

CITY OF MONONA

TAX INCREMENT FINANCING DISTRICT NO. 9

CDA Approval:	May 26, 2015
Common Council Approval:	June 15, 2015
Joint Review Board Approval:	July 1, 2015

Assistance provided by:

Vandewalle & Associates

Madison, Wisconsin

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SECTION 1: INTRODUCTION

Project Background

The City of Monona is a small community of 7,715 residents nestled along the shores of Lake Monona. This waterfront community has enjoyed a reputation for family-oriented neighborhoods, quality schools, quick access to downtown Madison, the Beltline highway, and the interstate. Monona is bounded on all sides by the City of Madison and the lake. This reality severely limits opportunities for new development and poses a challenge as the community strives to remain a regionally competitive destination for companies and residents. While the City has many outstanding park facilities, active public gathering space is limited, and few options exist for urban waterfront living. As the region continues to grow, it is increasingly imperative that Monona's finite resources be maximized in a way that ensures high quality redevelopment of existing sites and valuable waterfront.

The City of Monona has made a concerted effort to improve the economic, physical and social vitality of the community. In the spring of 2014, the City acquired two parcels of property and entered into purchase options for several others in a triangular area bordered by Broadway Ave, Bridge Rd, and the Yahara River. Vacancies and the deteriorating conditions of several properties led the City to target this area for intensive redevelopment and the inclusion of public space along the Yahara River. In addition, the area's accessibility, visibility, and riverfront location make it a logical starting place to spark economic growth in the west end of the Broadway corridor. Currently referred to as the Monona Riverfront Project, this area constitutes the bulk of proposed Tax Increment District No. 9 (TID #9).

In the summer of 2014, the City issued a Request for Qualifications seeking developers interested in leading the planning and redevelopment of the Monona Riverfront Project. Although no single developer expressed an interest in the entire project, several indicated interest in potential pieces of it. As a result, the City undertook an extensive master planning process for the site, which began in the fall of 2014 and concluded in the spring of 2015. The City also has continued to have conversations with several interested developers and expects to enter into development agreements for the first phase of the project by the end of this year should the District be approved.

As part of the master planning process, the City established Redevelopment District #9 in accordance with Wis. Stat. § 66.1333 and adopted a Redevelopment Plan in November 2014. The Redevelopment District includes the entire Monona Riverfront Site as well as three properties located immediately south of Broadway Ave. The Redevelopment Plan sets forth a dynamic vision for the area, which calls for a diversity of land uses, increased public access to the waterfront, environmentally sensitive rehabilitation and reuse of existing structures, and the construction of new development that contributes to improved water quality in the Yahara River. Paramount to this initiative is the activation of the riverfront and provision of a community gathering place. Reactivation of the riverfront with a diversity of business and recreational uses will provide one of the Yahara's few publicly accessible and active waterfront gathering places. Reconnecting the community with its waterfront will serve as a salute to the Yahara's historic function as a key travel route and food source, while opening up new opportunities for twenty-first century recreation, leisure and commerce. The Redevelopment Plan includes an actionable land use plan and strategies to further this vision and facilitate the proposed development and redevelopment.

Given that the boundaries of Redevelopment District #9 and proposed TID #9 are mostly coterminous, the vision, goals and plans expressed in the Redevelopment Plan are intended to be

further implemented by the adoption of this TID #9 Project Plan. Accordingly, persons interested in development in TID #9 are strongly encouraged to consult the Redevelopment District #9 Plan for more information on the City's goals and expectations for the area.

The Redevelopment Plan also provided the basis for a Master Plan for the Monona Riverfront Project. The Master Plan provides more detailed recommendations on the land uses, densities and intensities of development, and public space to be included within Project. The entire Master Plan can be found on the City's website at <http://www.monona.wi.us/744/Waterfront-Redevelopment-Project>, and provides a regional context, market analysis, and detailed development objectives for the Project. One of the products from that effort included the Concept Plan shown on Map 1. Although this is just one representation of what the ultimate redevelopment may look like, its uses, densities and intensities are highly reflective of types of redevelopment most likely to occur on the site. Accordingly, the Concept Plan, Master Plan, and Redevelopment Plan, together, form the basis for the proposed projects and the projected development increment included in this TID #9 Project Plan.

About the TID Project Plan

This Project Plan builds upon the Redevelopment Plan by taking the next step in implementing necessary capital improvements and infrastructure as well as redevelopment funding strategies. Other project activities may include additional property acquisition aimed at eliminating blight and achieving the highest and best use in the district, and additional leverage for securing state and federal grant funds for long-range planning and construction activities.

This Project Plan has been prepared in compliance with Wis. Stat. § 66.1105(4)(f). The Plan establishes a need for the project, lists the proposed improvements within TID #9, provides an estimated time schedule for completion of the project, and an estimated spending plan. This Project Plan is to be adopted by the City Council upon the recommendation of the Community Development Authority (CDA).

The City Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of eligible project costs that the City may undertake using tax increment financing (TIF) as well as a guide for the CDA and City Council to assist them in the decision-making process for public expenditures. However, redistribution of project costs within the total budget estimate will not require amendments to the Plan, provided that the project meets the purpose and intent of TID #9.

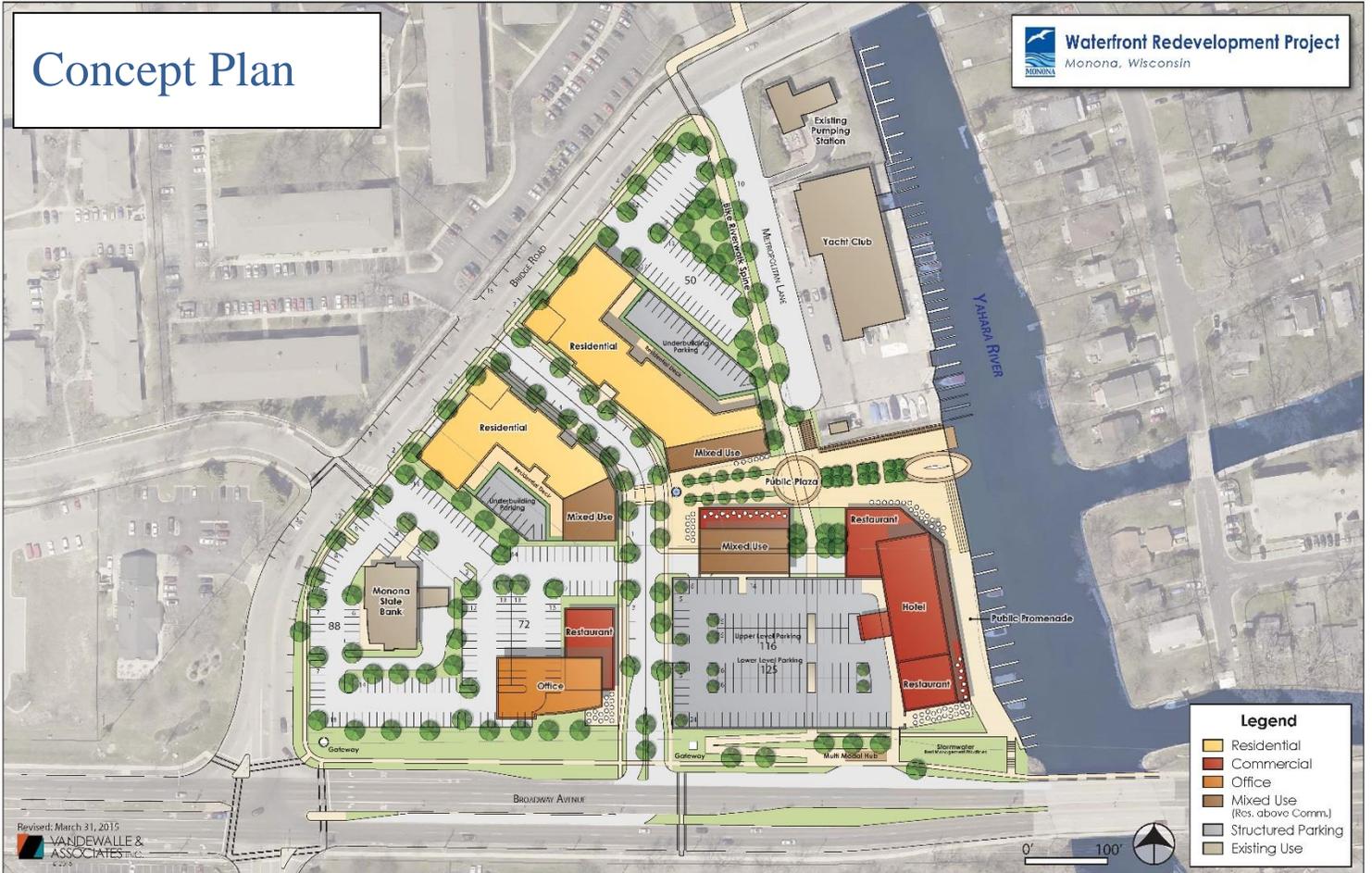
As required by Wis. Stat. § 66.1105(5)(b), a copy of this Project Plan will be submitted to the state Department of Revenue and used as a basis for their certification of City of Monona TID #9.

Description of District

Type of District, Size and Location

TID #9 is proposed to be created as a "blighted area district" and comprises 21 parcels totaling approximately 14 acres (not including street rights-of-way and the river). The base value (2014) of the land, improvements and personal property located within the District is approximately \$11,262,000. Map 2 at the end of this section shows the proposed boundary for TID #9.

Map 1: Concept Plan



Estimated Total Project Expenditures

The purpose of TID #9 is to provide the necessary improvements and public infrastructure to eliminate blight, encourage economic development, and increase property values. This Project Plan is written to provide funding for infrastructure improvements aimed at stimulating and enhancing economic development opportunities within TID #9 and providing a unique community asset in the form of a functional public plaza and riverwalk. Expenditures would be permitted to be made within the first 22 years of the District's life, and within that period the City anticipates making project cost expenditures of approximately \$40,413,000. These are projects that the City has identified as being necessary to fully achieve the objectives for the area.

The projects may be primarily financed with general obligation bonds issued by the City; however, the City may use other alternative financing methods that may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the City Council.

Implementation of the Project Plan and construction of the proposed improvements will require case-by-case authorization by the City Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time the project is scheduled for construction and may be altered, deferred or deleted entirely.

Economic Development

As a result of the creation of TID #9, the City projects that over time improvements valued at approximately \$65,605,000 will be created as a result of redevelopment and appreciation in the value of the properties. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 5 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings below.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 5 of this Plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2042, the 27th year of the District and the last year of its statutory maximum life.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

- 1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - To support near-term redevelopment within the District, the City will need to make a substantial investment to pay for the costs of necessary public infrastructure. Due to the extensive investment required, the City has determined that redevelopment of the area will not occur solely as a result of private investment. This is further evidenced by the current property conditions in the District. Accordingly, the City finds that absent the use of TIF, redevelopment of the area is unlikely to occur.

2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Study section of this Project Plan (see Section 5), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs and provide a surplus of \$815,000.
- Over time, the District is expected to add 300,000 to 400,000 sq. ft. of new development including 110-200 residential units, 100 hotel rooms, office space, and several new restaurants and retail stores not currently available to support the area workforce and businesses. In addition property values are expected to see a five-fold increase.
- In addition to supporting retention and attraction of regional employment, redevelopment of the District into a mixed-use destination for businesses and residents will further draw employers into the community and create walkable jobs in the City.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

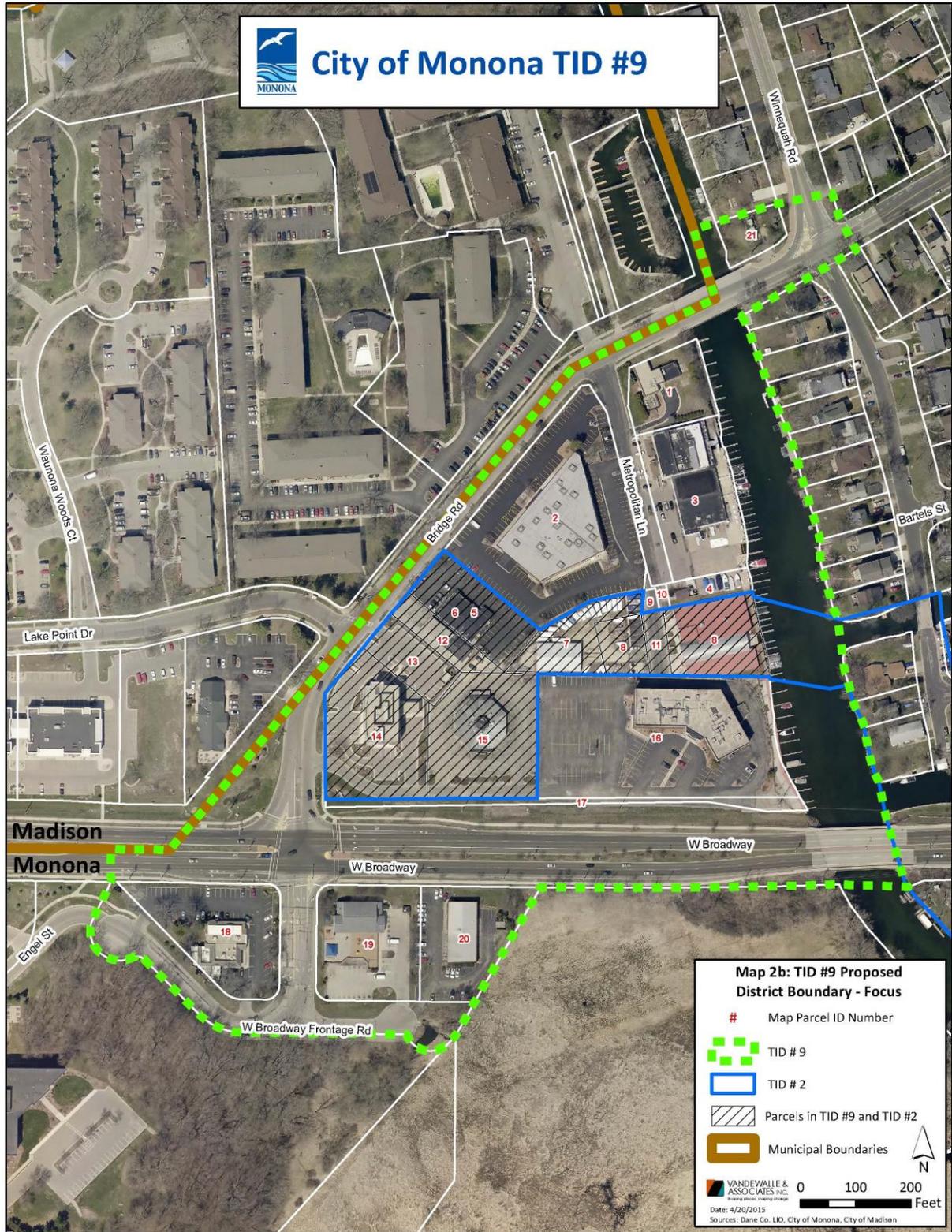
- For valuation purposes, the District will become effective as of January 1, 2014. The values of all existing development will be frozen as of this date, and the property taxes collected on this base value will continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2014, will be collected by the TID and used to repay the costs of the TIF-eligible projects identified in this Plan.
- Because the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this Plan.

4. Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wis. Stat. § 66.1105(2)(ae)1. and any **property standing vacant for the entire seven years preceding adoption of the creation resolution does not comprise more than 25% of the area in the District** in compliance with Wis. Stat. § 66.1105(4)(gm)1.

5. Based upon the findings, as stated above, TID #9 is declared to be a blighted area District based on the identification and classification of the property included within the District.

6. The project costs relate directly to promoting the elimination of blight and are consistent with the purpose for which the District is created.
7. The improvement of blighted property is likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City as demonstrated in Section 3 of this Plan.
9. The City estimates that approximately 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Project Plan for TID #9 in the City of Monona is economically feasible, and is in conformity with the comprehensive plan of the City.

Map 2: Proposed District Boundary



SECTION 2: TYPE AND GENERAL DESCRIPTION OF DISTRICT

TID #9 is being created under the authority of Wis. Stat. § 66.1105. The District is created as a “Blighted Area District” based upon a finding that at least 50% of the real property within the District, by area, is blighted. Table 1 and Map 3 identify those properties within the District that meet the criteria of “blighted areas” as defined in Wis. Stat. § 66.1105(2)(ae)1, and the City is relying on these characterizations as the basis for making the above finding.

Property standing vacant for seven years immediately preceding adoption of this District does not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1. As shown on Table 1, seven of the 21 properties meet the statutory definition of being vacant. Together, they total 2.08 acres or about 15% of the total area within the District.

Map 2 in the previous section depicts the boundaries of the District, and a complete legal description is included in Appendix B. As shown on Map 2 and Table 1, portions of TID #9 overlay parcels included in City of Monona TID #2.

The City intends that TIF will be used to assure that private development occurs within TID #9 consistent with the City’s redevelopment objectives. This will be accomplished by installing public improvements and making necessary related expenditures to promote redevelopment within the District. The goals are to eliminate blight, increase the tax base, and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to these goals and are consistent with the purpose for which the District is created.

Table 1: Preliminary Parcels and Analysis

Map ID #	General Area	Parcel Number	Property Owner	Property Address	Land Value	Improv't Value	Total Value	Parcel Sq. Ft	Existing Structure/ Use	Dilapidated- Serious building deficiencies	Deterioration of structure	Age/Obsolescence/No longer suits purpose built for	Unsafe platting	Unsafe Conditions	Lack of open space	Diversity of Ownership	Deterioration of Site Improvement	Impairs sound growth/detrimental to public health and welfare	Notes
1	Triangle	071020374011	MADISON METROPOLITAN SEWERAGE DISTRICT	6300 METROPOLITAN LN	\$0	\$0	\$0	19,581.19	Wastewater Pumping Station								X		Tax exempt facility; does not contribute to tax base; inconsistent land use along riverfront
2	Triangle	071020373012	MONONA-BRIDGE ROAD LLC	6406 BRIDGE RD	\$382,600	\$817,400	\$1,200,000	89,744.70	Temporary Church		X	X					X		Obsolete building; deteriorated site improvements
3	Triangle	071020374575	FOUR LAKES YACHT CLUB INC	6312 METROPOLITAN LN	\$171,600	\$915,800	\$1,087,400	41,811.80	Yacht Club (building)		X				X	X			Inadequate parking; painting needed; excessive lot coverage; cracked pavement
4	Triangle	071020350537	FOUR LAKES YACHT CLUB INC	6312 METROPOLITAN LN	\$74,800	\$0	\$74,800	6,813.93	Vacant (Yacht Club boat yard)								X		Deteriorated paving and outdoor storage
5	Triangle	071020373487	NOLTNER BRIDGE PROPERTIES LLC	6414 BRIDGE RD	\$100,000	\$212,200	\$312,200	22,549.98	Tavern		X	X					X		Needs tuck pointing and painting; cracked pavement
6	Triangle	071020373487	NOLTNER BRIDGE PROPERTIES LLC	6416 BRIDGE RD	\$100,000	\$212,200	\$312,200	22,549.98	Pet Shop		X	X					X		Needs tuck pointing and painting; cracked pavement
7	Triangle	071020350644	INLAND LAKES LAND COMPANY LLC	6321 METROPOLITAN LN	\$62,600	\$74,700	\$137,300	17,987.55	Boat Shop		X	X					X		Lacks paved surface; outdoor storage
8	Triangle	071020350322	INLAND LAKES LAND COMPANY LLC	6320 METROPOLITAN LN	\$132,000	\$299,600	\$431,600	32,399.68	Marine Store						X				Excessive lot coverage with no setbacks along river or road
9	Triangle	071020350742	MONONA, CITY OF		\$0	\$0	\$0	1,110.33	Vacant (used for road)				X				X		Substandard street
10	Triangle	071020350840	MONONA, CITY OF		\$0	\$0	\$0	1,239.50	Vacant (used for road)				X				X		Substandard street
11	Triangle	071020350420	MONONA, CITY OF		\$0	\$0	\$0	4,685.63	Vacant (used for road)				X				X		Substandard street
12	Triangle	071020373601	BEATRICE M HAYDEN & EVR IV LLC	6418 BRIDGE RD	\$48,000	\$176,500	\$224,500	9,890.84	Commercial/Residential (former dry cleaner)		X	X		X	X		X		Tuck pointing and painting needed; cracked pavement and poorly maintained landscaping; barrels of hazardous waste present
13	Triangle	071020373718	MSB BUILDING LLC	6426 BRIDGE RD	\$0	\$0	\$0	13,362.94	Vacant (parking lot)										Monona bank parking lot
14	Triangle	071020350019	MSB BUILDING LLC	6430 BRIDGE RD	\$271,700	\$3,128,700	\$3,400,400	42,521.84	Bank Offices										Well maintained, newer building
15	Triangle	071020350117	MONONA DRIVE PROPERTIES LLC	900 W BROADWAY	\$324,700	\$175,300	\$500,000	43,130.90	Vacant (former restaurant)				X				X		Vacant lot with broken paving; structure was blighted prior to demolition
16	Triangle	071020350215	MONONA DRIVE PROPERTIES LLC	802 W BROADWAY	\$753,700	\$903,200	\$1,656,900	97,237.26	Office Building		X	X					X		Lack of adequate access; aging building with deteriorating site improvements
17	Triangle	071029281006	MONONA DRIVE PROPERTIES LLC		\$48,200	\$0	\$48,200	11,165.88	Vacant (private drive)				X				X	X	Substandard distance from Bridge Rd/Broadway Ave. intersection
18	South	071029222347	SEMOVSKI & ZYTEJA LLC	6501 BRIDGE RD	\$228,000	\$471,800	\$699,800	40,210.59	Restaurant		X						X		Older building with moss on roof and visible cracks in walls
19	South	071029220303	ALFORD REV LIVING TR, DONALD G & DOLORES R	6500 BRIDGE RD	\$263,600	\$336,400	\$600,000	39,275.24	Day Care										Well maintained
20	South	071029220205	JOSEPH S DIMAGGIO JR	901 W BROADWAY	\$179,700	\$420,600	\$600,300	33,257.16	Tire Store		X				X		X		Excessive lot coverage; deteriorating site improvements
21	East of River	071020370113	MADISON GAS & ELECTRIC CO	6225 WINNEQUAH RD	\$0	\$0	\$0	9,147.60	Vacant (used for electric substation)									X	Tax exempt facility; does not contribute to tax base; inconsistent land use along riverfront
Totals					\$3,141,200	\$8,144,400	\$11,285,600	599,674.52											
							Total Blighted Area		504,514.50										
							Blighted Area Percentage		84.13%										
							Total Vacant Area		90,656.71										
							Vacant Area Percentage		15.12%										

Indicates parcels currently in City of Monona TID #2.

Map 3: Existing Uses and Conditions



SECTION 3: EQUALIZED VALUE TEST

Table 2 demonstrate that the City is in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District plus the value increment of all existing tax incremental districts does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City plus the estimated base value of the proposed District, totals \$126,110,600. This value is approximately 11.5% of the total equalized value in the City of Monona. The City is, therefore, in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Table 2: Equalized Value Test

Map ID #	In TID #2	Parcel Number	Property Owner	Property Address	Land Value	Improv't Value	Total ¹ Value
1	No	071020374011	MADISON METROPOLITAN SEWERAGE	6300 METROPOLITAN LN	\$0	\$0	\$0
2	No	071020373012	MONONA-BRIDGE ROAD LLC	6406 BRIDGE RD	\$382,600	\$817,400	\$1,200,000
3	No	071020374575	FOUR LAKES YACHT CLUB INC	6312 METROPOLITAN LN	\$171,600	\$915,800	\$1,087,400
4	No	071020350537	FOUR LAKES YACHT CLUB INC	6312 METROPOLITAN LN	\$74,800	\$0	\$74,800
5	Yes	071020373487	NOLTNER BRIDGE PROPERTIES LLC	6416 BRIDGE RD	\$100,000	\$212,200	\$312,200
6	Yes	071020373487	NOLTNER BRIDGE PROPERTIES LLC	6414 BRIDGE RD	\$100,000	\$212,200	\$312,200
7	Yes	071020350644	INLAND LAKES LAND COMPANY LLC	6321 METROPOLITAN LN	\$62,600	\$74,700	\$137,300
8	Yes	071020350322	INLAND LAKES LAND COMPANY LLC	6320 METROPOLITAN LN	\$132,000	\$299,600	\$431,600
9	No	071020350742	MONONA, CITY OF		\$0	\$0	\$0
10	No	071020350840	MONONA, CITY OF		\$0	\$0	\$0
11	Yes	071020350420	MONONA, CITY OF		\$0	\$0	\$0
12	Yes	071020373601	BEATRICE M HAYDEN & EVR IV LLC	6418 BRIDGE RD	\$48,000	\$176,500	\$224,500
13	Yes	071020373718	MSB BUILDING LLC	6426 BRIDGE RD	\$0	\$0	\$0
14	Yes	071020350019	MSB BUILDING LLC	6430 BRIDGE RD	\$271,700	\$3,128,700	\$3,400,400
15	Yes	071020350117	MONONA DRIVE PROPERTIES LLC	900 W BROADWAY	\$324,700	\$175,300	\$500,000
16	No	071020350215	MONONA DRIVE PROPERTIES LLC	802 W BROADWAY	\$753,700	\$903,200	\$1,656,900
17	No	071029281006	MONONA DRIVE PROPERTIES LLC		\$48,200	\$0	\$48,200
18	No	071029222347	SEMOVSKI & ZYTEJA LLC	6501 BRIDGE RD	\$228,000	\$471,800	\$699,800
19	No	071029220303	ALFORD REV LIVING TR, DONALD G & D	6500 BRIDGE RD	\$263,600	\$336,400	\$600,000
20	No	071029220205	JOSEPH S DIMAGGIO JR	901 W BROADWAY	\$179,700	\$420,600	\$600,300
21	No	071020370113	MADISON GAS & ELECTRIC CO	6225 WINNEQUAH RD	\$0	\$0	\$0
Total in TID #9							\$11,285,600
Total in TID #9 also in TID #2							\$5,318,200
Total in TID #9 not in TID #2							\$5,967,400
Total in all other City TID's							\$120,143,200
Total in all TID's including TID #9							\$126,110,600
Total Equalized Value of Entire city							\$1,096,677,100
Percent of Total Equalized Value in all TID's including TID #9							11.50%

Footnote:

1 All values as of January 1, 2014.

SECTION 4. STATEMENT OF KIND, NUMBER, COST AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT

Consistent with the goals and purposes of the District as articulated in Section 1 of this Plan, TID #9 is being created in order to promote the redevelopment of blighted property, stimulate commercial revitalization, create jobs, improve housing, enhance the value of property, and broaden the property tax base of the City of Monona. Any cost directly or indirectly related to achieving the objectives of blight elimination or redevelopment is considered a "project cost," consistent with Wis. Stat. § 66.1105(2)(f), and eligible to be paid from tax increment revenues of this District including, but not limited to, those listed below and summarized on Table 3. The City also intends to use tax increment revenues to fund eligible projects within a one-half mile radius of the District boundary as allowed by Wis. Stat. § 66.1105(2)(f)1.n. Any additional projects to be funded within one-half mile of the TID #9 boundary will require an amendment to this Project Plan.

Implementation of this Project Plan and construction of the proposed improvements listed herein will require case-by-case authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this Plan. Redistribution of project costs within the total budget estimate will not require an amendment to the plan provided that the expenditures meet the purpose and intent of the District as expressed in this Plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed project costs is to provide the necessary public improvements to attract and stimulate private reinvestment and redevelopment.

The Project Costs described in this section are preliminary estimates and may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2015 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan. Adjustments to this Project Plan will be made on the recommendation of the CDA to be reviewed and adopted by the City Council.

Below are descriptions of the project categories that are necessary and standard costs for eliminating blight and promoting the redevelopment of blighted areas. In addition to a general description, each category contains a list of proposed projects the City intends, but is not required, to undertake based on the projected tax increments to be received from future redevelopment projects. At the end of this section, Table 3 provides a summary list of all projects and their associated costs, and Map 4 shows their general locations.

1. Capital Costs

This category includes, but is not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the acquisition of equipment to service the district; the removal or containment of, or the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: land acquisition and assembly; repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District.

Proposed Projects

- A. *Environmental Remediation:* The City conducted a Phase 1 Environmental Assessment of the area within the District north of Broadway, which identified sites with known or suspected contamination. These are somewhat scattered throughout this area. In addition, current and past land uses in the area south of Broadway are similar to those often associated with causing environmental contamination, although no evidence of such has been documented for this area. As a result, expenditures on environmental remediation may occur anywhere in the District and are not site-specific.
- B. *Demolition/ Abatement & Site Preparation:* All but three of the properties in the District were found to be blighted and the existing structures on the blighted properties are not likely to be reused as part of the proposed redevelopment Master Plan discussed in Section 1. Surveys for asbestos and other potential contaminants have not been conducted by the City in any of these structures, but the age and construction types suggests that such contaminants may be present. Further, significant post-demolition site regrading and preparation also are anticipated. Accordingly, expenditures of this type may occur anywhere in the District and are not site-specific.
- C. *Waterway Improvements:* The main river channel and adjoining canals are periodically prone to sedimentation and require maintenance dredging, shoreline improvements and related activities and improvements to assure safe navigation, recreational use and improved water quality. The TID #9 boundary includes a portion of main river channel, but improvements of this type may also be required within one-half mile of the District as well.
- D. *Public Plaza and River Promenade:* A key feature of the proposed Master Plan is a dynamic and unifying public plaza and a publicly-accessible waterfront area. Together, these are proposed to include a wide variety of amenities including walkways, seating areas, stage, river overlook, kayak launch, boat slips, fountains, public art, and similar features. A concept plan for the area south of Broadway has not been prepared, but additional public space is likely to be included with redevelopment of that area and potentially along the E-Way.
- E. *Bike Path and Multimodal Hub:* The Lake Loop Bike Trail crosses onto Bridge Road at the north end of the District. Given this trail's extensive use as both a commuter route and

recreational path, the Master Plan proposes to construct a link through the District and then onto Broadway as a continuous Riverwalk along all of Monona's Yahara River frontage. In addition, the bike trail would connect to the south side of the District and to a transit shelter to be located on Broadway that would permit people to use both bikes and buses in their travels. In addition to the bike trail itself, additional bicycle amenities also are contemplated including bike racks, bike shelters, repair stations, and similar supportive facilities.

- F. *Riverwalk Improvements:* As noted above, a continuous walkway is planned following the Yahara River from River Place (at the corner of Broadway and Monona Dr.) to Paunack Park (at the outfall of Lake Monona into the Yahara). The bike trail extension through the District would comprise part of this Riverwalk as well as additional improvements along Broadway and potentially into Pirate Island and Lottes Park. These areas are within one-half mile of the District, and the improvements are necessary to further the District goals of promoting redevelopment by providing an additional form of transportation.
- G. *Parking Garage:* The redevelopment Master Plan relies on extensive use of structured parking in order to support the high levels of densities and intensities of development. The Concept Plan (Map 1) shows a central parking structure that may be developed, owned and operated by the City, but expenditures on parking facilities may occur anywhere in the District.
- H. *Public Maintenance Equipment:* Many of the improvements described above are likely to require the acquisition of specialized equipment in order to maintain them properly and extend their useful lives.

2. Infrastructure

This category includes, but is not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants or other environmental protection devices; storm or sanitary sewer lines; water lines; amenities on streets; and the rebuilding or expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Project Plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out Project Plans, but only the portion which directly benefits the District is an eligible cost.

Proposed Projects

- I. *New Street and Streetscape:* A new public street (or an internal drive open to the public) is required to access development in the District north of Broadway. Along with the paving for the road itself, the street also is anticipated to include sidewalks and crosswalks, landscaping, and other amenities such as trees, lights, benches, trash cans, banners, and similar amenities.
- J. *North Side Utility Relocations:* The extent of property reconfigurations anticipated in the District north of Broadway will likely result in having to relocate, extend, or enhance several utilities including water lines, sanitary sewer lines, stormwater systems, electric, gas and telecommunication lines.
- K. *Bridge Road Street and Streetscape:* Bridge Road itself and its related streetscaping are near the end of their useful lives and in need of improvement. Further, the utility replacements listed

below also will require significant reconstruction of the road itself. Because the road serves areas outside of the District, only a portion of the cost is expected to be funded by the TID.

- L. *Bridge Road Utility Improvements and Undergrounding:* Water, sanitary sewer and stormwater drainage facilities within the Bridge Road right-of-way are in need of replacement or enlargement to serve the projected redevelopment within the District and adjoining areas. In addition, there are unsightly above-ground utilities along the road that need to be relocated below ground in order to avoid conflicts with the proposed redevelopment projects. As with the street itself, only a portion of these costs are expected to be funded by the District.
- M. *Metropolitan Lane Street and Streetscape:* The Metropolitan Lane road surface is in very poor condition and the street lacks proper curbs and gutters and sidewalks. It also may require a cul-de-sac in the event it is no longer provided with an outlet of some type on its south end. Further, the location and design of its intersection with Bridge Road may need to be altered depending on the future use of the street by development within the District.
- N. *Broadway and Bridge Intersection:* As redevelopment in the District takes place, there may be a need to reconstruct the Broadway Ave./Bridge Rd. intersection to operate more efficiently and safely, including the potential to convert it to a roundabout. Given that the intersection serves the larger area, only a portion of these costs are expected to be funded by the District.
- O. *South Side Street and Streetscape:* Depending on the configuration of redevelopment projects in the District south of Broadway, the existing street layout and related streetscape may require significant changes and upgrades.
- P. *South Side Utility Relocations:* As with the street layout in the area south of Broadway, the utilities (water, sewer, stormwater, electric, etc.) also may need to be relocated, upgraded and/or buried.

3. Real Estate Acquisition and Relocation

This category includes, but is not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration which is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City or CDA acquiring property within District.

Proposed Projects

- Q. North of Broadway, the City has already purchased two properties in the District and has entered into purchase options for several others. At this time, it is unclear whether the City or developers would exercise these options, but significant write-downs on lands throughout the District are thought to be necessary to attract the extent and quality of development envisioned by the Master Plan. Accordingly, land acquisition expenditures may occur anywhere in the District. Any relocations necessitated by these acquisitions would be handled consistent with Wis. Stat. Chapter 32.

4. Discretionary Payments

This category includes, but is not limited to, the amount of any contributions made to the CDA in connection with the implementation of the Project Plan such as: marketing, developer and business recruitment, project concept planning, and incentives to property and business owners to undertake investments such as interior and exterior improvements. Direct TIF contributions may include cash grants, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All redevelopment projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the City Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time.

Proposed Projects

- R. Discretionary payments may be provided to development anywhere within the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this Plan, the Redevelopment District #9 Project Plan, and other plans and policies of the City.

5. Organizational Costs

Organizational cost include, but are not limited to, professional service fees (legal, engineering, planning, surveying, financial, environmental assessment, etc.) and related expenses for determining district feasibility and gathering and analyzing data for inclusion in this Project Plan, preparation of the Plan itself and all of its component parts, conducting the district creation process, including all costs associated with notices, mailings, and printing, and similar costs related to the creation of a district.

Proposed Projects

- S. The primary costs incurred for establishing the District include, among other activities, planning, surveying, environmental site assessment, geotechnical analysis, traffic analysis, utility conditions and needs assessments, meetings with property owners, and Project Plan preparation including costs for printing, postage and notices.

6. Administrative and Professional Services

This category includes, but is not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, and legal advice and services necessary to implement this Plan including developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services. It also includes the ongoing administration of the District including the completion of required annual reports, forms and audits, and similar efforts.

Active project management is a key activity and expenditure for successful implementation of the TID #9 Project Plan. It is the intent of the Monona City Council and CDA to offer a wide range of redevelopment services, which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for façade improvements; and site acquisition and preparation. In addition, implementation of this Plan may include the following general tasks:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the City Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting of an annual audit.

Proposed Projects

T. The capital improvement and infrastructure projects shown on Table 3 include their respective design fees, but additional redevelopment services are anticipated to be incurred by the City and/or CDA to fully implement the plan as described above.

7. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also includes interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

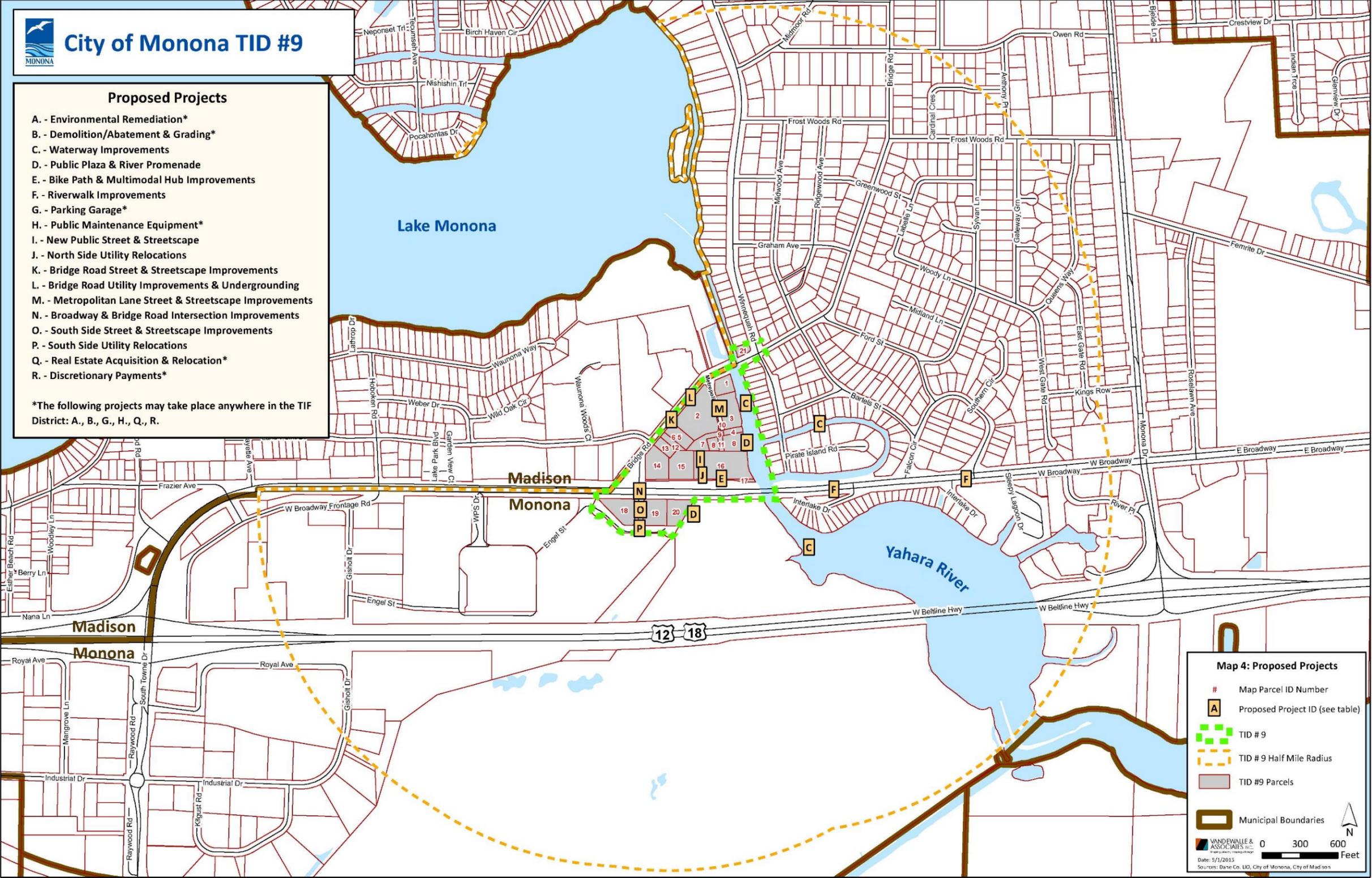
Proposed Projects

U. As shown on Table 7, extensive borrowing, which may include developer pay-as-you-go payments, is anticipated to fully implement the plan resulting in significant finance charges and interest costs. The cost shown in Table 7 is an estimate and is subject to change without having to amend this plan and will vary depending upon the types of financing selected and the associated costs involved.

Table 3: Proposed Projects & Costs

Map ID #	Projects	Estimated Cost ¹
1. Capital Improvements²		
A	Environmental Remediation	\$206,750
B	Demolition/Abatement & Grading	\$1,097,790
C	Waterway Improvements ³	\$50,000
D	Public Plaza & River Promenade	\$2,763,670
E	Bike Path & Multimodal Hub Improvements	\$345,000
F	Riverwalk Improvements ³	\$50,000
G	Parking Garage	\$3,477,600
H	Public Maintenance Equip.	\$100,000
	Sub-Total	\$8,090,810
2. Infrastructure²		
I	New Public Street & Streetscape	\$827,700
J	North Side Utility Relocations	\$658,740
K	Bridge Rd. Street & Streetscape Improvements	\$250,250
L	Bridge Rd. Utility Improvements & Undergrounding	\$255,750
M	Metropolitan Ln. Street & Streetscape Improvements	\$76,590
N	Broadway & Bridge Rd. Intersection Improvements	\$500,000
O	South Side Street & Streetscape Improvements	\$500,000
P	South Side Utility Relocations	\$250,000
	Sub-Total	\$3,319,030
3. Real Estate Acquisition & Relocation		
Q	Sub-Total	\$4,146,850
4. Discretionary Payments		
R	Sub-Total	\$9,550,000
5. Organizational Costs		
S	Sub-Total	\$250,000
6. Administration and Professional Services		
T	Sub-Total	\$2,000,000
7. Finance Charges and Interest		
U	Sub-Total	\$13,056,088
Total Cost		\$40,412,778
Footnotes:		
1	All preliminary cost estimates are shown in 2015 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2015 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the project plan. See Map 4 for project locations as applicable	
2	Capital and infrastructure estimates include design fees and contingencies.	
3	Projects that may occur within one-half mile of the TID #9 boundary.	

Map 4: Proposed Projects



SECTION 5: ECONOMIC FEASIBILITY STUDY

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Within this section are the several tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Table 4, Proposed Projects and Costs by Year, lists the major project categories (e.g. capital improvements, acquisition, etc.) and provides an estimated cost for each category for every year of the District's life. All costs are shown in 2015 dollars and a detailed breakout of the costs can be found in Section 4, Table 3.

Table 5, Projected Value Increment from Development, estimates the value increment generated from new construction in the District. The current value of improvements to be removed from the District is \$4,099,900. Based on the type and intensity of development generally displayed on the Concept Plan (Map 1), the value of new construction is projected to be \$65,605,000, yielding a value increment of \$61,505,100. This is based on a three-phase buildout of the northern segment beginning in 2016 followed by two phases of construction in the southern segment beginning in 2020. Note that there is a one-year lag until the value of new construction is added to the tax roll and a two-year lag until the project generates tax increment.

Increment estimates are generally based on the Concept Plan, but each project will need to be addressed on an individual basis with developer negotiations and ultimate development agreement that will guarantee increment and repayment of any City participation in the project. Each project also will be reviewed in a manner addressing the criteria of blight elimination, housing development, job creation, tax increment creation, and similar redevelopment criteria. One redevelopment project may address certain criteria while another may address different criteria. Consequently, the CDA and the City Council will review each project individually and make their determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 6, Revenue Analysis, summarizes annual revenue projections consistent with the development schedule presented in Table 5. With an assumed inflation rate of 2.00%, Table 6 demonstrates an expected total revenue generation of \$41,277,000 over the District's 27 year life. The City will attempt to offset some of the project costs with grants; however, most of the potential grant programs are highly competitive and are not guaranteed. Accordingly, Table 6 relies exclusively on tax increment revenues. To the extent that grants are procured, the use of tax increment revenues to fund project costs will be reduced accordingly.

As shown on Table 7, Expenditure Analysis, TID #9 is expected to close on time in 2042 with a projected positive cash balance of \$815,000 demonstrating its economic feasibility. Table 7

combines the projected project costs shown in Table 4 with the projected revenues detailed in Table 6. Table 7 uses a borrowing rate of 3%, which is higher than the City's current borrowing rate but is used to account for other anticipated costs of borrowing. The \$13,056,000 debt service cost estimate is intended to be reflective of additional finance related costs; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

The preliminary economic feasibility analysis projects that TID #9 is feasible. Nevertheless, while the City is optimistic about future development in the TID, Tables 4-7 are strictly projections on what could be possible assuming development conditions, property owner interest, City finances, and a host of other factors are conducive to prudently moving forward. Accordingly, the City is under no obligation to undertake any of the projects or expenses shown but will evaluate and decide upon each of these based on the specific market conditions and the status of development at the time a project is scheduled for construction. Further, the City may redistribute costs within the total budget estimate as it may deem appropriate without having to amend this Project Plan provided that the expenditures meet the purpose and intent of the original District.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Projects identified should provide the necessary anticipated governmental services to the area. However, public debt and expenditures should be made at the pace redevelopment occurs to assure increment is sufficient to cover expenses.
- Developer agreements between the City and property owners should be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements may include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Table 4: Proposed Projects and Costs by Year

TIF Year	Calendar Year	Project Category ¹					Organizational	Total ²
		Capital Improvements	Infrastructure	Real Estate Acquisition	Discretionary Payments	Admin & Prof. Services		
0	2015						\$250,000	\$250,000
1	2016	\$629,390	\$1,785,440	\$2,846,850	\$2,000,000	\$200,000		\$7,461,680
2	2017	\$1,898,670	\$214,590	\$1,200,000	\$3,450,000	\$200,000		\$6,963,260
3	2018	\$4,900,860	\$69,000	\$100,000	\$100,000	\$200,000		\$5,369,860
4	2019					\$200,000		\$200,000
5	2020	\$330,950	\$625,000	\$0	\$2,000,000	\$200,000		\$3,155,950
6	2021	\$330,950	\$625,000	\$0	\$2,000,000	\$200,000		\$3,155,950
7	2022					\$50,000		\$50,000
8	2023					\$50,000		\$50,000
9	2024					\$50,000		\$50,000
10	2025					\$50,000		\$50,000
11	2026					\$50,000		\$50,000
12	2027					\$50,000		\$50,000
13	2028					\$50,000		\$50,000
14	2029					\$50,000		\$50,000
15	2030					\$50,000		\$50,000
16	2031					\$50,000		\$50,000
17	2032					\$50,000		\$50,000
18	2033					\$50,000		\$50,000
19	2034					\$50,000		\$50,000
20	2035					\$50,000		\$50,000
21	2036					\$50,000		\$50,000
22	2037					\$50,000		\$50,000
23	2038							\$0
24	2039							\$0
25	2040							\$0
26	2041							\$0
27	2042							\$0
Total		\$8,090,820	\$3,319,030	\$4,146,850	\$9,550,000	\$2,000,000	\$250,000	\$27,356,700

Footnotes:

1 See Table 7 for annual finance costs.

2 All preliminary cost estimates are shown in 2015 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to adjust the year in which the cost is incurred and to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2015 and the time of actual construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan.

Table 5: Projected Value Increment from Development

TIF Year	Calendar Year	Value Removed	New Construction Value ¹	Value Increment ²	Location
0	2015				
1	2016	(\$1,150,500)	\$13,780,000	\$12,629,500	North Side
2	2017	(\$817,400)	\$14,925,000	\$14,107,600	North Side
3	2018	(\$903,200)	\$11,900,000	\$10,996,800	North Side
4	2019				
5	2020	(\$614,400)	\$12,500,000	\$11,885,600	South Side
6	2021	(\$614,400)	\$12,500,000	\$11,885,600	South Side
7	2022				
8	2023				
9	2024				
10	2025				
11	2026				
12	2027				
13	2028				
14	2029				
15	2030				
16	2031				
17	2032				
18	2033				
19	2034				
20	2035				
21	2036				
22	2037				
23	2038				
24	2039				
25	2040				
26	2041				
27	2042				
Total		(\$4,099,900)	\$65,605,000	\$61,505,100	

Footnotes:

- 1 All value estimates shown in 2015 dollars and subject to inflation and refinement as more information becomes available.
- 2 Value increment is shown in the year the project is constructed. There is a one year lag until the value is added to the tax roll and a two year lag until the project generates tax increment.

Table 6: Revenue Analysis

Base Year	2015	Inflation Rate	2.00%
Base Value	\$11,286 <i>in 1,000's</i>	Earnings Int. Rate	2.00%
Net Tax Rate	21.89 <i>per \$1,000</i>	Borrowing Int. Rate	3.00%

TIF Year	Calendar Year	Prior Year	Value	Infl. Factor	Total	Total	Tax Increment (\$1,000)	Non-tax Revenue (\$1,000)	Interest	Total
		Value (\$1,000)	Increment Added ¹ (\$1,000)		Current Value (\$1,000)	Value Increment (\$1,000)			on Prior Year (\$1,000)	Annual Revenue (\$1,000)
0	2015	\$11,286		1.0000	\$11,286	\$0	\$0	\$0	\$0	\$0
1	2016	\$11,286	\$0	1.0200	\$11,511	\$226	\$5	\$0	\$0	\$5
2	2017	\$11,511	\$0	1.0200	\$11,742	\$456	\$10	\$0	\$0	\$10
3	2018	\$11,742	\$12,630	1.0200	\$24,858	\$13,573	\$297	\$0	\$0	\$297
4	2019	\$24,858	\$14,108	1.0200	\$39,745	\$28,460	\$623	\$0	\$0	\$623
5	2020	\$39,745	\$10,997	1.0200	\$51,757	\$40,471	\$886	\$0	\$0	\$886
6	2021	\$51,757	\$0	1.0200	\$52,792	\$41,507	\$909	\$0	\$0	\$909
7	2022	\$52,792	\$11,886	1.0200	\$65,971	\$54,686	\$1,197	\$0	\$0	\$1,197
8	2023	\$65,971	\$11,886	1.0200	\$79,414	\$68,128	\$1,491	\$0	\$0	\$1,491
9	2024	\$79,414	\$0	1.0200	\$81,002	\$69,717	\$1,526	\$0	\$0	\$1,526
10	2025	\$81,002	\$0	1.0200	\$82,622	\$71,337	\$1,562	\$0	\$0	\$1,562
11	2026	\$82,622	\$0	1.0200	\$84,275	\$72,989	\$1,598	\$0	\$0	\$1,598
12	2027	\$84,275	\$0	1.0200	\$85,960	\$74,675	\$1,635	\$0	\$0	\$1,635
13	2028	\$85,960	\$0	1.0200	\$87,680	\$76,394	\$1,672	\$0	\$0	\$1,672
14	2029	\$87,680	\$0	1.0200	\$89,433	\$78,148	\$1,711	\$0	\$0	\$1,711
15	2030	\$89,433	\$0	1.0200	\$91,222	\$79,936	\$1,750	\$0	\$0	\$1,750
16	2031	\$91,222	\$0	1.0200	\$93,046	\$81,761	\$1,790	\$0	\$0	\$1,790
17	2032	\$93,046	\$0	1.0200	\$94,907	\$83,622	\$1,831	\$0	\$0	\$1,831
18	2033	\$94,907	\$0	1.0200	\$96,805	\$85,520	\$1,872	\$0	\$0	\$1,872
19	2034	\$96,805	\$0	1.0200	\$98,741	\$87,456	\$1,915	\$0	\$0	\$1,915
20	2035	\$98,741	\$0	1.0200	\$100,716	\$89,431	\$1,958	\$0	\$0	\$1,958
21	2036	\$100,716	\$0	1.0200	\$102,731	\$91,445	\$2,002	\$0	\$0	\$2,002
22	2037	\$102,731	\$0	1.0200	\$104,785	\$93,500	\$2,047	\$0	\$0	\$2,047
23	2038	\$104,785	\$0	1.0200	\$106,881	\$95,595	\$2,093	\$0	\$0	\$2,093
24	2039	\$106,881	\$0	1.0200	\$109,018	\$97,733	\$2,140	\$0	\$0	\$2,140
25	2040	\$109,018	\$0	1.0200	\$111,199	\$99,913	\$2,187	\$0	\$0	\$2,187
26	2041	\$111,199	\$0	1.0200	\$113,423	\$102,137	\$2,236	\$0	\$0	\$2,236
27	2042	\$113,423	\$0	1.0200	\$115,691	\$104,406	\$2,286	\$0	\$0	\$2,286
Totals			\$61,505				\$41,227	\$0	\$0	\$41,227

Footnotes:

- 1 There is a two-year lag between the year of construction and the first year tax increment is collected.

Table 7: Expenditure Analysis

Base Year	2015	Inflation Rate	2.00%
Base Value	\$11,286 <i>in 1,000's</i>	Earnings Int. Rate	2.00%
Net Tax Rate	21.89 <i>per \$1,000</i>	Borrowing Int. Rate	3.00%

TIF Year	Calendar Year	Total Annual Revenue (\$1,000)	Account Balance 1-Jan (\$1,000)	Debt Service Interest ¹ (\$1,000)	Project Costs (\$1,000)	Account Balance/ (Outstanding Principal) 31-Dec (\$1,000)	Annual Amount Borrowed (\$1,000)
0	2015	\$0			(\$250)	(\$250)	(\$250)
1	2016	\$5	(\$250)	(\$8)	(\$7,462)	(\$7,714)	(\$7,464)
2	2017	\$10	(\$7,714)	(\$231)	(\$6,963)	(\$14,899)	(\$7,185)
3	2018	\$297	(\$14,899)	(\$447)	(\$5,370)	(\$20,419)	(\$5,520)
4	2019	\$623	(\$20,419)	(\$613)	(\$200)	(\$20,608)	(\$190)
5	2020	\$886	(\$20,608)	(\$618)	(\$3,156)	(\$23,496)	(\$2,888)
6	2021	\$909	(\$23,496)	(\$705)	(\$3,156)	(\$26,449)	(\$2,952)
7	2022	\$1,197	(\$26,449)	(\$793)	(\$50)	(\$26,095)	\$0
8	2023	\$1,491	(\$26,095)	(\$783)	(\$50)	(\$25,436)	\$0
9	2024	\$1,526	(\$25,436)	(\$763)	(\$50)	(\$24,723)	\$0
10	2025	\$1,562	(\$24,723)	(\$742)	(\$50)	(\$23,953)	\$0
11	2026	\$1,598	(\$23,953)	(\$719)	(\$50)	(\$23,124)	\$0
12	2027	\$1,635	(\$23,124)	(\$694)	(\$50)	(\$22,233)	\$0
13	2028	\$1,672	(\$22,233)	(\$667)	(\$50)	(\$21,277)	\$0
14	2029	\$1,711	(\$21,277)	(\$638)	(\$50)	(\$20,255)	\$0
15	2030	\$1,750	(\$20,255)	(\$608)	(\$50)	(\$19,162)	\$0
16	2031	\$1,790	(\$19,162)	(\$575)	(\$50)	(\$17,997)	\$0
17	2032	\$1,831	(\$17,997)	(\$540)	(\$50)	(\$16,757)	\$0
18	2033	\$1,872	(\$16,757)	(\$503)	(\$50)	(\$15,437)	\$0
19	2034	\$1,915	(\$15,437)	(\$463)	(\$50)	(\$14,036)	\$0
20	2035	\$1,958	(\$14,036)	(\$421)	(\$50)	(\$12,549)	\$0
21	2036	\$2,002	(\$12,549)	(\$376)	(\$50)	(\$10,973)	\$0
22	2037	\$2,047	(\$10,973)	(\$329)	(\$50)	(\$9,306)	\$0
23	2038	\$2,093	(\$9,306)	(\$279)	\$0	(\$7,492)	\$0
24	2039	\$2,140	(\$7,492)	(\$225)	\$0	(\$5,577)	\$0
25	2040	\$2,187	(\$5,577)	(\$167)	\$0	(\$3,557)	\$0
26	2041	\$2,236	(\$3,557)	(\$107)	\$0	(\$1,428)	\$0
27	2042	\$2,286	(\$1,428)	(\$43)	\$0	\$815	\$0
Totals		\$41,227		(\$13,056)	(\$27,357)		(\$26,449)

Footnotes:

- 1 The anticipated interest rate has been adjusted to account for related costs of borrowing.

SECTION 6: FINANCING METHODS

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of the date of this plan, the City has a G.O. debt limit of \$54,833,855, of which approximately \$4,488,855 is currently unused and could be made available to finance Project Costs.

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

The City may provide grants to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under these obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Grants and obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Lease Revenue Bonds

The City has the authority to issue municipal securities in the form of lease revenue bonds (sometimes referred to as TIF bonds), which may be issued by the CDA with the City as the obligor. These bonds are not considered general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

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

Special Assessment “B” Bonds

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

SECTION 7: ANNEXED PROPERTY

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

SECTION 8: ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period

SECTION 9: PROPOSED ZONING ORDINANCE CHANGES

Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project by project basis

SECTION 10: PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF MONONA ORDINANCES

This Plan is complementary to and consistent with the City's Comprehensive Plan. There are no proposed changes to the Comprehensive Plan, map, building codes or other City ordinances for the implementation of this Plan

SECTION 11: RELOCATION

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

SECTION 12: ORDERLY DEVELOPMENT OF THE CITY OF MONONA

Tax Increment District #9 is being created for the purpose of promoting the orderly development of this area of the City by encouraging the redevelopment of blighted properties and providing needed infrastructure and improvements to support new housing, employment, commercial development, and public spaces not currently available to the community. As evidenced by the condition of most of the property within the District, growth and development in this area are significantly lacking and not likely to occur without redevelopment assistance from the City through TIF. The City has already adopted a Redevelopment Plan for the entire area and a detailed Master Plan for most of it. Both of these plans are consistent with the City's comprehensive plan and were the key drivers for the proposed projects and projected development included in this Project Plan. Implementation of this Plan will result in well-planned, quality development that will substantially increase the tax base and include infrastructure improvements and public amenities that will enhance

the quality of life of the entire community. As a result, all of the overlaying taxing districts will benefit as will their taxpayers.

SECTION 13: LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs included in this Plan. As stated in Section 4, the City intends to pro-rate improvements to Bridge Rd. and the utilities located within the Bridge Rd. right-of-way, but only the District's estimated share of the costs have been included in this Plan.

SECTION 14: OPINION OF ATTORNEY ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105

See Appendix C for opinion of the city attorney.

APPENDIX A: PROPORTIONATE SHARE OF TAX INCREMENT

Appendix A: Impact on Overlying Taxing Jurisdictions

Base Value: \$11,285,600 (January 1, 2015)
Projected Value Increment: \$104,405,687 (At district closure in 2042)
Projected Total Increment \$41,227,424 (From creation to closure)

Taxing Jurisdiction	2014 Tax Rate*	% of Mil Rate by Jurisdiction	2015	Total Tax Increment	Annual Taxes	Increase in Annual
			Taxes Collected on Base Value by Jurisdiction	Collected by the TID Over the Life of the District	Collected After TID Closure by Jurisdiction	Taxes Collected After TID Closure by Jurisdiction
Dane County	3.139822	13.32%	\$35,435	\$ 5,491,613	\$ 363,250	\$ 327,815
City of Monona	6.001852	25.46%	\$67,735	\$ 10,497,362	\$ 694,362	\$ 626,627
Madison Area Technical College	0.935052	3.97%	\$10,553	\$ 1,635,425	\$ 108,177	\$ 97,625
Monona Grove School District	13.494995	57.25%	\$152,299	\$ 23,603,024	\$ 1,561,253	\$ 1,408,954
Total	23.571721	100%	\$266,021	\$41,227,424	\$2,727,043	\$2,461,022

* Gross milage rates not including school tax credit

APPENDIX B: LEGAL DESCRIPTION

LEGAL DESCRIPTION

Part of Lots 1 & 2 of CSM 3059, and part of Lots 14 & 15 of the South Towne Plat recorded in Volume 40 of plats, pages 42-43, and other lands in the NE1/4 of the NW1/4 of Section 29, also part of the NW1/4 of the NW1/4 of Section 29, also Lots 1-11, Block 1 and Lots 1-9, Block 2 of the Interlake Park Plat recorded in Volume 5 of plats, page 11A, and Lots 1-5 of Assessors Plat No. 12 - Village of Monona recorded in Volume 31 of plats, page 43, and Lot 1, Block 4 of the Plat of Frost Woods Heights recorded in Volume 10 of plats, Page 39, and other lands located in the SE1/4 of the SW1/4 of Section 20, also part of the SW1/4 of the SW1/4 of Section 20, all in Town 7 North, Range 10 East, City of Monona, Dane County, Wisconsin more fully described as follows:

Commencing at the Northeast corner of Section 30, Town 7 North, Range 10 East;
Thence South $88^{\circ}42'34''$ West, 872.25 feet along the north line of said Section 30;
Thence South $1^{\circ}17'26''$ East, 108.96 feet to the southerly right of way line of West Broadway (formerly USH 12 & 18) also being the north line of the South Towne Plat;
Thence South $89^{\circ}39'40''$ East, 2994.52 feet along said southerly right of way line to the northeast corner of Lot 15 of said South Towne Plat;

Thence South $0^{\circ}20'20''$ West, 210.00 feet to the northerly right of way line of West Broadway Frontage Road also being the southeast corner of said Lot 15;
Thence continuing South $0^{\circ}20'20''$ West, 60.00 feet to the southerly right of way line of said West Broadway Frontage Road also being the northwest corner of Lot 16 of said South Towne Plat and the northernmost corner of Lot 3 of CSM 3059 and also the point of beginning;
Thence South $41^{\circ}34'19''$ West, 19.50 feet along the northwesterly line of said Lot 3 to a point of curvature to the right on the southerly right of way of West Broadway Frontage Road having a radius of 45.00 feet;
Thence westerly, 93.69 feet along the arc of said curve whose long chord bears North $78^{\circ}46'48''$ East, 77.66 feet.
Thence North $89^{\circ}39'40''$ West, 299.01 feet along said southerly right of way to a point of curve to the right having a radius of 110.00 feet;
Thence northwesterly 86.39 feet along the arc of said curve whose long chord bears North $67^{\circ}09'40''$ West, 84.19 feet;
Thence North $44^{\circ}39'40''$ East, 159.19 feet more or less along the southwesterly right of way of West Broadway Frontage Road to a point of curve to the left having a radius of 20.00 feet as described in cul-de-sac conveyance on warranty deed document number 4308181;
Thence westerly 24.58 feet along the arc of said curve whose long chord bears North $79^{\circ}50'48''$ West, 23.05 feet to a point of reverse curve to the right on the southerly right of way line of West Broadway Frontage Road having a radius of 53.50 feet;
Thence northwesterly 125.20 feet along the arc of said curve whose long chord bears North $48^{\circ}06'06''$ West, 98.53 feet;
Thence North $25^{\circ}45'27''$ East, 84.06 feet to the northerly right of way line of West Broadway Frontage Road;
Thence North $0^{\circ}20'20''$ East, 60.00 feet to the centerline of West Broadway (formerly USH 12 & 18);
Thence South $89^{\circ}39'40''$ East, 111 feet more or less along said centerline to the intersection of the southwesterly extension of the centerline of Bridge Road;

City of Monona

Thence Northeasterly 1433 feet more or less along the centerline of Bridge Road to the centerline of the Yahara River;

Thence Northwesterly 126 feet more or less along the centerline of the Yahara River to the westerly extension of the Northerly line of Lot 1, Block 4, in the Plat of Frost Woods Heights;

Thence North $73^{\circ}05'$ East along the extended north line of said Lot 1 to the Northeasterly corner of said lot, also being on the Westerly right-of-way line of Winnequah Road;

Thence continuing North $73^{\circ}05'$ East, 100 feet to the Easterly right of way line of Winnequah Road, also being the Westerly line of Lot 12, Block 3, in said Plat of Frost Woods Heights;

Thence South $16^{\circ}55'$ East, 57 feet more or less along the Westerly line of said Lot 12 to the Southwest corner of said Lot;

Thence Southeasterly 66 feet more or less to the Northeast corner of Lot 7, Block 3, in the Replat of Interlake being on the Southeasterly right-of-way line of Bridge Road;

Thence South $64^{\circ}02'$ West, 247 feet more or less along said Southeasterly right-of-way line to East bank of the Yahara River also being on the Northwesterly line of Lot A, Block 4 of said Replat of Interlake;

Thence southeasterly 1082 feet more or less along said east bank of the Yahara River to the southerly right of way line of West Broadway (formerly USH 12 & 18);

Thence westerly 667 feet more or less along said southerly right of way line to the northeast corner of Lot 2 of said CSM 3059;

Thence South $29^{\circ}23'37''$ West, 308.87 feet along the easterly line of said Lot 2 to the point of beginning.

APPENDIX C: CITY ATTORNEY OPINION LETTER

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

June 11, 2015

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

RE: Tax Increment District #9
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. Pat Marsh (via email)
Mr. Scott Harrington (via email)

APPENDIX D: TAXING JURISDICTION CORRESPONDENCE



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

May 5, 2015

President Jack E. Daniels, III
Madison College
1701 Wright Street
Madison, WI 53704

Re: Proposed creation of City of Monona Tax Increment Financing District No. 9

Dear President Daniels,

The City of Monona is proposing to create Tax Increment Financing District No. 9 (TID #9). Wis. Stat. § 66.1105(4)(a) requires that the City notify all of the affected taxing jurisdictions of the proposed TID establishment. Enclosed is a copy of the legal notice advertising the public hearing at which a draft of the proposed TID will be considered and a copy of the draft Project Plan. Please note that the draft Project Plan includes costs to be incurred within one-half mile of the TID #9 boundary as permitted under Wis. Stat. § 66.1105.(2)(f)1.n.

The public hearing is scheduled for May 26, 2015, beginning at 6:30 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 6:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed Project Plan also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of creating the District. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as all of the attachments. Further, please tentatively save 5:30 p.m., July 1 for a final Joint Review Board on the proposed Project Plan and boundaries.

Sincerely,
City of Monona

Patrick Marsh
City Administrator

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



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

May 5, 2015

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

Re: Proposed creation of City of Monona Tax Increment Financing District No. 9

Dear Executive Parisi,

The City of Monona is proposing to create Tax Increment Financing District No. 9 (TID #9). Wis. Stat. § 66.1105(4)(a) requires that the City notify all of the affected taxing jurisdictions of the proposed TID establishment. Enclosed is a copy of the legal notice advertising the public hearing at which a draft of the proposed TID will be considered and a copy of the draft Project Plan. Please note that the draft Project Plan includes costs to be incurred within one-half mile of the TID #9 boundary as permitted under Wis. Stat. § 66.1105.(2)(f)1.n.

The public hearing is scheduled for May 26, 2015, beginning at 6:30 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 6:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed Project Plan also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of creating the District. We also encourage that your representative attend the public hearing immediately after to hear public input.

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May 5, 2015

President Susan Fox
Monona Grove School Board
5301 Monona Drive
Monona, WI 53716

Re: Proposed creation of City of Monona Tax Increment Financing District No. 9

Dear President Fox,

The City of Monona is proposing to create Tax Increment Financing District No. 9 (TID #9). Wis. Stat. § 66.1105(4)(a) requires that the City notify all of the affected taxing jurisdictions of the proposed TID establishment. Enclosed is a copy of the legal notice advertising the public hearing at which a draft of the proposed TID will be considered and a copy of the draft Project Plan. Please note that the draft Project Plan includes costs to be incurred within one-half mile of the TID #9 boundary as permitted under Wis. Stat. § 66.1105.(2)(f)1.n.

The public hearing is scheduled for May 26, 2015, beginning at 6:30 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 6:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed Project Plan also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of creating the District. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as all of the attachments. Further, please tentatively save 5:30 p.m., July 1 for a final Joint Review Board on the proposed Project Plan and boundaries.

Sincerely,
City of Monona

Patrick Marsh
City Administrator

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CITY HALL (608) 222-2525
FAX (608) 222-9225
<http://www.mymonona.com>

May 5, 2015

Superintendent Dan Olson
Monona Grove School District
5301 Monona Drive
Monona, WI 53716

Re: Proposed creation of City of Monona Tax Increment Financing District No. 9

Dear Superintendent Olson,

The City of Monona is proposing to create Tax Increment Financing District No. 9 (TID #9). Wis. Stat. § 66.1105(4)(a) requires that the City notify all of the affected taxing jurisdictions of the proposed TID establishment. Enclosed is a copy of the legal notice advertising the public hearing at which a draft of the proposed TID will be considered and a copy of the draft Project Plan. Please note that the draft Project Plan includes costs to be incurred within one-half mile of the TID #9 boundary as permitted under Wis. Stat. § 66.1105.(2)(f)1.n.

The public hearing is scheduled for May 26, 2015, beginning at 6:30 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 6:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed Project Plan also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of creating the District. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as all of the attachments. Further, please tentatively save 5:30 p.m., July 1 for a final Joint Review Board on the proposed Project Plan and boundaries.

Sincerely,
City of Monona

Patrick Marsh
City Administrator

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FAX (608) 222-9225
<http://www.mymonona.com>

May 5, 2015

Mayor Bob Miller
City of Monona
5211 Schluter Road
Monona, WI 53716

Re: Proposed creation of City of Monona Tax Increment Financing District No. 9

Dear Mayor Miller,

The City of Monona is proposing to create Tax Increment Financing District No. 9 (TID #9). Wis. Stat. § 66.1105(4)(a) requires that the City notify all of the affected taxing jurisdictions of the proposed TID establishment. Enclosed is a copy of the legal notice advertising the public hearing at which a draft of the proposed TID will be considered and a copy of the draft Project Plan. Please note that the draft Project Plan includes costs to be incurred within one-half mile of the TID #9 boundary as permitted under Wis. Stat. § 66.1105.(2)(f)1.n.

The public hearing is scheduled for May 26, 2015, beginning at 6:30 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 6:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed Project Plan also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of creating the District. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as all of the attachments. Further, please tentatively save 5:30 p.m., July 1 for a final Joint Review Board on the proposed Project Plan and boundaries.

Sincerely,
City of Monona

Patrick Marsh
City Administrator

POLICE DEPARTMENT
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5211 Schluter Road
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FIRE DEPARTMENT
FIRE DEPARTMENT
5211 Schluter Road
222-2528
5211 Schluter Road
222-2528

Publish in newspaper

Publish on May 14, 2015

PUBLIC NOTICE

CITY OF MONONA, WISCONSIN

Public notice is hereby given that the City of Monona Joint Review Board will hold an organizational meeting on May 26, 2015, at 6:00 p.m. Monona City Hall, 5211 Schluter Road, Monona, WI, in anticipation of the proposed creation of City of Monona Tax Increment Financing District #9 (TID #9) pursuant to Wis. Stat. § 66.1105.

At the meeting, the members of the Board shall appoint a chairperson and select a member from the public. Copies of the proposed TID #9 Boundary and Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schuller Road, Monona, WI, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Joan Andrusz
City Clerk

Publish in newspaper

Publish on May 7 and May 14, 2015

NOTICE OF PUBLIC HEARING

CITY OF MONONA, WISCONSIN

Public notice is hereby given that the City of Monona Community Development Authority will hold a public hearing on Tuesday, May 26, at 6:30 p.m. at Monona City Hall, 5211 Schluter Road, Monona, WI, to consider the Project Plan and Boundary for proposed Tax Incremental Financing District No. 9 (TID #9). At that time, all interested parties will be afforded a reasonable opportunity to express their views on the proposed TID #9 Project Plan and Boundary. Proposed project costs identified in the Project Plan include cash grants that may be provided by the City to owners, lessees or developers of property within proposed TID #9, pursuant to Wis. Stat. § 66.1105.

A copy of the proposed TID #9 Boundary and Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schuler Road, Monona, WI, between the hours of 8:00 am and 5:00 pm, Monday through Friday. A map of the proposed TID #9 Boundaries is provided below.

Joan Andrusz
City Clerk

APPENDIX E: PROOF OF PUBLICATION FOR JRB MEETINGS

PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Robb Grindstaff, 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

May 14, 2015

(Signed)

[Signature]

Subscribed and sworn before me this 14th day of

May 2015

Mary Jo Currie

Notary Public, State of Wisconsin

My Commission expires 12-15, 2018

No. Lines 37 No. Times 1 Affidavit Fees \$ 1.00

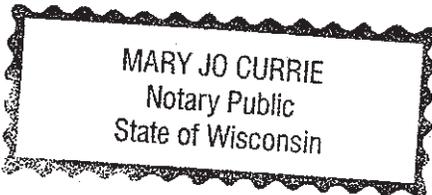
Printers Fees \$ 13.79

Total \$ 14.79

PUBLIC NOTICE
CITY OF MONONA,
WISCONSIN

Public notice is hereby given that the City of Monona Joint Review Board will hold an organizational meeting on May 26, 2015, at 6:00 p.m. Monona City Hall, 5211 Schlueter Road, Monona, WI, in anticipation of the proposed creation of City of Monona Tax Increment Financing District #9 (TID #9) pursuant to Wis. Stat. § 66.1105.

At the meeting, the members of the Board shall appoint a chairperson and select a member from the public. Copies of the proposed TID #9 Boundary and Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schlueter Road, Monona, WI, between the hours of 8:00 am and 5:00 pm, Monday through Friday.
Joan Andrusz
City Clerk
PUB. Herald-Independent;
May 14, 2015
WNAXLP



PROOF OF PUBLICATION

STATE OF WISCONSIN

} ss.

County of Dane

Robb Grindstaff, 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

June 18, 2015

(Signed) *[Signature]*

Subscribed and sworn before me this 25th day of June 2015

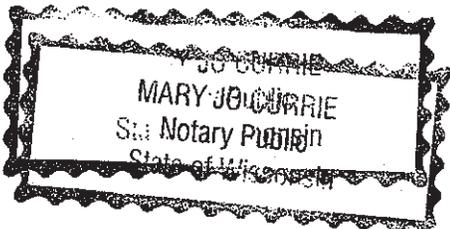
[Signature]
Notary Public, State of Wisconsin

My Commission expires 12-15 2018

No. Lines 39 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 14.53

Total \$ 15.53



PUBLIC NOTICE
CITY OF MONONA, WI
Public notice is hereby given that the City of Monona Joint Review Board will hold a meeting on Tuesday, June 23, at 8:30 am at Monona City Hall, 5211 Schluter Road, Monona, WI, to discuss and take action on a proposed resolution ratifying the Common Council resolution creating City of Monona Tax Increment Financing District No. 9 (TID #9) pursuant to section 66.1105, Wis Stats. At the Joint Review Board meeting, interested parties will be afforded a reasonable opportunity to express their views on the TID #9 Project Plan. Copies of the TID #9 Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schluter Road, Monona, WI, between the hours of 8:00 am and 5:00 pm, Monday through Friday.
Joan Andrusz
City Clerk
PUB Herald-Independent,
June 18, 2015
WNAXLP

APPENDIX F: JRB MINUTES FOR MAY 26 AND JUNE 23

MINUTES
Monona Joint Review Board Meeting
May 26, 2015

The meeting was called to order by Monona Community Development Authority / Planning Consultant Scott Harrington, Vandewalle & Associates at 6:00 pm.

Present: Marc Houtakker (City of Monona), Tim Casper (Madison College), Charles Hicklin (Dane County), Jerrud Rossing (Monona Grove School District), Andrew Homburg (Monona CDA member).

Also Present: Sonja Reichertz (Monona City Planner), Patrick Marsh (Monona City Administrator), Scott Harrington (Vandewalle & Associates), Ashley Robertson (Vandewalle & Associates).

Appointment of Member from the Public

A motion by Mr. Hicklin, seconded by Mr. Houtakker to appoint Mr. Homburg as the Member from the Public to the Joint Review Board was carried.

Appointment of Chairperson

A motion by Mr. Casper, seconded by Mr. Hicklin to appoint Mr. Homburg as the Chairperson for the Joint Review Board was carried.

Overview of Proposed TID #9

An overview of the proposed TID #9 was presented by Scott Harrington of Vandewalle & Associates. Mr. Harrington described that in general, the proposed boundaries encompass the triangular area between Broadway, Bridge Road, and the Yahara River in the City of Monona. The district also includes three parcels south of Broadway. He said this is a blighted TIF district that is expected to go the full length of 27 years.

Establishment of Date and Time for Final JRB Meeting

The next meeting date of the Joint Review Board was set for Tuesday, June 23, 2015 at 8:30 am.

Adjournment

A motion by Mr. Hicklin, seconded by Mr. Casper to adjourn was carried (6:10 p.m.)

Respectfully Submitted By:
Sonja Reichertz
City Planner

**Minutes
Monona Joint Review Board Meeting
June 23, 2015**

Chair Homburg called the Monona Joint Review Board meeting to order at 8:30 am.

Present: Marc Houtakker (City of Monona), Tim Casper (Madison College), Jerrud Rossing (Monona Grove School District), Andrew Homburg (Monona CDA Member)

Absent: Charles Hicklin (Dane County)

Also Present: Patrick Marsh (Monona City Administrator), Sonja Reichertz (Monona City Planner), Scott Harrington (Vandewalle & Associates), Ashley Robertson (Vandewalle & Associates)

Minutes

A motion by Mr. Houtakker, seconded by Mr. Casper, to approve the minutes of the May 26, 2015 meeting was carried with no changes.

Discussion of TID #9 Project Plan

Scott Harrington, Vandewalle & Associates, provided an overview of the district and financing plan. There was no discussion.

Public Input on TID #9 Project Plan

There was no public input.

Action on Resolution Approving Monona Common Council Resolution Creating TID #9

A motion by Mr. Houtakker, seconded by Mr. Casper to approve resolution approving Monona Common Council Resolution creating TID #9 was carried unanimously.

Adjournment

A motion by Mr. Casper, seconded by Mr. Houtakker to adjourn was carried. (8:35 pm)

Sonja Reichertz
City Planner

APPENDIX G: JRB ADOPTION RESOLUTION

JOINT REVIEW BOARD

**RESOLUTION APPROVING THE COMMON COUNCIL RESOLUTION
CREATING TAX INCREMENTAL DISTRICT NO. 9,
CITY OF MONONA**

WHEREAS, pursuant to Wis. Stat. § 66.1105(4m)(b)1., the Joint Review Board, Tax Incremental District No. 9 (TID #9), City of Monona, Wisconsin, has reviewed the public record, planning documents, and resolution of the Monona Common Council related to the TID #9; and

WHEREAS, the Joint Review Board, TID #9, City of Monona, Wisconsin, has received in an open meeting additional information from the City of Monona regarding TID #9.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Wis. Stat. § 66.1105(4m)(c), the Joint Review Board finds:

1. The development expected in TID #9, City of Monona, Wisconsin, would not occur without the use of tax incremental financing, and in the Board's judgment the development described in the documents the Board has reviewed would not occur without the creation of a tax incremental district;
2. The economic benefits of TID #9, City of Monona, Wisconsin, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements;
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED, the resolution of the Common Council creating TID No. 9 is hereby approved.

Adopted this 1st day of July, 2015.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT No. 9
CITY OF MONONA, WISCONSIN

By: _____

Joint Review Board Chairperson



APPENDIX H: PROPERTY OWNERS CORRESPONDENCE



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

May 7, 2015

VIA CERTIFIED MAIL

«ConctOwner» «Attention»
«BillingStr»
«BillingCty»

Re: City of Monona Proposed Tax Incremental Finance District No.9, Parcel No. «PARCELNO»

To Whom It May Concern:

The City of Monona Community Development Authority has prepared a Project Plan and Boundary Map for proposed City of Monona Tax Incremental District No. 9 (TID # 9). The purpose of the Plan is to promote redevelopment within the proposed TID #9 Boundary by implementing a number of needed projects from infrastructure improvements within the District and within a half-mile of the District, to promotion and development programs, as well as potential cash grants to owners, lessees, and developers of land within the District.

The City is proposing to establish TID #9 for the purpose of blight elimination. 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" as defined in Wis. Stat. § 66.1105(2)ae. The attached map indicates property conditions in proposed TID #9, including those found to exhibit blight. 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 exhibit conditions that are detrimental to public health and safety. Due to the general deterioration of structures and site improvements such as streets, driveways and parking lots, enough area within the proposed TID #9 boundary meets the technical definition of "blight" under Wisconsin Statutes.

Notice is hereby given that the City of Monona Community Development Authority will hold a public hearing on Tuesday, May 26, at 6:30 p.m. at Monona City Hall, 5211 Schluter Road, Monona, WI, to consider the Project Plan and Boundary for proposed TID #9. At that time, all interested parties will be afforded a reasonable opportunity to express their views on the proposed TID #9 Project Plan and Boundary. You are invited and encouraged to attend this hearing.

A copy of the proposed TID #9 Boundary and Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schullter Road, Monona, WI, between the hours of 8:00 am and 5:00 pm, Monday through Friday. See the Plan for a legal description of the district and for a site-by-site blight assessment.

If you have any questions, or require additional information, please contact me at (608) 222-2525.

Sincerely,

CITY OF MONONA

Pat Marsh
City Administrator

Enclosures: Map of TID #9 Boundary and Property Conditions

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



City of Monona TID #9



Map 3: Existing Uses & Conditions

-  Blighted Property
-  Commercial
-  Vacant Commercial Property
-  Public Facilities
-  TID # 9
-  Municipal Boundaries

7014 1820 0001 6511 5224

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MONONA-BRIDGE ROAD LLC
330 E KILBOURN AVE STE 838
MILWAUKEE, WI 53202

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6320 METROPOLITAN LANE
MONONA, WI 53713

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5515 MONONA DR
MONONA, WI 53716

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1340 STRATFORD CT
MIDDLETON, WI 53562

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INLAND LAKES LAND COMPANY LLC
6320 METROPOLITAN LANE
MONONA, WI 53713

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Street & Apt. No., or PO Box No.: 6311 PHEASANT RUN
City, State, ZIP+4: MCFARLAND WI 53558

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Sent To: SEMOVSKI & ZYTEJA LLC

Street & Apt. No., or PO Box No.: 6102 FREDICKSBURG LN
City, State, ZIP+4: MADISON, WI 53718

6025 1820 0001 6511 5286

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Street & Apt. No., or PO Box No.: 937 MENOMONIE LN
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City, State, ZIP+4: MADISON, WI 53713

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City, State, ZIP+4: MADISON, WI 53713

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City, State, ZIP+4: BELLEVILLE WI 53508

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DISTRICT
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or PO Box No. 1610 MOORLAND ROAD
City, State, ZIP+4 MADISON WI 53713

PS Form 3800, July 2014

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Street & Apt. No.,
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City, State, ZIP+4 MONONA, WI 53716

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or PO Box No. MADISON, WI 53701
City, State, ZIP

PS Form 3800, July 2014

See Reverse for Instructions

APPENDIX I: PROOF OF PUBLIC HEARING NOTICES

PROOF OF PUBLICATION

STATE OF WISCONSIN

County of Dane

} ss.

Robb Grindstaff, 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

May 7, 2015

May 14, 2015

(Signed) *[Signature]*

Subscribed and sworn before me this 14th day of May 2015

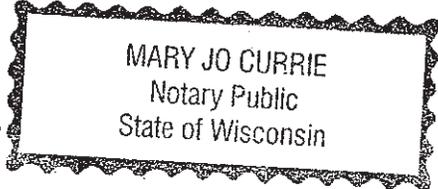
Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires 12-15 2018

No. Lines 60 No. Times 2 Affidavit Fees \$ 1.00

Printers Fees \$ 87.95

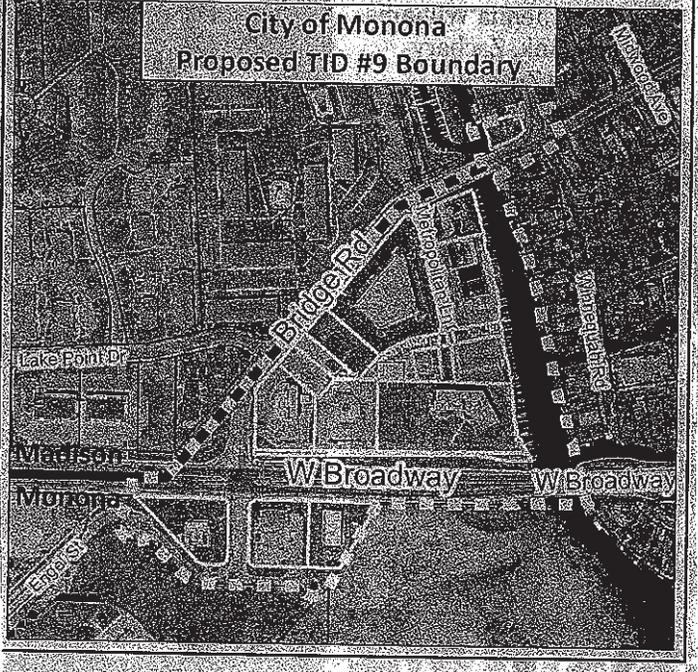
Total \$ 88.95



NOTICE OF PUBLIC HEARING
CITY OF MONONA, WISCONSIN

Public notice is hereby given that the City of Monona Community Development Authority will hold a public hearing on Tuesday, May 26, at 6:30 p.m. at Monona City Hall, 5211 Schluter Road, Monona, WI, to consider the Project Plan and Boundary for proposed Tax Incremental Financing District No. 9 (TID #9). At that time, all interested parties will be afforded a reasonable opportunity to express their views on the proposed TID #9 Project Plan and Boundary. Proposed project costs identified in the Project Plan include cash grants that may be provided by the City to owners, lessees or developers of property within proposed TID #9, pursuant to Wis. Stat. § 66.1105. A copy of the proposed TID #9 Boundary and Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schluter Road, Monona, WI, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. A map of the proposed TID #9 Boundaries is provided below.

Joan Andrusz
 City Clerk
 PUB: Herald-Independent
 May 7 & 14, 2015
 WNAXLP



PROOF OF PUBLICATION

STATE OF WISCONSIN } ss.
County of Dane

Robb Grindstaff, 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

May 14, 2015

(Signed) [Signature]

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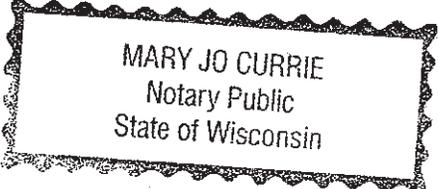
[Signature]
Notary Public, State of Wisconsin

My Commission expires 12-15, 2018

No. Lines 37 No. Times 1 Affidavit Fees \$ 1.00

Printers Fees \$ 13.79

Total \$ 14.79



PUBLIC NOTICE
CITY OF MONONA
WISCONSIN
Public notice is hereby given that the City of Monona Joint Review Board will hold an organizational meeting on May 26, 2015, at 6:00 p.m. Monona City Hall, 5211 Schuler Road, Monona, WI, in anticipation of the proposed creation of City of Monona Tax Increment Financing District #9 (TID #9) pursuant to Wis. Stat. § 66.1105.
At the meeting, the members of the Board shall appoint a chairperson and select a member from the public. Copies of the proposed TID #9 Boundary and Project Plan are available and will be provided upon request at the City Planning and Community Development office at City Hall, 5211 Schuler Road, Monona, WI, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.
Joan Andrusz
City Clerk
PUB: Herald-Independent,
May 14, 2015
WNAXLP

APPENDIX J: CDA PUBLIC HEARING MINUTES

Minutes
Community Development Authority Meeting
May 26, 2015

Chair Stolper called the Community Development Authority (CDA) meeting to order at 7:00 pm.

Present: Chair Tom Stolper, Aldm. Kathy Thomas, Aldm. Doug Wood, Mr. Andrew Homburg, Mr. John Surdyk, Mr. Jason Scott

Absent: Mr. Scott Kelly

Also Present: City Administrator Patrick Marsh, City Planner Sonja Reichertz, Consultants Scott Harrington and Ashley Robertson, Vandewalle & Associates

MINUTES

A motion by Aldm. Thomas, seconded by Mr. Homburg to approve the minutes of the April 28, 2015 meeting was carried with no changes.

APPEARANCES

There were no appearances.

PUBLIC HEARING

5. Public Hearing - Draft Tax Increment District (TID) #9 Project Plan (Dated 5/15)

Scott Harrington, Vandewalle & Associates, presented an overview of the TID #9 Project Plan. He said TID #9 is a blighted area district that meets the requirements for percentage of blight and vacant land. Adding the equalized value of this area to the total equalized value puts the City at 11.5% of the 12% limit. The parcels south of Broadway are included for their development potential and to capture tax increment from increased value and to account for costs associated with the overall redevelopment. The Council will review the Plan on June 1st and 15th and the Joint Review Board will meet again on June 23th at 8:30 am.

Kenneth Clark, Four Lakes Yacht Club and Monona Resident, said his concern is the amount of parking that is unavailable to the Yacht Club.

Mike Duesing, Commodore, Four Lakes Yacht Club, said Metropolitan Lane is shown as a dead-end which strangles their ability to survive as business. He said they would really prefer a through-road, even if it is one-way, to allow trucks and trailers to circulate the site better and to have better access to their boat launch. He said parking is not adequate and they don't think the plan reflects their needs or desires.

Tom Thompson, 5705 Winnequah Road, stated his main concern is that the Bridge Road and Metropolitan Land intersection remains the same. He said it is unsafe and very difficult to see

May 26, 2015

Approved June 23, 2015

oncoming cars as trucks with boats are trying to pull out. On the concept plan, this is the only ingress/egress option for the Club.

Joe Dimaggio, 401 W Broadway, stated he is in favor of the improvements overall, but he is not in favor of his property being included in the district. He asked if there were plans to redevelop his property or not.

Joe Prezentine, Four Lake Yacht Club and Monona Resident, said he sees the cul-de-sac on the concept plan as an issue as it would be difficult to back a boat into their boat launch.

There was no further discussion and the public hearing was declared closed.

OLD BUSINESS

None

NEW BUSINESS

7.A. Consideration of Resolution Adopting Tax Increment District (TID) #9

A motion was made by Aldm. Thomas, seconded by Mr. Surdyk to adopt Tax Increment District (TID) #9.

Aldm. Thomas said there were a lot of questions raised about the concept plan during the public hearing. She asked if staff can explain how uncertain the specific improvements are so the individuals understand that the CDA is not ignoring their concerns.

City Administrator Marsh explained that the main priority is the triangle area (north of Broadway), which is expected to catalyze development south of Broadway. While the city is pushing forward on the north side and has developed a concept plan, there are not any city plans in the works for the south side.

Mr. Harrington said the configurations shown on the concept plan are not formally a part of the TIF Plan, so the public does not have to be concerned with the specific improvements being finalized. The TIF Plan is a funding mechanism and not a development plan. He said there is a separate process for the actual physical development of the private development areas. There are more generalized bullet points that will guide the development plan than the one concept that is being shown. Regarding the parcels on the south side, he explained there is nothing mandating that property must redevelop, but it allows current and future property owners more options.

Aldm. Thomas explained that the city values the Yacht Club and will work with them on the specific development of the area. She said closing the road-off from the rest of the development offers some benefits to the Club, but possibly creates other unintentional consequences that will be examined further.

Community Development Authority Minutes

May 26, 2015

Approved June 23, 2015

Mr. Homburg said the TIF share of Bridge Road and walkway are financed by planned value generated by new development on south side. There is more benefit (revenue) to be gained that supports the north side rather than cost by including the south side. Mr. Harrington added that the south side would not eat all of its own increment in the same way the north side would.

Mr. Duesing asked about the parking. City Administrator Pat Marsh said we are not removing parking from Yacht Club.

Mr. Harrington said for the benefit of CDA, the work group met with the Four Lake Yacht Club and we agreed that the size and location of the cul-de-sac could be re-examined. He agreed that engineering can look at the safety of Bridge Road. He also stated that other parking issues could be resolved through a third party developer, which is not present at this time. He said he is confident that technicalities can be addressed. He also noted that the bulk of parking deck is available to public.

Aldm. Wood said we should consider possible alternate exits for boats onto Bridge Road.

Aldm. Thomas reiterated that this concept plan is not cast in stone and there are many details to be worked out.

Mr. Homburg asked Mr. Harrington if he has revisited the parking deck design. Mr. Harrington said the City is limited with what they can do as far as design without knowing which developments the parking will specifically serve. He said it will continue to be looked at as plans evolve.

After discussion, the motion carried unanimously.

7.B. Consideration of Authorization for CDA Chair to Enter Into Exclusive Agreements with Potential Developers.

City Administrator Marsh provided background. He said City Attorney Bill Cole drafted the document. The main purpose of the agreement is to avoid a two month window of approvals to simply have a developer commit resources to investigating the site further. There is a fee associated with the agreement and an extension fee and documentation requirements. This does not authorize the CDA Chair or Mayor to enter into development agreements or exclude the City from talking with any other interested developers.

A motion was made by Aldm. Thomas, seconded by Mr. Surdyk to approve the agreement.

Aldm. Wood noted that the language does not give the Mayor authority explicitly. City Administrator Marsh said that would be in the City Council resolution. Aldm. Wood also asked that the party to the agreement states that it is the City, and asked that it be revised to state that authority is given to the CDA Chair and the Mayor.

Community Development Authority Minutes

May 26, 2015

Approved June 23, 2015

Mr. Homburg said he is concerned about transparency and requested any extension be reviewed by the CDA. Aldm. Wood and Mr. Surdyk agreed.

A motion by Aldm. Thomas, seconded by Aldm. Wood to table this item was carried.

7.C. Consideration of Recommendation to Finance and Personnel Committee - Loan Recipients for 2015 Renew Monona Loan Program

A motion was made by Mr. Surdyk, seconded by Mr. Homburg to approve the loan recipients for 2015 Renew Monona Loan Program.

City Administrator Marsh explained that \$25,000 in loan funds were available for this round of applications which will support \$230,000 in improvements. We are able to fund three projects. The scores of the top three stood out from the rest of the field.

Aldm Wood asked if there was a way to vet the applications to determine if the applicants needed the loan to make it work. City Planner Reichertz said the loans are only available to homes at or below 120% of the median assessed value of residential property in the City.

There was discussion of the loan scoring criteria. The CDA agreed it would be a good idea to review the details of the program again in the future.

The motion carried.

REPORTS OF STAFF AND COMMUNITY DEVELOPMENT AUTHORITY MEMBERS

8.A. Update on Existing and Proposed Developments

City Planner Reichertz reported that Summit Credit Union still plans to move forward with the redevelopment of 5809 Monona Drive but revised plans have not been received. Royal Capital Group has talked with the staff about another Plan Commission submittal early this summer.

8.B. CDA Questions and Requests for Information

There were no questions.

9. Upcoming CDA Meetings

Administrator Marsh said the next regularly scheduled CDA meetings are 6/23/15 and 7/28/15.

ADJOURNMENT

A motion by Mr. Surdyk, seconded by Mr. Wood to adjourn was carried. (8:30 pm)

Sonja Reichertz
City Planner

APPENDIX K: CDA ADOPTION RESOLUTION

RESOLUTION NO. 5-26-15
RESOLUTION ADOPTING TAX INCREMENTAL DISTRICT NO. 9

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MONONA, WISCONSIN

WHEREAS, pursuant to Wis. Stat. §66.1105(3)(f), the City of Monona Community Development Authority has been designated as the agent of the City to perform all acts otherwise performed by the planning commission under Wis. Stat. § 66.1105; and

WHEREAS, pursuant to Wis. Stat. § 66.1105, the City of Monona Community Development Authority has prepared a Project Plan and Boundary for Tax Incremental District No. 9 (TID #9) including: 21 parcels; costs for capital, infrastructure and land acquisition projects and related expenditures within the TID #9 boundary and within one-half mile of the district boundary; costs for promotion, development and administrative programs; and providing assistance to owners, lessees, and developers of land within the district boundary; and

WHEREAS, on May 26, 2015, the City of Monona Community Development Authority met and held a public hearing on the proposed TID #9 Project Plan and Boundary; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within TID #9, including the County of Dane, Madison Area Technical College, and the Monona Grove School District pursuant to Wis. Stat. § 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed TID #9 Project Plan and Boundary; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Community Development Authority desires to favorably recommend to the Common Council of the City of Monona the TID #9 Project Plan and Boundary in the form attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Wis. Stat. § 66.1105(4)(f), the Community Development Authority of the City of Monona adopts the TID #9 Project Plan and Boundary and submits it to the Common Council.

BE IT FURTHER RESOLVED that the Community Development Authority recommends that the Common Council approve the Project Plan and Boundary of Tax Increment District No. 9, City of Monona, Wisconsin pursuant to Wis. Stat. § 66.1105(4)(gm).

This Resolution was duly adopted at a meeting of the Community Development Authority of the City of Monona on the 26th day of May, 2015.

COMMUNITY DEVELOPMENT AUTHORITY

By: Tom Stolper
Tom Stolper
Community Development Authority Chairperson

ATTEST:

Joan Andrusz
Joan Andrusz, City Clerk

APPENDIX L: CITY COUNCIL MINUTES FOR JUNE 1 AND JUNE 15

MONONA CITY COUNCIL MINUTES
June 1, 2015

The regular meeting of the Monona City Council was called to order by Mayor Miller at 7:31 p.m.

Present: Mayor Robert Miller, Alderpersons Chad Speight, Mary O'Connor, Brian Holmquist, Kathy Thomas, Jim Busse, and Doug Wood

Also Present: City Administrator Patrick Marsh, Belle Isle Neighborhood Association President Jim Lampe, City Attorney William Cole, Chris Homburg from the Plan Commission, and City Clerk Joan Andrusz

ROLL CALL and PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Alder O'Connor requests the word "running" be corrected to "streaming" in her report and that "Chair" be added after her appointment to the Community Media Committee. Alder Speight requests that "Chair" be added after his appointment to the Mass Transit Commission.

A motion by Alder Speight, seconded by Alder O'Connor to approve the Minutes from the May 18, 2015 City Council meeting as corrected, was carried.

APPEARANCES

Mayor Miller read and presented A Proclamation Recognizing Monona Grove High School Principal Dr. Paul Brost on Being Named Wisconsin's High School Principal of the Year. Dr. Brost received a standing ovation, expressed his appreciation, and spoke about his 11 years with the School District and plans for the future.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

A motion by Alder Wood, seconded by Alder Holmquist to approve the following, was carried:

1. Renewal Applications for 2015/2016 Class "A" Fermented Malt Beverage Licenses:
 - a. La Rosita of Wisconsin, Inc., d/b/a La Rosita Latina, 6005 Monona Drive
 - b. PDQ Food Stores, Inc., P. O. Box 620997, Middleton, Wisconsin, 53562, d/b/a PDQ #123, 105 East Broadway
 - c. Speedway LLC, P. O. Box 1580, Springfield, Ohio, 45501, d/b/a Speedway #4088, 5450 Monona Drive
 - d. Speedway LLC, P. O. Box 1580, Springfield, Ohio, 45501, d/b/a Speedway #4533, 2500 Royal Avenue
2. Renewal Applications for 2015/2016 Class "A" Fermented Malt Beverage and "Class A" Liquor Licenses:
 - a. Ultimate Mart, LLC, Owned By Roundy's Supermarkets, Inc., P. O. Box 473, MS-2650, Milwaukee, Wisconsin, 53201, d/b/a Copps #8181, 6540 Monona Drive

- b. Fellerson, Inc., 1012 Birch Haven Circle, Monona, Wisconsin, 53716, d/b/a Ken's Meats & Deli, 5725 Monona Drive
 - c. Licali's Market, Inc., d/b/a Licali's Market, 6325 Monona Drive
 - d. Monona Mart, LLC, 4967 Highwood Circle, Middleton, Wisconsin, 53562, d/b/a Monona Mart, 1220 East Broadway
 - e. Kwik Trip, Inc., P. O. Box 2107, LaCrosse, Wisconsin, 54602, d/b/a Tobacco Outlet Plus #531, 6300 Monona Drive, Suite 2
 - f. Walgreen Co., P. O. Box 901, Deerfield, Illinois, 60015, d/b/a Walgreens #04830, 5300 Monona Drive
 - g. Wal-Mart Stores East, LP, 702 SW 8th Street, Bentonville, Arkansas, 72716, d/b/a Wal-Mart Supercenter #3857, 2151 Royal Avenue
3. Renewal Applications for 2015/2016 Class "B" Fermented Malt Beverage and "Class B" Liquor Licenses:
- a. EZ August, LLC, d/b/a Angelo's, 5801 Monona Drive
 - b. Bourbon Street Grille, Inc., P. O. Box 8201, Madison, Wisconsin, 53708, d/b/a Bourbon Street Grille, 6312 Metropolitan Lane
 - c. Bridge Road LLC, d/b/a Bridge Lounge, 6414 Bridge Road
 - d. Blazin Wings, Inc., 5500 Wayzata Boulevard, Suite 1600, Golden Valley, Minnesota, 55416, d/b/a Buffalo Wild Wings, 6544 Monona Drive
 - e. Blake & Blake, d/b/a David's Jamaican Cuisine, 5734 Monona Drive
 - f. The East Side Club, Inc., d/b/a The East Side Club, 3735 Monona Drive
 - g. Mr. Luo, LLC, Owned by Jun Luo, d/b/a Edo Garden Japanese Restaurant, 6309 Monona Drive
 - h. Fat Jacks Monona, Inc., d/b/a Fat Jack's, 6207 Monona Drive
 - i. Joe's Fire Station, LLC, 1910 Tarragon Drive, Madison, Wisconsin, 53716, d/b/a Joe's Fire Station, 900 East Broadway
 - j. Monona Garden Family Restaurant, Inc., d/b/a Monona Garden Family Restaurant, 6501 Bridge Road
 - k. Pizza Oven of Monona, LLC, d/b/a Pizza Oven, 5511 Monona Drive
 - l. Red Robin International, Inc., 6312 S. Fiddlers Green Circle, Suite 200N, Greenwood Village, Colorado, 80111, d/b/a Red Robin Gourmet Burgers, 6522 Monona Drive
 - m. Valdimark, Inc., d/b/a Silver Eagle Bar & Grill, 5805 Monona Drive
 - n. Snick's Sportsman's Bar, LLC, 2004 Barger Drive, Stoughton, Wisconsin, 53589, d/b/a Snick's Sportsman's Bar, 4605 Monona Drive
 - o. Tasting Room of Monona, Inc., d/b/a The Tasting Room, 6000 Monona Drive, Suite 103
 - p. Wiltzius, LLC, 5250 Summer Ridge Drive, Madison, Wisconsin, 53704, d/b/a Tower Inn, 1008 East Broadway
 - q. Leskes, Inc., d/b/a Tully's II Food & Spirits, 6401 Monona Drive
 - r. Badger Bowl, Inc., 506 E. Badger Road, Madison, Wisconsin, 53713, d/b/a Monona Village Lanes, 208 Owen Road
 - s. FHMonona, LLC, 5279 Scenic Ridge Trail, Middleton, Wisconsin, 53562, d/b/a Waypoint Public House, 320 West Broadway
4. Renewal Application for 2015/2016 "Class A" Liquor License:
- a. Fraboni's Italian Specialties, Inc., d/b/a Fraboni's, 108 Owen Road
5. Renewal Applications for 2015/2016 Class "B" Fermented Malt Beverage and "Class C" Wine Licenses:
- a. Huang & Lin China Star, LLC, Owned by Ming Yi Huang, 2935 South Fish Hatchery Road, Madison, Wisconsin, 53711, d/b/a China Star Restaurant, 111 River Place

- b. The Noodle Shop, CO. – Wisconsin, Inc., 520 Zang Street, Suite D, Broomfield, Colorado, 80021, d/b/a Noodles & Company #203, 6520 Monona Drive
 - c. Shrestha Family, LLC, Owned by Madan Shrestha, d/b/a Swad Indian Restaurant, 6007A Monona Drive
 - d. Jiang & Chen Enterprise, LLC, d/b/a World Buffet, 2451 West Broadway
6. Renewal Application for 2015/2016 Class “B” Fermented Malt Beverage License:
- a. Mitchell Marks, 4040 Vilas Hope Road, Cottage Grove, Wisconsin, 53527, d/b/a Marks Enterprise, Monona Community Center, 1011 Nichols Road
7. Renewal Applications for 2015/2016 Patio Permit:
- a. Valdimark, Inc., d/b/a Silver Eagle Bar & Grill, 5805 Monona Drive
 - b. Badger Bowl, Inc., 506 E. Badger Road, Madison, Wisconsin, 53713, d/b/a Monona Village Lanes, 208 Owen Road
 - c. FHMonona, LLC, 5279 Scenic Ridge Trail, Middleton, Wisconsin, 53562, d/b/a Waypoint Public House, 320 West Broadway
8. Applications for 2015/2016 Operator Licenses:
- a. Joseph R. Devitt, Waypoint Public House
 - b. Austin R. Kritz, Waypoint Public House
 - c. Danae R. Ball, Speedway – Royal Avenue
 - d. Heather L. Corkery, Speedway – Royal Avenue
 - e. Lisa L. Crofoot, Speedway – Royal Avenue
 - f. Jennifer J. Kimball, Speedway – Royal Avenue
 - g. Therese L. Michels, Speedway – Royal Avenue
 - h. Frederick R. Bechen, PDQ #123
 - i. Benjamin A. Koehler, PDQ #123
 - j. Sabrina I. Mikkelson, PDQ #123
 - k. Trinity L. Miller, PDQ #123
 - l. Leah C. Smith, PDQ #123
 - m. Jeffrey D. Loy, Joe’s Fire Station
 - n. Jeffrey L. Winge, Joe’s Fire Station
 - o. Lisa M. Nemitz, Snick’s Sportsman’s Bar
 - p. Kristin L. Krebs, Tobacco Outlet Plus
 - q. Jeffrey D. Zumstein, Tower Inn
 - r. Kelly Hamel, Tully’s II
9. Applications for 2015/2017 Operator Licenses:
- a. Matthew L. Knapton, Buffalo Wild Wings (correction)
 - b. Penny Saint Steen, PDQ #123
 - c. Mary S. Conklin, Village Lanes
 - d. John R. Kunshek, Village Lanes
 - e. William C. Lease, Village Lanes
10. Applications for Temporary Operator Licenses:
- a. James M. Bisbee, Monona Festival
 - b. Laura L. Bisbee, Monona Festival
 - c. James R. Heberling, Monona Festival
 - d. Belle C. Oswald-Heberling, Monona Festival

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

Mr. Lampe, 1402 Neponset Trail appeared before the Council and spoke regarding Resolution 15-6-2033 Authorizing the Reimbursement of Costs to Remove a Sandbar Interfering with Navigation in Lagoon Du Nord. The DNR may have denied it, but he doesn't know that. Belle Isle neighbors paid for the whole project and thought this was overlooked and is a warranty issue. There is lake access from land for a brief time period while a property owner does construction. When the water level rises the sandbar will be covered and boats will hit it.

Mayor Miller stated two owners were assessed for dredging and are paying. He asked City Attorney Cole if doing this additional work will prompt other property owners who weren't satisfied with the dredging to request more work be done at their properties. City Attorney Cole stated this is a natural body of water and engineers would have to determine the cause of any issues. New assessments could be created; the cost could not be recouped through the current assessment.

Alder Thomas reported the Public Works Committee approved this work as the "right thing to do." The sandbar was initially excluded by the DNR but now they say they would approve a general permit for its removal, which has been applied for. The goal is to get the work done while the easier land access is available, rather than from a more costly barge. Open access to the lagoons was the goal of doing all of the dredging, and two boats can't pass each other in this area. Funds should be taken from the stormwater budget. She will seek documentation from an engineer agreeing that this sand came from street and stormwater run-off. Mr. Homburg stated he and the homeowner met with Wendy Pike from the DNR. Dredging that is less than 100 yards doesn't need testing and can use a general permit.

Alder Busse stated prior to dredging the channel was unnavigable, but the sandbar should be removed. Reassessment is too onerous as the City would have to start the process over. Alder Speight stated everyone in the City paid their fair share of the entire project and would have paid for this part had it been done originally. It would be unfair to assess just these two homeowners.

City Administrator Marsh explained the assessment process. Costs are split with the property owner paying 70% and the City 30%. The amount assessed is based upon linear feet of water frontage with a minimum of 50 feet and a maximum of 100 feet per lot. There will be a slight amendment in the Resolution, a budget amendment, and funding defined for the next meeting.

City Administrator Marsh provided information on Resolution 15-6-2030 Approving Tax Incremental District No. 9. This was approved by the CDA last week. The development area was approved last year. There is a slight change in the addition of one property north of the river to bring in more of Bridge Road and the inclusion of three properties south of Broadway. This encompasses additional transportation and intersection work.

A motion by Alder Holmquist, seconded by Alder Speight to Convene in Closed Session under Wisconsin Statute section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Monona Riverfront Project). On a roll call vote, all members voted in favor of the motion.

Upon reconvening in Open Session:

A motion by Alder Thomas, seconded by Alder O'Connor to suspend the rules and take action on Resolution 15-6-2032 Authorizing the Mayor to Execute an Exclusive Right to Negotiate Agreement for the Monona Riverfront Project, was carried.

Alder Wood requests that the first line of section 2 of the Agreement be corrected by removing the word "be". Alders Thomas and Speight agree to this change.

A motion by Alder Thomas, seconded by Alder Speight to approve Resolution 15-6-2032 Authorizing the Mayor to Execute an Exclusive Right to Negotiate Agreement for the Monona Riverfront Project as corrected, was carried.

REPORTS

Alder O'Connor reported that on Saturday a large crew worked to set up the radio station. Mayor Miller expressed appreciation for the incredible volunteer talent working on behalf of the City.

Alder Thomas thanks the Police Department, City Council, Community Media, and the City for their support for the Memorial Day Parade. Mayor Miller reported a video is being edited for You Tube broadcast.

City Attorney Cole reported that the ruling was in the City's favor at the hearing last week on the condemnation appeal from a Monona Drive property acquisition.

City Clerk Andrusz reported the Board of Review meets tomorrow night beginning at 6:00 in the Library Municipal Room. While it is too late to file an Intent to Object form, property owners can appeal to the Board to hear their case if good cause can be found for late filing.

City Administrator Marsh reported Monday's Plan Commission meeting is cancelled due to a lack of agenda items. The Festival Committee's work has begun with staff coordination. Way finding signs should be up one month from today, in time for the Festival. Four flat screen TVs will be installed in the Library Municipal Room tomorrow, replacing the out-of-focus pull-down screens.

Mayor Miller thanks the Parade Committee for their work. This is the first year the Parade was more community-driven, rather than a Chamber of Commerce event. It was reported that Monona, on a percentage basis, is the 4th largest-growing City in the State.

Mayor Miller stated budget work will begin soon. Auditors will be in City Hall this week and next. The City is losing its room tax grandfather clause. Revenue losses will be \$19,000 the first year, and will be reduced over four years and frozen at \$180,000, even if more hotels are built. Funds must be used for tourism projects approved by a committee. Transportation credits will be reduced as anticipated as Monona Drive credits reduce. Personal Property Tax and Computer Aid funds won't be affected. The goal is to maintain City services at the current level. Alder Wood requests the budget contain a separate column for committee recommendations along with the columns for the requested amount and the Mayor's amount.

APPOINTMENTS

There were no Appointments

ADJOURNMENT

A motion by Alder Speight, seconded by Alder Wood to adjourn, was carried. (8:30 p.m.)

Joan Andrusz
City Clerk

MONONA CITY COUNCIL MINUTES
June 15, 2015

The regular meeting of the Monona City Council was called to order by Mayor Miller at 6:00 p.m.

Present: Mayor Robert Miller, Alderpersons Doug Wood, Chad Speight, Mary O'Connor, Brian Holmquist, Kathy Thomas, and Jim Busse

Also Present: City Administrator Patrick Marsh and City Clerk Joan Andrusz

ROLL CALL and PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion by Alder O'Connor, seconded by Alder Speight to approve the Minutes from the June 1, 2015 City Council meeting, was carried.

APPEARANCES

Leroy Shorey, 205 Starry Avenue appeared before the Council and spoke regarding responsibility for a well abandonment.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

City Clerk Andrusz noted the following item should be in New Business with a request for immediate action.

A motion by Alder Busse, seconded by Alder Holmquist to remove Consideration of 2015/2016 Class "A" Fermented Malt Beverage License Renewal Application for Treysta Holdings, LLC, d/b/a Treysta on the Water, 320 West Broadway, Monona, Wisconsin, 53716, Agent Rebecca M. Anderson, 4905 Tonyawatha Trail, Monona, Wisconsin, 53716 from the Consent Agenda to become item G. 2. b. in New Business, was carried.

A motion by Alder Wood, seconded by Alder Speight to approve the following, was carried:

Applications for 2015/2016 Operator Licenses:

- a. LaTasha B. Clementi, Speedway – Monona Drive
- b. Antwon W. Austin, Speedway – Royal Avenue
- c. Matthew Rodriguez, Speedway – Royal Avenue
- d. Melissa M. Gordon, Joe's Fire Station
- e. Sarah J. Patersen, Joe's Fire Station
- f. Christy A. Torpy, Joe's Fire Station
- g. Kevin C. Olrick, Angelo's Pizzeria
- h. Jacob C. Parks, Bourbon Street Grille
- i. Emily R. Thomas, Bourbon Street Grille
- j. Kimberly A. Horwath, Walgreens

- k. Sam W. Jeffers, Walgreens
- l. Shawna F. McCartney, Walgreens
- m. Shanan B. Penn, Walgreens
- n. Melissa M. Welch, Walgreens
- o. Kelly J. Westrick, Walgreens
- p. Scott M. Mueller, Snick's Sportsman's Bar
- q. Michael J. Krueger, Red Robin
- r. Kristy R. Mueller, Red Robin
- s. Justin Piccolo, Red Robin
- t. Richard R. Rogers, PDQ Food Stores

Applications for 2015/2017 Operator Licenses:

- a. Michael J. Phillips, Snick's Sportsman's Bar
- b. Justin D. Clary, Tully's II
- c. Donald G. Hocking, Tully's II

UNFINISHED BUSINESS

City Administrator Marsh reported the auditors would not allow the following dredging project to be paid out of the stormwater budget. Funds will be transferred out of the reserve funds to pay the anticipated \$14,000 cost.

A motion by Alder Thomas, seconded by Alder Speight to approve Resolution 15-6-2033 Amending the Operating Budget to Reimburse Costs to Remove a Sandbar Interfering with Navigation in Lagoon Du Nord. On a roll call vote, all members voted in favor of the motion.

City Administrator Marsh reported the following item was reviewed by the Joint Review Board and will be again on June 23. There have been no questions from the public on this. The CDA approved it at their last meeting. The City is within 1% of the 12% total equalized value limit for TIDs. The law could change to 15% soon. If the law doesn't change, the City will not be able to add additional TIDs until TID 2 closes in 2018.

A motion by Alder Wood, seconded by Alder Thomas to approve Resolution 15-6-2030 Approving Tax Incremental District No. 9. On a roll call vote, all members voted in favor of the motion.

NEW BUSINESS

A motion by Alder Wood, seconded by Alder Busse to suspend the rules and take action on the 2014/2015 Class "A" Fermented Malt Beverage License Application for Treysta Holdings, LLC, d/b/a Treysta on the Water, 320 West Broadway, Monona, Wisconsin, 53716, Agent Rebecca M. Anderson, 4905 Tonyawatha Trail, Monona, Wisconsin, 53716, was carried.

Alder Wood reported this is a license to sell carry-out fermented malt beverages from a café in the lobby of the Treysta on the Water development. It will be open to residents and the public during the same hours of operation as a store. Sales will be made by a licensed Operator. A garage door-type closure will lock the product from access when the area is closed.

A motion by Alder Wood, seconded by Alder Busse to approve the 2014/2015 Class "A" Fermented Malt Beverage License Application for Treysta Holdings, LLC, d/b/a Treysta on the

Water, 320 West Broadway, Monona, Wisconsin, 53716, Agent Rebecca M. Anderson, 4905 Tonyawatha Trail, Monona, Wisconsin, 53716, was carried.

A motion by Alder Busse, seconded by Alder Wood to suspend the rules and take action on the 2015/2016 Class "A" Fermented Malt Beverage License Renewal Application for Treysta Holdings, LLC, d/b/a Treysta on the Water, 320 West Broadway, Monona, Wisconsin, 53716, Agent Rebecca M. Anderson, 4905 Tonyawatha Trail, Monona, Wisconsin, 53716, was carried.

Alder Wood reported this is the renewal of the previous application and will take effect on July 1, 2015.

A motion by Alder Busse, seconded by Alder Wood to approve the 2015/2016 Class "A" Fermented Malt Beverage License Renewal Application for Treysta Holdings, LLC, d/b/a Treysta on the Water, 320 West Broadway, Monona, Wisconsin, 53716, Agent Rebecca M. Anderson, 4905 Tonyawatha Trail, Monona, Wisconsin, 53716, was carried.

A motion by Alder Thomas, seconded by Alder Holmquist to suspend the rules and take action on Resolution 15-6-2034 Appointing an Interim Municipal Judge was withdrawn after the following discussion:

Alder Wood stated he would vote against the rules suspension as he questions the process. He wasn't aware of this vacancy and he would like to wait two weeks to see if there are other interested candidates to be vetted in a more open process. An interim judge can fill in until one is appointed.

Mayor Miller stated he just learned that Judge Tinker was moving out of the City and needed to take action soon. He discussed the City's Ordinances versus State statutes with the City Attorney, who then looked for attorneys in the community. He met twice with Judge Tinker, who provided suggestions, as well as another judge for advice. The City Attorney wanted to avoid a comparison process, and followed the process that was used when Judge Tinker was first appointed to fill a vacancy. He was surprised by the number of candidates who came forward, six, when information spread by word-of-mouth. He is comfortable with the chosen candidate, but is fine with using a different process if that is the Council's desire. The City Attorney will be at the next meeting to provide more information.

Alder Thomas stated she needs more information on this and other candidates before she is comfortable voting on this matter. Alder Wood stated that when there was an Alderperson vacancy, candidates came in person and were interviewed. The Judge vacancy can be filled on an interim basis and a special election would not be necessary once an appointee is chosen.

REPORTS

City Administrator Marsh reported the CDA meets a week from tomorrow and the Joint Review Board meets next week at 8:30 a.m. in City Hall.

Mayor Miller reported Festival Foods and the Madison Mallards are sponsoring the "Shake the Lake" event on June 27. He expects parking issues to be handled the same way as last year's "Rhythm & Booms" event. The Festival will be July 4th and 5th, with the fireworks rain date set for July 5th.

APPOINTMENTS

A motion by Alder Speight, seconded by Alder Busse to approve the following Appointments, was carried:

1. Matt Aro to the Landmarks Commission (effective immediately–May 2018)
2. To the Sustainability Committee:
 - a. Leslie Busse (May 2015–2018)
 - b. Pat Howell (May 2015–2018)
3. To the Library Board:
 - a. Ben Redding (July 2015–2018)
 - b. Sara Kiiru (July 2015–2017)
 - c. Sue Carr (July 2015–2018)

ADJOURNMENT

A motion by Alder Holmquist, seconded by Alder Wood to adjourn, was carried. (6:53 p.m.)

Joan Andrusz
City Clerk

APPENDIX M: CITY COUNCIL ADOPTION RESOLUTION

**Resolution No. 15-6-2030
Monona Common Council**

A RESOLUTION ADOPTING TAX INCREMENTAL DISTRICT NO. 9

WHEREAS, pursuant to Wis. Stat. §66.1105(3)(f), the City of Monona Community Development Authority has been designated as the agent of the City to perform all acts otherwise performed by the planning commission under Wis. Stat. § 66.1105; and,

WHEREAS, pursuant to Wis. Stat. § 66.1105, the City of Monona Community Development Authority has prepared a Project Plan and Boundary for Tax Incremental District No. 9 (TID #9) including: 21 parcels; costs for capital, infrastructure and land acquisition projects and related expenditures within the TID #9 boundary and within one-half mile of the district boundary; costs for promotion, development and administrative programs; and providing assistance to owners, lessees, and developers of land within the district boundary; and,

WHEREAS, on May 26, 2015, the City of Monona Community Development Authority met and held a public hearing on the proposed TID #9 Project Plan and Boundary; and,

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within TID #9, including the County of Dane, Madison Area Technical College, and the Monona Grove School District pursuant to Wis. Stat. § 66.1105(4)(a); and,

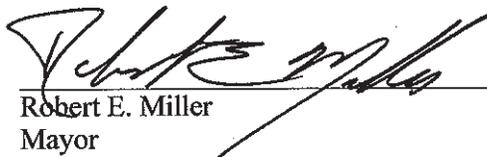
WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed TID #9 Project Plan and Boundary; and,

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Community Development Authority desires to favorably recommend to the Common Council of the City of Monona the TID #9 Project Plan and Boundary in the form attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Monona, Dane County, Wisconsin hereby approves the Project Plan and Boundary of Tax Increment District No. 9, City of Monona, Wisconsin pursuant to Wis. Stat. § 66.1105(4)(gm).

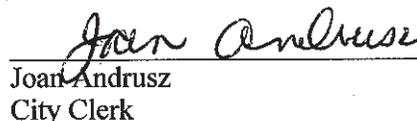
Adopted this 15th day of June, 2015.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN



Robert E. Miller
Mayor

ATTEST:



Joan Andrusz
City Clerk

Approval Recommended By: CDA – 5/26/15

Council Action:

Date Introduced: 6-1-15

Date Approved: 6-15-15

Date Disapproved: _____