

August 30, 2021

Project Plan

Tax Increment District No. 5

Village of Colfax, Wisconsin

Organizational Joint Review Board Meeting Held:	August 30, 2021
Public Hearing Held:	August 30, 2021
Approval by Plan Commission	August 30, 2021
Adoption by Village Board:	September 13, 2021
Approval by the Joint Review Board:	September 28, 2021

Table of Contents

Executive Summary.....	3
Preliminary Map of Proposed District Boundary	5
Map Showing Existing Uses and Conditions	7
Preliminary Parcel List and Analysis.....	9
Equalized Value Test	10
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District.....	11
Map Showing Proposed Improvements and Uses	18
Detailed List of Estimated Project Costs	20
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	21
Annexed Property	26
Estimate of Property to Be Devoted to Retail Business.....	27
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances.....	28
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	29
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village	30
List of Estimated Non-Project Costs.....	31
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	32
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	34

SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 5 (“District”) is a proposed mixed-use District comprising approximately 380 acres located in southern Colfax. The District will be created to pay the costs of infrastructure improvements and potential development incentives. In addition to the incremental property value that will be created, the Village expects the Project will result in new residential, commercial, and industrial development opportunities.

Authority

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$3,000,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Dunn St. Improvements, Public Infrastructure for Residential, Commercial, and Industrial Development, and Development Incentives.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$12,100,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

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

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax

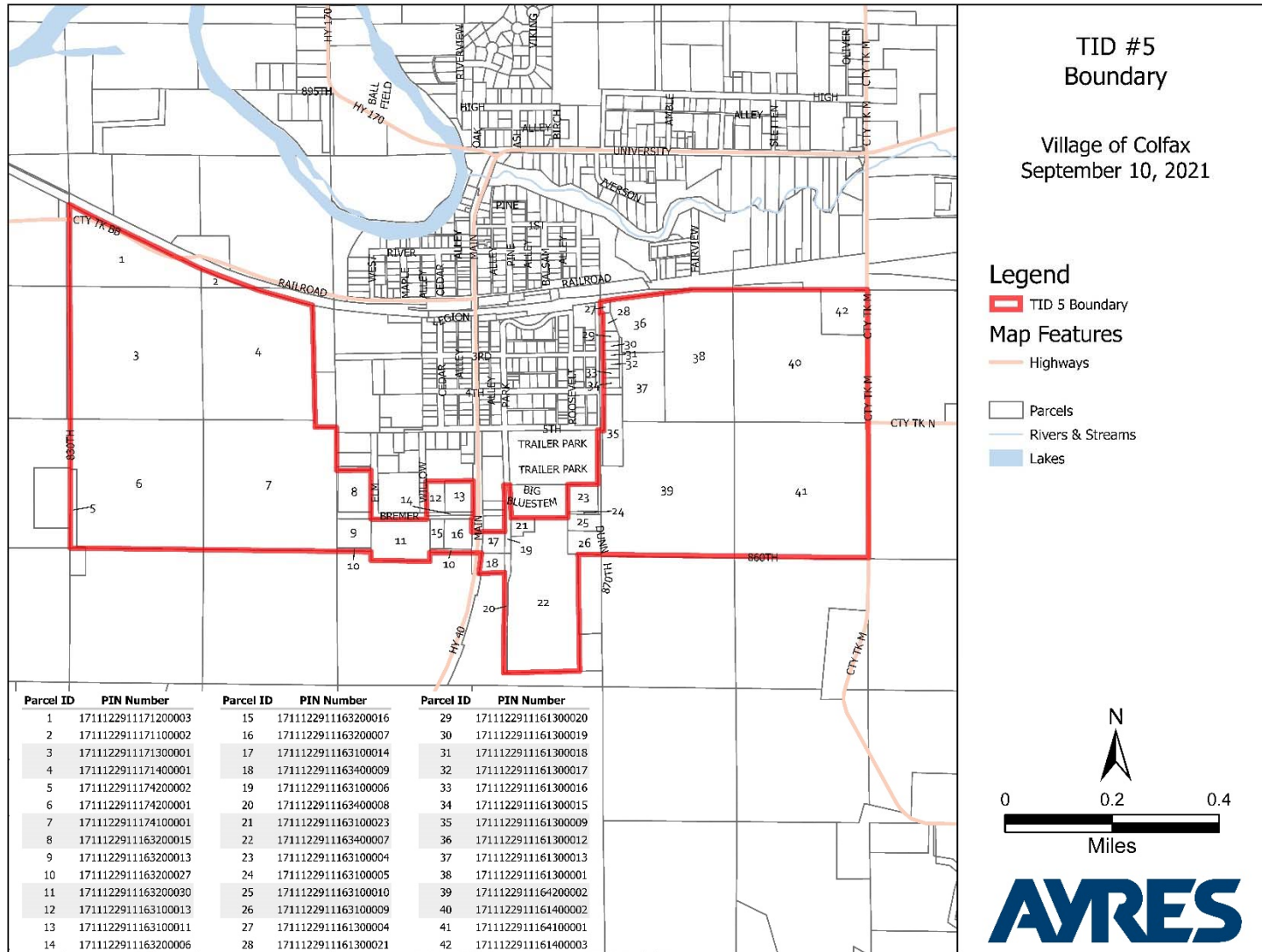
incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:

Preliminary Map of Proposed District Boundary

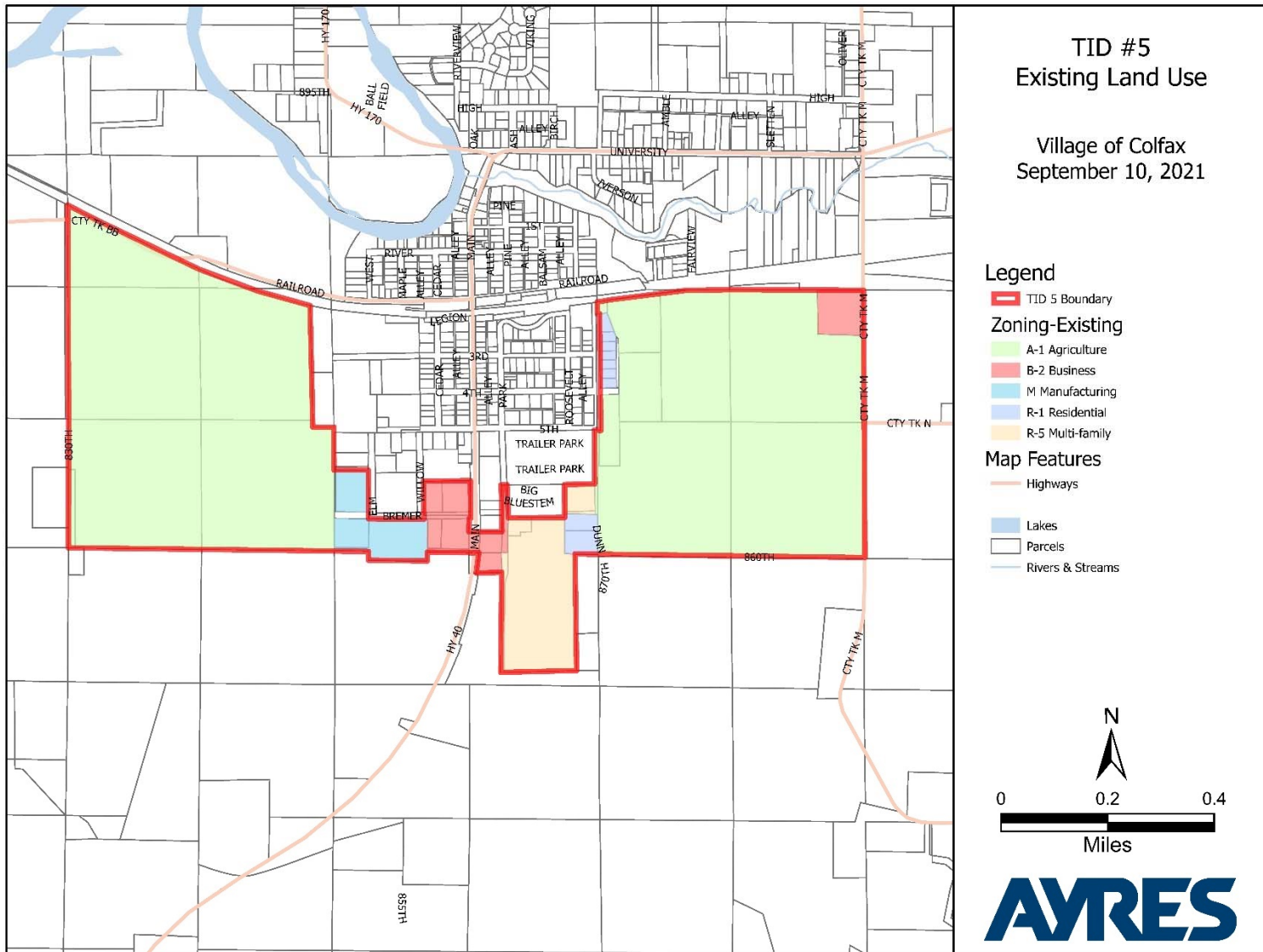
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

Village of Colfax, Wisconsin																																
Tax Increment District #5																																
Base Property Information																																
Property Information						Assessment Information					Equalized Value					District Classification					District Classification											
Part of Existing TID? ...Indicate TID #																																
Map Ref #	Parcel Number	Street Address	Owner	Acreage		Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant										
1	171112291117-1200003	331 RAILROAD AVE	DONALD HENDERSON	16.35	TID 4	2,700	0	0	2,700	100.00%	2,700	0	0	2,700	16.35				16.35			16.35										
2	171112291117-1100002		DONALD HENDERSON	1.30	TID 4	200	0	0	200	100.00%	200	0	0	200	1.30				1.30			1.30										
3	171112291117-1300001		DONALD HENDERSON	40.00	TID 4	6,900	0	0	6,900	100.00%	6,900	0	0	6,900	40.00				40.00			40.00										
4	171112291117-1400001		DONALD HENDERSON	34.55	TID 4	6,000	0	0	6,000	100.00%	6,000	0	0	6,000	34.55				34.55			34.55										
5	171112291117-4200002		DONALD SOKUP M & JENNIFER A	1.26	TID 4	2,500	0	0	2,500	100.00%	2,500	0	0	2,500	1.26				1.26													
6	171112291117-4200001	105 ELM ST 106 BREMER AVE	DONALD HENDERSON	38.74	TID 4	6,700	0	0	6,700	100.00%	6,700	0	0	6,700	38.74				38.74													
7	171112291117-4100001		DONALD HENDERSON	39.67	TID 4	6,900	0	0	6,900	100.00%	6,900	0	0	6,900	39.67				39.67			39.67										
8	171112291116-3200015		TIMBER PROPERTIES LLC	3.21	TID 3	28,900	434,300	0	463,200	100.00%	28,900	434,300	0	463,200	3.21				3.21													
9	171112291116-3200013		TIMBER PROPERTIES LLC	2.18	TID 4	10,400	0	0	10,400	100.00%	10,400	0	0	10,400			2.18		2.18			2.18										
10	171112291116-3200027		DONALD HENDERSON	0.90		200	0	0	200	100.00%	200	0	0	200			0.9		0.90													
11	171112291116-3200030	106 BREMER AVE	TIMBER PROPERTIES LLC	5.37	TID 4	47,400	1,277,800	0	1,325,200	100.00%	47,400	1,277,800	0	1,325,200		5.37			5.37			0.00										
12	171112291116-3100013	225 BREMER AVE	225 VPP, LLC DBA VILLAGE POINTE MALL	1.30		26,000	582,000	0	608,000	100.00%	26,000	582,000	0	608,000		1.3			1.30			0.00										
13	171112291116-3100011	301 BREMER AVE	JOHN & PETER SCHARLAU	2.00	TID 4	46,400	275,300	0	321,700	100.00%	46,400	275,300	0	321,700				2	2.00			0.00										
14	171112291116-3100006	304 BREMER AVE	VILLAGE OF COLFAX	0.97	TID 4	0	0	0	0	100.00%	0	0	0	0				0.97				0.97										
15	171112291116-3200016		KENT HOKE & DANIEL HOAGE	1.10	TID 4	22,000	196,800	0	218,800	100.00%	22,000	196,800	0	218,800			1.1		1.10			0.00										
16	171112291116-3200007		300 BREMER AVE	DAIRY STATE BANK	1.90	TID 4	43,700	200,100	0	243,800	100.00%	43,700	200,100	0	243,800		1.9			1.90			0.00									
17	171112291116-3100014	706 SLETTEN ST	YOUNG ACTIVE VENTURES LLC	0.85	TID 4	7,500	0	0	7,500	100.00%	7,500	0	0	7,500		0.85			0.85			0.85										
18	171112291116-3400009	108 MAIN	YOUNG ACTIVE VENTURES LLC	1.13		11,300	195,100	0	206,400	100.00%	11,300	195,100	0	206,400		1.13			1.13			0.00										
19	171112291116-3100006	VILLAGE OF COLFAX	VILLAGE OF COLFAX	0.97	TID 4	0	0	0	0	100.00%	0	0	0	0				0.97														
20	171112291116-3400008		COLFAX HEALTH & REHAB	0.96		0	0	0	0	0	100.00%	0	0	0	0				0.96													
21	171112291116-3100023	110 PARK DR	COLFAX HEALTH & REHAB	0.87		0	0	0	0	100.00%	0	0	0	0				0.87														
22	171112291116-3400007	110 PARK DR	COLFAX HEALTH & REHAB	21.75		9,600	0	0	9,600	100.00%	9,600	0	0	9,600		21.75			21.75			21.75										
23	171112291116-3100004	VILLAGE OF COLFAX	LAWRENCE PHILLIPS	2.04	TID 4	15,300	0	0	15,300	100.00%	15,300	0	0	15,300				2.04														
24	171112291116-3100005		LAWRENCE PHILLIPS	0.17	TID 4	100	0	0	100	100.00%	100	0	0	100				0.17														
25	171112291116-3100010		DENNIS & LAURA KARABA	1.25	TID 4	12,500	104,400	0	116,900	100.00%	12,500	104,400	0	116,900			1.25		1.25			0.00										
26	171112291116-3100009	101 DUNN ST	STEPHANIE WEIDLER	1.75	TID 4	17,500	63,400	0	80,900	100.00%	17,500	63,400	0	80,900				1.75			1.75	0.00										
27	171112291116-1300004	442 DUNN ST	WISCONSIN GAS LLC	3.20		0	0	0	0	100.00%	0	0	0	0				3.2			3.20											
28	171112291116-1300021		VILLAGE OF COLFAX	0.46		0	0	0	0	100.00%	0	0	0	0				0.46			0.46											
29	171112291116-1300020		VILLAGE OF COLFAX	0.36		0	0	0	0	100.00%	0	0	0	0				0.36			0.36											
30	171112291116-1300019		VILLAGE OF COLFAX	0.33		0	0	0	0	100.00%	0	0	0	0				0.33			0.33											
31	171112291116-1300018		VILLAGE OF COLFAX	0.33		0	0	0	0	0	100.00%	0	0	0	0				0.33			0.33										
32	171112291116-1300017	302 DUNN ST	VILLAGE OF COLFAX	0.33		0	0	0	0	100.00%	0	0	0	0				0.33			0.33											
33	171112291116-1300016		VILLAGE OF COLFAX	0.33		0	0	0	0	100.00%	0	0	0	0				0.33			0.33											
34	171112291116-1300015		RICHARD & COURTNEY BROCKMILLER	0.37		16,500	180,700	0	197,200	100.00%	16,500	180,700	0	197,200				0.37			0.37	0.00										
35	171112291116-1300009		VILLAGE OF COLFAX	3.13		0	0	0	0	100.00%	0	0	0	0				3.13			3.13											
36	171112291116-1300012		JOHN HIGBIE	6.09		1,100	0	0	1,100	100.00%	1,100	0	0	1,100					6.09			6.09	6.09									
37	171112291116-1300013	JOHN HIGBIE	6.56		1,100	0	0	1,100	100.00%	1,100	0	0	1,100					6.56			6.56											
38	171112291116-1300001	JOHN HIGBIE	18.97	TID 4	23,000	105,400	0	128,400	100.00%	23,000	105,400	0	128,400					18.97			18.97	0.00										
39	171112291116-4200002	JOHN HIGBIE	37.84		6,500	0	0	6,500	100.00%	6,500	0	0	6,500					37.84			37.84											
40	171112291116-1400002	JOHN HIGBIE	35.26		6,100	0	0	6,100	100.00%	6,100	0	0	6,100				35.26			35.26		35.26										
41	171112291116-4100001	407 COUNTY RD M	JOHN HIGBIE	4.0		6,900	0	0	6,900	100.00%	6,900	0	0	6,900				4.0			4.00	40.00										
42	171112291116-1400003		COLFAX COMMUNITY FIRE DEPT	4.74		0	0	0	0	100.00%	0	0	0	0				4.74			4.74											
Underlying TID Values					214.6			277,700	2,223,200		2,500,900																					
Total Acreage					380.84			391,900	3,615,300		4,007,200		391,900	3,615,300	0				175.08	122.25	14.05	69.46	378.8	0	0	275.84						
Estimated Base Value																4,007,200																
																45.97%	32.10%	3.69%	18.24%	99.46%												

The above values are as of January 1, 2012. Actual base value certification of the territory will be based on January 1, 2021 assessed values.

The above values are as of January 1, 2020. Actual base value certification of the territory will be based on January 1, 2021 assessed values.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village. The value of those parcels located within Tax Increment District No. 5 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$6,955,900. This value is less than the maximum of \$7,582,728 in equalized value that is permitted for the Village.

Village of Colfax, Wisconsin Tax Increment District #5 Valuation Test Compliance Calculation	
District Creation Date	9/13/2021
	Valuation Data Currently Available 2021
Total EV (TID In)	63,189,400
12% Test	7,582,728
Increment of Existing TIDs	
TID #3	3,511,800
TID #4	1,937,800
Total Existing Increment	5,449,600
Projected Base of New or Amended District	4,007,200
Less Value of Any Underlying TID Parcels	2,500,900
Total Value Subject to 12% Test	6,955,900
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

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

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the

sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the Village, through its CDA may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

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

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

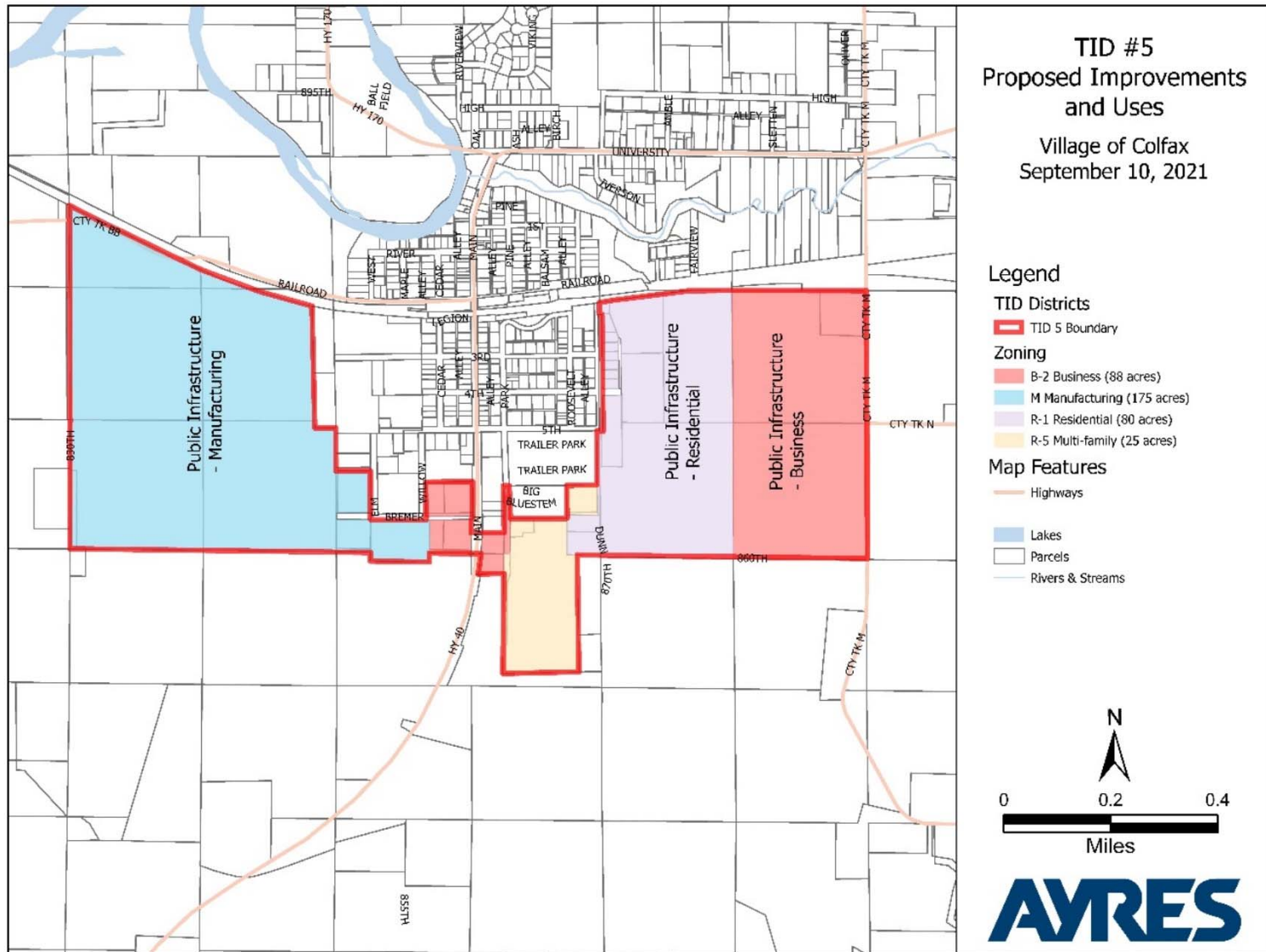
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Colfax, Wisconsin						
Tax Increment District #5						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2022	Phase II 2025	Phase III 2027	Phase IV Throughout	Total (Note 1)
1	Dunn St. Improvements	250,000				250,000
2	Public Infrastructure - Residential		1,000,000			1,000,000
3	Public Infrastructure - Commercial		500,000			500,000
3	Public Infrastructure - Industrial			1,000,000		1,000,000
4	Development Incentives				250,000	250,000
Total Projects		250,000	1,500,000	1,000,000	250,000	3,000,000
Notes:						
Note 1	Project costs are estimates and are subject to modification					
Note 2	Public infrastructure may include, but is not limited to, water, sewer, and wastewater improvements.					

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

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$12,100,000 in incremental value by 2029. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$24.32 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$4,313,249 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Village of Colfax, Wisconsin

Tax Increment District #5

Development Assumptions

Construction Year		Actual	Residential	Commercial	Industrial	Annual Total	Construction Year	
1	2021		200,000			200,000	2021	1
2	2022		850,000			850,000	2022	2
3	2023		350,000			350,000	2023	3
4	2024		200,000	1,500,000		1,700,000	2024	4
5	2025		500,000			500,000	2025	5
6	2026		1,000,000			1,000,000	2026	6
7	2027			1,500,000	3,000,000	4,500,000	2027	7
8	2028					0	2028	8
9	2029				3,000,000	3,000,000	2029	9
10	2030					0	2030	10
11	2031					0	2031	11
12	2032					0	2032	12
13	2033					0	2033	13
14	2034					0	2034	14
15	2035					0	2035	15
16	2036					0	2036	16
17	2037					0	2037	17
18	2038					0	2038	18
19	2039					0	2039	19
20	2040					0	2040	20
Totals		0	3,100,000	3,000,000	6,000,000	12,100,000		

Table 2 – Tax Increment Projection Worksheet

Village of Colfax, Wisconsin Tax Increment District #5 Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	3,533,400		<div style="background-color: #f4a460; padding: 5px; display: inline-block;">Apply to Base Value</div>				
District Creation Date	September 13, 2021		Appreciation Factor							
Valuation Date	Jan 1, 2021		Base Tax Rate	\$24.32						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Period/Termination	15	9/13/2036								
Revenue Periods/Final Year	20 2042		Tax Exempt Discount Rate							
Extension Eligibility/Years	Yes 3		Taxable Discount Rate	0.00%						
Eligible Recipient District	No									

	Construction	Valuation	Inflation	Total	Revenue	Tax	Tax Exempt	
	Year	Value Added	Year	Increment	Year	Rate	Increment	NPV
								Calculation
1	2021	200,000	2022	0	200,000	\$24.32	4,864	4,864
2	2022	850,000	2023	0	1,050,000	\$24.32	25,537	30,401
3	2023	350,000	2024	0	1,400,000	\$24.32	34,049	64,449
4	2024	1,700,000	2025	0	3,100,000	\$24.32	75,394	139,843
5	2025	500,000	2026	0	3,600,000	\$24.32	87,554	227,397
6	2026	1,000,000	2027	0	4,600,000	\$24.32	111,875	339,272
7	2027	4,500,000	2028	0	9,100,000	\$24.32	221,317	560,589
8	2028	0	2029	0	9,100,000	\$24.32	221,317	781,906
9	2029	3,000,000	2030	0	12,100,000	\$24.32	294,279	1,076,184
10	2030	0	2031	0	12,100,000	\$24.32	294,279	1,370,463
11	2031	0	2032	0	12,100,000	\$24.32	294,279	1,664,742
12	2032	0	2033	0	12,100,000	\$24.32	294,279	1,959,020
13	2033	0	2034	0	12,100,000	\$24.32	294,279	2,253,299
14	2034	0	2035	0	12,100,000	\$24.32	294,279	2,547,577
15	2035	0	2036	0	12,100,000	\$24.32	294,279	2,841,856
16	2036	0	2037	0	12,100,000	\$24.32	294,279	3,136,135
17	2037	0	2038	0	12,100,000	\$24.32	294,279	3,430,413
18	2038	0	2039	0	12,100,000	\$24.32	294,279	3,724,692
19	2039	0	2040	0	12,100,000	\$24.32	294,279	4,018,971
20	2040	0	2041	0	12,100,000	\$24.32	294,279	4,313,249
Totals		12,100,000	0		Future Value of Increment		4,313,249	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Improvements to the first phase of development along Dunn Street will be funded with an issuance of a State Trust Fund Loan in 2022. Future phases of development will be financed with Tax Increment Revenue bonds in 2025 and 2027. The project plan also provides a funding source for potential development incentives that will be funded on a pay-as-you-go basis beginning in 2023. **Table 3.** provides a summary of the District's financing plan.

Table 3 - Financing Plan

Village of Colfax, Wisconsin				
Tax Increment District #5				
Estimated Financing Plan				
	State Trust Fund Loan 2022	Tax Increment Revenue Bond 2025	Tax Increment Revenue Bond 2027	Totals
Projects				
Phase I	250,000			250,000
Phase II		1,500,000		1,500,000
Phase III			1,000,000	1,000,000
Total Project Funds	250,000	1,500,000	1,000,000	2,750,000
Estimated Finance Related Expenses				
Municipal Advisor	5,000	21,000	19,000	
Bond Counsel		12,000	12,000	
Disclosure Counsel		7,500	7,500	
Rating Agency Fee				
Paying Agent				
Underwriter Discount	12.00	18,780	12.00	12,660
Debt Service Reserve				
Capitalized Interest				
Miscellaneous		1,000	1,000	
Total Financing Required	255,000	1,560,280	1,052,160	
Rounding		4,720	2,840	
Net Issue Size	512,000	1,565,000	1,055,000	3,132,000

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds to pay off all Project cost liabilities and obligations by 2040. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Village of Colfax, Wisconsin																		
Tax Increment District #5																		
Cash Flow Projection																		
Year	Projected Revenues		Expenditures												Balances			Year
	Tax Increments	Total Revenues	State Trust Fund Loan 255,000			Tax Increment Revenue Bond 1,565,000			Tax Increment Revenue Bond 1,055,000			Development Incentives Admin.		Total Expenditures	Principal			
			Dated Date:	09/01/22	Interest	Dated Date:	09/01/25	Interest	Dated Date:	09/01/27	Interest				Annual	Cumulative	Outstanding	
			Principal	Est. Rate		Principal	Est. Rate		Principal	Est. Rate								
2021													15,000	15,000	(15,000)	(15,000)	2,875,000	2021
2022													5,000	5,000	(5,000)	(20,000)	2,875,000	2022
2023	4,864	4,864											5,000	5,000	(136)	(20,136)	2,875,000	2023
2024	25,537	25,537	4,142	4.00%	15,677								5,000	24,820	717	(19,419)	2,870,858	2024
2025	34,049	34,049	9,785	4.00%	10,034								5,000	24,820	9,229	(10,190)	2,861,072	2025
2026	75,394	75,394	10,177	4.00%	9,643			70,425					5,000	95,245	(19,851)	(30,041)	2,850,895	2026
2027	87,554	87,554	10,584	4.00%	9,236			46,950					5,000	71,770	15,784	(14,257)	2,840,311	2027
2028	111,875	111,875	10,983	4.00%	8,837			46,950			47,475		5,000	119,245	(7,370)	(21,627)	2,829,328	2028
2029	221,317	221,317	11,447	4.00%	8,373	85,000	3.00%	33,975			31,650		5,000	187,145	34,172	12,545	2,732,882	2029
2030	221,317	221,317	11,904	4.00%	7,915	90,000	3.00%	43,050	30,000	3.00%	31,200		5,000	219,070	2,247	14,793	2,600,977	2030
2031	294,279	294,279	12,381	4.00%	7,439	100,000	3.00%	40,200	65,000	3.00%	29,775	25,000	5,000	284,795	9,484	24,277	2,423,597	2031
2032	294,279	294,279	12,857	4.00%	6,963	105,000	3.00%	37,125	65,000	3.00%	27,825	25,000	5,000	284,770	9,509	33,786	2,240,740	2032
2033	294,279	294,279	13,390	4.00%	6,430	105,000	3.00%	33,975	65,000	3.00%	25,875	25,000	5,000	279,670	14,609	48,395	2,057,350	2033
2034	294,279	294,279	13,926	4.00%	5,894	110,000	3.00%	30,750	85,000	3.00%	23,625	25,000	5,000	299,195	(4,916)	43,478	1,848,424	2034
2035	294,279	294,279	14,483	4.00%	5,337	115,000	3.00%	27,375	85,000	3.00%	21,075	25,000	5,000	298,270	(3,991)	39,487	1,633,941	2035
2036	294,279	294,279	15,049	4.00%	4,771	115,000	3.00%	23,925	90,000	3.00%	18,450	25,000	5,000	297,195	(2,916)	36,571	1,413,892	2036
2037	294,279	294,279	15,664	4.00%	4,156	120,000	3.00%	20,400	90,000	3.00%	15,750	25,000	5,000	295,970	(1,691)	34,880	1,188,228	2037
2038	294,279	294,279	16,291	4.00%	3,529	120,000	3.00%	16,800	90,000	3.00%	13,050	25,000	5,000	289,670	4,609	39,489	961,938	2038
2039	294,279	294,279	16,942	4.00%	2,878	120,000	3.00%	13,200	90,000	3.00%	10,350	25,000	5,000	283,370	10,909	50,398	734,996	2039
2040	294,279	294,279	17,614	4.00%	2,206	125,000	3.00%	9,525	95,000	3.00%	7,575	25,000	5,000	286,920	7,359	57,757	497,382	2040
2041	294,279	294,279	18,324	4.00%	1,495	125,000	3.00%	5,775	100,000	3.00%	4,650		5,000	260,245	34,034	91,791	254,057	2041
2042	294,279	294,279	19,057	4.00%	762	130,000	3.00%	1,950	105,000	3.00%	1,575		5,000	263,345	30,934	122,725	(0)	2042
Total	4,313,249	4,313,249	255,000		121,574	1,565,000		514,050	1,055,000		309,900	250,000	120,000	4,190,524				Total
Notes: Interim financing may be required until tax revenue is sufficient to issue Tax Increment Revenue Bond.																		

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since property within the proposed District boundary has been annexed within the past three years, the Village pledges to pay the Town of Colfax for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for residential and commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed use development and providing necessary public infrastructure improvements. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and residential and commercial development.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

Legal Opinion Found on Following Page.

September 13, 2021

VIA E-MAIL

Jody Albricht, Village President
Village of Colfax
613 Main Street
PO Box 417
Colfax, WI 54730

RE: Village of Colfax, Wisconsin Tax Increment District No. 5 Project Plan

Dear Village President:

Pursuant to § 66.1105(4)(f), Wis. Stats., the opinion of the Village Attorney is required as to whether the above-captioned Project Plan is complete and complies with § 66.1105, Wis. Stats.

This is to advise you that I have reviewed the Project Plan for District No. 5 of the Village of Colfax as prepared on behalf of the Village by Ehlers, and I find it to be in compliance with all the requirements of § 66.1105, Wis. Stats.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

WELD RILEY, S.C.



Anders B. Helquist

ABH/krf/aao

cc: Paula Czaplewski (via e-mail)
Sean Lentz (via e-mail)

SECTION 17:
**Calculation of the Share of Projected Tax
Increments Estimated to be Paid by the Owners of
Property in the Overlying Taxing Jurisdictions**

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Village of Colfax, Wisconsin

Tax Increment District #5

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:				2019	Percentage	
Dunn County				343,719	25.18%	
Villge of Colfax				579,443	42.45%	
School District of Colfax				400,827	29.36%	
Chippewa Valley Technical College				41,170	3.02%	
Valley						
Revenue Year	Dunn County	Village of Colfax	School District of Colfax	Technical College	Total	Revenue Year
2023	1,225	2,065	1,428	147	4,864	2023
2024	6,430	10,839	7,498	770	25,537	2024
2025	8,573	14,452	9,997	1,027	34,049	2025
2026	18,983	32,001	22,136	2,274	75,394	2026
2027	22,044	37,162	25,707	2,640	87,554	2027
2028	28,168	47,485	32,848	3,374	111,875	2028
2029	55,723	93,938	64,981	6,674	221,317	2029
2030	55,723	93,938	64,981	6,674	221,317	2030
2031	74,093	124,907	86,404	8,875	294,279	2031
2032	74,093	124,907	86,404	8,875	294,279	2032
2033	74,093	124,907	86,404	8,875	294,279	2033
2034	74,093	124,907	86,404	8,875	294,279	2034
2035	74,093	124,907	86,404	8,875	294,279	2035
2036	74,093	124,907	86,404	8,875	294,279	2036
2037	74,093	124,907	86,404	8,875	294,279	2037
2038	74,093	124,907	86,404	8,875	294,279	2038
2039	74,093	124,907	86,404	8,875	294,279	2039
2040	74,093	124,907	86,404	8,875	294,279	2040
2041	74,093	124,907	86,404	8,875	294,279	2041
2042	74,093	124,907	86,404	8,875	294,279	2042
<div><div><div>1,085,989</div><div>1,830,761</div><div>1,266,422</div><div>130,077</div><div>4,313,249</div></div></div>						
Notes:						
The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.						