# Project Plan & District Boundary

## Territory Addition Amendment #1

## Tax Incremental District No. 9

## in the

## CITY OF FORT ATKINSON, WISCONSIN

**July 7, 2026**

(Approved Actions)

| | |
|---|---|
| Organizational Joint Review Board Meeting Held | June 22, 2026 |
| Public Hearing Held | June 23, 2026 |
| Adopted by Planning Commission | June 23, 2026 |
| Adopted by City Council | July 7, 2026 |
| Adopted by Joint Review Board | July 27, 2026 |

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## 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

Tax Incremental District No. 9 (the "TID #9" or the "District") was created by the City under the authority provided by Wisconsin Statute Section 66.1105 on October 18, 2022. TID #9 prior to and including this amendment is considered a "Mixed-Use District" based on the findings that no less than 50 percent, by area, of the TID is suitable for a combination of commercial and residential uses. The amended TID boundary will keep the TID #9 as a Mixed-Use District.

Wisconsin Statutes Section 66.1105(4)(h)2 allows a municipality to modify the TID boundaries no more than four times during the life of the TID. This amendment is the first territory amendment in TID #9.

This first amendment involves the addition of seventy parcels totaling approximately 42 acres. These parcels are planned to be added in the efforts to facilitate development and redevelopment for commercial and residential uses that but for TIF, would not happen in the district. In accordance with Wisconsin Statute Section 66.1105(4)(h), to add the parcels within TID #9, a contiguous connection via parcels of land must be made to the existing TID #9 boundary.

As proposed, the TID #9 territory amendment would keep the City under the 12% TID value threshold using 2025 valuation numbers.

This territory and project plan amendment only addresses the elements or subject areas (required by Statute) that are affected by the territory and project plan amendment. All other subject areas remain unchanged and can be referenced in the original TID#9 project plan. This amendment removes the Banker Rd Geothermal System project contemplated in the original TID #9 project plan.

The City confirms that none of the parcels being added are newly platted. Accordingly, consistent with the original project plan, less than 35% of the District's land is designated for newly platted residential development. Residential Housing density is at least three units per acre.

The map on page 6 shows the district before this amendment and the map on page 7 shows it upon the addition of the new territory, TID #9 will continue to be contiguous. The new territory boundary demonstrates that the entire District area remains contiguous.

Section 6 of this project plan contains the list of specific parcels to be added with this amendment.

The City anticipates additional public project cost expenditures related towards the amendment of approximately $4,000,000 not including interest/financing costs during the TID's 20-year expenditure period. Proposed public project improvements may include, but not limited to infrastructure, professional and organizational services, administrative costs, and finance costs. As part of the project plan, Developer incentives may be provided by the City to developers of property within the TID in the form of cash grants.

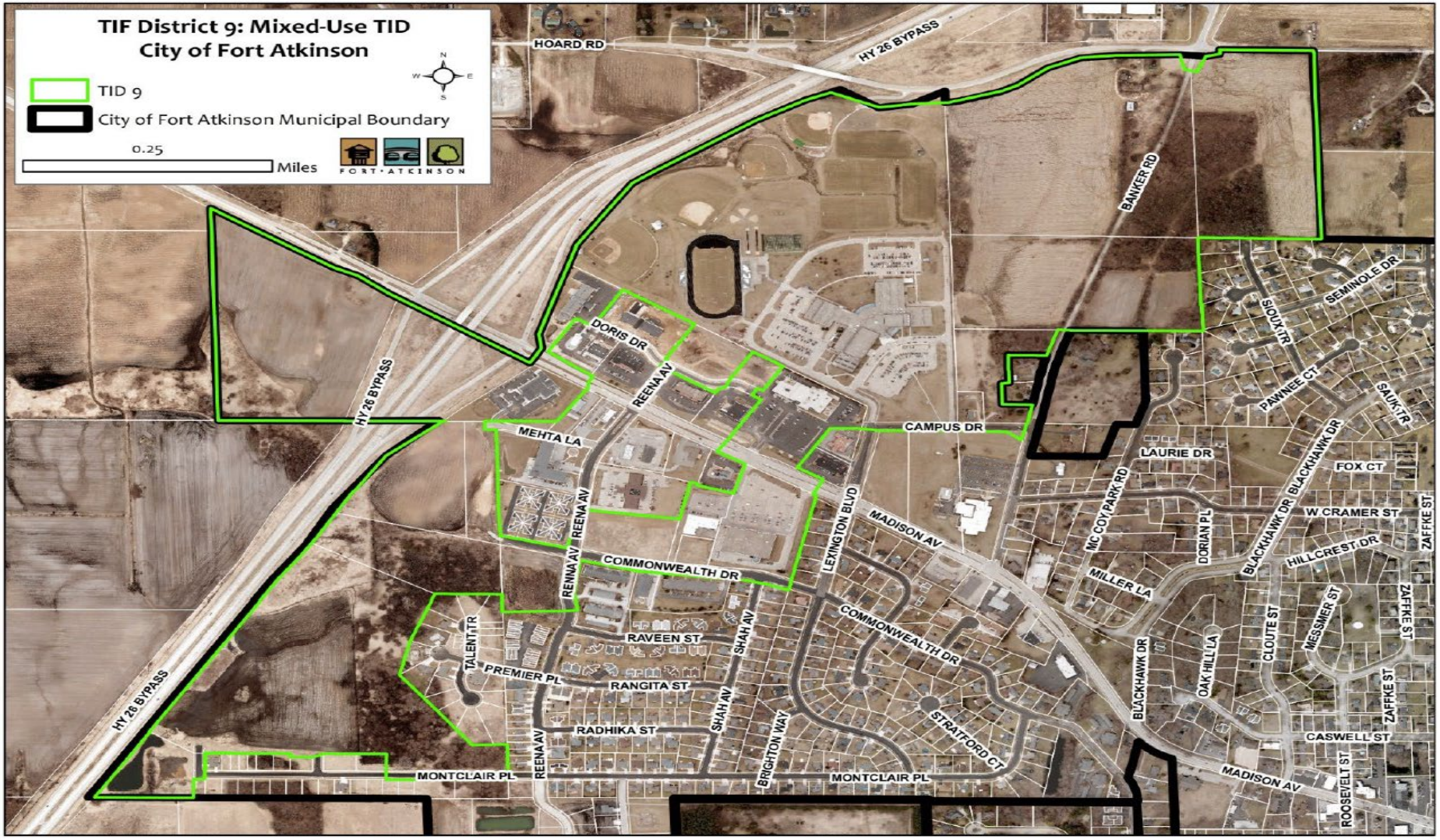
As a result of the amendment of this TID, the City projects a preliminary and conservative cash flow analysis indicating $4,300,000 in tax increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment may also be used for bicycle/pedestrian connections and improvements and street/sidewalk improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately $16,150,000 will be created in the amended TID area by the end of 2043. 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.

Exhibit A demonstrates revenues for TID #9 are generally trending toward meeting our expenditure commitments (bonds) for projects within the TID boundaries. Although the final year of revenues for TID #9 remains several years off (2044), any additional property tax increment that can be captured by the TID would help to meet the expenditure commitments ahead of time and potentially help with additional redevelopment efforts within the TID. TID #9 has a maximum statutory life of 20 years, closing no later than October 18, 2043, with final tax collection in 2044. The final year to incur TIF related expenditures is 2037. Based on current cash flow projection, TID #9 is expected to close by the end of its maximum statutory life.

The legal description in Section 23 Exhibit C describes the full TID #9 territory updated for the amended area.

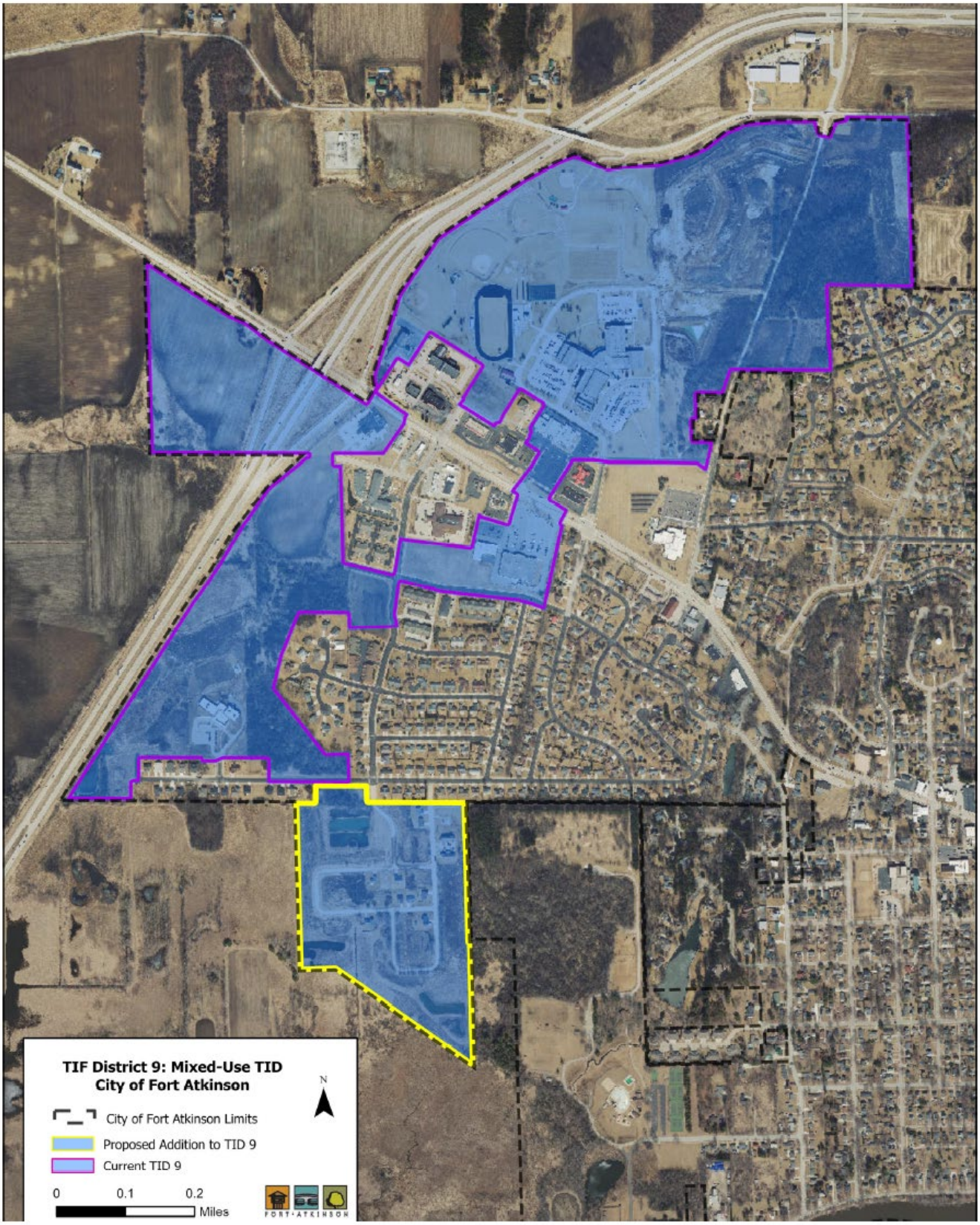
## Section 3: Map of Territory Amendment

Map showing outline of the TID before Amendment.

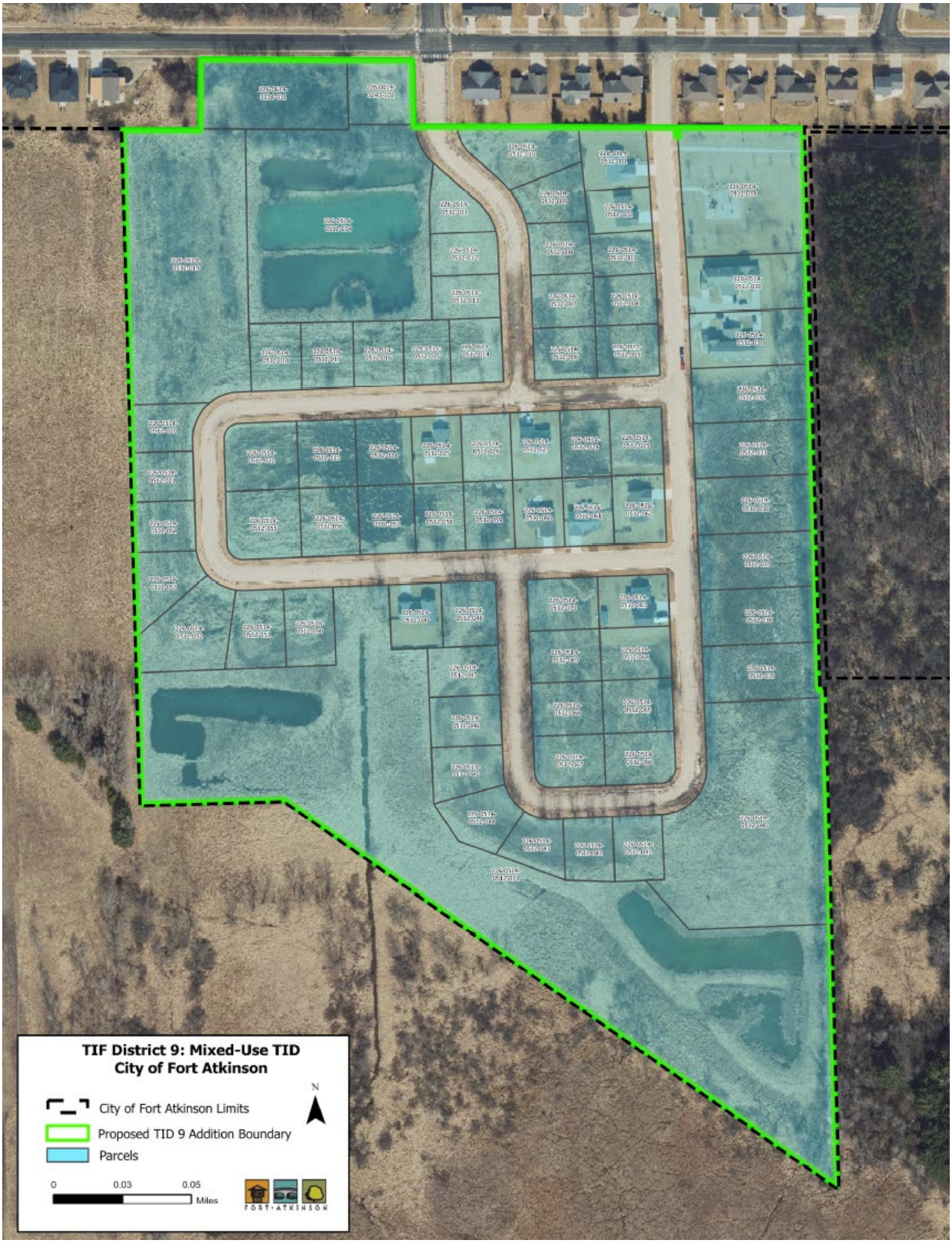


**City of Fort Atkinson**
**TID #9 Territory Amendment #1 Project Plan & District Boundary**

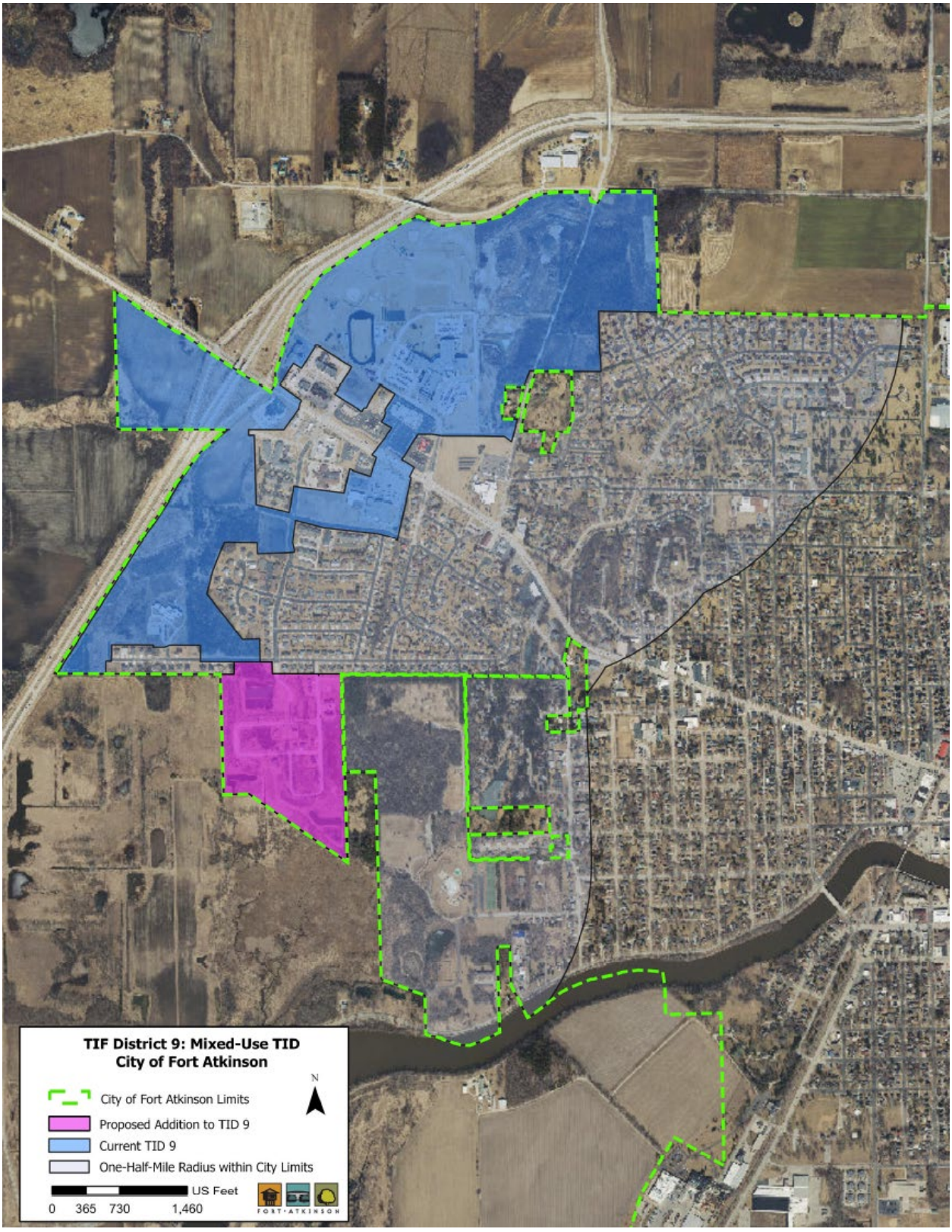
Map showing outline of the TID with proposed amendment.



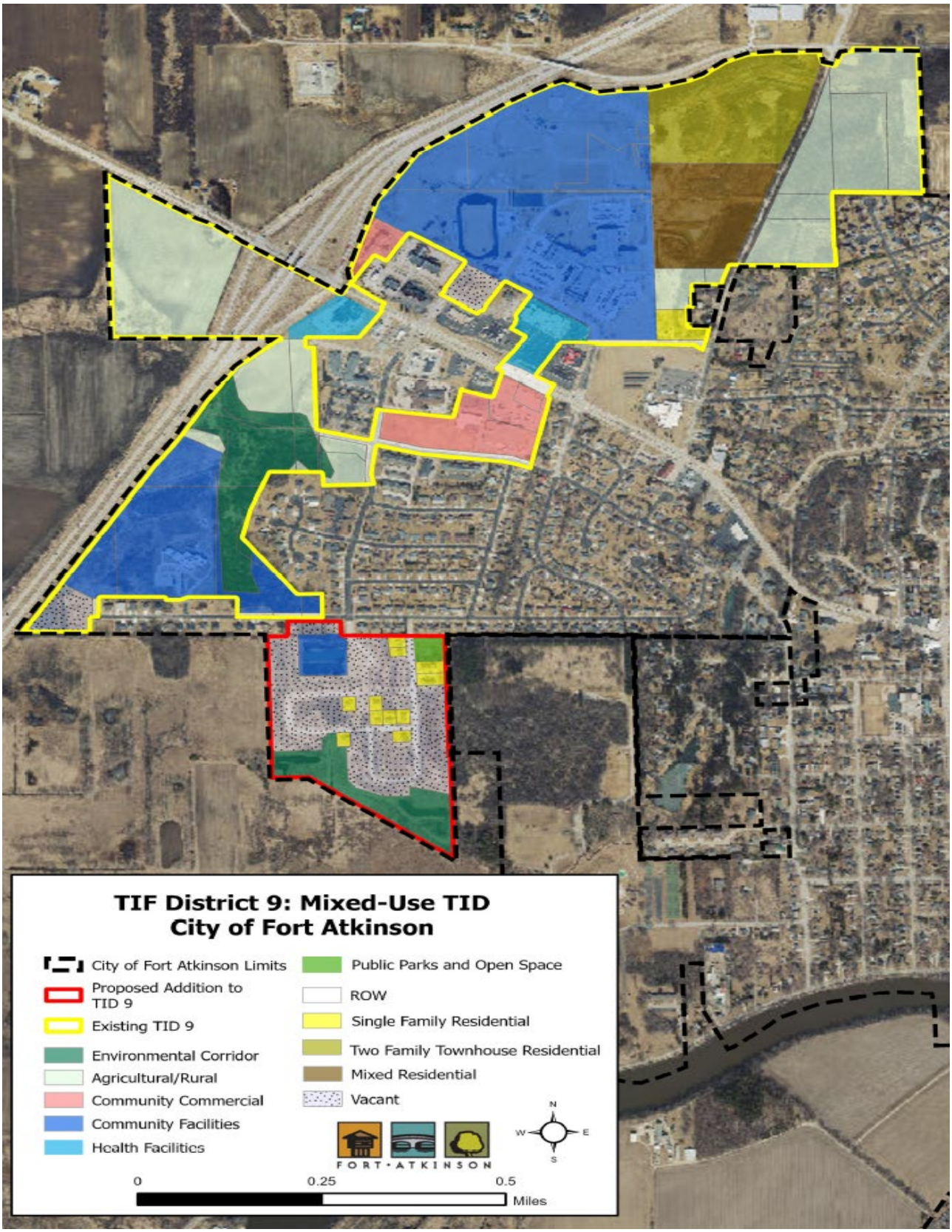
Zoomed in map of amendment boundary parcels



## Section 4: One Half Mile Radius Map of Proposed Amendment District Boundary



## Section 5: Map Showing Existing Uses and Conditions



## Section 6: Parcels List and Analysis

The original parcels in the TID will remain. The following are the parcels being added. Parcel list as of 01/01/2026.

| Key | Parcel Number | Parcel Address | Existing Land Use | Zoning Designation | Comp Plan Future Land Use | Acreas | Assessed Value | Est. Fair Market Value | Owner Name |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 226-0514-0512-017 | 1628 ILA ST, FORT ATKINSON | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.293 | $ - | $ - | CITY OF FORT ATKINSON |
| 2 | 226-0514-0512-022 | 1629 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.415 | $ - | $ - | CITY OF FORT ATKINSON |
| 3 | 226-0514-0512-029 | 1601 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.298 | $ - | $ - | CITY OF FORT ATKINSON |
| 4 | 226-0514-0512-042 | 326 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.265 | $ - | $ - | CITY OF FORT ATKINSON |
| 5 | 226-0514-0512-012 | 423 REENA AVE, FORT ATKINSON | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.244 | $ - | $ - | CITY OF FORT ATKINSON |
| 6 | 226-0514-0512-013 | 411 REENA AVE, FORT ATKINSON | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.247 | $ - | $ - | CITY OF FORT ATKINSON |
| 7 | 226-0514-0512-014 | No address | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ - | $ - | CITY OF FORT ATKINSON |
| 8 | 226-0514-0512-015 | 1620 ILA ST, FORT ATKINSON | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.253 | $ - | $ - | CITY OF FORT ATKINSON |
| 9 | 226-0514-0512-023 | 1625 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.334 | $ - | $ - | CITY OF FORT ATKINSON |
| 10 | 226-0514-0512-024 | 1621 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.319 | $ - | $ - | CITY OF FORT ATKINSON |
| 11 | 226-0514-0512-026 | 1613 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ - | $ - | CITY OF FORT ATKINSON |
| 12 | 226-0514-0512-046 | 310 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.296 | $ - | $ - | CITY OF FORT ATKINSON |
| 13 | 226-0514-0512-047 | 306 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.296 | $ - | $ - | CITY OF FORT ATKINSON |
| 14 | 226-0514-0512-048 | No address | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.299 | $ - | $ - | CITY OF FORT ATKINSON |
| 15 | 226-0514-0512-064 | 343 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.31 | $ - | $ - | CITY OF FORT ATKINSON |
| 16 | 226-0514-0512-065 | 335 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.31 | $ - | $ - | CITY OF FORT ATKINSON |
| 17 | 226-0514-0512-007 | 412 REENA AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.275 | $ - | $ - | CITY OF FORT ATKINSON |
| 18 | 226-0514-0512-011 | 435 REENA AVE, FORT ATKINSON | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.233 | $ - | $ - | CITY OF FORT ATKINSON |
| 19 | 226-0514-0512-016 | 1624 ILA ST, FORT ATKINSON | Vacant | SR-3 - Single Family Residential - 10,000sf | PN - Planned Neighborhood | 0.277 | $ - | $ - | CITY OF FORT ATKINSON |
| 20 | 226-0514-0512-018 | 1630 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.292 | $ - | $ - | CITY OF FORT ATKINSON |
| 21 | 226-0514-0512-028 | 1605 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ - | $ - | CITY OF FORT ATKINSON |
| 22 | 226-0514-0512-033 | 370 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.555 | $ - | $ - | CITY OF FORT ATKINSON |
| 23 | 226-0514-0512-043 | 322 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.249 | $ - | $ - | CITY OF FORT ATKINSON |
| 24 | 226-0514-0512-045 | 314 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.289 | $ - | $ - | CITY OF FORT ATKINSON |
| 25 | 226-0514-0512-050 | 1662 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.327 | $ - | $ - | CITY OF FORT ATKINSON |
| 26 | 226-0514-0512-052 | 1654 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.561 | $ - | $ - | CITY OF FORT ATKINSON |
| 27 | 226-0514-0512-059 | 1673 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ - | $ - | CITY OF FORT ATKINSON |
| 28 | 226-0514-0512-068 | 309 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.31 | $ - | $ - | CITY OF FORT ATKINSON |
| 29 | 226-0514-0512-070 | No address | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.31 | $ 100 | $ - | CITY OF FORT ATKINSON |
| 30 | 226-0514-0512-044 | 318 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.31 | $ - | $ - | CITY OF FORT ATKINSON |
| 31 | 226-0514-0512-051 | 1658 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.361 | $ - | $ - | CITY OF FORT ATKINSON |
| 32 | 226-0514-0512-053 | 1650 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.33 | $ - | $ - | CITY OF FORT ATKINSON |
| 33 | 226-0514-0512-058 | 1669 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ - | $ - | CITY OF FORT ATKINSON |
| 34 | 226-0514-0512-067 | 317 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.305 | $ - | $ - | CITY OF FORT ATKINSON |
| 35 | 226-0514-0512-069 | 305 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.31 | $ - | $ - | CITY OF FORT ATKINSON |
| 36 | 226-0514-0512-066 | 325 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.305 | $ - | $ - | CITY OF FORT ATKINSON |
| 37 | 226-0514-0512-003 | 417 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.23 | $ - | $ - | CITY OF FORT ATKINSON |
| 38 | 226-0514-0512-004 | 407 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.257 | $ - | $ - | CITY OF FORT ATKINSON |
| 39 | 226-0514-0512-005 | No address | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.275 | $ - | $ - | CITY OF FORT ATKINSON |
| 40 | 226-0514-0512-006 | No address | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.275 | $ - | $ - | CITY OF FORT ATKINSON |
| 41 | 226-0514-0512-020 | 1638 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.271 | $ - | $ - | CITY OF FORT ATKINSON |
| 42 | 226-0514-0512-032 | 380 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.558 | $ - | $ - | CITY OF FORT ATKINSON |
| 43 | 226-0514-0512-037 | 354 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.554 | $ - | $ - | CITY OF FORT ATKINSON |
| 44 | 226-0514-0512-038 | 346 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.553 | $ - | $ - | CITY OF FORT ATKINSON |
| 45 | 226-0514-0512-039 | 336 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.551 | $ - | $ - | CITY OF FORT ATKINSON |
| 46 | 226-0514-0512-040 | 334 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 2.766 | $ - | $ - | CITY OF FORT ATKINSON |
| 47 | 226-0514-0512-041 | 330 RAMESH AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.272 | $ - | $ - | CITY OF FORT ATKINSON |
| 48 | 226-0514-0512-055 | 1645 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.419 | $ - | $ - | CITY OF FORT ATKINSON |
| 49 | 226-0514-0512-056 | 1661 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.334 | $ - | $ - | CITY OF FORT ATKINSON |
| 50 | 226-0514-0512-057 | 1665 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.319 | $ - | $ - | CITY OF FORT ATKINSON |
| 51 | 226-0514-0512-036 | 362 RAMESH AVE, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.554 | $ - | $ - | CITY OF FORT ATKINSON |
| 52 | 226-0514-0512-008 | 424 REENA AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.269 | $ - | $ - | CITY OF FORT ATKINSON |
| 53 | 226-0514-0512-009 | 436 REENA AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.274 | $ - | $ - | CITY OF FORT ATKINSON |
| 54 | 226-0514-0512-034 | No address | Vacant | Conservancy | PN - Planned Neighborhood | 2.977 | $ - | $ - | CITY OF FORT ATKINSON |
| 55 | 226-0614-3234-031 | No address | Vacant | Conservancy | PN - Planned Neighborhood | 0.883 | $ 500 | $ - | ROXOLID CREATIONS LLC |
| 56 | 226-0514-0512-054 | 1646 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.262 | $ - | $ - | CITY OF FORT ATKINSON |
| 57 | 226-0514-0512-010 | 448 REENA AVE, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.476 | $ - | $ - | CITY OF FORT ATKINSON |
| 58 | 226-0514-0512-019 | 1634 ILA ST, FORT ATKINSON | Vacant | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 2.807 | $ - | $ - | CITY OF FORT ATKINSON |
| 59 | 226-0514-0512-035 | 418 RAMESH AVE, FORT ATKINSON | P - Parks | I - Institutional | PN - Planned Neighborhood | 1.355 | $ - | $ - | CITY OF FORT ATKINSON |
| 60 | 226-0514-0512-021 | 1642 ILA ST, FORT ATKINSON | Vacant | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.262 | $ - | $ - | CITY OF FORT ATKINSON |
| 61 | 226-0614-3243-102 | No address | Vacant | DR-8 - Duplex Residential - 10,000sf | TF - Two Family/Townhouse | 0.367 | $ - | $ - | CITY OF FORT ATKINSON |
| 62 | 226-0514-0512-030 | 408 RAMESH AVE, FORT ATKINSON | Residential | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.565 | $ 562,000 | $ 671,000 | LEO MANAGEMENT LLC |
| 63 | 226-0514-0512-027 | 1609 ILA ST, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ 273,300 | $ 326,300 | KRISTOFER HANSEN |
| 64 | 226-0514-0512-025 | 1617 ILA ST, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ 336,700 | $ 402,000 | CARISSA DENOYER |
| 65 | 226-0514-0512-049 | 1670 ILA ST, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | ENVC - Environmental Corridor | 0.285 | $ 356,200 | $ 425,300 | WEN B LIN |
| 66 | 226-0514-0512-062 | 365 RAMESH AVE, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.298 | $ 337,600 | $ 403,100 | ERIC SCHULTZ |
| 67 | 226-0514-0512-063 | 351 RAMESH AVE, FORT ATKINTON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.31 | $ 350,200 | $ 418,100 | MANLEY TRUST |
| 68 | 226-0514-0512-002 | 427 RAMESH AVE, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.235 | $ 306,100 | $ 365,400 | FREDERICK H LEIGHTON |
| 69 | 226-0514-0512-061 | 1681 ILA ST, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ 348,100 | $ 415,600 | HANNAH C VAGASKY |
| 70 | 226-0514-0512-060 | 1677 ILA ST, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.284 | $ 331,800 | $ 396,100 | MICHAEL J SCHULZ |
| 71 | 226-0514-0512-031 | 400 RAMESH AVE, FORT ATKINSON | Residential | MRL-8 - Multi-Family Residential | PN - Planned Neighborhood | 0.561 | $ 561,900 | $ 670,800 | LEO MANAGEMENT LLC |
| 72 | 226-0514-0512-001 | 433 RAMESH AVE, FORT ATKINSON | Residential | DR-8 - Duplex Residential - 10,000sf | PN - Planned Neighborhood | 0.356 | $ 300,400 | $ 358,600 | DONALD R KRAUSE |
| 73 | 226-0514-0512-071 | No address | Vacant /ENVC | Conservancy | ENVC - Environmental Corridor | 9.645 | $ - | $ - | CITY OF FORT ATKINSON |
| | | | | | | 42.709 | $ 4,064,900 | $ 4,852,300 | |

## Section 7: 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 #9 amendment, the value increment of all existing Tax Increment Districts will be approximately 3.03%.

Valuation Test Compliance Calculation

| | |
|---|---|
| 202 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 TID Amendment | $ 4,852,300 |
| Total Value Subject to Test | $ 47,155,900 |
| | |
| Compliance ($47,155,900 < $186,669,900) | Meets Requirement |

## Section 8: 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 and/or amendment 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 #9 Project Name (2026 Additions) | Estimated Project Cost |
|---|---|---|
| 16 | Platting, Surveying, Planning, and Consulting services | $ 250,000.00 |
| 17 | Public Infrastructure Improvements | $ 2,500,000.00 |
| 18 | City Land Purchases | $ 400,000.00 |
| 19 | Regional Stormwater Improvements | $ 500,000.00 |
| 20 | Pedestrian and Bicycle connection improvements | $ 200,000.00 |
| 21 | Entryway Signage Improvements | $ 150,000.00 |
| | **TOTAL ESTIMATED PROJECT COSTS** | **$ 4,000,000.00** |

## Project Descriptions from Original Project Plan that remain:

1. Montclair Overpass – construction of a public right-of-way extending the existing Montclair Place over the USH 26 bypass to allow access to the west side of the bypass for future urban development within the City of Fort Atkinson. This project may include water, sewer, and stormwater infrastructure improvements and extensions.
2. Water Extension Madison Avenue–extension of water infrastructure along Madison Avenue to the northwest toward and under the USH 26 bypass. There may be additional water infrastructure projects along Madison Avenue, Reena Avenue, Mehta Lane, and Commonwealth Drive as needed depending on future development needs.
3. NW Sanitary Interceptor–extension of sewer infrastructure and interceptor along Madison Avenue to the northwest toward and under the USH 26 bypass. There may be additional sewer infrastructure projects along Madison Avenue, Reena Avenue, Mehta Lane, and Commonwealth Drive as needed depending on future development needs.
4. Banker Road Development Pressure Zone–in order to develop a portion of the land on the northeast side of the TID, a water pressure zone may be required.
5. Above Ground Water Storage NW–in order to develop a portion of the land on the northeast side of the TID, above ground water storage may be required to provide additional water pressure and water service.
6. Madison Avenue Improvements–improvements may include traffic signals and/or circulation improvements, safety improvements, and pedestrian and bicycle improvements.
7. Banker Road/Madison Avenue Intersection Improvements–this intersection is located within ½ mile of the TID boundaries and may require improvements, such as signals and realignment, upon introducing the additional traffic, pedestrians, and bicyclists in the area due to the potential future development.
8. 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.
9. Park Improvements–the Banker Road Neighborhood Plan features a park, which may require improvements such as a shelter, bicycle and pedestrian trails, playground equipment, a water feature, or other improvements identified in the City's Comprehensive Plan (2022), Comprehensive Outdoor Recreation Plan (2023), or through a planned development.
10. Regional Stormwater Improvements–regional stormwater improvements may include public or private storm water detention and retention within the Banker Road Neighborhood Plan and other areas

within the TID and within half mile of the TID boundaries.

11. Pedestrian/Bicycle Path Extensions–pedestrian and bicycle path extensions include planned extensions from Trailway Park and Rock River Park north through the TID and within the half mile boundary along public rights-of-way or easements to the Fort Atkinson High School property and through the Banker Road Neighborhood.
12. Road/Utility Installation–road and utility installation projects may include the extensions of Mehta Lane, Reena Avenue, Commonwealth Drive, Montclair Place, Doris Drive, Banker Road, and unnamed roads in the Banker Road Neighborhood and west of the USH 26 bypass, and/or any additional public roads and utilities necessary to support the proper and responsible development of the TID.
13. Direct Developer Assistance – Direct developer assistance and incentives may be utilized through TIF in order to take advantage possible development opportunities.
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.
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.

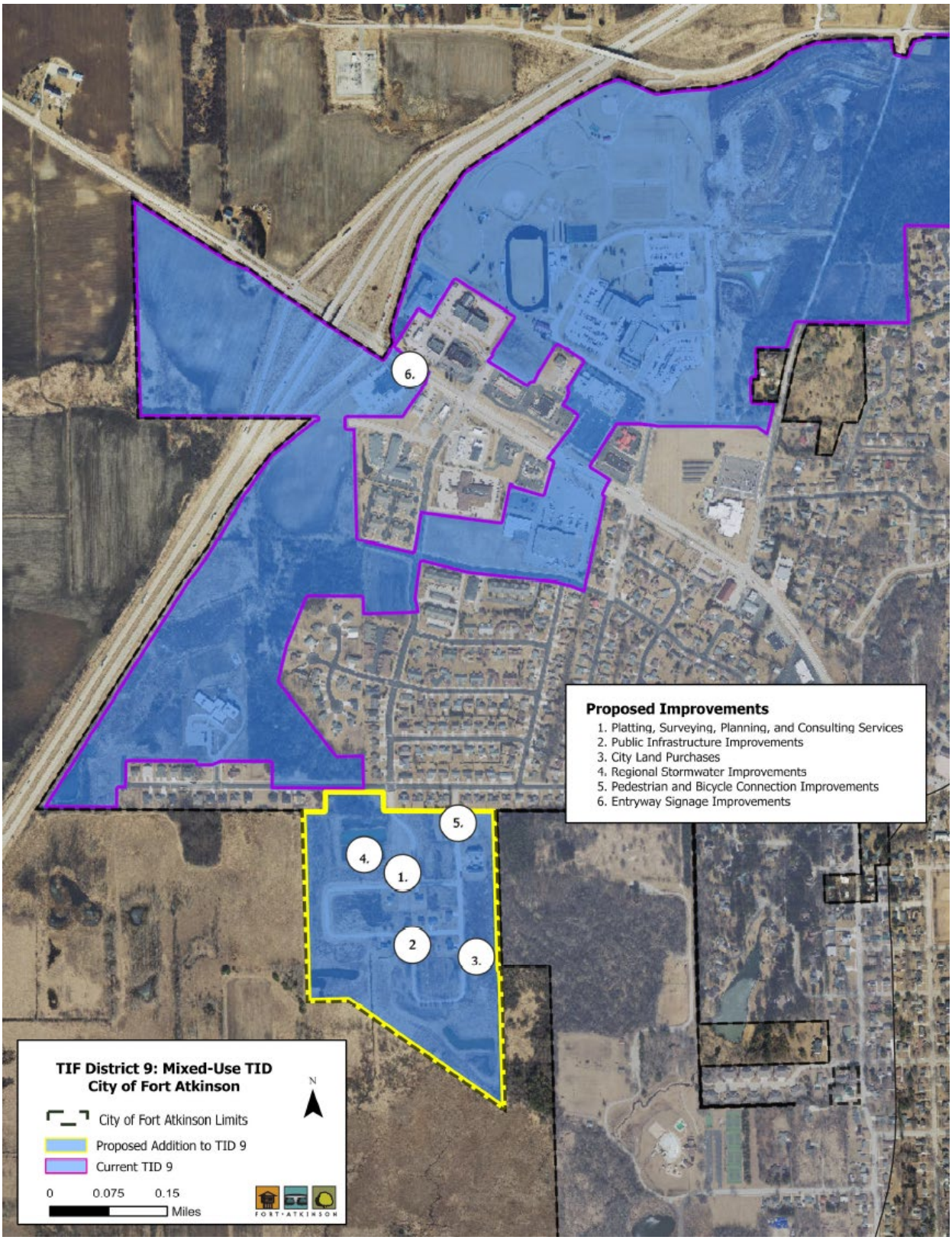
**Additional Projects per Amendment:**

16. Platting, Surveying, Planning, and Consulting Services – professional services associated with the reimagination of the Koshkonong Estates Subdivision, including replatting and renaming the subdivision.
17. Public Infrastructure Improvements – rehabilitation of portions of the road network south of Montclair Place in the Koshkonong Estates Subdivision additions 4 and 5, including rebuilding of roadways, removal of unnecessary or unsustainable roadways and utilities, and relocation of public rights-of-way (including roads and utilities) to sustainable locations that serve current and future residents. This may also include rehabilitation of roads and utilities, including sanitary sewer lining, within ½ mile of the boundaries of the TID , as well as any necessary public safety infrastructure to support communications in this area.
18. City Land Purchases–the City may purchase land throughout the life of the TID for public infrastructure, parkland, access, and/or if an opportunity arises where the purchase of land would benefit the City and the TID.
19. Regional Stormwater Improvements – regional stormwater improvements may include public or private storm water detention and retention within the amended portion of the TID or areas within ½ mile

of the TID boundaries. This may also include moving or improving existing infrastructure or wetland rehabilitation or restoration.

20. Pedestrian and Bicycle Connection Improvements – connect Rock River Park to trailway Park, the Koshkonong Estates Subdivision, and other existing and future trail systems and ensure connectivity between neighborhoods within the TID and within half mile boundary of the TID.
21. Entryway Signage Improvements – prepare for possible new entryway signage and/or wayfinding signage at the northwest side of the City.

## Section 9: Maps Showing Proposed Amendment Improvements and Uses



## Section 10: Detailed List of Project Costs

| | |
|---|---|
| 1. INFRASTRUCTURE IMPROVEMENTS | $19,275,000 |
| 2. CITY LAND PURCHASES | $1,150,000 |
| 3. DEVELOPER INCENTIVE | $3,000,000 |
| 4. FINANCING & INTEREST, CAPITALIZED INTEREST, COST OF ISSUANCE | $3,581,350 |
| 5. ADMINISTRATIVE & ORGANIZATION FEES | $320,000 |
| ESTIMATED TOTAL | $26,726,350 |

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 and/or amendment 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 Common Council, without amending the Plan.

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

## Section 11: 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 #9 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 #9. The proforma analyzes expenses based on project plan costs of TID #9 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #9 tax increments will be used to fund project costs and implementation of this Plan will also require that the City issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2043, 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 12: 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 #9 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).

Community Development Authority Lease Revenue Bonds:
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.

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, including this amendment, of approximately $4,000,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District has 12 years remaining to incur new projects or developments. 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 13: 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 14: Proposed Changes in Zoning Ordinances

The zoning has remained unchanged since the property was originally subdivided for residential development. No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. 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 15: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances

The City does not anticipate that the TID will require any 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 16: 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 17: Orderly Development of the City

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 continuation of the TID promotes the orderly development of the City.

## Section 18: 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 19: City Attorney Opinion

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

## Section 20: Exhibit A Cash Flow Proforma Analysis

The pro forma below includes all TID No. 9 project costs and expenditures from both the original project plan and this amendment.

# City of Fort Atkinson
## Tax Increment District No. 9 (Amendment)

| 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) | (r) | (s) | (t) | |
| Year | TIF District Valuation | Inflation Increment | Construction Increment | TIF Increment Over Base | Tax Rate | Tax Revenue | Owner Occupied Lots | Estimated Total Revenues | Existing Debt Service | Projected New Debt Service | Ridge View Loft Apartment Incentive | Admin Expenses | Phase 2 Ridge View Estates Design | Future Capital Expenditures | Transfers to General Fund | Transfers to Wastewater | Combined Expenditures | Annual Balance | Year End Cumulative Balance | Cost Recovery | Year |
| | (January 1) | | (1) | | | | | | | $2.5 Million | | | | | $625k From 2025 Advance | $1 Million From 2025 Advance | | | (December 31) | | |
| | Base Value $23,689,600 | | | | | | | | | | | | | | | | | | | | |
| 2024 | $24,822,800 | | | $3,901,100 | $19.38 | | | | | | | | | | | | | | | | 2024 |
| 2025 | $27,590,700 | $551,814 | $7,000,000 | $11,452,914 | $17.75 | | | | | | | | | | | | | | $59,369 (2) | Per 2025 Audit | 2025 |
| 2026 | $35,142,514 | $702,850 | $8,400,000 | $20,555,764 | $17.75 | $69,245 | $180,000 | $249,245 | | | | $15,000 | $237,500 | | | $0 | $252,500 | ($3,255) | $56,114 | | 2026 |
| 2027 | $44,245,364 | $884,907 | $5,900,000 | $27,340,672 | $17.75 | $203,289 | $180,000 | $383,289 | $208,135 | $0 | $111,825 | $15,000 | | | | $0 | $334,960 | $48,329 | $104,442 | | 2027 |
| 2028 | $51,030,272 | $1,020,605 | $4,500,000 | $32,861,277 | $17.75 | $364,865 | $180,000 | $544,865 | $193,400 | $161,375 | $223,650 | $15,000 | | | $12,815 | $0 | $606,240 | ($61,375) | $43,067 | | 2028 |
| 2029 | $56,550,877 | $1,131,018 | $4,500,000 | $38,492,295 | $17.75 | $485,297 | $180,000 | $665,297 | $239,650 | $159,125 | $223,650 | $15,000 | | | $7,095 | $0 | $644,520 | $20,777 | $63,844 | | 2029 |
| 2030 | $62,181,895 | $1,243,638 | $4,500,000 | $44,235,932 | $17.75 | $583,288 | $180,000 | $763,288 | $298,025 | $230,188 | $223,650 | $15,000 | | | $10,446 | $0 | $777,308 | ($14,021) | $49,824 | | 2030 |
| 2031 | $67,925,532 | $1,358,511 | $2,000,000 | $47,594,443 | $17.75 | $683,238 | $180,000 | $863,238 | $294,650 | $229,450 | $223,650 | $15,000 | | | $76,472 | $0 | $839,222 | $24,016 | $73,840 | | 2031 |
| 2032 | $71,284,043 | $1,425,681 | $2,000,000 | $51,020,124 | $17.75 | $785,188 | $180,000 | $965,188 | $295,900 | $228,488 | $223,650 | $15,000 | | | $138,813 | $0 | $901,851 | $63,337 | $137,177 | | 2032 |
| 2033 | $74,709,724 | $1,494,194 | $2,000,000 | $54,514,318 | $17.75 | $844,801 | $216,000 | $1,060,801 | $296,650 | $232,188 | $198,800 | $15,000 | | $200,000 | $217,290 | $0 | $1,159,928 | ($99,127) | $38,050 | | 2033 |
| 2034 | $78,203,918 | $1,564,078 | $2,000,000 | $58,078,397 | $17.75 | $905,607 | | $905,607 | $296,900 | $230,550 | $198,800 | $15,000 | | $150,000 | $17,377 | $0 | $908,627 | ($3,020) | $35,030 | | 2034 |
| 2035 | $81,767,997 | $1,635,360 | $2,150,000 | $61,863,757 | $17.75 | $967,629 | | $967,629 | $296,650 | $233,575 | $198,800 | $15,000 | | | $34,209 | $0 | $778,234 | $189,396 | $224,426 | | 2035 |
| 2036 | $85,553,357 | $1,711,067 | | $63,574,824 | $17.75 | $1,030,892 | | $1,030,892 | $297,000 | $231,263 | $198,800 | $15,000 | | $250,000 | $50,689 | $0 | $1,042,751 | ($11,860) | $212,566 | | 2036 |
| 2037 | $87,264,424 | $1,745,288 | | $65,320,112 | $17.75 | $1,098,082 | | $1,098,082 | $298,000 | $233,613 | $198,800 | $15,000 | | $400,000 | $66,772 | $0 | $1,212,184 | ($114,102) | $98,464 | | 2037 |
| 2038 | $89,009,712 | $1,780,194 | | $67,100,307 | $17.75 | $1,128,453 | | $1,128,453 | $298,600 | $230,625 | $173,950 | $15,000 | | | $5,837 | $104,805 | $828,818 | $299,636 | $398,100 | | 2038 |
| 2039 | $90,789,907 | $1,815,798 | | $68,916,105 | $17.75 | $1,159,432 | | $1,159,432 | $298,800 | $232,300 | $173,950 | $15,000 | | $500,000 | | $128,042 | $1,348,092 | ($188,660) | $209,440 | | 2039 |
| 2040 | $92,605,705 | $1,852,114 | | $70,768,219 | $17.75 | $1,191,030 | | $1,191,030 | $293,700 | $228,638 | $173,950 | $15,000 | | | | $151,005 | $862,292 | $328,738 | $538,178 | | 2040 |
| 2041 | $94,457,819 | $1,889,156 | | $72,657,375 | $17.75 | $1,223,261 | | $1,223,261 | $298,200 | $229,638 | $173,950 | $15,000 | | | | $164,636 | $881,423 | $341,838 | $880,016 | | 2041 |
| 2042 | $96,346,975 | $1,926,940 | | $74,584,315 | $17.75 | $1,256,136 | | $1,256,136 | $297,200 | $230,188 | | $15,000 | | | | $373,963 | $916,350 | $339,786 | $1,219,802 | Expenditures Recovered | 2042 |
| 2043 | $98,273,915 | | | | $17.75 | $1,289,668 | | $1,289,668 | $295,800 | $235,175 | | $15,000 | | | | $77,551 | $623,526 | $666,143 | $1,885,945 | Expenditures Recovered | 2043 |
| 2044 | | | | | | $1,323,872 | | $1,323,872 | | | | | | | | | $0 | $1,323,872 | $3,209,816 | Expenditures Recovered | 2044 |
| | | $25,733,215 | $44,950,000 | | | $16,593,272 | $1,476,000 | $18,069,272 | $4,797,260 | $3,556,375 | $2,919,875 | $270,000 | $237,500 | $1,500,000 | $637,815 | $1,000,000 | $14,918,825 | $3,150,447 | | | |

(1) Includes $16,150,000 in new construction increment

*(2) Per 2025 audited financials; Advance from other funds of $1,625,000 not included.*

Type of TID: Mixed-Use
2023 TID Inception (10/18/2022)
2038 Final Year to Incur TIF Related Costs
2043 Maximum Legal Life of TID (20 Years)
2044 Final Tax Collection Year

## Section 21: Estimated Tax Increments By Taxing Entity

| City of Fort Atkinson - TID # 9 | | | | | |
|---|---|---|---|---|---|
| Calculation of the Growth of Estimated Tax Increments by Taxing Entity | | | | | |
| Revenue | Projected Increment | County | City | School District | Technical College |
| 2026 | $ 69,245 | $ 11,035 | $ 23,428 | $ 32,444 | $ 2,338 |
| 2027 | $ 203,289 | $ 32,396 | $ 68,781 | $ 95,248 | $ 6,864 |
| 2028 | $ 364,865 | $ 58,144 | $ 123,449 | $ 170,952 | $ 12,320 |
| 2029 | $ 485,297 | $ 77,336 | $ 164,196 | $ 227,379 | $ 16,386 |
| 2030 | $ 583,288 | $ 92,952 | $ 197,350 | $ 273,291 | $ 19,695 |
| 2031 | $ 683,238 | $ 108,880 | $ 231,168 | $ 320,121 | $ 23,070 |
| 2032 | $ 785,188 | $ 125,126 | $ 265,661 | $ 367,888 | $ 26,512 |
| 2033 | $ 844,801 | $ 134,626 | $ 285,831 | $ 395,819 | $ 28,525 |
| 2034 | $ 905,607 | $ 144,316 | $ 306,404 | $ 424,309 | $ 30,578 |
| 2035 | $ 967,629 | $ 154,200 | $ 327,389 | $ 453,369 | $ 32,672 |
| 2036 | $ 1,030,892 | $ 164,281 | $ 348,793 | $ 483,009 | $ 34,808 |
| 2037 | $ 1,098,082 | $ 174,988 | $ 371,526 | $ 514,490 | $ 37,077 |
| 2038 | $ 1,128,453 | $ 179,828 | $ 381,802 | $ 528,720 | $ 38,102 |
| 2039 | $ 1,159,432 | $ 184,765 | $ 392,284 | $ 543,235 | $ 39,148 |
| 2040 | $ 1,191,030 | $ 189,800 | $ 402,975 | $ 558,040 | $ 40,215 |
| 2041 | $ 1,223,261 | $ 194,937 | $ 413,880 | $ 573,141 | $ 41,303 |
| 2042 | $ 1,256,136 | $ 200,176 | $ 425,003 | $ 588,544 | $ 42,413 |
| 2043 | $ 1,289,668 | $ 205,519 | $ 436,348 | $ 604,255 | $ 43,546 |
| 2044 | $ 1,323,872 | $ 210,970 | $ 447,920 | $ 620,281 | $ 44,701 |
| TOTALS | **$ 16,593,272** | **$ 2,644,274** | **$ 5,614,189** | **$ 7,774,537** | **$ 560,272** |

# Section 22: Exhibit B City Attorney Opinion

LEGAL OPINION OF THE PROJECT PLAN FOR

AMENDMENT TO TAX INCREMENT DISTRICT NO. 9

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 Amendment to Tax Increment District (TID) No. 9. Said District is being amended to provide for public improvements and development incentives to encourage residential and commercial development on the City's northwest side. Said TID shall be created as a Mixed-Use 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 AMEND TAX INCREMENTAL DISTRICTS

The enabling Statute to amend Tax Incremental Districts is set forth in Section 66.1105(4)(h)2, Wisconsin Statutes. I find that the City of Fort Atkinson has the legal authority to amend the Tax Incremental District that is set forth in the aforementioned proposal. I further find that the proposed purpose of said Amendment to Tax Incremental District No. 9 is a proper purpose for such a District as set forth in Section 66.1105(4), Wisconsin Statutes (2019-2020).

PROCEDURE TO AMEND A TAX INCREMENTAL DISTRICT

The procedure for Amendment of a Tax Incremental District is set forth mainly in Section 66.1105(4)(h), 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 Amended, 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 18 day of July, 2026.

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

## Section 23: Exhibit C TID #9 Amended Boundary Legal Description

### Proposed TID#9 Amendment #1 Boundary

LOT 84, 4TH ADD TO KOSHKONONG ESTATES., LOT 85, 4TH ADD TO KOSHKONONG ESTATES., LOT 86, 4TH ADD TO KOSHKONONG ESTATES., LOT 87, 4TH ADD TO KOSHKONONG ESTATES., LOT 88, 4TH ADD TO KOSHKONONG ESTATES., LOT 89, 4TH ADD TO KOSHKONONG ESTATES., LOT 90, 4TH ADD TO KOSHKONONG ESTATES., LOT 91, 4TH ADD TO KOSHKONONG ESTATES., LOT 92, 4TH ADD TO KOSHKONONG ESTATES., LOT 93, 4TH ADD TO KOSHKONONG ESTATES., LOT 94, 4TH ADD TO KOSHKONONG ESTATES., LOT 95, 4TH ADD TO KOSHKONONG ESTATES., LOT 96, 4TH ADD TO KOSHKONONG ESTATES., LOT 97, 4TH ADD TO KOSHKONONG ESTATES., LOT 98, 4TH ADD TO KOSHKONONG ESTATES., LOT 99, 4TH ADD TO KOSHKONONG ESTATES., LOT 100, 4TH ADD TO KOSHKONONG ESTATES., LOT 101, 4TH ADD TO KOSHKONONG ESTATES., LOT 102, 4TH ADD TO KOSHKONONG ESTATES., LOT 103, 4TH ADD TO KOSHKONONG ESTATES., LOT 104, 4TH ADD TO KOSHKONONG ESTATES., LOT 105, 4TH ADD TO KOSHKONONG ESTATES., LOT 106, 4TH ADD TO KOSHKONONG ESTATES., LOT 107, 4TH ADD TO KOSHKONONG ESTATES., LOT 108, 4TH ADD TO KOSHKONONG ESTATES., LOT 109, 4TH ADD TO KOSHKONONG ESTATES., LOT 110, 4TH ADD TO KOSHKONONG ESTATES., LOT 111, 4TH ADD TO KOSHKONONG ESTATES., LOT 112, 4TH ADD TO KOSHKONONG ESTATES., LOT 113, 4TH ADD TO KOSHKONONG ESTATES., LOT 114, 4TH ADD TO KOSHKONONG ESTATES., OUTLOT 2, 4TH ADD TO KOSHKONONG ESTATES., OUTLOT 3, 4TH ADD TO KOSHKONONG ESTATES., OUTLOT 4, 5TH ADD TO KOSHKONONG ESTATES., LOT 115, 5TH ADD TO KOSHKONONG ESTATES., LOT 116, 5TH ADD TO KOSHKONONG ESTATES., LOT 117, 5TH ADD TO KOSHKONONG ESTATES., LOT 118, 5TH ADD TO KOSHKONONG ESTATES., LOT 119, 5TH ADD TO KOSHKONONG ESTATES., LOT 120, 5TH ADD TO KOSHKONONG ESTATES., LOT 121, 5TH ADD TO KOSHKONONG ESTATES., LOT 122, 5TH ADD TO KOSHKONONG ESTATES., LOT 123, 5TH ADD TO KOSHKONONG ESTATES., LOT 124, 5TH ADD TO KOSHKONONG ESTATES., LOT 125, 5TH ADD TO KOSHKONONG ESTATES., LOT 126, 5TH ADD TO KOSHKONONG ESTATES., LOT 127, 5TH ADD TO KOSHKONONG ESTATES., LOT 128, 5TH ADD TO KOSHKONONG ESTATES., LOT 129. 5TH ADD TO KOSHKONONG ESTATES., LOT 130, 5TH ADD TO KOSHKONONG ESTATES., LOT 131, 5TH ADD TO KOSHKONONG ESTATES., LOT 132, 5TH ADD TO KOSHKONONG ESTATES., LOT 133, 5TH ADD TO KOSHKONONG ESTATES., LOT 134, 5TH ADD TO KOSHKONONG ESTATES., LOT 135, 5TH ADD TO KOSHKONONG ESTATES., LOT 136, 5TH ADD TO KOSHKONONG ESTATES., LOT 137, 5TH ADD TO KOSHKONONG ESTATES., LOT 138, 5TH ADD TO KOSHKONONG ESTATES., LOT 139, 5TH ADD TO

KOSHKONONG ESTATES. SUBJ TO STORM SEWER ESMT IN DOC 1420026., LOT 140, 5TH ADD TO KOSHKONONG ESTATES., LOT 141, 5TH ADD TO KOSHKONONG ESTATES., LOT 142, 5TH ADD TO KOSHKONONG ESTATES., LOT 143, 5TH ADD TO KOSHKONONG ESTATES., LOT 144, 5TH ADD TO KOSHKONONG ESTATES., LOT 145, 5TH ADD TO KOSHKONONG ESTATES., LOT 146, 5TH ADD TO KOSHKONONG ESTATES., LOT 147, 1ST ADD TO KOSHKONONG ESTATES., LOT 148, 5TH ADD TO KOSHKONONG ESTATES., LOT 149, 5TH ADD TO KOSHKONONG ESTATES., OUTLOT 1, CRESCENT BEAUTY FARMS., LOT 37, 3RD ADD TO KOSHKONONG ESTATES.

## Section 24: Disclaimer Text

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