project Plan. • Schedule CDA public hearing for TID #7 (if no major further discussion needed) 	Vierbicher / CDA	5/22/12
8. Provide information to City Attorney for TID #7 attorney opinion letter.	Vierbicher	5/31/12
9. Public hearing notice and JRB notice to newspaper.	Vierbicher	5/31/12
10. Send hearing notices to taxing entities; mail out JRB packets.	Vierbicher	5/31/12
11. Notify property owners of public hearing via certified mail (<i>at least 20 days prior to hearing</i>).	City Staff	6/1/12
12. Publish notice for TID #7 JRB meeting (<i>Class I</i>)	Herald-Independent	6/7/12
13. Publish notice for TID #7 & RA #7 Amendment boundary & Project Plan public hearing (<i>Class II</i>)	Herald-Independent	6/7/12 & 6/14/12
14. Plan Commission Meeting: Discuss TID #7 proposal.	Plan Commission	6/11/12
15. JRB – First Meeting on TID #7 Creation: Confirm chairperson and at-large member, discussion of draft TID #7 Project Plan and boundary (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i>)	Vierbicher / JRB	6/19/12 3:00 pm
16. CDA Meeting: <ul style="list-style-type: none"> • Public hearing – TID #7 boundary and Project Plan & RA #7 Amendment (<i>at least 10 days after last insertion of public notice; at least 20 days after notifying property owners</i>) • Adoption of TID #7 boundary and Project Plan & RA #7 Amendment, submission to City Council for Approval. • Adopt resolution concerning Redevelopment Area #7 boundary. • Review finding of blight & recommend to Council if appropriate. 	Vierbicher / CDA	6/25/12 6:30 pm
17. City Council Meeting: <ul style="list-style-type: none"> • Review TID #7 boundary and Project Plan. • First readings finding of blight. • First reading: resolution approving TID #7 boundary. 	Vierbicher / City Council	7/2/12
18. JRB notice to newspaper.	Vierbicher	7/5/12
19. City Council Meeting: Final readings: finding of blight & resolution approving TID #7 boundary and Project Plan & RA #7 Amendment (<i>Not less than 14 days after public hearing</i>)	Vierbicher / City Council	7/9/12
20. Mail out JRB packets.	Vierbicher	7/10/12
21. Publish JRB meeting notice.	Herald-Independent	7/12/12
22. JRB – Final Meeting on TID #7 Creation: Approval of TID #7 boundary and Project Plan by JRB (<i>At least 5 days after publication of meeting notice and within 30 days of Board approval</i>)	Vierbicher / JRB	7/19/12 9:00 am
23. Notify DOR of TID #7 creation.	City Staff	7/20/12
24. CDA Meeting: Certify RA #7 plan to City Council.	CDA	7/24/12
25. Submit TID #7 boundary and Project Plan package to Wisconsin Department of Revenue (with \$1,000 certification fee).	City Clerk/ Assessor	Before 10/31/12

- The Monona CDA meets the fourth Tuesday of each month at 6:30 p.m. in City Hall.
- The Monona City Council meets the first and third Mondays of the month at 7:30 p.m. in the Monona Public Library.
- The City of Monona's newspaper of record is the Herald-Independent, which is delivered on Thursdays (except Christmas and New Year's Day, which are delivered the day before). Ads must be received before noon on Monday of the week they are to be published (Friday for holiday publications). Email: spstar@hometownnewsgrp.com.

Attachment #2:

Opinion Letter from City
Attorney Regarding
Compliance With Statutes

WILLIAM S. COLE
Attorney at Law
2945 Triverton Pike Drive, Suite 101
Madison, WI 53711-7508

Phone: (608) 221-0079

wcole@execpc.com

Fax: (608) 221-7335

July 20, 2012

Mayor Robert Miller
CITY OF MONONA
5211 Schluter Road
Monona, WI 53716

RE: Tax Increment District #7
Certification of Compliance with Sec. 66.1105(4), Wis. Stats.

Dear Mayor Miller:

As City Attorney for the City of Monona, Wisconsin, I have been asked to review the above referenced project plan 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 the provisions of 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.

In accordance with section 66.1105(4)(f), Stats., a copy of this opinion letter shall be included in the project plan.

Very truly yours,



William S. Cole

WSC:oc

cc: Mr. Gary Becker (via Email)
Mr. Pat Marsh (via Email)

Attachment #3:

City Council Resolution Authorizing TID #7 Planning Process

**Resolution 12-04-1859
Monona Common Council**

**A RESOLUTION AUTHORIZING COMMENCEMENT OF PLANNING FOR
TAX INCREMENT DISTRICT #7 IN THE CITY OF MONONA**

WHEREAS, the Common Council of the City of Monona has determined a need to eliminate blighting conditions and generally encourage redevelopment within the City; and,

WHEREAS, the City has determined that promoting redevelopment of certain areas of the City is not financially feasible without the use of Tax Incremental Financing; and,

WHEREAS, the City and Community Development Authority (CDA) would like to promote redevelopment and revitalization of property along North Monona Drive concurrent with the planned reconstruction of Monona Drive; and,

WHEREAS, the formation of a Tax Incremental District requires a Joint Review Board to review, evaluate and approve or deny the creation of the proposed Tax Incremental District.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Monona directs the CDA to identify appropriate boundaries for and prepare a plan for the use of Tax Increment Financing within the North Monona Drive area and conduct a public hearing on said boundary and plan; and,

BE IT FURTHER RESOLVED, the Common Council of the City of Monona authorizes City staff, the City Attorney and Vierbicher Associates, Inc. to assist the CDA with the tasks necessary to plan for the redevelopment of property within the area described above; and,

BE IT FURTHER RESOLVED, that the Common Council hereby directs the CDA and City staff to notify the standing Joint Review Board of the commencement of the planning process for TID #7 in the City; and,

BE IT FURTHER RESOLVED, that appropriate public agencies be notified of the Joint Review Board's consideration of the proposed Tax Incremental District.

Adopted on this 16th day of April, 2012.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN



Robert E. Miller
Mayor

ATTEST:



Joan Andrusz
City Clerk

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Monona by Resolution No. 12-04-1859, dated 4-16, 2012.

Date Passed: 4-16, 2012

Vote: 4-0

Attachment #4:

JRB Resolution Approving TID #7

**CITY OF MONONA JOINT REVIEW BOARD
RESOLUTION CONCERNING
TAX INCREMENT DISTRICT NO. 7**

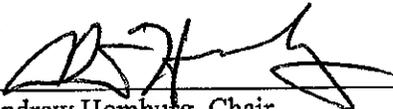
WHEREAS, the City of Monona Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Monona creating Tax Increment District No. 7; and

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 July 9, 2012; and

This Resolution is adopted this 19th day of July, 2012 by a majority vote of the Joint Review Board.



Andrew Homburg, Chair

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on July 19, 2012.

Motion was made by Mr. Houtakker and seconded by Mr. Worzala to adopt the resolution.

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

Attachment #5:

Public Hearing Notice to
Property Owners/Blight
Notification Letter



5211 SCHLUTER ROAD ■ MONONA, WI 53716-2598
CITY HALL (608) 222-2525
FAX (608) 222-9225
<http://www.mymonona.com>

June 1, 2012

VIA CERTIFIED MAIL

To: Property Owners Within the Proposed North Monona Drive Tax Increment District (TID No. 7)

Re: Notice of Public Hearing

Dear Property Owner:

The Community Development Authority of the City of Monona has prepared a draft plan to create Tax Increment District No. 7 (TID No. 7) and amend Redevelopment Project Area No. 7 (RA No. 7). A map of the area proposed to be included in the TID is attached. Note that the northern portion of TID No. 7 (parcels 1-14) was previously included in RA No. 7 when the City Council made a blight finding in November of 2009. No changes are proposed in the status of this property, other than the fact that the property will be included in TID No. 7, which will allow the City and CDA to assist property owners with property improvements, redevelopment, and other investments to improve the area.

The purpose of this Plan is to promote revitalization and redevelopment of the north Monona Drive area. A copy of the project plan is available for review at Monona City Hall or on the City's website (www.mymonona.com). As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 7.

Pursuant to Wisconsin Statutes 66.1105(4) 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 and boundary at **6:30 p.m. on June 25, 2012, at Monona City Hall, 5211 Schluter Road.**

The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed TID No. 7 Project Plan and RA No. 7 amendment. 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. 7 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". The attached map shows property condition within the TID No. 7 boundary (parcels 1-14 are currently in Redevelopment Area No. 7; no change to the property condition status of these parcels is proposed as part of this plan). 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. 7 and amendment of

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

C:\Documents and Settings\1041\My Documents\Notice to property owners

RA #7. You may also contact Gary Becker at Vierbicher Associates - (608) 826-0532.

Sincerely,

A handwritten signature in black ink that reads "Patrick S. Marsh". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Patrick S. Marsh
Administrator, City of Monona

Enclosure: Property Condition Map

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

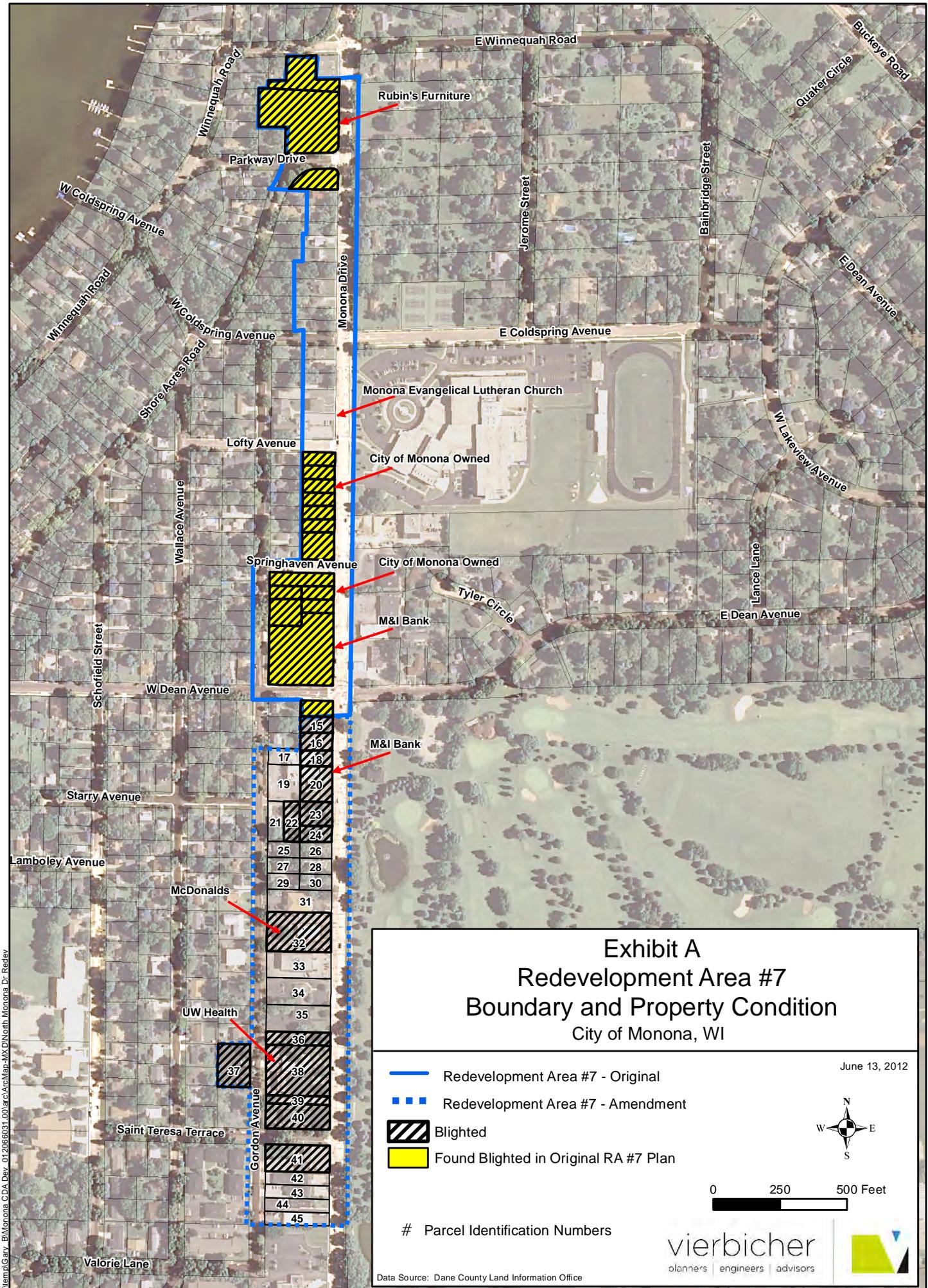
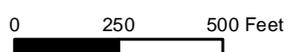


Exhibit A Redevelopment Area #7 Boundary and Property Condition City of Monona, WI

June 13, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- Blighted
- Found Blighted in Original RA #7 Plan



Parcel Identification Numbers

vierbicher

planners | engineers | advisors



Data Source: Dane County Land Information Office

D:\temp\Gary_E\Monona CDA Dev_012068031_00\bars\ArcMap-MX-D\North Monona Dr_Rev01.mxd

Attachment #6:

City Council Resolution
Declaring RA #7 a Blighted
Area

**Resolution No. 12-07-1872
Monona Common Council**

**DECLARING REDEVELOPMENT PROJECT AREA NO. 7
A BLIGHTED AREA**

WHEREAS, the City of Monona Community Development Authority (CDA) has designated an amendment to the boundaries of Redevelopment Project Area No. 7; and,

WHEREAS, the CDA has evaluated conditions within the area designated as Redevelopment Project Area No. 7, as amended, 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,

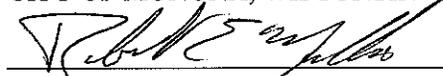
WHEREAS, the CDA has requested the City Council of the City of Monona to declare Redevelopment Project Area No. 7, as amended (Exhibit A to this Resolution) to be a blighted area in need of blight elimination and urban renewal projects as described in ss. 66.1333(6)(b)1.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Monona, Dane County, Wisconsin, hereby declares Redevelopment Project Area No. 7, as amended, to be a blighted area in need of blight elimination, slum clearance and urban renewal projects.

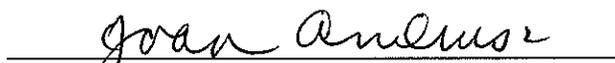
BE IT FURTHER RESOLVED, that the City Council of the City of Monona, Dane County, Wisconsin, hereby requests that the CDA prepare and approve a Redevelopment Plan Amendment for Redevelopment Project Area No. 7 and submit said plan for approval by the City Council and that such plan may be combined with the Project Plan for TID No. 7 so long as the statutory requirements for a Redevelopment Plan are met as described in 66.1333(6)(b)2.

Adopted this 9th day of July, 2012.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN


Robert E. Miller
Mayor

ATTEST:


Joan Andrusz
City Clerk

CERTIFICATION

I, Joan Andrusz, 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 City Hall ~~Public Library~~ on July 9, 2012. Motion by Alder Jim Busse, seconded by Alder Doug Wood to adopt the Resolution.

Vote: 4 Yes 0 No
Resolution Adopted.


Joan Andrusz, City Clerk

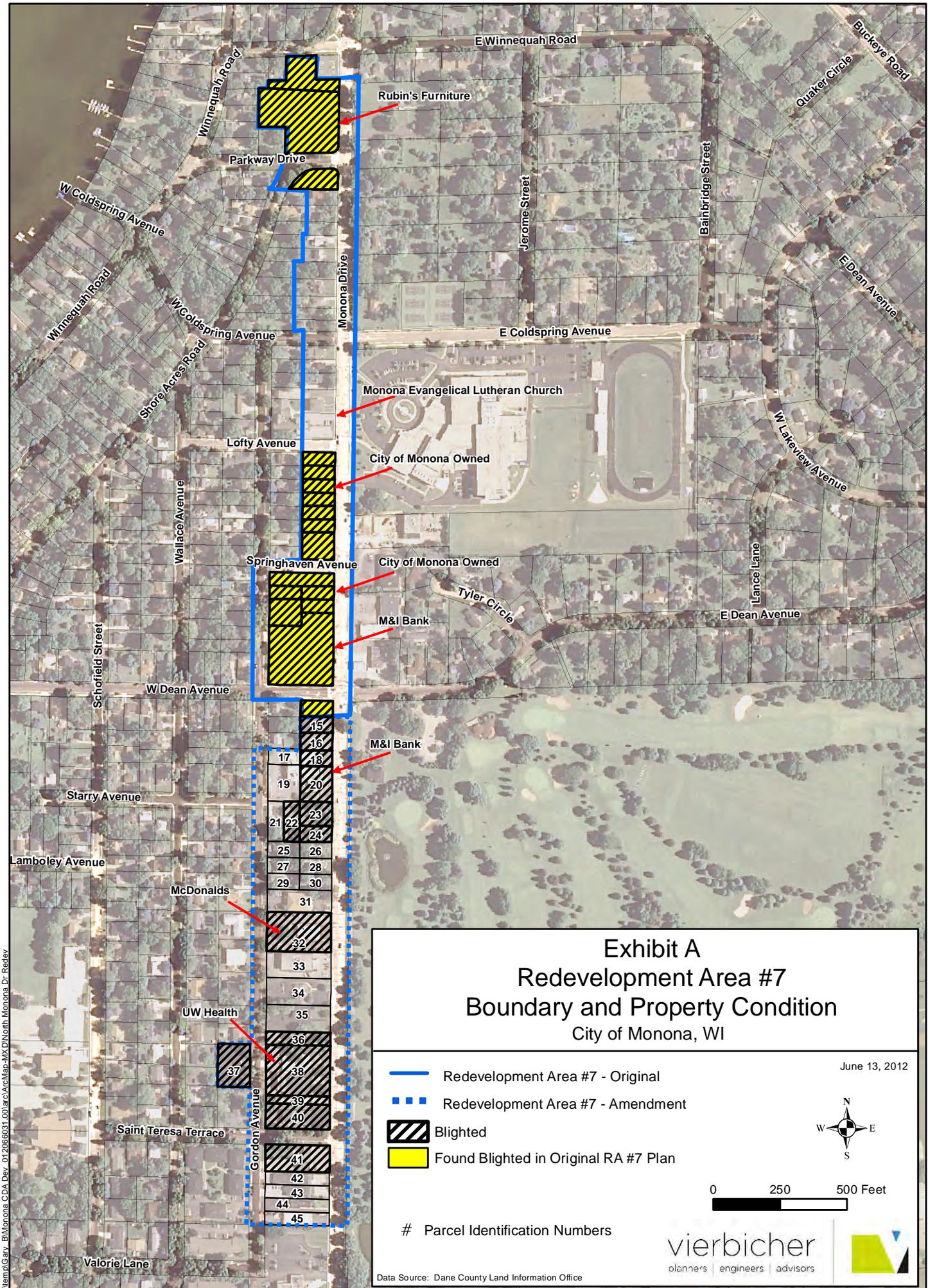
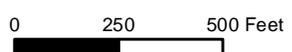


Exhibit A Redevelopment Area #7 Boundary and Property Condition City of Monona, WI

June 13, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- Blighted
- Found Blighted in Original RA #7 Plan



Parcel Identification Numbers

vierbicher

planners | engineers | advisors



Data Source: Dane County Land Information Office

D:\temp\Gary_E\Monona CDA Dev_012068031_00\area\ArcMap-MX D\North Monona Dr_Rev01.mxd

Attachment #7:

CDA Certification of
Redevelopment District

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. 7 Project Plan, approved by Resolution of the City Council of the City of Monona on July 9, 2012, 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 24th day of July, 2012.

 _____, Chair

City of Monona Community Development Authority

Attachment #8:

JRB Agendas and Minutes

**CITY OF MONONA
JOINT REVIEW BOARD
FIRST MEETING ON THE CREATION OF
TAX INCREMENT DISTRICT #7**

City Hall
5211 Schluter Road
Monona, WI
Tuesday, June 19, 2012 – 3:00 p.m.

MEETING AGENDA

1. CALL TO ORDER – Andrew Homburg, Chair
2. ROLL CALL – Andrew Homburg, Chair
3. REVIEW OF TID #7 BOUNDARY AND PROJECT PLAN – Vierbicher Associates
4. DISCUSS NEXT MEETING DATE FOR CONSIDERATION OF TID #7
CREATION
5. ADJOURN

The purpose of this meeting is to convene the Joint Review Board and to review a proposed district boundary and project plan for Tax Increment District (TID) No. 7, pursuant to Section 66.1105 of the Wisconsin Statutes. The City of Monona has contracted with Vierbicher Associates, Inc. to assist in the creation of TID #7. If you have any questions about the duties of the Joint Review Board or want to discuss the TID creation or TID amendment before the meeting, you may contact Gary Becker from Vierbicher Associates at (608) 826-0532.

Minutes
Joint Review Board Meeting
June 19, 2012
3:00 p.m.

The meeting of the Joint Review Board of the City of Monona was called to order by Chair Andrew Homburg at 3:00 p.m.

Present: Chair Andrew Homburg
Craig Gerlach, Monona Grove School District
Marc Houtakker, City of Monona Finance Director
Ed Noehre, Madison College
Dave Worzala, Dane County Treasurer.

Also Present: Ben Zellers, Vierbicher Associates – CDA Consultant
Paul Kachelmeier - Planning and Community Development Coordinator
Sonja Reichertz - Planning Administrative Assistant

There was discussion whether the Joint Review Board had been made a Standing Committee.

Mr. Homburg requested that Mr. Zellers and Planning and Community Development Coordinator Paul Kachelmeier research this issue so any actions taken at a second meeting are appropriate.

REVIEW OF TID #7 BOUNDARY AND PROJECT PLAN

Ben Zellers, Vierbicher Associates, appeared and presented a PowerPoint Presentation on the proposed expansion of the Redevelopment District #7 and the creation of Tax Incremental District (TID) #7.

There was discussion of the proposed TID #7 Project Plan and the Administrative Costs.

Mr. Worzala asked if the CDA will be funded out of the funds from the TIF Districts.

Mr. Zellers said that each TID has funding in it related to the CDA.

Mr. Homburg said that the CDA activities have been funded as future administrative costs in the budget.

Mr. Noehre said that without the CDA, the TID would have those costs anyway.

Mr. Zellers said that in the draft budget for TID #7, \$654,050 is for administration cost, with \$500,000 of this total being for the CDA.

Joint Review Board Meeting
June 19, 2012
Draft Minutes Subject to Approval

Mr. Homburg said that we have not hired CDA staff, which was an intention of the figure budgeted for administrative costs in TID #6.

Mr. Worzala said that he is concerned about spending TIF funds outside of the TIF District. He said he would like clarification on how the Administrative Funds will be used.

Planning and Community Development Coordinator Paul Kachelmeier said the Plan Commission raised a concern at their meeting on June 11, 2012 about the future land use designation in the district, as noted on Map #4 Future Land Use.

Mr. Zellers said the CDA will be discussing this, but it may not necessarily be a concern of the Joint Review Board.

Chair Homburg said that the table on page 3 also shows that more than 50% of the area is blighted.

DISCUSS NEXT MEETING DATE FOR CONSIDERATION OF TID #7 CREATION

The Joint Review Board discussed the next meeting date.

A motion was made by Mr. Houtakker, seconded by Mr. Worzala to schedule the next meeting of the Joint Review Board for July 19, 2012 at 9:00 a.m. at the Monona City Hall.

The motion carried.

ADJOURN

A motion was made by Mr. Worzala, seconded by Mr. Houtakker to adjourn.

The motion carried.

4:12pm.

0712-09.1

**CITY OF MONONA
JOINT REVIEW BOARD
FINAL MEETING ON THE CREATION OF
TAX INCREMENT DISTRICT #7**

City Hall
5211 Schluter Road
Monona, WI
Thursday, July 19, 2012 – 9:00 a.m.

MEETING AGENDA

1. CALL TO ORDER – Andrew Homburg, Chair
2. ROLL CALL
3. APPROVAL OF MINUTES FROM 6/19/12 MEETING
4. REVIEW CHANGES TO TID #7 PROJECT PLAN SINCE LAST MEETING – Vierbicher Associates
5. REVIEW CITY COUNCIL RESOLUTION ADOPTING TID #7 PROJECT PLAN AND BOUNDARY – Vierbicher Associates
6. CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL CREATION OF TID #7
7. PRELIMINARY DISCUSSION OF POTENTIAL TID #8
8. ADJOURN

The purpose of this meeting is Joint Review Board review of the approved boundary and project plan for TID #7, pursuant to Section 66.1105 of the Wisconsin Statutes. The City of Monona has contracted with Vierbicher Associates, Inc. to assist in the creation of TID #7. If you have any questions about the duties of the Joint Review Board or want to discuss the TID creation or TID amendment before the meeting, you may contact Gary Becker from Vierbicher Associates at (608) 826-0532.

Joint Review Board Meeting
July 19, 2012

Minutes
Joint Review Board Meeting
July 19, 2012
9:00am

The meeting of the Joint Review Board of the City of Monona was called to order by Chair Homburg at 9:05am.

Present: Chair Andrew Homburg
Marc Houtakker, City of Monona Finance Director
Craig Gerlach, Monona Grove School District
Dave Worzala, Dane County Treasurer.

Also Present: Gary Becker, Vierbicher Associates – CDA Consultant
Paul Kachelmeier - Planning and Community Development Coordinator
Sonja Reichertz - Planning Administrative Assistant

Absent: Ed Noehre, Madison College

APPROVAL OF MINUTES FROM 6/19/12 MEETING

A motion was made by Mr. Worzala, seconded by Mr. Houtaker, for approval of the minutes of June 19, 2012.

The motion carried with one correction.

REVIEW OF CHANGES TO TID #7 PROJECT PLAN SINCE LAST MEETING

Gary Becker, the CDA consultant from Vierbicher Associates, said a few changes had been made to the dates in the plans and the attachments.

Mr. Worzala asked if the CDA was being funded 100% by the Tax Incremental Financing (TIF) Districts.

Mr. Houtakker said no, the CDA is also funded with property taxes and the room tax, and TIF projects that provide assistance to developers are funded by the tax revenue from that development.

There was no further discussion and this section was declared closed.

REVIEW CITY COUNCIL RESOLUTION ADOPTING TID #7 PROJECT PLAN AND BOUNDARY

Joint Review Board Meeting
July 19, 2012

Mr. Becker said that the City Council approved a resolution creating Tax Incremental District (TID) No. 7 and approving the Redevelopment Area No. 7 plan amendment. The council adopted the resolution unanimously.

CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL CREATION OF TID #7

A motion was made by Mr. Houtakker, seconded by Mr. Worzala, for approval of the Joint Review Board Resolution concerning TID #7.

The motion carried unanimously.

PRELIMINARY DISCUSSION OF POTENTIAL TID #8

Chair Homburg said the CDA is starting to work on the preparation of plans for creation of a TID No. 8 overlay district on West Broadway at the site of a former mobile home park, where a mixed-use development is proposed.

Mr. Becker said the City Council approved the CDA to start the process of creation of TID No. 8.

Mr. Worzala said that the overlays create an administrative problem. He said the county would prefer that the existing TID be amended rather than adding another TID overlay.

Mr. Becker said you would have to meet certain criteria to extend a TID and this one would not qualify.

The CDA discussed timelines for TID #8.

Mr. Becker said the Joint Review Board would meet again sometime in late August.

There was discussion about the status of the City of Monona assessments and if TID #8 will affect the overall equalized value.

There was no further discussion.

ADJOURN

A motion was made by Mr. Worzala, seconded by Mr. Houtakker to adjourn.

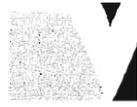
The motion carried.

9:35am.



Attachment #9:

Public Hearing Notice to Overlying Taxing Jurisdictions



Letter of Transmittal

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Date: May 31, 2012

Project No. 12066031 - 15

Re: City of Monona
TID No. 7

FILE COPY

File:

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

WE ARE SENDING YOU:

- Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order Pay Request _____

Copies	Date	No.	Description
1			Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

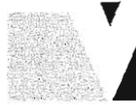
- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review & comment For your file _____
- FOR BIDS DUE: _____ (Date) RETURNED AFTER LOAN TO US

REMARKS:

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

Copy to _____ Signed Ben Zellers, AICP

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



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date:	May 31, 2012
Project No.	12066031 - 15
Re:	City of Monona TID No. 7
FILE COPY	
File:	

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

- WE ARE SENDING YOU: Attached
 Under separate cover via _____ the following items:
 Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order Pay Request

Copies	Date	No.	Description
1			Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

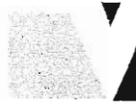
- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ 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 & comment | <input type="checkbox"/> For your file | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BIDS DUE: _____ (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 Ben Zellers, AICP

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



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: May 31, 2012

Project No. 12066031 - 15

Re: City of Monona
TID No. 7

FILE COPY

File:

Attn: Susan Fox, School Board President
To: Monona Grove School District
5301 Monona Drive
Monona, WI 53716

WE ARE SENDING YOU:

- Attached
 Under separate cover via _____ the following items:
 Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order Pay Request

Copies	Date	No.	Description
1			Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

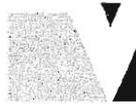
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review & comment For your file _____
 FOR BIDS DUE: _____ (Date) RETURNED AFTER LOAN TO US

REMARKS:

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

Copy to _____ Signed Ben Zellers, AICP

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



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date:	May 31, 2012
Project No.	12066031 - 15
Re:	City of Monona TID No. 7
FILE COPY	
File:	

Attn: Robert Miller, Mayor
To: City of Monona
5211 Schluter Road
Monona, WI 53716-2598

WE ARE SENDING YOU:

- Attached
 Under separate cover via _____ the following items:
 Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order Pay Request

Copies	Date	No.	Description
1			Public Hearing Notice

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 & comment | <input type="checkbox"/> For your file | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BIDS DUE: _____ (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 Ben Zellers, AICP

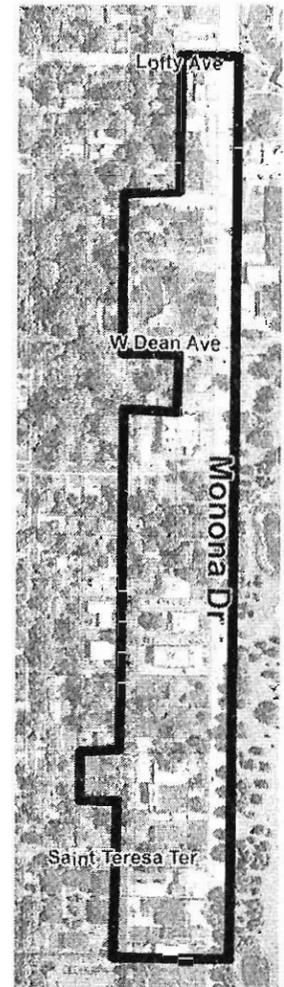
**CITY OF MONONA
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
REDEVELOPMENT PROJECT PLAN FOR REDEVELOPMENT AREA (RA) NO. 7
AND TAX INCREMENT DISTRICT (TID) NO. 7**

NOTICE IS HEREBY GIVEN that on Monday, June 25, 2012 at 6:30 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 amendment of the Redevelopment Project Plan for Redevelopment Area No. 7, the Tax Increment District No. 7 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. 7.

A copy of the RA No. 7 amendment and TID No. 7 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 or by visiting the City website at www.mymonona.com.

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

Publication Dates: June 7, 2012 and June 14, 2012



Attachment #10:

Affidavits of Publication

PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Barbara Trimble, 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

6/7/12

(Signed) Barbara Trimble

Subscribed and sworn before me this 7th day of June, 2012

Joan E Squires
Notary Public, State of Wisconsin

My Commission expires 5-19, 2013
1X13.75
No. Lines 1 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 94.91

Total \$ 95.91

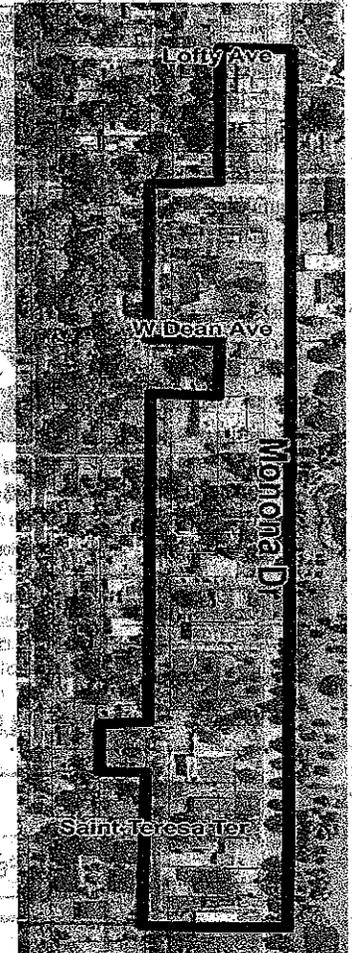
JOAN E SQUIRES
Notary Public
State of Wisconsin

**CITY OF MONONA
NOTICE OF PUBLIC
HEARING ON BOUNDARY
AND
REDEVELOPMENT PRO-
JECT PLAN FOR REDEVEL-
OPMENT AREA (RA) NO. 7
AND TAX INCREMENT DIS-
TRICT (TID) NO. 7**

NOTICE IS HEREBY GIVEN that on Monday, June 25, 2012 at 6:30 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 amendment of the Redevelopment Project Plan for Redevelopment Area No. 7, the Tax Increment District No. 7 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. 7. A copy of the RA No. 7 amendment and TID No. 7 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 or by visiting the City website at www.mymonona.com.

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



PUB: The Herald-Independent
June 7 & 14, 2012
WNAXLP

PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Barbara Trimble, 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

6/7/12

(Signed) Barbara Trimble

Subscribed and sworn before me this 7th day of June, 2012

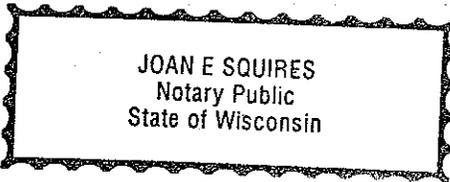
Joan E Squires
Notary Public, State of Wisconsin

My Commission expires 5-19, 2013

No. Lines 46 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 18.66

Total \$ 19.66



CITY OF MONONA
NOTICE OF JOINT REVIEW
BOARD MEETING
CONCERNING THE
PROPOSED BOUNDARY
AND PROJECT PLAN FOR
TAX INCREMENT DISTRICT
(TID) NO. 7

Please take note that on Tuesday, June 19, at 3:00pm, the Monona Joint Review Board will be holding its first meeting concerning the City of Monona's request to create Tax Increment District (TID) No. 7. The meeting will be held at Monona City Hall, 5211 Schluter Road, Monona, WI. The intent of TID No. 7 creation is to allow the City to assist in redevelopment and revitalization projects in and around the north Monona Drive area. The purpose of the initial meeting is for the Board to appoint an at-large representative; elect a chairperson, and review and comment on an initial draft of the TID No. 7 Project Plan and boundary. Vierbicher is assisting the City with the TID creation - if you have any questions concerning the proposed TID, please contact Gary Becker at Vierbicher at (608) 821-3941. All interested parties are invited to attend the meeting.
PUB. The Herald-Independent:
June 7, 2012
WNAXLP

PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Barbara Trimble, 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

7/12/12

(Signed) Barbara Trimble

Subscribed and sworn before me this 12th day of July, 2012

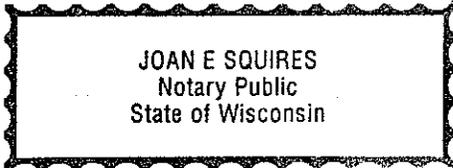
Joan E. Squires
Notary Public, State of Wisconsin

My Commission expires 5-19, 2013

No. Lines 43 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 17.44

Total \$ 18.44



CITY OF MONONA
NOTICE OF JOINT REVIEW
BOARD MEETING
CONCERNING THE
PROPOSED BOUNDARY
AND PROJECT PLAN FOR
TAX INCREMENT DISTRICT
(TID) NO. 7

Please take note that on Thursday, July 19, at 9:00 a.m. the Monona Joint Review Board will be holding its final meeting concerning the City of Monona's request to create Tax Increment District (TID) No. 7. The meeting will be held at Monona City Hall, 5211 Schluter Road, Monona, WI. The intent of TID No. 7 creation is to allow the City to assist in redevelopment and revitalization projects in and around the north Monona Drive area. The purpose of the final meeting is for the Board to consider approval of the City Council's resolution creating TID No. 7. Vierbicher is assisting the City with the TID creation - if you have any questions concerning the proposed TID, please contact Gary Becker at Vierbicher at (608) 821-3941. All interested parties are invited to attend the meeting. PUB. The Herald-Independent: July 12, 2012 WNAJLP

Attachment #11:

City Council Resolution
Creating TID #7 and Approving
RA #7 Amendment

**Resolution No. 12-07-1871
Monona Common Council**

**A RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 7
AND APPROVING THE REDEVELOPMENT AREA NO. 7 PLAN AMENDMENT**

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. 7 and Amendment of Redevelopment Area No. 7; and,

WHEREAS, the Community Development Authority established boundaries for said TID No. 7 and Redevelopment Area No. 7 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 Plan and Redevelopment Plan Amendment to be prepared for TID No. 7 and Redevelopment Area No. 7 which identified investments necessary to eliminate blighting conditions and promote the redevelopment of said blighted area; and,

WHEREAS, the Community Development Authority conducted a public hearing on said TID No. 7 boundary, TID No. 7 Project Plan, and Redevelopment Area No. 7 Project Plan Amendment after duly notifying property owners and overlying taxing jurisdictions of said public hearing under ss. 66.1105(4)(e) and 66.1333(6)(b)3; and,

WHEREAS, the Community Development Authority approved said boundary and Project Plan for TID No. 7 and the Redevelopment Area No. 7 Amendment and recommended the Common Council of the City of Monona create TID No. 7 and approve the Redevelopment Area No. 7 Project Plan Amendment as approved by the Community Development Authority.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Monona, Dane County, Wisconsin, hereby creates a Tax Incremental District which shall be known as Tax Incremental District (TID) No. 7, City of Monona and said District shall be created effective January 1, 2012; and,

BE IT FURTHER RESOLVED, the boundaries for TID No. 7 shall be those attached and marked as Exhibit A (description) and Map 1 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. 7 has stood vacant for an entire 7-year period prior to the adoption of this resolution, excepting property that is contaminated by environmental pollution under Wisconsin Statutes 66.1106(1)(d); and,

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

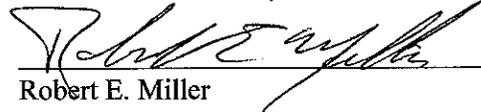
- A. Not less than 50 percent, by area, of the real property within the District is blighted; and,
- B. The improvement of TID No. 7 is likely to enhance significantly the value of substantially all of the other real property in such District; and,
- C. The project costs directly serve to eliminate blight 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.
- F. Future land use in TID No. 7 may exceed 35 percent retail, though it is expected that some future retail will be part of mixed-use residential/retail or office/retail projects.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 7 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. 7 as recommended by the Community Development Authority, and finds that it is feasible and in conformance with the master plan of the City.

Adopted this 9th day of July, 2012.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN


Robert E. Miller
Mayor

ATTEST:


Joan Andrusz
City Clerk

CERTIFICATION

I, Joan Andrusz, 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 Monona ^{City Hall} ~~Public Library~~ on July 9, 2012. Motion by Alder Jim Busse, seconded by Alder Doug Wood to adopt the Resolution.

Vote: 4 Yes 0 No
Resolution Adopted.


Joan Andrusz, City Clerk

EXHIBIT A:

City of Monona TID No. 7 Boundary Description

Exterior limits of City of Monona T.I.D. No. 7 being lands located in part of the SE 1/4 of the SE 1/4, NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 17 and also lands located in part of the SW 1/4 of the NW 1/4 of Section 16, all being in Township 7 North, Range 10 East, in the City of Monona, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence Northerly, 662 feet, more or less, along the east line of the said SE 1/4 of Section 17 to the intersection with the easterly extension of the south line of the plat of Mondri, recorded in Volume 23 of Plats, page 24 as Document No. 994829, said intersection also being the Point of Beginning; thence continuing Northerly, 1997 feet, more or less, along the east line of the said SE 1/4 of Section 17 and the corporate limits of the City of Monona to the East Quarter Corner of said Section 17; thence Northerly, 661 feet, more or less, along the east line of the said NE 1/4 of Section 17 and the corporate limits of the City of Monona to the intersection with the south line of the North 1/2 of the said SW 1/4 of the NW 1/4 of Section 16; thence Easterly, 33 feet, more or less, along the said south line of the North 1/2 of the SW 1/4 of the NW 1/4 of Section 16 and the corporate limits of the City of Monona to the intersection with the existing right-of-way line of Monona Drive; thence Northerly, 284 feet, more or less, along the said existing right-of-way line of Monona Drive to the intersection with the easterly extension of the north right-of-way line of Lofty Avenue; thence Westerly, 186 feet, more or less along the said north right-of-way line of Lofty Avenue and its easterly extension to the Southwest Corner of Lot 7, Block 2, plat of Springhaven recorded in Volume 5 of Plats, page 39 as Document No. 350369; thence Southerly, 50 feet to the Northwest Corner of Lot 1, Block 3 of said plat of Springhaven; thence Southerly, 400 feet, along the West lines of Lots 1 through 8, Block 3, said plat of Springhaven to the Southwest Corner of said Lot 8, Block 3; thence Westerly, 180 feet along the North right-of-way of Springhaven Avenue to the Southeast Corner of Lot 8, Block 4, said plat of Springhaven; thence Southerly, 528 feet, more or less along the west right-of-way line of Gordon Avenue and its southerly extension to the Northeast Corner of Lot 1, Block 2, plat of Elmhurst recorded in Volume 6 of Plats, page 2 as Document No. 461930; thence Easterly, 180 feet, along the south right-of-way of West Dean Avenue to the Northeast Corner of Lot 11, Block 1 of said plat of Elmhurst; thence Southerly, 180 feet, along the east lines of Lot 11 and Lot 10, Block 1 of said plat of Elmhurst to the Southeast Corner of said Lot 10, Block 1; thence Westerly along the south line of said Lot 10, Block 1 of plat of Elmhurst and its westerly extension thereof, to the Northeast Corner of Lot 11, Block 2 of said plat of Elmhurst; thence Southerly 1109.62 feet, more or less, along the westerly right-of-way of Gordon Avenue to the Northeast Corner of Lot 10, Seeliger's Subdivision recorded in Volume 23 of Plats, pages 45-46 as Document No. 1002074; thence Westerly, 120 feet along the north line of said Lot 10 of Seeliger's Subdivision to the Northwest Corner thereof; thence Southerly, 160 feet along the west lines of Lot 10 and Lot 11 of said Seeliger's Subdivision to the Southwest Corner of said Lot 11; thence Easterly, 120 feet along the south line of said Lot 11 of Seeliger's Subdivision to the Southeast Corner thereof; thence Southerly, 510.84 feet, more or less, along the said west right-of-way of Gordon Avenue to the Southeast Corner of Lot 4 of said plat of Mondri; thence Easterly, 333 feet, more or less along the said south line of the plat of Mondri and its easterly extension to the point of beginning.

All distances are per documents of record.

EXCLUDING all wetlands from the above described lands.

Attachment #12:

Minutes of Public Hearing on TID
#7/RA #7 Project Plan

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Approved by the CDA July 24, 2012

**Minutes
Community Development Authority Meeting
June 25, 2012**

The meeting of the Community Development Authority for the City of Monona was called to order by Chair Robb Kahl at 6:34pm.

Present: Chair Robb Kahl, Aldm. Jim Busse, Aldm. Doug Wood, Mr. Andrew Homburg, Mr. Scott Kelly

Absent: Mr. Jason Scott, Mr. John Surdyk

Also Present: City Administrator Patrick Marsh, Mayor Bob Miller, Planning and Community Development Coordinator Paul Kachelmeier, Planning Administrative Assistant Sonja Reichertz and CDA consultant Gary Becker from Vierbicher Associates.

MINUTES

A motion was made by Aldm. Busse, seconded by Aldm. Wood, for approval of the minutes of May 22, 2012.

The motion carried.

APPEARANCES

There were no appearances and the appearance section was declared closed.

OLD BUSINESS

There was no old business and this section was declared closed.

NEW BUSINESS

6.A. Public Hearing – Proposed TID #7 and Redevelopment Area #7

A public hearing for the proposed TID #7 and Redevelopment Area #7 was declared open.

Gary Becker, the CDA's consultant from Vierbicher Associates, appeared and gave a brief presentation on the proposed TID #7 and amendment of Redevelopment Area #7.

Tracy Schumann, 4807 Monona Drive, appeared and said she was present for informational purposes.

Christina Hoke, 4805 Monona Drive, appeared and asked if she could expect condominiums to be built next to her home or if her property could be taken for retail use.

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Chair Kahl said any development must be consistent with the Comprehensive Plan and other plans like the Monona Drive Urban Design Guidelines.

Attorney Bill Cole said that any activities within the TID will not make it more possible for the City to exercise eminent domain than it would have been without the TID district.

Dian Land, 4805 Monona Drive, appeared and asked if they could lose their houses over time.

Chair Kahl said he cannot make any predictions regarding property value. He said there has been no discussion about condemnation of residential property.

Attorney Bill Cole said there are many restrictions on city authority to use eminent domain.

Dave Irving, 106 Starry Avenue, appeared and said he has no additional questions.

Bob Gonzalez, 5513 Thunderbird Lane, appeared and asked that the parcels directly west of parcels 15 and 16 be added to the TID boundary because there is not enough parking on Monona Drive for businesses and expanding the TID could potentially allow for parking expansion in the future. He said that by adding these parcels, the City would give the businesses a financial incentive to stay in Monona.

Gordon Ottaviano, 4701 Monona Drive, appeared and asked when the Façade Improvement Program will be available for this area.

Chair Kahl said it is possible that the Façade Improvement Program will be available for this area by fall 2012.

The public hearing was declared closed.

6.B. Review and Discuss TID #7/Redevelopment Area #7 Amendment Plan and Schedule. – Gary Becker, Vierbicher.

Gary Becker appeared and addressed Mr. Gonzalez's concern about boundary amendments. He said the boundary can be amended up to four times during the life of the TID.

The CDA discussed the process for changing the parameters of the TID No. 7 and Redevelopment Area No. 7 boundary.

6.C. Update on Discussion of the Joint Review Board Regarding TID #7. – Andrew Homburg, CDA Member Representative

Aldm. Busse, Plan Commission Member Representative, provided a report on discussion from the Plan Commission Meeting June 11, 2012 and said that the Plan Commission raised a concern

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about the land use listed as commercial/residential on Map #4: Future Land Use Tax Increment District #7 Redevelopment Area #7.

Mr. Homburg, CDA Member Representative, provided a report on discussion from the Joint Review Board June 19, 2012 and said a concern was raised by Mr. Worzala regarding the administration costs as a line item in the plans for both TID #6 and TID #7 and the use of TID funds for City administrative costs outside the TID boundary.

Mr. Becker said the CDA has obligations to promote redevelopment in the City of Monona and there is an administrative effort involved in this.

The CDA discussed the line item for administration costs in the draft plan.

6.D. Discussion and Possible Action on Resolution Recommending Approval of TID #7 Project Plan and Boundary to the City Council. – Gary Becker, Vierbicher

Mr. Homburg said he would like to have further discussion regarding the planned land use element on Map #4. He raised concerns that the CDA is crossing into the Plan Commission's authority and that in adopting a planned land use as residential/commercial, the CDA is signifying a desired shift from a retail business/commercial district to residential/commercial district.

Mr. Becker clarified that the underlying zoning is retail business and this is not changed by the land use map.

Attorney Bill Cole said this plan is always subject to the City of Monona Comprehensive Plan and to the underlying zoning and cautioned that any additional language could be potentially binding.

Mayor Miller asked Mr. Homburg for clarification on why a residential development project would be undesirable on Monona Drive.

Mr. Homburg said the commercial corridors in this city are limited and that residential projects can be developed in other locations while commercial projects cannot. He also wondered if using TIF assistance for residential development is the intended purpose of the financial assistance.

There was discussion regarding whether a mixed use designation is referring to the intended use for specific parcels or as the intended use for the entire district.

A motion was made by Aldm. Wood, seconded by Aldm. Busse for approval of the TID No. 7 Project Plan and Boundary and submitting it to the City Council for consideration of approval.

The motion carried.

6.E. Discussion and Possible Action on Resolution Approving Redevelopment Area #7
Boundary Amendment and Recommending Approval of the Redevelopment Area #7 Blight
Finding and Plan to the City Council – Gary Becker, Vierbicher.

A motion was made by Aldm. Wood, seconded by Mr. Kelly, for approval of the resolution approving the Redevelopment Area No. 7 boundary amendment and recommending approval of the Redevelopment Area No. 7 blight finding and plan and submitting it to the City Council for consideration of approval.

The motion carried.

Mr. Becker said this resolution would establish the new boundary for the redevelopment area and establish the finding of blight.

6.F. Presentation and Discussion with Treysta Group Regarding Potential Redevelopment of
Former Hickory Hills Mobiles Home Park (320 West Broadway, Monona, WI.)

Gary Becker distributed a gap analysis and said the purpose of the spreadsheet is to determine the need for TIF assistance.

The CDA discussed if this site would be developed without TIF assistance and if this proposed development would meet the test that it would not have occurred but for the TIF.

Ms. Pharo said that Treysta Group would have considered a different site for development if TIF was not available for the site at 320 W Broadway because of all the necessary site work that has to be done. She said there has been TIF assistance available for this site for a long time and that she cannot do the project without some TIF assistance.

The CDA discussed providing funding up-front.

Ms. Pharo said this is something WEHDA has requested that Treysta Group ask for.

The consensus of the CDA was that the City should not provide the funding assistance up-front.

The CDA discussed the equity positions of the developer and of the city.

The CDA discussed the unknown cost of infrastructure improvements.

Chair Kahl said the developer is requesting \$2.5 million in TIF assistance plus an unknown amount of costs for infrastructural improvements. He said there are a lot of justifiable infrastructural improvements because of the conditions at this site, but an estimate of what the total cost will be is necessary.

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Mayor Miller said he said he would like to see the infrastructure improvements number be worked out. He said the number is too high.

The consensus of the CDA was that the requested assistance was too high and that discussions should continue in order to come up with a lower and more precise number.

Mr. Becker said an overlay district is necessary for this project and that if the process started right away, the overlay could be completed by the end of September. Mr. Becker said authorization from City Council would be necessary to begin the process for the overlay.

Mayor Miller discussed the city's assessed values. He said that we need more commercial value in the City. He said the developer and the city need to collaborate to prioritize the need for public amenities the developer has listed in the proposal.

6.G. Update and Discussion on TID #6 Status – Gary Becker, Vierbicher.

There was discussion on the TID #6 Redevelopment Project Value Update.

The CDA consensus was that the table numbers in the memo dated 6/21/2012 from Vierbicher Associates for the TID #6 Update should be updated so that future projections are more accurate.

MISCELLANEOUS BUSINESS

7.A. Staff Report Regarding Status of Commercial/Residential Development Projects/Proposals

There was discussion regarding business owners concern of a loss of parking during the reconstruction.

Mayor Miller said there will be another Build Monona event this year and it will be held at Meriter in September.

7.B. CDA Questions and Requests for Information Concerning Commercial/Residential Development Projects/Proposals.

The next CDA meeting will be 7:00pm Tuesday July 24th, 2012.

ADJOURNMENT

A motion was made by Aldm. Wood, seconded by Aldm. Busse to adjourn.

The motion carried.

Attachment #13:

CDA Approval of TID #7
Project Plan

**COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION NO. 6-25-12-2
APPROVING TAX INCREMENT DISTRICT NO. 7
PROJECT PLAN AND BOUNDARY**

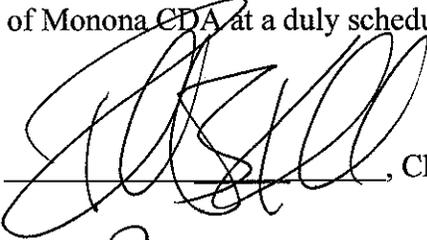
WHEREAS, the City of Monona Community Development Authority (CDA) has prepared and reviewed a Plan to serve as the Project Plan for Tax Increment District (TID) No. 7 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

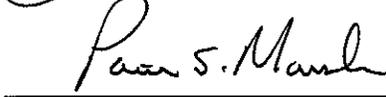
WHEREAS, the City of Monona CDA has invited the public and all property owners within TID No. 7 to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on June 25, 2012, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Monona CDA hereby approves the Plan and Boundary for Tax Increment District No. 7; and

BE IT FURTHER RESOLVED that City of Monona CDA hereby submits the Plan and Boundary for Tax Increment District No. 7 to the Monona City Council for approval.

This Resolution is being adopted by the City of Monona CDA at a duly scheduled meeting on June 25, 2012.


_____, Chair


_____, Secretary

Attachment #14:

CDA Boundary & Amendment
Resolution for Redevelopment
Area #7

**COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION NO. 6-25-12-1
AMENDING THE BOUNDARY OF REDEVELOPMENT AREA NO. 7
AND APPROVING AN AMENDMENT TO THE REDEVELOPMENT PROJECT
AREA NO. 7 PLAN**

WHEREAS, the City of Monona CDA has determined a need for blight elimination, slum clearance, and urban renewal projects within the boundaries of the proposed Redevelopment Project Area as shown in Exhibit A to this Resolution; and

WHEREAS, the City of Monona CDA previously adopted a Redevelopment Project Area Boundary on October 27, 2009; and

WHEREAS, the Monona City Council previously declared the area within the Redevelopment Project Area Boundary to be a blighted area on November 16, 2009; and

WHEREAS, the Monona City Council adopted a Plan for Redevelopment Area No. 7 on February 21, 2011; and

WHEREAS, the City of Monona Community Development Authority has prepared and reviewed an Amendment to the Boundary and Plan for Redevelopment Project Area No. 7 and finds the Plan to be feasible and in conformance with the Comprehensive Plan of the City of Monona and other requirements described in ss. 66.1333(6); and

WHEREAS, the City of Monona Community Development Authority (CDA) has reviewed boundaries for the proposed Redevelopment Project Area, as amended, and has found the proposed project area to meet the standards to be considered a blighted area, within the meaning of ss. 66.1333(2m)(b); and

WHEREAS, the City of Monona Community Development Authority has invited the public and all property owners within the amended Boundary of Redevelopment Project Area No. 7 to review the Plan and comment upon such Plan at a Public Hearing held on June 25, 2012, and that the Public Hearing was duly noticed in conformance with ss. 66.1333(6)(b)3;

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Monona CDA hereby adopts the Boundary of Redevelopment Project Area No. 7 to be the Boundary shown in Exhibit A to this Resolution; and

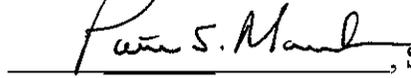
BE IT FURTHER RESOLVED after due consideration, the City of Monona Community Development Authority hereby approves the Plan amendment for Redevelopment Project Area No. 7; and

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; and

BE IT FURTHER RESOLVED that City of Monona Community Development Authority hereby submits the Plan for Project Area No. 7 to the Monona City Council for approval.

This Resolution is being adopted by the City of Monona Community Development Authority at a duly scheduled meeting on June 25, 2012.


_____, Chair


_____, Secretary

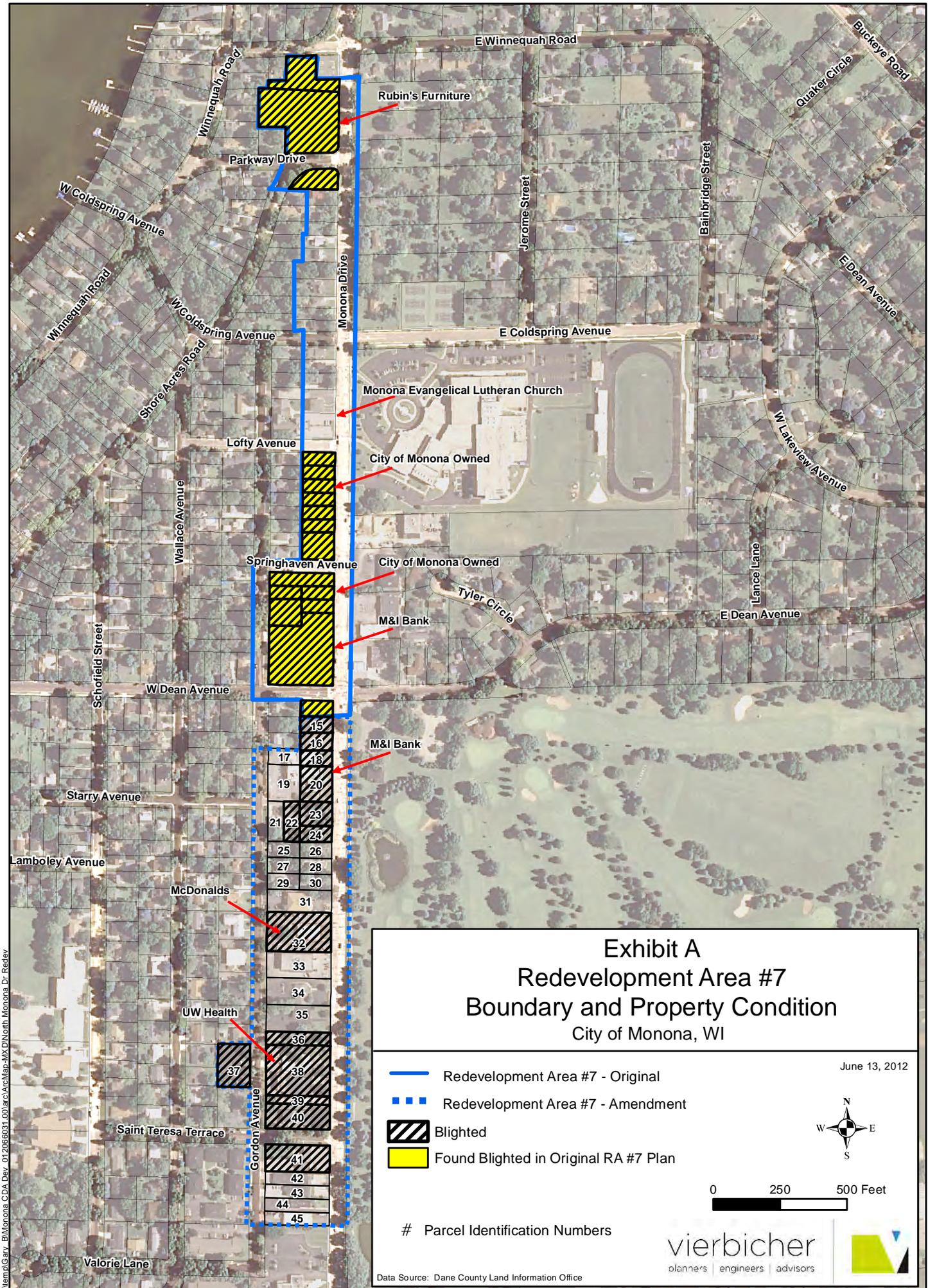
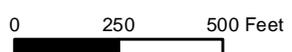


Exhibit A Redevelopment Area #7 Boundary and Property Condition City of Monona, WI

June 13, 2012

- Redevelopment Area #7 - Original
- - - Redevelopment Area #7 - Amendment
- ▨ Blighted
- ▨ Found Blighted in Original RA #7 Plan



Parcel Identification Numbers

vierbicher

planners | engineers | advisors



Data Source: Dane County Land Information Office

D:\temp\Gary_E\Monona CDA Dev_012068031_00\area\ArcMap-MX-D\North Monona Dr_Rev09