



PROJECTS IN THE TIF PIPELINE

Mike Davis – City Administrator & Director of Community Development
April 9, 2014



Middleton Station Apartments on Terrace Ave.



Middletown Station Apartments on Terrace Ave.



Base Value: \$284,200

Est. Improvement Value: \$6,200,000

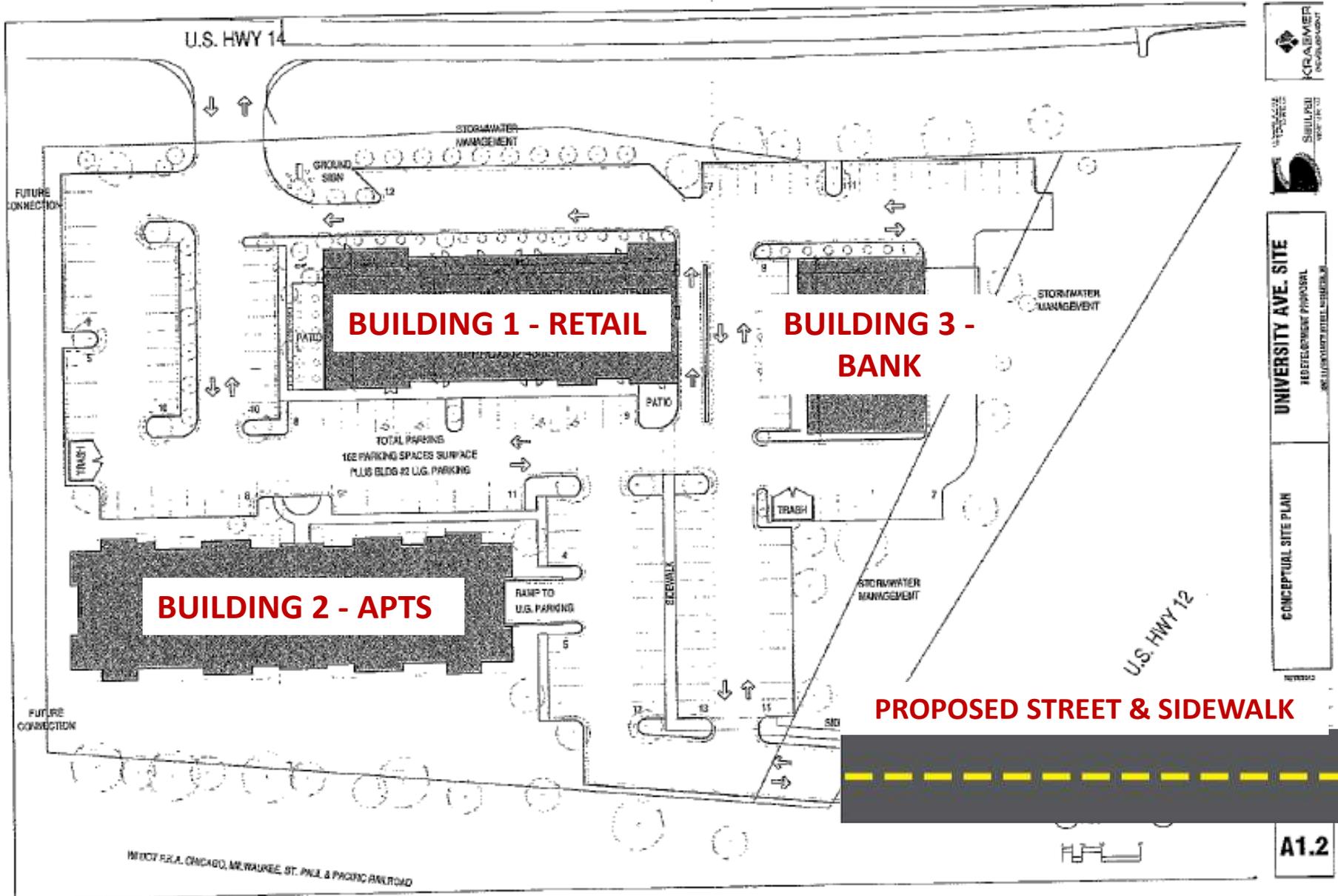
Estimated Incremental Value: \$5,915,800

Estimated Payback Timeline: 10.95 years

PREFINISHED MILL WORK SITE – APARTMENTS, RETAIL & BANK



PREFINISHED MILL WORK SITE – APARTMENTS, RETAIL & BANK



PREFINISHED MILL WORK SITE – RETAIL & BANK PARCEL



HWY 14 OFFICE BUILDING



Base Value: \$803,374
Est. Improvement Value: \$3,500,000

Estimated Incremental Value: \$2,696,626
Estimated Payback Timeline: 9.33 years

PREFINISHED MILL WORK SITE – APARTMENT PARCEL

(IMAGE BELOW IS HERITAGE SENIOR APARTMENTS, ALSO BY MSP REAL ESTATE)



Base Value: \$320,489

Est. Improvement Value: \$3,800,000

Estimated Incremental Value: \$3,479,511

Estimated Payback Timeline: 8.8 years

Esser Place

Compass Properties

(IMAGE BELOW IS CURRENT SITE)



Base Value: \$10,183,200

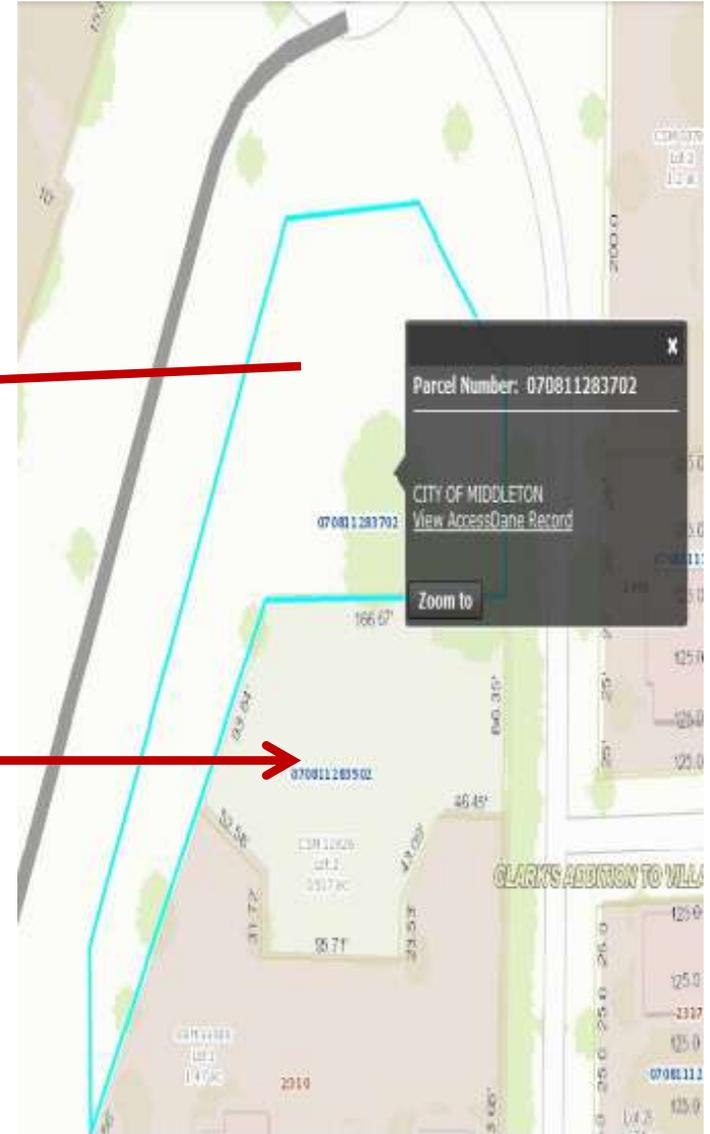
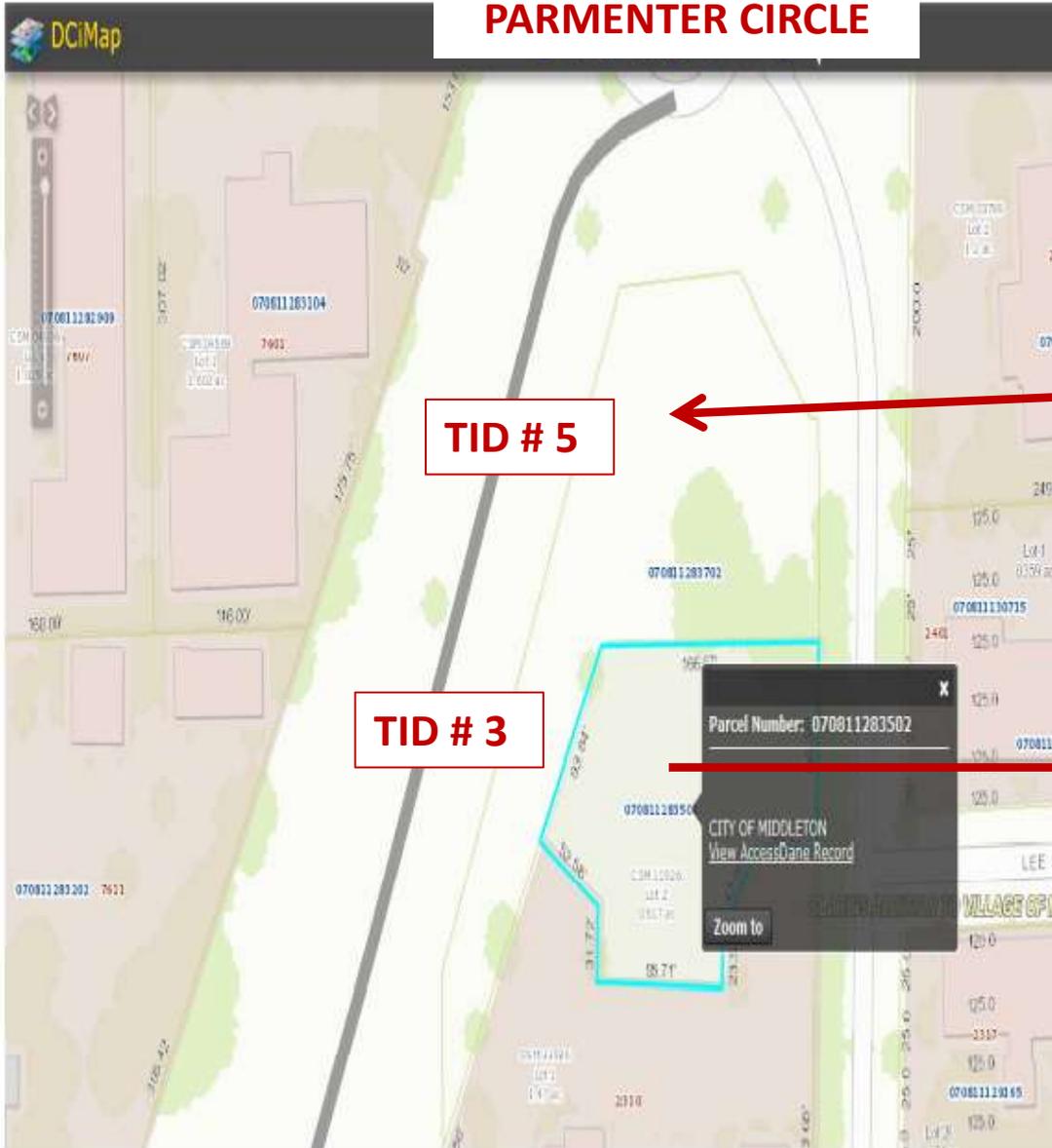
Est. Improvement Value: To Be Determined

Est. Incremental Value: To Be Determined

Est. Payback Timeline: To Be Determined

PARMENTER CIRCLE APARTMENTS PHASE II

PARMENTER CIRCLE



PARMENTER CIRCLE APARTMENTS PHASE II



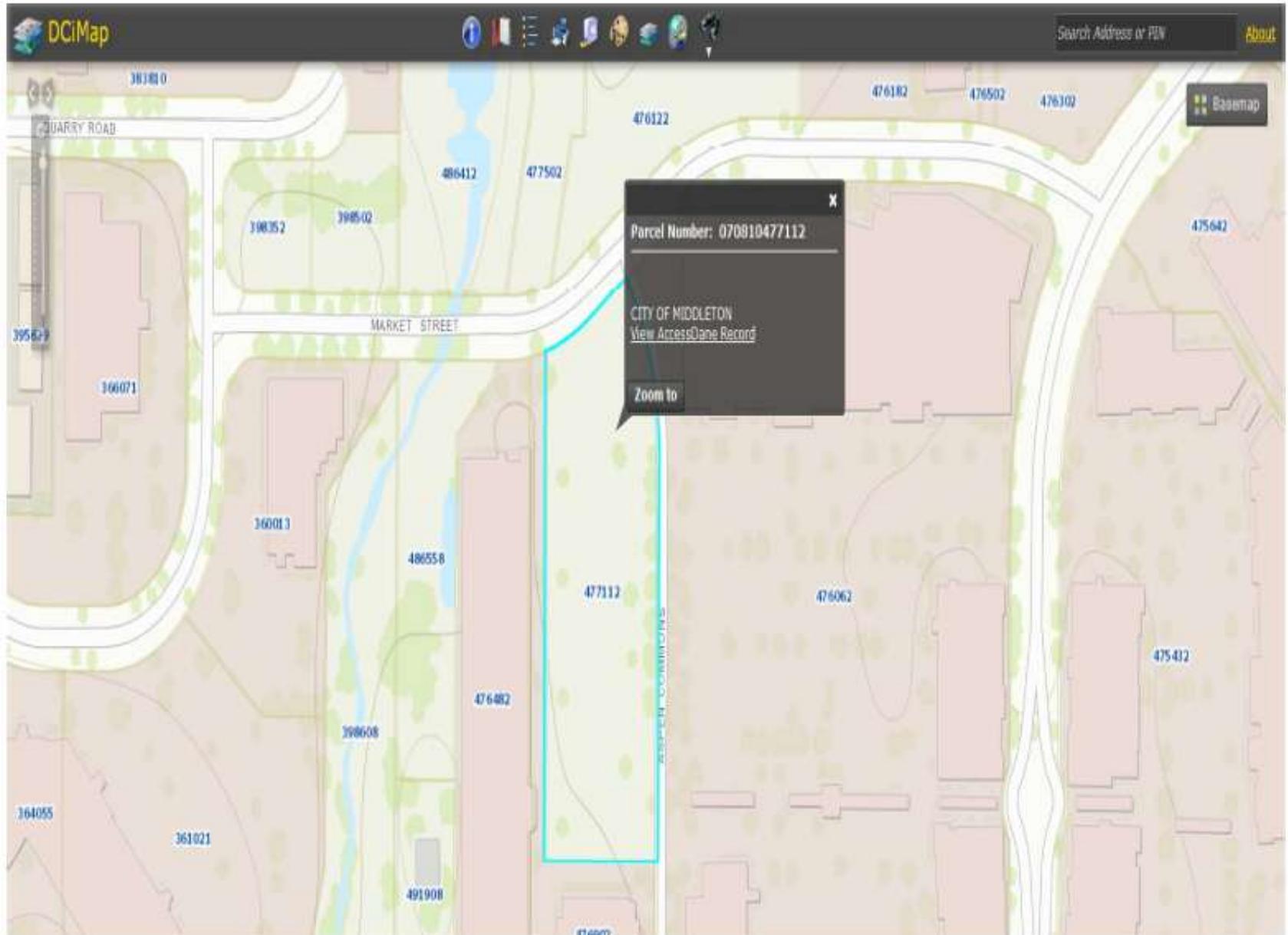
1 EAST ELEVATION ALONG PARMENTER
SCALE: 1/8"=1'-0"



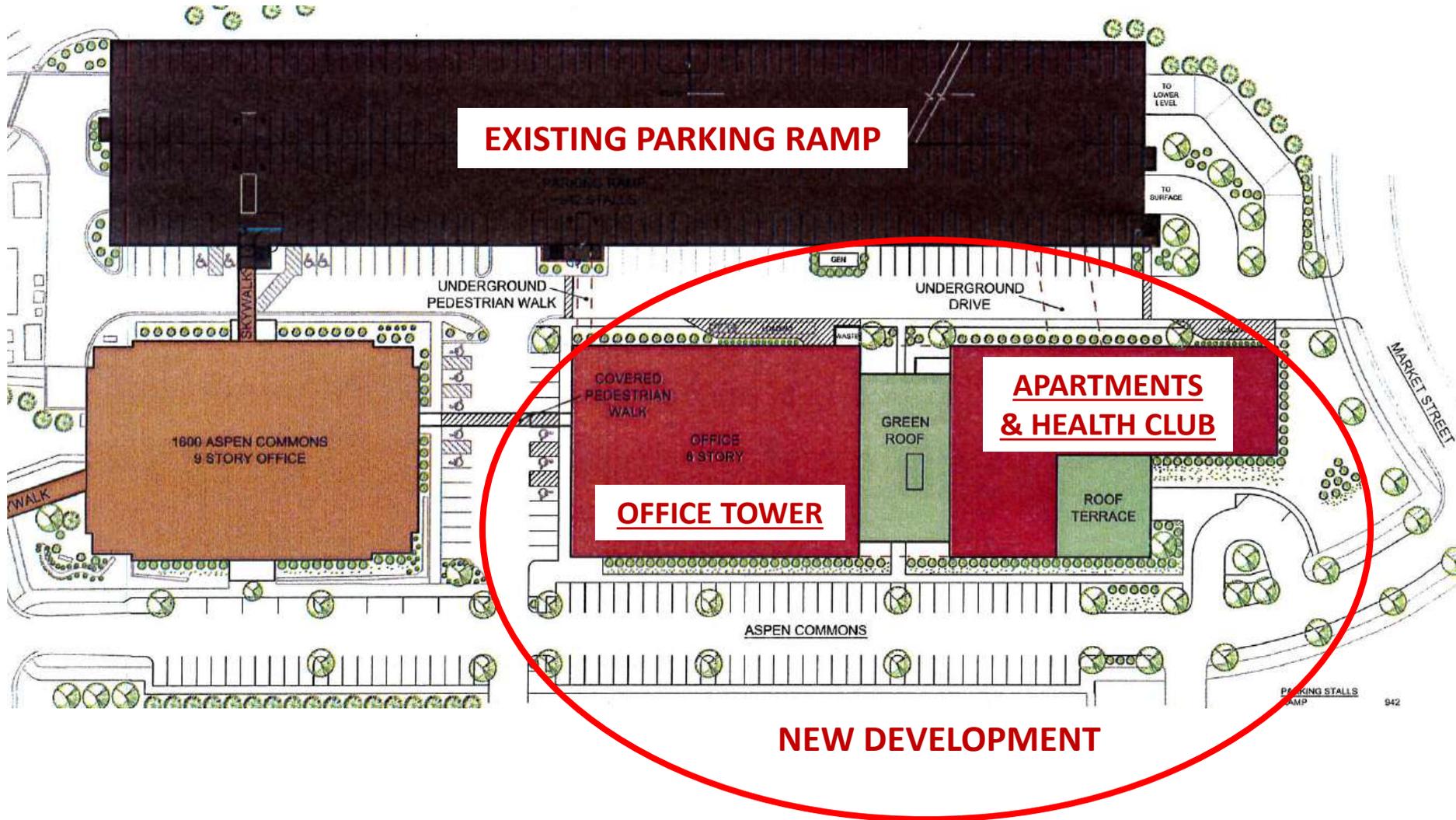
2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

Base Value: \$283,700 (Excludes 2nd Lot-TBD) Estimated Incremental Value: \$5,977,994
Est. Improvement Value: \$6,261,694 Estimated Payback Timeline: 9.73 years

ASPEN COMMONS OFFICE, RESIDENTIAL & HEALTH CLUB



ASPEN COMMONS OFFICE, RESIDENTIAL & HEALTH CLUB



ASPEN COMMONS OFFICE, RESIDENTIAL & HEALTH CLUB



Building Rendering
Aspen Commons
November 25, 2013

Base Value: \$1,031,000

Est. Improvement Value: To Be Determined

Est. Incremental Value: To Be Determined

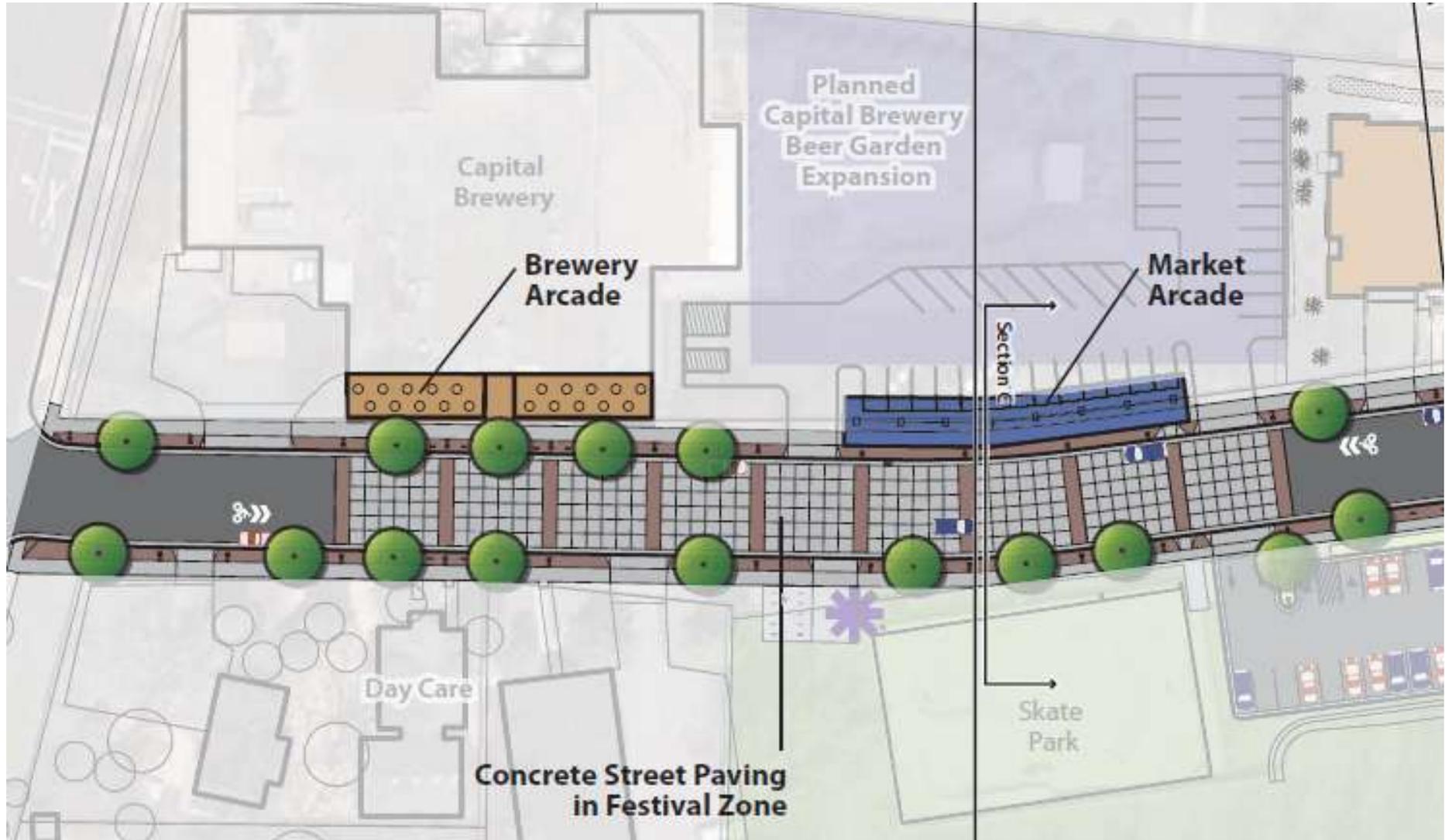
Est. Payback Timeline: To Be Determined



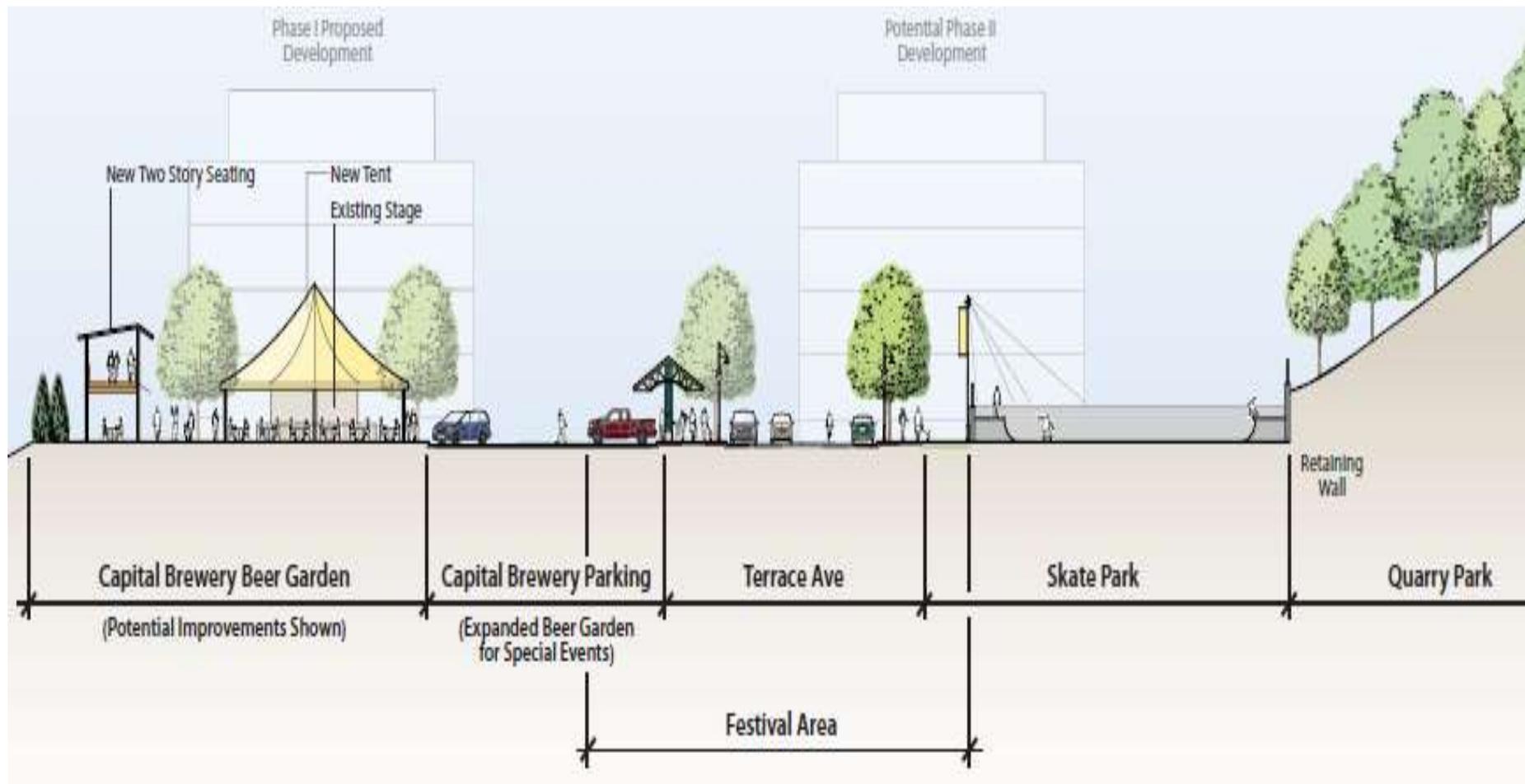
T. Wall Properties



CAPITAL BREWERY REDEVELOPMENT & TERRACE AVE. REDEVELOPMENT



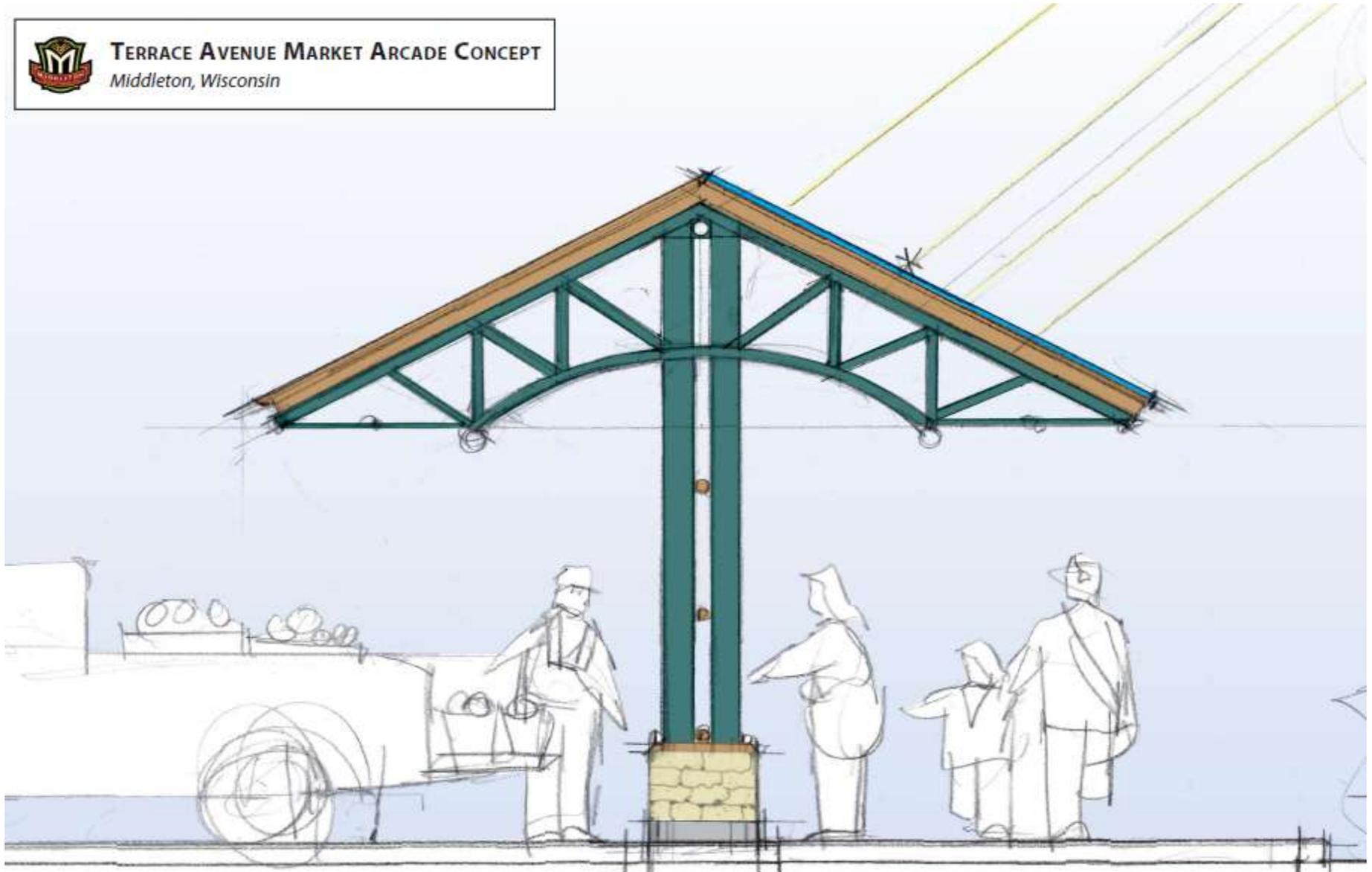
CAPITAL BREWERY REDEVELOPMENT & TERRACE AVE. REDEVELOPMENT



CAPITAL BREWERY REDEVELOPMENT & TERRACE AVE. REDEVELOPMENT



TERRACE AVENUE MARKET ARCADE CONCEPT
Middleton, Wisconsin



CAPITAL BREWERY REDEVELOPMENT & TERRACE AVE. REDEVELOPMENT



Base Value: \$1,103,800

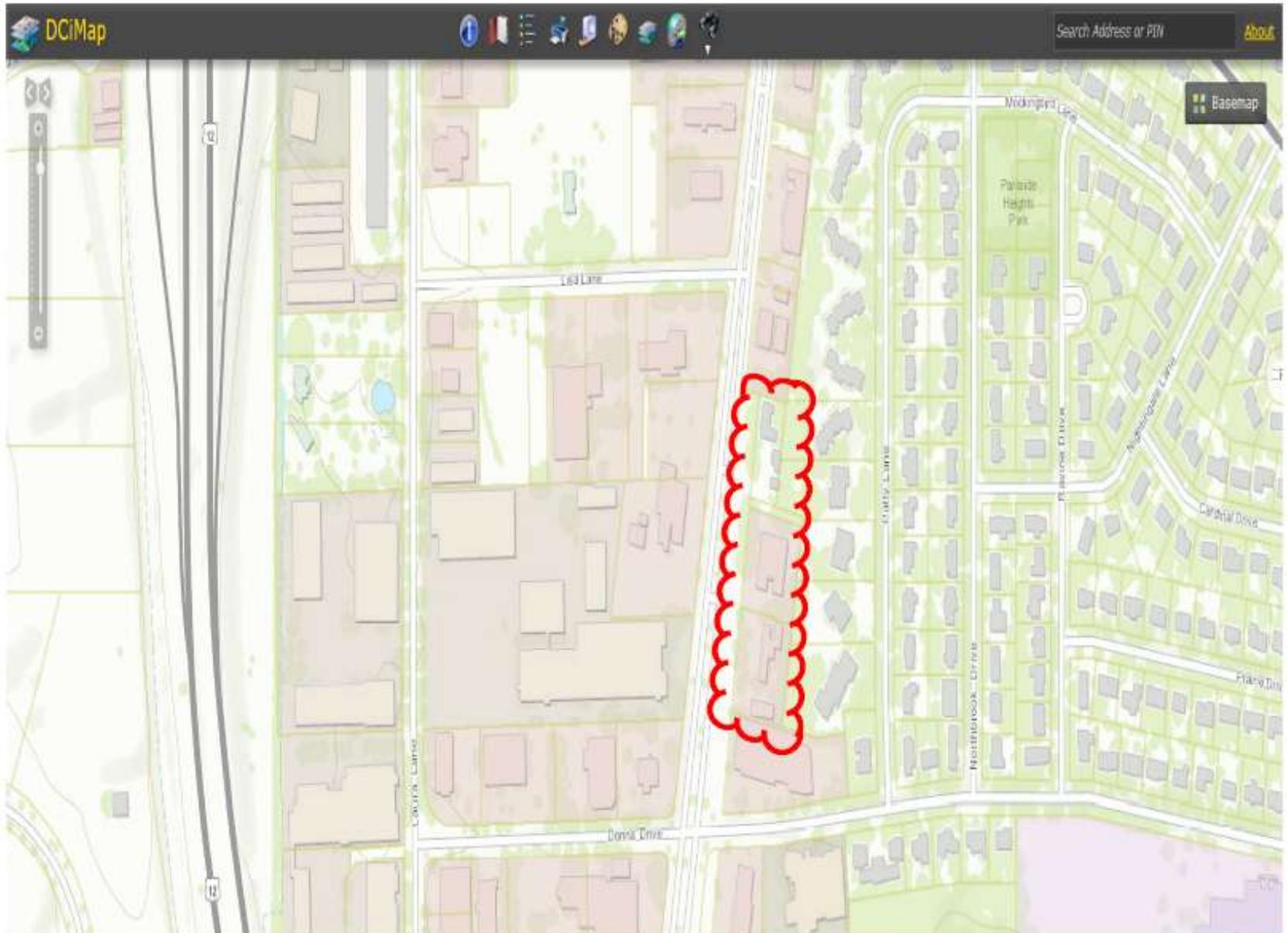
Est. Improvement Value: To Be Determined

Est. Incremental Value: To Be Determined

Est. Payback Timeline: To Be Determined



OLD COLONIAL MOTEL SITE REDEVELOPMENT



OLD COLONIAL MOTEL SITE REDEVELOPMENT



Base Value: \$966,400

Est. Improvement Value: To Be Determined

Est. Incremental Value: To Be Determined

Est. Payback Timeline: To Be Determined