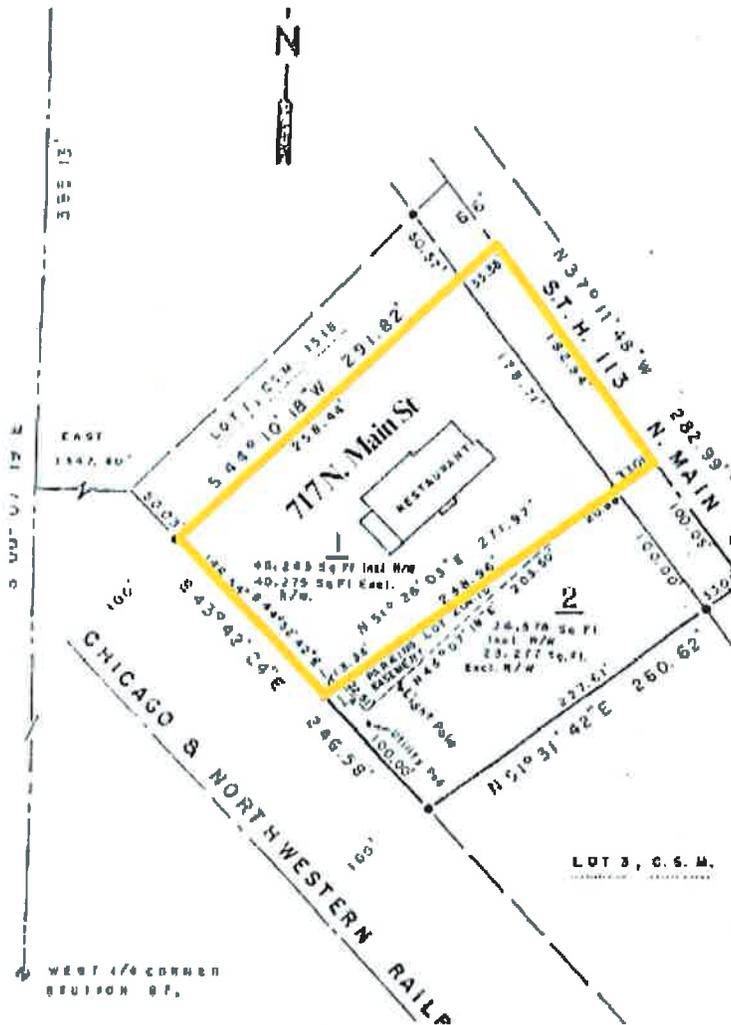


»» City of Lodi, Wisconsin



Project Plan

Tax Increment District No. 3

CITY OF LODI, WI

DEC 21 2005

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**Tax Increment District No. 3
Project Plan
City of Lodi, WI**

**Prepared For:
City of Lodi**

**Prepared By:
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999 Fourier Drive, Suite 201
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Lodi Common Council

Paul F. Fisk, Mayor
James Mitchell, Council President
Phillip Baebler
Judy Brownrigg
Martin Maier
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Kim Jon Slezak

Lodi Plan Commission

Paul F. Fisk, Chairman
Jenny Fanney-Larsen
Kevin Hinckley
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Ted Lee
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Project Manager – Gary Becker
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- # 2: Financing Summary
- # 3: Debt Service Plan
- # 4: Tax Increment Pro Forma
- # 5: Cash Flow Worksheet
- # 6: Analysis of Overlying Taxing Jurisdictions

Resolutions, Notices, Minutes, & Other Attachments

- # 7: Timetable
- # 8: Resolution to Authorize Proceeding with the Creation of Tax Increment Districts
- # 9: Notice to Overlying Taxing Jurisdictions of Creation of Joint Review Board (JRB)
- #10: JRB Organizational Meeting Notice
- #11: Public Hearing Notice to Overlying Taxing Jurisdictions
- #12: JRB Organizational Meeting Minutes
- #13: Public Hearing Notice Proof of Publication
- #14: Public Hearing Notice to Property Owner
- #15: Minutes of 8/9/05 Public Hearing on TIF Project Plan and Boundary; Plan Commission Designation of Boundary and Submission to Common Council
- #16: Lodi Police Department Business Contact Report Re: 717 N. Main St.
- #17: City Council Resolution Creating Tax Increment District and Approval of Project Plan
- #18: JRB Final Meeting Notice
- #19: JRB Resolution Approving TID
- #20: Opinion Letter from City Attorney Regarding Compliance With Statutes
- #21: Columbia County Tax Assessment Records and Tax Bills

**PROJECT PLAN
TAX INCREMENT DISTRICT NO. 3
CITY OF LODI, WISCONSIN**

I. INTRODUCTION

This project plan for Tax Increment District No. 3 (TID No. 3) in the City of Lodi has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and 66.1333(6)(b)2. The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District boundaries.

A. Approval Process

The City of Lodi City Council met on March 1, 2005 and directed Vierbicher Associates, Inc. to prepare a draft project plan and preliminary boundary to create TID No. 3. The Council also authorized the formation of a Joint Review Board (JRB) at that time. The City of Lodi Plan Commission is authorized to prepare the plans necessary for TID No. 3.

A draft project plan was reviewed by the Plan Commission on May 31, 2005. As a result of the discussion, revisions to the plan were made and a public hearing date was set. Owners of property within the boundaries of TID No. 3 were notified by certified mail on June 21, 2005, of the proposed designation of blight within TID No. 3 and of the Public Hearing. Notice of the Public Hearing was sent to the overlying taxing jurisdictions on June 21, 2005, and published on June 23, 2005 but was mistakenly not run the second time as required with a Class II notice. The organizational meeting of the Joint Review Board was held on June 30, 2005 (within two weeks after the first noticing).

Due to the error in the public noticing, another public hearing date had to be set. Owners of property were notified on June 30, 2005 by certified mail of the new public hearing. Notice of the Public Hearing was sent to the overlying taxing jurisdictions on June 30, 2005 and the Class II notice was published on July 14, 2005 and again on July 21, 2005.

A Public Hearing was held on the TID No. 3 Boundary and project plan on August 9, 2005. The Plan Commission approved the TID No. 3 Boundary and Project Plan following the public hearing and recommended to the City Council for adoption.

The project plan for TID No. 3 was adopted by resolution of the City Council on September 6, 2005. The Joint Review Board met on September 7, 2005 to approve the City Council Resolution creating TID No. 3. Documentation of all resolutions, notices and minutes can be found as attachments to this project plan.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 3 in the City of Lodi.

This is to be used as the official plan that guides redevelopment activities within TID No. 3. Implementation of the plan and completion of the proposed activities will require a case-by-case authorization by the Plan Commission and City Council. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The City Council or Plan Commission is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review and City Council approval.

As stated in the City Council resolution approving this plan (attachment no. 17), the Project Plan conforms to the General Plan of the City of Lodi.

B. Joint Review Board

The TID No. 3 project plan was reviewed and approved by a Joint Review Board (JRB) as required by Wisconsin Statutes consisting of:

City of Lodi

Paul Fisk, Mayor
130 S. Main St.
Lodi, WI 53555

Lodi School District

Dave Otto
115 School Street
Lodi, WI 53555

Columbia County Board

Bob Westby
503 Sauk St.
Lodi, WI 53555

At-Large Member

James Mitchell
130 S. Main St.
Lodi, WI 53555

Madison Area Technical College

Kevin Myren
Truax Campus
3550 Anderson Street, Madison
(608) 246-6033

The JRB held its organizational meeting on June 30, 2005 at which members voted to accept James Mitchell as the At-Large Member and Paul Fisk as the JRB Chairman.

The final meeting of the JRB was held on September 7, 2005. The JRB approved the City's creation of TID No. 3.

C. Plan of Redevelopment for TID No. 3

Inventory of Area

The area that is the subject of this evaluation is a single parcel located at 717 N. Main St. (Parcel #185.k1) in the City of Lodi, Columbia County, WI. Map 1 shows the boundaries of TID No. 3.

The property value in TID No. 3 is currently vacant, as the value of the land is greater than the value of the existing improvements according to the 2004 tax assessment. However, this is a recent development since the improvement is now vacant and the windows are boarded. The value of the improvements did exceed the value of the property according to the 2003 tax assessment (see Attachment No. 21). Therefore, not more than 25 percent of the district has stood vacant for more than seven years, as required by ss 66.1105(4)(gm)1.

The building located on the property is blighted and the costs to rehabilitate the existing structure exceed the costs associated with removing the structure and building a new facility on the site. Additionally, deterioration and the structure's design prevent the existing building from being transitioned to a new use. Demolition costs make the property uncompetitive in relation to other property on the corridor and have kept the location from reaching its highest and best use.

The vacant structure is adjacent to a popular pedestrian trail for the City and often used by neighborhood children. With no other use designated for the property and no one maintaining control, the property sometimes serves as a gathering place for children and is conducive to juvenile delinquency and crime. Attachment #16 to the Project Plan shows a listing of police calls for service from 2002 to May of 2005. Reports included people climbing on the roof of the building, breaking windows, breaking into the storage shed behind the building, and gathering in the parking lot. In its current state, the City feels this property is detrimental to the health and safety of the community.

The City and Plan Commission intend to use the tools and powers authorized by State Statutes to promote the redevelopment of this parcel and prevent further deterioration. The City Council declared the parcel blighted as part of the TIF District Creation Resolution passed on September 6, 2005. The single parcel (or 100 percent of the real property area) was declared blighted. Map 2 shows the parcel found to be blighted.

TID No. 3 is served by Main Street, which is also designated as State Highway 113. City infrastructure is in generally good shape around TID No. 3. The entire area is served by City sanitary sewer and water service. Electric power is provided by the Lodi Light & Water Utility – a City electric utility. Natural gas service is provided by Madison Gas & Electric. Public utilities are adequate to serve proposed redevelopment of the District.

The City of Lodi is not currently served by public transportation. There are no recreational facilities within the District; however, the District is adjacent to a bike

and pedestrian trail that runs along the north boundary and is well served by City parks including Goeres Park and Spring Creek Park. There are no community facilities within the District.

Redevelopment Plans

The property included in TID No. 3 is important to the redevelopment of the City of Lodi and preserving the character of the community. The project will eliminate a building that is blighted and unsuitable for use, and prepare the site for a new commercial structure.

The City Council and Plan Commission intend to encourage the redevelopment of this property by removing the blighted improvements that currently occupy the site and providing assistance to the future developers to enhance the surrounding landscaping and parking facilities. Razing the building will provide a suitable location to build a new commercial development and prevent further deterioration of the building located on the site. Extra funding for site work will improve the aesthetics on this highly visible site.

This TIF also promotes in-fill development by making the site as attractive to developers as vacant sites on the outskirts of the City. In-fill development is important to the City because it utilizes existing infrastructure and creates efficiencies in City service costs. There are no public infrastructure improvements planned inside the TID boundary at this time.

The project is anticipated to begin in 2005. To the right is a table of the planned municipal expenditures within TID No. 3.

Land coverage and building intensity would increase within the development area. The new proposed development has a much larger footprint than the existing structure. City officials feel higher utilization of space should be encouraged on the main commercial corridor of the City.

Photos documenting existing conditions in TID No. 3 are on page 7.

City of Lodi TID No. 3 Planned Project Activities	
Proposed Improvements	Estimated Cost
Demolition, Site Work, Landscaping	\$75,000
TIF Administration Costs	\$15,000
TIF Organizational Costs	\$15,000

City of Lodi
Photos of Property Inside TID No. 3



Building view from Main St.



Building view from north to south



View of broken eave lighting



Building view from west



Building view from south



Building view from southeast



Building view from north



Underutilized north section of property

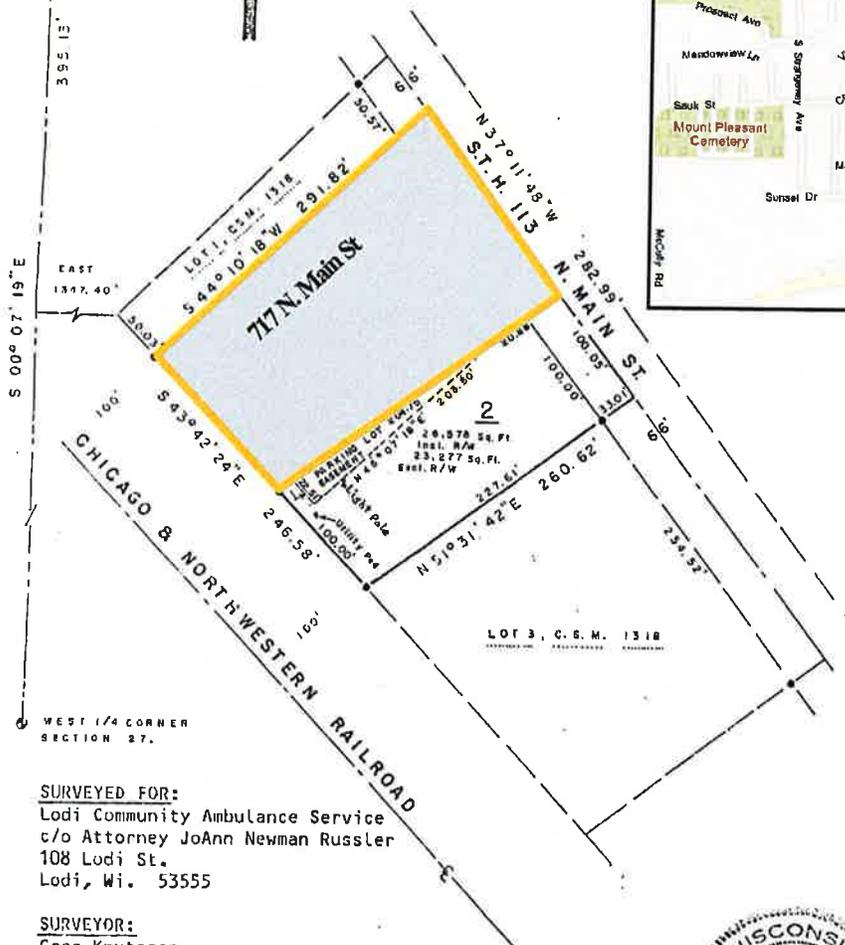
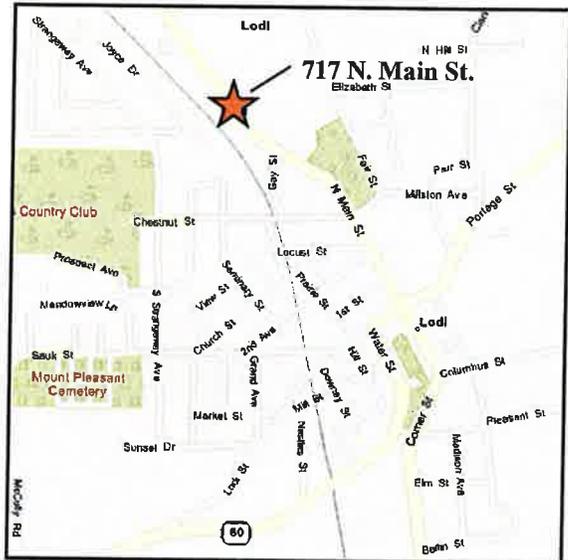
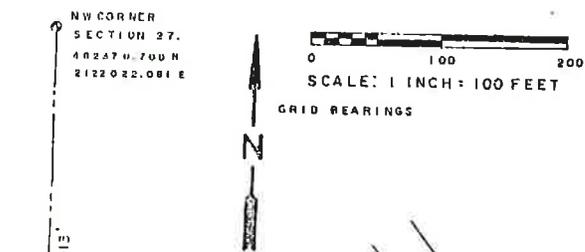
City of Lodi Parcel List TID No. 3

Parcel Number	ACRES	OWNER NAME	MAILING ADDRESS	MAIL CITY	MAIL ST	MAIL ZIP	IMPRV. VALUE	LAND VALUE	TOTAL VALUE	EQ. VALUE	Blighted	Vacant	Dilapidation	Deterioration	Age	Obsolence	Ventilation, light, air, sun, or open spaces	High density or overcrowding	Endanger life or property	Obsolete Platting	Diversity of Ownership	Deter. Of Structures	Deter. Of Site Improv.	Impairs sound growth
11246 185.k1	1.00	CHLRS Holdings LLC	E11575 CTY HWY Z	Prairie Du Sac	WI	53578	\$60,000	\$80,000	\$150,000	\$174,700	X	X	X	X		X	X	X				X	X	X

City of Lodi -Tax increment District No. 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 1782 Vol. 9 Pg. 76

BEING A DIVISION OF LOT 2, COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 1318, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 27, T10N, R8E, CITY OF LODI.



SURVEYED FOR:
 Lodi Community Ambulance Service
 c/o Attorney JoAnn Newman Russler
 108 Lodi St.
 Lodi, Wi. 53555

SURVEYOR:
 Greg Knuteson
 N3996 Wildcat Rd.
 Poynette, Wi. 53955

- LEGEND:**
- TID Boundary
 - Commercial

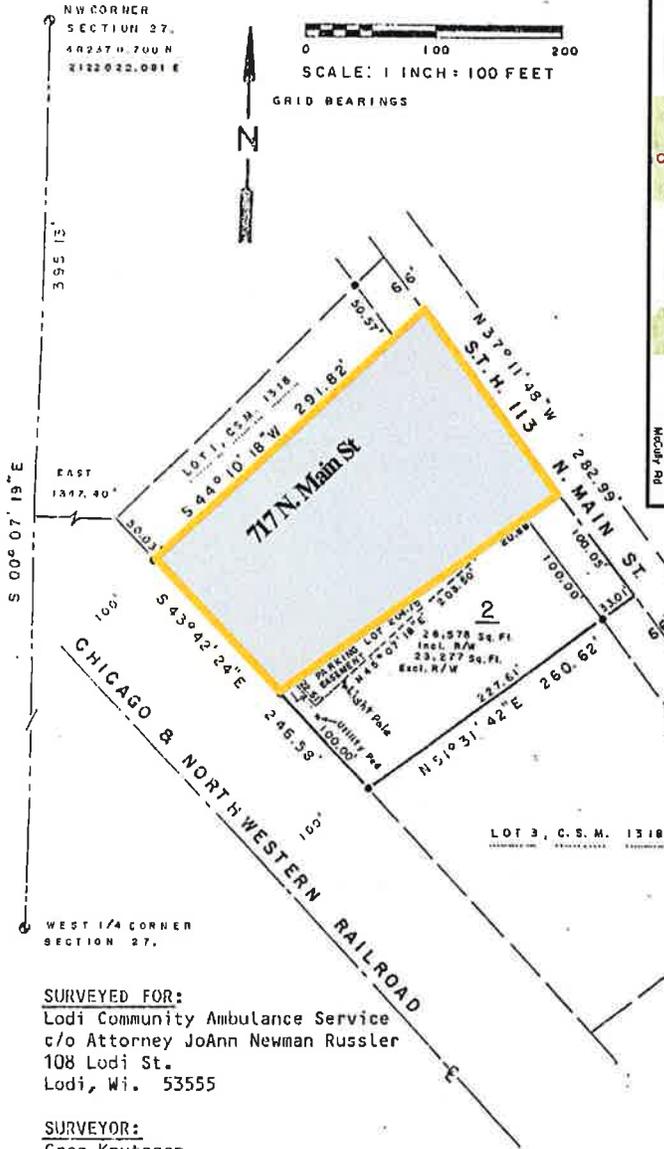
**Map 3
 Existing
 Land Use**



City of Lodi -Tax increment District No. 3

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LEGEND:

-  TID Boundary
-  Commercial

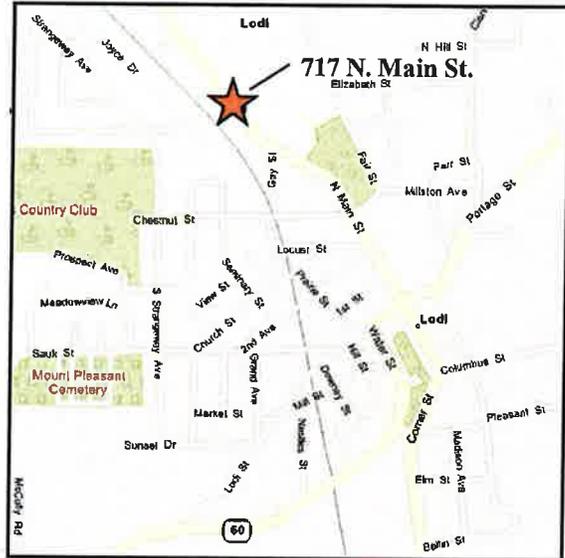
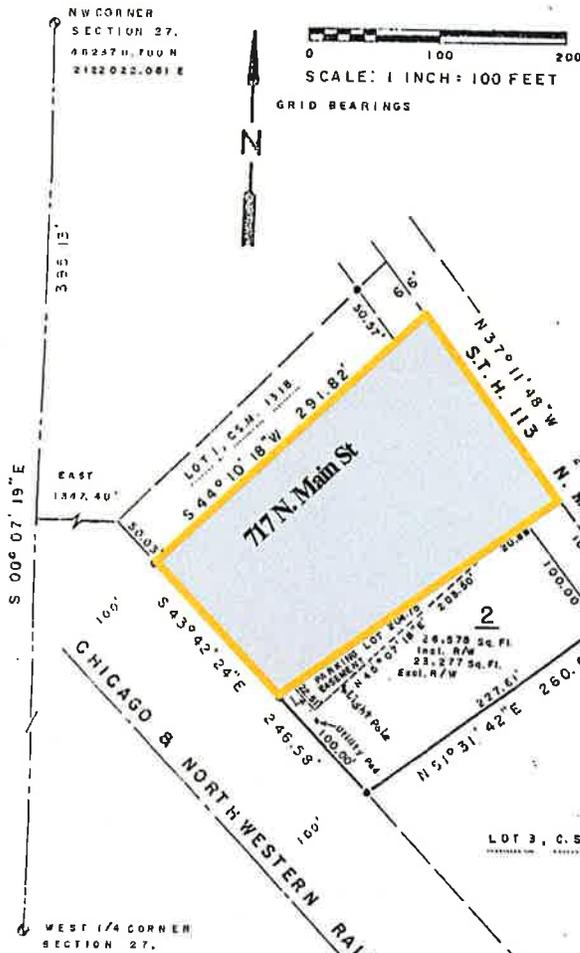
**Map 4
Future
Land Use**



City of Lodi -Tax increment District No. 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 1782 Vol. 9 Pg. 76

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SURVEYOR:
Greg Knuteson
N3996 Wildcat Rd.
Poynette, Wi. 53955



LEGEND:

TID Boundary

Commercial Development

**Map 5
Proposed
Improvements**



II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT

TID No. 3 and is being created in order to promote the redevelopment of blighted property, stimulate commercial revitalization, create jobs, improve a portion of the City, enhance the value of property, and broaden the property tax base. The City and Plan Commission contemplate expending funds on planning, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Any cost directly or indirectly related to achieving the objectives of blight elimination or redevelopment is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas:

A. Capital Costs

Including, but not limited to, the actual costs of the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the acquisition of equipment to service the district; the removal or containment of, or the restoration of soil or groundwater affected by, environmental pollution; and the clearing and grading of land.

B. Infrastructure

That portion of costs related to the construction or alteration of sewerage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by the project plan for a district and is within the district. Infrastructure can also be installed outside of the district, if required to carry out project plans but only the portion which directly benefits the district is an eligible cost.

C. Real Property Assembly Costs

Any deficit incurred resulting from the sale or lease as lessor by the city of real or personal property within a tax incremental district for consideration which is less than its cost to the city.

D. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice and services.

E. Relocation Costs

Including, but not limited to, those relocation payments made following condemnation.

F. Redevelopment Funds

The amount of any contributions made to a Redevelopment Authority or Community Development Authority in connection with the implementation of the project plan.

G. Discretionary Payments

Payments made, in the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans, including payments made to a town that relate to property taxes levied on territory to be included in a tax incremental district.

H. TIF Organizational Costs

Including, but not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public with respect to the creation of tax incremental districts and the implementation of project plans.

I. Administration Costs

Including, but not limited to, reasonable charges for the time spent by city employees in connection with the implementation of a project plan.

J. Financing Costs

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 3. These projects may be implemented in varying degrees in response to development needs.

III. DETAILED LIST OF PROJECT COSTS FOR TID No. 3

The table below describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 3. This format follows Dept. of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements”.

All costs listed are based on 2005 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2005 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as Attachment No.1.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities which will help the City accomplish the purposes of TID No. 3. The City will generally use overall benefit to the City and economic feasibility, i.e. the availability of future revenue to support additional project costs, in determining the actual budget for project cost items over the course of the TID’s expenditure period.

LODI TID NO. 3 PLANNED PROJECT COSTS			
Proposed Improvements	Total Cost	Others Share	TID Share
A. Capital Costs	\$75,000	\$0	\$75,000
B. Infrastructure	\$0	\$0	\$0
C. Real Property Assembly Costs	\$0	\$0	\$0
D. Professional Services	\$0	\$0	\$0
E. Relocation Costs	\$0	\$0	\$0
F. Redevelopment Funds	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0
H Administration Costs	\$15,000	\$0	\$15,000
I. TIF Organizational Costs	\$15,000	\$0	\$15,000
TID SHARE SUBTOTAL	\$105,000	\$0	\$105,000
Inflation Cost Adjustment			\$0
J. Financing Costs (<i>Interest less Capitalized Interest, Financing Fees</i>)			\$39,892
Capitalized Interest			\$13,270
TOTAL TID EXPENDITURE			\$158,162

IV. ECONOMIC FEASIBILITY STUDY FOR TID NO. 3

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 3 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: *Engineering News-Record Construction Cost Index History* - <http://enr.construction.com/cost/costcci.asp>). Appreciation of land values in Lodi have averaged about 5.7% between 2001 and 2004 (source: Wisconsin Dept. of Revenue, *Property Tax Master Data File 2000 - 2003*). The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent. Inflation for purposes of projecting future project costs is assumed to be 1.0 percent.

B. Increase in Property Value

The proposed plan for TID No. 3 includes the redevelopment of a parcel within the TID. The formation of TID No. 3 will enable the City to provide developer incentives that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The increase in property valuation is estimated for the project, and the projected increase in property valuation is shown in 1) below. Other improvements and redevelopment projects, which were not anticipated at the time this Project Plan was prepared, may occur within the TID.

- 1) New Commercial Development\$1,000,000
Parcel #185.k1 – Existing vacant and blighted building to be razed and replaced with a new commercial facility. The 2004 assessed value of the property within TID No. 3 was \$150,000 (\$90,000 in land and \$60,000 in improvements). The new commercial development could utilize much more of the site than the existing structure. Preliminary plans show a building footprint of about 13,000 square feet. Assuming the new construction is standard office space at a cost of \$122.45 per square foot, the proposed improvements would generate \$1,591,700 in equalized value, with a final equalized valuation of approximately \$1,691,700 (\$100,000 in land and

\$1,591,700 in improvements). This estimate is derived by taking the average cost per square foot of a brick on block 1 story office building with a wood truss roof (Source: RSMMeans 2005 Square Foot Costs, see Attachment #27). Reducing this by the City's 2004 assessment ratio of .85, results in a projected assessed value of \$1,452,945 (\$100,000 in land and \$1,352,945 in improvements). For the purpose of anticipating future increment, however, we will use a more conservative assumption of \$1 million.

To provide further comparison we reviewed parcel data from parcel #1185.L, Amcor Bank, which is located along Main St. near the project area. The parcels are of similar size, and the current assessed value of the land is \$142,000. Improvements are valued at \$507,000 for a building of approximately 3,200 sq. ft. in size. This is an assessed value of approximately \$158.00 per square foot of building area, which is significantly higher than the assumptions used to estimate the increments to be generated from the proposed development.

This private investment is premised on a commitment by the City to provide developer's incentives to assist with the activities outlined above. Construction is expected to begin in 2005 to be completed in 2006.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic assessed tax rates for the City between 1998 and 2004.

Year	Mill Rate/\$1,000	Percent Change
1998	\$27.22	-
1999	\$28.41	4.37%
2000	\$24.12	-15.10%
2001	\$24.13	0.04%
2002	\$25.54	5.84%
2003	\$26.43	3.48%
2004	\$26.46	0.11%

The overall change in the mill rate from between 1998 and 2004 was 5%. However, this is due to a large decrease 1999 and 2000 and the tax rate has been steadily increasing since. With state budget shortfalls predicted for the next several years and growing fiscal pressures on municipalities, it is unlikely that local tax rates will go drop again as they did between 1999 and 2000. For our purposes, the 2004 tax rate of 26.46 with 0% change will be used in this project plan to project TID revenues. This will provide a conservative estimate since an increase in the full value tax rate would result in an increase in tax increment for the District.

D. TIF Revenues

Utilizing a property appreciation rate of 1.0 percent, projected construction increment of \$1,000,000 over the life of TID No. 3 and an initial full-value tax rate of .02646, which is projected to remain constant, the projected TIF Revenue from TID No. 3 will be as shown in the Tax Increment Proforma in Attachment #4. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs. The City anticipates borrowing additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 summarizes the assumed cash flow.

V. FINANCING METHODS AND TIMETABLE FOR TID No. 3

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 3 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. The City had a 2004 total debt capacity of \$8,932,195 and \$5,515,679 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$3,416,516. This is more than adequate financing capacity to finance the planned project costs of approximately \$105,000 plus capitalized interest.

Not all anticipated project costs will need to be borrowed. For example, TID administration costs will be relatively small on an annual basis and may be paid out of City operating funds and reimbursed from the TID when funds are available. In addition, the City may consider having the developer finance a portion of the project costs. If this does occur, the planned project expenditures and associated costs will remain the same. Finally, since the project costs are rather small in this project, the City may decide to use a reserve fund to pay for project expenses and would charge their regular cost of borrowing rate to the TIF.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity.

The City may utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued, however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The City can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the City's constitutional debt limit.

B. Timetable

The maximum life of the TID will be twenty-seven years and a four-year extension may be requested. The City of Lodi has a maximum of twenty-two years, until August 2027 to incur TIF expenses for the projects outlined in this plan. The City Council is not mandated to make the improvements defined in this plan; each project will require case by case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. At this time, all projects are expected to begin in 2005 and be completed by 2006.

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

C. Description of Methods of Financing and Time Such Costs or Related Monetary Obligations are to be Incurred

Financing for the projects shown above will be done as summarized in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #6. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the twenty-two year expenditure period, unless relocation requires extending beyond the given period.

VI. ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing Districts overlying the City of Lodi TID no. 3 include Columbia County, Lodi School District, Madison Area Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 3 in 2004. Total TIF Increment over the life of the district is divided by a proportionate share of each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6.

Many of the projects planned for the TID would not occur or would occur at significantly lower values but for the availability of tax incremental financing. TID No. 3 is a mechanism to make improvements in an area of Lodi which is experiencing blighting influences and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, public safety, and community vitality, which will result from the projects planned in TID no. 3.

VII. MAPS SHOWING EXISTING AND PROPOSED LAND USES

SEE MAPS #3 and #4, pages 9 and 10.

VIII. MAPS SHOWING PROPOSED IMPROVEMENTS

SEE MAP #5, page 11.

IX. PROPOSED CHANGES IN THE MASTER PLAN, MAPS, BUILDING CODES AND CITY ORDINANCES

The City of Lodi has a Community Master Plan. No changes in the Master Plan, Official Map, Building Codes, Zoning Ordinance or City Ordinances are required to implement this project plan. Individual redevelopment proposals may require changes in zoning designation consistent with the intent of this Plan.

X. A LIST OF ESTIMATED NON-PROJECT COSTS

There are no project costs planned for TID No. 3 which would directly benefit property outside the TID, therefore there are no "non-project" costs.

XI. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 3. The following is the method proposed to be followed by the City or Plan Commission if future projects require displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaces will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce (DOC). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOC. The City will file a relocation plan with the DOC and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

XII. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF LODI

The creation of TID No. 3 will encourage the development of blighted and otherwise economically distressed and underutilized property in a highly visible location in the City. It will help to promote new commercial development in the center of the City, rather than on vacant sites on the outskirts. Creation of the TID will also promote development of the

tax base of the City and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID No. 3 will also build tax base for the City and overlying taxing jurisdictions.

XIII. DISTRICT BOUNDARIES

Prior to considering the specific area to include within the TID, the Plan Commission established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the city.
2. A minimum of 50 percent of the TID must be a blighted area, in need of rehabilitation or conservation or suitable and zoned for industrial use.
3. All lands within the TID shall be contiguous.

BOUNDARY DESCRIPTION - TID # 3 CITY OF LODI COLUMBIA COUNTY, WISCONSIN

A parcel located in the Northeast Quarter and the Northwest Quarter of Section 27, Town 10 North, Range 8 East, City of Lodi, Columbia County, Wisconsin, being Lot 1, Columbia County Certified Survey Map Number 1782, bound by the following described line;

Commencing at the Northwest corner of Section 27, Town 10 North, Range 8 East;

Thence S00°07'19"E, 395.13 feet along the west line of said Section 27;

Thence East, 1347.40 feet to the most westerly corner of Lot 1, Columbia County Certified Survey Map Number 1318;

Thence S43°42'24"E, 50.03 feet to the most westerly corner of Lot 1, Columbia County Certified Survey Map Number 1782, being the Point of Beginning;

Thence N44°10'18"E, 258.44 feet along the northwesterly line of Lot 1, Columbia County Certified Survey Map Number 1782;

Thence S37°11'48"E, 178.71 feet along the southerly right-of-way line of North Main Street;

Thence S51°26'03"W, 238.96 feet along the southeasterly line Lot 1, Columbia County Certified Survey Map Number 1782;

Thence N43°42'24"W, 146.58 feet along the northerly right-of-way line of the Chicago and Northwestern Railroad right-of-way line, to the Point of Beginning.

Excepting any wetlands.

Containing 0.92 acres more or less.

XIV. ATTORNEY OPINION LETTER AND CITY COUNCIL RESOLUTION

See Attorney Opinion Letter (Attachment No. 20) and City Council Resolution (Attachment No. 17) on following pages.

FINANCIAL ATTACHMENTS

Attachment #1 - Planned Project Costs

City of Lodi

TID No. 3

8/9/2005

TID COSTS TO SERVE PROJECT				
	AMOUNT	% Paid By		Costs Allocated to Project
		Project	Other	
A. Capital Costs	\$75,000	100%	0%	\$75,000
Total Capital Costs				
B. Infrastructure	\$0	100%	0%	\$0
C. Real Property Assembly Costs	\$0	100%	0%	\$0
D. Professional Services	\$0	100%	0%	\$0
E. Relocation Costs	\$0	100%	0%	\$0
F. Redevelopment Funds	\$0	100%	0%	\$0
G. Discretionary Payments	\$0	100%	\$0	\$0
H. Administrative Costs				
City Staff	\$7,500	100%	0%	\$7,500
Professional Fees	\$5,000	100%	0%	\$5,000
Audits	\$2,500	100%	0%	\$2,500
Total Administrative Costs	\$15,000	100%	0%	\$15,000
I. TIF Organization Costs				
Professional Fees	\$12,500	100%	0%	\$12,500
City Staff & Publishing	\$2,500	100%	0%	\$2,500
Total Organization Costs	\$15,000	100%	0%	\$15,000
Total Project Costs	\$105,000	100%	0%	\$105,000
J. Interest, Fin. Fees, Less Cap. Interest				\$39,892
Plus Capitalized Interest				\$13,270
Subtotal				\$53,162
TOTAL TID EXPENDITURE				\$158,162

Attachment #2 - Financing Summary
City of Lodi
TID No. 3

TID Activities	Loan #1 Oct-05	Loan #2 Jan-00	Loan #3 Jan-00	Total
A Capital Costs	\$75,000	\$0	\$0	\$75,000
B Infrastructure	\$0	\$0	\$0	\$0
C Real Property Assembly Costs	\$0	\$0	\$0	\$0
D Professional Services	\$0	\$0	\$0	\$0
E Relocation Costs	\$0	\$0	\$0	\$0
F Redevelopment Funds	\$0	\$0	\$0	\$0
G Discretionary Payments	\$0	\$0	\$0	\$0
H Administrative Costs	\$15,000	\$0	\$0	\$15,000
I TIF Organizational Costs	\$15,000	\$0	\$0	\$15,000
Subtotal	\$105,000	\$0	\$0	\$105,000
J Inflation Factor Cost Adj. @ 3% per year	\$0	\$0	\$0	\$0
K Grants	\$0	\$0	\$0	\$0
L Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
Total Cost For Borrowing	\$105,000	\$0	\$0	\$105,000
M Capitalized Interest	\$13,270	\$0	\$0	\$13,270
N Reserve Fund	\$0	\$0	\$0	\$0
O Subtotal	\$118,270	\$0	\$0	\$118,270
P Financing Fees (2% of subtotal)	\$2,365	\$0	\$0	\$2,365
Q Debt Reserve	\$0	\$0	\$0	\$0
R Less Interest Earned	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$120,635	\$0	\$0	\$120,635

**Attachment #3 - Debt Service Plan
City of Lodi
TID No. 3
Municipal Borrowing**

Principal:	\$120,635	Project Cost:	\$105,000
Interest:	5.50%	Finance Fees:	\$2,365
Term:	8 Years	Interest Earned:	\$0.00
# of Principal Payments:	6	Capitalized	
Date of Issue:	Oct-05	Interest:	\$13,270
Total TID Cost of Loan:	\$144,892		

YEAR	PRINCIPAL PMNT #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT	Apply Surplus to Principal
2005	0	\$120,635	\$0	\$0	\$0	\$0
2006	0	\$120,635	\$0	\$6,635	\$6,635	\$0
2007	0	\$120,635	\$0	\$6,635	\$6,635	\$0
2008	1	\$120,635	\$17,514	\$6,635	\$24,149	\$0
2009	2	\$103,122	\$18,477	\$5,672	\$24,149	\$0
2010	3	\$84,645	\$19,493	\$4,655	\$24,149	\$0
2011	4	\$65,151	\$20,565	\$3,583	\$24,149	\$0
2012	5	\$44,586	\$21,696	\$2,452	\$24,149	\$0
2013	6	\$22,890	\$22,890	\$1,259	\$24,149	\$0
2014	7	\$0	\$0	\$0	\$0	\$0
2015	8	\$0	\$0	\$0	\$0	\$0
2016	9	\$0	\$0	\$0	\$0	\$0
2017	10	\$0	\$0	\$0	\$0	\$0
2018	11	\$0	\$0	\$0	\$0	\$0
2019	12	\$0	\$0	\$0	\$0	\$0
2020	13	\$0	\$0	\$0	\$0	\$0
2021	14	\$0	\$0	\$0	\$0	\$0
2022	15	\$0	\$0	\$0	\$0	\$0
2023	16	\$0	\$0	\$0	\$0	\$0
2024	17	\$0	\$0	\$0	\$0	\$0
2025	18	\$0	\$0	\$0	\$0	\$0
2026	19	\$0	\$0	\$0	\$0	\$0
TOTAL			\$120,635	\$37,526	\$158,162	\$0

**Attachment #4 - Tax Increment ProForma
City of Lodi
TID No. 3
8/9/2005**

2004 BASE VALUE:	\$150,000
2004 TAX RATE	0.02646
INFLATION INCREMENT	1.0%
ANNUAL INCREASE IN TAX RATE	0.0%

YEAR	PREVIOUS VALUATION	INFLATION INCREMENT	TIF INCREMENT		TOTAL VALUATION	CUMULATIVE INCREMENT	TIF TAX RATE	TIF REVENUE
			Construction	Land				
2005	\$150,000	\$0.00	\$0	\$0	\$150,000	\$0	0.026460	\$0
2006	\$150,000	\$1,500.00	\$990,000	\$10,000	\$1,151,500	\$1,001,500	0.026460	\$0
2007	\$1,151,500	\$11,515.00	\$0	\$0	\$1,163,015	\$1,013,015	0.026460	\$0
2008	\$1,163,015	\$11,630.15	\$0	\$0	\$1,174,645	\$1,024,645	0.026460	\$26,500
2009	\$1,174,645	\$11,746.45	\$0	\$0	\$1,186,392	\$1,036,392	0.026460	\$26,804
2010	\$1,186,392	\$11,863.92	\$0	\$0	\$1,198,256	\$1,048,256	0.026460	\$27,112
2011	\$1,198,256	\$11,982.56	\$0	\$0	\$1,210,238	\$1,060,238	0.026460	\$27,423
2012	\$1,210,238	\$12,102.38	\$0	\$0	\$1,222,340	\$1,072,340	0.026460	\$27,737
2013	\$1,222,340	\$12,223.40	\$0	\$0	\$1,234,564	\$1,084,564	0.026460	\$28,054
2014	\$1,234,564	\$12,345.64	\$0	\$0	\$1,246,909	\$1,096,909	0.026460	\$28,374
2015	\$1,246,909	\$12,469.09	\$0	\$0	\$1,259,379	\$1,109,379	0.026460	\$28,698
2016	\$1,259,379	\$12,593.79	\$0	\$0	\$1,271,972	\$1,121,972	0.026460	\$29,024
2017	\$1,271,972	\$12,719.72	\$0	\$0	\$1,284,692	\$1,134,692	0.026460	\$29,354
2018	\$1,284,692	\$12,846.92	\$0	\$0	\$1,297,539	\$1,147,539	0.026460	\$29,687
2019	\$1,297,539	\$12,975.39	\$0	\$0	\$1,310,514	\$1,160,514	0.026460	\$30,024
2020	\$1,310,514	\$13,105.14	\$0	\$0	\$1,323,620	\$1,173,620	0.026460	\$30,364
2021	\$1,323,620	\$13,236.20	\$0	\$0	\$1,336,856	\$1,186,856	0.026460	\$30,707
2022	\$1,336,856	\$13,368.56	\$0	\$0	\$1,350,224	\$1,200,224	0.026460	\$31,054
2023	\$1,350,224	\$13,502.24	\$0	\$0	\$1,363,727	\$1,213,727	0.026460	\$31,404
2024	\$1,363,727	\$13,637.27	\$0	\$0	\$1,377,364	\$1,227,364	0.026460	\$31,758
2025	\$1,377,364	\$13,773.64	\$0	\$0	\$1,391,137	\$1,241,137	0.026460	\$32,115
2026	\$1,391,137	\$13,911.37	\$0	\$0	\$1,405,049	\$1,255,049	0.026460	\$32,476
TOTAL			\$990,000	\$10,000				\$558,670

Attachment #5 - Tax Increment Cash Flow
City of Lodi
TID No. 3
8/9/2005

YEAR	BEGINING BALANCE	REVENUES					EXPENSES			ANNUAL SURPLUS (DEFICIT)	BALANCE AFTER SURPLUS TO PRINCIPAL
		CAPITAL INTEREST	TIF REVENUES	INTEREST INCOME	LAND SALES	TOTAL REVENUES	DEBT SERVICE	OTHER EXPENSES			
2005	0	0	0	0	0	0	0	0	0	0	
2006	0	6,635	0	0	0	6,635	6,635	0	0	0	
2007	0	6,635	0	0	0	6,635	6,635	0	0	0	
2008	0	0	26,500	0	0	26,500	24,149	0	2,351	2,351	
2009	2,351	0	26,804	47	0	26,851	24,149	0	2,703	5,054	
2010	5,054	0	27,112	101	0	27,213	24,149	0	3,065	8,118	
2011	8,118	0	27,423	162	0	27,585	24,149	0	3,437	11,555	
2012	11,555	0	27,737	231	0	27,968	24,149	0	3,819	15,374	
2013	15,374	0	28,054	307	0	28,361	24,149	0	4,213	19,587	
2014	19,587	0	28,374	392	0	28,766	0	0	28,766	48,353	
2015	48,353	0	28,698	967	0	29,665	0	0	29,665	78,018	
2016	78,018	0	29,024	0	0	29,024	0	0	29,024	107,042	
2017	107,042	0	29,354	0	0	29,354	0	0	29,354	136,396	
2018	136,396	0	29,687	0	0	29,687	0	0	29,687	166,083	
2019	166,083	0	30,024	0	0	30,024	0	0	30,024	196,107	
2020	196,107	0	30,364	0	0	30,364	0	0	30,364	226,471	
2021	226,471	0	30,707	0	0	30,707	0	0	30,707	257,178	
2022	257,178	0	31,054	0	0	31,054	0	0	31,054	288,232	
2023	288,232	0	31,404	0	0	31,404	0	0	31,404	319,637	
2024	319,637	0	31,758	0	0	31,758	0	0	31,758	351,394	
2025	351,394	0	32,115	0	0	32,115	0	0	32,115	383,510	
2026	383,510	0	32,476	0	0	32,476	0	0	32,476	415,986	
TOTAL		13,270	558,670	2,208	0	574,147	158,162	0			

Projected termination of TID in 2013

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID - 2005 TO 2026**

	% of Mill Rate by Jurisdiction	Annual Taxes Currently Collected by Jurisdictions	Taxes Captured Over Max. Life of TID from Jurisdiction	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
SCHOOL	42.5%	\$1,687	\$237,509	\$15,805	\$14,118
STATE	0.8%	\$33	\$4,615	\$307	\$274
VTAE	5.4%	\$215	\$30,284	\$2,015	\$1,800
COUNTY	19.8%	\$788	\$110,894	\$7,380	\$6,592
CITY	31.4%	\$1,246	\$175,368	\$11,670	\$10,424
TOTAL TIF	100.0%	\$3,969	\$558,670	\$37,178	\$33,209

RESOLUTIONS, NOTICES & MINUTES

ATTACHMENT NO. 7:

TIMETABLE

CITY OF LODI
CREATION OF TAX INCREMENT DISTRICT No. 3

Summary of Activities and Timetable
Updated December 5, 2005

ACTIVITY	PARTY RESPONSIBLE	DATE
1. Review Proposal to Create TID and Redevelopment Planning	Plan Commission	3/12/05
2. Prepare Project Schedule, Work Plan, and Resolutions to Authorize TIF Planning & create Joint Review Board (JRB)	Vierbicher Associates	4/1/05 – 4/19/05
3. Authorization to Proceed with Creation of TIDs, form JRB, and Appoint City Council Representative	City Council	4/05/05
4. Notify Taxing Entities of City TIF Proposals & Request Representation to Joint Review Boards	Vierbicher Associates	4/12/05
5. Kickoff Meeting With Plan Commission <ul style="list-style-type: none"> • <i>Discuss TIF Process & PC's Role</i> • <i>Review Schedule</i> 	Plan Commission/ Vierbicher Associates	4/12/05
6. Prepare Draft TID Boundary Maps, Blight Finding for TID, and Project Plan	Vierbicher Associates	4/13/05 -- 5/31/05
7. Plan Commission Working Meeting <ul style="list-style-type: none"> • <i>Review Draft TID Project Plan</i> • <i>If no Changes Needed, Establish Date for Public Hearing.</i> 	Plan Commission/ Vierbicher Associates	5/31/05
8. City Council Meeting <ul style="list-style-type: none"> • <i>Pass Resolution Declaring TID No. 3 a Blighted Area</i> • <i>Review Draft Project Plan</i> 	City Council	6/7/05
9. Notify Property Owners of TID Public Hearing (<i>At Least 20 Days Prior to Public Hearing; Notice Delivered by Certified Mail, Return Receipt Requested</i>)	Plan Commission/ Vierbicher Associates	6/16/05
10. Send Notice for TIF Public Hearing to Taxing Entities	Vierbicher Associates	6/21/05
11. Publish Notice for TID Boundary and Project Plan Public Hearing (<i>note: newspaper mistakenly published notice only on the first date – was not an official Class II Notice</i>)	Plan Commission/ Vierbicher Associates	6/23/05 & 6/30/05
12. Notify Property Owners of new TID Public Hearing (<i>At Least 20 Days Prior to Public Hearing; Notice Delivered by Certified Mail, Return Receipt Requested</i>)	Plan Commission/ Vierbicher Associates	6/30/05
13. Send new Notice for TIF Public Hearing to Taxing Entities	Vierbicher Associates	6/30/05
14. Joint Review Board Organizational Meeting (<i>Latest date 14 days after notice of Public Hearing</i>)	Joint Review Board	6/30/05
15. Publish Notice for TID Boundary and Project Plan Public Hearings (<i>Class II Notice</i>)	Plan Commission/ Vierbicher Associates	7/14/05 & 7/21/05
16. Public Hearing – TID Boundary & Project Plan (<i>at least 10 days after last insertion of public notice; at least 20 days after notifying property owners</i>)	Plan Commission/ Vierbicher Associates	8/09/05
17. Adoption of TID Project Plan and Boundary, submission to Council for Approval	Plan Commission	8/09/05
18. Approve TID Boundary, Project Plan, and Resolutions (<i>Not less than 14 days after public hearing</i>)	City Council	9/6/05

19. Approval of TID by JRB (<i>Within 30 days of Council approval</i>) <ul style="list-style-type: none"> • <i>Notification to City of JRB Approval (within 7 days)</i> 	Joint Review Board	9/7/05 - @2:30 pm
20. Submit TID Base Year Packages to Wisconsin Department of Revenue (with \$1,000 certification fee)	Clerk/Assessor/ Vierbicher Associates	9/4/2005 – 12/31/2005
21. Wisconsin Department of Revenue TID Certifications	Wis. Dept. of Revenue	2/1/2006

Notes:

1. Lodi City Council meets the 1st and 3rd Tuesday at 7:00 p.m.
2. Plan Commission meets 2nd Tuesday at 6:30 p.m.

ATTACHMENT NO. 8:

**RESOLUTION TO AUTHORIZE PROCEEDING
WITH THE CREATION OF TAX INCREMENT
DISTRICT**

RESOLUTION NO. 05-16

**A RESOLUTION TO AUTHORIZE PROCEEDING WITH THE
CREATION OF A TAX INCREMENTAL DISTRICT AND TO
AUTHORIZE FORMATION OF A JOINT REVIEW BOARD**

Relating to the City of Lodi's formation of a Tax Incremental District for the
Purpose of eliminating blight

WHEREAS, the Common Council of the City of Lodi has determined a need to eliminate blight and promote the redevelopment of an area within the City; and

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

WHEREAS, the formation of a Tax Incremental District requires the Common Council to create and convene a Joint Review Board to review, evaluate and approve or deny the creation of the proposed Tax Incremental District;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Lodi authorizes the Mayor, City staff, City Attorney and Vierbicher Associates, Inc. to proceed with the tasks necessary to form Tax Incremental District No. 3 and Redevelopment Area No. 1, including identifying projects suitable for blight elimination and redevelopment activities; and

BE IT FURTHER RESOLVED that the Common Council hereby forms a Joint Review Board to be composed of one representative from each of the overlying taxing jurisdictions and one at-large member to be chosen at the Joint Review Board's first meeting; and that the Mayor appoint a City representative to the Joint Review Board; and

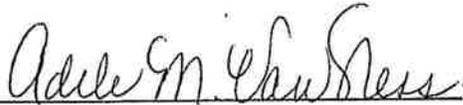
BE IT FURTHER RESOLVED that appropriate public agencies be notified of the creation of a Joint Review Board for consideration of the proposed Tax Incremental District; and

BE IT FURTHER RESOLVED that establishment of the boundaries of TID No. 3 and Redevelopment Area No. 1, preparation of a Project Redevelopment Plan and establishment of a public hearing date for the proposed TID No. 3 be referred to the Plan Commission of the City of Lodi.

Adopted this 5th day of April, 2005



Paul F. Fisk, Mayor

Attest: 
Adele M. Van Ness, City Clerk

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Lodi by Resolution No. 05-16 dated April 5, 2005.

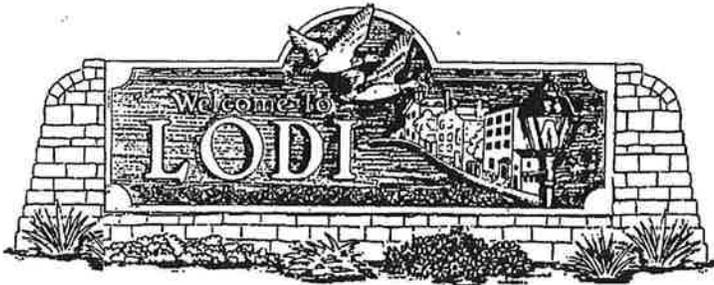
Date Passed: April 5, 2005

Vote: Baebler-aye, Brownrigg-aye, Maier-aye. Mitchell-aye, Severson-aye, Slezak-aye

COPY

ATTACHMENT NO. 9:

**NOTICE TO OVERLYING TAXING
JURISDICTIONS OF CREATION OF JOINT
REVIEW BOARD**



CITY OF LODI
130 S. Main St.
Lodi, Wisconsin 53555-1120

Tel (608) 592-3247
Fax (608) 592-3271

April 12, 2005

Kenneth Paul, President
Lodi School Board
115 School Street
Lodi, WI 53555

Re: City of Lodi Creation of Tax Increment District No. 3

Dear Mr. Paul:

The City of Lodi is proposing to create Tax Increment District (TID) No. 3. The City Council authorized proceeding with the creation of the district at its April 05, 2005 City Council meeting. The resolution also formed a Joint Review Board as required by ss 66.1105(4m)(a).

The proposed TID consists of one parcel and is intended to promote redevelopment of the property located at 717 N. Main Street, or Hwy 113, which has been vacant for some time. Highway 113 is an important corridor for the City of Lodi and the region and keeping it free of blight and vacancies is a high priority.

The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member "...be the president of the school board, or his or her designee. If the school board president appoints a designee, he or she shall give preference to the school district's finance director or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)1)

The proposed time of this meeting is **Tuesday, May 31st at 6:30 p.m.** The date and time of the organizational meeting may be updated once we know who the Joint Review Board members are and we are able to check their schedules. Please make your appointment as soon as possible and inform Elizabeth Frueh, City Finance Director, of your selection. Elizabeth can be contacted at (608) 592-3247.

The meeting will be held at the Lodi City Hall, 130 South Main St. The purpose of this meeting will be to discuss the project, select a chairperson, and appoint an at-large citizen member to the Board.

"HOME OF SUSIE THE DUCK"

April 12, 2005
Page 2

During the upcoming months, the City will be developing the project plan. To accomplish this, the City of Lodi Planning Commission will hold a public hearing to inform interested parties and to review the District project plan. The members of the Joint Review Board are invited to attend the public hearing.

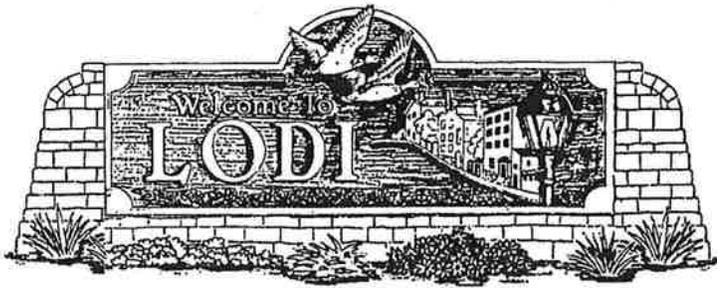
The City has retained Vierbicher Associates, Inc. to assist with the creation of the TID. Technical questions regarding the TID creation may be addressed to Ken Maly at Vierbicher Associates, Inc., (608) 826-0532.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul F. Fisk". The signature is written in a cursive style with a large initial "P".

Paul F. Fisk, Mayor
City of Lodi

cc: Elizabeth Frueh, Finance Director, City of Lodi
Ken Maly, Vierbicher Associates, Inc.



CITY OF LODI
130 S. Main St.
Lodi, Wisconsin 53555-1120

Tel (608) 592-3247
Fax (608) 592-3271

April 12, 2005

Susan Martin, Chair
Columbia County Board
P.O. Box 177
Portage, WI 53901

Re: City of Lodi Creation of Tax Increment District No. 3

Dear Ms. Martin:

The City of Lodi is proposing to create Tax Increment District (TID) No. 3. The City Council authorized proceeding with the creation of the district at its April 05, 2005 City Council meeting. The resolution also formed a Joint Review Board as required by ss 66.1105(4m)(a).

The proposed TID consists of one parcel and is intended to promote redevelopment of the property located at 717 N. Main Street, or Hwy 113, which has been vacant for some time. Highway 113 is an important corridor for the City of Lodi and the region and keeping it free of blight and vacancies is a high priority.

The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member "...be the county executive or, if the county does not have a county executive, the chairperson of the county board, or the executive's or chairperson's designee. If the county executive or county board chairperson appoints a designee, he or she shall give preference to the county treasurer or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)2)

The proposed time of this meeting is **Tuesday, May 31st at 6:30 p.m.** The date and time of the organizational meeting may be updated once we know who the Joint Review Board members are and we are able to check their schedules. Please make your appointment as soon as possible and inform Elizabeth Frueh, City Finance Director, of your selection. Elizabeth can be contacted at (608) 592-3247.

The meeting will be held at the Lodi City Hall, 130 South Main St. The purpose of this meeting will be to discuss the project, select a chairperson, and appoint an at-large citizen member to the Board.

"HOME OF SUSIE THE DUCK"

April 12, 2005

Page 2

During the upcoming months, the City will be developing the project plan. To accomplish this, the City of Lodi Planning Commission will hold a public hearing to inform interested parties and to review the District project plan. The members of the Joint Review Board are invited to attend the public hearing.

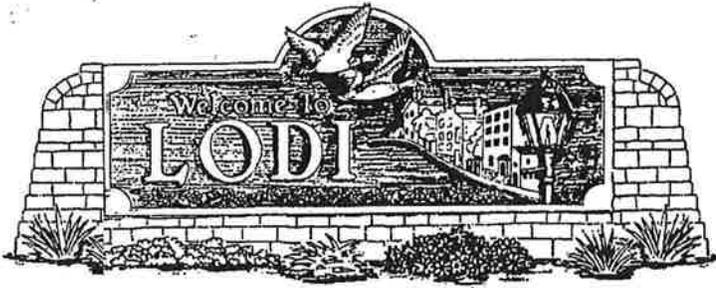
The City has retained Vierbicher Associates, Inc. to assist with the creation of the TID. Technical questions regarding the TID creation may be addressed to Ken Maly at Vierbicher Associates, Inc., (608) 826-0532.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul F. Fisk". The signature is written in a cursive style with a large initial "P".

Paul F. Fisk, Mayor
City of Lodi

cc: Elizabeth Frueh, Finance Director, City of Lodi
Ken Maly, Vierbicher Associates, Inc.



CITY OF LODI
130 S. Main St.
Lodi, Wisconsin 53555-1120

Tel (608) 592-3247
Fax (608) 592-3271

April 12, 2005

Dr. Bettsey L. Barhorst, President
Madison Area Technical College
3550 Anderson Street
Madison, WI 53704

Re: City of Lodi Creation of Tax Increment District No. 3

Dear Dr. Barhorst:

The City of Lodi is proposing to create Tax Increment District (TID) No. 3. The City Council authorized proceeding with the creation of the district at its April 05, 2005 City Council meeting. The resolution also formed a Joint Review Board as required by ss 66.1105(4m)(a).

The proposed TID consists of one parcel and is intended to promote redevelopment of the property located at 717 N. Main Street, or Hwy 113, which has been vacant for some time. Highway 113 is an important corridor for the City of Lodi and the region and keeping it free of blight and vacancies is a high priority.

The function of the Joint Review Board is to review, evaluate, and approve or deny the proposed Tax Increment District. The Joint Review Board shall include a member appointed by your jurisdiction. Statutes require that this member "...be the district's director or his or her designee. If the technical college district's director appoints a designee, he or she shall give preference to the district's chief financial officer or another person with knowledge of local government finances." (ss.66.1105(4m)(ae)4)

The proposed time of this meeting is **Tuesday, May 31st at 6:30 p.m.** The date and time of the organizational meeting may be updated once we know who the Joint Review Board members are and we are able to check their schedules. Please make your appointment as soon as possible and inform Elizabeth Frueh, City Finance Director, of your selection. Elizabeth can be contacted at (608)592-3247.

The meeting will be held at the Lodi City Hall, 130 South Main St. The purpose of this meeting will be to discuss the project, select a chairperson, and appoint an at-large citizen member to the Board.

"HOME OF SUSIE THE DUCK"

April 12, 2005

Page 2

During the upcoming months, the City will be developing the project plan. To accomplish this, the City of Lodi Planning Commission will hold a public hearing to inform interested parties and to review the District project plan. The members of the Joint Review Board are invited to attend the public hearing.

The City has retained Vierbicher Associates, Inc. to assist with the creation of the TID. Technical questions regarding the TID creation may be addressed to Ken Maly at Vierbicher Associates, Inc., (608) 826-0532.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Fisk".

Paul F. Fisk, Mayor
City of Lodi

cc: Elizabeth Frueh, Finance Director, City of Lodi
Ken Maly, Vierbicher Associates, Inc.

ATTACHMENT NO. 10:
JRB ORGANIZATION MEETING NOTICE

FILE COPY

**CITY OF LODI
JOINT REVIEW BOARD
ORGANIZATIONAL MEETING ON THE CREATION OF
TAX INCREMENT DISTRICT NO. 3**

City of Lodi
City Hall, Council Chambers
130 S. Main St.
Lodi, WI 53555

June 30, 2005 – 2:30 p.m.

MEETING AGENDA

1. CALL TO ORDER – Paul Fisk, Mayor
2. ROLL CALL – Paul Fisk, Mayor
3. APPOINTMENT OF CHAIRPERSON
4. APPOINTMENT OF AT-LARGE MEMBER
5. REVIEW OF TID No. 3 BOUNDARIES – Ken Maly, Vierbicher Associates
6. SET NEXT MEETING DATE for TID No. 3 APPROVAL
7. ADJOURN

The purpose of this meeting is to organize the Joint Review Board and to review a proposed Project Plan and district boundary for Tax Increment Districts #6, pursuant to Section 66.1105 of the Wisconsin Statutes. The meeting should be completed in less than 1 hour. The City of Lodi has contracted Vierbicher Associates, Inc. to assist in the creation of the Tax Increment Districts. If you have any questions about the duties of the Joint Review Board or want to discuss this TIF district before the meeting, you may contact Ken Maly from Vierbicher Associates at (608) 826-0532 or by e-mail at knal@vierbicher.com.

Faxed to:

By:

Date/Time:

It is possible that members of, and possibly a quorum of members of other government bodies of the municipality, may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any governmental body at the above-mentioned meeting other than the governmental body specifically referred to in this notice.

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, call the Clerk at the Lodi City Hall, 608-592-3247.

ATTACHMENT NO. 11:
**PUBLIC HEARING NOTICE TO OVERLYING
TAXING JURISDICTIONS**



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Shipping: 999 Fourier Drive, Suite 201 • Madison, WI 53717
Phone 608-826-0532 • Fax 608-826-0530 • 800-261-3898
www.vierbicher.com

LETTER OF TRANSMITTAL

Date:	6/16/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

Attn: Bill Wipperfurth, School Board President
To: Lodi School District 6755 CTH P Lodi, WI 53529

WE ARE SENDING Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Record Dwgs _____

Copies	Date	No.	Description
1			Notice of Public Hearing

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ copies for approval
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<input type="checkbox"/> FOR BIDS _____ (Date)		<input type="checkbox"/> RETURNED AFTER LOAN TO US

REMARKS:

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

Copy to _____ Signed Ken Maly

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



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LETTER OF TRANSMITTAL

Date:	6/16/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

Attn: Susan Martin, County Board Chair
 To: Columbia County Board
 PO Box 177
 Portage, WI 53901

WE ARE SENDING Attached
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Please contact us if you need any more information or if you have any questions. Thank you.

Copy to _____ Signed Ken Maly

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 www.vierbicher.com

LETTER OF TRANSMITTAL

Date:	6/16/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

Attn: Bettsey L. Barhorst, PhD
 To: MATC – Truax Campus
 3550 Anderson Street
 Madison, WI 53704

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REMARKS:

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

Copy to _____ Signed Ken Maly

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www.vierbicher.com

LETTER OF TRANSMITTAL

Date:	6/16/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

Attn: Paul Fisk, Mayor
To: City of Lodi
130 S. Main Street
Lodi, WI 53555

WE ARE SENDING Attached Under separate cover via _____ the following items:

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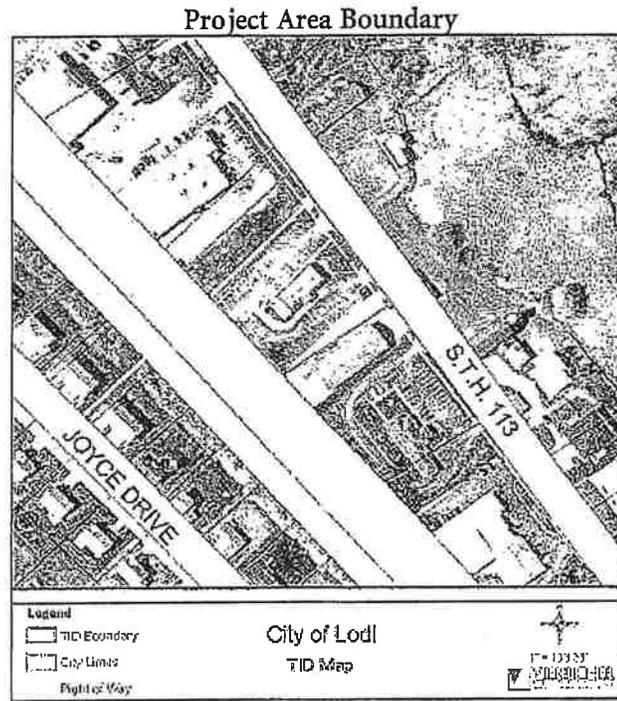
Copy to _____ Signed Ken Maly

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

CITY OF LODI
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN FOR
TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 3

NOTICE IS HEREBY GIVEN that on Tuesday, July 12, 2005, at 6:30 p.m., or shortly thereafter, the City of Lodi will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 130 S Main St. Lodi, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TIF Project Plan, TIF District Boundary, and creation of said Tax Increment District. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 3.

A copy of the Redevelopment Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Adele Van Ness, City Clerk, City of Lodi, 130 S. Main St., Lodi, WI 53555; Phone (608) 592-3271 . The district includes one parcel at 717 North Main Street, or State Highway 113. A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Increment District follows:



Publication Dates: June 23, 2005
June 30, 2005
Sent to Overlying Taxing Jurisdictions: June 15, 2005



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www.vierbicher.com

Attn: Paul Fisk, Mayor
To: City of Lodi
130 S. Main Street
Lodi, WI 53555

LETTER OF TRANSMITTAL

Date: 6/30/05

Project No. 12055128

Re: Notice of Public Hearing

FILE COPY

File: Lodi TID #3

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REMARKS:

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

Copy to _____ Signed Ken Maly

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 www.vierbicher.com

LETTER OF TRANSMITTAL

Date:	6/30/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

Attn: Bill Wipperfurth, School Board President
 To: Lodi School District
 6755 CTH P
 Lodi, WI 53529

WE ARE SENDING

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Copy to _____ Signed Ken Maly

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LETTER OF TRANSMITTAL

Date:	6/30/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

Attn: Susan Martin, County Board Chair
 To: Columbia County Board
 PO Box 177
 Portage, WI 53901

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Copy to _____ Signed Ken Maly

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Phone 608-826-0532 • Fax 608-826-0530 • 800-261-3898
www.vierbicher.com

Attn: Bettsey L. Barhorst, PhD
To: MATC – Truax Campus
3550 Anderson Street
Madison, WI 53704

LETTER OF TRANSMITTAL

Date:	6/30/05
Project No.	12055128
Re:	Notice of Public Hearing
FILE COPY	
File:	Lodi TID #3

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REMARKS:

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

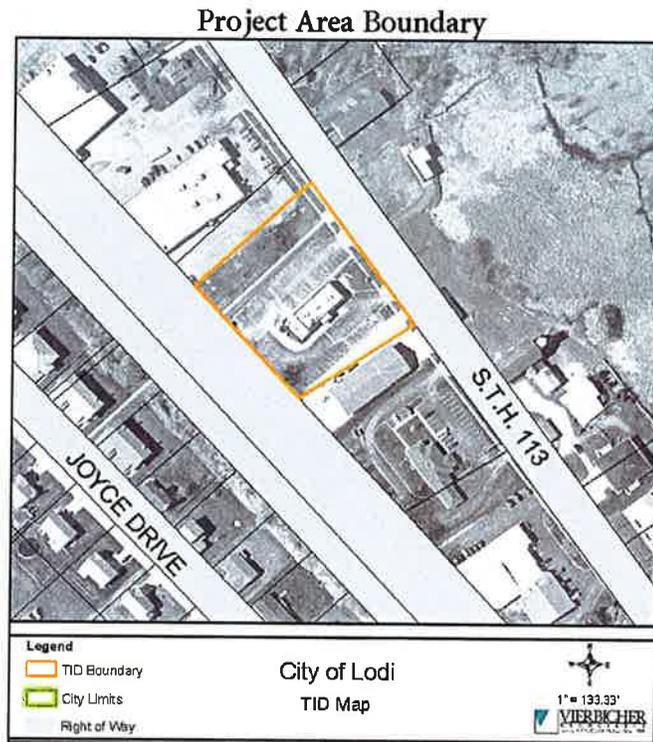
Copy to _____ Signed Ken Maly

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

**CITY OF LODI
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN FOR
TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 3**

NOTICE IS HEREBY GIVEN that on Tuesday, August 9, 2005, at 6:30 p.m., or shortly thereafter, the City of Lodi will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 130 S Main St. Lodi, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TIF Project Plan, TIF District Boundary, and creation of said Tax Increment District. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 3.

A copy of the TIF Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Adele Van Ness, City Clerk, City of Lodi, 130 S. Main St., Lodi, WI 53555; Phone (608) 592-3271 . The district includes one parcel at 717 North Main Street, or State Highway 113. A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Increment District follows:



Publication Dates: July 14, 2005
July 21, 2005

Sent to Overlying Taxing Jurisdictions: June 30, 2005
Sent to Property Owners: June 30, 2005

ATTACHMENT NO. 12:

JRB ORGANIZATIONAL MEETING MINUTES

**CITY OF LODI
JOINT REVIEW BOARD
ORGANIZATIONAL MEETING ON THE CREATION OF
TAX INCREMENT DISTRICT NO. 3**

MEETING MINUTES

The City of Lodi Joint Review Board held its organizational meeting on June 30th, 2005 in the City of Lodi City Hall Council Chambers at 2:30 p.m. Present were Paul Fisk, City representative, Bob Westby, Columbia County representative, Dave Otto, Lodi School District representative, and Kevin Myren, Madison Area Technical College Representative. Also present were Ken Maly, Vierbicher Associates Inc. and Jim Mitchell.

1. Call to Order: Mayor Paul Fisk called the meeting to order at 2:30 p.m.
2. Roll Call: Mayor Paul Fisk called the roll.
3. Appointment of At-Large Member: Mayor Fisk indicated that in accordance with WI State Statute 66.1105(4M), the Joint Review Board will be required to appoint an at-large member. Motion by Fisk, seconded by Otto, to appoint Jim Mitchell serve as the at-large Joint Review Board member. All present voting aye. Motion Carried.
4. Appointment of Chairperson: Mayor Fisk then indicated that the Joint Review board is required to establish a chairperson. Motion by Mitchell, seconded by Myren to appoint Paul Fisk as chairperson. All present voting aye. Motion Carried.
5. Review of TID No. 3 Boundaries: Ken Maly of Vierbicher Associates, Inc. provided a review of the proposed boundary and projects for TID No. 3. No motion required.
6. Set Next Meeting Date for TID No. 3 Approval: After some discussion, the next meeting date was tentatively established for September 7th at 2:30 p.m. in the Lodi City Hall Council Chambers.
7. Adjourn: Motion by Myren, seconded by Westby, to adjourn at 3:30 p.m. All present voting aye. Motion Carried.

ATTACHMENT NO. 13:

**PUBLIC HEARING NOTICE PROOF OF
PUBLICATION**

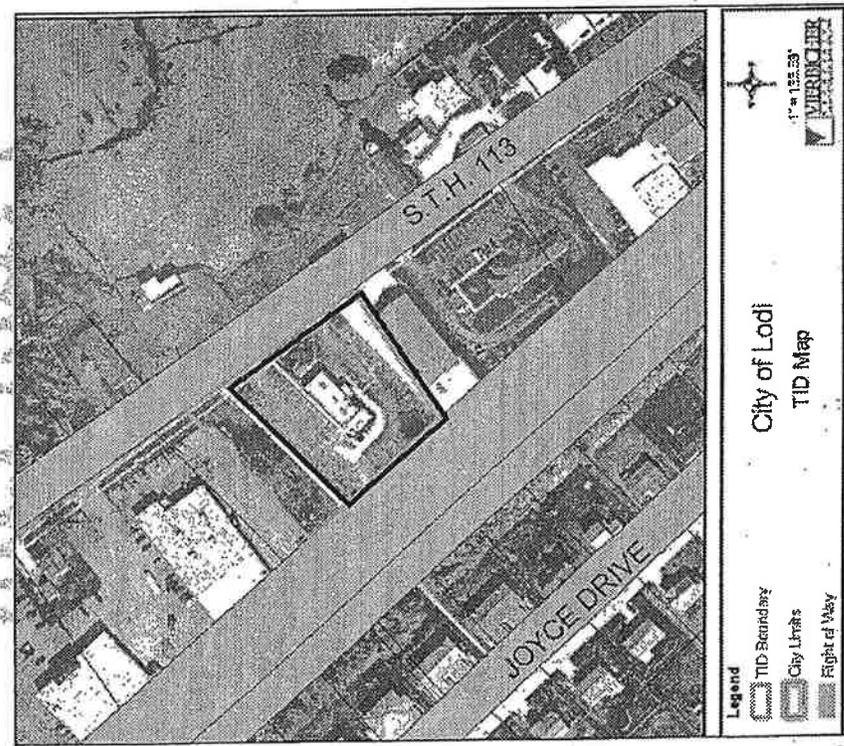
7/14/21

**CITY OF LODI
NOTICE OF PUBLIC HEARING ON
BOUNDARY AND PROJECT PLAN
FOR TAX INCREMENTAL FINANCE
DISTRICT (TID) NO. 3**

NOTICE IS HEREBY GIVEN that on Tuesday, August 9, 2005, at 6:30 p.m., or shortly thereafter, the City of Lodi will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 130 S Main St. Lodi, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TIF Project Plan, TIF District Boundary, and creation of said Tax Incremental District.

As part of the Project Plan, cash grants may be made by the City to owners, lessors, or developers of property within TID No. 3.

A copy of the TIF Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Adele Van Ness, City Clerk, City of Lodi, 130 S. Main St., Lodi, WI 53555; Phone (608) 592-3247. The district includes one parcel at 717 North Main Street, or State Highway 113. A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Incremental District follows:



State of Wisconsin, Columbia County - SS

Wayne P. Toske, being duly sworn, deposeseth and says that he is the General Manager of **The Lodi Enterprise**, a weekly newspaper printed and published in the City of Lodi, in said county, and that a notice, a copy of which is hereunto annexed, was published in said newspaper for 2 successive weeks, commencing on the 14th day of July, 2005 and ending on the 21st day of July, 2005.

Clayne R. Joske

Subscribed and sworn to before me on the 4th day of August, 2005.

Stacy L. MacLaurin

Notary Public, Jefferson County, Wisconsin
My commission expires 9/7/08



ATTACHMENT NO. 14:
PUBLIC HEARING NOTICE TO PROERTY
OWNER

FILE COPY

VIERBICHER ASSOCIATES, INC.

June 21, 2005

CHLRS Holdings, LLC
E11575 CTY HWY Z
Prairie Du Sac, WI 53578

VIA CERTIFIED MAIL

Re: Notice of Public Hearing
Address: 130 S Main St., Lodi, WI

Dear Property Owner:

The Plan Commission of the City of Lodi has prepared a Project Plan for Tax Increment District No. 3 (TID No. 3). A map of the proposed boundary of TID No. 3 is attached. The purpose of this Plan is to promote the redevelopment of certain properties within the TID No. 3 Area.

Pursuant to Wisconsin Statute 66.1333(6)(b)3, this is a notification that a Public Hearing will be held on the proposed TID Project Plan at 6:30 p.m. on July 12, 2005, at Lodi City Hall, 130 S. Main St. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed Project Plan. You are welcome to attend this hearing. We are also required by Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the City nor the Plan Commission is currently planning to take any property for urban renewal within Tax Increment District No. 3.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Ken Maly
Community Development Specialist

JAH/jkm

Enclosure: Boundary Map

400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

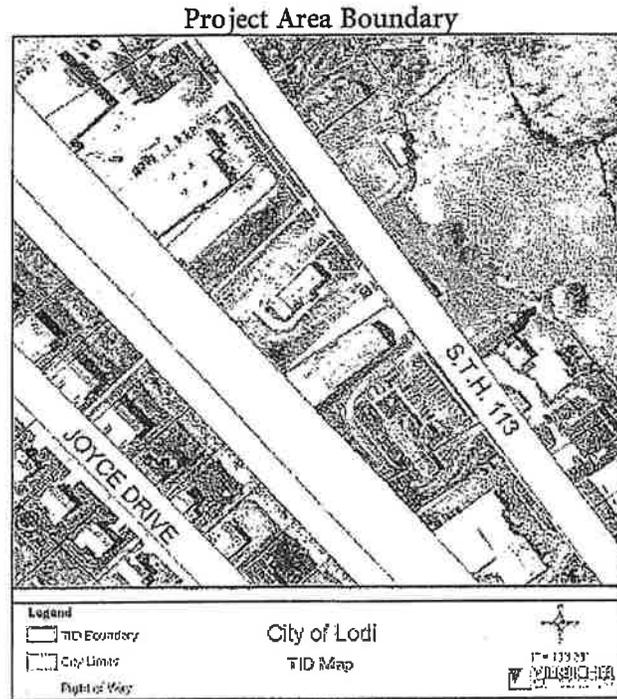
www.vierbicher.com

G:\DATA\COMM.DEV\Lodi\012055128 TID #3\Resolutions, Letters\Notice to property owners.doc

CITY OF LODI
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN FOR
TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 3

NOTICE IS HEREBY GIVEN that on Tuesday, July 12, 2005, at 6:30 p.m., or shortly thereafter, the City of Lodi will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 130 S Main St. Lodi, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TIF Project Plan, TIF District Boundary, and creation of said Tax Increment District. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 3.

A copy of the Redevelopment Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Adele Van Ness, City Clerk, City of Lodi, 130 S. Main St., Lodi, WI 53555; Phone (608) 592-3271 . The district includes one parcel at 717 North Main Street, or State Highway 113. A map showing the approximate boundaries of the areas to be included in the project area and proposed Tax Increment District follows:



Publication Dates: June 23, 2005
June 30, 2005
Sent to Overlying Taxing Jurisdictions: June 15, 2005

7004 4050 0001 3453 5657

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHLRS Holdings, LLC
 E11575 CTY HWY Z
 Prairie Du Sac, WI 53578

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Name]*

C. Date of Delivery *7/15/04*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7004 4050 0001 3453 5657

VIERBICHER ASSOCIATES, INC.

June 30, 2005

CHLRS Holdings, LLC
E11575 CTY HWY Z
Prairie du Sac, WI 53578

VIA CERTIFIED MAIL

Re: Notice of Public Hearing
Address: 130 S Main St., Lodi, WI

Dear Property Owner:

The Plan Commission of the City of Lodi has prepared a Project Plan for Tax Increment District No. 3 (TID No. 3). A map of the proposed boundary of TID No. 3 is attached. The purpose of this Plan is to promote the redevelopment of certain properties within the TID No. 3 Area.

Pursuant to Wisconsin Statute 66.1333(6)(b)3, this is a notification that a Public Hearing will be held on the proposed TID Project Plan at 6:30 p.m. on August 9, 2005, at Lodi City Hall, 130 S. Main St. You received a previous notice indicating that the Public Hearing would be held on July 12th. The hearing has been rescheduled and will now be held on August 9th.

The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed Project Plan. You are welcome to attend this hearing. We are also required by Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the City nor the Plan Commission is currently planning to take any property for urban renewal within Tax Increment District No. 3.

If you have any questions or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.

Ken Maly
Ken Maly

Community Development Specialist

JAH/lf

Enclosure: Boundary Map

400 VIKING DRIVE
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REEDSBURG, WI 53959
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999 FOURIER DRIVE, SUITE 201
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MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

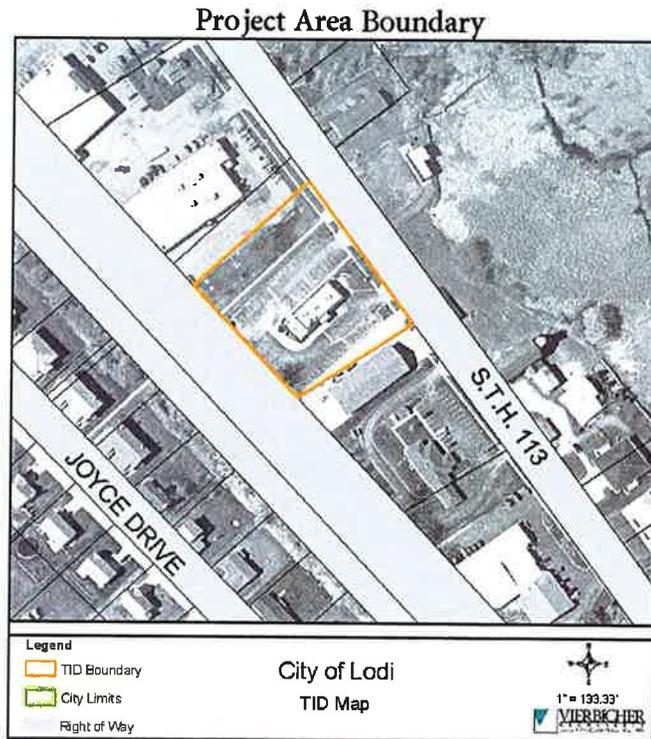
114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

CITY OF LODI
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN FOR
TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 3

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Publication Dates: July 14, 2005
July 21, 2005

Sent to Overlying Taxing Jurisdictions: June 30, 2005

Sent to Property Owners: June 30, 2005

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: CHLBS Holdings LLC E 11575 CTH Z Prairie du Sac WI 53578	B. Received by (Printed Name) <input type="checkbox"/> Agent C. Date of Delivery <input type="checkbox"/> Addressee Holding 7/1/05
2. Article Number (Transfer from service label)	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, February 2004	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
7003 2260 0006 8841 3208	Domestic Return Receipt

7003 2260 0006 8841 3208

U.S. Postal Service™											
CERTIFIED MAIL™ RECEIPT (Domestic Mail Only. No Insurance Coverage Provided)											
For delivery information visit our website at www.usps.com											
OFFICIAL USE											
<table border="1"> <tr><td>Postage</td><td>\$</td></tr> <tr><td>Certified Fee</td><td></td></tr> <tr><td>Return Receipt Fee (Endorsement Required)</td><td></td></tr> <tr><td>Restricted Delivery Fee (Endorsement Required)</td><td></td></tr> <tr><td>Total Postage & Fees</td><td>\$</td></tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$	Postmark Here
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$										
Sent To Street, Apt. No., or PO Box No. City, State, ZIP+4											
PS Form 3800, June 2002 See Reverse for Instructions											

ATTACHMENT NO. 15:

**MINUTES OF 8/9/05 PUBLIC HEARING ON TIF
PROJECT PLAN AND BOUNDARY;
PLAN COMMISSION DESIGNATION OF
BOUNDARY AND SUBMISSION TO COMMON
COUNCIL**

Plan Commission
Meeting of 8/09/95

Present: Hinckley, Kirchner, Mitchell, Lee, Maier, Fisk

Excused: Larsen

Staff: Dolphin, Herwig, Otto, Van Ness

Also present: Diane Eberdt, Bill Hamre, Mary Roach, John Belken, Kirk & Diana Burnstad, Larry Smith, Deb Lins, John Crowley, Mark & Belinda Zeman,

Fisk called the meeting to order at 6:30 p.m. in the Common Council Room at 130 S. Main St., Lodi, WI

Public input: Mary Roach requested that the zoning ordinance regarding swimming pool fences be changed. She passed out copies of other municipalities' ordinances regarding a safety cap on pools in lieu of a fence. Fisk explained the process of changing a zoning ordinance.

Allison Seaton, referencing the 2000 Development Impact Analysis, Ridgestone Valley and Pebble Stone Village, discussed findings on stormwater management of the area, and effect of run-off on Spring Creek, a Class B trout stream. She also referred to an MSA January 2000 drainage analysis for the area and adjacent lands being the Sunset Street area on the south side and the flow to the Industrial Park area on the north side. Ms. Seaton was concerned that all permits to the DNR be applied for and that all silt fences be erected in a timely fashion. Fisk responded that the 2003 stormwater quarry basin project addressed these issues. Both the Pebble Stone and Ridgestone development areas also take part in this project.

Mark Zeman stated that he would like to rezone his property at 308 Water Street from R-1 to R-2. He stated he would raze the structures currently on the property and build a duplex. He then asked about zero lotlines and Otto responded that the city doesn't allow zero lotlines but the same things could be accomplished with a condo plat. Otto asked that information be presented for the September Plan Commission agenda.

Motion (Lee/Hinckley) to approve the minutes of July 12, 2005 removing the phrase "encourage infill in the older neighborhoods" and inserting "address the loophole issue" in its' place. Motion carried.

The public hearing on the boundary and project plan for TID N. 3 was opened. Maly explained where the property was located. David Otto asked what would happen if the value of the property didn't go up as anticipated. The property value, which is currently \$150,000, would be frozen. The rise in value funds given by the development agreement protects the assessment if this figure is not realized. Diane Eberdt asked about the registered easement that the municipalities granted to the property. Otto responded that the easement should be part of the Developer's Plan, which will come before the Plan Commission. Public hearing closed at 8:00 p.m. Motion (Hinckley/Mitchell) to recommend adoption by the Common Council of the designate boundary as shown on project plan for TID #3 and submits the Plan and Boundary of TID No. 3 to the Common Council for approval. Motion carried.

Certified Survey Map of James Williams for 323 Elizabeth St., Lodi, WI was discussed. Otto explained that at the last Plan Commission meeting several different proposals were put forth for the lot division. Motion (Maier/Lee) to recommend approval to the Common Council of the CSM of Jim Williams, 323 Elizabeth St., Lodi, WI. Hinckley asked about the procedure to remove loopholes from the ordinance. Fisk said that he would work with Hinckley to draft the ordinance change. Motion carried.

Fisk opened discussion on Pebble Stone Village Condominium Phase II, SIP. Fisk explained the SIP as set forth in the ordinance and explained that staff reviewed the items that were enclosed in the packets. Applicant and all engineers reviewed MSA letters. Dolphin discussed the fact that the maps do not show utility easements for Phase I & Phase II and they need to be apparent on appropriate maps. Otto discussed utility easements and a public easement, which could be used for the trail system referencing the Parks Recreational Plan. He talked about a discrepancy with proposed trail system. He stated that the only change between GPD and the SIP buildings is that lots 45 through 48 will have four buildings instead of three. He stated that utility easements will need to be submitted to engineers and incorporated in SIP. Herwig noted a recorded stormwater utility easement is needed between Lot 40 and Lot 41 and Lot 46 and Lot 47. Distance of buildings for the easements is currently 15 feet and it needs to be more. Also noted that the flume should not run over the manhole. Jeff Clark, attorney for Burnstad's said that there would be no problems with any of the staffs' requests. He said that there would be an amendment to the condominium declaration and the final map. Before construction, final plans and specs have to be reviewed and approved by city staff. The letter of credit will cover cost of improvements. Belken doesn't have problem with Herwig's request for the spacing. Mitchell discussed public improvements, drainage access off of Sunset and asked that the developers consult with Otto about addresses for the lots. Belken said that a master list was used throughout all drawings and nothing changed from the original except the berm on Sauk Street will be removed as there wasn't enough. There will be green space between Lot 26 & Lot 27 and between Lot 28 and Lot 29. Discussion of storm water retention pond construction was held. So far the system has been able to handle spring melt. Hinckley noted that there appeared to be a significant amount of green space in the development and was pleased with this. He recommended the addition of rain gardens in the landscape design as not only a benefit to the community but as a marketing tool. Noted rain gardens may reduce the impact of storm water overflowing from retention ponds. Motion (Mitchell/Kirchner) to recommend approval Pebble Stone Village Condominiums-Phase II, SIP on the condition that the recommendations of city staff are met. Motion carried.

Otto explained condition that must be met to be current with ordinances regarding architectural review. Motion (Mitchell/Lee) to approve architectural plans of Pebble Stone Village Condominiums – Phase II as submitted. Motion carried.

Motion (Lee/Maier) to adjourn. Motion carried. Meeting adjourned at 7:55 p.m. These minutes have not been approved and are subject to change or correction.

Adele M. Van Ness
Clerk, City of Lodi

ATTACHMENT NO. 16:

**LODI POLICE DEPARTMENT BUSINESS
CONTACT REPORT RE: 717 N. MAIN STREET**

COMMUNITY BUSINESS BANK - Vacant Build
717 MAIN ST N
Lodi, WI 53555
Phone:

Contacts: LARRY SMITH
DEBRA LINS 643-6300(w)

Phone: (608) 592-3275
(608) 643-9620

Vacant - June 1st -

1/25/2002 * Suspicious Circumstances/Activity, Kids using ladder that is not secure in rear of building, called and advised to put a lock on it. Using roof for their projects/hangout.

02/25-26/02 * Unknown person(s) broke into Storage Shed rear of building, nothing amiss, just needs to be repaired and secured.

Date	Case or Call #	Call Description	Involvement	Citation No	Offense Description	Disposition
04/29/2004	2004-000793	Assist Business	Property			
02/10/2004	2004-000215	Snow/Ice Removal	Suspect			
07/24/2002	2002-001536	Skateboard/Roller Blade Violation	Property			
07/22/2002	2002-001528	Juvenile Misbehavior	Property			
07/22/2002	2002-001530	Assist Citizen	Property			
07/19/2002	02-0447	Criminal Damage To Property/Vandalism	Property		Window to Building, etc.	
06/26/2002	2002-001290	Suspicious Person/Activity	Property			
05/22/2002	2002-001018	Notification/Deliver Message/Etc.	Property			

End of Report

Master Name Contact Report

LODI POLICE DEPARTMENT

Date Run: 5/23/2005 1:28PM

Burger King
 717 N Main Street
 Lodi, WI 53555
 Home Phone:

Driver's License:
 Social Security:
 Email:

Date of Birth: 0
 Gender: Unknown
 Race:
 Hair Color:
 Eye Color:
 Height: 0' 0"
 Weight:

Work Info:

Prior Address: Occupied Vacated Comment Address

Notes:

Type	Date	Case/Ref No	Involvement	Description
INC	06/07/2000	2000-0337	Other	Theft - All Other
INC	06/12/1999	1999-0331	Property Owner	Forgery/Counterfeiting \$10 Bills
INC	06/05/1999	1999-0323	Property Owner	Criminal Damage To Property/Vandalism
INC	05/25/1999	1999-0293	Property Owner	Harassment/Verbal
INC	03/31/1999	1999-0170	Property Owner	Theft - All Other
INC	02/22/1999	1999-0096	Other	Theft - Fast Food Drive Up
INC	07/13/1998	1998-0394	Property Owner	Trespassing
INC	06/30/1998	1998-0367	Property Owner	Theft - All Other
INC	03/24/1998	1998-0142	Property Owner	DISORDERLY CONDUCT
INC	10/16/1996	1996-0642	Suspect	911 CALL

**ATTACHMENT NO. 17: CITY COUNCIL
RESOLUTION CREATING TAX INCREMENT
DISTRICT AND APPROVAL OF PROJECT PLAN**

RESOLUTION 05-40

A RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 3

WHEREAS, the Common Council of the City of Lodi requested the Plan Commission to identify a boundary and prepare a Project Plan for the creation of Tax Incremental District (TID) No. 3; and

WHEREAS, the Plan Commission established boundaries for said TID No. 3 and caused a Project Plan to be prepared for TID No. which identified a blighted area and public improvements necessary to eliminate blighting conditions and promote the redevelopment of said blighted area; and

WHEREAS, the Plan Commission conducted a public hearing on said boundary and Project Plan after duly notifying property owners and overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Plan Commission approved said boundary and Project Plan for TID No. 3 and recommended the Common Council of the City of Lodi create TID No. 3 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Lodi hereby creates a Tax Incremental District which shall be known as Tax Incremental District (TID) No. 3, City of Lodi and said District shall be created effective January 1, 2005.

BE IT FURTHER RESOLVED, the boundaries for TID No. 3 shall be those attached and marked as Exhibit A (map) and B (description) to this Resolution and contains only whole units of property as are assessed for property tax purposes; and

BE IT FURTHER RESOLVED, the City hereby confirms that less than 25% of the real property within TID No. 3 has stood vacant for an entire 7 year period prior to the adoption of this resolution; and

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

- A. Not less than 50 percent, by area, of the real property within the District is blighted; and
- B. The improvement of TID No. 3 is likely to enhance significantly the value of substantially all of the other real property in such District; and
- C. The project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Incremental District is created; and

- D. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the City; and
- E. Declares that the district is a blighted area district.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 3 as recommended by the Plan Commission, and finds that it is feasible and in conformity with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 6, 2005.



Paul F. Fisk, Mayor



Adele M. Van Ness, City Clerk

CERTIFICATION

I, Adele M. Van Ness Clerk of the City of Lodi, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on Sept. 6, 2005. Motion by Jim Mitchell, seconded by Philip Baebler to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.

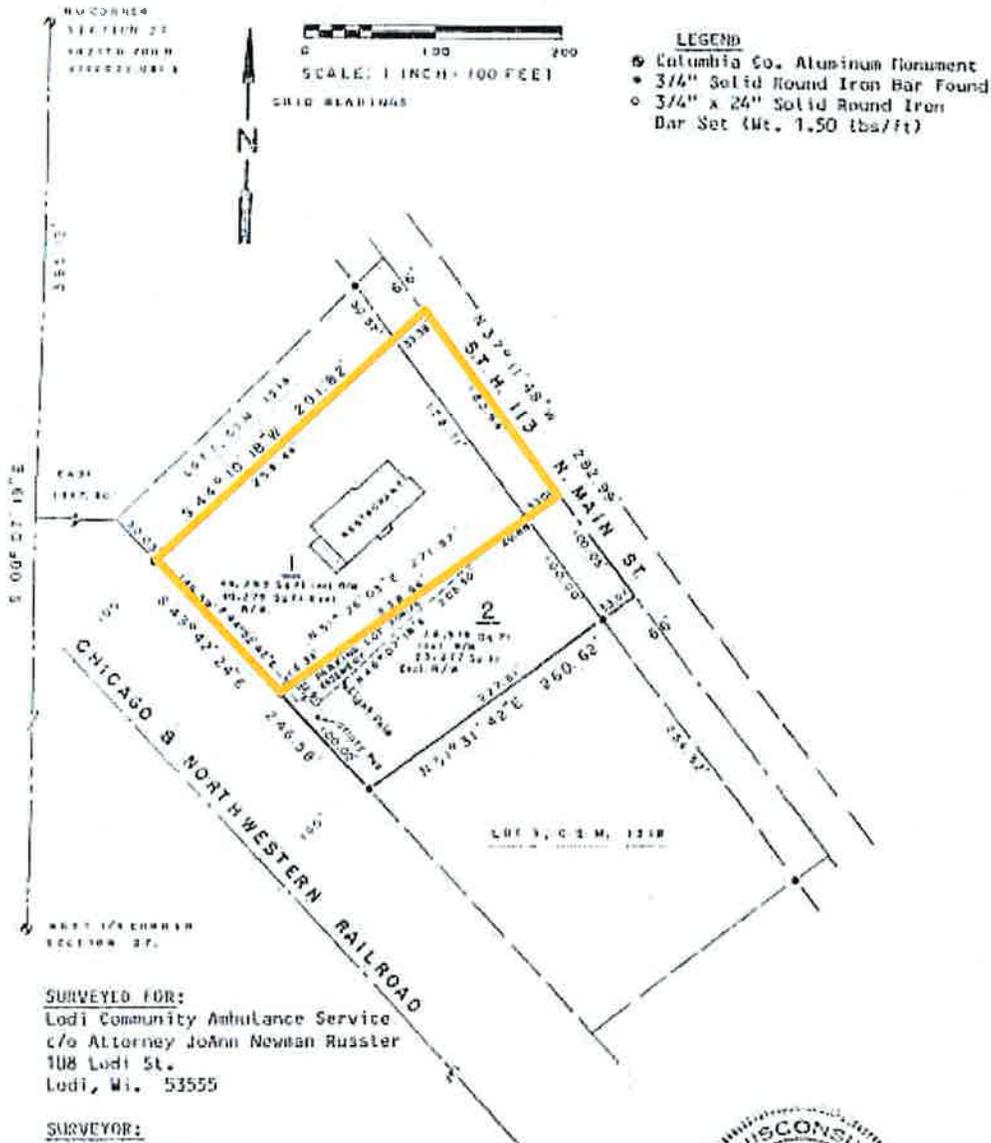


Adele M. Van Ness, City Clerk

City of Lodi -Tax increment District No. 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 1782 Vol. 9 Pg. 76

BEING A DIVISION OF LOT 2, COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 1318, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 27, T10N, R8E, CITY OF LODI.



SURVEYED FOR:
 Lodi Community Ambulance Service
 c/o Attorney JoAnn Newman Russter
 108 Lodi St.
 Lodi, WI. 53555

SURVEYOR:
 Greg Knuteson
 85996 Wildcat Rd.
 Poynter, WI. 53955



Exhibit A
TID Boundary



Exhibit B - TID # 3
BOUNDARY DESCRIPTION
CITY OF LODI
COLUMBIA COUNTY, WISCONSIN

A parcel located in the Northeast Quarter and the Northwest Quarter of Section 27, Town 10 North, Range 8 East, City of Lodi, Columbia County, Wisconsin, being Lot 1, Columbia County Certified Survey Map Number 1782, bound by the following described line;

Commencing at the Northwest corner of Section 27, Town 10 North, Range 8 East;

Thence S00°07'19"E, 395.13 feet along the west line of said Section 27;

Thence East, 1347.40 feet to the most westerly corner of Lot 1, Columbia County Certified Survey Map Number 1318;

Thence S43°42'24"E, 50.03 feet to the most westerly corner of Lot 1, Columbia County Certified Survey Map Number 1782, being the Point of Beginning;

Thence N44°10'18"E, 258.44 feet along the northwesterly line of Lot 1, Columbia County Certified Survey Map Number 1782;

Thence S37°11'48"E, 178.71 feet along the southerly right-of-way line of North Main Street;

Thence S51°26'03"W, 238.96 feet along the southeasterly line Lot 1, Columbia County Certified Survey Map Number 1782;

Thence N43°42'24"W, 146.58 feet along the northerly right-of-way line of the Chicago and Northwestern Railroad right-of-way line, to the Point of Beginning.

Excepting any wetlands.

Containing 0.92 acres more or less.

ATTACHMENT NO. 18:
JRB FINAL MEETING NOTICE

**CITY OF LODI
NOTICE OF JOINT REVIEW BOARD
FINAL MEETING ON CREATION OF
TAX INCREMENT DISTRICT NO. 3**

NOTICE IS HEREBY GIVEN that on Wednesday, September 7, 2005, at 2:30 p.m. the City of Lodi Joint Review Board will hold a meeting. The purpose of this meeting is the consideration of a Resolution passed by the City Council creating Tax Increment District No. 3, pursuant to Section 66.1105 of the Wisconsin Statutes. The meeting will be held in the Lodi City Hall, 130 S. Main Street, Lodi, Wisconsin.

AGENDA

1. Call to Order
2. Roll Call
3. Review City Council Resolution Creating TID #3
4. Vote to Approve Creation of TID #3
5. Adjourn

Respectively Submitted,

Ken Maly
Vierbicher Associates, Inc.

ATTACHMENT NO. 19:
JRB RESOLUTION APPROVING TID

**CITY OF LODI JOINT REVIEW BOARD
RESOLUTION CONCERNING
TAX INCREMENT DISTRICT #3**

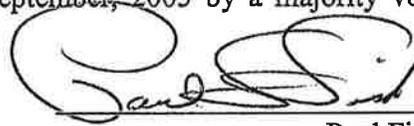
WHEREAS, the City of Lodi Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Lodi creating Tax Increment District No. 3; and

WHEREAS, the City of Lodi Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Lodi City Council on September 6, 2005; and

This Resolution is adopted this Seventh day of September, 2005 by a majority vote of the Joint Review Board.



Paul Fisk, Chairperson

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on Sept 7, 2005.

Motion was made by Myren and seconded by Westby to adopt the resolution.

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

ATTACHMENT NO. 20:

**OPINION LETTER FROM CITY ATTORNEY
REGARDING COMPLIANCE WITH STATUTES**

LAW OFFICES OF MICHAEL W. SMITH

154 South Main Street
Lodi, Wisconsin 53555-1119
Telephone (608) 592-3801
Fax (608) 592-7830

CITY OF LODI, WI

SEP 02 2005

RECEIVED

September 2, 2005

Mayor Paul F. Fisk
City of Lodi
130 S. Main St.
Lodi, WI 53555

RE: Tax Increment District No. 3
Opinion Letter Regarding Compliance with Sec. 66.1105(4), Wis. Stats.

Dear Mayor Fisk:

As attorney for the City of Lodi, I have been asked to review the TID No. 3 Project Plan which is expected to be submitted to the City of Lodi Common Council on September 6, 2005. In accordance with my duties, I have reviewed not only the Project Plan but also the following documents:

1. Notice of Public Hearing on the creation of Tax Increment District No. 3;
2. Notices to property owners within the area proposed to be found blighted;
3. Statement of Noticing executed by Debra Lins, President of CHLRS Holdings, LLC, dated September 2, 2005;
4. Affidavit of Paul F. Fisk, Mayor of the City of Lodi, dated September 2, 2005;
5. Timetable for creation of TID No. 3 submitted by Vierbicher Associates, Inc.;
6. The District Boundary Maps;
7. Resolution to be adopted by the Common Council.

The draft Resolution referred to as item number 7 should be corrected in one respect: the "effective date" stated in the paragraph which begins with "NOW, THEREFORE" should be changed from September 6, 2005 to January 1, 2005. Sec. 66.1105(4)(gm), 2, Wis. Stats., states that if the resolution is adopted between January 2 and September 30, the effective date to be stated in the resolution shall be the next preceding January 1. The rest of this opinion assumes that this correction has been made.

Based on the foregoing documents and the information submitted to me, it is my opinion that the Project Plan is complete and complies with Section 66.1105(4), Wisconsin Statutes.

I am providing you with a copy of this letter which should be attached to the Project Plan, assuming it is adopted by the City Council. Any questions regarding this opinion may be directed to me.

Very truly yours,

A handwritten signature in cursive script that reads "Michael W. Smith". The signature is written in black ink and is positioned above the typed name.

Michael W. Smith
Special Counsel, City of Lodi

VIERBICHER ASSOCIATES, INC.

September 2, 2005

Debra Lins
CHLRS Holdings, LLC
E11575 Cty Hwy Z
Prairie Du Sac, WI 53578

Dear Ms. Lins,

As a property owner in the proposed Lodi TID No. 3 whose property is proposed to be found blighted, State Statutes require the City to notify you of this finding of blight at least 15 days prior to the public hearing. The public hearing on TID No. 3 was held on August 9th. The proposed finding of blight was discussed with you during meetings with the City and conversations with their representatives -- specifically the meeting on February 1, 2005, with City representatives and Gary W. Becker from Vierbicher Associates.

If you agree with this, please sign the attached Statement of Noticing indicating that you were made aware of the proposed finding of blight at least 15 days prior to the public hearing as required by State Statutes.

Thank you.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Ken Maly

KM/lfl

Attachment

▽ 400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

▽ 999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

▽ 1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

▽ 231 EAST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

▽ www.vierbicher.com

Statement of Noticing

I, Debra Lins, was notified by the City of Lodi, or the City's representative Gary Becker, of the proposed finding of blight on my property (717 N. Main Street) inside TID No. 3 at least 15 days prior to the public hearing on August 9th, 2005.

CHLRS HOLDINGS

By: _____
Debra Lins, President/CEO

Date: _____

Statement of Noticing

I, Debra Lins, was notified by the City of Lodi, or the City's representative Gary Becker, of the proposed finding of blight on my property (717 N. Main Street) inside TID No. 3 at least 15 days prior to the public hearing on August 9th, 2005.

CHLRS HOLDINGS

By: 
Debra Lins, President/CEO

Date: 9/2/05

ATTACHMENT NO. 21:

**COLUMBIA COUNTY TAX ASSESSMENT
RECORDS AND TAX BILLS**

CITY OF LODI
130 SOUTH MAIN STREET
LODI, WI 53555

STATE OF WISCONSIN
2004 Real Estate Tax Bill
City of Lodi
Columbia County

CHLRS HOLDINGS LLC
Parcel Number: 11246 185.K1
Bill Number: 266136



Full Payment of:	\$ 3,969.51
Or First Installment of:	\$ 1,984.76
Due on or Before:	January 31, 2005
Make Check Payable to:	City of Lodi

266136/11246 185.K1
CHLRS HOLDINGS LLC
E11575 CTH Z
PRAIRIE DU SAC WI 53578

Please Write in the
Amount Enclosed \$

Please inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2004 Real Property Tax Bill			City of Lodi		Parcel #11246 185.K1	
Assessed Value Land 90,000	Assessed Value Improvements 60,000	Total Assessed Value 150,000	Ave. Assmt Ratio 0.858860452		Net Assessed Value Ratio (Does NOT Reflect Lottery Credit) 0.02646335	
Est. Fair Mkt. Land 104,800	Est. Fair Mkt. Improvements 69,900	Est. Fair Mkt. 174,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes		School taxes reduced by school levy tax credit 258.99	
Taxing Jurisdiction	2003 Est. State Aids Allocated Tax District	2004 Est. State Aids Allocated Tax District	2003 Net Tax	2004 Net Tax	% Tax Change	
State of Wisconsin	0	0	85.85	34.93	-59.3%	
Columbia County	124,854	125,737	1,995.40	839.34	-57.9%	
City of Lodi	343,039	346,796	3,386.82	1,327.34	-60.8%	
Lodi School	1,832,190	1,838,168	4,284.67	1,538.68	-64.1%	
MATC	47,008	47,194	585.12	229.22	-60.8%	
Total	2,347,091	2,357,895	10,337.86	3,969.51	-61.6%	
	Lottery and Gaming Credit		0.00	0.00	0.0%	
	Net Property Tax		10,337.86	3,969.51	-61.6%	
When paying on or before January 31, 2005 Make Check Payable to: CITY OF LODI 130 SOUTH MAIN STREET LODI, WI 53555	Full Payment Due On or Before January 31, 2005 \$3,969.51		O T H E R	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2005 \$3,969.51		
	First Installment Due On or Before January 31, 2005 \$1,984.76					
Second Installment Due On or Before July 31, 2005 \$1,984.75						
When paying after January 31, 2005 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901 Official Payments code 5828	Payments can be made to Columbia County using: www.officialpayments.com <small>There will be a nominal fee charged for this service.</small>					

IMPORTANT: For recorded legal description, contact the Register of Deeds. See reverse side for more information

Sec. 27, T10N, R8E 0.000 ac
LOT 1 CS V9 P76 #1782 R403- 423
#578415 #703259 (HARDEE'S)

Parcel #11246 185.K1
CHLRS HOLDINGS LLC
E11575 CTH Z
PRAIRIE DU SAC WI 53578

Warning: If not paid by due date, installment option is lost and total tax is delinquent & subject to interest & penalty (See Reverse).

Bill Number: 266136

CITY OF LODI
130 S MAIN STREET
LODI, WI 53555

STATE OF WISCONSIN
2003 Real Estate Tax Bill
City of Lodi
Columbia County

SOUTHERN WI FOODS REAL ESTATE
HOLDING CO LLC
Parcel Number: 11246 185.K1

Bill Number: 154778



Full Payment of:	\$ 10,337.86
Or First Installment of:	\$ 5,168.93
Due on or Before:	January 31, 2004
Make Check Payable to:	City of Lodi

154778/11246 185.K1
SOUTHERN WI FOODS REAL ESTATE HOLDING CO LLC
525 S HARVEST LANE
SUN PRAIRIE WI 53590

Please Write in the
Amount Enclosed

\$

Please inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2003 Real Property Tax Bill			City of Lodi		Parcel #11246 185.K1	
Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt Ratio		Net Assessed Value Ratio (Does NOT Reflect Lottery Credit)	
93,500	297,600	391,100	0.911768903		0.02643276	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes		School taxes reduced by school levy tax credit	
102,500	326,400	428,900			661.71	
Taxing Jurisdiction	2002 Est. State Aids Allocated Tax District	2003 Est. State Aids Allocated Tax District	2002 Net Tax	2003 Net Tax	% Tax Change	
State of Wisconsin	0	0	84.76	85.85	1.3%	
Columbia County	129,550	124,854	1,828.81	1,995.40	9.1%	
City of Lodi	378,648	343,039	3,343.72	3,386.82	1.3%	
Lodi School	1,822,574	1,832,190	4,138.42	4,284.67	3.5%	
MATC	53,272	47,008	592.36	585.12	-1.2%	
Total	2,384,044	2,347,091	9,988.07	10,337.86	3.5%	
		Lottery and Gaming Credit	0.00	0.00	0.0%	
		Net Property Tax	9,988.07	10,337.86	3.5%	
When paying on or before January 31, 2004 Make Check Payable to: CITY OF LODI 130 S MAIN STREET LODI, WI 53555	Full Payment Due On or Before January 31, 2004 \$10,337.86		O T H E R			
	First Installment Due On or Before January 31, 2004 \$5,168.93					
	Second Installment Due On or Before July 31, 2004 \$5,168.93					
When paying after January 31, 2004 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901 Official Payments code 5828	Payments can be made to Columbia County using: www.officialpayments.com <small>There will be a nominal fee charged for this service.</small>		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2004 \$10,337.86			

IMPORTANT: For recorded legal description, contact the Register of Deeds. See reverse side for more information

Sec. 27, T10N, R8E 0.000 ac
LOT 1 CS V9 P76 #1782 R403- 423
#578415 (HARDEE'S)

Parcel #11246 185.K1
SOUTHERN WI FOODS REAL
ESTATE HOLDING CO LLC
525 S HARVEST LANE
SUN PRAIRIE WI 53590

Warning: If not paid by due date, installment option is lost and total tax is delinquent & subject to interest & penalty (See Reverse).

Bill Number: 154778