City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

JOINT REVIEW BOARD MEETING
IN PERSON AND VIA ZOOM
MONDAY, AUGUST 31, 2026 – 3:00 PM
MUNICIPAL BUILDING – SECOND FLOOR

https://us02web.zoom.us/launch/edl?muid=3686140a-e823-44ab-a732-496a74420f35

Meeting ID: 599 786 6403
Passcode: 53538

Dial by Location
+1 312 626 6799

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 397-9901. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

AGENDA

1. **Call meeting to order**

2. **Roll call**

3. **New Business**
   a. Review and possible action relating to the minutes of July 27, 2026, Joint Review Board Meeting (Ebbert, Clerk/Treasurer/Finance Director)
   b. Review and discussion of the proposed Project Plan and Boundary of Tax Incremental District No. 12 (Houseman, City Manager)
   c. Review and possible action relating to a Resolution adopting the Project Plan and boundaries for **Tax Incremental District (TID) No. 12,** City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)
   d. Review and discussion of the proposed Project Plan and Boundary of Tax Incremental District No. 13 (Houseman, City Manager)
   e. Review and possible action on a Resolution adopting the project plan and boundaries for **Tax Incremental District (TID) No. 13,** City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)

4. **Adjournment**

Date Posted: Augusg 28, 2026

CC: JRB Members: Chairperson and City Representative Rebecca Houseman; Jefferson County Representative Michael Luckey; Fort Atkinson School District Representative Nathan Knitt; Madison Area Technical College Representative Shawna Marquardt; Citizen Representative Jonah Ralston; City Council; City Staff; City Attorney; News Media

The purpose of this meeting is to reconvene the Joint Review Board to review and discuss the proposed Project Plan and Boundary for the City of Fort Atkinson TID No. 12 and the proposed Project Plan and Boundary for the City of Fort Atkinson TID No. 13, pursuant to Section 66.1105 of the Wisconsin Statutes. A final decision may be made regarding TID No. 12 and 13, resolutions may be made, and the municipality will be notified of its decision. The City of Fort Atkinson has contracted with Robert W. Baird & Company to assist in the creations of the project plans listed above. If you have any further questions about the duties of the Joint Review Board or want to discuss these projects before the meeting, you may contact Rebecca Houseman at (920) 397-9901.

It is possible that members of, and possibly a quorum of members of, other government bodies of the municipality may be in attendance at this Joint Review Board Organizational Meeting to gather information. No action will be taken by any governmental body at this meeting other than the Joint Review Board.

Visit us online! City news and information can be found at www.fortatkinsonwi.gov, and be sure to follow us on Facebook @FortAtkinsonWI.

City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

JOINT REVIEW BOARD MEETING
IN PERSON AND VIA ZOOM
MONDAY, JULY 27, 2026 – 3:00 PM
MUNICIPAL BUILDING – SECOND FLOOR

MINUTES

1. Call meeting to order
Chairperson Manager Houseman called the meeting to order at 3:00 pm.

2. Roll call
Present: Joint Review Board Members: Chairperson and City Representative Rebecca Houseman; Jefferson County Representative Michael Luckey; Fort Atkinson School District Representative Nathan Knitt; Madison Area Technical College Representative Shawna Marquardt and Citizen Representative Jonah Ralston. Also present: City Clerk/Treasurer/Finance Director.

3. Discuss Role of the Joint Review Board

a. Department of Revenue Tax Incremental Financial Manual - Role of JRB
Chairperson Manager Houseman provided that the Joint Review Board consists of one representative from each taxation jurisdiction (school district, technical college, county, municipality), and one public member. The JRB must make a decision based on the documents and information provided by the municipality and three criteria found in state law (secs. 66.1105(4m)(c), 66.1106(3)(c), and 60.85(4)(c), Wis. Stats.). The JRB must determine whether the:
1. Development expected in the TID would occur without the use of TIF ("but for" requirement).
2. Economic benefits of the TID, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. Benefits of the proposal outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

4. 2025 TID Reports

a. Review and possible action relating to the 2025 TID No. 6 Report
TID NO. 6
TID No. 6 was created as an Industrial TID on January 18, 2000. 2018 was the last year to

incur TIF-related costs. This TID has been designated as a “distressed TID” which allows the City to extend its life by 10 years to recover the costs associated with the improvements to the TID. This designation also allows the City’s other TIDs (No. 7 and No. 8) to donate excess increment to this TID. In 2025, the TID recovered all funds, including some unanticipated revenue. In the fall of 2025, the City Council adopted a resolution extending the life of TID No. 6 for an additional year to support affordable housing. In 2026, the City Council terminated the TID. The ending balance in TID No. 6 is almost $1.3M, which will be distributed to the overlaying taxing jurisdictions per the audit, which will be completed in late 2026.

b. *Review and possible action relating to the 2025 TID No. 7 Report*

TID NO. 7

TID No. 7 was created as a Blight Elimination TID on January 18, 2000. 2022 was the last year to incur TIF-related costs. As such, no new projects, incentives, or financing may be implemented. This TID was scheduled to close in 2027; however, because it has been designated as a Donor to Distressed TID No. 6, its life can be extended to 2033, consistent with a maximum legal life of the TID of 27 years plus 6 years as a Donor to Distressed. In the fall of 2025, the City Council adopted a resolution extending the life of TID No. 7 for an additional year to support affordable housing. In 2026, the City Council terminated the TID. At the end of 2025, there was a positive balance of $282,134 in this TID. These funds will be distributed to the overlaying taxing jurisdictions per the audit, which will be completed in late 2026.

c. *Review and possible action relating to the 2025 TID No. 9 Report*

TID NO. 9

In late 2022, the Joint Review Board approved a new mixed-use TID (TID No. 9), which overlayed TID No. 8, and included recently annexed land as well as undeveloped and underdeveloped land. This TID was created to support the development of the City-owned land along Banker Road, as well as additional major projects as described in the Project Plan. The JRB approved the TID and Project Plan on November 1, 2022, and the TID was established in 2023. The fund balance at the end of 2025 was -$1,565,631 which includes a $1,625,000 loan from the General Fund and the Wastewater Utility to support the Ridge View Estates public infrastructure. As shown in the attached pro forma from the City's financial advisors, and in the 2025 audit document, the City has a plan and a debt schedule to repay the interfund loan with increment over the life of the TID. Staff is not concerned about the negative fund balance reported in this TID.

d. *Review and possible action relating to the 2025 TID No. 10 Report*

TID NO. 10

TID No. 10 was created as a Blight Elimination TID in November 2022, with values established on January 1, 2023. TID No. 10 in Fort Atkinson is projected to run until 2050, with the final tax collection slated for 2051. The expenditure period will end in 2043. The fund balance at the end of 2025 was $4,322. Staff anticipates additional projects in TID No. 10, including a proposed multifamily residential project known as River Point Commons, in the coming months and years.

Ralston moved, seconded by Marquardt to approve the 2025 Annual Reports for TID 6, TID 7, TID 9 and TID 10. Motion carried.

5. Unfinished Business

a. Review and possible action relating to the Minutes of the June 22, 2026 Joint Review Board meeting
Marquardt moved, seconded by Knitt to approve the minutes of the June 22, 2026 Joint Review Board meeting. Motion carried.

b. Review and discussion of the proposed Project Plan and Boundary of Tax Incremental District No. 11
Chairperson Houseman discussed that the Tax Increment District ("TID") is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption. TID #11 encompasses approximately 249 acres, of which about 87 acres (35%) are relevant to newly platted calculation. The City confirms less than 35% percent of the district is land proposed for newly platted residential development as none of the development is expected to be newly platted.

c. Review and possible action relating to the Joint Review Board Resolution creating TID No. 11
Knitt moved, seconded by Marquardt to approve the Joint Review Board Resolution approving the Creation of the Tax Incremental District No 11, City of Fort Atkinson, Jefferson County Wisconsin. Motion carried.

d. Review and discussion of the proposed Project Plan and Territory Addition Amendment #1 for Tax Incremental District No. 9
Chairperson Manager Houseman reviewed the amendment that included lots existing in Koshkonong Estates.

e. Review and possible action relating to the Joint Review Board Resolution amending TID No. 9
Ralston moved, seconded by Marquardt to approve the Joint Review Board Resolution approving the Territory Addition Amendment No. 1 of Tax incremental District No 9, City of Fort Atkinson, Jefferson County, Wisconsin. Motion carried.

6. New Business

a. Appointment of Chairperson for TID No. 12 and TID No. 13
Ralston moved, seconded by Marquardt to appoint Manager Houseman to serve as Chairperson for TID 12 and TID 13. Houseman accepted. Motion carried.

b. Appointment of Public Member for TID No. 12 and TID No. 13
Houseman moved, seconded by Marquardt to appoint Jonah Ralston to serve as the Public

Member for TID 12 and TID 13. Ralston accepted. Motion carried.

c. *Overview of purpose and description of the Tax Incremental District No. 12 being created*
Chairperson Houseman provided that Tax Increment District ("TID") is being created as a "Blight District" based on the identification and classification of the property proposed to be included in the TID. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1. A blighted area is property that may consist or but is not limited to structural deterioration, health and safety hazards, environmental issues, or economic stagnation. The maximum life (absent extension) of the TID is 27 years from the date of adoption. Future projects include but not limited to: sanitary sewer, pedestrian and bicycle safety improvements, boat launch, parking lot, park and trail improvements, land purchases and stormwater improvements.

d. *Overview of purpose and description of the Tax Incremental District No. 13 being created*
Chairperson Houseman provided that Tax Increment District ("TID") is being created as a "Blight District" based on the identification and classification of the property proposed to be included in the TID. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1. A blighted area is property that may consist of but is not limited to structural deterioration, health and safety hazards, environmental issues, or economic stagnation. The maximum life (absent extension) of the TID is 27 years from the date of adoption. Market square improvements, Whitewater and Main Street intersection, S. Main Street, S 3rd Street, parking lot, park, trial, utility and road improvements, land purchases and stormwater improvements.

e. *Set the next meeting date for formal review and action on TID No. 12 and TID No. 13 (August 31, 2026)*
Marquardt moved, seconded by Knitt to set the meeting date for formal review and action on TID 12 and TID 13 for August 31, 2026 for 3:00 pm. Motion carried.

7. Adjournment

Knitt moved, seconded by Marquardt to adjourn. Meeting adjourned at 3:40 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer/Finance Director

City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

MEMORANDUM

DATE: **August 31, 2026**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action relating to a Resolution adopting the Project Plan and boundaries for Tax Incremental District (TID) No. 12, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)**

BACKGROUND

The City is proposing to create a new Tax Incremental District (TID) No. 12, generally located in the area around Main Street and then primarily along Madison Avenue, West Sherman Avenue, and Riverside Drive, located within the City's limits. The project plan, maps, and notices are included with this memo for review by the City Council and the Public. TID 12 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

The Plan Commission held a public hearing relating to TID No. 12 at the meeting on July 28, 2026, and adopted a Resolution recommending the City Council approve the TID. The City Council reviewed this item at the meeting on August 18, 2026, and adopted the attached approval Resolution.

DISCUSSION

There are 109 parcels proposed to be included in TID No. 12, for a total of about 32 acres of land. The estimated fair market value of the land and improvements in the TID is $41,344,000. If this TID is created, the taxes based on that land value will continue to be distributed to the four taxing jurisdictions. If created, the taxes on the additional value in the TID over its life will go into a separate fund for use in supporting development and installing infrastructure and improvements within the TID. Proposed public project improvements may include, but are not limited to, sanitary sewer and water system improvements, pedestrian and bicycle safety improvements, the Mechanic Street boat launch improvements, public parking lot reconstruction, utility and road improvements, entryway signage, pedestrian and bicycle path extensions, administrative costs, financing costs, and others as outlined in the Project Plan.

A public notice for this public hearing was mailed to each taxing jurisdiction on July 7, 2026. In addition, it was published in the Jefferson County Daily Union as a Class 2 Notice on July 14, 2026, and July 21, 2026. The Joint Review Board held its initial meeting to review this matter on

July 27, 2026. The Plan Commission held a public hearing on July 28th and adopted a resolution recommending the City Council approve the TID Project Plan. The City Council reviewed this matter on August 18th and adopted an approval Resolution.

FINANCIAL ANALYSIS

Approval of the TID will provide financing for projects within the TID and is expected to increase the overall tax base of the City.

RECOMMENDATION

Staff recommends the Joint Review Board adopt a Resolution approving the Project Plan and Boundaries for Tax Incremental District No. 12, City of Fort Atkinson, Jefferson County, Wisconsin.

ATTACHMENTS

1. Combined-Public-Notices-Fort Atkinson TID 12 Creation blight
2. 7.7.26 Taxing Entities Public Hearing Notice TID 12 creation
3. Res 1465 TID 12 Creation - Plan Comm
4. TID#12 creation DRAFT 5 project plan Fort Atkinson 081026
5. Res 1467 TID 12 Creation - City Council

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING REGARDING THE PROPOSED PROJECT PLAN FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 12 IN THE CITY OF FORT ATKINSON, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of Fort Atkinson will hold an organizational Joint Review Board (JRB) meeting on July 27, 2026, at 3 p.m. in the Municipal Building Council Chambers, located at 101 N. Main Street, Fort Atkinson, WI 53538. The purpose of this meeting is to organize a JRB to consider the proposed project plan for TID 12. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Fort Atkinson, will hold a public hearing on July 28, 2026, at 4 p.m., in the Municipal Building Council Chambers, 101 N. Main Street, Fort Atkinson, WI regarding the proposed project plan for TID 12 in the City.

Access meeting online:
https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09; Meeting ID: 822 1486 0406; Passcode: 53538; Dial by Location +1 312 626 6799. Contact Sarah Weihert at 920-397-9901 to request accommodation or access assistance.

City of Fort Atkinson TID 12 is generally located in the area in the City around Main Street and then primarily along Madison Avenue, West Sherman Avenue, and Riverside Drive located within the City's limits.

TID 12 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

Proposed public project improvements may include but are not limited to sanitary sewer and water system improvements, road curb and gutter, intersection, and storm water infrastructure improvements, street improvements, lighting, sidewalks, multi-use trail and park improvements, entryway signage, pedestrian and bicycle path extensions, professional and organizational services, administrative costs, and finance costs.

As part of the project plan, cash grants may be made by the City of Fort Atkinson to owners, lessees, or developers of property within TID 12.

The proposed costs include projects within the proposed boundary and within a one-half mile radius of the boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed project plan. A copy of the TID 12 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the City Manager, Municipal Building, 101 N. Main Street, Fort Atkinson, WI 53538; Phone (920) 397-9901.

Dated the 6th day of July 2026

Rebecca Houseman
City Manager

Publication Date: July 14, 2026 and July 21, 2026.

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<u>VIA EMAIL-RETURN RECEIPT REQUESTED</u>
July 7, 2026

Michael Luckey, County Administrator, Jefferson County
Shawna Marquardt, Dean of Regional Campuses, Madison Area Technical College
Nathan Knitt, Director of Business Services, School District of Fort Atkinson
Rebecca Houseman, City Manager, City of Fort Atkinson
Jonah Ralston, City of Fort Atkinson resident, Public Member (nominated)

RE: Notice of Public Hearing and <u>Joint Review Board dates</u>-Regarding Proposed Project Plan & District Boundary for Tax Incremental District No. 12 of the City of Fort Atkinson, Wisconsin

Dear Joint Review Board Member,

The City of Fort Atkinson is proposing the creation of Tax Incremental District No. 12 in the City. Pursuant to Section 66.1105 of Wisconsin Statues, we need to hold our first meeting of the Joint Review Board within 14 days from the first public notice publication on July 14, 2026, and before the public hearing scheduled for July 28, 2026.

This letter is to inform you that a public hearing will be held on Tuesday, July 28, 2026, at 4 p.m. in the Fort Atkinson Municipal Building Council Chambers, 101 N. Main Street, regarding the Proposed Project Plan and District Boundary for Tax Incremental District No. 12 of the City of Fort Atkinson, Wisconsin.

The Wisconsin Tax Incremental Law provides that a Joint Review Board must be established with respect to the proposed project plan and must include members chosen by Jefferson County, Madison Area Technical College, School District of Fort Atkinson, City of Fort Atkinson and one public member chosen by a majority of the other Joint Review Board members.

The first meeting of the Joint Review Board <u>will be held on Monday, July 27, 2026, at</u> 3 p.m. in the Fort Atkinson Council Chambers, 101 N. Main Street. The purpose of the meeting will be to review the role of the Joint Review Board, elect a chairperson and a public member, and discuss the district's creation. Enclosed is a copy of the agenda for that meeting and a copy of the notice of public hearing for the Proposed Project Plan and District Boundary of Tax Incremental District No. 12.

<u>The second Joint Review Board meeting has been scheduled for Monday, August 31, 2026 at 3 p.m</u>.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please contact me at 920-397-9901 or rhouseman@fortatkinsonwi.gov.

Sincerely,

Rebecca Houseman
City Manager

PLANNING COMMISSION RESOLUTION #2026-1465

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 12

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 12 CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Fort Atkinson has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 ("the district") is proposed to be created as a "blighted area district" based on findings that that a least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 12 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the City.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of a legal description.
12. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Fort Atkinson, Jefferson County, the School District, and Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 28, 2026, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2026-1465

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 12

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Fort Atkinson that:

1. It recommends to the City Council that Tax Incremental District No. 12, City of Fort Atkinson, be created with boundaries, only includes whole parcels, is contiguous, as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It recommends to the City Council that based on the findings that at least 50 percent of the real property within the District is a blighted area, the District is declared to be a blighted area district;
3. It approves the Project Plan as prepared by Robert W. Baird & Co, which is incorporated herein in its entirety by reference, and recommends its approval to the City Council.
4. Creation of the District promotes orderly development in the City; and
5. That the City Manager is hereby directed to provide the City Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted on this 28th day of July, 2026.

City of Fort Atkinson

By ______________________________

Rebecca Houseman, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Fort Atkinson on the 28th day of July.

M Ebbert
____

Michelle Ebbert,
City of Fort Atkinson
City Clerk

Project Plan & District Boundary

Tax Incremental District No. 12
in the
CITY OF FORT ATKINSON, WISCONSIN

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August 18, 2026

(Approved Actions)

Organizational Joint Review Board Meeting Held	July 27, 2026
Public Hearing Held	July 28, 2026
Adopted by Planning Commission	July 28, 2026
Adopted by City Council	August 18, 2026
Adopted by Joint Review Board	August 31, 2026

Prepared in part by:

BAIRD

Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

Table of Contents

Section 1: City of Fort Atkinson Officials

City Council

Kyle Jaeckel	President
Davin Lescohier	President Pro Tem
Bruce Johnson	Council Member
Peggy Huckabee	Council Member
Jena Price	Council Member

City Staff

Rebecca Houseman	City Manager
Michelle Ebbert	City Clerk/Treasurer/Finance Director
Zach Navin	Director of Public Works
David Westrick	City Attorney
Jedidiah Draeger	Director of Neighborhood & Building Services
Sarah Weihert	Public Relations/Executive Assistant

Planning Commission

Rebecca Houseman, Chairperson	Diana Shull
Peggy Huckabee, Council Representative	Vacant Citizen Position
John Ciccarelli	Zach Navin, Secretary
Eric Schultz	

Joint Review Board

Rebecca Houseman	City Representative - Chairperson
Michael Luckey	Jefferson County
Shawna Marquardt	Madison Area Technical College
Nathan Knitt	Fort Atkinson School District
Jonah Ralston	Public Member

Section 2: Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the City. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

The Tax Increment District ("TID") is being created as a "Blight District" based on the identification and classification of the property proposed to be included in the TID. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1. A blighted area is property that may consist or but is not limited to structural deterioration, health and safety hazards, environmental issues, or economic stagnation. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

Tax incremental financing is being proposed to encourage and support development within the District. Said financing is intended to be used for the projects outlined in this Project Plan ("Plan"). The District is located wholly within the City of Fort Atkinson. Any proposed and potential new development will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new development. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this Plan.

The City anticipates various public improvement project cost expenditures of approximately $12,550,000 including financing/interest costs during the TID's 22-year expenditure period. Proposed public project improvements may include but not limited to developer incentives in the form of cash grants or TID loans, infrastructure improvements, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating approximately $20,381,000 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, project costs within the TID, and project development incentives. The increment may be used for bicycle/pedestrian connections, street/sidewalk improvements, riverwalk and streetscape improvements, and other infrastructure improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately $27,500,000 will be created in the TID by the end of 2053. This additional value will be a result of the improvements made, and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this Plan.

Section 3: Summary of Findings

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

1. That the area described herein on the boundary map (page 6) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the city and is in need of redevelopment and that "but for" the creation of this TID, the development projected 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:

    - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City's objectives for this area.

    - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

    - In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay costs of some or all of the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

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

   As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

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

   Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID 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 TID 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 TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.

5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.

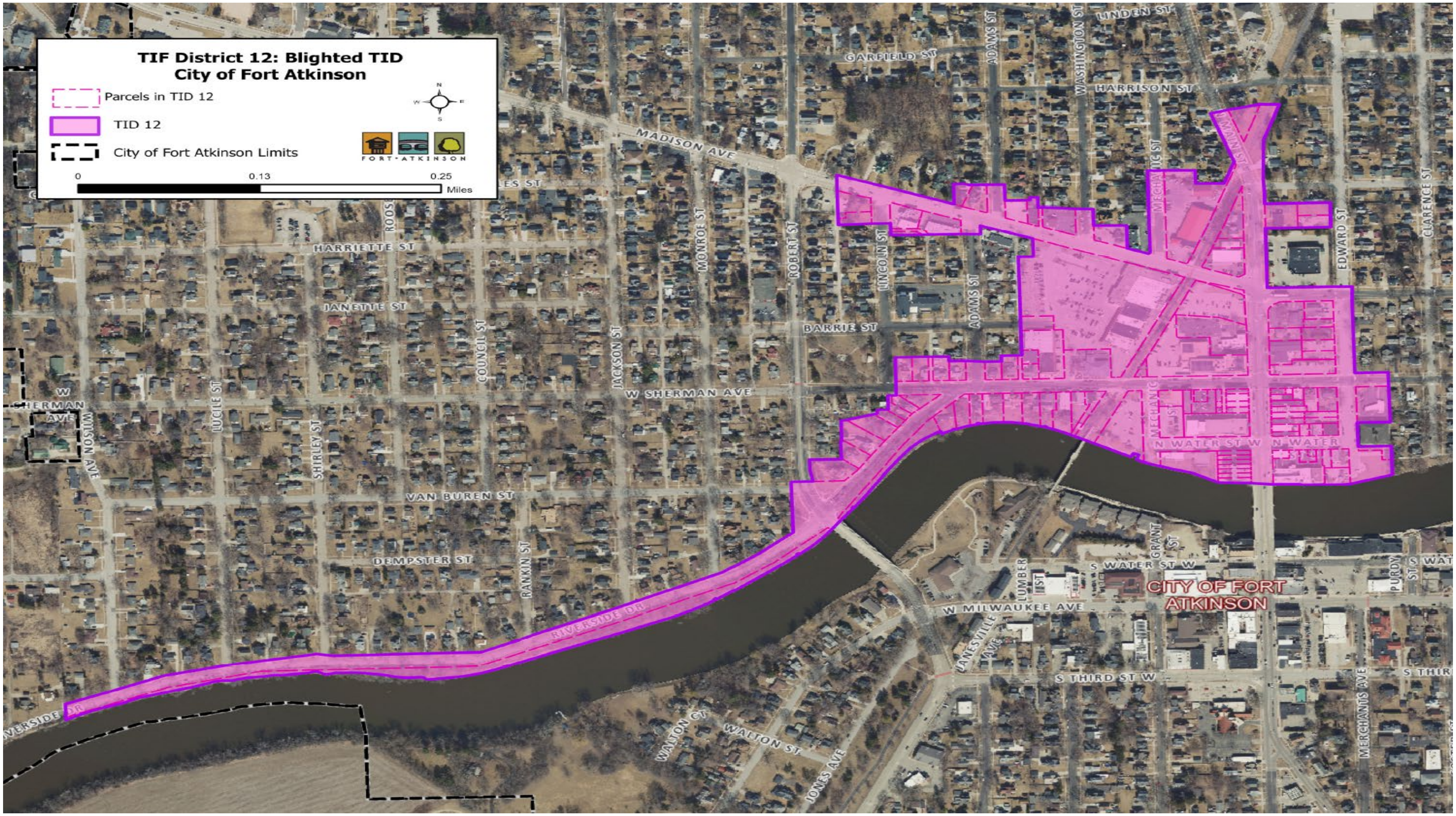
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.

7. The City 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 Wisconsin Statutes Sections 66.1105(5)(b).

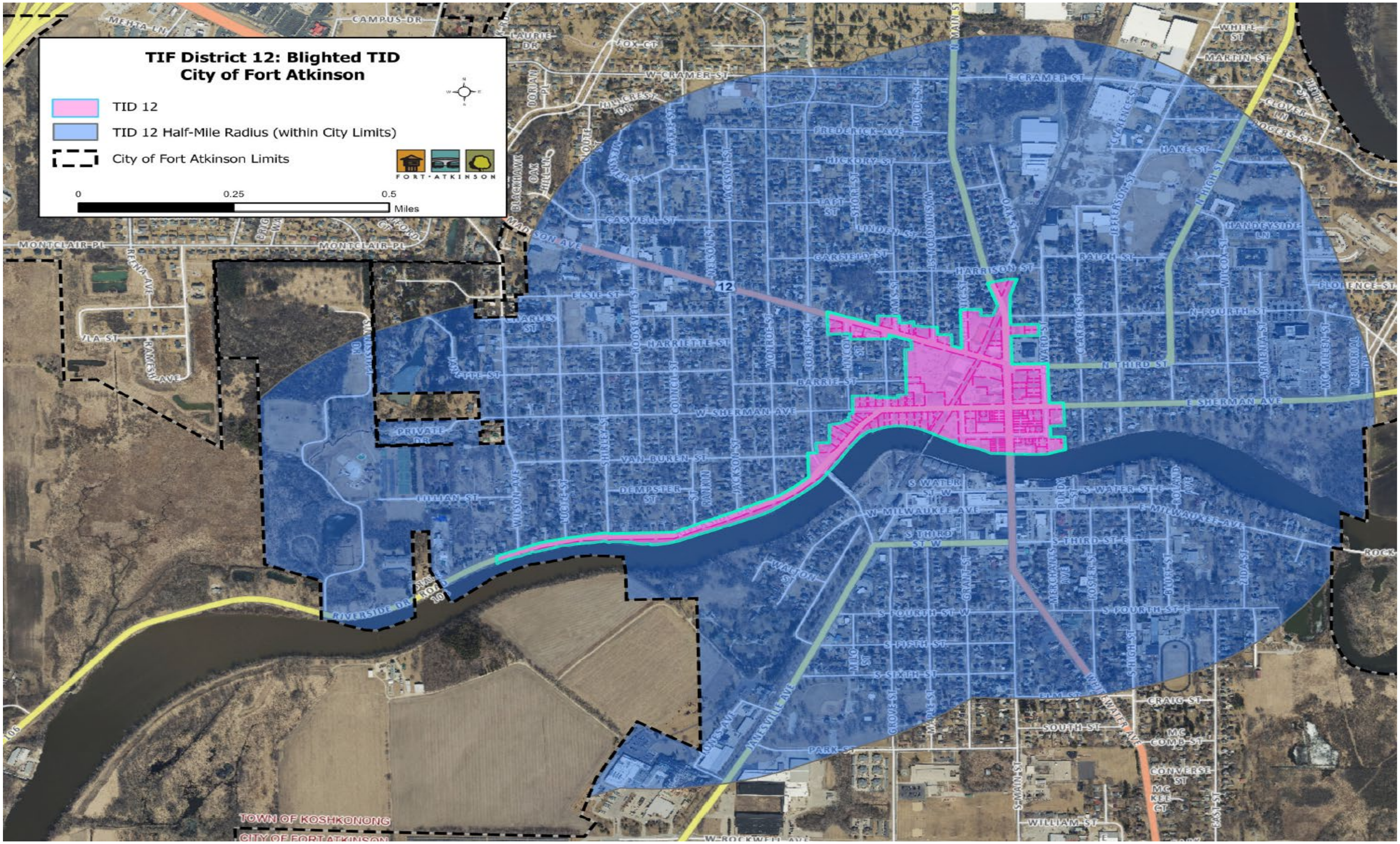
8. The TID is being created by the city as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Section 4: Map of Proposed District Boundary

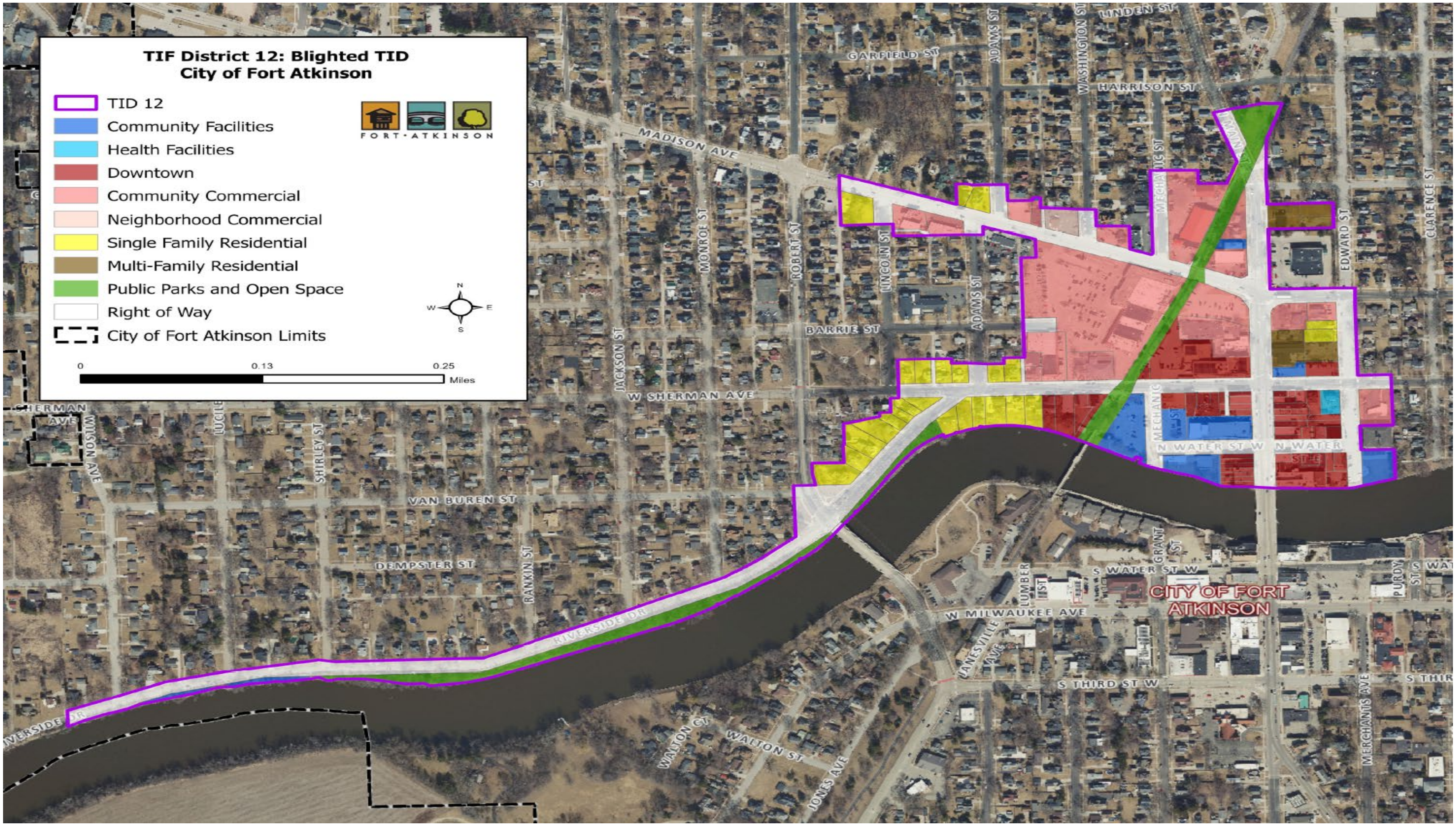
Current Map is reflective of the 01/01/2026 parcel list.



Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions



Section 7: Preliminary Parcels List and Analysis

As of 01/01/2026 parcel list.

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
1	226-0514-0411-031	No address	0.235	$ -	$ -	CITY OF FORT ATKINSON
2	226-0514-0411-030	317 N MAIN ST, FORT ATKINSON	0.284	$ 217,700	$ 259,900	W&J RENTALS LLC
3	226-0514-0322-044	325 EDWARD ST, FORT ATKINSON	0.165	$ 36,000	$ 43,000	STEPPING STONE CBRF LLC
4	226-0514-0411-079	208 MADISON AVE, FORT ATKINSON	0.323	$ 171,400	$ 204,600	FROSTIE FREEZE FORT LAND LLC
5	226-0514-0411-097	300 MADISON AVE, FORT ATKINSON	0.211	$ 179,000	$ 213,700	CHRISTIAN D BIRSCHING
6	226-0514-0411-098	304 MADISON AVE, FORT ATKINSON	0.125	$ 174,300	$ 208,100	THERESE CHYNOWETH
7	226-0514-0411-080	210 MADISON AVE, FORT ATKINSON	0.121	$ 161,800	$ 193,200	LUNAR PROPERTY LLC
8	226-0514-0411-081	212 MADISON AVE, FORT ATKINSON	0.183	$ 44,600	$ 53,200	LUNAR PROPERTY LLC
9	226-0514-0411-104	313 MADISON AVE, FORT ATKINSON	0.318	$ 705,700	$ 842,500	BACK TRUST
10	226-0514-0322-045	No address	0.165	$ 36,000	$ 43,000	STEPPING STONE CBRF LLC
11	226-0514-0411-123	301 MADISON AVE, FORT ATKINSON	0.316	$ 398,000	$ 475,200	J-LEE PROPERTIES LLP
12	226-0514-0411-029	311 N MAIN ST, FORT ATKINSON	0.105	$ 235,200	$ 280,800	JEFFREY J GRIEDL TRUST
13	226-0514-0411-148	300 WASHINGTON ST, FORT ATKINSON	5.985	$ 4,463,500	$ 5,328,900	FORTFEST HOLDINGS LLC
14	226-0514-0322-048	22 N THIRD ST, FORT ATKINSON	0.217	$ 330,700	$ 394,800	MICHAEL T FOERSTER
15	226-0514-0322-027	244 N MAIN ST, FORT ATKINSON	0.396	$ 498,200	$ 594,800	FORT ATKINSON AREA CHAMBER OF COMMERCE
16	226-0514-0411-138	201 WASHINGTON ST, FORT ATKINSON	0.643	$ 1,151,200	$ 1,374,400	FORTFEST HOLDINGS LLC
17	226-0514-0322-025	218 N MAIN ST, FORT ATKINSON	0.311	$ 1,120,400	$ 1,337,600	NORTH MAIN APARTMENTS LLC
18	226-0514-0411-135	210 W SHERMAN AVE, FORT ATKINSON	0.165	$ 195,000	$ 232,800	JOHNATHON J JACOBSON
19	226-0514-0411-137	No address	0.097	$ 91,100	$ 108,800	ALAN M WAGNER
20	226-0514-0411-112	308 W SHERMAN AVE, FORT ATKINSON	0.165	$ 182,600	$ 218,000	TERESA VERITY
21	226-0514-0411-134	202 ADAMS ST, FORT ATKINSON	0.124	$ 179,300	$ 214,100	VURMAC LLC
22	226-0514-0411-136	204 W SHERMAN AVE, FORT ATKINSON	0.103	$ 178,100	$ 212,600	BAC SHERMAN LLC
23	226-0514-0322-021	28 E SHERMAN AVE, FORT ATKINSON	0.193	$ 262,800	$ 313,800	H&K PROPERTIES
24	226-0514-0411-019	No address	0.179	$ 20,400	$ 24,400	ARBEN BEKIM LLC
25	226-0514-0411-021	29 W SHERMAN AVE, FORT ATKINSON	0.083	$ 306,900	$ 366,400	ARBEN BEKIM LLC
26	226-0514-0411-162	308 RIVERSIDE DR, FORT ATKINSON	0.111	$ 179,900	$ 214,800	RUTH A EICHENBERG
27	226-0514-0411-015	121 N MAIN ST, FORT ATKINSON	0.057	$ 224,800	$ 268,400	S&L LEHMANN PROPERTIES LLC
28	226-0514-0322-014	116 N MAIN ST, FORT ATKINSON	0.09	$ 391,200	$ 467,000	TONI WHITLEY
29	226-0514-0322-013	112 N MAIN ST, FORT ATKINSON	0.083	$ 247,300	$ 295,200	TAP LLC
30	226-0514-0412-016	316 RIVERSIDE DR, FORT ATKINSON	0.331	$ 195,800	$ 233,800	TYLER D HANSEN
31	226-0514-0322-023	No address	0.083	$ 17,300	$ 20,700	2701 HADDON INC
32	226-0514-0322-008	23 N WATER ST E, FORT ATKINSON	0.066	$ 58,700	$ 70,100	PREMIERBANK
33	226-0514-0322-011	106 N MAIN ST, FORT ATKINSON	0.085	$ 256,200	$ 305,900	KRUEGER FAMILY PROPERTIES LLC
34	226-0514-0322-003	No address	0.022	$ 7,400	$ 8,800	FIRST AMERICAN BANK & TRUST CO
35	226-0514-0322-001	96 N MAIN ST, FORT ATKINSON	0.055	$ 381,700	$ 455,700	FIRST AMERICAN BANK & TRUST CO
36	226-0514-0411-003	83 N MAIN ST, FORT ATKINSON	0.061	$ 192,000	$ 229,200	COCO MDO GROUP LLC
37	226-0514-0322-051	217 EDWARD ST, FORT ATKINSON	0.149	$ 27,400	$ 32,700	NORTH MAIN APARTMENTS LLC
38	226-0514-0322-052	No address	0.123	$ 10,500	$ 12,500	NORTH MAIN APARTMENTS LLC
39	226-0514-0411-113	304 W SHERMAN AVE, FORT ATKINSON	0.165	$ 144,800	$ 172,900	JESSICA A CLARK
40	226-0514-0411-111	314 W SHERMAN AVE, FORT ATKINSON	0.165	$ 235,100	$ 280,700	WALLACE E FLACH JR TRUST
41	226-0514-0411-114	300 W SHERMAN AVE, FORT ATKINSON	0.132	$ 170,200	$ 203,200	LEANN S BORCK
42	226-0514-0411-018	15 W SHERMAN AVE, FORT ATKINSON	0.03	$ 123,500	$ 147,400	ALE JILEK LLC
43	226-0514-0411-020	No address	0.069	$ 25,600	$ 30,600	ARBEN BEKIM LLC
44	226-0514-0411-016	125 N MAIN ST, FORT ATKINSON	0.07	$ 222,700	$ 265,900	BIG MAIN LLC
45	226-0514-0411-161	306 RIVERSIDE DR, FORT ATKINSON	0.14	$ 145,000	$ 173,100	WENDY S DREW
46	226-0514-0322-015	120 N MAIN ST, FORT ATKINSON	0.083	$ 297,600	$ 355,300	JADED JEME PROPERTIES LLC
47	226-0514-0411-022	33 W SHERMAN AVE, FORT ATKINSON	0.164	$ 355,100	$ 423,900	2 RIVERS HOLDINGS LLC
48	226-0514-0411-151	111 W SHERMAN AVE, FORT ATKINSON	0.183	$ 232,800	$ 277,900	RUSSELL O HARTWIG
49	226-0514-0412-015	312 RIVERSIDE DR, FORT ATKINSON	0.114	$ 103,700	$ 123,800	DAVID K STATZ
50	226-0514-0412-017	324 RIVERSIDE DR, FORT ATKINSON	0.35	$ 194,600	$ 232,300	TABOR TRUST
51	226-0514-0322-007	31 N WATER ST E, FORT ATKINSON	0.077	$ 96,100	$ 114,700	DAVID P BIENFANG TRUST
52	226-0514-0322-010	100 N MAIN ST, FORT ATKINSON	0.053	$ 200,000	$ 238,800	2701 HADDON INC
53	226-0514-0411-008	99 N MAIN ST, FORT ATKINSON	0.061	$ 289,800	$ 346,000	ZHU REAL ESTATE LLC
54	226-0514-0411-040	10 MADISON AVE, FORT ATKINSON	1.55	$ 1,272,000	$ 1,518,600	10 MADISON LLC
55	226-0514-0411-028	2 MADISON AVE, FORT ATKINSON	0.4	$ 465,000	$ 555,200	RJ2 LLC
56	226-0514-0322-012	108 N MAIN ST, FORT ATKINSON	0.083	$ 200,000	$ 238,800	2701 HADDON INC
57	226-0514-0322-009	No address	0.049	$ 18,000	$ 21,500	PREMIERBANK
58	226-0514-0412-018	328 RIVERSIDE DR, FORT ATKINSON	0.198	$ 170,900	$ 204,000	JASON T H REDENIUS
59	226-0514-0322-002	No address	0.063	$ 25,500	$ 30,400	FIRST AMERICAN BANK & TRUST CO
60	226-0514-0411-007	97 N MAIN ST, FORT ATKINSON	0.061	$ 119,800	$ 143,000	ZHU REAL ESTATE LLC
61	226-0514-0411-006	93 N MAIN ST, FORT ATKINSON	0.061	$ 200,000	$ 238,800	COVENANT LLC
62	226-0514-0322-049	233 EDWARD ST, FORT ATKINSON	0.101	$ 126,900	$ 151,500	TAMIKE INVESTMENTS LLC
63	226-0514-0322-024	210 N MAIN ST, FORT ATKINSON	0.348	$ -	$ -	CITY OF FORT ATKINSON

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
64	226-0514-0322-020	20 E SHERMAN AVE, FORT ATKINSON	0.131	$ 209,100	$ 249,600	KM HAUBENSCHILD LLC
65	226-0514-0322-019	14 E SHERMAN AVE, FORT ATKINSON	0.055	$ 299,700	$ 357,800	14 SHERMAN LLC
66	226-0514-0322-018	10 E SHERMAN AVE, FORT ATKINSON	0.018	$ 168,400	$ 201,100	14 SHERMAN LLC
67	226-0514-0322-017	130 N MAIN ST, FORT ATKINSON	0.037	$ 235,000	$ 280,600	RUDA RENTALS LLC
68	226-0514-0411-017	131 N MAIN ST, FORT ATKINSON	0.044	$ 332,000	$ 396,400	GUM & SQUASH LLC
69	226-0514-0322-016	124 N MAIN ST, FORT ATKINSON	0.055	$ 147,600	$ 176,200	CC NABER AND SONS TRUST
70	226-0514-0411-160	300 RIVERSIDE DR, FORT ATKINSON	0.117	$ 203,800	$ 243,300	KA CONNOR TRUST
71	226-0514-0411-014	No address	0.015	$ 2,500	$ 3,000	ALE JILEK LLC
72	226-0514-0411-012	115 N MAIN ST, FORT ATKINSON	0.057	$ 283,000	$ 337,900	BARE PROPERTIES LLC
73	226-0514-0411-013	No address	0.015	$ 6,100	$ 7,300	BARE PROPERTIES LLC
74	226-0514-0322-022	No address	0.083	$ 17,300	$ 20,700	TAP LLC
75	226-0514-0411-010	No address	0.329	$ -	$ -	CITY OF FORT ATKINSON
76	226-0514-0411-011	101 N MAIN ST, FORT ATKINSON	0.661	$ -	$ -	CITY OF FORT ATKINSON
77	226-0514-0411-005	89 N MAIN ST, FORT ATKINSON	0.061	$ 180,100	$ 215,000	MARK HILDEBRAND TRUST
78	226-0514-0411-004	87 N MAIN ST, FORT ATKINSON	0.061	$ 198,300	$ 236,700	PATCHES TOWER LLC
79	226-0514-0322-055	100 E SHERMAN AVE, FORT ATKINSON	0.496	$ 369,800	$ 441,500	FIRST AMERICAN BANK & TRUST CO
80	226-0514-0412-019	332 RIVERSIDE DR, FORT ATKINSON	0.524	$ 274,000	$ 327,100	LESLIE WOLFF
81	226-0514-0322-005	28 N WATER ST E, FORT ATKINSON	0.134	$ 228,000	$ 272,200	DAVID P BIENFANG TRUST
82	226-0514-0322-215	90 EDWARD ST, FORT ATKINSON	0.091	$ -	$ -	CITY OF FORT ATKINSON
83	226-0514-0411-024	102 W SHERMAN AVE, FORT ATKINSON	0.063	$ 202,000	$ 241,200	BAKERB LLC
84	226-0514-0411-163	201 N MAIN ST, FORT ATKINSON	1.383	$ 2,799,400	$ 3,342,200	BADGER47 LLC
85	226-0514-0322-030	318 N MAIN ST, FORT ATKINSON	0.33	$ 282,600	$ 337,400	STEPPING STONE CBRF LLC
86	226-0514-0411-025	225 N MAIN ST, FORT ATKINSON	0.821	$ 1,494,000	$ 1,783,700	FRANCHISE REALTY INTERS
87	226-0514-0411-059	108 MADISON AVE, FORT ATKINSON	0.273	$ 253,900	$ 303,100	EZ INVESTMENTS LLC
88	226-0514-0411-153	201 W SHERMAN AVE, FORT ATKINSON	0.186	$ 2,015,800	$ 2,406,600	MT RENTALS
89	226-0514-0411-155	209 W SHERMAN AVE, FORT ATKINSON	0.258	$ 222,200	$ 265,300	ARIC J GUSTAFSON
90	226-0514-0411-150	107 W SHERMAN AVE, FORT ATKINSON	0.168	$ 202,800	$ 242,100	RUSSELL O HARTWIG
91	226-0514-0411-154	207 W SHERMAN AVE, FORT ATKINSON	0.245	$ 191,600	$ 228,700	MT RENTALS
92	226-0514-0322-004	No address	0.063	$ 21,000	$ 25,100	DAVID P BIENFANG TRUST
93	226-0514-0411-023	5 MECHANIC ST, FORT ATKINSON	0.869	$ -	$ -	CITY OF FORT ATKINSON
94	226-0514-0322-000	70 N MAIN ST, FORT ATKINSON	0.572	$ 2,799,000	$ 3,341,700	PREMIER BANK
95	226-0514-0411-157	219 W SHERMAN AVE, FORT ATKINSON	0.167	$ 184,700	$ 220,500	LINDSAY B MASLOWSKI
96	226-0514-0411-009	31 N WATER ST W, FORT ATKINSON	0.548	$ -	$ -	CITY OF FORT ATKINSON
97	226-0514-0411-002	79 N MAIN ST, FORT ATKINSON	0.072	$ 155,100	$ 185,200	ANDRA ESTATE LLC
98	226-0514-0322-050	225 EDWARD ST, FORT ATKINSON	0.165	$ 240,100	$ 286,700	NEW HOPE CONSTRUCTION LLC
99	226-0514-0322-026	226 N MAIN ST, FORT ATKINSON	0.165	$ 146,800	$ 175,300	CONN NEW BERLIN PROPERTIES LLC
100	226-0514-0411-156	213 W SHERMAN AVE, FORT ATKINSON	0.287	$ 201,400	$ 240,400	THERESA M NELSON
101	226-0514-0411-158	223 W SHERMAN AVE, FORT ATKINSON	0.185	$ 185,000	$ 220,900	JEAN M KLEMENT
102	226-0514-0411-159	307 RIVERSIDE DR, FORT ATKINSON	0.176	$ 156,400	$ 186,700	ROBERT M KACZMARCZIK
103	226-0514-0411-152	117 W SHERMAN AVE, FORT ATKINSON	0.292	$ 230,800	$ 275,500	REINEL PROPERTIES LLC
104	226-0514-0413-000	No address	2.817	$ -	$ -	CITY OF FORT ATKINSON
105	226-0514-0322-006	No address	0.18	$ 59,900	$ 71,500	DAVID P BIENFANG TRUST
106	226-0514-0411-027	No address	0.079	$ -	$ -	STATE OF WISCONSIN
107	226-0514-0411-026	7 MADISON AVE, FORT ATKINSON	0.855	$ 280,000	$ 334,300	BADGER47 LLC
108	226-0514-0412-006	401 MADISON AVE, FORT ATKINSON	0.403	$ 185,800	$ 221,800	BURNHAM HOUSE LLC
109	226-0514-0412-207	333 LINCOLN ST, FORT ATKINSON	0.148	$ -	$ -	MATTHEW VAHALA
			32.052	**$ 34,629,800**	**$ 41,344,000**	

Section 8: Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID #12, the value increment of all existing Tax Increment Districts will be approximately 7.05%.

Valuation Test Compliance Calculation

2025 Projected Equalized Valuation (TID IN)	$ 1,555,582,500
Limit for 12% Test	$ 186,669,900
Increment Value of Existing TIDs	$ 42,303,600
Projected Base Value of New TIDs 9 and 11 previously approved	$ 26,058,600
Projected Base Value of New TID	$ 41,344,000
Total Value Subject to Test	$ 109,706,200

Compliance ($109,706,200 < $186,669,900) Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

Project Key	TID #12 Project Name	Estimated Project Cost
1	Sanitary Sewer Project	$ 250,000.00
2	Pedestrian and Bicycle Safety Improvements	$ 250,000.00
3	Mechanic Street Boat Launch	$ 250,000.00
4	Public Parking Lot Reconstruction	$ 1,000,000.00
5	Park/Trail Improvements	$ 750,000.00
6	Utility and Road Improvements	$ 2,000,000.00
7	Entryway and wayfinding signage improvements	$ 150,000.00
8	Streetscape enhancements and green infrastructure improvements	$ 250,000.00
9	Regional Stormwater Improvements	$ 500,000.00
10	Pedestrian/Bicycle Path Extensions and Improvements	$ 500,000.00
11	City Land Purchases	$ 750,000.00
12	Direct Developer Assistance	$ 1,500,000.00
13	Financing and Interest	$ 4,000,000.00
14	Administrative and Organization Fees	$ 400,000.00
	TOTAL ESTIMATED PROJECT COSTS	**$ 12,550,000.00**

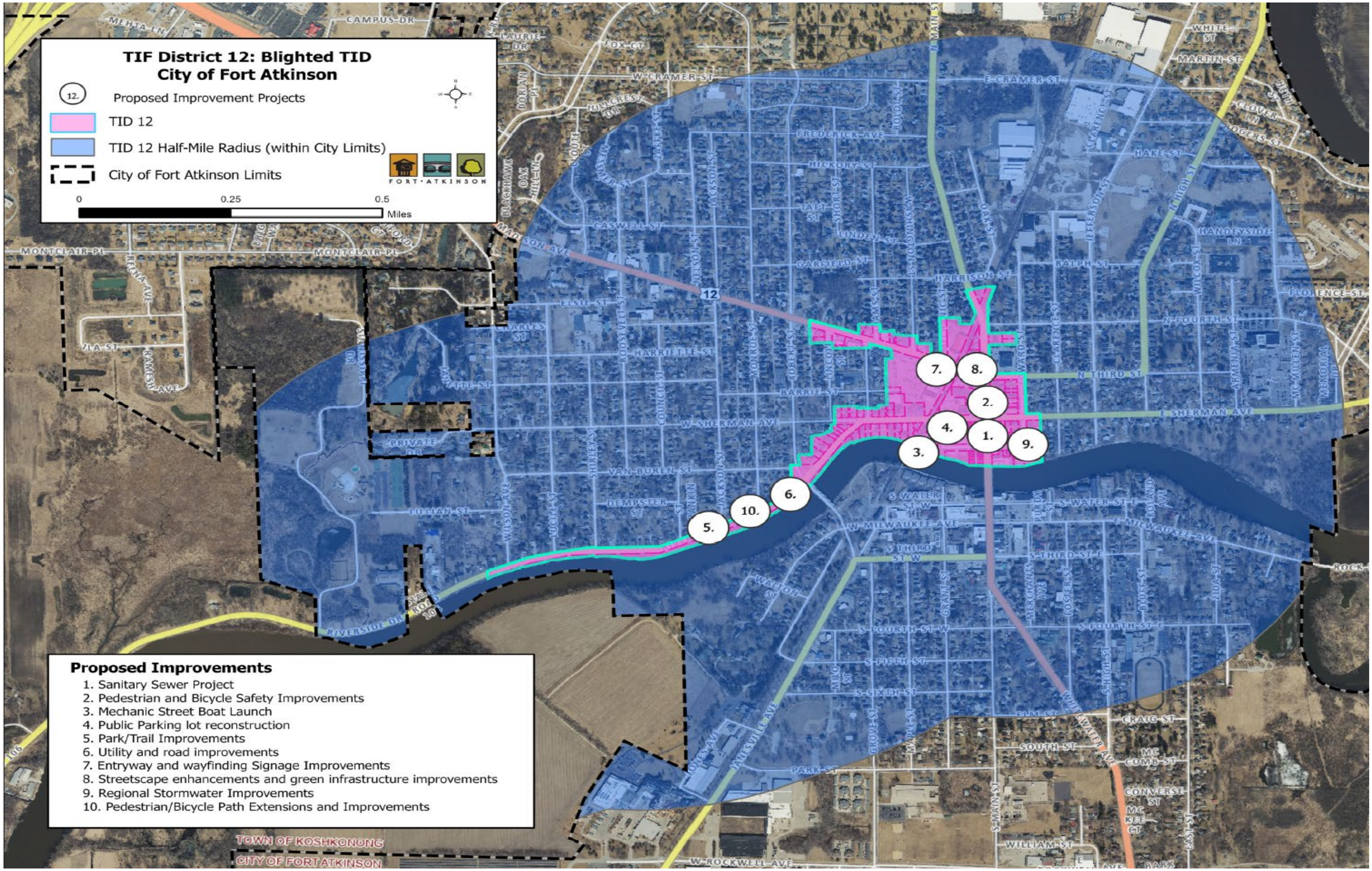
Project Descriptions

1. Sanitary Sewer Project – Sanitary Sewer repair project in the 100 block of N. Main St.
2. Pedestrian and Bicycle Safety Improvements – Install pavement markings across Main Street at intersections per MUTCD standards, install standard pavement marking (6-inch wide) crosswalk strips on the side streets, consider epoxy paint (or an option for City to easily maintain), install bicycle safety routes and incorporate bicycle travel lane signage, incorporate bicycle travel lane signage per MUTCD standards, explore opportunities to connect lanes and routes to connect southeastern portion of the community to downtown.
3. Mechanic Street Boat Launch – Improve downtown boat launch area.
4. Public Parking lot reconstruction – Improve and reconstruct downtown parking lots.
5. Park/Trail Improvements – Rock River Riverwalk reconstruction, extension and/or improvements, or other improvements identified in the City's Comprehensive Plan (2022), Comprehensive Outdoor

Recreation Plan (2023), or through a planned development. This may include a connection to the Glacial River Bike Trail system.

6. Utility and Road Improvements – within ½ mile of the TID boundaries necessary to support the proper and responsible development of the TID.
7. Entryway and Wayfinding Signage Improvements – prepare for possible new entryway signage and/or wayfinding signage at Main Street entrance points and throughout the project area.
8. Streetscape Enhancements and Green Infrastructure Improvements – Improve downtown aesthetics by diversifying street trees, adding uniform street lighting, adding uniform planters containing dwarf shrubs or small flowering annuals. Adding trash cans, bicycle racks and benches in a uniform color and design, etc., per the 2025 Council-adopted Main Street Corridor Plan.
9. Regional Stormwater Improvements – regional stormwater improvements may include public or private stormwater detention and retention within the TID and within ½ mile of the TID boundaries.
10. Pedestrian/Bicycle Path Extensions and Improvements – Glacial River Bike trail pedestrian and bicycle path future extensions and connections may be considered within the TID and within ½ mile of the TID.
11. City Land Purchases – the City may purchase land throughout the life of the TID for public infrastructure, parkland, and/or if an opportunity arises where the purchase of land would benefit the City and the TID.
12. Direct Developer Assistance – Direct developer assistance and incentives may be utilized through TIF in order to take advantage possible development opportunities for the redevelopment of blighted properties.
13. Financing and Interest – the cost of issuance and interest on borrowing needed for projects along with interest due to development for any developer incentive loan in the redevelopment of blighted properties.
14. Administrative & Organizational Fees – City staff and consultants planning, engineering, legal, and administrative fees, along with organizational fees, Department of Revenue annual fees, and the costs associated with the creation of this TID.

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. INFRASTRUCTURE IMPROVEMENTS	$5,900,000
2. DEVELOPER ASSISTANCE	$1,500,000
4. LAND PURCHASES	$750,000
4. FINANCING & INTEREST	$4,000,000
5. ADMINISTRATIVE & ORGANIZATION FEES	$400,000
ESTIMATED TOTAL	**$12,550,000**

The project cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

The City has provided a full list of projects that would only be included in the TID in the event sufficient increment growth is expected to be generated. The City reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses.

The Plan authorizes the expenditure of funds for project costs within a ½ mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible in so far as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.

- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #12 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #12. The proforma analyzes expenses based on project plan costs of TID #12 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #12 tax increments will be used to fund project costs and implementation of this Plan. In 2054, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The City plans to fund project costs with cash received from future TID #12 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

<u>General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)</u>
The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

<u>Community Development Authority Lease Revenue Bonds:</u>
Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan.

Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's 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.

<u>Tax Increment Revenue Bonds</u>
The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the cities. 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.

<u>Utility Revenue Bonds</u>
The City can issue revenue bonds to be repaid from revenues of the sewer and/or water 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 underwriters 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.

<u>Board of Commissioners of Public Lands State Trust Fund Loans</u>
The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

<u>Bonds Issued to Developers ("Pay as You Go" Financing)</u>
The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over

the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

Federal/State Loan and Grant Programs
The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation
Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately $12,550,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 27 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. 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.

Section 14: Annexed Property

All lands within the TID proposed for inclusion in this amendment were either within the City limits as of January 1, 2004, or, if annexed after that date, have been within the City for a minimum of three years.

Section 15: Proposed Changes in Zoning Ordinances

Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances

The City does anticipate that the TID will require changes in the master plan, map, building codes, and City ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Fort Atkinson Comprehensive Plan.

Section 17: Relocation

The City does not anticipate the 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 state statues as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the City.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The City does not anticipate any non-project costs for the TID.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Section 21: Exhibit A Cash Flow Proforma Analysis

City of Fort Atkinson
Tax Increment District No. 12
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.00%
2025 Gross Tax Rate (per $1000 Equalized Value)	$17.75
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%
Data above dashed line are actual	

	Background Data					Revenues			Expenditures						TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Advance from General Fund	Total Revenues	PAYGO Payment to Developer	Hypothetical 2028 Borrowing	Land Purchase	General Fund Repayment	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)		(1)						*$1.5 Million*	*$5.9 Million* Total P&I						(December 31)		
	Base Value $41,344,000																	
2026	$41,344,000			$0	$17.75			$0						$0	$0	$0		2026
2027	$41,344,000	$826,880	$5,000,000	$5,826,880	$17.75	$0	$10,000	$10,000	$0	$0			$10,000	$10,000	$0	$0		2027
2028	$47,170,880	$943,418	$5,000,000	$11,770,298	$17.75	$0	$15,000	$15,000	$0	$0			$15,000	$15,000	$0	$0		2028
2029	$53,114,298	$1,062,286	$5,000,000	$17,832,584	$17.75	$103,427		$103,427	$62,125	$0			$15,000	$77,125	$26,302	$26,302		2029
2030	$59,176,584	$1,183,532	$2,500,000	$21,516,115	$17.75	$208,923	$20,000	$228,923	$124,250	$0		$15,000	$15,000	$154,250	$74,673	$100,975		2030
2031	$62,860,115	$1,257,202	$2,500,000	$25,273,318	$17.75	$316,528	$15,000	$331,528	$124,250	$277,738			$15,000	$416,988	($85,459)	$15,516		2031
2032	$66,617,318	$1,332,346	$2,500,000	$29,105,664	$17.75	$381,911	$20,000	$401,911	$124,250	$277,738			$15,000	$416,988	($15,076)	$439		2032
2033	$70,449,664	$1,408,993	$2,500,000	$33,014,657	$17.75	$448,601		$448,601	$124,250	$277,738			$15,000	$416,988	$31,614	$32,053		2033
2034	$74,358,657	$1,487,173	$2,500,000	$37,001,830	$17.75	$516,626		$516,626	$124,250	$277,738		$35,000	$15,000	$451,988	$64,638	$96,691		2034
2035	$78,345,830	$1,566,917	$0	$38,568,747	$17.75	$586,010		$586,010	$124,250	$377,738		$30,000	$15,000	$546,988	$39,023	$135,714		2035
2036	$79,912,747	$1,598,255	$0	$40,167,002	$17.75	$656,782		$656,782	$124,250	$523,488			$15,000	$662,738	($5,955)	$129,759		2036
2037	$81,511,002	$1,630,220	$0	$41,797,222	$17.75	$684,595		$684,595	$124,250	$562,863			$15,000	$702,113	($17,517)	$112,242		2037
2038	$83,141,222	$1,662,824	$0	$43,460,046	$17.75	$712,964		$712,964	$124,250	$550,113			$15,000	$689,363	$23,602	$135,843		2038
2039	$84,804,046	$1,696,081	$0	$45,156,127	$17.75	$741,901		$741,901	$124,250	$687,363			$15,000	$826,613	($84,712)	$51,132		2039
2040	$86,500,127	$1,730,003	$0	$46,886,130	$17.75	$771,416		$771,416	$124,250	$668,238			$15,000	$807,488	($36,072)	$15,060		2040
2041	$88,230,130	$1,764,603	$0	$48,650,732	$17.75	$801,521		$801,521	$71,125	$699,113			$15,000	$785,238	$16,284	$31,344		2041
2042	$89,994,732	$1,799,895	$0	$50,450,627	$17.75	$832,229		$832,229	$0	$677,863			$15,000	$692,863	$139,366	$170,710		2042
2043	$91,794,627	$1,835,893	$0	$52,286,520	$17.75	$863,550		$863,550	$0	$656,613			$15,000	$671,613	$191,938	$362,648		2043
2044	$93,630,520	$1,872,610	$0	$54,159,130	$17.75	$895,499		$895,499	$0	$635,363			$15,000	$650,363	$245,136	$607,784		2044
2045	$95,503,130	$1,910,063	$0	$56,069,193	$17.75	$928,086		$928,086	$0	$739,113	$750,000		$15,000	$1,504,113	($576,027)	$31,757		2045
2046	$97,413,193	$1,948,264	$0	$58,017,456	$17.75	$961,325		$961,325		$712,550			$15,000	$727,550	$233,775	$265,532		2046
2047	$99,361,456	$1,987,229	$0	$60,004,686	$17.75	$995,228		$995,228		$685,988			$15,000	$700,988	$294,241	$559,773		2047
2048	$101,348,686	$2,026,974	$0	$62,031,659	$17.75	$1,029,810		$1,029,810		$844,425			$15,000	$859,425	$170,385	$730,157	Expenditures Recovered	2048
2049	$103,375,659	$2,067,513	$0	$64,099,172	$17.75	$1,065,083		$1,065,083					$15,000	$565,000	$500,083	$1,230,241	Expenditures Recovered	2049
2050	$105,443,172	$2,108,863	$0	$66,208,036	$17.75	$1,101,062		$1,101,062					$15,000	$15,000	$1,086,062	$2,316,303	Expenditures Recovered	2050
2051	$107,552,036	$2,151,041	$0	$68,359,077	$17.75	$1,137,760		$1,137,760					$15,000	$15,000	$1,122,760	$3,439,063	Expenditures Recovered	2051
2052	$109,703,077	$2,194,062	$0	$70,553,138	$17.75	$1,175,193		$1,175,193					$15,000	$15,000	$1,160,193	$4,599,255	Expenditures Recovered	2052
2053					$17.75	$1,213,374		$1,213,374					$15,000	$15,000	$1,198,374	$5,797,629	Expenditures Recovered	2053
2054						$1,252,318		$1,252,318						$0	$1,252,318	$7,049,947	Expenditures Recovered	2054
		$43,053,138	$27,500,000			$20,381,722	$80,000	$20,461,722	$1,500,000	$10,131,775	$750,000	$80,000	$400,000	$13,411,775				

Type of TID: Blight
2026 TID Inception (8/18/2026)
2048 Final Year to Incur TIF Related Costs
2053 Maximum Legal Life of TID (27 Years)
2054 Final Tax Collection Year

(1) Includes $27,500,000 in new construction increment

Section 22: Estimated Tax Increments By Taxing Entity

City of Fort Atkinson - TID # 12					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2026	$ -	$ -	$ -	$ -	$ -
2027	$ -	$ -	$ -	$ -	$ -
2028	$ -	$ -	$ -	$ -	$ -
2029	$ 103,427	$ 16,482	$ 34,994	$ 48,459	$ 3,492
2030	$ 208,923	$ 33,294	$ 70,687	$ 97,888	$ 7,054
2031	$ 316,528	$ 50,441	$ 107,095	$ 148,305	$ 10,688
2032	$ 381,911	$ 60,861	$ 129,216	$ 178,939	$ 12,895
2033	$ 448,601	$ 71,488	$ 151,780	$ 210,186	$ 15,147
2034	$ 516,626	$ 82,329	$ 174,796	$ 242,057	$ 17,444
2035	$ 586,010	$ 93,386	$ 198,271	$ 274,567	$ 19,787
2036	$ 656,782	$ 104,664	$ 222,217	$ 307,726	$ 22,176
2037	$ 684,595	$ 109,096	$ 231,627	$ 320,757	$ 23,115
2038	$ 712,964	$ 113,617	$ 241,225	$ 334,049	$ 24,073
2039	$ 741,901	$ 118,228	$ 251,016	$ 347,607	$ 25,050
2040	$ 771,416	$ 122,931	$ 261,002	$ 361,436	$ 26,047
2041	$ 801,521	$ 127,729	$ 271,188	$ 375,541	$ 27,063
2042	$ 832,229	$ 132,623	$ 281,577	$ 389,929	$ 28,100
2043	$ 863,550	$ 137,614	$ 292,175	$ 404,604	$ 29,158
2044	$ 895,499	$ 142,705	$ 302,984	$ 419,573	$ 30,236
2045	$ 928,086	$ 147,898	$ 314,010	$ 434,841	$ 31,337
2046	$ 961,325	$ 153,195	$ 325,256	$ 450,415	$ 32,459
2047	$ 995,228	$ 158,598	$ 336,727	$ 466,300	$ 33,604
2048	$ 1,029,810	$ 164,109	$ 348,427	$ 482,502	$ 34,772
2049	$ 1,065,083	$ 169,730	$ 360,362	$ 499,029	$ 35,963
2050	$ 1,101,062	$ 175,463	$ 372,535	$ 515,887	$ 37,177
2051	$ 1,137,760	$ 181,311	$ 384,951	$ 533,081	$ 38,416
2052	$ 1,175,193	$ 187,277	$ 397,616	$ 550,619	$ 39,680
2053	$ 1,213,374	$ 193,361	$ 410,534	$ 568,509	$ 40,970
2054	$ 1,252,318	$ 199,567	$ 423,711	$ 586,756	$ 42,285
TOTALS	**$ 20,381,722**	**$ 3,247,995**	**$ 6,895,978**	**$ 9,549,561**	**$ 688,188**

Section 23: Exhibit B City Attorney Opinion

LEGAL OPINION OF THE PROJECT PLAN

FOR TAX INCREMENT DISTRICT NO. 12

PURPOSE

The undersigned is the attorney for the City of Fort Atkinson, Wisconsin. The purpose of this legal opinion is to comment upon the projected plan for the creation of a Tax Increment District (TID) No. 12. Said District is being created to provide for public improvements and development incentives to encourage residential and commercial development on the City's central downtown area north of the Rock River, including part of the downtown area. Said TID shall be created as a Blight District.

In making this opinion, the undersigned has reviewed not only the plan itself, but pertinent official notices and other records created as a result of this proposal.

POWER TO CREATE TAX INCREMENTAL DISTRICTS

The enabling Statute to create Tax Incremental Districts is set forth in Section 66.1105(4), Wisconsin Statutes. I find that the City of Fort Atkinson has the legal authority to create the Tax Incremental District that is set forth in the aforementioned proposal. I further find that the proposed purpose of said Tax Incremental District is a proper purpose for such a District as set forth in Section 66.1105(4), Wisconsin Statutes (2019-2020).

PROCEDURE TO CREATE A TAX INCREMENTAL DISTRICT

The procedure for creation of a Tax Incremental District is set forth mainly in Section 66.1105(4), Wisconsin Statutes. I find that all required notices mandated by that provision have been properly given by the appropriate City officials.

In reviewing the plan itself, I find that it includes a statement properly listing the kind, number and location of all proposed public works or improvements. I further find that the plan contains a proper economic feasibility study, a detailed list of estimated project costs, a description of the methods of financing all estimated project costs and the time such costs will be incurred.

I further find that said proposal contains the necessary maps properly indicating the boundaries of the Tax Incremental District, the location of future improvements to be made, existing uses and conditions of real property in said District and proposed changes of existing zoning, Building Codes and City Ordinances, if any.

I further find that said proposal contains a list of estimated project costs and a statement of the method for the relocation of any person to be displaced (there are none). Finally, I find that said proposal properly indicates how the creation of the aforementioned Tax Incremental District promotes the orderly development of the City of Fort Atkinson.

CONCLUSION

It is the opinion of the undersigned that the aforementioned plan meets all the necessary criteria as established by the Wisconsin Statutes. As stated previously, all necessary notices have been made in a timely fashion. Before this Tax Incremental District can be formally established, the approval of the Planning Commission and Common Council of the City of Fort Atkinson as well as the Joint Review Board must be obtained if they have not already obtained.

Dated this 9 day of July, 2026.

David R. Westrick
City Attorney for the City of Fort Atkinson

Section 24: Exhibit C TID #12 Boundary Legal Description

LEGAL DESCRIPTION – TID #12

LOT 1, BLK 1, MRS. BARRIES ADD. EX N34FT., BEG ON W/L OF N. MAIN ST 191 FT N OF MADISON AV, N84DG12' N 93.5FT TO E/L OF C&NW RR CO, N272FT, S265FT TO POB., LOT 4, BLK 12, MARSTON & PRITCHARD ADD., LOT 21 & S1/3 OF LOT 20, BLK 4, GREEN & RANKIN'S ADD, THE S1/3 BEING 15FT ON THE E & 25FT ON THE W. EX PT IN USH 12 IN DOC 1086061. RERECORD IN DOC 1089994., BEG AT SE/C OF LOT 9, BLK 5, GREEN & RANKIN'S ADD,N138.5 FT,W50FT,S TO A PT ON MADI- SON AV 97.9FT W OF POB, E97. 9FT TO POB. EX PT IN USH 12 IN DOC 1095112., BEG AT SW/C LOT 9, BLK 5, GREEN&RANKIN'S ADD,N100.81FT S89DG46'E 40.3FT,S68DG46'E 18.35FT,E12.52FT SLY TO MAD- ISON AV TO A PT 30FT ELY OF POB, WLY 30FT TO POB. ALSO DRVWY AGRMT IN 334-419., E40FT OF LOT 19, BLK 4, GREEN & RANKIN'S ADD. ALSO E29FT OF S14FT LOT 18., LOT 19, BLK 4, GREEN & RANKINS ADD. EX E40FT., BEG INTERS S/L MADISON AVE & E/L LINCOLN ST, S69DG27'E 126.60FT, S13DG16'W 89.60FT, S89DG52'W 98FT, N131.85FT TO POB. ALSO THAT PT LOT 2 LYG S OF RELOCATED ALLEY. EX .003A IN USH 12 DOC 1092548., LOT 5, BLK 12, MARSTON & PRITCHARD ADD., BEG INTERS S/L MADISON AVE & E/L LINCOLN ST S69DG27'E 126.60FT TO POB, S13DG16'W 89.60FT, SELY ALG CUR RAD 37FT TO EXT OF S/L LOT 1, BLK 11 WM BARRIES ADD, N89DG52'E TO W/L ADAMS ST, N67.81FT, N69DG27'W 145.63FT TO POB., BEG ON W/L OF N MAIN ST. 147 FT N OF N/L MADISON AV,N44FT N84DG12'W TO E/L OF RR ROW, SLY APPROX 50FT, E TO POB., COM SW/C BLK 8 WM J BARRIE'S ADD, S89DG51'E 152.5FT TO C/L VAC WASH ST, N142.47FT TO POB:N95.21FT, N89DG58'W 32.5FT,N70FT TO N/L BARRIE S N89DG58'W ALG SD N/L 120FT N299.72FT, N89DG59'E 54.91FT N0DG02'E 90.62FT TO S/L MAD. AVE, S69DG40'E 69.42FT, S70 DG06'E 515.52FT, S26DG14'W 559.8FT, N89DG51'W 34.71FT, N142.47FT, N89DG51'W 170.01 FT TO POB., BEG AT NE/C LOT 1, BLK 2, ORIG. PLAT,S79FT,W105FT,N90 FT,E105FT,S11FT TO POB., BEG AT NW/C LOT 2, BLK 2, ORIG. PLAT, N11FT,E135FT,S90 FT,W5FT,S41FT,W10FT,S7.5FT, W120FT,N137.5FT TO POB. EX BEG 11FT N OF NW/C LOT 2, E 39.92FT, S70DG23'W 24.25FT, S54DG40'W 22.82FT, S31DG22'W 22.82FT, S15DG37'W 24.44FT TO MAIN ST, N53.37FT TO POB. EX BEG NW/C LOT 6, S6.5FT, ELY TO PT 7.5FT S OF NE/C SD LOT, N7.5FT, W120FT TO POB., LOT 2,EX S25FT OF W30FT&LOT S1&3,BLK 8,WM J BARRIES ADD ALSO W1/2 VAC WASHINGTON ST ADJ., LOTS 7&10 & N21FT LOT 11, BLK 2, ORIG PLAT. EX PT IN CSM 3951-19-81, DOC 1036168, LOT 3, BLK 9, WM. J. BARRIE'S ADD., N45FT OF LOT 4 & S25FT OF W 1/2 OF LOT 2, BLK 8, WM.J. BARRIE'S ADD., LOT 3, BLK 13, A CONT. OF BARRIE'S ADD., S90FT OF LOT 4, BLK 9, WM. J. BARRIE'S ADD., LOT 4, BLK 8, WM. J. BARRIE' S ADD. EX N 45 FT., E70FT OF LOTS 1&4, BLK

4, ORIG PLAT., E30FT LOT 2 & W10FT OF E90FT LOT 2 & E90FT LOT 3, BLK 3, WM.J. BARRIES ADD., W30FT LOTS 2&3, BLK 3, WM.J. BARRIES ADD., BEG 40FT E OF NW/C LOT 1,BLK 19, A CONT. OF BARRIE'S ADD, S78.7FT,SE98.5FT TO RIVER- SIDE DR, NE40.5FT,NW TO PT 27FT S OF N/L SD LOT,N27FT, W12FT TO POB. ALSO & SBJ TO ROW IN MISC 5-626. 308 RIVERSIDE DR, N30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD. EX W37.5FT., S1/2 LOT 3 & W10FT S1/2 LOT 4, BLK 4, ORIG PLAT ALSO ESMT IN 688-989., N30FT LOT 6, BLK 4,ORIG PLAT, BEG 238.5FT NE OF SE/C LOT 2 BLK 19,A CONT. OF BARRIE'S ADD, NW TO S/L D.313-27,NE TO PT 112FT S OF N/L SD LOT, NE TO E/L SD LOT 89.5FT S OF NE/C, S & SE ALG E/L LOT 2 TO SE/C LOT 1 SD ADD,SW-POB., S30FT LOT 5, BLK 4,ORIG PLAT, W48FT OF E104FT LOT 8, BLK 4 ORIG PLAT. SUBJ TO 8FT ROW., N37FT OF W100FT LOT 7, BLK 4 ORIG PLAT. ALSO ROW., N32FT OF E30FT OF W37FT OF LOT 2, BLK 6, ORIGINAL PLAT., N39.5FT LOT 4, BLK 6, ORIGINAL PLAT., S22FT OF N132FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUBJ TO A ROW OVER W6FT IN DOC 776412. ALSO 11.6FT ESMT IN DOC 888387., N54FT LOT 8, BLK 2,ORIG PLAT, LOT 9 & S6FT LOT 8, BLK 2 ORIG PLAT. EX PT IN CSM 3951 -19-81, DOC 1036168., LOT 4, BLK 12, WM. J. BARRIE'S ADD., LOT 4, BLK 13, A CONT. OF BARRIE'S ADD., LOT 3, BLK 12, WM. J.BARRIE' S ADD. EX N24FT., W21.5FT OF LOT 1, BLK 3, WM. J. BARRIES ADD., W50FT OF E80FT LOT 2, BLK 3, WM.J. BARRIES ADD., S37FT OF E82.5FT OF LOT 1, BLK 3, WM.J. BARRIES ADD. ALSO ROW IN DOC 153157. ALSO STAIRWAY ROW. ALSO ROW IN DOC 267529., BEG 157FT W OF NE/C LOT 1, BLK 19,A CONT OF BARRIE'S ADD,W28FT,S27FT,SELY TO PT 139.5FT,SW OF SD NE/C, NE 32.5FT,NW TO POB., N1/2 LOT 3, BLK 4, ORIG PLAT ALSO ROW OVER E10FT LOT 2 IN DOC 784105., N80FT OF LOT 10, BLK 3, WM. J. BARRIES ADD. ALSO A ROW IN COMMON OVER N10FT OF S40 FT SD LOT 10., LOT 5 & E6.4FT OF LOT 4, BLK 5,CYRUS CURTIS ADD. EX N60FT OF E 15.28FT OF LOT 5., BEG AT MOST SLY COR LOT 1, BLK 19,CONT. OF BARRIE'S ADD NE45FT, NW98.5FT,N8.7FT,W40 FT TO W/L SD LOT, S&SELY ALG W/L TO POB., BEG 149.5FT NE OF SE/C LOT 2 BLK 19, A CONT. OF BARRIE'S ADD,NE 89FT,NW TO S/L D.313- 27,SE TO PT 120FT S OF N/L SD LOT,W15FT,S105FT,NE7FT, SE126FT TO POB., E56FT LOT 8, BLK 4,ORIG PLAT, S23FT OF W100FT LOT 7, BLK 4 ORIG PLAT. SUBJ TO ROW., N22FT OF LOTS 1&2, BLK 7, WM J. BARRIES ADD,SUB. TO A ROW OVER W6FT. ALSO 11.6FT EASMT IN 804-113., LOTS 8, 9, 10, 11,&12 & W1/2 OF LOT 7, BLK 1, MRS. SNELL' S ADD.ALSO W12.5FT OF C&NW RR ROW. ALSO INF IN DEEDS 399-527 & 409-202., BEG AT THE INTER OF W/L OF N MAIN ST & N/L OF MADISON AV,N147FT,W TO E/L OF RR, SWLY TO N/L OF MADISON AV, SELY TO POB. EX SE 30FT TRI DEEDED TO THE CITY IN DOC 894879., S30FT LOT 6, BLK 4,ORIG PLAT, E20FT LOT 7 & W16FT LOT 8, BLK 4, ORIG PLAT. ALSO ROW., BEG 72FT NE OF SE/C BLK 19, NW 75.5FT,W4FT,N85FT,E4FT,NE 7FT,SE126FT TO PT 77.5FT NE OF POB, SWLY 77.5FT TO POB, LOT 2, BLK 19, CONT OF BAR- RIE'S ADD., E24FT OF N61FT

LOT 3 & W37FT OF N61FT OF LOT 2, EX N32FT OF E30FT OF W37FT OF LOT 2, BLK 6, ORIGINAL PLAT., S22FT OF N44FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A 6FT ROW ON W SIDE. ALSO 11.6FT EASMT IN 804-113, S22FT OF N66FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A 6FT ROW ON W SIDE. ALSO 11.6FT EASMT IN 804-113, S41FT OF E110FT OF LOT 4, BLK 2, ORIGINAL PLAT., LOT 1, CSM 3951-19-81., W50FT LOTS 1&4, BLK 4, ORIG PLAT. EX W10FT OF S1/2 LOT 4 SUBJ TO ESMT IN 688-989., E40FT LOT 2, BLK 4,ORIG PLAT SUBJ TO ROW OVER E10FT ALSO ROW OVER E10FT OF N30FT LOT 3, BLK 4., W26FT OF E66FT OF N1/2 LOT 2 BLK 4, ORIG PLAT., N30FT OF W54FT LOT 2, BLK 4, ORIG PLAT., N23FT OF E82.5FT OF LOT 1, BLK 3, WM.J. BARRIES ADD., S30FT OF W80FT LOT 2, BLK 4, ORIG PLAT., BEG AT NE/C LOT 1, BLK 19, A CONT BARRIE'S ADD, SW107FT, NW TO PT 80FT E OF NW/C SD LOT, E TO POB., W21.5FT OF N30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD., S30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD. EX W37.5FT., W21.5FT OF S30FT OF LOT 4, BLK 3, WM.J. BARRIES ADD., N30FT LOT 5, BLK 4,ORIG PLAT, S40FT OF LOT 10 & ALL OF LOT 9, BLK 3,WM.J. BARRIES ADD. SUBJ TO A 10FT ROW IN COMMON OVER N10FT OF S40FT SD LOT10, LOTS 5,6,7&8,BLK 3, WM.J. BARRIES ADD. ADD. INFOIN D., S22FT OF N88FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A ROW OVER W 6FT. ALSO 11.6FT ESMT IN DOC 888387., S22FT OF N110FT OF LOTS 1&2, BLK 7,WM.J. BARRIES ADD. SUB TO A ROW OVER W 6FT. ALSO 11.6FT EASMT IN 804-113., LOT 2 & N1/2 LOT 3, BLK 5, ORIG PLAT., BEG SW/C LOT 2, BLK 19,CONT BARRIE'S ADD,N110FT,E120FT, SE75.5FT,SWLY ALG RIVERSIDE DR 72FT,W132FT TO POB. EX LD IN ST IN DOC 704378. EX PT IN USH 12 IN DOC 1155162., N1/2 E1/2 LOT 1,BLK 6, ORIGINAL PLAT. ALSO ADJ PT OF W1/2 VAC EDWARD ST IN DOC 1151093., LOT 1, CSM 4145-20-179. ALSO ESMT IN DOC 1082187. ALSO COM E/L EDWARD ST & SW/ C SD CSM, S89DG51'E 84.63FT, S10FT, N89DG51'W 84.61FT, N00DG08'W 10FT TO POB. EX COM NW/C SD CSM, S89DG51'E 119.68FT, S10FT, N89DG51'W 119.66FT, N00DG08'W 10FT TO POB., SE/C OF LOT 5, BLK 4, WM J BARRIE'S ADD, LYG SE OF A LINE PARALLEL WITH & 20FT SELY FROM C/L OF C&NWRR CO'S MOST ELY TRACK (LD LEASED TO M. MAZOR). ALSO PT VAC MECHANIC ST IN 1143727., PCL 2, CSM 1202-4-88. ALSO PT VAC MECHANIC ST IN DOC 1169841 & 1169842., LOTS 3 & 6, BLK 12, MARSTON & PRITCHARD ADD., PCL 1, CSM 1202-4-88, LOT 11, BLK 3, GREEN & RAN- KIN'S ADD. EX N66FT. EX PT IN USH 12 IN DOC 1098064., W45FT OF LOT 3, BLK 5, CYRUS CURTIS ADD. ALSO BEG 1.5FT W OF NE/C LOT 3, WLY 13.5FT, S88FT, ELY 13.5FT N TO POB., W55FT OF LOT 1, BLK 5,CYRUS CURTIS ADD & E13.5FT OF LOT 1, BLK 24,A CONT BARRIE'SADD, N60FT OF LOTS 5&6, EX W44.72 FT OF LOT 5, BLK 5, CYRUS CURTIS ADD. ALSO A PCL OF LD W OF C&NW RR 30FT AT SHERMAN AV & 16FT AT ROCK RIVER., LOT 2 & E5FT OF LOT 1, BLK 5 CYRUS CURTIS ADD., N1/2 W1/2 LOT 1,BLK 6, ORIGINAL PLAT. ALSO PT OF FOLLOWING ADJ TO SD PCL: BEG NE/C LOT 2, BLK 6, S89DG55'W

1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT, N0DG09'W 174FT TO POB. EX PT OF FOLLOWING FROM SD PCL: COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB., LOT 7, BLK 5, CYRUS CURTIS ADD., LOT 4,EX N39.5FT, LOT 3,EX E 24FT OF N61FT, LOT 2, EX W 37FT OF N61FT, BLK 6, ORIG PLAT. EX BEG NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT TO E/L LOT 2, N0DG09'W 174FT TO POB. ALSO COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB., BEG 11FT W OF NE/C LOT 2,BLK 24, A CONT BARRIE'S ADD,W47 FT, S TO RIV, E47.5FT,N-POB. ALSO DRWY AGRRE DOC 1063403., LOTS 3,4 & 5, BLK 7, WM. J. BARRIES ADD. ADD. INFO DEED 215-318. ALSO 11.6FT EASMT IN 804-113., BEG 132FT S OF NE/C OF BLK 7 WM.J. BARRIES ADD,W120FT,S26 FT,E120FT,N26FT TO POB. SUBJ TO ROW. ALSO 11.6FT ESMT IN DOC 888387., LOT 5, BLK 2, ORIGINAL PLAT., LOT 6, BLK 2, ORIG PLAT., W64FT OF LOT 1 & E11FT LOT 2 BLK 24, A CONT. BARRIE'S ADD, BEG 58FT W OF NE/C LOT 2,BLK 24,A CONT OF BARRIE'S ADD,W 32FT,SW49FT,S TO RIV,E47.5FT N TO POB. ALSO DRWY AGREE DOC 1063403. EX PT IN USH 12 IN DOC 1156039., LOT 2, BLK 24,A CONT.BARRIE' S ADD. EX E 106FT. EX PT IN USH 12 IN DOC 1151769., COM NE/C LOT 4, BLK 5, CYRUS CURTIS ADD, W6.40FT TO POB, W55.10FT, S00DGE 88FT, W13.5 FT, S00DGE 99.79FT, S61DG49' E 71.74FT, N26DG33'E 12FT, N00DGW 203.33FT TO POB. ALSO LD LYG BTW M/L & RIV., ALL LD BTWN RIVERSIDE DR & ROCK RIV. FROM W/L REPLAT ALPETER'S ADD TO W/L BLK 24, CONT OF BARRIE'S ADD. ALSO A TRI PCL BOUNDED ON N BY VAN BUREN ST, ON W BY ROBERT ST & E BY RIVERSIDE DR., S1/2 LOT 1, BLK 6, ORIG PLAT ALSO PT OF FOLLOWING ADJ TO SD PCL: BEG NE/C LOT 2,BLK 6 S89DG55'W 1.3FT, S0DG11'W 174FT TO RIV, ELY 2.32FT, N0DG09'W 174FT TO POB. EX PT OF FOLLOWING FROM SD PCL: COM NE/C LOT 2, S89DG55'W 1.3FT, S0DG11'W 78.7FT TO POB, S0DG11'W 87.4FT, S89DG56'E 6.31FT, N0DG04'E 87.4FT, N89DG56'W 6.14FT TO POB. ALSO ADJ PT OF W1/2 VAC EDWARD ST IN DOC 1151093., BEG NE/C BLK 1, WM.J.BARRIES ADD,N69DG50'W 189.38FT,S63DG 35'E 182.99FT, SELY 26.34FT, N 38.5FT TO POB. U.S.H 12., COM NE/C BLK 1, WM J BARRIES ADD, S23FT TO POB, N63DG35'W 198.49FT TO E ROW/L RR, SWLY ON SD/L 201.1FT, S83DG55'E 163.67FT,S67DG47'W 107.44FT, N TO POB. EX PT IN ST., LOT 1, CSM 6552, DOC 1493301, LOT 2, CSM 6552, DOC 1493301

Section 25: Disclaimer Text

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

 #1467

ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 12, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Fort Atkinson has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 ("the district") is proposed to be created as a "blighted area district" based on findings that at least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 12 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the City.
10. A list of estimated non-project costs.
11. A section for the eventual insertion of a boundary legal description to be completed upon approval of this resolution.
12. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 28, 2026, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district; and

WHEREAS, after said public hearing, the Plan Commission adopted a resolution, and recommended to the City Council that it create the district.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Fort Atkinson that:

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established, only includes whole parcels and is contiguous, as legally described in Exhibit A attached and incorporated herein by reference.
3. The City of Fort Atkinson hereby creates Tax Increment District No. 12 on August 18, 2026, effective January 1, 2026.
4. The City Council finds and declares that:
    a. At least 50 percent (by area) of the real property within the District is a blighted area as defined in Wisconsin Statute Section 66.1105(2)(ae)1.
    b. Based upon the findings, as stated in (a) above, the District is declared to be a blighted area district based on the identification and classification of the property included within the district.
    c. The project costs relate directly to eliminating blight in the district consistent with the purpose for which the district is created.
    d. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
    e. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
    f. The private development activities projected in the Project Plan would not occur without tax incremental financing.
    g. Confirms the project plan "is feasible and in conformity" with the City of Fort Atkinson's master plan.
    h. The City estimates 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 Section §66.1105 (5)(b) of the Wisconsin Statutes.
    i. Confirms for any annexed parcels not within the municipality's boundaries on January 1, 2004, three years have elapsed since the territory was annexed.
5. The Project Plan, prepared by Robert W. Baird & Co. dated August 18, 2026, which is incorporated herein in its entirety by reference, is approved and adopted and the City further finds that plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a

"Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 18th day of August 2026

City of Fort Atkinson

By ______________________
Kyle Jaeckel, President

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Fort Atkinson on the 18th day of August 2026.

____
Courtney Thom,
City of Fort Atkinson
Deputy City Clerk

City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

MEMORANDUM

DATE: **August 31, 2026**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **Review and possible action on a Resolution adopting the project plan and boundaries for Tax Incremental District (TID) No. 13, City of Fort Atkinson, Jefferson County, Wisconsin (Houseman, City Manager)**

BACKGROUND

The City is proposing to create a new Tax Incremental District (TID) No. 13, generally located in the area around Main Street and then primarily along Water Street, Milwaukee Avenue, and Third Street, located within the City's limits. The project plan, maps, and notices are included with this memo for review by the City Council and the Public. TID 13 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

The Plan Commission held a public hearing at their meeting on July 28, 2026, relating to the project plan and boundaries for TID No. 13 and adopted a Resolution recommending the City Council approve the TID. The City Council reviewed this matter at the meeting on August 18, 2026, and adopted the attached Resolution approving the Project Plan.

DISCUSSION

There are 80 parcels proposed to be included in TID No. 13, for a total of about 18 acres of land. The estimated fair market value of the land and improvements in the TID is $23,045,300. If this TID is created, the taxes based on that land value will continue to be distributed to the four taxing jurisdictions. If created, the taxes on the additional value in the TID over its life will go into a separate fund for use in supporting development and installing infrastructure and improvements within the TID.

Possible projects include Market Square Improvements, Whitewater Avenue and Main Street Intersection Safety Improvements, South Main Street and South Third Street rehabilitation, public parking lot reconstruction, utility improvement projects, road and intersection improvements, possible City land purchases, park/trail improvements and extensions, entryway signage improvements, regional stormwater improvements, pedestrian/bicycle path extensions and improvements, direct development incentives, financing and interest, and administrative and organizational fees. These projects are further described in the proposed project plan.

A public notice for this public hearing was mailed to each taxing jurisdiction on July 7, 2026. In addition, it was published in the Jefferson County Daily Union as a Class 2 Notice on July 14, 2026, and July 21, 2026. The Joint Review Board held its initial meeting to review this matter on July 27, 2026. The Plan Commission held a public hearing on July 28th and adopted a Resolution recommending that the City Council approve the project plan and boundaries as submitted. The City Council adopted a Resolution approving the Project Plan at the meeting on August 18th.

FINANCIAL ANALYSIS

Approval of the TID will provide financing for projects within the TID and is expected to increase the overall tax base of the City.

RECOMMENDATION

Staff recommends that the Joint Review Board adopt the resolution recommending approval of the Project Plan and Boundaries for Tax Incremental District No. 13, City of Fort Atkinson, Jefferson County, Wisconsin.

ATTACHMENTS

1. Combined-Public-Notices-Fort Atkinson TID 13 Creation blight
2. 7.7.26 Taxing Entities Public Hearing Notice TID 13 creation
3. Res 1466 TID 13 Creation - Plan Comm
4. 8.13.26 TID #13 Creation Resolution City Council
5. TID#13 creation DRAFT 3 project plan Fort Atkinson 072226

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING REGARDING THE PROPOSED PROJECT PLAN FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 13 IN THE CITY OF FORT ATKINSON, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of Fort Atkinson will hold an organizational Joint Review Board (JRB) meeting on July 27, 2026, at 3 p.m. in the Municipal Building Council Chambers, located at 101 N. Main Street, Fort Atkinson, WI 53538. The purpose of this meeting is to organize a JRB to consider the proposed project plan for TID 13. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Fort Atkinson, will hold a public hearing on July 28, 2026, at 4 p.m., in the Municipal Building Council Chambers, 101 N. Main Street, Fort Atkinson, WI regarding the proposed project plan for TID 13 in the City.

Access meeting online:
https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTVnZlZz09; Meeting ID: 822 1486 0406; Passcode: 53538; Dial by Location +1 312 626 6799. Contact Sarah Weihert at 920-397-9901 to request accommodation or access assistance.

City of Fort Atkinson TID 13 is generally located in the area in the City around Main Street and then primarily along Water Street, Milwaukee Avenue, and Third Street located within the City's limits.

TID 13 will be classified as a blighted district based on the identification and classification of the property proposed to be included within the district.

Proposed public project improvements may include but are not limited to sanitary sewer and water system improvements, road curb and gutter, intersection, and storm water infrastructure improvements, street improvements, lighting, sidewalks, multi-use trail and park improvements, entryway signage, pedestrian and bicycle path extensions, professional and organizational services, administrative costs, and finance costs.

As part of the project plan, cash grants may be made by the City of Fort Atkinson to owners, lessees, or developers of property within TID 13.

The proposed costs include projects within the proposed boundary and within a one-half mile radius of the boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed project plan. A copy of the TID 13 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the City Manager, Municipal Building, 101 N. Main Street, Fort Atkinson, WI 53538; Phone (920) 397-9901.

Dated the 6th day of July 2026

Rebecca Houseman
City Manager

Publication Date: July 14, 2026 and July 21, 2026.

FORT • ATKINSON

<u>VIA EMAIL-RETURN RECEIPT REQUESTED</u>
July 7, 2026

Michael Luckey, County Administrator, Jefferson County
Shawna Marquardt, Dean of Regional Campuses, Madison Area Technical College
Nathan Knitt, Director of Business Services, School District of Fort Atkinson
Rebecca Houseman, City Manager, City of Fort Atkinson
Jonah Ralston, City of Fort Atkinson resident, Public Member (nominated)

RE: Notice of Public Hearing and <u>Joint Review Board dates</u>-Regarding Proposed Project Plan & District Boundary for Tax Incremental District No. 13 of the City of Fort Atkinson, Wisconsin

Dear Joint Review Board Member,

The City of Fort Atkinson is proposing the creation of Tax Incremental District No. 13 in the City. Pursuant to Section 66.1105 of Wisconsin Statues, we need to hold our first meeting of the Joint Review Board within 14 days from the first public notice publication on July 14, 2026, and before the public hearing scheduled for July 28, 2026.

This letter is to inform you that a public hearing will be held on Tuesday, July 28, 2026, at 4 p.m. in the Fort Atkinson Municipal Building Council Chambers, 101 N. Main Street, regarding the Proposed Project Plan and District Boundary for Tax Incremental District No. 13 of the City of Fort Atkinson, Wisconsin.

The Wisconsin Tax Incremental Law provides that a Joint Review Board must be established with respect to the proposed project plan and must include members chosen by Jefferson County, Madison Area Technical College, School District of Fort Atkinson, City of Fort Atkinson and one public member chosen by a majority of the other Joint Review Board members.

The first meeting of the Joint Review Board <u>will be held on Monday, July 27, 2026 at 3 p.m.</u> in the Fort Atkinson Council Chambers, 101 N. Main Street. The purpose of the meeting will be to review the role of the Joint Review Board, elect a chairperson and a public member, and discuss the district's creation. Enclosed is a copy of the agenda for that meeting and a copy of the notice of public hearing for the Proposed Project Plan and District Boundary of Tax Incremental District No. 13.

<u>The second Joint Review Board meeting has been scheduled for Monday, August 31, 2026 at 3 p.m</u>.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please contact me at 920-397-9901 or rhouseman@fortatkinsonwi.gov.

Sincerely,

Rebecca Houseman
City Manager

PLANNING COMMISSION RESOLUTION #2026-1466

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 13

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 13 CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Fort Atkinson has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 ("the district") is proposed to be created as a "blighted area district" based on findings that that a least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 13 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the City.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of a legal description.
12. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Fort Atkinson, Jefferson County, the School District, and Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 28, 2026, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2026-1466

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 13

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Fort Atkinson that:

1. It recommends to the City Council that Tax Incremental District No. 13, City of Fort Atkinson, be created with boundaries, only includes whole parcels, is contiguous, as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It recommends to the City Council that based on the findings that at least 50 percent of the real property within the District is a blighted area, the District is declared to be a blighted area district;
3. It approves the Project Plan as prepared by Robert W. Baird & Co, which is incorporated herein in its entirety by reference, and recommends its approval to the City Council.
4. Creation of the District promotes orderly development in the City; and
5. That the City Manager is hereby directed to provide the City Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted on this 28th day of July, 2026.

City of Fort Atkinson

By ______________________________
Rebecca Houseman, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Fort Atkinson on the 28th day of July.

M Ebbert
____
Michelle Ebbert,
City of Fort Atkinson
City Clerk

ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 13, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Fort Atkinson has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 (“the district”) is proposed to be created as a “blighted area district” based on findings that at least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 13 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the City.
10. A list of estimated non-project costs.
11. A section for the eventual insertion of a boundary legal description to be completed upon approval of this resolution.
12. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 28, 2026, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district; and

WHEREAS, after said public hearing, the Plan Commission adopted a resolution and recommended to the City Council that it create the district.

NOW THEREFORE, **BE IT RESOLVED** by the City Council of the City of Fort Atkinson that:

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established, only includes whole parcels and is contiguous, as legally described in Exhibit A attached and incorporated herein by reference.
3. The City of Fort Atkinson hereby creates Tax Increment District No. 13 on August 18, 2026, effective January 1, 2026.
4. The City Council finds and declares that:
    a. At least 50 percent (by area) of the real property within the District is a blighted area as defined in Wisconsin Statute Section 66.1105(2)(ae)1.
    b. Based upon the findings, as stated in (a) above, the District is declared to be a blighted area district based on the identification and classification of the property included within the district.
    c. The project costs relate directly to eliminating blight in the district consistent with the purpose for which the district is created.
    d. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
    e. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
    f. The private development activities projected in the Project Plan would not occur without tax incremental financing.
    g. Confirms the project plan "is feasible and in conformity" with the City of Fort Atkinson's master plan.
    h. The City estimates 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 Section §66.1105 (5)(b) of the Wisconsin Statutes.
    i. Confirms for any annexed parcels not within the municipality's boundaries on January 1, 2004, three years have elapsed since the territory was annexed.
5. The Project Plan, prepared by Robert W. Baird & Co. dated August 18, 2026, which is incorporated herein in its entirety by reference, is approved and adopted and the City further finds that plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a

"Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 18th day of August 2026

City of Fort Atkinson

By ________________________________
Kyle Jaeckel, President

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Fort Atkinson on the 18th day of August 2026.

____
Michelle Ebbert,
City of Fort Atkinson
City Clerk

Project Plan & District Boundary

Tax Incremental District No. 13
in the
CITY OF FORT ATKINSON, WISCONSIN

August 18, 2026

(Approved Actions)

Organizational Joint Review Board Meeting Held	July 27, 2026
Public Hearing Held	July 28, 2026
Adopted by Planning Commission	July 28, 2026
Adopted by City Council	August 18, 2026
Adopted by Joint Review Board	August 31, 2026

Prepared in part by:

Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

Table of Contents

Section 1: City of Fort Atkinson Officials

City Council

Kyle Jaeckel	President
Davin Lescohier	President Pro Tem
Bruce Johnson	Council Member
Peggy Huckabee	Council Member
Jena Price	Council Member

City Staff

Rebecca Houseman	City Manager
Michelle Ebbert	City Clerk/Treasurer/Finance Director
Zach Navin	Director of Public Works
David Westrick	City Attorney
Jedidiah Draeger	Director of Neighborhood & Building Services
Sarah Weihert	Public Relations/Executive Assistant

Planning Commission

Rebecca Houseman, Chairperson	Diana Shull
Peggy Huckabee, Council Representative	Vacant Citizen Position
John Ciccarelli	Zach Navin, Secretary
Eric Schultz	

Joint Review Board

Rebecca Houseman	City Representative - Chairperson
Michael Luckey	Jefferson County
Shawna Marquardt	Madison Area Technical College
Nathan Knitt	Fort Atkinson School District
Jonah Ralston	Public Member

Section 2: Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the City. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

The Tax Increment District ("TID") is being created as a "Blight District" based on the identification and classification of the property proposed to be included in the TID. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1. A blighted area is property that may consist of but is not limited to structural deterioration, health and safety hazards, environmental issues, or economic stagnation. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

Tax incremental financing is being proposed to encourage and support development within the District. Said financing is intended to be used for the projects outlined in this Project Plan ("Plan"). The District is located wholly within the City of Fort Atkinson. Any proposed and potential new development will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new development. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this Plan.

The City anticipates various public improvement project cost expenditures of approximately $17,425,000 including financing/interest costs during the TID's 22-year expenditure period. Proposed public project improvements may include but not limited to developer incentives in the form of cash grants or TID loans, infrastructure improvements, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating approximately $20,162,000 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, project costs within the TID, and project development incentives. The increment may be used for bicycle/pedestrian connections, street/sidewalk improvements, riverwalk and streetscape improvements, and other infrastructure improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately $32,500,000 will be created in the TID by the end of 2053. This additional value will be a result of the improvements made, and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this Plan.

Section 3: Summary of Findings

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

1. That the area described herein on the boundary map (page 6) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the city and is in need of redevelopment and that "but for" the creation of this TID, the development projected 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:

   - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City's objectives for this area.

   - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

   - In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay costs of some or all of the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

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

   As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

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

   Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID 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 TID 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 TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.

5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.

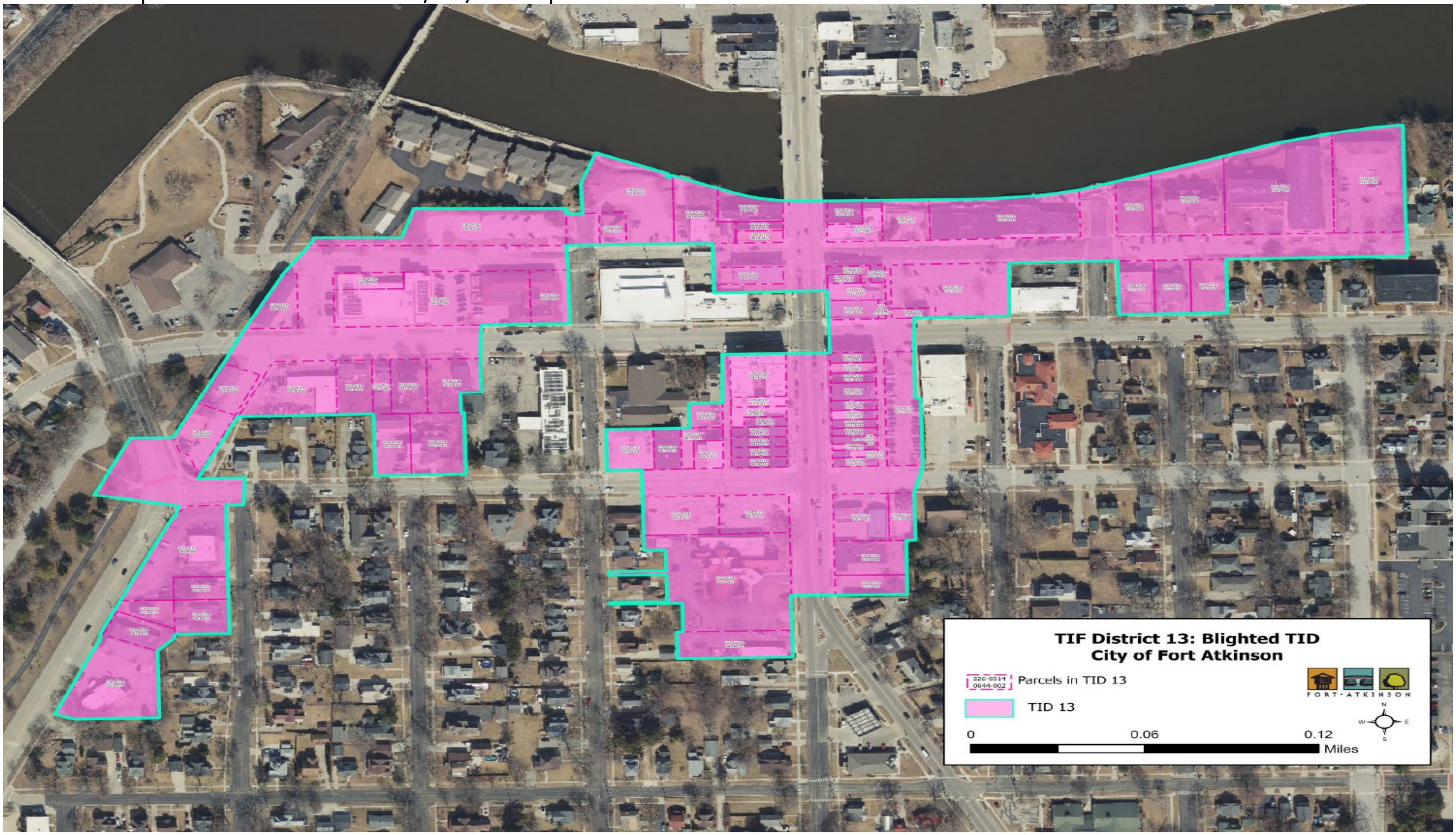
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.

7. The City 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 Wisconsin Statutes Sections 66.1105(5)(b).

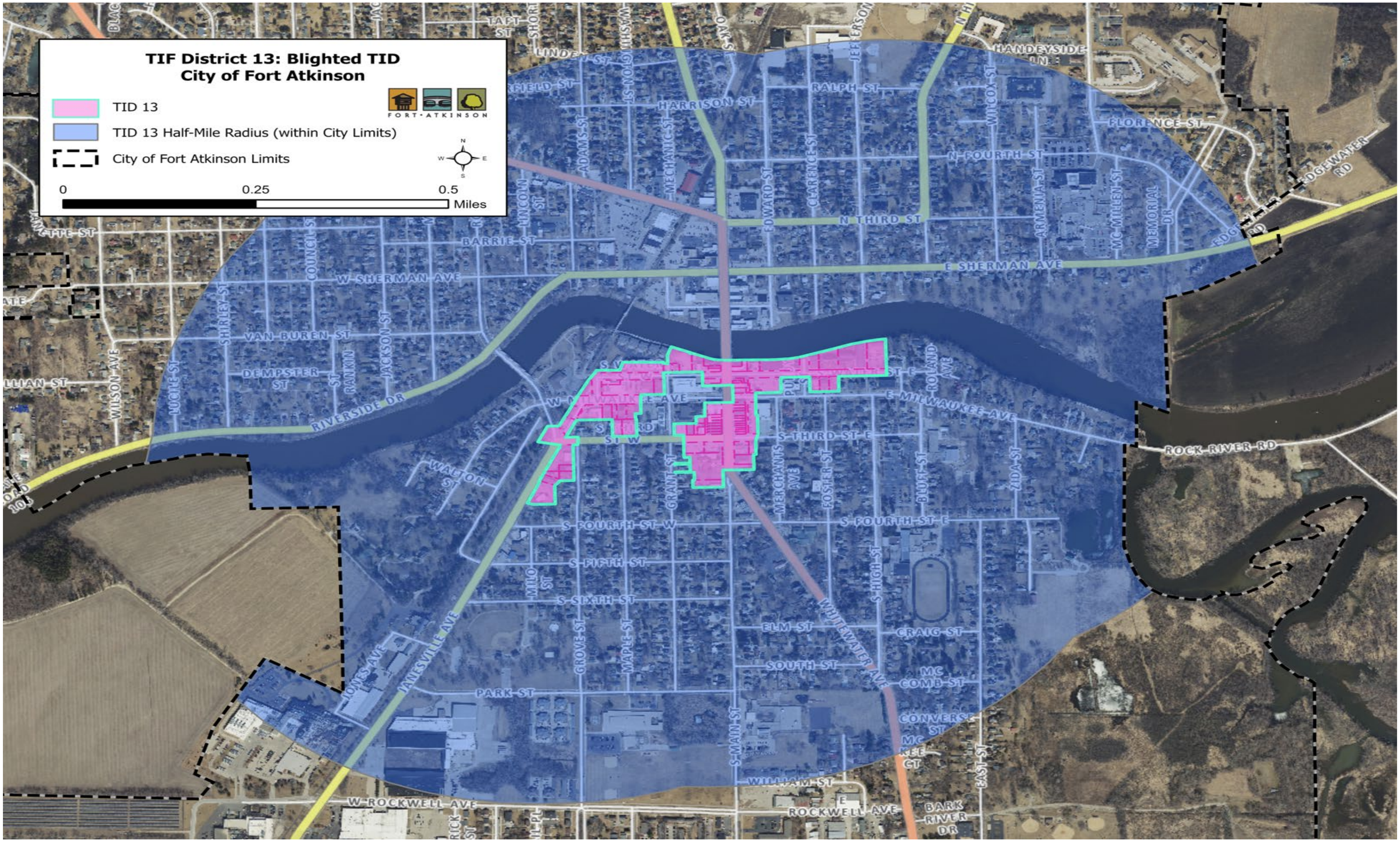
8. The TID is being created by the City as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Section 4: Map of Proposed District Boundary

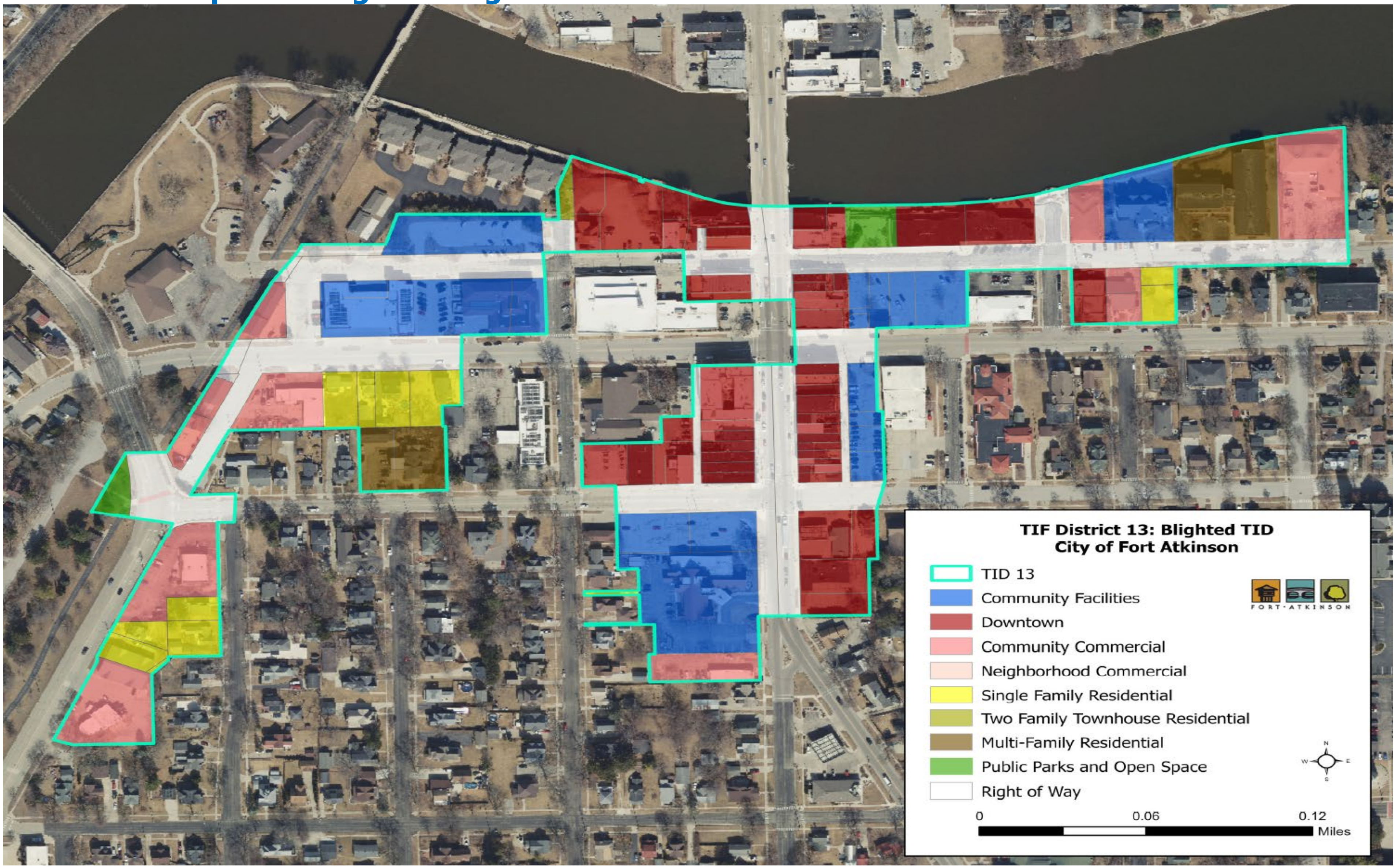
Current Map is reflective of the 01/01/2026 parcel list.



Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions



Section 7: Preliminary Parcels List and Analysis

As of 01/01/2026 parcel list.

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
226-0514-0323-010	226-0514-0323-010	225 S WATER ST E, FORT ATKINSON	0.773	$ 744,300.00	$888,600.00	GAJNATH LLC
226-0514-0323-009	226-0514-0323-009	217 S WATER ST E, FORT ATKINSON	1	$ -	$0.00	FW RIVERVIEW MANOR LLC
226-0514-0323-008	226-0514-0323-008	211 S WATER ST E, FORT ATKINSON	0.528	$ -	$0.00	ROCK RIVER HERITAGE INC
226-0514-0323-006	226-0514-0323-006	201 S WATER ST E, FORT ATKINSON	0.212	$ -	$0.00	AMERICAN LEGION #166
226-0514-0323-001	226-0514-0323-001	95 S MAIN ST, FORT ATKINSON	0.147	$ 503,300.00	$600,900.00	JAIMIE BROCK
226-0514-0323-002	226-0514-0323-002	15 S WATER ST E, FORT ATKINSON	0	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0323-000	226-0514-0323-000	91 S MAIN ST, FORT ATKINSON	0.09	$ 432,500.00	$516,400.00	DAVID BRILL
226-0514-0414-097	226-0514-0414-097	111 S WATER ST W, FORT ATKINSON	0.453	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0323-039	226-0514-0323-039	103 S MAIN ST, FORT ATKINSON	0.029	$ 158,800.00	$189,600.00	AKE PROPERTIES LLC
226-0514-0323-033	226-0514-0323-033	19 E MILWAUKEE AVE, FORT ATKINSON	0.046	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-089	226-0514-0414-089	121 W MILWAUKEE AVE, FORT ATKINSON	0.1	$ 160,500.00	$191,600.00	HARRIET SCHERER
226-0514-0414-090	226-0514-0414-090	123 W MILWAUKEE AVE, FORT ATKINSON	0.2	$ 158,500.00	$189,200.00	JANA SCHULZ
226-0514-0414-091	226-0514-0414-091	127 W MILWAUKEE AVE, FORT ATKINSON	0.45	$ 236,500.00	$282,400.00	STEPTOE PROPERTIES LLC
226-0514-0323-043	226-0514-0323-043	201 S MAIN ST, FORT ATKINSON	0.045	$ 213,900.00	$255,400.00	14 SHERMAN LLC
226-0514-0323-045	226-0514-0323-045	211 S MAIN ST, FORT ATKINSON	0.084	$ 220,900.00	$263,700.00	RUDA RENTALS LLC
226-0514-0414-013	226-0514-0414-013	222 S MAIN ST, FORT ATKINSON	0.057	$ 198,400.00	$236,900.00	CONOR NELAN
226-0514-0414-024	226-0514-0414-024	36 S THIRD ST W, FORT ATKINSON	0.2	$ 312,200.00	$372,700.00	36 SOUTH THIRD LLC
226-0514-0414-021	226-0514-0414-021	14 S THIRD ST W, FORT ATKINSON	0.086	$ 395,400.00	$472,100.00	WJ PROPERTIES LLC
226-0514-0414-111	226-0514-0414-111	38 S WATER ST W, FORT ATKINSON	0.086	$ 343,200.00	$409,700.00	WATER ST LLC
226-0514-0323-032	226-0514-0323-032	No address	0.609	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-099	226-0514-0414-099	100 GRANT ST, FORT ATKINSON	0.548	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-098	226-0514-0414-098	124 W MILWAUKEE AVE, FORT ATKINSON	0.298	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-096	226-0514-0414-096	104 LUMBER ST #1, FORT ATKINSON	0.186	$ 325,000.00	$388,000.00	BAKERB LLC
226-0514-0323-042	226-0514-0323-042	6 E MILWAUKEE AVE, FORT ATKINSON	0.048	$ 304,000.00	$362,900.00	14 SHERMAN LLC
226-0514-0414-088	226-0514-0414-088	117 W MILWAUKEE AVE, FORT ATKINSON	0.2	$ 229,900.00	$274,500.00	HARRIET SCHERER
226-0514-0323-044	226-0514-0323-044	209 S MAIN ST, FORT ATKINSON	0.046	$ 148,300.00	$ 177,100.00	THOMAS BERGEY TRUST
226-0514-0414-010	226-0514-0414-010	200 S MAIN ST, FORT ATKINSON	0.244	$ 1,374,700.00	$ 1,641,200.00	BLACK HAWK PHASE IV LLC
226-0514-0414-020	226-0514-0414-020	No address	0.083	$ 6,800.00	$8,100.00	ROBERT BELL
226-0514-0414-012	226-0514-0414-012	218 S MAIN ST, FORT ATKINSON	0.07	$ 178,000.00	$212,500.00	ROBERT BELL
226-0514-0414-023	226-0514-0414-023	26 S THIRD ST W, FORT ATKINSON	0.116	$ 324,700.00	$387,700.00	26 SOUTH THIRD LLC
226-0514-0414-015	226-0514-0414-015	228 S MAIN ST, FORT ATKINSON	0.057	$ 259,700.00	$310,100.00	C MKE REAL ESTATE INVESTMENTS LL
226-0514-0414-017	226-0514-0414-017	234 S MAIN ST, FORT ATKINSON	0.057	$ 259,700.00	$310,100.00	C MKE REAL ESTATE INVESTMENTS LL
226-0514-0323-048	226-0514-0323-048	221 S MAIN ST, FORT ATKINSON	0.042	$ 187,200.00	$223,500.00	221-223 S MAIN LLC
226-0514-0323-049	226-0514-0323-049	225 S MAIN ST, FORT ATKINSON	0.035	$ 136,300.00	$162,700.00	MILK ADVISORY BOARD LLC
226-0514-0323-050	226-0514-0323-050	227 S MAIN ST, FORT ATKINSON	0.036	$ 105,900.00	$126,400.00	MILK ADVISORY BOARD LLC
226-0514-0323-051	226-0514-0323-051	229 S MAIN ST, FORT ATKINSON	0.028	$ 84,400.00	$100,800.00	LC COORDINATED CAPITAL HOLDINGS L
226-0514-0323-053	226-0514-0323-053	235 S MAIN ST, FORT ATKINSON	0.042	$ 129,900.00	$155,100.00	THOMAS BROM
226-0514-0323-087	226-0514-0323-087	303 S MAIN ST, FORT ATKINSON	0.265	$ 898,900.00	$1,073,200.00	ARIEL 105 LLC
226-0514-0414-071	226-0514-0414-071	316 GROVE ST, FORT ATKINSON	0.192	$ 162,000.00	$193,400.00	DOUGLAS HORSTMEYER TRUST
226-0514-0414-030	226-0514-0414-030	340 S MAIN ST, FORT ATKINSON	0.315	$ 330,800.00	$394,900.00	W&J HALL TRUST
226-0514-0414-074	226-0514-0414-074	325 JANESVILLE AVE, FORT ATKINSON	0.806	$ 457,600.00	$546,300.00	C AQUA INVESTMENT PARTNERSHIP LL
226-0514-0414-076	226-0514-0414-076	317 JANESVILLE AVE, FORT ATKINSON	0.162	$ 172,400.00	$205,800.00	CARCAM RENTALS LLC
226-0514-0323-037	226-0514-0323-037	12 S WATER ST E, FORT ATKINSON	0.026	$ 143,900.00	$171,800.00	14 SHERMAN LLC
226-0514-0323-038	226-0514-0323-038	101 S MAIN ST, FORT ATKINSON	0.045	$ 295,500.00	$352,800.00	BAKERB LLC
226-0514-0414-008	226-0514-0414-008	100 S MAIN ST, FORT ATKINSON	0.12	$ 704,800.00	$841,500.00	TUTTLE PROPERTIES LLC
226-0514-0323-040	226-0514-0323-040	107 S MAIN ST, FORT ATKINSON	0.103	$ 369,400.00	$441,000.00	GERALD MOOREN TRUST
226-0514-0323-139	226-0514-0323-139	No address	0.015	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0323-041	226-0514-0323-041	No address	0.097	$ 216,900.00	$259,000.00	GERALD MOOREN TRUST
226-0514-0414-029	226-0514-0414-029	320 S MAIN ST, FORT ATKINSON	1.216	$ -	$0.00	FIRST UNITED METHODIST CHURCH
226-0514-0414-011	226-0514-0414-011	210 S MAIN ST, FORT ATKINSON	0.055	$ 177,700.00	$212,200.00	BLACKHAWK PHASE III LLC
226-0514-0323-046	226-0514-0323-046	217 S MAIN ST, FORT ATKINSON	0.045	$ 205,300.00	$245,100.00	APRL LLC
226-0514-0323-047	226-0514-0323-047	219 S MAIN ST, FORT ATKINSON	0.044	$ 200,100.00	$238,900.00	APRL LLC
226-0514-0414-014	226-0514-0414-014	226 S MAIN ST, FORT ATKINSON	0.057	$ 285,900.00	$341,300.00	ELW HOLDINGS LLC

Key	Parcel Number	Parcel Address	Acres	Assessed Value	Est. Fair Market Value	Owner Name
226-0514-0414-022	226-0514-0414-022	No address	0.091	$ 18,300.00	$21,800.00	ROBERT BELL
226-0514-0323-054	226-0514-0323-054	15 S THIRD ST E, FORT ATKINSON	0.395	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-016	226-0514-0414-016	232 S MAIN ST, FORT ATKINSON	0.057	$ 259,700.00	$310,100.00	C MKE REAL ESTATE INVESTMENTS LL
226-0514-0323-052	226-0514-0323-052	No address	0.037	$ 46,200.00	$55,200.00	THOMAS BROM
226-0514-0414-028	226-0514-0414-028	No address	0.275	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-027	226-0514-0414-027	No address	0.304	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-069	226-0514-0414-069	303 S THIRD ST W, FORT ATKINSON	0.62	$ 339,000.00	$404,700.00	SHIP KEITH HOOGLAND LIMITED PARTNER
226-0514-0323-088	226-0514-0323-088	14 S THIRD ST E, FORT ATKINSON	0.129	$ 164,400.00	$196,300.00	14-3RDE LLC
226-0514-0323-089	226-0514-0323-089	311 S MAIN ST, FORT ATKINSON	0.256	$ 134,000.00	$160,000.00	BLACK HAWK PHASE III LLC
226-0514-0323-090	226-0514-0323-090	No address	0.155	$ 19,500.00	$23,300.00	BLACK HAWK PHASE III LLC
226-0514-0414-070	226-0514-0414-070	312 GROVE ST, FORT ATKINSON	0.126	$ 152,500.00	$ 182,100.00	ELIZABETH RICHTER
226-0514-0414-075	226-0514-0414-075	323 JANESVILLE AVE, FORT ATKINSON	0.173	$ 274,100.00	$ 327,200.00	C AQUA INVESTMENT PARTNERSHIP LL
226-0514-0323-005	226-0514-0323-005	41 S WATER ST E, FORT ATKINSON	0.635	$ 2,050,200.00	$2,447,700.00	HP HOLDINGS LLC
226-0514-0414-100	226-0514-0414-100	No address	0.677	$ -	$0.00	CITY OF FORT ATKINSON
226-0514-0414-095	226-0514-0414-095	214 JANESVILLE AVE, FORT ATKINSON	0.156	$ 60,900.00	$72,700.00	DAS LAGERHAUS LLC
226-0514-0414-094	226-0514-0414-094	212 JANESVILLE AVE, FORT ATKINSON	0.242	$ 268,100.00	$320,100.00	CPW SERVICES INC
226-0514-0414-084	226-0514-0414-084	114 S THIRD ST W, FORT ATKINSON	0.338	$ 366,700.00	$437,800.00	ANGEL MEYO
226-0514-0414-087	226-0514-0414-087	109 W MILWAUKEE AVE, FORT ATKINSON	0.258	$ 270,600.00	$323,100.00	BAKERB LLC
226-0514-0414-004	226-0514-0414-004	18 S WATER ST W, FORT ATKINSON	0.32	$ 432,800.00	$516,700.00	WILLIAM CAMPLIN
226-0514-0414-005	226-0514-0414-005	22 S WATER ST W, FORT ATKINSON	0.61	$ 190,000.00	$226,800.00	SASAT LLC
226-0514-0414-000	226-0514-0414-000	88 S MAIN ST, FORT ATKINSON	0.169	$ 344,100.00	$410,800.00	ROCK RIVER RENTAL LLC
226-0514-0414-001	226-0514-0414-001	90 S MAIN ST, FORT ATKINSON	0.044	$ 115,100.00	$137,400.00	ROCK RIVER RENTAL LLC
226-0514-0414-002	226-0514-0414-002	96 S MAIN ST, FORT ATKINSON	0.059	$ 448,100.00	$535,000.00	ROCK RIVER RENTAL LLC
226-0514-0414-083	226-0514-0414-083	118 S THIRD ST W, FORT ATKINSON	0.2	$ 172,900.00	$206,400.00	ANGEL MEYO
226-0514-0323-026	226-0514-0323-026	211 E MILWAUKEE AVE, FORT ATKINSON	0.2	$ 43,500.00	$51,900.00	JESUS GONZALEZ LARA
226-0514-0323-030	226-0514-0323-030	201 E MILWAUKEE AVE, FORT ATKINSON	0.2	$ -	$0.00	WISCONSIN TELEPHONE COMPANY
226-0514-0323-028	226-0514-0323-028	204 S WATER ST E, FORT ATKINSON	0.2	$ 377,800.00	$451,100.00	TAMMY MEINEL
		TOTALS		**$ 19,302,600.00**	**$ 23,045,300.00**	

Section 8: Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID #13, the value increment of all existing Tax Increment Districts will be approximately 4.20%.

Valuation Test Compliance Calculation

2025 Projected Equalized Valuation (TID IN)	$ 1,555,582,500
Limit for 12% Test	$ 186,669,900
Increment Value of Existing TIDs	$ 42,303,600
Projected Base Value of New TID	$ 23,045,300
Total Value Subject to Test	$ 65,348,900

Compliance ($65,348,900 < $186,669,900) Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

Project Key	TID #13 Project Name	Estimated Project Cost
1	Market Square Improvements (parking lot #7)	$ 1,500,000.00
2	Whitewater & Main Street intersection safety improvements	$ 125,000.00
3	South Main Street improvements (3rd Street to Rockwell)	$ 1,500,000.00
4	South 3rd Street Rehabilitation	$ 1,500,000.00
5	Public Parking Lot Reconstruction	$ 750,000.00
6	Park/Trail Improvements	$ 2,500,000.00
7	Utility and Road Improvements	$ 1,500,000.00
8	Entryway and wayfinding signage improvements	$ 150,000.00
9	Streetscape enhancements and green infrastructure improvements	$ 250,000.00
10	Regional Stormwater Improvements	$ 500,000.00
11	Pedestrian/Bicycle Path Extensions and Improvements	$ 500,000.00
12	City Land Purchases	$ 750,000.00
13	Direct Developer Assistance	$ 1,500,000.00
14	Financing and Interest	$ 4,000,000.00
15	Administrative and Organization Fees	$ 400,000.00
	TOTAL ESTIMATED PROJECT COSTS	**$ 17,425,000.00**

Project Descriptions

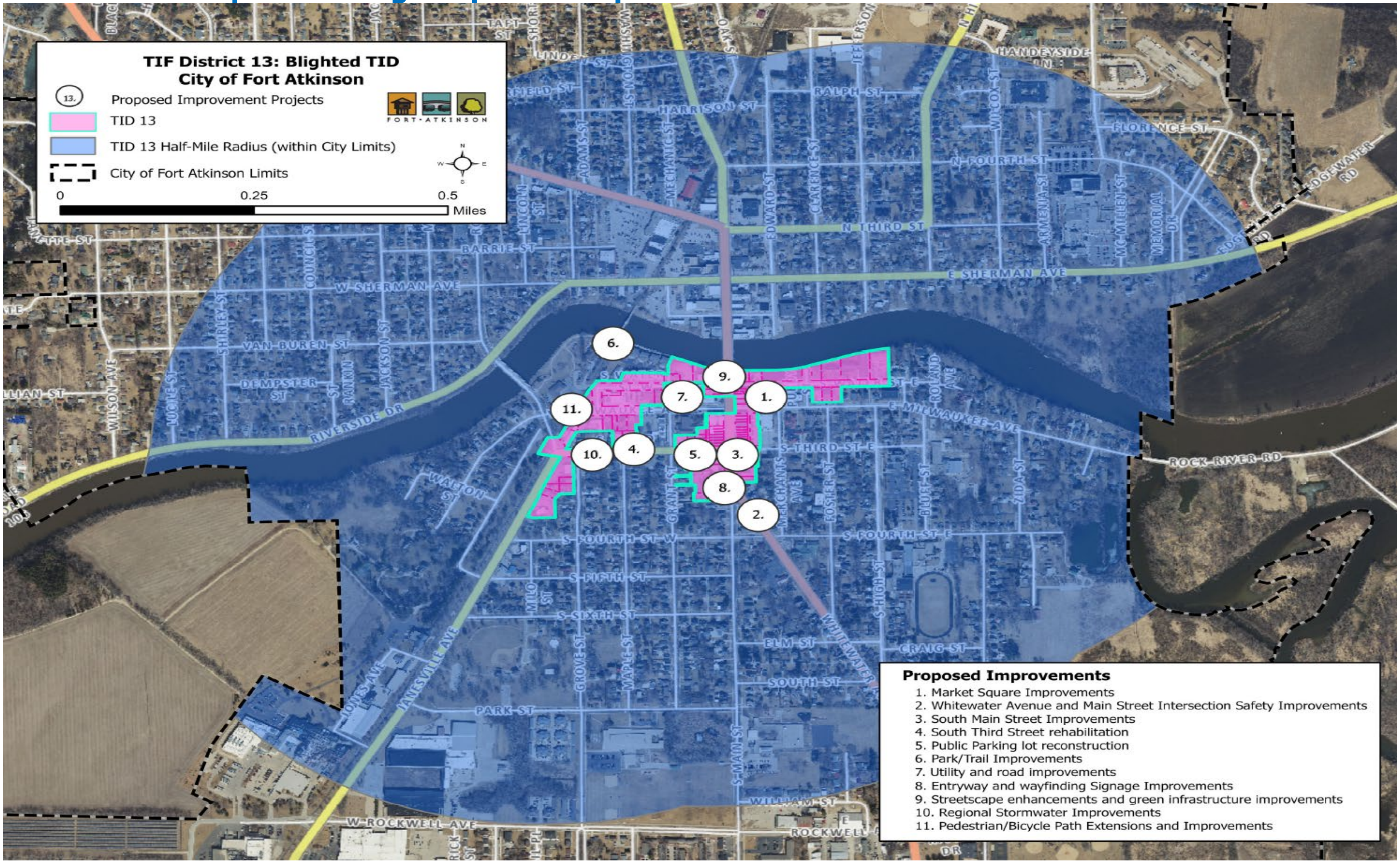
1. Market Square Improvements – creation of a market square at the South Water Street and Milwaukee Avenue parking lot. Per the 2025 Council-adopted Main Street Corridor Plan, recommendations include reconstructing the parking lot and a portion of S. Water St. and Milwaukee Ave., adding market square features called out in the plan including plantings, signage, bumpouts, and placemaking features.
2. Whitewater Avenue and Main Street Intersection Safety Improvements – improvements may include reconfiguring the intersection roadway so that Main Street intersects Whitewater Avenue at a 90-degree angle, new driveway access points to Whitewater Avenue, add green space/pocket park area at the

corner, add painted cross walk ladder markings per MUTCD standards and commission a traffic study prior to changes, per the 2025 Council-adopted Main Street Corridor Plan.

3. South Main Street Improvements – South Third Street to Rockwell Avenue. Improvements may include traffic signals and/or circulation improvements, safety improvements, and pedestrian and bicycle improvements in general, per the 2025 Council-adopted Main Street Corridor Plan.
4. South Third Street rehabilitation – Improvements may include traffic signals and/or circulation improvements, safety improvements, and pedestrian and bicycle improvements in general, per the 2025 Council-adopted Main Street Corridor Plan.
5. Public Parking Lot Reconstruction – Improve and reconstruct downtown parking lots.
6. Park/Trail Improvements – Rock River Riverwalk reconstruction, extension and/or improvements, or other improvements identified in the City's Comprehensive Plan (2022), Comprehensive Outdoor Recreation Plan (2023), or through a planned development. This may include a connection to the Glacial River Bike Trail system.
7. Utility and Road Improvements –within ½ mile of the TID boundaries to support the proper and responsible development of the TID.
8. Entryway and Wayfinding Signage Improvements – prepare for possible new entryway signage and/or wayfinding signage at Main Street entrance points and throughout the project area.
9. Streetscape Enhancements and Green Infrastructure Improvements – Improve downtown aesthetics by diversifying street trees, adding uniform street lighting, adding uniform planters containing dwarf shrubs or small flowering annuals. Adding trash cans, bicycle racks and benches in a uniform color and design, etc., per the 2025 Council-adopted Main Street Corridor Plan.
10. Regional Stormwater Improvements – regional stormwater improvements may include public or private stormwater detention and retention within the TID and within ½ mile of the TID boundaries.
11. Pedestrian/Bicycle Path Extensions and Improvements – Glacial River Bike trail pedestrian and bicycle path future extensions and connections may be considered within the TID and within ½ mile of the TID.
12. City Land Purchases – the City may purchase land throughout the life of the TID for public infrastructure, parkland, and/or if an opportunity arises where the purchase of land would benefit the City and the TID.

13. Direct Developer Assistance – Direct developer assistance and incentives may be utilized through TIF in order to take advantage possible development opportunities for the redevelopment of blighted properties.
14. Financing and Interest – the cost of issuance and interest on borrowing needed for projects along with interest due to development for any developer incentive loan in the redevelopment of blighted properties.
15. Administrative & Organizational Fees – City staff and consultants planning, engineering, legal, and administrative fees, along with organizational fees, Department of Revenue annual fees, and the costs associated with the creation of this TID.

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. INFRASTRUCTURE IMPROVEMENTS	$10,775,000
2. DEVELOPER ASSISTANCE	$1,500,000
4. LAND PURCHASES	$750,000
4. FINANCING & INTEREST	$4,000,000
5. ADMINISTRATIVE & ORGANIZATION FEES	$400,000
ESTIMATED TOTAL	**$17,425,000**

The project cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

The City has provided a full list of projects that would only be included in the TID in the event sufficient increment growth is expected to be generated. The City reserves the right to replace specific projects within the general categories stated in Section 9 to better meet the needs of the development as it progresses.

The Plan authorizes the expenditure of funds for project costs within a ½ mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible in so far as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.

- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #13 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #13. The proforma analyzes expenses based on project plan costs of TID #13 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #13 tax increments will be used to fund project costs and implementation of this Plan. In 2054, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The City plans to fund project costs with cash received from future TID #13 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

<u>General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)</u>
The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

<u>Community Development Authority Lease Revenue Bonds:</u>
Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development

Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's 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.

Tax Increment Revenue Bonds
The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the cities. 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 the sewer and/or water 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 underwriters 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.

Board of Commissioners of Public Lands State Trust Fund Loans
The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)
The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over

the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

<u>Federal/State Loan and Grant Programs</u>
The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

<u>Plan Implementation</u>
Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately $12,550,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 27 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. 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.

Section 14: Annexed Property

All lands within the TID proposed for inclusion in this amendment were either within the City limits as of January 1, 2004, or, if annexed after that date, have been within the City for a minimum of three years.

Section 15: Proposed Changes in Zoning Ordinances

Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances

The City does anticipate that the TID will require changes in the master plan, map, building codes, and City ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Fort Atkinson Comprehensive Plan.

Section 17: Relocation

The City does not anticipate the 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 state statues as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the City.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The City does not anticipate any non-project costs for the TID.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Section 21: Exhibit A Cash Flow Proforma Analysis

City of Fort Atkinson
Tax Increment District No. 13
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.00%
2025 Gross Tax Rate (per $1000 Equalized Value)	$17.75
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%
Data above dashed line are actual	

	Background Data					Revenues			Expenditures							TID Status			
Year	(a) TIF District Valuation (January 1)	(b) Inflation Increment	(c) Construction Increment (1)	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Advance from General Fund	(h) Total Revenues	(i) PAYGO Payment to Developer *$1.5 Million*	(j) Hypothetical 2028 Borrowing *$6 Million* Total P&I	(k) Land Purchase	(l) Other Capital Expenditures	(m) General Fund Repayment	(n) Admin Expenses	(o) Combined Expenditures	(p) Annual Balance	(q) Year End Cumulative Balance (December 31)	(r) Cost Recovery	Year
	Base Value $23,045,300																		
2026	$23,045,300			$0	$17.75			$0							$0	$0	$0		2026
2027	$23,045,300	$460,906	$5,000,000	$5,460,906	$17.75	$0	$10,000	$10,000	$0	$0				$10,000	$10,000	$0	$0		2027
2028	$28,506,206	$570,124	$5,000,000	$11,031,030	$17.75	$0	$15,000	$15,000	$0	$0				$15,000	$15,000	$0	$0		2028
2029	$34,076,330	$681,527	$5,000,000	$16,712,557	$17.75	$96,931		$96,931	$62,125	$0				$15,000	$77,125	$19,806	$19,806		2029
2030	$39,757,857	$795,157	$5,000,000	$22,507,714	$17.75	$195,801		$195,801	$124,250	$0				$15,000	$139,250	$56,551	$76,357		2030
2031	$45,553,014	$911,060	$5,000,000	$28,418,774	$17.75	$296,648	$50,000	$346,648	$124,250	$282,200				$15,000	$421,450	($74,802)	$1,555		2031
2032	$51,464,074	$1,029,281	$2,500,000	$31,948,056	$17.75	$399,512	$25,000	$424,512	$124,250	$282,200				$15,000	$421,450	$3,062	$4,617		2032
2033	$54,993,356	$1,099,867	$2,500,000	$35,547,923	$17.75	$504,433		$504,433	$124,250	$282,200			$85,000	$15,000	$506,450	($2,017)	$2,600		2033
2034	$58,593,223	$1,171,864	$2,500,000	$39,219,787	$17.75	$567,078		$567,078	$124,250	$282,200			$15,000	$15,000	$436,450	$130,628	$133,228		2034
2035	$62,265,087	$1,245,302	$0	$40,465,089	$17.75	$630,976		$630,976	$124,250	$382,200				$15,000	$521,450	$109,526	$242,754		2035
2036	$63,510,389	$1,270,208	$0	$41,735,297	$17.75	$696,151		$696,151	$124,250	$527,950				$15,000	$667,200	$28,951	$271,705		2036
2037	$64,780,597	$1,295,612	$0	$43,030,909	$17.75	$718,255		$718,255	$124,250	$567,325				$15,000	$706,575	$11,680	$283,385		2037
2038	$66,076,209	$1,321,524	$0	$44,352,433	$17.75	$740,802		$740,802	$124,250	$554,575				$15,000	$693,825	$46,977	$330,362		2038
2039	$67,397,733	$1,347,955	$0	$45,700,387	$17.75	$763,799		$763,799	$124,250	$691,825				$15,000	$831,075	($67,276)	$263,085		2039
2040	$68,745,687	$1,374,914	$0	$47,075,301	$17.75	$787,256		$787,256	$124,250	$672,700				$15,000	$811,950	($24,694)	$238,391		2040
2041	$70,120,601	$1,402,412	$0	$48,477,713	$17.75	$811,182		$811,182	$71,125	$703,575				$15,000	$789,700	$21,482	$259,873		2041
2042	$71,523,013	$1,430,460	$0	$49,908,174	$17.75	$835,587		$835,587	$0	$682,325				$15,000	$697,325	$138,262	$398,134		2042
2043	$72,953,474	$1,459,069	$0	$51,367,243	$17.75	$860,479		$860,479	$0	$661,075				$15,000	$676,075	$184,404	$582,539		2043
2044	$74,412,543	$1,488,251	$0	$52,855,494	$17.75	$885,870		$885,870	$0	$639,825				$15,000	$654,825	$231,045	$813,584		2044
2045	$75,900,794	$1,518,016	$0	$54,373,510	$17.75	$911,769		$911,769	$0	$743,575	$750,000			$15,000	$1,508,575	($596,806)	$216,777		2045
2046	$77,418,810	$1,548,376	$0	$55,921,886	$17.75	$938,185		$938,185		$717,013				$15,000	$732,013	$206,173	$422,950		2046
2047	$78,967,186	$1,579,344	$0	$57,501,230	$17.75	$965,130		$965,130		$690,450				$15,000	$705,450	$259,680	$682,630		2047
2048	$80,546,530	$1,610,931	$0	$59,112,160	$17.75	$992,613		$992,613		$953,888				$15,000	$968,888	$23,726	$706,356		2048
2049	$82,157,460	$1,643,149	$0	$60,755,309	$17.75	$1,020,647		$1,020,647				$775,000		$15,000	$790,000	$230,647	$937,003		2049
2050	$83,800,609	$1,676,012	$0	$62,431,322	$17.75	$1,049,241		$1,049,241				$1,000,000		$15,000	$1,015,000	$34,241	$971,243		2050
2051	$85,476,622	$1,709,532	$0	$64,140,854	$17.75	$1,078,407		$1,078,407				$1,000,000		$15,000	$1,015,000	$63,407	$1,034,650		2051
2052	$87,186,154	$1,743,723	$0	$65,884,577	$17.75	$1,108,156		$1,108,156				$1,000,000		$15,000	$1,015,000	$93,156	$1,127,806	Expenditures Recovered	2052
2053					$17.75	$1,138,500		$1,138,500				$1,000,000		$15,000	$1,015,000	$123,500	$1,251,306	Expenditures Recovered	2053
2054						$1,169,451		$1,169,451							$0	$1,169,451	$2,420,757	Expenditures Recovered	2054
		$33,384,577	$32,500,000			$20,162,857	$100,000	$20,262,857	$1,500,000	$10,317,100	$750,000	$4,775,000	$100,000	$400,000	$17,842,100				

Type of TID: Blight
2026 TID Inception (8/18/2026)
2048 Final Year to Incur TIF Related Costs
2053 Maximum Legal Life of TID (27 Years)
2054 Final Tax Collection Year

(1) Includes $32,500,000 in new construction increment

Section 22: Estimated Tax Increments By Taxing Entity

City of Fort Atkinson - TID #13					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2026		$ -	$ -	$ -	$ -
2027	$ -	$ -	$ -	$ -	$ -
2028	$ -	$ -	$ -	$ -	$ -
2029	$ 96,931	$ 15,447	$ 32,796	$ 45,416	$ 3,273
2030	$ 195,801	$ 31,202	$ 66,247	$ 91,740	$ 6,611
2031	$ 296,648	$ 47,273	$ 100,368	$ 138,990	$ 10,016
2032	$ 399,512	$ 63,666	$ 135,171	$ 187,186	$ 13,490
2033	$ 504,433	$ 80,386	$ 170,671	$ 236,345	$ 17,032
2034	$ 567,078	$ 90,369	$ 191,866	$ 265,696	$ 19,147
2035	$ 630,976	$ 100,551	$ 213,485	$ 295,634	$ 21,305
2036	$ 696,151	$ 110,937	$ 235,537	$ 326,172	$ 23,506
2037	$ 718,255	$ 114,460	$ 243,015	$ 336,528	$ 24,252
2038	$ 740,802	$ 118,053	$ 250,644	$ 347,092	$ 25,013
2039	$ 763,799	$ 121,718	$ 258,425	$ 357,867	$ 25,790
2040	$ 787,256	$ 125,456	$ 266,361	$ 368,857	$ 26,582
2041	$ 811,182	$ 129,269	$ 274,456	$ 380,068	$ 27,390
2042	$ 835,587	$ 133,158	$ 282,713	$ 391,502	$ 28,214
2043	$ 860,479	$ 137,124	$ 291,136	$ 403,165	$ 29,054
2044	$ 885,870	$ 141,171	$ 299,726	$ 415,062	$ 29,911
2045	$ 911,769	$ 145,298	$ 308,489	$ 427,196	$ 30,786
2046	$ 938,185	$ 149,508	$ 317,427	$ 439,573	$ 31,678
2047	$ 965,130	$ 153,801	$ 326,543	$ 452,198	$ 32,588
2048	$ 992,613	$ 158,181	$ 335,842	$ 465,075	$ 33,516
2049	$ 1,020,647	$ 162,648	$ 345,327	$ 478,209	$ 34,462
2050	$ 1,049,241	$ 167,205	$ 355,001	$ 491,607	$ 35,428
2051	$ 1,078,407	$ 171,853	$ 364,870	$ 505,272	$ 36,412
2052	$ 1,108,156	$ 176,594	$ 374,935	$ 519,210	$ 37,417
2053	$ 1,138,500	$ 181,429	$ 385,202	$ 533,428	$ 38,441
2054	$ 1,169,451	$ 186,362	$ 395,674	$ 547,929	$ 39,487
TOTALS	**$ 20,162,857**	**$ 3,213,117**	**$ 6,821,927**	**$ 9,447,015**	**$ 680,799**

Section 23: Exhibit B City Attorney Opinion

LEGAL OPINION OF THE PROJECT PLAN

FOR TAX INCREMENT DISTRICT NO. 13

PURPOSE

The undersigned is the attorney for the City of Fort Atkinson, Wisconsin. The purpose of this legal opinion is to comment upon the projected plan for the creation of a Tax Increment District (TID) No. 13. Said District is being created to provide for public improvements and development incentives to encourage residential and commercial development on the City's central downtown area south of the Rock River, including part of the downtown area. Said TID shall be created as a Blight District.

In making this opinion, the undersigned has reviewed not only the plan itself, but pertinent official notices and other records created as a result of this proposal.

POWER TO CREATE TAX INCREMENTAL DISTRICTS

The enabling Statute to create Tax Incremental Districts is set forth in Section 66.1105(4), Wisconsin Statutes. I find that the City of Fort Atkinson has the legal authority to create the Tax Incremental District that is set forth in the aforementioned proposal. I further find that the proposed purpose of said Tax Incremental District is a proper purpose for such a District as set forth in Section 66.1105(4), Wisconsin Statutes (2019-2020).

PROCEDURE TO CREATE A TAX INCREMENTAL DISTRICT

The procedure for creation of a Tax Incremental District is set forth mainly in Section 66.1105(4), Wisconsin Statutes. I find that all required notices mandated by that provision have been properly given by the appropriate City officials.

In reviewing the plan itself, I find that it includes a statement properly listing the kind, number and location of all proposed public works or improvements. I further find that the plan contains a proper economic feasibility study, a detailed list of estimated project costs, a description of the methods of financing all estimated project costs and the time such costs will be incurred.

I further find that said proposal contains the necessary maps properly indicating the boundaries of the Tax Incremental District, the location of future improvements to be made, existing uses and conditions of real property in said District and proposed changes of existing zoning, Building Codes and City Ordinances, if any.

I further find that said proposal contains a list of estimated project costs and a statement of the method for the relocation of any person to be displaced (there are none). Finally, I find that said proposal properly indicates how the creation of the aforementioned Tax Incremental District promotes the orderly development of the City of Fort Atkinson.

CONCLUSION

It is the opinion of the undersigned that the aforementioned plan meets all the necessary criteria as established by the Wisconsin Statutes. As stated previously, all necessary notices have been made in a timely fashion. Before this Tax Incremental District can be formally established, the approval of the Planning Commission and Common Council of the City of Fort Atkinson as well as the Joint Review Board must be obtained if they have not already obtained.

Dated this 1 day of July, 2026.

David R. Westrick
City Attorney for the City of Fort Atkinson

Section 24: Exhibit C TID #13 Boundary Legal Description

LEGAL DESCRIPTION – TID #13

LOT 7 & 8, BLK 24, DWIGHT FOSTER ET AL ADD. ALSO 16.5 FT ROW. ALSO ESMT IN DOC 1282881., LOT 1, CSM 669-3-23 SUBJ TO 16.5FT ROW. ALSO AGREEMENT IN DOC 1278880., LOTS 2&3, BLK 24, DWIGHT FOSTER ET AL ADD. ALSO ESMT IN DOC 1282882., LOT 1, BLK 24, DWIGHT FOSTER ET AL ADD. ALSO ESMT IN DOC 1089146., S43.5FT LOT 1, & W36FT LOT 2 BLK 25, DWIGHT FOSTER ET AL. ALSO ESMT IN DOC 1089145., W56FT LOT 3 & E30FT LOT 2, BLK 25, DWIGHT FOSTER ET AL ADD. ALSO ESMT DOC 1089150., N34.5FT OF LOT 1, BLK 25, DWIGHT FOSTER ET AL ADD. SUBJ TO ESMT IN DOC 864277. SUBJ TO ESMT IN DOC 1089147., BEG 48.5FT W OF NE/C LOT 3, BLK 12, ORIG PLAT, W149.5FT, S132FT, E149.5FT, N132FT TO POB., W60FT OF S21FT OF N42FT LOT 1, BLK 10, DWIGHT FOSTER ET AL ADD., S25FT OF W80FT OF E150FT LOT 2, BLK 10, DWIGHT FOSTER ET AL ADD., E1/2 OF LOT 5, BLK 13, ORIG. PLAT., W1/2 OF LOT 5, BLK 13, ORIG PLAT. ALSO COM NW/C SD LOT 5 BLK 13, W33FT, S132FT, E33FT N132FT TO POB., LOTS 3&9, BLK G, MILO JONES ADD. EX PT IN ST., S23FT LOT B & N6INS. LOT C, BLK 15, A SUB OF LOT 1, DWIGHT FOSTER'S ADD., LOTS E & D, BLK 15, SUB. OF LOT 1,DWIGHT FOSTER'S ADD., LOT 5, EX N24.33FT OF W22FT, STEVENS-DAVIS ADD., LOTS 15&16, STEVENS-DAVIS ADD. EX E50.5FT LOT 15., S68FT OF LOT 14, EX W22.42FT STEVENS-DAVIS ADD., BEG SW/C OF UNPLATTED LD BTN LOT 3, BLK 8, ORIG PLAT GRANT ST, E47.83FT, N78.5FT, W47.83FT, S78.5FT TO POB. SUBJ TO & ALSO 10FT ROW'S. SUBJ TO ENCROACHMENT IN DOC 1429957., LOT 3 & E150FT LOT 2, EX S25FT OF W80FT OF E150FT, LOT 2, BLK 10, DWIGHT FOSTER ET AL ADD., LOT 1 & E115FT OF LOT 2, BLK 12, ORIG PLAT., W50FT OF LOT 2 & E48.5FT OF LOT 3, BLK 12, ORIG PLAT., SURVEYED AS LOT 1, CSM 1504- 4-592, DOC 775606. REVISED AS LOT 1, CSM 1509-5-1, DOC 775844. REVISED AS LOT 1, CSM 1604-5-149, DOC 782982., LOT A & N2FT LOT B, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER'S ADD., LOT 4, BLK 13, ORIG PLAT., LOT C, BLK 15, SUBD OF LOT 1, DWIGHT FOSTER'S ADD. EX N 6 IN., LOTS 1&2 & N1FT OF LOT 3, STEVENS-DAVIS ADD. SUBJ TO ESMT IN DOC 1476068., LOT 13, STEVENS-DAVIS ADD., LOT 4 & N24.33FT OF W22FT OF LOT 5, STEVENS-DAVIS ADD., E50.5FT OF LOT 15, STEVENS-DAVIS ADD., LOT 7, STEVENS-DAVIS ADD., LOT 9, STEVENS-DAVIS ADD., LOT H, BLK 15, SUBD. OF LOT 1,DWIGHT FOSTER'S ADD. ALSO INT IN PARTITIONS., BEG 74.75FT N OF SW/C BLK 15 DWIGHT FOSTER'S ADD,N18.32FT E83FT,S18.80FT,W83FT TO POB., BEG 56FT N OF SW/C BLK 15, DWIGHT FOSTER'S ADD,N18.75FT E83FT,S18.75FT,W83FT TO POB., BEG 41.3FT N OF SW/C BLK 15, DWIGHT FOSTER'S ADD,N14.7FT, E83FT,S14.7FT,W83FT TO POB., LOT M, BLK 15, SUB OF LOT 1, DWIGHT FOSTER'S ADD., BEG AT NW/C LOT 1,BLK 17, DWIGHT FOSTER ET AL ADD,

S115.5FT,E99.12FT,N115.5FT, W100.8FT TO POB., S4FT OF E100FT OF LOT 1 & T LOT 2, EX S8FT, BLK 1, JOHN MCPHERSON'S SUB., LOT 7,E 76.02 FT LOT 8,BLK A MILO JONES ADD., LOTS 6 & 7, BLK 1, JOHN MC PHERSON'S SUB. ALSO BEG AT SW/C SD LOT 6, W TO JANESVILLE AVE, NE TO W/L LOT 6, SELY ALG W/L SD LOT TO POB. ALSO PT RD VAC IN DOC 979263 AS FOLLOWS: COM NW/C BLK W, CONT OF MILO JONES ADD, N22DG22'E 245.28 FT TO POB, N22DG22'E 131.51 FT, N23DG33'W 6.3FT, N05DG42 'E 68.16FT, S24DG31'W 380.49 FT, S66DG14'E 31.61FT TO POB, N1/2 OF LOT 8, BLK 1, JOHN MCPHERSON'S ADD. EX BEG NW/C LOT 8, SWLY 12.5FT, E48.5FT, NWLY TO POB. ALSO PT LOT 1 LYG S OF LINE COM 4FT N OF NE/C LOT 2 & RUN W TO PT N/L LOT 8, 48.5FT E OF W/L LOT 8 12.5FT S OF NW/C THEREOF, ALL IN BLK 1 JOHN MCPHERSONS ADD., BEG 77FT E OF NW/C BLK 10, DWIGHT FOSTER ET AL ADD, E27 FT, S42FT,W27FT,N42FT TO POB, BEG NW/C BLK 10, DWIGHT FOSTER ET AL ADD,E77FT,S42FT W17FT,N21FT,W60FT,N21FT- POB, E125FT OF LOT 1, BLK 11, ORIG. PLAT., COM 42FT S OF NW/C BLK 10, DWIGHT FOSTER ET AL ADD, E 104FT, S43FT, W104FT, N43FT TO POB., BEG 85FT S & 90FT E OF NW/C BLK 10, E14FT, S47FT, W14FT, N47FT TO POB., BEG 85FT S OF NW/C BLK 10, DWIGHT FOSTER ET AL ADD, E90 FT, S47FT, W90FT, N47FT -POB, LOTS 1,2,3,4&6, BLK A, MILO JONES ADD. EX W68FT LOT 6. ALSO S38FT OF LOT 1 & S36FT LOTS 2,3&4, BLK 16, ORIG PLAT. EX N50FT OF W103.02FT OF LOTS 3&4, BLK A, MILO JONES ADD. EX COM NW/C LOT 4, BLK A, MILO JONES ADD, S0DG21'W 60FT TO POB, S0DG21'W 66.15FT, S89DG38'E 105FT, N0DG21'E 67.26FT, S89DG45'W 105FT TO POB., LOT 3, EX N1FT, STEVENS-DAVIS ADD., LOT F, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER ADD., LOT G, BLK 15, SUBD. OF LOT 1, DWIGHT FOSTER'S ADD., LOT 6, STEVENS-DAVIS ADD. ALSO ROW, N32FT OF LOT 14 & W22.42FT OF S68FT OF LOT 14, STEVENS-DAVIS ADD., LOT N, BLK 15, SUB OF LOT 1, DWIGHT FOSTER'S ADD. ALSO COM 34FT W OF NW/C LOT 3,BLK 15,DWIGHT FOSTER'S ADD,N32.5 FT,W65FT,S32.5FT,E65FT TOPOB ALSO COM NW/C LOT O, DWIGHT FOSTER'S ADD, S00DG03'E 116.23FT, N89DG59'E 55FT, N03DG33'W 116.23FT, S89DG59' W 55FT TO POB., LOT 8, STEVENS-DAVIS ADD., S19.3FT LOT L, BLK 15, SUB OF LOT 1,DWIGHT FOSTER ADD., N94FT OF LOT 1. ALSO LOT 2 EX W6FT & EX S36FT BLK 16, ORIG. PLAT., LOTS 3&4 & W6FT OF LOT 2,BLK 16,ORIG. PLAT.EX S36FT LOT 2 & EX E36FT OF S36FT LOT 3. EX S36FT OF LOT 4 & S36FT OF W36FT OF LOT 3, BLK 16., BEG NE/C LOT 1, BLK 1,JOHN MCPHERSON'S SUB, S88DG30'W 43.82FT,S81DG40'W 14.81FT, SWLY ON CUR WITH CD OF S53 DG18'W 48.46FT,S24DG56'W 225.31FT,N88DG30'E 98.42FT, N01DG29'W 55.18FT,N88DG30'E 100FT,N01DG29'W 176.3FT-POB., BEG NE/C LOT 1, BLK 17, DWIGHT FOSTER ET AL ADD,W31. 2FT,S115.5FT,E49.38FT,N115.5 FT,W16.5FT TO POB., BEG 115.5FT S OF NW/C LOT 1, BLK 17,DWIGHT FOSTER ET AL ADD,S84.5FT,E132FT,N84.5FT, W132FT-POB., BEG 200FT S OF NW/C LOT 1, BLK 17,DWIGHT FOSTER ET AL

ADD,S51FT,E132FT,N51FT,W132 FT TO POB., E100FT OF S59FT OF LOT 1,BLK 1,JOHN MC PHERSON'S SUB. EX S4FT., S1/2 OF LOT 8, BLK 1, JOHN MC PHERSON'S SUB. EX W5FT SOLD TO CITY IN DOC 336804. ALSO PT RD VAC IN DOC 979263 AS FOLLOWS: COM NW/C BLK W, CONT OF MILO JONES ADD, N22 DG22'E 376.79FT, N23DG33'W 6.3FT, N5DG42'E 84.48FT TO POB, S67DG45'E 5.22FT, N05DG 42'E 12.52FT, N24DG56'E 42. 29FT, N66DG41'W 5FT, S20DG48 'W 54.35FT TO POB., LOTS 4,5,6 & 7, & E10FT LOT 3, BLK 25, DWIGHT FOSTER ET AL ADD. ALSO ESMT IN DOC 1089148. ALSO ESMT IN DOC 1089149. ALSO ESMT IN DOC 1089150., LOT 1, CSM 4437-22-181. ALSO AFFIDAVIT IN DOC 1134035. ALSO AFFIDAVIT IN 1188233., COM WLY EXT OF N/L OF S 3RD ST, 94FT SELY OF C/L CNW RR ROW, NELY 178.6FT TO POB, NELY 96.4FT, NWLY 70FT TO A PT 9FT SELY OF SPUR TRACK ICC #28, SWLY 96.4FT, SELY 75FT TO POB., BEG 94FT SE OF C/L RR &32FT NELY OF N/L S THIRD ST,NELY 134FT,NWLY 75FT,SWLY134FT,SE TO POB.EX LD IN ST. 482-355., LOT 8 & E1/2 OF LOT 7, BLK 13, ORIG. PLAT., LOT 3, BLK 13, ORIG PLAT. ALSO GARAGE ESMT IN DOC 939554. EX S48FT OF E38FT., LOT 2, BLK 8, ORIG PLAT. EX BEG SE/C SD LOT, N52.5FT, W31FT 8IN, N TO RIV, E TO E/L LOT 2, S TO POB. EX W37FT OF S74FT LOT 2, BLK 8, ORIG PLAT. ALSO E33FT OF LOT 3, BLK 8, ORIG PLAT. ALSO ESMT IN DOC 1089144. SUBJ TO ESMT. SUBJ TO ESMT IN DOC 1506269., LOT 3, BLK 8, ORIG PLAT. EX E33FT. EX ESMT BEG 140FT N SE/C, W TO PT 160FT N OF SW/C. ALSO BEG INT E/L GRANT ST & N/L S WATER ST, E47.83 FT TO POB, ELY TO W/L LOT 3, BLK 8, ORIG PLAC, N ALG W/L TO RIV, W ALG RIV TO E/L GRANT ST, S TO PT 78.50FT N OF N/L S WATER ST, E47.83FT, S78.5FT TO POB. SUBJ TO ROW & ESMT. ALSO E1/2 GRANT ST VAC IN DOC 1040706. ALSO E1/2 VAC GRANT ST VAC IN DOC 1125779. EX COM SE/C CSM 4437-22-181, DOC 1125405, N71.75 TO POB, N22DG52'E 80 .4FT, NWLY 33.2FT TO NE/C SD LOT 2, S86.94FT TO POB., BEG 52.5FT N OF SE/C LOT 1, BLK 8, ORIG PLAT,W85FT,N TO ROCK RIV,E85FT,S TO POB.ALSO BEG 52.5FT N OF SE/C LOT 2 BLK 8, W31.8FT, N TO RIV,ELY TO E/L LOT 2, S TO POB. ALSO 1/3 INT IN ROW OVER E15FT OF LOT 2,BLK 8, ORIG PLAT. ALSO ESMT IN DOC 1331116 & 1331117. SUBJ TO ESMT IN DOC 1370408. ALSO ESMT IN DOC 1506269., N22.5FT OF S52.5FT OF LOT 1, BLK 8. ALSO 1/3 INT IN ROW OVER E15FT OF LOT 2, BLK 8, ORIG PLAT. ALSO ESMT IN DOC 1331116 & 1331117. ALSO ESMT IN DOC 1506269., E1/2 OF LOT 6 & W1/2 OF LOT 7, BLK 13, ORIG. PLAT., LOT 3, BLK 9, DWIGHT FOSTER ET AL ADD., LOT 1, BLK 9, DWIGHT FOSTER ET AL ADD. PROP ASSESSED BY TELCO MFG, LOT 2, BLK 9, DWIGHT FOSTER ET AL ADD.

Section 25: Disclaimer Text

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