

CITY OF MIDDLETON

TAX INCREMENT DISTRICT #3

Amendment No. 10

Plan Commission Hearing and Approval:	August 25, 2020
City Council Action:	September 15, 2020
Joint Review Board Approval:	September 21, 2020
Republished with DOR Certified Values:	March 22, 2021

Prepared by:



DEPARTMENT OF REVENUE CERTIFICATION TECHNICAL CORRECTIONS

The following is a summary of the technical changes made to this project plan as a result of the Wisconsin Department of Revenue's (DOR) review and certification of the amendment and associated base and current (2020) values. The DOR has determined that all such changes are technical clarifications and corrections that do not necessitate re-adoption by the City Council or re-affirmation by the Joint Review Board. This project plan is being republished in its entirety with these corrections included to establish an accurate historical record and basis for any future amendments and closure of the District.

As noted below, the bulk of the revisions involve correcting base parcels and values. The net impact is that the total base value to be subtracted has been revised from \$10,690,000 to \$11,138,700. The total value increment (before the DOR Ratio is applied) of the parcels being subtracted has been revised from \$129,980,000 to \$128,357,500, and the actual subtracted value increment is \$144,412,741 once the DOR Ratio is applied. None of the corrections involve or impact the spending plan or financial feasibility of this project plan amendment.

Table 1 (page 3)

Parcel Numbers: Parcels have been renumbered to correspond with revised Map 1.

Personal Property: Personal property values have been included.

Parcel 8: This parcel (PIN 0708-114-3420-0) was added to the assessment roll in 2019 when a lot with a single family home at 7312 South Avenue (2020 PIN 0708-114-3346-0) was combined with adjoining vacant property to the north. The property to the north was part of a larger parcel (1993 PIN 0708-114-3367-5) that was included in the TID when the district was created in 1993. State statutes require that only whole parcels of property be included in a TID. Accordingly, this entire parcel has been added to the District and the previous (pre-combination) value of the home and lot have been added to the base value of the District.

Section I text: References to Table 1 figures in Section I text have been revised to reflect the above changes.

Table 2 (page 5)

Parcel E: The use classification has been corrected to be manufacturing, which removes the DOR Ratio for purposes of calculating the base value.

Parcels E & F: Parcels E & F were shown in the adopted Amendment No. 10 project plan as sharing an underlying 1993 base parcel, which was incorrect. Parcel E has been revised to properly indicate a different base parcel, and the percentage of area to be subtracted from one of the base parcels underlying Parcel F also has been corrected.

Parcels G & L: These parcels share the same underlying 1993 base parcel. The improvement value to be subtracted has been reassigned to Parcel L instead of Parcel G for consistency with the rest of Table 2.

Parcel X: The 2020 improvement value has been corrected.

Parcel Z: The 2020 land value has been corrected.

Parcel DD: The base land value to be subtracted has been corrected to 30% of the underlying 1993 base parcel, and the base improvement value to be subtracted has been corrected to 100%.

2020 Personal Property Values: Several 2020 personal property values have been updated per the values certified as of August 2020.

Value Increment to be Subtracted Column: These values have been updated consistent with the above.

Total Value Increment to be Subtracted: At the lower righthand corner of the table, the personal property associated with the 1999 base parcels has been subtracted. This was not included on Table 2 of the adopted project plan Amendment No. 10. There is no known personal property associated with any of the 1993 base parcels being subtracted.

1993 and 1999 Sub-Totals: At the bottom of the table, sub-total rows for the 1993 and 1999 base parcels to be subtracted have been provided and were not included on Table 2 of the adopted plan Amendment No. 10. In addition, the 1999 base parcels have been highlighted in yellow on the table. Note that the sum totals for the Total Base Values for Subtraction highlighted in green have been rounded per DOR methodology and reflect the totals as certified by the DOR.

Footnotes 9, 10, 11 and 12: These were inadvertently left off of Table 2 of the adopted plan Amendment No. 10.

Section III text: References to Table 2 figures in Section III text have been revised to reflect the above changes.

Map 1 (page 6)

Boundary Clarifications: Errant light blue lines have been removed, the outer boundary line adjusted to include all of the parcels being added, and the legend expanded to more clearly explain the shading used on the map.

Map 1.A. (page 7)

Map 1.A. An Existing Conditions and Uses Map (Map 1.A.) has been included for the properties being added to the District.

Section IV text: Section IV text has been revised to reference Map 1.A.

Appendix A

Table A.1. Parcels for Reduction: Note that this table has **not** been updated as the same information is provided on Table 1, which has been corrected.

Appendix B

Legal Description: The legal description has been revised to reflect the parcel changes noted on Tables 1 & 2 and to correct scrivener's errors.

Appendix J

Final DOR Certification Letters and Forms: A new appendix has been added that includes the DOR Base Value recertification and Allocation approval letters and final property Value Determination Forms as revised by the DOR along with supporting documentation.

ACKNOWLEDGEMENTS

Middleton Common Council

Gurdip Brar, Mayor
Kathy Olson, District 1
Robert Burck, District 2
Katy Nelson, District 3

Emily Kuhn, District 4
Luke Fuszard, District 5
Susan West, District 6
Dan Ramsey, District 7 - Council President
Mark Sullivan, District 8

Middleton Plan Commission

Mayor Gurdip Brar, Chairperson
Dan Ramsey, Alderperson
Kurt Paulsen
Michael Slavish

Jennifer Murray
Kathryn Tyson
John Schaffer

City Staff

Mike Davis, City Administrator
Abby Attoun, AICP, Director of Planning & Community Development
Bill Burns, Assistant City Administrator/Finance Director
Lorie Burns, City Clerk
Shawn Stauske, Public Works Director/City Engineer
Lawrence Bechler, City Attorney

Planning Assistance Provided by:

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
(608) 255-3988
www.vandewalle.com
Jeff Maloney – Principal Designer, Project Manager
Scott Harrington, AICP – Principal Planner
Dan Johns, AICP – Associate Planner
Nema Hadi – Assistant Designer

Engineering Assistance Provided by:

Strand Associates, Inc.
910 West Wingra Drive
Madison, WI 53715
(608) 251-4843
www.strand.com
Tom Stetzer, P.E., ENV SP

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SECTION I. INTRODUCTION

Middleton Tax Incremental District No. 3 (TID #3) was initially established in September 1993 and added parcels in 1996 to yield a base value of \$64.7 million. Since then, the tools offered by the TID have been used judiciously by the City to leverage unprecedented levels of private development that have truly transformed the community. As of January 1, 2019, the equalized value increment of the District was \$578 million, not including the \$340 million the City has previously subtracted from the District in 2006, 2009, 2011 and 2015. By sharing the increased tax base benefits with the overlying taxing districts as soon as possible, all taxing jurisdictions have been able to benefit from the more than \$6.6 million in annual tax revenues generated from the previously subtracted parcels.

In 2012, the state enacted 2011-2012 Wisconsin Act 139, which extended the spending period of TID #3 to 32 years and extended the total life to 37 years (to 2025 and 2030 respectively). The City then adopted, and the Joint Review Board approved, Amendment No. 8 to TID #3 to reflect these changes. The primary purpose of the legislation and amendment was to allow more time to use the resources the District provides to facilitate additional tax base and job growth and to complete the associated projects. The City subtracted \$70.5 million in value increment in 2015 under Amendment No. 9, which also authorized additional expenditures of \$85.7 million to facilitate this tax base growth. Even with this most recent subtraction, the value increment of TID #3 has grown by \$169 million since 2015, and the City projects an additional \$98 million in incremental value growth between now and the closure of the District in 2030.

As detailed in this Amendment No. 10, the City proposes to subtract \$139.5 million in total value and simultaneously add parcels with a combined 2020 base value of approximately \$6.5 million. At the current combined, net tax rate of \$19.52 per \$1,000 of value, approximately \$2.5 million in net new annual revenues will be made available to the overlying taxing jurisdictions beginning in 2022. A summary of the changes in the District spending plan, further detailed in Section V, is as follows:

TIF Expenditures Through 12/31/2019 (Excl. Interest & Fiscal Costs)	\$118,099,285
Projected Additional Project Costs	\$63,690,179
Projected Additional Developer Payments	\$46,763,027
Projected Additional Cost Recovery	\$4,403,060
Projected Donations to Other TIDs	\$8,664,726
Total New Project Spending (Amendment #10)	\$123,520,992
Total Projected Direct Project Costs (Excluding Interest & Finance Charges)	\$241,924,312
TID Amendment #9 Total Authorized Direct Project Costs	\$178,235,626
Net Increase in Authorized Direct Project Costs	\$63,688,686

As in the past, all authorized projects are contingent upon the availability of future incremental tax revenues to pay for them, and the City will continue to use a conservative and responsible approach to undertaking additional costs to ensure that any additional project costs and debt incurred by the TID will not impair the ability to close it within the authorized time frame and with a positive cash balance.

The levels of development and private investment in TID #3 since its creation have exceeded all expectations in meeting the District's original goals in eliminating economic blight and providing infrastructure and support for the development of new jobs and tax base. This truly could not have been accomplished *but for* the availability of the resources provided by the TID and the cooperation and support received from all overlying taxing jurisdictions. While there is still more work to do, the City is committed to sharing the benefits of this success with all of the overlying taxing jurisdictions

as soon as possible and has proposed the subtraction of additional parcels accordingly. The City fully intends to continue its track record of responsible use of TID resources to be generated by the remaining parcels, and we fully expect that it will continue to yield significant returns to all overlying taxing jurisdictions and the people they serve.

Along with the extension of the spending period and life of the District authorized by the legislature in 2012, TID #3 also was granted three additional boundary amendments over the remaining life of the District, with this Amendment No. 10 being the second of those three. Of the seven total boundary amendments allowed under Wis. Stat. §66.1105(4)(h)9.9, five have been used for one addition and four subtractions, and following this amendment there will be one remaining. Unless stated otherwise, this amendment supplements the original project plan and all previous amendments, all of which continue to remain in effect. The format of this amended project plan document follows the same general layout and sections as the original project plan and previous amendments. Sections from previous documents not included in this amendment are deemed to be unchanged and remain in effect as previously approved.

SECTION II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT NO. 3 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF MIDDLETON

No change has been made to this section in this amendment.

SECTION III. TAX INCREMENT BOUNDARY AND EQUALIZED VALUES

Table 1 shows the nine parcels with a total value of \$6,536,300 proposed to be added to the District. Table 2 shows the 33 parcels with a total value of \$139,596,700 proposed to be subtracted from the District. Map 1 shows both the parcels proposed for subtraction (red hatched) and those proposed for addition (orange hatched). Tables 1 and 2 use real estate and personal property assessed valuations as of January 1, 2020.

The total value of all parcels proposed to be added to the District as shown on Table 1 (\$6,536,300) will be added to the district's base value. Likewise, the base value of the parcels proposed for subtraction on Table 2 (\$10,732,200) will be subtracted from the base value of the District, resulting in a new base value of \$55,000,000. This also results in a net subtraction of \$128,357,500 in value increment, leaving an estimated total value increment of approximately \$507,000,000. Because the Department of Revenue did not certify this amendment until February 2021, the \$2.5 million in tax increment associated with the subtracted properties will not begin to flow to the overlying taxing jurisdictions until 2022.

Since the District was established in 1993, numerous properties have been subdivided and combined. Appendix A describes the methodology for determining the base values of the parcels to be subtracted and contains a table aligning the current tax parcel identification numbers with those in place in 1993. Appendix B contains a revised legal description for the District.

SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

Map 1A shows the existing conditions and uses of those parcels being added to the District.

TABLE 1: PARCELS TO BE ADDED

2020 Added Parcel	Parcel ID	Owner	Property Address	Acres	Land Value 2020	Improvement Value 2020	Personal Property Value 2020	Total Assessed Value 2020
1 ^a	070810384506	LN Real Estate LLC	1987 Pleasant View Rd	13.82	\$3,392,800	\$146,700	\$207,500	\$3,747,000
2 ^a	070810384006	LN Real Estate LLC	1987 Pleasant View Rd					
3	070815122052	AX Madison Greenway LP	Lot 1 CSM 11726	4.58	\$1,073,300	\$134,700	\$24,600	\$1,232,600
4	070815124251	City of Middleton	Deer Creek Outlot 2	1.83	\$0	\$0		\$0
5	070815208250	City of Middleton	Greenway Plat Outlot 1	3.88	\$0	\$0		\$0
6	070811275312	City of Middleton	7508 University Ave	1.20	\$0	\$0		\$0
7	070811275482	A&H Properties	2012 Parmenter St	0.55	\$288,100	\$556,900		\$845,000
8 ^b	070811434200	Markart/Karpinski	7312 South Avenue	0.61	\$124,300	\$165,800		\$290,100
9	070811275015	Lange Living TR, John T	2002 Parmenter St	0.16	\$421,600	\$0		\$421,600
Totals				26.63	\$5,300,100	\$1,004,100	\$232,100	\$6,536,300

Notes

a Values for Parcels 1 and 2 have been combined by the assessor.

b Parcel includes combined property that was both in and out of the District. Partial value added for portion of property not originally in the District.

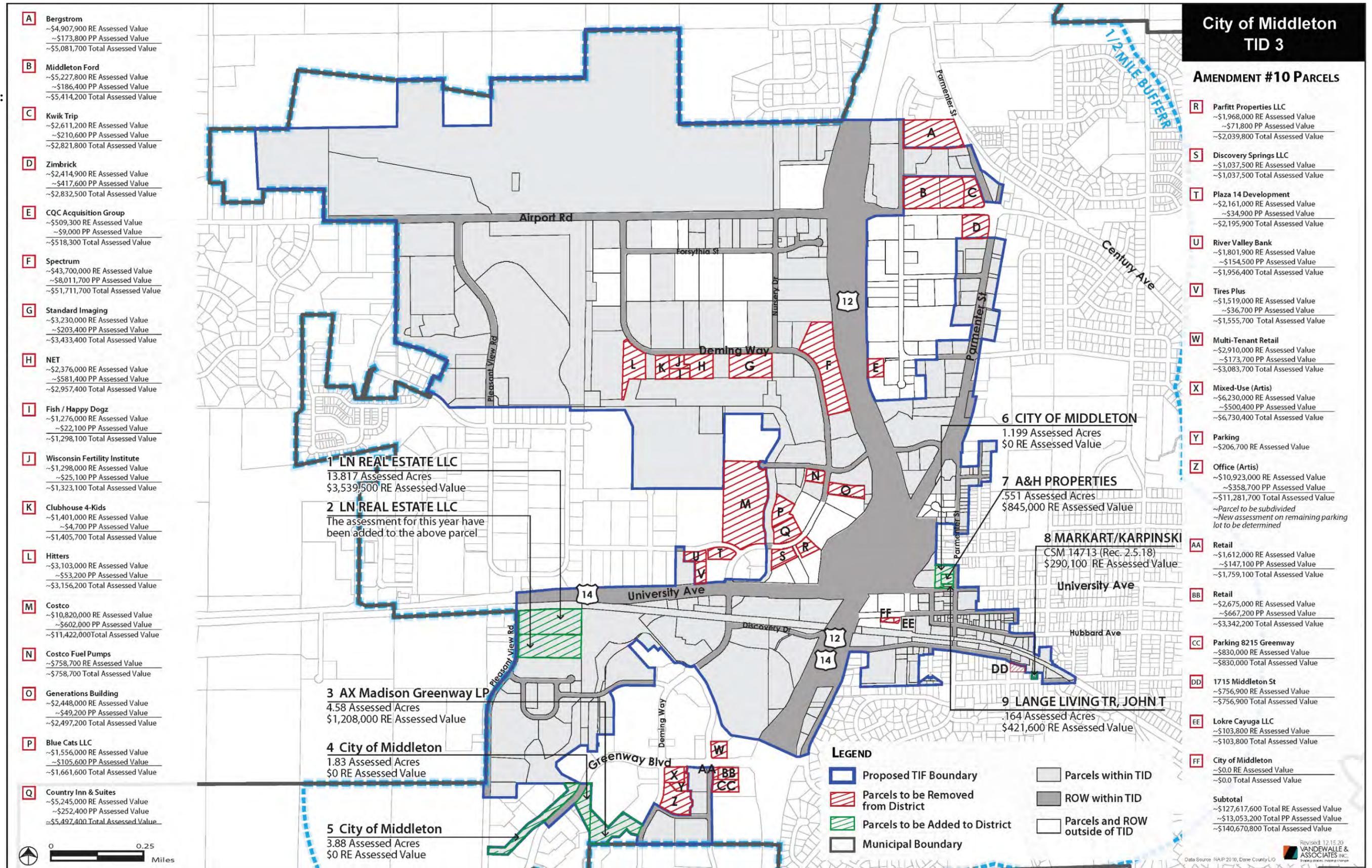
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TABLE 2: PARCELS TO BE SUBTRACTED

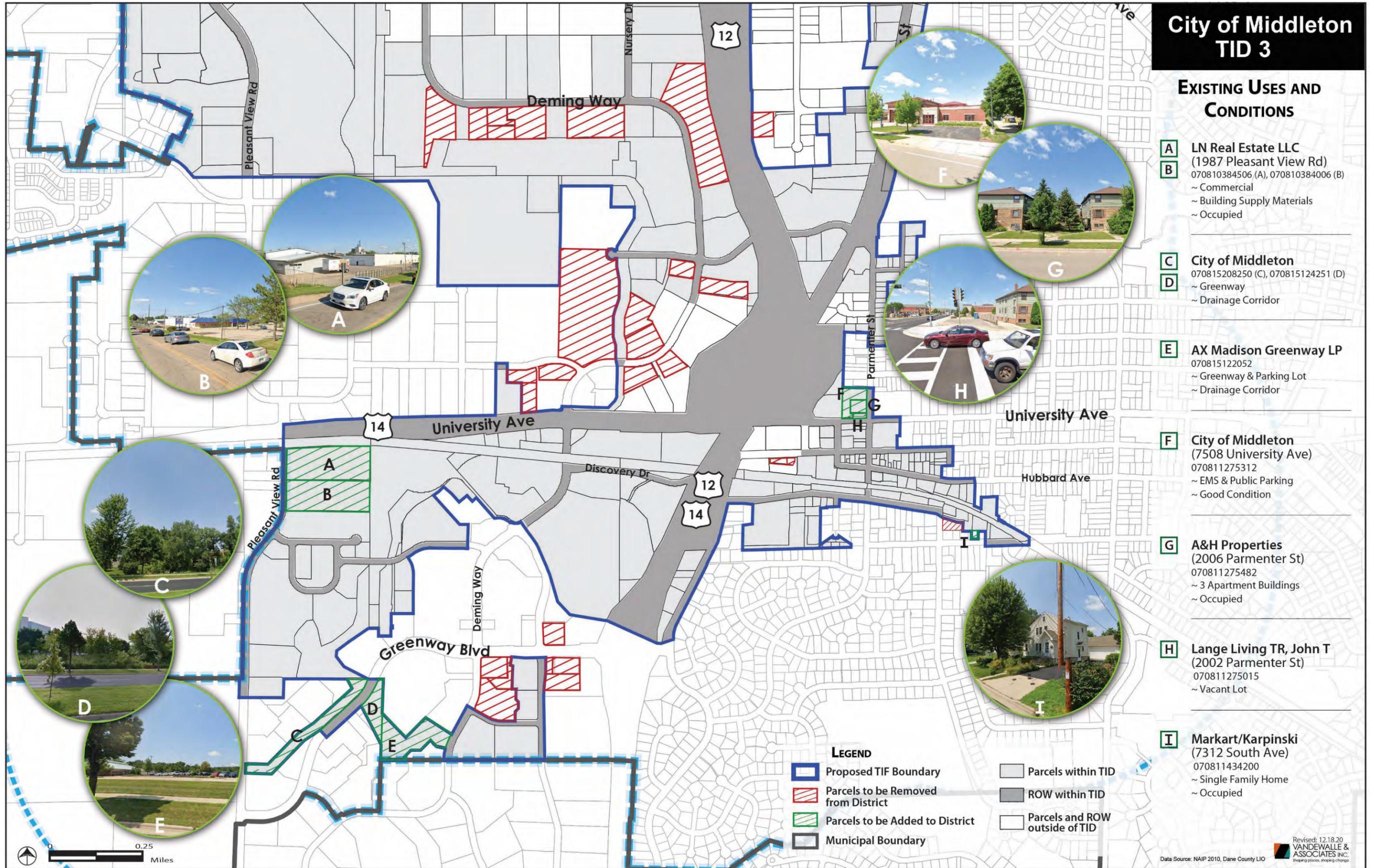
2020 Subt. Parcel	2020 Parcel ID	2020 Land Value	2020 Improvement Value	2020 PP Value	2020 Total Subtraction Value	Base Year	Base Assessment Class	Base Land Value	Base Value (Total)	Base Parcel Acres ⁴	2020 Parcel Acres ⁵	Prorated Acreage	Prorated Base Land Value for Subtraction	DOR Ratio ⁶	Land Subtotal ⁶	Base Imp. Value for Subtraction	DOR Ratio ⁶	Imp. Subtotal ⁶	Total Base Value for Subtraction	Value Increment to be Subtracted	Note
A	070802295702	\$2,248,600	\$2,659,300	\$176,400	\$5,084,300	1993	1 Residential	\$77,600	\$184,100	57.43	7.50	13.06%	\$10,138	1.0599	\$9,565	\$106,500	0.9571	\$111,274	\$120,839	\$4,963,461	10
	070802275152				\$0	1993	1 Residential	\$263,500	\$815,200	3.51	3.51	100.00%	\$263,500	1.0599	\$248,600	\$551,700	0.9571	\$576,400	\$825,000		3
B	070802275452	\$2,560,800	\$2,667,000	\$371,300	\$5,599,100	1993	1 Residential	\$333,700	\$333,700	9.89	5.19	52.42%	\$174,924	0.8981	\$194,800				\$194,800	\$4,579,300	3
C	070802274302	\$1,072,800	\$1,538,400	\$210,600	\$2,821,800	1993	1 Residential	\$333,700	\$333,700	9.89	2.37	23.94%	\$79,903	0.8981	\$89,000	\$0	0.9227	\$0	\$89,000	\$2,732,800	1
D	070802486206	\$1,280,700	\$1,134,200	\$417,600	\$2,832,500	1999	2 Commercial	\$367,800	\$1,224,300	2.96	2.96	100%	\$367,800	0.8965	\$410,262	\$856,500	0.9176	\$933,413	\$1,343,675	\$1,488,825	2
E	070802373177	\$224,400	\$284,900	\$9,000	\$518,300	1993	2 Commercial	\$12,700	\$127,000	3.20	1.37	42.94%	\$5,453	0.8981	\$6,072	\$0	0.9227	\$0	\$6,072	\$512,228	1
					\$0	1993	2 Commercial	\$94,100	\$94,100	53.46	10.61	19.85%	\$18,677	0.8981	\$20,797	\$0	0.0000	\$0	\$20,797		3
F	070802343752	\$5,467,200	\$38,232,800	\$8,071,300	\$51,771,300	1993	4 Agriculture	\$21,100	\$21,100	16.13	0.88	5.45%	\$1,151	0.8981	\$1,281	\$0	0.9227	\$0	\$1,281	\$51,749,222	3
G	070803450802	\$1,182,000	\$2,048,000	\$203,400	\$3,433,400	1993	4 Agriculture	\$390,500	\$469,200	155.81	4.67	3.00%	\$11,711	0.5666	\$20,668				\$20,668	\$3,412,732	1
H	070803452102	\$731,900	\$1,644,100	\$581,400	\$2,957,400	1993	4 Agriculture	\$390,500	\$469,200	155.81	2.79	1.79%	\$7,002	0.5666	\$12,400				\$12,400	\$2,945,000	1
I	070803452202	\$295,700	\$980,300	\$62,900	\$1,338,900	1993	4 Agriculture	\$390,500	\$469,200	155.81	0.97	0.62%	\$2,439	0.5666	\$4,300				\$4,300	\$1,334,600	1
J	070803452002	\$308,400	\$989,600	\$27,000	\$1,325,000	1993	4 Agriculture	\$390,500	\$469,200	155.81	1.03	0.66%	\$2,571	0.5666	\$4,500				\$4,500	\$1,320,500	1
K	070803451802	\$421,900	\$979,100	\$4,700	\$1,405,700	1993	4 Agriculture	\$390,500	\$469,200	155.81	1.50	0.96%	\$3,759	0.5666	\$6,600				\$6,600	\$1,399,100	1
L	070803453652	\$974,600	\$2,128,400	\$77,800	\$3,180,800	1993	2 Commercial	\$390,500	\$469,200	155.81	3.81	2.44%	\$9,541	0.5666	\$16,800	\$78,700	0.9459	\$83,201	\$100,001	\$3,080,799	10
M	070810178052	\$7,119,700	\$3,700,300	\$583,000	\$11,403,000	1993	2 Commercial	\$78,800	\$78,800	38.72	16.00	41.32%	\$32,562	0.8981	\$36,257	\$0	0.9459	\$0	\$36,257	\$11,366,743	1
N	070811231302	\$579,200	\$179,500	\$18,300	\$777,000	1993	2 Commercial	\$94,100	\$94,100	61.92	1.02	1.65%	\$1,555	0.8981	\$1,731				\$1,731	\$775,269	9
O	070811235252	\$1,211,700	\$1,236,300	\$49,200	\$2,497,200	1993	2 Commercial	\$94,100	\$94,100	61.92	1.97	3.19%	\$3,000	0.8981	\$3,300				\$3,300	\$2,493,900	9
P	070811240702	\$758,400	\$797,600	\$105,600	\$1,661,600	1993	2 Commercial	\$94,100	\$94,100	61.92	2.14	3.46%	\$3,257	0.8981	\$3,600				\$3,600	\$1,658,000	9
Q	070811240152	\$1,116,300	\$4,128,700	\$252,400	\$5,497,400	1993	2 Commercial	\$94,100	\$94,100	61.92	2.22	3.58%	\$3,371	0.8981	\$3,800				\$3,800	\$5,493,600	9
R	070811241602	\$676,200	\$1,291,800	\$71,800	\$2,039,800	1993	2 Commercial	\$94,100	\$94,100	61.92	1.21	1.95%	\$1,836	0.8981	\$2,000				\$2,000	\$2,037,800	9
S	070811242102	\$1,037,500	\$0	\$0	\$1,037,500	1993	2 Commercial	\$94,100	\$94,100	61.92	1.64	2.65%	\$2,494	0.8981	\$2,800	\$0	0.9227	\$0	\$2,800	\$1,034,700	9
					\$0	1993	2 Commercial	\$78,800	\$78,800	38.72	0.90	2.32%	\$1,832	0.8981	\$2,039	\$0	0.9227	\$0	\$2,039		3
T	070810160302	\$739,800	\$1,421,200	\$34,900	\$2,195,900	1993	2 Commercial	\$134,400	\$134,400	16.60	0.46	2.77%	\$3,724	0.8981	\$4,147				\$4,147	\$2,189,714	3
U	070810160702	\$567,400	\$1,234,500	\$154,500	\$1,956,400	1993	2 Commercial	\$134,400	\$134,400	16.60	1.00	6.04%	\$8,111	0.8981	\$9,000				\$9,000	\$1,947,400	1
V	070810160502	\$736,800	\$782,200	\$36,700	\$1,555,700	1993	2 Commercial	\$134,400	\$134,400	16.60	1.13	6.81%	\$9,155	0.8981	\$10,200	\$0	0.0000	\$0	\$10,200	\$1,545,500	1
W	070810463082	\$717,800	\$2,192,200	\$436,700	\$3,346,700	1993	1 Residential	\$376,800	\$376,800	22.61	1.30	5.76%	\$21,715	0.8981	\$24,179	\$0	0.9227	\$0	\$24,179	\$3,322,521	1
X	070810497552	\$910,000	\$4,389,000	\$500,400	\$5,799,400	1999	2 Commercial	\$356,800	\$356,800	2.24	1.40	62.37%	\$222,522	0.8965	\$248,212				\$248,212	\$5,551,188	1
Y	070810497702	\$206,700	\$0	\$0	\$206,700	1999	2 Commercial	\$356,800	\$356,800	2.24	0.84	37.59%	\$134,119	0.8965	\$149,602	\$0	0.9176	\$0	\$149,602	\$57,098	1
Z	070815104252	\$1,558,400	\$8,664,100	\$343,200	\$10,565,700	1999	2 Commercial	\$444,400	\$6,503,300	3.23	3.23	66.76%	\$296,664	0.8965	\$330,914	\$6,058,900	0.9176	\$6,602,986	\$6,933,900	\$3,631,800	7
AA	070815100102	\$253,600	\$1,358,400	\$147,100	\$1,759,100	1999	2 Commercial	\$839,800	\$839,800	5.70	0.36	6.39%	\$53,629	0.8965	\$59,821				\$59,821	\$1,699,279	1
BB	070815101402	\$598,700	\$2,076,300	\$667,200	\$3,342,200	1999	2 Commercial	\$839,800	\$839,800	5.70	1.03	18.07%	\$151,753	0.8965	\$169,273				\$169,273	\$3,172,927	1
CC	070815101652	\$830,000	\$0	\$0	\$830,000	1999	2 Commercial	\$839,800	\$839,800	5.70	1.56	27.39%	\$229,987	0.8965	\$256,539	\$0	0.9176	\$0	\$256,539	\$573,461	1
DD	070811433648	\$182,600	\$574,300	\$0	\$756,900	1993	1 Residential	\$62,000	\$104,500	1.84	0.55	29.89%	\$18,533	1.0599	\$17,486	\$42,500	0.9571	\$44,405	\$61,891	\$695,009	10
EE	070811303062	\$0	\$0	\$0	\$0	1993	2 Commercial	\$0	\$0	0.25	1.65	0.00%	\$0	0.8981	\$0				\$0	\$0	8
FF	070811303132	\$0	\$0	\$0	\$0	1993	2 Commercial	\$0	\$0	0.25	2.20	0.00%	\$0	0.8981	\$0				\$0	\$0	8
Total		\$36,569,800	\$89,312,500	\$13,614,400	\$139,496,700			\$9,088,800	\$17,291,400	93.00			\$2,158,389		\$2,380,545	\$7,694,800		\$8,351,679	\$10,732,224	\$128,764,476	
																			\$11,138,700	\$128,357,476	11, 12
1993	1993	\$30,931,700	\$71,690,500	\$11,538,900	\$114,161,100			5,043,600	6,330,800	1612.12	81.612		\$701,914		\$755,921	\$779,400		\$815,280	\$1,571,300	\$112,589,899	12
1999	1999	\$5,638,100	\$17,622,000	\$2,075,500	\$25,335,600			4,045,200	10,960,600	27.77	11.383		\$1,456,475		\$1,624,624	\$6,915,400		\$7,536,399	\$9,567,400	\$16,174,577	12
		Current Value After DOR Ratio is Applied			\$155,551,441														Subtracted Value Increment After DOR Ratio is Applied	\$144,412,741	12

- 2020 acreage prorated from portion of 1993/1999 parent base parcel(s).
- Current parcel - all base value and increment as of 2020 tax year included in net subtraction.
- Total 2020 parcel acreage split across multiple base parcels.
- Base parcel acreages calculated from hand-drawn 1993 parcel maps using CAD/GIS software. Some distortion from scanning/translation into digital format may result in a small amount of variation from actual 1993 acreages, which were not included in 1993 TID creation forms and 1999 boundary amendment documentation.
- 2020 parcel acreage from Dane County tax records. Where appropriate, 2020 acreages split across multiple base parcels calculated using CAD/GIS software.
- Ratios provided by DOR for base parcels by assessment class at time added to the District (1993 or 1999).
- Base parcel subdivided by CSM in January 2020. Proposed subtraction includes all base improvement value and prorated portion of base land value, as the portion of the base parcel to remain in TID #3 has been used solely as a parking lot (with zero improvement value assumed) since being added to the District in 1999.
- Parcels inadvertently left in TID under Amendment #9 when subtraction of an adjacent parcel left them without contiguity to the rest of the District. Parcels EE and FF share the same 1993 parent parcel (070811302977) as Amendment #9 subtraction Parcel O, and the entire base value of that Parcel O was removed under the last amendment. As a result, there is no prorated base value remaining in the District to be removed under Amendment #10.
- Original property line between parcels 070811290007 and 070811287502 is not clear so base parcel values and acreages were combined. Same methodology used for same area to calculate base value of subtracted parcels I & J in 2015 Amendment (No. 9).
- Original structures have been removed so 100% of base improvement value has been subtracted while only a portion of the base land value has been subtracted.
- Subtracted 1999 base parcels had a total \$407,000 of personal property value in 2020. There is no known personal property associated with any of the 1993 base parcels being subtracted.
- Values highlighted in green are those certified by DOR. Base values have been rounded per DOR methodology. Total current value and total value increment result from applying DOR ratio of 0.08908 to locally assessed real and personal property.

MAP 1:



MAP 1.A:



City of Middleton TID 3

EXISTING USES AND CONDITIONS

- A** LN Real Estate LLC
(1987 Pleasant View Rd)
070810384506 (A), 070810384006 (B)
~ Commercial
~ Building Supply Materials
~ Occupied
- B** City of Middleton
070815208250 (C), 070815124251 (D)
~ Greenway
~ Drainage Corridor
- C** AX Madison Greenway LP
070815122052
~ Greenway & Parking Lot
~ Drainage Corridor
- D** City of Middleton
(7508 University Ave)
070811275312
~ EMS & Public Parking
~ Good Condition
- E** A&H Properties
(2006 Parmenter St)
070811275482
~ 3 Apartment Buildings
~ Occupied
- F** Lange Living TR, John T
(2002 Parmenter St)
070811275015
~ Vacant Lot
- G** Markart/Karpinski
(7312 South Ave)
070811434200
~ Single Family Home
~ Occupied

LEGEND

- [Blue dashed line] Proposed TIF Boundary
- [Red hatched] Parcels to be Removed from District
- [Green hatched] Parcels to be Added to District
- [Grey outline] Parcels within TID
- [Blue outline] Municipal Boundary
- [Dark grey outline] ROW within TID
- [White outline] Parcels and ROW outside of TID

Revised: 12.18.20
VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change

Data Source: NAIP 2010, Dane County LIO

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SECTION V: PROPOSED PUBLIC WORKS AND ESTIMATED COSTS

Per the Joint Review Board's approval of project plan Amendment No. 9 in 2015, the current total authorized spending for TID #3 is \$178,235,626, exclusive of interest and finance charges. As of the end of 2019, the City has incurred a total of \$118,099,285 in direct costs and obligations under existing pay-as-you go agreements with developers since the inception of the District, exclusive of interest and finance charges. As shown on Table 3 at the end of this section, the City anticipates additional direct project costs (excluding finance charges and interest) of \$123,520,992 to facilitate additional growth and development over the remaining life of TID #3. Accordingly, the total level of direct spending by the close of the District in 2030 is projected to be \$241,620,278, or \$63,688,686 more than the amount authorized in Amendment No. 9.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas. In addition to a general description, each category contains a list of the following types of proposed expenditures.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Expenditures within a Half-mile are those priority projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stats. §66.1105(2)(f)1.n. and are shown in the descriptions below with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects with the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this project plan and approval of the Joint Review Board.

Contingent Expenditures are those the City may undertake provided sufficient tax increments become available to pay for them. The tax increments projected to be received from the future redevelopment projects described in Section VII are not thought to be sufficient to cover the Contingent Expenditures and, therefore, these expenditures are not included in the financial feasibility analysis contained in Section VII. However, should additional tax increments be generated, then the City may use them to undertake these projects.

The costs for the priority projects are shown in Table 3, and their locations shown on Map 2. Note that the projects described in the original project plan and previous amendments that have yet to be undertaken remain valid and are intended to be reflected in the descriptions below and in Table 3.

Consistent with the goals and purposes of the District as articulated in the original project plan and previous amendments, the additional project costs included in this Amendment No. 10 are intended to promote orderly development, stimulate commercial revitalization, create jobs, improve housing, enhance the value of property, and broaden the property tax base of the City of Middleton and the overlying taxing jurisdictions. Below are descriptions of those projects that are considered necessary and standard costs for promoting redevelopment within the District. In addition to a general description of eligible costs, some project categories contain a list of priority projects the City intends - but is not required - to undertake based on the projected tax increments to be received from property in the District.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in this project plan amendment should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate

will not require an amendment to the project plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown on Table 3 are preliminary estimates and may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the project plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this project plan. Other adjustments to this project plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the Common Council.

1. Capital Costs

These costs include, but are 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 use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land and waterway improvements to improve navigation, recreation, water quality, and prevent flooding; airport, transit and transportation-related improvements other than roads and bicycle facilities; and area beautification and public art. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such project may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Projects

- A. Downtown Plaza – final design and construction of new 0.3-acre public plaza and event space bounded by Elmwood Avenue, Hubbard Avenue, and Parmenter Street. Features may include, but are not limited to, excavation, environmental remediation, greenspace (grass, native plantings, etc.), retaining walls, paving, stage, site amenities and interactive features (public art, water installations, etc.), but not including restrooms and other community and recreational buildings as prohibited in Wis. Stat. § 66.1105(2)(f)2.a.
- B. Community Campus – This project may include opportunities for more efficient utilization of land through opportunities for combined facilities, flexible spaces that can serve more than one purpose, and underground and/or shared parking opportunities could be shared between the City facilities and other uses in the downtown. TIF-eligible items may also include, but are not limited to: site preparation; streetscape improvements; and costs to make sites available for private development such as demolition, as well as other eligible costs identified in the 2019-2020 *Community Campus Plan*.

- C. Other Capital Projects* - These improvements may include, but are not limited to:
- Downtown landscaping and streetscaping improvements
 - Urban greenway/stormwater management best practices and flood proofing assistance
 - Rail bridge study and rail corridor improvements
 - Morey Airport facility and aesthetic improvements, consistent with the Airport Master Plan
 - Other transportation improvements, including alternative transportation facilities and more/larger parking facilities downtown and additional parking facilities to enable densification outside of downtown

2. Infrastructure

These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this project plan within the District and within a half-mile of the District. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Projects

- A. University Intersection & Cayuga Crosswalk - Full reconstruction of a critical intersection and gateway to the District, including crosswalk and signalization improvements to promote pedestrian safety at this high traffic corner.
- B. Pleasant View Road Reconstruction* - The southern end of this road has not been improved since it was annexed into the City more than twenty years ago, yet its importance as a key connection point to Madison is increasing along with the traffic volumes. Likewise, further improvement to the north end also may be necessary with the increased usage. Given that the road meanders in and out of the District, some of the improvements may be undertaken outside of the District boundaries to ensure the road is fully functional throughout the entire corridor.
- C. Parmenter Street (Terrace Avenue to University Avenue) – Reconstruction of approximately 800 feet of roadway, rail crossings, sidewalks, crosswalks, and related infrastructure, a portion of which is within the District and a portion of which is outside of the District but within a half-mile. The street is major gateway to the District and connects employers and businesses in the District to workforce and customers located to the north. The project cost shown in Table 3 is an estimate of the District's proportionate share of the total construction cost.
- D. Parmenter Street (North of Century Avenue)* - Reconstruction of approximately 4,000 feet of roadway and related infrastructure between Century Avenue and Graber Road. Improvements may extend beyond the District boundary, and as far as the Middleton Park and Ride/US-12 Interchange as deemed appropriate and as available increment may allow.
- E. Donna Drive and Laura Lane Streetscaping* - Addition of on-street and pedestrian elements (parking, sidewalks, lighting, banners, benches, etc.) to complement recent and future redevelopment projects in this area and improve the connection to Parmenter Street. The project will extend just beyond the District boundary as needed to provide a logical terminus of the improvements both visually and functionally.
- F. North & South Fork Monitoring* – Costs related to ongoing monitoring of sediment loads in the Pheasant Branch North and South Forks (streams) following streambank restoration. The north

fork of Pheasant Branch starts at Airport Road and continues to the Confluence Pond (~5,130 linear feet). The south fork of Pheasant Branch starts at the City of Middleton's border east of Greenway Blvd. and continues to the Confluence Pond (~ 8,760 linear feet).

- G. High Point Road & Terrace Avenue Intersection Reconstruction - This will be a continuation of improvements made to Terrace Avenue just east of High Point Road prior to the last project plan amendment in 2015.
- H. Capacity Improvements to Airport Road and Deming Way* - These streets provide critical access into and out of the District and are becoming increasingly congested. Roadway improvements also are needed for these important corridors, portions of which will extend just outside of the District boundaries.

3. Real Estate Acquisition and Relocation

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City or CDA acquiring property within District.

Priority Projects

While no direct project costs are anticipated, the City may use funds under this category to offset significant write-downs on lands throughout the District as deemed necessary to attract the extent and quality of development. Accordingly, land acquisition expenditures may occur anywhere in the District. Any relocation necessitated by these acquisitions would be handled consistent with Wis. Stats. Chapter 32.

4. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All redevelopment projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in "pay-as-you-go" payments over time.

Priority Projects

Economic Development Incentives may be provided to development anywhere within the District where necessary to further District goals. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project's specific needs, funding availability, and the project's consistency with the goals and objectives stated in this plan and other plans and policies of the City including, but not limited to, the removal of blight, building renovations, creation of new jobs, provision of work force housing, or use of sustainable building features and/or provision of renewable or on-site energy systems.

5. Plan Implementation and Cost Recovery

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City's partner agencies such as the

Community Development Authority, Middleton Tourism Commission, or Chamber of Commerce. It also includes the ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District's development as well as the completion of required annual reports, forms and audits, and similar efforts.

Priority Projects

Active project management has been and will continue to be a key activity and expenditure for successful implementation of the TID #3 project plan. It is the intent of the Middleton Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for façade improvements; site acquisition and preparation; annual operating support for the City's Community Development Authority (CDA); and cost recovery for service demands necessitated by and specific to the District's development.

In addition, implementation of this Plan may include the following general tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

6. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

Priority Projects

As shown on Table 6 in Section VII, \$20.8 million in City general obligation borrowing is planned for 2022 and 2024, resulting in approximately \$3,468,846 in interest and finance charges. The level of borrowing, interest rate and finance charges may vary based on economic conditions and projected District cash flows at the time the obligation(s) is incurred. Therefore, the cost shown in Table 3 is an estimate and is subject to change without having to amend this plan.

7. Donations to other Districts

Allocations of surplus increment to other qualifying tax increment districts within the City are authorized in accordance with Wis. Stats. §66.1105(6)(f).

Priority Projects

Subject to available increment once all other obligations of the District have been met on an annual basis, increment from TID #3 may be allocated to another qualifying tax increment district within the City of Middleton. As a District with more 50% of the property found to be blighted, City of Middleton TID #5 qualifies to receive allocations from TID #3 per Wis. Stats. §66.1105(6)(f). In the future, the City may create additional qualifying districts and may allocate increment from TID #3 to such districts consistent with the provisions of the Tax Increment Law then in effect.

Contingent Projects

The financial feasibility analysis in Section VII includes about \$8.7 million in allocations from TID #3 to TID #5 and the potential for a significant fund balance for TID #3 at the close of the District based on increment from projected new development. Depending on the actual financial state of TID #3 in the final years of its statutory life, the City may elect to allocate up to one half of the fund balance to TID #5 and any other qualifying Districts that may then be in existence, all in accordance with the provisions of the Tax Increment Law then in effect.

TABLE 3: PRIORITY PROJECTS AND ESTIMATED COSTS

Project	Totals
1. Capital Costs	\$27,600,000
A. Downtown Plaza	\$1,600,000
B. Community Campus	\$9,000,000
C. Other Capital Projects*	\$15,000,000
Downtown Parking and Streetscaping	\$5,500,000
Green Infrastructure	\$5,500,000
Urban Greenway/Storm Water Management	\$2,500,000
Rail/Other Transportation Costs	\$2,250,000
Airport Improvements	\$1,250,000
2. Infrastructure	\$33,563,000
A. University Intersection & Cayuga Crosswalk	\$590,000
B. Pleasant View Road Reconstruction*	\$17,763,000
C. Parmenter Street (Terrace to University)	\$2,000,000
D. Parmenter Street (North of Century)*	\$5,000,000
E. Donna Drive and Laura Lane Streetscaping*	\$1,500,000
F. Pheasant Branch North & South Fork Monitoring*	\$210,000
G. High Point Road & Terrace Avenue Intersection	\$1,500,000
H. Capacity Improvements to Airport Road and Deming Way*	\$5,000,000
3. Real Estate Acquisition and Relocation	\$0
4. Economic Development Incentives*	\$46,763,027
5. Plan Implementation & Cost Recovery	\$6,930,239
A. Planning, Administration & Professional Services	\$2,060,000
B. Contribution to CDA	\$420,000
C. Community Campus Plan	\$47,179
D. Cost Recovery	\$4,403,060
6. Finance Charges and Interest	\$3,468,846
7. Donations to Other TID	\$8,664,726
TOTAL	\$126,989,838

Notes:

1. See Map 2 for project locations.
2. Expenditures marked with an asterisk (*) may take place within one half mile of the District boundary.
3. All preliminary cost estimates are shown in 2020 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the project plan.

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MAP 2:

City of Middleton TID 3

PRIORITY PROJECTS

- Tid 3 Boundary
- Tid 3 1/2 Mile
- City Boundary
- Existing Off-Street Trail

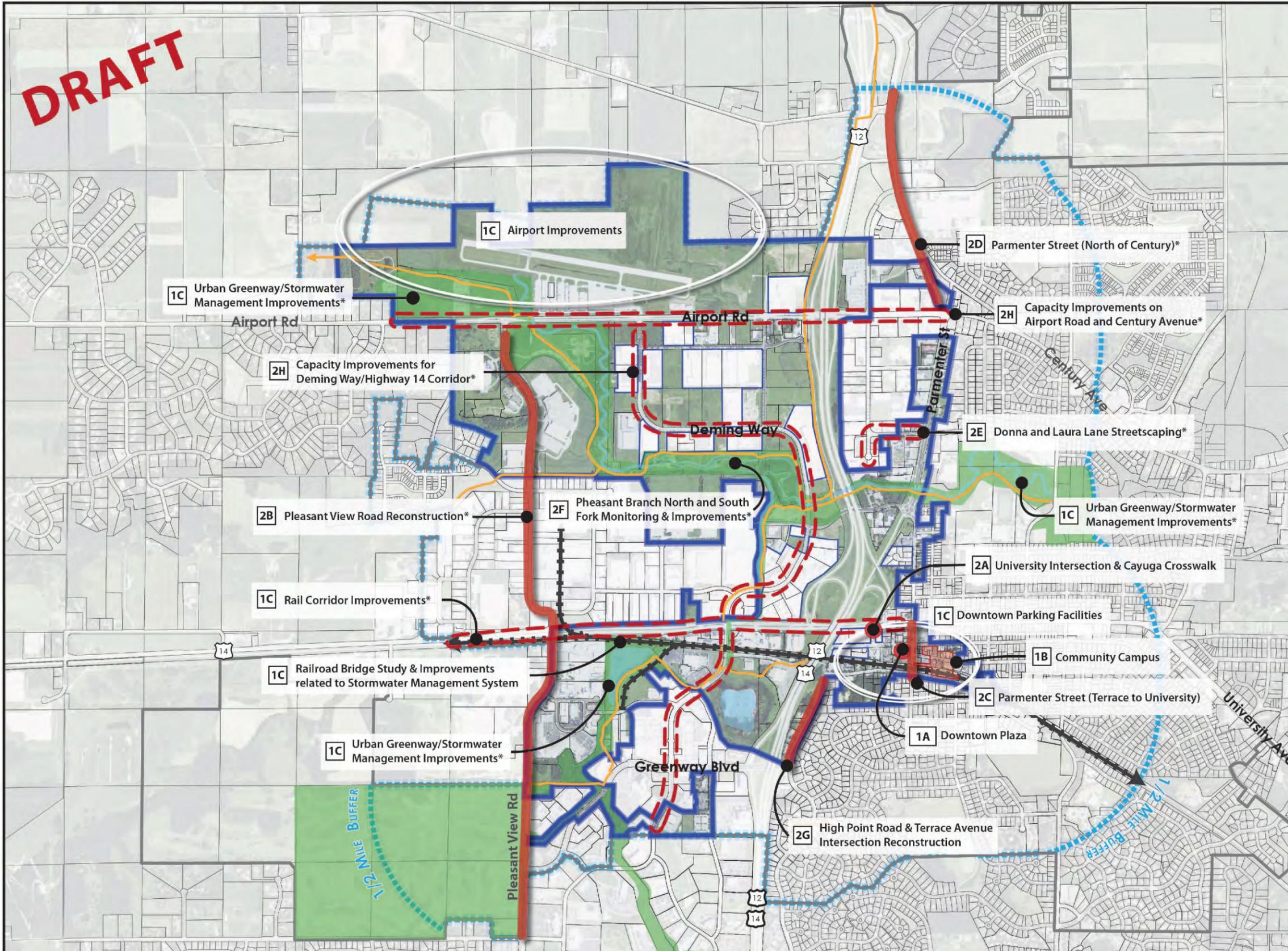
District-Wide Capital Costs and Infrastructure

- Additional parking facilities to enable densification outside of downtown
- Transit improvements, including: Metro bus infrastructure*
- Alternative transportation improvements*
- Bicycle facilities*
- Public street improvements including public utilities replacement
- Sustainable features/renewable energy systems for public infrastructure
- Public Art
- Flood proofing assistance

* Projects may take place within one half mile of the district boundary



REVISED: 9.9.2020
Data Source: NAIP 2010, Dane County LID



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SECTION VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Although the City intends to pursue grants and other funding sources to help pay for some of the project costs identified herein, the success of such efforts is hard to predict. Accordingly, the full cost attributable to District has been shown.

For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. Accordingly, there are no non-project costs included in this amendment.

SECTION VII. ECONOMIC FEASIBILITY ANALYSIS

Table 4 shows projected new project expenditures over the remaining life of the District by the primary project categories. Other than those already programmed for the next two years or so, the exact timing of individual priority projects identified in Table 4 is estimated. Further, the District's financial capability will change dramatically over the next few years as several outstanding bond issues are retired and increment is made available to incur new costs. Accordingly, the expenditures by project category as shown on Table 4 have been sequenced with the anticipated levels of available increment rather than by specific priority projects. As indicated on the table, additional borrowings are anticipated in 2022 and 2024 and the related interest and finance costs are shown in the following years.

Based on approved and ongoing development projects, general development and economic trends, and the remaining land in the District that has yet to be developed or has redevelopment potential, an additional \$98 million in value increment is projected over the remaining life of the District (construction years 2020-2028 - see Table 5). Because it is difficult to predict the timing of development on a parcel-by-parcel basis beyond those projects already underway or in the planning stages, an average of \$7.43 million in additional value increment is projected per year beginning in 2023 and through the remaining life of the District.

Table 6 provides a cash flow analysis that shows the proposed spending plan is feasible. Revenues on the table include tax increment from existing development in the District plus the projected tax increment from new development (as shown in Table 5) and minus the tax increment from those properties to be subtracted per this amendment. Expenses on the table include all current outstanding obligations plus the additional project costs shown in Table 4.

As shown on Table 6, the District is projected to maintain a positive fund balance at the end of every year with an ending surplus of about \$15.7 million if the District were to remain open its entire statutory life. To the extent that all outstanding obligations can be retired prior to the statutory closing date following the end of the authorized spending period, the City will look to do so in order to return property in the District to the general tax rolls of all overlying taxing jurisdictions as soon as possible.

SECTION VIII. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #3 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

No change has been made to this section in this amendment.

SECTION IX. STATEMENT ON RELOCATION

No change has been made to this section in this amendment.

TABLE 4: PROJECTED NEW PRIORITY PROJECT EXPENDITURES BY YEAR

Project	2020	2021	2022	2023	2024	2025	2026-2030	Totals
1. Capital Costs	\$2,600,000	\$4,000,000	\$2,500,000	\$4,500,000	\$7,000,000	\$7,000,000	\$0	\$27,600,000
A. Downtown Plaza	\$100,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$1,600,000
B. Community Campus	\$0	\$0	\$0	\$0	\$4,500,000	\$4,500,000	\$0	\$9,000,000
C. Other Capital Projects*	\$2,500,000	\$2,500,000	\$2,500,000	\$4,500,000	\$2,500,000	\$2,500,000	\$0	\$15,000,000
2. Infrastructure	\$6,688,000	\$6,935,000	\$8,635,000	\$6,735,000	\$4,035,000	\$2,535,000	\$0	\$33,563,000
A. University Intersection & Cayuga Crosswalk	\$590,000	\$0	\$0	\$0	\$0	\$0	\$0	\$590,000
B. Pleasant View Road Reconstruction*	\$5,863,000	\$100,000	\$7,100,000	\$4,700,000	\$0	\$0	\$0	\$17,763,000
C. Parmenter Street (Terrace to University)	\$200,000	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000
D. Parmenter Street (North of Century)*	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000
E. Donna Drive and Laura Lane Streetscaping*	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
F. Pheasant Branch North & South Fork Monitoring*	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$0	\$210,000
G. High Point Road & Terrace Avenue Intersection	\$0	\$0	\$0	\$0	\$1,500,000	\$0	\$0	\$1,500,000
H. Capacity Improvements to Airport Road and Deming Way*	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000	\$0	\$5,000,000
3. Real Estate Acquisition and Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Economic Development Incentives*	\$3,842,752	\$3,767,046	\$4,150,070	\$4,241,361	\$4,224,307	\$3,742,236	\$22,795,254	\$46,763,027
5. Plan Implementation & Cost Recovery	\$1,653,709	\$1,486,530	\$1,110,000	\$1,010,000	\$910,000	\$760,000	\$0	\$6,930,239
A. Planning, Administration & Professional Services	\$360,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$0	\$2,060,000
B. Contribution to CDA	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$0	\$420,000
C. Community Campus Plan	\$47,179	\$0	\$0	\$0	\$0	\$0	\$0	\$47,179
D. Cost Recovery	\$1,176,530	\$1,076,530	\$700,000	\$600,000	\$500,000	\$350,000	\$0	\$4,403,060
6. Finance Charges and Interest	\$67,563	\$6,900	\$357,500	\$354,000	\$584,190	\$543,187	\$1,555,506	\$3,468,846
7. Donations to Other TID	\$0	\$0	\$3,664,726	\$0	\$0	\$0	\$5,000,000	\$8,664,726
TOTAL	\$14,852,024	\$16,195,476	\$20,417,296	\$14,840,361	\$16,753,498	\$14,580,423	\$29,350,761	\$126,989,838

All preliminary cost estimates are shown in 2020 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending this Project Plan.

TABLE 5: PROJECTED TAX INCREMENT

Current Base Value	59,669,200	Annual Inflation Rate	1.0%
Current TIF Mill Rate	0.01952	Annual TIF Rate Change	0.0%

Construction Year	Tax Year	Revenue Year	Beginning Cumulative TID Value	Inflation Growth	Plus Value Growth Existing Development	Less Subtractions / Corrections / Tax Base Loss	Cumulative Total TID Value	Less Base Value	Cumulative Value Increment	Annual New Development Increment	Cumulative Value Increment	Tax Increment
2014	2015	2016	\$455,880,600	\$2,279,403	\$31,166,197	(\$16,885,600)	\$472,440,600	(\$63,401,800)	\$409,038,800	\$0	\$409,038,800	\$9,126,294
2015	2016	2017	\$472,440,600	\$2,362,203	\$28,565,897	(\$102,245,000)	\$401,123,700	(\$59,669,200)	\$341,454,500	\$0	\$341,454,500	\$7,076,276
2016	2017	2018	\$401,123,700	\$2,005,619	\$0	\$0	\$403,129,319	(\$59,669,200)	\$343,460,119	\$110,131,281	\$453,591,400	\$9,225,019
2017	2018	2019	\$513,260,600	\$5,132,606	\$0	(\$44,987,872)	\$473,405,334	(\$59,669,200)	\$413,736,134	\$49,312,766	\$463,048,900	\$8,898,277
2018	2019	2020	\$522,718,100	\$37,403,800	\$0	\$0	\$560,121,900	(\$59,669,200)	\$500,452,700	\$78,014,100	\$578,466,800	\$11,292,071
2019	2020	2021	\$638,136,000	\$6,381,360	\$0	\$0	\$644,517,360	(\$59,669,200)	\$584,848,160	\$41,155,867	\$626,004,027	\$12,220,031
2020	2021	2022	\$685,673,227	\$6,856,732	\$0	(\$129,980,800)	\$562,549,159	(\$54,993,300)	\$507,555,859	\$25,735,054	\$533,290,913	\$10,410,207
2021	2022	2023	\$592,960,113	\$5,929,601	\$0	\$0	\$598,889,714	(\$54,993,300)	\$543,896,414	\$13,003,800	\$556,900,214	\$10,871,077
2022	2023	2024	\$616,569,414	\$6,165,694	\$0	\$0	\$622,735,108	(\$54,993,300)	\$567,741,808	\$14,765,500	\$582,507,308	\$11,370,945
2023	2024	2025	\$642,176,508	\$6,421,765	\$0	\$0	\$648,598,273	(\$54,993,300)	\$593,604,973	\$7,430,000	\$601,034,973	\$11,732,618
2024	2025	2026	\$660,704,173	\$6,607,042	\$0	(\$130,000,000)	\$537,311,215	(\$44,993,300)	\$492,317,915	\$7,430,000	\$499,747,915	\$9,755,425
2025	2026	2027	\$559,417,115	\$5,594,171	\$0	\$0	\$565,011,286	(\$44,993,300)	\$520,017,986	\$7,430,000	\$527,447,986	\$10,296,149
2026	2027	2028	\$587,117,186	\$5,871,172	\$0	\$0	\$592,988,358	(\$44,993,300)	\$547,995,058	\$7,430,000	\$555,425,058	\$10,842,281
2027	2028	2029	\$615,094,258	\$6,150,943	\$0	\$0	\$621,245,201	(\$44,993,300)	\$576,251,901	\$7,430,000	\$583,681,901	\$11,393,874
2028	2029	2030	\$643,351,101	\$6,433,511	\$0	\$0	\$649,784,612	(\$44,993,300)	\$604,791,312	\$7,430,000	\$612,221,312	\$11,950,983
TOTAL										\$376,698,368	\$146,694,542	

Source: City of Middleton Finance Department

TABLE 6: SOURCES AND USES OF FUNDS (CASH FLOW)

Year	Sources of Funds					Uses of Funds					Debt Service			Fund Balance				Principal Outstanding	Year
	Tax Increment	Interest Income	Debt Proceeds	Other Revenue	Total	Project Costs	Developer Payments	Cost Recovery	Donations to Other TID	Total	Principal	Interest	Total	Annual	Cumulative	Less Advances	Available Funds		
To 2015	\$101,514,613	\$4,971,826	\$82,289,967	\$13,989,530	\$202,765,936	\$83,173,546	\$6,193,056	\$8,082,650	\$0	\$97,449,252	\$72,679,967	\$28,287,458	\$100,967,425	\$4,349,259	\$4,349,259	\$0	\$4,349,259	\$9,610,000	To 2015
2016	\$9,126,294	\$63,160	\$0	\$1,712,798	\$10,902,252	\$1,255,927	\$1,166,961	\$1,576,530	\$0	\$3,999,418	\$1,845,000	\$263,833	\$2,108,833	\$4,794,002	\$9,143,261	-\$4,653,545	\$4,489,716	\$7,765,000	2016
2017	\$7,076,276	\$38,178	\$0	\$563,950	\$7,678,404	\$1,123,531	\$1,596,215	\$1,476,530	\$0	\$4,196,276	\$1,880,000	\$224,576	\$2,104,576	\$1,377,553	\$10,520,813	-\$4,193,289	\$6,327,524	\$5,885,000	2017
2018	\$9,225,019	\$77,339	\$0	\$797,914	\$10,100,272	\$2,424,688	\$2,516,172	\$1,376,530	\$0	\$6,317,390	\$1,920,000	\$178,319	\$2,098,319	\$1,684,563	\$12,205,377	-\$6,823,289	\$5,382,088	\$3,965,000	2018
2019	\$8,898,277	\$128,843	\$0	\$941,540	\$9,968,660	\$1,920,916	\$3,243,537	\$1,276,530	\$0	\$6,440,983	\$1,965,000	\$127,232	\$2,092,232	\$1,435,445	\$13,640,822	-\$6,823,289	\$6,817,533	\$2,000,000	2019
2020	\$11,292,071	\$50,000	\$0	\$686,483	\$12,028,554	\$9,765,179	\$3,842,752	\$1,176,530	\$0	\$14,784,461	\$1,655,000	\$67,563	\$1,722,563	-\$4,478,470	\$9,162,352	-\$4,193,289	\$4,969,063	\$345,000	2020
2021	\$12,220,031	\$50,000	\$0	\$1,186,483	\$13,456,514	\$11,345,000	\$3,767,046	\$1,076,530	\$0	\$16,188,576	\$170,000	\$6,900	\$176,900	-\$2,908,962	\$6,253,390	-\$4,193,289	\$2,060,101	\$175,000	2021
2022	\$10,410,207	\$75,000	\$11,800,000	\$686,483	\$22,971,690	\$11,545,000	\$4,150,070	\$700,000	\$3,664,726	\$20,059,796	\$175,000	\$357,500	\$532,500	\$2,379,394	\$8,632,784	-\$4,193,289	\$4,439,495	\$11,800,000	2022
2023	\$10,871,077	\$50,000	\$0	\$686,483	\$11,607,560	\$9,645,000	\$4,241,361	\$600,000	\$0	\$14,486,361	\$1,326,985	\$354,000	\$1,680,985	-\$4,559,786	\$4,072,997	-\$4,193,289	-\$120,292	\$10,473,015	2023
2024	\$11,370,945	\$50,000	\$9,000,000	\$686,483	\$21,107,428	\$11,445,000	\$4,224,307	\$500,000	\$0	\$16,169,307	\$1,366,795	\$584,190	\$1,950,985	\$2,987,135	\$7,060,133	-\$4,032,826	\$3,027,307	\$18,106,220	2024
2025	\$11,732,618	\$5,000	\$0	\$686,483	\$12,424,101	\$9,945,000	\$3,742,236	\$350,000	\$0	\$14,037,236	\$1,407,799	\$543,187	\$1,950,985	-\$3,564,120	\$3,496,012	-\$3,632,826	-\$136,814	\$16,698,421	2025
2026	\$9,755,425	\$40,000	\$0	\$686,483	\$10,481,908	\$0	\$4,727,501	\$0	\$1,000,000	\$5,727,501	\$2,950,033	\$500,953	\$3,450,985	\$1,303,421	\$4,799,433	-\$3,232,826	\$1,566,607	\$13,748,388	2026
2027	\$10,296,149	\$80,000	\$0	\$686,483	\$11,062,632	\$0	\$4,616,111	\$0	\$1,000,000	\$5,616,111	\$3,193,534	\$412,452	\$3,605,985	\$1,840,536	\$6,639,969	-\$2,832,826	\$3,807,143	\$10,554,854	2027
2028	\$10,842,281	\$120,000	\$0	\$686,483	\$11,648,764	\$0	\$4,515,497	\$0	\$1,000,000	\$5,515,497	\$3,338,340	\$316,646	\$3,654,985	\$2,478,281	\$9,118,251	-\$2,432,826	\$6,685,425	\$7,216,515	2028
2029	\$11,393,874	\$160,000	\$0	\$686,483	\$12,240,357	\$0	\$4,602,696	\$0	\$1,000,000	\$5,602,696	\$3,584,490	\$216,495	\$3,800,985	\$2,836,676	\$11,954,926	-\$2,048,999	\$9,905,927	\$3,632,025	2029
2030	\$11,950,983	\$200,000	\$0	\$686,483	\$12,837,466	\$0	\$4,333,449	\$0	\$1,000,000	\$5,333,449	\$3,632,025	\$108,961	\$3,740,985	\$3,763,032	\$15,717,958	\$0	\$15,717,958	\$0	2030
Total	\$257,976,140	\$6,159,346	\$103,089,967	\$26,057,045	\$393,282,498	\$153,588,787	\$61,478,968	\$18,191,830	\$8,664,726	\$241,924,312	\$103,089,967	\$32,550,262	\$135,640,229						

Source: City of Middleton Finance Department

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APPENDIX A: METHODOLOGY FOR DETERMINING THE BASE VALUE OF SUBTRACTED PROPERTIES

Vandewalle & Associates obtained the current values of the parcels proposed to be subtracted from TID #3 in Amendment No. 10 by electronic means from Dane County. However, the process for calculating the 1993/1999 base values for select 2020 TID #3 subtraction parcels – based on their current boundaries – involved the translation of paper-based maps and tables into an electronic format. The remarkable success of new development activities taking place in the District since its inception has included a number of subdivisions, plats, and issuance of new tax identification numbers that, in some instances, proved difficult to track in their entirety based on gaps in information available from historic records – both at the time of the District’s establishment in 1993 and expansion in 1999, as well as the numerous boundary amendments and reconfigurations of constituents parcels in the intervening years.

The following is a detailed accounting of the methods undertaken by to compare current subtraction parcel information with 1993 hard-copy data to the greatest extent possible. Where appropriate, the base values of parcels to be removed have been prorated as a percentage of current acreage to its parent parcel(s), and/or estimated in a manner that is reasonably consistent with surrounding parcels (where data is unavailable or incomplete).

1. Gathered 2020 (Access Dane) and 1993/1999 parcel values (paper records furnished by City of Middleton and the Department of Revenue).
2. Acquired acreages of 2020 TID #3 parcels of interest from Dane County GIS: DCI Maps.
3. Using DCI Maps 2020 parcel information, 1995/2000 Ortho data, and 1993/1999 parcel map information, outlined and calculated the total acreage of original parent parcel(s) in 1993/1999.
4. Divided the total acreage of the 2020 subtraction parcel by the total acreage of its 1993/1999 parent parcel(s) and calculated the prorate percentage.
5. Multiplied the prorate percentage by the total base value of each 1993/1999 parent parcel yielding base value figures for each 2020 subtraction parcel.

As noted on Table A.1. (an alternate version of Table 1 in Section I of the plan document), complicating factors also necessitated special base value calculations for several subtraction parcels:

Table A.2. provides a correlation of the 1993/1999 parcel numbers with the current parcel numbers.

TABLE A.1.: PARCELS FOR REDUCTION

2020 Subt. Parcel	Parcel ID	2020 Land Value	2020 Improvement Value	2020 PP Value	2020 Total Subtraction Value	Base Land Value	Base Value (Total)	Base Parcel Acres ⁴	2020 Parcel Acres ⁵	Prorated Acreage	Total Base Value for Subtraction	Net Value to be Subtracted
A	070802295702	\$2,248,600	\$2,659,300	\$173,800	\$5,081,700	\$77,600	\$184,100	57.43	7.50	13.06%	\$120,900	\$4,960,800
	070802275152					\$263,500	\$815,200	3.51	3.51	100.00%	\$825,000	
B	070802275452	\$2,560,800	\$2,667,000	\$186,400	\$5,414,200	\$333,700	\$333,700	9.89	5.19	52.42%	\$194,800	\$4,394,400
C	070802274302	\$1,072,800	\$1,538,400	\$210,600	\$2,821,800	\$333,700	\$333,700	9.89	2.37	23.94%	\$89,000	\$2,732,800
D	070802486206	\$1,280,700	\$1,134,200	\$417,600	\$2,832,500	\$367,800	\$1,224,300	2.96	2.96	100.00%	\$1,343,700	\$1,488,800
E	070802373177	\$224,400	\$284,900	\$9,000	\$518,300	\$94,100	\$94,100	53.46	1.37	2.57%	\$2,700	\$515,600
						\$94,100	\$94,100	53.46	9.24	17.29%	\$18,100	
F	070802343752	\$5,467,200	\$38,232,800	\$8,011,700	\$51,711,700	\$21,100	\$21,100	16.13	0.88	5.45%	\$1,300	\$51,692,300
G	070803450802	\$1,182,000	\$2,048,000	\$203,400	\$3,433,400	\$390,500	\$469,200	155.81	4.67	3.00%	\$103,900	\$3,329,500
H	070803452102	\$731,900	\$1,644,100	\$581,400	\$2,957,400	\$390,500	\$469,200	155.81	2.79	1.79%	\$12,400	\$2,945,000
I	070803452202	\$295,700	\$980,300	\$22,100	\$1,298,100	\$390,500	\$469,200	155.81	0.97	0.62%	\$4,300	\$1,293,800
J	070803452002	\$308,400	\$989,600	\$25,100	\$1,323,100	\$390,500	\$469,200	155.81	1.03	0.66%	\$4,500	\$1,318,600
K	070803451802	\$421,900	\$979,100	\$4,700	\$1,405,700	\$390,500	\$469,200	155.81	1.50	0.96%	\$6,600	\$1,399,100
L	070803453652	\$974,600	\$2,128,400	\$53,200	\$3,156,200	\$390,500	\$469,200	155.81	3.81	2.44%	\$16,800	\$3,139,400
M	070810178052	\$7,119,700	\$3,700,300	\$602,000	\$11,422,000	\$78,800	\$78,800	38.72	16.00	41.32%	\$36,300	\$11,385,700
N	070811231302	\$579,200	\$179,500	\$0	\$758,700	\$94,100	\$94,100	61.92	1.02	1.65%	\$1,700	\$757,000
O	070811235252	\$1,211,700	\$1,236,300	\$49,200	\$2,497,200	\$94,100	\$94,100	61.92	1.97	3.19%	\$3,300	\$2,493,900
P	070811240702	\$758,400	\$797,600	\$105,600	\$1,661,600	\$94,100	\$94,100	61.92	2.14	3.46%	\$3,600	\$1,658,000
Q	070811240152	\$1,116,300	\$4,128,700	\$252,400	\$5,497,400	\$94,100	\$94,100	61.92	2.22	3.58%	\$3,800	\$5,493,600
R	070811241602	\$676,200	\$1,291,800	\$71,800	\$2,039,800	\$94,100	\$94,100	61.92	1.21	1.95%	\$2,000	\$2,037,800
S	070811242102	\$1,037,500	\$0	\$0	\$1,037,500	\$94,100	\$94,100	61.92	1.64	2.65%	\$2,800	\$1,034,700
						\$78,800	\$78,800	38.72	0.90	2.32%	\$2,000	
T	070810160302	\$739,800	\$1,421,200	\$34,900	\$2,195,900	\$134,400	\$134,400	16.60	0.46	2.77%	\$4,100	\$2,189,800
U	070810160702	\$567,400	\$1,234,500	\$154,500	\$1,956,400	\$134,400	\$134,400	16.60	1.00	6.04%	\$9,000	\$1,947,400
V	070810160502	\$736,800	\$782,200	\$36,700	\$1,555,700	\$134,400	\$134,400	16.60	1.13	6.81%	\$10,200	\$1,545,500
W	070810463082	\$717,800	\$2,192,200	\$173,700	\$3,083,700	\$376,800	\$376,800	22.61	1.30	5.76%	\$24,200	\$3,059,500
X	070810497552	\$910,000	\$5,320,000	\$500,400	\$6,730,400	\$356,800	\$356,800	2.24	1.40	62.37%	\$248,200	\$6,482,200
Y	070810497702	\$206,700	\$0	\$0	\$206,700	\$356,800	\$356,800	2.24	0.84	37.59%	\$149,600	\$57,100
Z	070815104252	\$2,258,900	\$8,664,100	\$358,700	\$11,281,700	\$444,400	\$6,503,300	4.84	3.23	66.76%	\$6,933,900	\$4,347,800
AA	070815100102	\$253,600	\$1,358,400	\$147,100	\$1,759,100	\$839,800	\$839,800	5.70	0.36	6.39%	\$59,800	\$1,699,300
BB	070815101402	\$598,700	\$2,076,300	\$667,200	\$3,342,200	\$839,800	\$839,800	5.70	1.03	18.07%	\$169,300	\$3,172,900
CC	070815101652	\$830,000	\$0	\$0	\$830,000	\$839,800	\$839,800	5.70	1.56	27.39%	\$256,500	\$573,500
DD	070811433648	\$182,600	\$574,300	\$0	\$756,900	\$62,000	\$104,500	2.20	0.55	25.00%	\$25,700	\$731,200
EE	070811303062	\$103,800	\$0	\$0	\$103,800	\$143,500	\$165,800	1.15	0.13	11.30%	\$0	\$103,800
FF	070811303132	\$0	\$0	\$0	\$0	\$143,500	\$165,800	1.15	0.25	21.74%	\$0	\$0
Total		\$37,374,100	\$90,243,500	\$13,053,200	\$140,670,800				88.16		\$10,690,000	\$129,980,800

TABLE A.2.: PARCEL NUMBER COMPARISON

2020 Parcel	Base Year	Base Parcel #'s	2020 Parcel #'s
A	1993	070802295109	070802295702
B	1993	070802272213, 070802272320, 070802272437, 070802272544, 070802272651, 070802272768, 070802272875, 070802272982, 070802299105, 070802272982, 070802273098, 070802273203, 070802273310, 070802273427	070802275152, 070802275452
C	1993	070802299105	070802274302
D	1999	070802486206	070802486206
E	1993	070802392512	070802373177
F	1993	070802392512, 070811285102	070802343752
G	1993	070803497505	070803450802
H	1993		070803452102
I	1993		070803452202
J	1993		070803452002
K	1993		070803451802
L	1993		070803453652
M	1993		070810180100
N	1993	070811290007, 070811287502	070811231302
O	1993		070811235252
P	1993		070811240702
Q	1993		070811240152
R	1993		070811241602
S	1993		070811242102
T	1993		070810195603, 070810180100
U	1993	070810195603	070810160702
V	1993		070810160502
W	1993	070810460709	070810463082
X	1999	070815103158	070810497552
Y	1999		070810497702
Z	1999	070815103756	070815104252
AA	1999	070815100115	070815100102
BB	1999		070815101402
CC	1999		070815101652
DD	1993	070811433675	070811433648
EE	1993	70811302977	70811303062
FF	1993		70811303132

APPENDIX B: LEGAL DESCRIPTION

The exterior description of TID #3 in the City of Middleton, Dane County, Wisconsin:

Updated December 7, 2020

All of the: SE1/4-NW1/4, the SW1/4-NW1/4, the NW1/4-NE1/4, the SW1/4-NE1/4, the NE1/4-SW1/4, and the NW 1/4-SW1/4 of Section 3, T7N, R8E; the NW1/4-SW1/4 of Section 2, T7N, R8E; and the NE1/4-NW1/4 of Section 11, T7N, R8E.

And parts of the: SW1/4-NE1/4 and SE1/4-NE1/4 of Section 4, T7N, R8E; the NW1/4-NW1/4, the NE1/4-NW1/4, the SW1/4-SW1/4, the SE1/4-SW1/4, the SW1/4-SE1/4, the SE1/4-SE1/4, the NW1/4-SE1/4, the NE1/4-SE1/4 and the SE1/4-NE1/4 of Section 3, T7N, R8E; the SW1/4-NW1/4, the SE1/4-NW1/4, the SW1/4-NE1/4, the SW1/4-SW1/4, the SE1/4-SW1/4, the NE1/4-SW1/4, the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 2, T7N, R8E; the SW1/4-NE1/4 and NW1/4-NE1/4, the NW1/4-NW1/4, the SW1/4-NW1/4, the SE1/4-NW1/4, the NW1/4-SE1/4, the NE1/4-SE1/4, the NE1/4-SW1/4, the NW1/4-SW1/4 and the SW1/4-SW1/4 of Section 11, T7N, R8E; the NE1/4-NE1/4, the NW1/4-NE1/4, the SE1/4-NE1/4, the SW1/4-NE1/4, the SE1/4-NW1/4, the NE1/4-SW1/4, the SE1/4-SW1/4, the SW1/4-SE1/4, the NW1/4-SE1/4, the NE1/4-SE1/4 and the SE1/4-SE1/4 of Section 10, T7N, R8E; and the NE1/4-NE1/4, the NW1/4-NE1/4, the NW1/4-NW1/4 and the NE1/4-NW1/4 of Section 15, T7N, R8E.

Beginning at the West quarter corner of Section 3, T7N, R8E;

Airport Plat	1	Thence S 89°36'18" W, 961.12 feet along the south line of the northeast quarter of Section 4 to the southeast corner of CSM 10178;
CSM 10178	2	Thence continuing S 89°12'26" W, 66.00 feet along the south line of the northeast quarter of Section 4 to a southwest corner of CSM 10178;
"	3	Thence N 00°14'37" W 465.24 feet along a west line of and Lot 1 of said CSM 10178;
"	4	Thence S 89°18'23" W, 934.75 feet along a south line of Lot 1 of said CSM 10178;
"	5	Thence N 2°49'11" W, 854.28 feet along a west line of said Lot 1;
"	6	Thence N 89°00'06" E 1039.21 feet along a north line of said Lot 1;
CSM 10812	7	Thence N 88°59'47" E, 968.88 feet along the south line of CSM 10182;
"	8	Thence N 00°03'36" E, 664.01 feet along the east line of CSM 10182;
Airport Plat	9	Thence N 89°14'22" E, 663.70 feet along a north line of Lot 2 of Airport Plat;
"	10	Thence S 00°22'35" W, 121.74 feet along an east line of said Lot 2;
CSM 10813	11	Thence continuing S 00°01'07" E, 542.38 feet along the west line of Lot 1 of CSM 10813;
"	12	Thence N 88°51'15" E, 664.61 feet along the south line of said Lot 1;
"	13	Thence N 00°01'56" W, 420.12 feet along the east line of said Lot 1;
Airport Plat	14	Thence N 00°21'54" E, 235.45 feet along a west line of Lot 2 of said Airport Plat;
"	15	Thence N 89°13'49" E, 1328.19 feet along a north line of said Lot 2;
"	16	Thence N 00°15'49" E, 673.66 feet along a west line of said Lot 2;
"	17	Thence N 89°19'43" E, 1327.00 feet along a north line of said Lot 2;
"	18	Thence S 00°05'37" W, 1329.01 feet along an east line of said Lot 2;
"	19	Thence N 89°18'19" E, 798.30 feet along a north line of said Lot 2;

“	500	Thence S 15°04'34" E, 2.81 feet along a north line of said Lot 2;
“	501	Thence N 88°59'41" E, 162.47 feet along said north line of Lot 2;
“	502	Thence N 89°24'44" E, 195.00 feet along said north line of Lot 2;
“	503	Thence N 89°22'34" E, 174.46 feet along said north line of Lot 2 to the east line of the Airport Plat;
CSM 14341	20	Thence N 88°41'38" E, 815.22 feet along the north line of CSM 14341;
“	21	Thence N 12°15'00" E, 1.16 feet along a north line of said CSM 14341;
“	22	Thence N 88°42'08" E, 162.53 feet along a north line of said CSM 14341 to the westerly right of way line of USH 12;
USH 12	23	Thence easterly, 415 feet more or less to the easterly right of way line of USH 12, also being the northwest corner of Lot 1 of CSM 11342;
CSM 11342	24	Thence N 88°23'04" E, 364.37 feet along the north line of said Lot 1 to the westerly right of way line of Laura Lane;
“	25	Thence continuing N 88°23'04" E, 70.00 feet to the easterly right of way line of Laura Lane;
“	26	Thence S 01°31'19" E, 407.75 feet along said easterly right of way line to the southwest corner of Lot 2 of said CSM 11342;
“	27	Thence N 88°28'41" E, 640.97 feet along the south line of said Lot 2 to the northwest corner of Lot 1 of CSM 7210;
CSM 7210	400	Thence N 84°00'43" E, 259.14 feet along the north line of Lot 1 of CSM 7210 to the westerly right of way line of Parmenter Street;
Parmenter Street	401	Thence northeasterly, 66 feet more or less to the southwest corner of Outlot 1 of CSM 10564;
CSM 10564	402	Thence S 21°49'20" E, 390.12 feet along the existing easterly right of way line of Parmenter Street and the westerly line of Lot 1 of CSM 10564;
“	34	Thence S 64°20'05" E, 50.66 feet along a southerly line of CSM 10564;
“	35	Thence S 51°15'05" E, 262.54 feet along a southerly line of CSM 10564 to the westerly right of way line of Webber Road;
Webber Road	36	Thence S 80°27'00" E, 66 feet to the easterly right of way line of Webber Road, also being a westerly line of Middle I Condominium;
Middle I Condominium	37	Thence S 9°52'26" W, 93 feet more or less along the easterly right of way line of Webber Road to the southwest corner of Middle I Condominium;
Webber Road	38	Thence continuing S 9°52'26" W, 162 feet more or less along the easterly existing right of way line of Webber Road to the northerly right of way line of Airport Road as shown on WisDOT TPP 5300-03-30;
Parmenter Street	403	Thence northwesterly, 225 feet to a point of curve on the westerly right of way line of Parmenter Street and an easterly line of Lot 1 of CSM 11337;
CSM 11337	404	Thence N 21°48'50" W, 77.81 feet along the east line of said Lot 1;
“	405	Thence N 16°06'12" W, 120.60 feet along the east line of said Lot 1;
“	406	Thence N 21°48'50" W, 200.00 feet along the east line to the northeast corner of said Lot 1;
“	407	Thence S 88°28'41" W, 186.97 feet along the north line to the northwest corner of said Lot 1;
CSM 13405	408	Thence S 88°52'38" W, 824.53 feet along the north line of Lots 1 and 2 of CSM 13405 to the easterly right of way line of Tribeca Drive;

“	409	Thence S 01°07'42” E, 409.38 feet along said easterly right of way line to a point of curve to the left;
Century Avenue	410	Thence southerly, 131 feet more or less to the intersection of the easterly right of way line of Laura Lane extended north and the southerly right of way line of Century Avenue extended west (northwest corner of CSM 15223);
Laura Lane	411	Thence westerly, 70 feet more or less to the northeast corner of Lot 1 of CSM 5040;
R/W Project ID 5300-03-22	412	Thence S 88°31'10” W, 58.49 feet along the southerly right of way line of Century Avenue;
“	413	Thence S 86°52'59” W, 271.19 feet along said southerly right of way line;
“	414	Thence S 65°17'54” W, 131.00 feet to the easterly right of way line of USH 12;
CSM 5040	415	Thence S 1°00'54” W, 290 feet more or less along the west line of Lot 1 of CSM 5040 to the northwest corner of Lot 1 of CSM 5086;
CSM 5086	416	Thence continuing S 1°00'54” W, 78.91 feet along a west line of Lot 1 of CSM 5086;
“	417	Thence N 89°21'33” W, 6.38 feet along a west line of said Lot 1;
“	418	Thence S 01°48'42” W, 206.00 feet along the west line of Lot 1 of CSM 5086 to its southwest corner;
CSM 5612	419	Thence continuing S 01°48'42” W, 381.50 feet along the west line of Lots 1 and 2 of CSM 5612 to its southwest corner;
Second Addition to Green Acres	420	Thence continuing S 01°48'42” W, 280.22 feet along the west line of Lots 28 and 29 of the Plat of Second Addition to Green Acres, to the southwest corner of said Lot 28;
CSM 5784	421	Thence S 01°24'39” W, 491.70 feet along the west line of Lot 1 of CSM 5784 to the southwest corner of said Lot 1;
“	422	Thence S 89°27'51” E, 10 feet more or less along the south line of said Lot 1 of CSM 5784 to the northwest corner of Lot 1 of CSM 5217;
CSM 5217	423	Thence S 1°24'40” W, 115.89 feet along the west line of Lot 1 of CSM 5217;
CSM 7276	504	Thence S 1°27'09” W, 115.11 feet along a west line of Lot 1 of CSM 7276;
“	505	Thence S 89°27'00” E, 235 feet more or less, along the south line of the north 115.11 feet of Lot 1 of CSM 7276 to the northwest corner of Lot 3 of said CSM 7276;
“	506	Thence S 01°24'39” W, 50.00 feet along a west line of said Lot 3 of CSM 7276;
“	507	Thence S 45°58'49” W, 28.47 feet along a west line of said Lot 3 of CSM 7276
“	508	Thence S 01°24'39” W, 184.20 feet along the west line of said Lot 3 to the southeast corner of Lot 1 of said CSM 7276;
“	509	Thence S 88°56'55” W, 228.15 feet along the south line of said Lot 1 to the northwest corner of Lot 2 of said CSM 7276;
“	425	Thence continuing S 1°27'09” W, 40 feet more or less along the west line of Lot 2 of said CSM 7276 and the easterly right of way line of USH 12 to an angle point in said easterly right of way line;
Doc. No. 3503431	426	Thence southeasterly, 315 feet more or less along the easterly right of way line of USH 12 as described in Doc. No. 3503431 to the south line of said Lot 2 of CSM 7276;
CSM 7276	427	Thence N 89°08'32” E, 146 feet more or less to an angle point on the south line of said Lot 2;

“	428	Thence continuing N 88°47'00” E, 203.00 feet along the south line of said Lot 2;
Plat of First Addition to Green Acres	429	Thence N 88°58'05” E, 210.00 feet along the south line of lot 14 of the Plat of First Addition to Green Acres;
Plat of Green Acres	430	Thence continuing N 88°58'05” E, 161.06 feet along the south line of Lot 5 of the Plat of Green Acres;
“	431	Thence N 00°33'00” E, 323.72 feet along the east line of said Lot 5;
CSM 6859	432	Thence N 89°29'30” W, 130.00 feet along the south line of Lot 3 of CSM 6859;
“	433	Thence N 00°31'50” E, 220.10 feet along the west line of said Lot 3 to the south right of way line of Donna Drive;
“	434	Thence S 89°27'00” E, 130.00 feet along the north line of Lot 3 and south line of Donna Drive;
Plat of Green Acres	435	Thence continuing S 89°27'00” E, 169 feet more or less along the north line of Lot 4 of the Plat of Green Acres to its intersection with a southerly extension with the west line of Lot 1 of CSM 6575;
Donna Drive	436	Thence N 00°40'45” E, 70 feet along said southerly extension to the north right of way line of Donna Drive;
CSM 6575	437	Thence continuing N 00°40'45” E, 195.93 feet along the west line of said Lot 1 of CSM 6575;
“	438	Thence S 89°27'00” E, 464.66 feet along the north line of Lots 1 and 2 of said Lots 6575 to the west right of way line of Parmenter Street;
CSM 5784	439	Thence N 12°02'20” E, 215.02 feet along the east line of Lot 2 of CSM 5784 and the west right of way of Parmenter Street;
“	440	Thence N 89°27'51” W, 300.00 feet along a north line of said Lot 2 of CSM 5784;
“	441	Thence N 12°02'20” E, 286.73 feet along an east line of said CSM 5784 to the south line of Lot 1 of CSM 6017;
CSM 6017	442	Thence S 89°27'51” E, 15 feet more or less along the south line of said Lot 1 to the east line of said Lot 1;
“	443	Thence N 00°32'09” E, 377.49 feet along the east line of said Lot 1 to the south right of way line of Lisa lane;
Lisa Lane	444	Thence northeasterly, 73 feet to the northerly right of way line of Lisa Lane and a southeast corner of Lot 4 of CSM 1367;
CSM 1367 and CSM 15253	445	Thence N 1°53'38” E, 317 feet more or less along an east line of said Lot 4 of CSM 1367, to an easterly angle point of Lot 1 of CSM 15253;
CSM 15253	446	Thence N 00°21'53” E, 177.90 feet along an easterly line of said Lot 1 of CSM 15253 to the northwest corner of Lot 1 of CSM 5220;
CSM 5220	447	Thence S 89°27'31” E, 444.49 feet along the north line of said Lot 1 to the westerly right of way line of Parmenter Street;
CSM 6121	448	Thence easterly, 105 feet, more or less, to the southwest corner of Lot 2 of CSM 6121 and on the easterly right of way line of Parmenter Street;
“	41	Thence S 79°50' E, 150.00 feet along the south line of Lot 2 to the southeast corner of said CSM 6121, also being a west line of the Plat of First Addition to Northbrook;

Plat of First Addition to Northbrook	42	Thence S 12°02'40" W, 993 feet more or less along a west line of said plat to a southwest corner of Lot 57 of said plat;
"	43	Thence S 77°57'20" E, 100.00 feet along a south line of said Lot 57;
"	44	Thence S 12°02'40" W, 435.60 feet along a west line of the plat of First Addition to Northbrook to the southwest corner of Lot 54 of said plat;
CSM 13778	45	Thence N 79°45'40" W, 182.99 feet along the north line of Lot 1 of CSM 13778 to a point located S 79°45'40" E, 48.99 feet from the northwest corner of said Lot 1;
"	46	Thence southerly, 210 feet more or less to a point on the south line of said Lot 1, also the northerly right of way line of Donna Drive, N 88°17'05" E, 13.43 feet east of the southerly point of curve of Lot 1;
Donna Drive	47	Thence southerly, 71 feet more or less to the northwest corner of Lot 1 of CSM 10558;
CSM 10558	48	Thence S 08°26'16" W, 314.83 feet along the west line of said Lot 1;
Tax parcel number 0708-024-9170-9	49	Thence southerly, 155 feet more or less along the west line of tax parcel number 0708-024-9170-9 to a northwest corner of Lot 2 of CSM 12738;
CSM 12738	470	Thence S 08°50'23" W, 3.13 feet along the west line of Lot 2 of CSM 12738 to a point of curve to the right having a radius of 2965.00 feet;
CSM 12738	50	Thence continuing southerly, 72.02 feet along a west line of said Lot 2 and the arc of said curve whose long chord bears S 09°32'08" W, 72.02 feet to a southwest corner of said Lot 2;
CSM 12738	51	Thence N 89°46'18" E, 50.89 feet along a south line of said Lot 2;
CSM 12738	471	Thence southerly, 38.42 feet along a west line of said Lot 2 and the arc of a curve to the right, having a radius of 3015.00 feet and whose long chord bears S 10°23'20" W, 38.42 feet to a southwest corner of said Lot 2;
CSM 12738	472	Thence continuing, 260.32 feet along a west line of Lot 1 of said CSM 12738 and arc of a curve to the right having a radius of 3015.00 feet and whose long chord bears S 13°13'38" W, 260.24 feet to the southwest corner of said Lot 1;
TPP 5300-03-30-4.04	52	Thence southerly, 363 feet, along an easterly right of way line of Parmenter Street, also being the arc of a curve to the right having a radius of 3015.00 feet, to a northwest corner of the plat of Conservancy Bend;
Plat of Conservancy Bend	53	Thence continuing southerly, 14.62 feet along a west line of said Plat of Conservancy Bend, also being the arc of a curve to the right having a radius of 3015.00 feet and whose long chord bears S 22°50'12" W, 14.62 feet;
"	54	Thence S 1°24'38" W, 136.71 feet along a west line of said plat;
"	55	Thence S 88°28'36" W, 17.06 feet along a west line of said plat;
"	56	Thence S 1°20'45" W, 200.00 feet along a west line to the southwest corner of said plat;
"	57	Thence N 88°21'12" E, 249.61 feet along a south line of said plat to the westerly existing right of way line of Clark Street;
"	58	Thence N 1°17'14" E, 350.23 feet along the east line of said plat and west right of way line of Clark Street;
Clark Street	59	Thence N 88°17'25" E, 50 feet more or less along an easterly extension of the north line of said plat to the northwest corner of tax parcel number 0708-111-8650-4;

Tax parcel number 0708-111-8650-4	60	Thence N 87° E, 200 feet along the north line of said tax parcel to the northeast corner of said parcel;
“	61	Thence South 150 feet along the east line to the southeast corner of said tax parcel number;
“	62	Thence S 87° W, 47 feet along the south line of said tax parcel to the northeast corner of tax parcel number 0708-111-8700-3;
Tax parcel number 0708-111-8700-3	63	Thence southerly, 200 feet along the east line of said tax parcel number to the northeast corner of Block 6 of the Plat of Clark’s Addition to the Village (now City) of Middleton;
Plat of Clark’s Addition	64	Thence southerly, 125 feet along the east line of said Block 6 of said plat to the northerly existing right of way line of Lee Street;
Lee Street	65	Thence continuing southerly, 50 feet to the northeast corner of Lot 29 of Block 3 of said plat;
Plat of Clark’s Addition	66	Thence continuing southerly, 50 feet to the southeast corner of Lot 28 of Block 3 of said plat;
“	67	Thence westerly, 128 feet along the south line of said Lot 28 to the northwest corner of Lot 27 of said plat;
“	68	Thence southerly, 50 feet along the west line of Lots 26 and 27 to the southwest corner of said Lot 26;
Clark Street	69	Thence westerly, 50 feet to the northeast corner of Lot 34 of said plat
Plat of Clark’s Addition	70	Thence continuing westerly, 125 feet along the north line of said Lot 34 to its northwest corner;
“	71	Thence southerly, 621.3 feet more or less along the west line of Lots 34 - 58, to the southwest corner of Lot 58, also being the southwest corner of Lot 1 of CSM 13437 on the north line of North Avenue, formerly Pope Street;
North Avenue	72	Thence continuing southerly, 50 feet across North Avenue to the northeast corner of Lot 11 of Block 1 of said plat;
“	73	Thence westerly, 125 feet more or less along the north line of said Lot 11, Block 1, also being the southerly right of way line of North Avenue to the easterly right of way line of Parmenter Street;
Parmenter Street	74	Thence continuing 66 feet along a westerly extension of the southerly right of way line of North Avenue to the westerly right of way line of Parmenter Street, also being an east line of Lot 2 of CSM 1686;
CSM 1686	75	Thence North, 141 feet more or less along the westerly existing right of way line of Parmenter Street to the northeast corner of Lot 1 of said CSM 1686;
“	76	Thence N 89°55’23” W, 259.50 feet along the north line of Lots 1 and 2 of said CSM 1686 to the northwest corner of said Lot 2;
CSM 1696, 10301, 5512, 8694 and O.L.s 7, 8 & 9 of Middleton A.P.	77	Thence southerly, 582 feet more or less along the west line of CSMs 1686, 10301, 5512 and 8694 and Outlots 7, 8 and 9 of the Assessor’s Plat of the Village (now City) of Middleton to the southwest corner of CSM 8694;
CSM 8694	78	Thence East, 259.50 feet along the southerly line of CSM 8694 to the westerly existing right of way line of Parmenter Street;
Parmenter Street	79	Thence continuing East, 66 feet more or less to the easterly existing right of way line of Parmenter Street, also being the west line of Lot 12, Block 1 Plat of Stricker’s Addition;
Plat of Stricker’s Addition	80	Thence southerly, 50 feet more or less along the west line of said Lot 12 and the easterly existing right of way line of Parmenter Street to the southwest corner of said Lot 12;

Village of Middleton Assessor's Plat	81	Thence continuing southerly, 265 feet more or less along the easterly right of way line of Parmenter Street to the original southwest corner of Outlot 25 of the Village of Middleton (now City) Assessor's Plat;
"	82	Thence easterly, 292 feet more or less along the original south line of Outlot 25 to the northerly extension of the west line of Lot 1 of CSM 7102;
University Avenue	83	Thence S 2°41'37" W, 66 feet more or less along said northerly extension to the northwest corner of Lot 1 of CSM 7102, on the southerly existing right of way line of University Avenue;
CSM 7102	84	Thence continuing S 2°41'37" W, 132.20 feet along a west line of Lot 1 of CSM 7102;
"	85	Thence N 89°54'16" W, 29.33 feet along a westerly line of said CSM;
"	86	Thence S 2°57'46" W, 131.70 feet along a westerly line to the southwest corner of said CSM on the northerly existing right of way line of Elmwood Avenue;
Plat of Middleton Station and CSM 8610	87	Thence N 87°14' E, 530 feet more or less along the northerly existing right of way line of Elmwood Avenue to the southeast corner of Lot 2 of CSM 8610;
Middleton Street	88	Thence continuing easterly, 66 feet more or less to the southeast corner of Lot 11 of Barsness Replat;
Elmwood Avenue	89	Thence southerly, 66 feet to the northwest corner of Lot 2 of CSM 6443, on the easterly existing right of way line of Middleton Street;
CSM 6443	90	Thence southerly, 134 feet more or less along said easterly existing right of way line and the west line of CSM 6443 to the easterly extension of the north line of Lot 10 of Block 7 of the Plat of Middleton Station;
Middleton Street	91	Thence westerly, 66.00 feet along said easterly extension of the north line of Lot 10 of Block 7 to the northeast corner of said Lot 10 on the westerly right of way line of Middleton Street;
Plat of Middleton Station	92	Thence continuing westerly, 50 feet along said north line of Lot 10;
"	93	Thence southerly, 123 feet more or less along the west line of the east 50 feet of Lot 10 of Block 7 to the northerly existing right of way line of Hubbard Avenue;
"	94	Thence southeasterly, 53 feet along the south line of said Lot 10 and the northerly right of way line of Hubbard Avenue to the westerly right of way line of Middleton Street;
Middleton Street	95	Thence easterly, 66 feet to the southwest corner of Outlot 152 of the Assessor's Plat of the Village (now City) of Middleton;
Assessor's Plat of the Village of Middleton	449	Thence easterly, 234 feet, more or less, along the south lines of Outlot's 149, 150, 151 & 152 and the northerly right of way line of Hubbard Street to the southeast corner of Outlot 149;
Hubbard Avenue	450	Thence southeasterly, 66 feet more or less to the northeast corner of Lot 3 of Block 4 of the Plat of Middleton Station;
Plat of Middleton Station	451	Thence southerly, 224 feet more or less along the east line of said Lot 3 to its southeast corner;
"	452	Thence southeasterly, 77 feet more or less along the south line of Lot 4 of Block 4 of the Plat of Middleton Station;
CSM 9385	453	Thence N 01°30'40" E, 123 feet more or less along the west line of Lot 3 of CSM 9385 to a northwest corner of Lot 3;

“	454	Thence N 88°22'42” E, 98.90 feet along the south lines of Lots 1 and 2 to the southeast corner of said Lot 2;
“	455	Thence continuing easterly, 23 feet more or less to the southwest corner of Lot 1 of Murry’s Subdivision of Outlot’s 9 and 10 in Middleton Station, also being a north line of Lot 3 of said CSM 9385;
“	456	Thence N 88°22'42” E, 45.00 feet to a northeast corner of said Lot 3;
“	457	Thence S 01°11'29” W, 190.00 feet along an east line of said Lot 3, to an easterly corner of said Lot 3;
“	458	Thence S 63°45'44” E, 30.00 feet along a northerly line to the east line of said Lot 3 of CSM 9385;
Plat of Sara’s Addition	459	Thence S 01°34'18” W, 33.00 feet along the westerly line of Lot 5 of the Plat of Sara’s Addition;
“	460	Thence southeasterly, 81.22 feet along the south lines of Lots 5 and 6 of the Plat of Sara’s Addition and arc of a curve to the left having a radius of 5729.65 feet and whose long chord bears S 58°47'25” E, 81.22 feet;
“	461	Thence continuing southeasterly, 227.62 feet along the southerly lines of Lots 6, 7 and 8 of the Plat of Sara’s Addition and the arc of a curve to the right having a radius of 5105.51 feet and whose long chord bears s 60°05'42” E, 227.60 feet to the west right of way line of Henry Street;
Henry Street	462	Thence southeasterly, 62 feet more or less along a northerly railroad right of way line to its intersection with the easterly right of way line of Henry Street extended to the south;
WisDOT (Wisconsin & Southern RR)	463	Thence southerly, 82 feet more or less along the southerly extension of the easterly right of way line of Henry Street to its intersection with the easterly extension of the southerly right of way line of South Avenue;
“	102	Thence S 88°03'53” W, 50 feet more or less along said easterly extension to the northeast corner of Lot 1 of the Plat of Park Shores (Juniper Condominium);
Plat of Park Shores	103	Thence continuing S 88°03'53” W, 166.22 feet to the northwest corner of said Lot 1 on the easterly right of way line of Park Shores Court;
Park Shores Court	104	Thence continuing S 88°03'53” W, 66.09 feet to the northeast corner of Lot 2 of CSM 4303 on the west right of way line of Park Shores Court;
base plat assistance with Heather		base plat assistance with Heather
South Avenue	106	Thence N 01°40'24” E, 66 feet to the southeast corner of said Outlot 136, also being a west line of Lot 2 of CSM 14713;
Assessor’s Plat of the Village of Middleton	107	Thence N 01°40'24” E, 90.09 feet along said east line to the northeast corner of said Outlot 136;
“	108	Thence N 89°19'33” W, 83.58 feet along the north line of Outlot 136 to an angle point in Lot 2 of CSM 14713;
CSM 14713	514	Thence S 00°53'23” W, 93.54 feet along an east line of Lot 2 of CSM 14713 to the northerly right of way line of South Avenue;
“	515	Thence S 88°15'34” W, 54.88 feet along said northerly right of way line;
“	516	Thence N 01°04'32” E.95.86 feet along a westerly line of Lot 2 of CSM 14713;
CSM 14713	110	Thence N 89°19'33” W, 10.57 feet along the south line of Lot 1 of CSM 14713;

“	111	Thence S 89°32'09” W, 94.04 feet along said south line to a southwest corner of said Lot 1;
“	112	Thence N 03°13'58” E, 94.00 feet along a west line of said Lot 1;
“	113	Thence S 89°32'09” W, 56.74 feet along a south line of said Lot 1;
“	114	Thence N 72°31'35” W, 165.78 feet along a south line of said Lot 1 to the easterly right of way line of Middleton Street;
Middleton Street	115	Thence northwesterly, 78 feet more or less to the northeast corner of Lot 8 of Block 6 of the Plat of Middleton Station;
Middleton Station	116	Thence N 82°12' W, 706 feet along the north line of Block 6 of the Plat of Middleton Station, also being the southerly existing right of way line of Terrace Avenue, to the easterly right of way line of Parmenter Street;
Parmenter Street	117	Thence continuing northwesterly, 70 feet more or less to the northeast corner of Lot 1 of Block 12 of E.D. Clinton's Addition;
E.D. Clinton's Addition	118	Thence N 85°07'00” W, 264 feet more or less along the north line of Block 12 of E.D. Clinton's Addition to the northwest corner of Lot 1 of CSM 8979 and the easterly right of way line of Aurora Street;
“	119	Thence S 00°09'56” W, 72 feet more or less along the west line of said Lot 1, also being the easterly right of way line of Aurora Street, to its intersection with the easterly extension of the north line of Lot 3 of Block 11 of E.D. Clinton's Addition to Middleton;
Aurora Street	120	Thence S 87°12'29” W, 66 feet to the northeast corner of said Lot 3 of Block 11;
E.D. Clinton's Addition	121	Thence continuing S 87°12' 29” W, 65.61 feet along the north line of said Lot 3;
“	122	Thence S 01°51'22” W, 10.29 feet;
“	123	Thence S 86°45'42” W, 65.92 feet to a point on the west line of said Lot 3, about 10 feet south of its northwest corner;
“	124	Thence S 00°14'01” W, 88.87 feet along the west line of said Lot 3 to the south line of the north half of vacated Grove Street;
“	125	Thence southerly, 99 feet more or less across the south half of vacated Grove Street and the west line of Lot 8 of Block 14 of E.D. Clinton's Addition to Middleton to the southwest corner of Lot 8;
CSM 12403	126	Thence S 01°16'02” W, 197.78 feet along the west line of Lot 1 of CSM 12403;
“	127	Thence N 56°50'04” E, 33.93 feet along a south line of said Lot 1, also being the west line of Lot 5 of Green Replat;
“	128	Thence continuing N 56°48' E, 120.97 feet more or less along said west line of Lot 5 to a former cul-de-sac at the south end of Aurora Street;
“	129	Thence easterly, 100 feet more or less along said former cul-de-sac, being a 45-foot radius curve on the north side of Lots 4 and 5 of Green Replat;
“	130	Thence S 59°09' E, 144.3 feet along the north line of Lot 4 to the southeast corner of Lot 2 of CSM 12403;
Green Replat	131	Thence S 01°18' W, 52.33 feet more or less along the east line of Lot 4 to the southeast corner of said lot;
“	132	Thence S 87°51' W, 330.0 feet along the south line of Lots 4 and 5 of Green Replat to a point on the north line of tax parcel number 0708-113-9610-8;

0708-113-9610-8, 0708-113-9630-4	133	Thence continuing S 87°51' W, 165 feet more or less along the north line of tax parcel 0708-113-9610-8 and 0708-113-9630-4 to the southeast corner of tax parcel number 0708-113-0524-1;
0708-113-0524-1	134	Thence continuing S 87°51' W, 148 feet more or less along the south line of tax parcel number 0708-113-0524-1 to the northeast corner of Lot 3 of CSM 4570;
CSM 4570	135	Thence S 87°50'28" W, 258.96 feet along the north line of CSM 4570;
0708-113-9690-2	136	Thence continuing S 87°50'28" W, 254.1 feet along the north line of tax parcel number 0708-113-9690-2 to the southeast corner of Lot 2 of CSM 14039;
CSM 14039	137	Thence N 00°36'15" E, 183.40 feet along the east line to the northeast corner of Lot 2 of CSM 14039;
CSM 5569	138	Thence N 00°12' E, 90 feet more or less along the east line of CSM 5569 to the southwest corner of tax parcel number 0708-113-0390-3;
0708-113-0390-3	139	Thence northeasterly, 100 feet along the south line of said tax parcel number 0708-113-0390-3;
“	140	Thence northerly, 205 feet along the east line to the northeast corner of said tax parcel number 0708-113-0390-3;
“	141	Thence northwesterly, 100 feet more or less along the north line of said tax parcel number 0708-113-0390-3 and the southerly right of way line of Terrace Avenue to the northeast corner of Lot 1 of CSM 5213;
CSM 5213	142	Thence N 89°04'30" W, 164.26 feet along the north line to the northwest corner of said CSM 5213;
“	143	Thence S 13°45' W, 266.74 feet along the west line to the southwest corner of said CSM 5213;
CSM 5569	144	Thence continuing S 13°45' W, 90.30 feet along the west line to the southwest corner of CSM 5569;
CSM 14039	145	Thence S 14°10'38" W, 65.32 feet along the west line of Lot 1 of CSM 14039;
“	146	Thence S 28°19'33" W, 106.61 feet along the west line of Lots 1 and 2 to the southwest corner of Lot 2, CSM 14039;
0708-113-9050-6	147	Thence southerly, 149.6 feet along the west line of tax parcel number 0708-113-9050-6 to the southwest corner of said parcel and the north line of a right of way;
Right of Way	148	Thence southerly, 16.5 feet more or less to the northwest corner of Lot 321 of the Plat of Foxridge - 9th Addition;
Foxridge - 9th Add.	149	Thence S 26°48' W, 699.50 feet along a west line of the Plat of Foxridge - 9th Addition, also being the east line of Highpoint Road to a point of curve to the left having a radius of 310 feet;
“	150	Thence southerly, 157.15 feet along the arc of said curve and west line of Lot 306 of said plat;
Verona Street	151	Thence southwestly, 137 feet more or less to the southeast corner of Lot 1 of CSM 6076;
CSM 6076	152	Thence S 88°58'08" W, 46.21 feet along the south line of Lot 1 of CSM 6076;
USH 12&14	153	Thence northwesterly, 580 feet more or less to the intersection of the north line of Lot 3 of CSM 7646 and the westerly existing right of way line of USH 12&14;
CSM 7646	154	Thence N 81°12'17" W, 351 feet more or less along the north line of said Lot 1 to the most easterly corner of Lot 1 of the Plat of Greenway Station;

Greenway Station	155	Thence N 81°12'57" W, 47.46 feet along a north line of said Lot 1;
"	156	Thence N 43°47'07" W, 189.99 feet along an easterly line of said Lot 1;
"	157	Thence N 16°33'07" W, 264.38 feet along an easterly line of said Lot 1 to a point of curve to the left having a radius of 531.01 feet;
"	158	Thence northerly, 51.68 feet along the arc of said curve whose long chord bears N 19°45'23" W, 51.66 feet to the northeast corner of said Lot 1;
"	159	Thence continuing 12.24 feet along said curve and the east line of Outlot 3 of said plat, whose long chord bears N N23°12'16" W, 12.24 feet;
"	160	Thence N 23°18'01" W, 258.61 feet along the east line of said Outlot 3 to a point of curve to the left having a radius of 485.00 feet;
"	161	Thence northerly, 108.74 feet along the arc of said curve and east line of Outlot 3 whose long chord bears N 29°49'28" W, 108.52 feet;
"	162	Thence N 36°19'00" W, 124.69 feet along the east line of said Outlot 3 to a point of curve to the right;
Deming Way	163	Thence northerly, 116 feet more or less to a point of curve to the right having a radius of 75.00 feet on a south line of Lot 1 of CSM 11079 and the northerly right of way line of Deming Way;
CSM 11079	164	Thence northwesterly, 100.48 feet along the arc of said curve whose long chord bears N 87°54'50" W, 93.14 feet along a south line of said Lot 1 to the most easterly corner of Outlot 2 of CSM 11085;
CSM 11085	165	Thence S 40°49'32" W, 17.00 feet along an east line of said Outlot 2;
"	166	Thence N 49°31'54" W, 28.66 feet along a south line of said Outlot 2 to a point of curve to the left having a radius of 133.00 feet;
"	167	Thence northwesterly, 94.34 feet along the arc of said curve whose long chord bears N 69°51'07" W, 92.37 feet;
"	168	Thence S 89°49'40" W, 62.22 feet to the east line of Lot 1 of CSM 11175;
CSM 11175	169	Thence N 41°47'40" W, 290.57 feet along said east line of said Lot 1;
"	170	Thence S 48°12'20" W, 56.52 feet along a northerly line of said Lot 1;
"	171	Thence N 41°40'12" W, 83.65 feet along an east line of said Lot 1;
"	172	Thence S 49°32'42" W, 108.46 feet along a northerly line of said Lot 1;
"	173	Thence N 43°40'44" W, 127.74 feet along an east line of said Lot 1;
"	174	Thence N 51°04'08" W, 103.90 feet along an east line of said Lot 1;
"	175	Thence S 47°42'08" W, 72.62 feet along a north line of said Lot 1;
"	176	Thence S 54°02'04" W, 68.46 feet along a north line of said Lot 1;
"	177	Thence S 42°36'18" E, 421.14 feet along a west line of said Lot 1;
"	178	Thence N 90°00'00" E, 90.24 feet along a south line of said Lot 1;
"	179	Thence S 00°56'10" W, 190.40 feet along a west line of said Lot 1 to a north right of way line of Market Street;
Market Street	180	Thence continuing S 00°56'10" W, 66 feet more or less to a south right of way line of Market Street;
Greenway Station Lot 6	181	Thence westerly, 50 feet more or less along said south right of way line and a north lie of Lot 6 of the Plat of Greenway Station and the arc of a curve to the left having a radius of 517.00 feet

“	182	Thence S 90°00'00” W, 345.26 feet along said south right of way line, also being a north line of Lot 6 of the Plat of Greenway Station to a point of curve to the left having a radius of 287.00 feet;
“	183	Thence westerly, 164.98 feet along the arc of said curve whose long chord bears S 73°31'54” W, 162.72 feet along the north line of said Lot 6;
“ & vacated Aspen Commons street	184	Thence S 57°03'48” W, 85 feet more or less along the south right of way line of Market Street to the northeast corner of Lot 1 of CSM 14817, also being the centerline of vacated Aspen Commons;
CSM 14817	185	Thence S 32°32'28” E, 24.89 feet along an east line of said Lot 1 to a point of curve to the right having a radius of 290.00 feet;
“	186	Thence southerly, 166.71 feet along the arc of said curve whose long chord bears S 16°04'22” E, 164.42 feet;
“	187	Thence S 0°23'44” W, 415.19 feet along the east line of Lots 1 and 2 of CSM 14817;
“	188	Thence N 89°36'16” W, 205.44 feet along the south line of said Lot 2 to its southwest corner;
Greenway Plat Lot 10	189	Thence continuing N 89°36'16” W, 28 feet more or less to an east line of Lot 8 of Greenway Plat;
Greenway Plat Lot 8	190	Thence S 00°00'00” E, 130 feet more or less along an east line to an angle point on said Lot 8;
“	191	Thence N 90°00'00” E, 14.08 feet along a north line of said Lot 8;
“	192	Thence S 00°00'00” E, 24.25 feet along an east line of said Lot 8;
“	193	Thence N 90°00'00” W, 14.08 feet along a south line of said Lot 8;
“	194	Thence S 00°00'00” E, 86.33 feet along an east line of said Lot 8;
“	195	Thence N 90°00'00” W, 133.34 feet along a south line of said Lot 8 to the southwest corner of said Lot 8;
“	196	Thence N 00°00'00” E, 81.11 feet along a west line of said Lot 8 to a northeast corner of Lot 9 of Greenway Plat;
Greenway Plat Lot 9	197	Thence N 89°54'03” W, 107.92 feet along a north line of said Lot 9;
“	198	Thence S 55°21'21” W, 239.49 feet along a northwesterly line of said Lot 9;
“	199	Thence S 53°07'09” W, 171.36 feet along a northwesterly line of said Lot 9;
“	200	Thence S 04°13'48” W, 59.45 feet along a west line of said Lot 9;
“	201	Thence S 37°38'05” E, 135.80 feet along a southwesterly line of said Lot 9;
“	202	Thence S 62°55'02” E, 285.01 feet along a southwesterly line of said lot 9 to the south quarter corner of Section 10, T7N, R8E;
“	203	Thence N 89°34'38” E, 2.78 feet along the south line of said Lot 9 and the south line of the southeast quarter of Section 10 to the westerly existing right of way line of Greenway Boulevard;
Greenway Boulevard	204	Thence N 89°34'07” E, 115.54 feet along the south line of the southeast quarter of said Section 10 to the easterly right of way line of Greenway Boulevard;
Outlot 2 of the Plat of Deer Creek	205	Thence continuing N 89°34'07” E, 47.17 feet along said south line, also being the north line of Outlot 2 of the Plat of Deer Creek;
CSM 13992	206	Thence S 1°56'35” W, 364.06 feet along the west line of Lot 2 of CSM 13992;

CSM 11726	207	Thence S 44°59'49" E, 356.26 feet along a northerly line of Lot 1 of CSM 11726;
"	208	Thence N 45°00'11" E, 298.28 feet along a northerly line of said Lot 1;
"	209	Thence S 57°29'31" E, 325.44 feet along a northwesterly line of said Lot 1 of CSM 11726 to the westerly existing right of way line of Deming Way;
CSM 7659	210	Thence N 28°14'35" E, 342 feet more or less along the easterly line of Lot 2 of CSM 7659 and westerly right of way line of Deming Way to the intersection of a northwesterly extension of a southwesterly line of Lot 1 of CSM 15334 (also a northerly right of way line of Holiday Avenue);
Deming Way	211	Thence S 61°16'25" E, 109 feet more or less along said northwesterly extension to the southerly point of curve of an intersection of Deming Way and Holiday Avenue on said CSM 15334;
CSM 15334	212	Thence continuing S 61°16'25" E, 150.03 feet along a southerly line of said Lot 1 of CSM 15334 to a point of curve to the left having a radius of 287.00 feet;
"	213	Thence easterly, 143.58 feet along the arc of said curve and southerly line of Lot 1 of CSM 15334 whose long chord bears S 75°42'07" E, 142.09 feet;
"	214	Thence N 89°57'59" E, 143.20 feet along the south line of said Lot 1;
"	215	Thence N 00°35'49" E, 96.56 feet along an east line of said Lot 1;
"	216	Thence N 48°20'46" E, 41.98 feet along an east line of said Lot 1;
"	217	Thence N 00°05'53" W, 68.33 feet along an east line of said Lot 1;
"	218	Thence N 48°32'32" W, 29.63 feet along an east line of said Lot 1;
"	219	Thence N 00°12'20" E, 99.81 feet along an east line of said Lot 1;
"	220	Thence N 00°22'52" W, 19.85 feet along an east line of said Lot 1, also being a west line of Lot 2 of CSM 8716;
CSM 8716	221	Thence S 89°58'04" W, 43.79 feet along a south line of said Lot 2 of CSM 8716;
"	222	Thence N 00°31'15" W, 251.01 feet along a west line of said Lot 2;
"	223	Thence S 89°28'45" W, 19.85 feet along a south line of said Lot 2;
"	224	Thence N 09°10'17" E, 90.48 feet along a west line of said Lot 2 to the southerly right of way line of Greenway Boulevard;
Doc. No. 4180475	225	Thence S 85°20'14" E, 141.21 feet along a southerly existing right of way line of Greenway Boulevard per Doc. No. 4180475;
"	226	Thence N 88°58'22" E, 98.14 feet along said southerly right of way line per Doc. No. 4180475 to a point of curve to the right having a radius of 30 feet per Doc. No. 4180475;
John Q. Hammons Drive	227	Thence continuing N 88°58'22" E, 122 feet more or less along an easterly extension of the previous course to the intersection with a northerly extension of the west line of Lot 1 of CSM 13132, also being an easterly right of way line of John Q. Hammons Drive;
"	228	Thence S 00°37'46" E, 32 feet more or less along said northerly extension of a west line of Lot 1 of CSM 13132 to a point of tangency of a curve between Greenway Boulevard and John Q. Hammons Drive;
CSM 13132	229	Thence S 00°37'46" E, 125.19 feet along a west line of said Lot 1 and easterly right of way line of John Q. Hammons Drive;

“	230	Thence S 06°32'02” W, 13.28 feet along a west line of Lot 1 of said CSM 13132 and easterly right of way line of John Q. Hammons Drive to the southwest corner of said Lot 1;
CSM 13806	231	Thence continuing S 06°32'02” W, 187.20 feet along a west line of Lot 2 of CSM 13806 and the easterly right of way line of John Q. Hammons Drive;
“	232	Thence S 00°37'46” E, 63.90 feet along a west line of Lot 2 of CSM 13806 and easterly right of way line of John Q. Hammons Drive to the southwest corner of said Lot 2;
Greenway Center Replat	233	Thence S 01°01'45” E, 660 feet more or less along the easterly right of way line of John Q. Hammons Drive and the west line of Greenway Center Replat to the southwest corner of Lot 2 of said Greenway Center Replat;
“	234	Thence S 89°34'35” W, 66.00 feet along the south line of Greenway Center Replat to the westerly existing right of way line of John Q. Hammons Drive;
CSM 10932	235	Thence S 89°34'35” W, 920.81 feet along the south line of Lots 1 and 2 of CSM 10932, also being the south line of Lot 3 of Greenway Center Replat, to the easterly right of way line of Deming Way;
Deming Way	236	Thence continuing S 89°34'35” W, 80 feet more or less to the westerly right of way line of Deming Way and a point of curve to the right at the southeast corner of Lot 2 of CSM 11726;
CSM 11726	237	Thence northerly, 129.34 feet along the westerly right of way line of Deming Way and the arc of a curve having a radius of 490.00 feet and whose long chord bears N 07°09'10” E, 128.96 feet to the northeast corner of Lot 2 of CSM 11726;
“	238	Thence N 80°00'03” W, 96.92 feet along a north line of said Lot 2;
“	239	Thence N 45°16'00” W, 60.00 feet along a north line of said Lot 2;
“	240	Thence N 44°44'00” E, 3.60 feet along a north line of said Lot 2;
“	241	Thence N 45°16'00” W, 34.00 feet along a north line of said Lot 2;
“	242	Thence S 44°44'00” W, 150.98 feet along a north line of said Lot 2;
“	504	Thence S 89°33'24” W, 100.19 feet along a north line of said Lot 2;
“	243	Thence S 45°19'16” W, 97.55 feet along a west line of said Lot 2;
“	244	Thence S 25°56'46” E, 44.46 feet along said west line, to the southwest corner of said Lot 2
“	245	Thence S 89°33'24” W, 270.00 feet along the south line of Lot 1 of CSM 11726 to an east line of Lot 5 of the Plat of Deer Creek
Plat of Deer Creek	246	Thence N 1°31'26” E, 168 feet more or less along an east line of Lot 5 of the Plat of Deer Creek to the northeast corner of said Lot 5;
“	247	Thence N 28°05'00” W, 455.82 feet along the southwest line of Outlot 2 of said Plat of Deer Creek to the southeasterly right of way line of Greenway Boulevard;
Lot 2 CSM 7424	248	Thence S 47°26'37” W, 100.90 feet along the southeasterly right of way line of Greenway Boulevard and a north line of Lot 2 of CSM 7424 to the most northerly corner of Lot 4 of the Plat of Deer Creek;
Plat of Deer Creek	249	Thence continuing S 47°26'37” W, 394.06 feet along said southeasterly right of way line to a point of curve to the left;
Greenway Boulevard	250	Thence N 42°33'23” W, 104.00 feet to the northwesterly right of way line of Greenway Boulevard and an east line of Outlot 1 of Greenway Plat;

Greenway Plat	251	Thence S 56°47'33" W, 193.98 feet along an east line of Outlot 1;
"	252	Thence S 43°49'30" W, 500.00 feet along an east line of Outlot 1;
"	253	Thence N 88°40'53" W, 277.01 feet along a south line of said Outlot 1 to the easterly existing right of way line of Pleasant View Road;
"	254	Thence N 01°19'07" E, 100.00 feet along the west line of said Outlot 1, also being the east right of way line of Pleasant View Road;
"	255	Thence S 88°40'53" E, 233.01 feet along a north line of said Outlot 1;
"	256	Thence N 43°49'30" E, 461.45 feet along a northwest line of said Outlot 1;
"	257	Thence N 56°47'33" E, 194.87 feet along a northwest line of said Outlot 1;
"	258	Thence N 47°26'37" E, 547.62 feet along a northwest line of said Outlot 1;
"	259	Thence N 28°05'00" W, 111.44 feet along a westerly line of said Outlot 1 to the northeast corner of Lot 1 of Greenway Plat;
"	260	Thence S 89°45'23" W, 670.12 feet along a north line of Greenway Plat;
"	261	Thence S 01°19'07" W, 200.08 feet along a west line of Outlot 2 of said Greenway Plat;
"	262	Thence S 89°46'53" W, 375.65 feet along a north line of Greenway Plat to the northwest corner of Lot 5 of said plat;
"	263	Thence continuing S 89°46'53" W, 93 feet more or less to the westerly existing right of way line of Pleasant View Road;
	264	Thence northerly, 200 feet more or less along the westerly existing right of way line of Pleasant View Road to the north line of the northwest quarter of Section 15, T7N, R8E;
Plat of Greenway Center (west)	265	Thence N 89°45'55" E, 33 feet more or less along the north line of the northwest quarter of Section 15 to the centerline of Pleasant View Road per the Plat of Greenway Center (west);
Pleasant View Road	266	Thence N 00°34'17" E, 961.52 feet more or less, along a computed centerline of Pleasant View Road per the Plat of Greenway Center (West) to a point of curve to the right having a radius of 646.53 feet;
"	267	Thence northeasterly, 438.39 feet along a computed centerline of Pleasant View Road whose long chord bears N 20°00'41" E, 430.04 feet;
"	268	Thence N 39°12'49" E, 238.12 feet along said computed centerline of Pleasant View Road;
"	269	Thence continuing N 39°12'48" E, 44.85 feet along said computed centerline of Pleasant View Road to a point of curve to the left having a radius of 409.26 feet;
"	270	Thence northeasterly, 278.69 feet along the arc of said curve and computed centerline whose long chord bears N 19°45'31" E, 273.34 feet;
"	271	Thence N 1°10'16" E, 586.36 feet along said computed centerline to the southerly right of way line of railroad lands owned by WisDOT and operated by the Wisconsin and Southern Railroad;
Railroad lands and USH 14	272	Thence continuing N 1°10'16" E, 261 feet more or less to the intersection with a westerly extension of the northerly existing right of way line of USH 14 east of Pleasant View Road;

R/W Plat Project No. 5310-00-21	273	Thence N 84°16'52" E, 102 feet more or less along said westerly extension of the northerly right of way line of USH 14 to the intersection with the southeast corner of a vision triangle on the northerly right of way line;
"	274	Thence N 84°16'52" E, 453.35 feet along said northerly existing right of way line;
"	275	Thence N 87°08'41" E, 614.88 feet along said northerly right of way line;
"	276	Thence N 88°20'08" E, 659.17 feet along said northerly right of way line;
"	277	Thence N 88°20'08" E, 418.28 feet along said northerly right of way line to the west line of Lot 2 of CSM 13814;
CSM 13814	278	Thence N 00°06'47" E, 481.01 feet along the west line of said Lot 2 to the south right of way line of Murphy Drive;
Murphy Drive	279	Thence continuing N 00°06'47" E, 70 feet more or less to the north right of way line of Murphy Drive, also being the south line of Lot 1 of CSM 8164
CSM 8164	280	Thence S 89°46'44" E, 121 feet more or less along the south line of said Lot 1 and the north right of way line of Murphy Drive to its intersection with the west line of Lot 1 of CSM 13814 extended northerly;
Murphy Drive	281	Thence S 00°33'23" W, 70 feet more or less to the northwest corner of said Lot 1 of CSM 13814 on the south right of way line of Murphy Drive;
CSM 13814	282	Thence continuing S 00°33'23" W, 132.25 feet along the west line of said Lot 1;
"	283	Thence S 89°04'28" E, 154.17 feet along a south line of said Lot 1;
"	284	Thence S 00°55'33" W, 320.52 feet along the east line of Lot 2 of said CSM 13814 to the northerly existing right of way line of USH 14;
CSM 13096	285	Thence N 84°57'34" E, 330.55 feet along the south line of Lots 2 and 3 of CSM 13096, also being the northerly right of way line of USH 14;
"	286	Thence S 88°02'47" E, 71.04 feet along the south line of said Lot 2 and the northerly right of way line of USH 14 to a point of curve to the left having a radius of 30 feet;
"	287	Thence northeasterly, 47.33 feet along the arc of said curve whose long chord bears N 46°45'29" E, 42.57 feet;
Deming Way	288	Thence easterly, 96 feet more or less to a northwest corner of Outlot 5 of Discovery Springs Plat;
Discovery Springs Plat	289	Thence S 88°53'28" E, 393.04 feet along the north line of said Outlot 5;
"	290	Thence N 45°00'00" E, 103.92 feet along a westerly line of said Outlot 5;
"	291	Thence N 22°42'50" E, 43.65 feet along a westerly line of said Outlot 5;
"	292	Thence N 00°25'36" E, 322.55 feet along a westerly line of said Outlot 5 to a southerly right of way line of Deming Way;
Deming Way	293	Thence northwesterly, 82 feet more or less to a southwest corner of Outlot 6 of the Plat of First Addition to Discovery Springs and the northerly right of way line of Deming Way;
Outlot 6, First Addition to Discovery Springs	294	Thence N 00°49'23" E, 140.08 feet along a west line of said Outlot 6;
"	295	Thence N 16°38'05" W, 100.00 feet along a west line of said Outlot 6;

“	296	Thence N 00°49'23" E, 218.42 feet along a west line of said Outlot 6;
“	297	Thence N 18°16'53" E, 200.00 feet along a west line of said Outlot 6;
“	298	Thence N 00°49'23" E, 184.73 feet along a west line of said Outlot 6;
“	299	Thence N 10°42'49" W, 149.99 feet along a west line of said Outlot 6;
“	301	Thence N 00°49'23" E, 87.94 feet along a west line of said Outlot 6 to a cul-de-sac at the west end of UW Health Court (Discovery Court on the Plat of First Addition to Discovery Springs);
UW Health Court (Discovery Court)	302	Thence southwesterly, 24.50 feet along said cul-de-sac and the arc of a curve to the left having a radius of 50.00 feet and whose long chord bears S 65°27'30" W, 24.25 feet;
“	303	Thence northwesterly, 271.02 feet along said cul-de-sac and the arc of a curve to the right having a radius of 60.00 feet of and whose long chord bears N 00°49'23" E, 92.73 feet;
“	304	Thence southeasterly, 24.50 feet along said cul-de-sac and the arc of a curve to the left having a radius of 50.00 feet and whose long chord bears S 63°48'46" E, 24.25 feet;
Outlot 7, First Addition to Discovery Springs	305	Thence N 00°49'23" E, 54.03 feet along a west line of Outlot 7 of the Plat of First Addition to Discovery Springs;
“	306	Thence N 31°26'19" E, 350.05 feet along said west line;
“	307	Thence N 00°49'23" E, 120.74 feet along said west line to the southeast corner of Lot 37 of the Plat of First Addition to Discovery Springs;
Lot 37, First Addition to Discovery Springs	308	Thence S 89°43'56" W, 245.04 feet along the south line of said Lot 37;
“	309	Thence N 00°49'23" E, 220.04 feet along the west line of said Lot 37;
Lot 36, First Addition to Discovery Springs	310	Thence S 89°43'56" W, 534.81 feet along the north line of Lot 36 of the Plat of First Addition to Discovery Springs;
“	311	Thence S 00°49'24" W, 663.16 feet to the southwest corner of said Lot 36;
Lot 35, First Addition to Discovery Springs	312	Thence continuing S 00°49'24" W, 388 feet more or less along the west line of Lot 35 of the Plat of First Addition to Discovery Springs to the southeast corner of Lot 1 of CSM 14045;
CSM 14045	313	Thence S 89°41'35" W, 1005.30 feet along the south line of Lot 1 to a cul-de-sac on the north end of Eagle Drive;
“	314	Thence westerly, 74.82 feet along the arc of a curve on said cul-de-sac, whose radius is 60 feet and whose long chord bears S 89°41'35" W, 70.06 feet;
“	315	Thence S 89°41'35" W, 215.57 feet along the south line of said Lot 1;
“	316	Thence N 00°35'33" E, 873.39 feet along a line in said Lot 1;
“	317	Thence N 25°51'53" W, 260.51 feet along a line in Lot 1;
“	318	Thence S 89°38'40" W, 584.22 feet along a line in Lot 1 to the west line of said Lot 1;
CSM 10122	319	Thence S 89°19'10" W, 188.48 feet along the south line of Outlot 1 of CSM 10122 to the easterly right of way line of Parview Road;

“	320	Thence N 00°08'44” E, 50.00 feet along the easterly right of way line of Parview Road to the northwest corner of Outlot 1 of CSM 10122;
Parview Road	510	Thence S 89°43'02” W, 70 feet more or less, along the south line of Outlot 2 of the plat of Quisling Corners and a north line of Parview Road;
Plat of Quisling Corners	511	Thence continuing S 89°43'02” W, 82.52 feet more or less, along the south line of Outlot 2 of the Plat of Quisling Corners;
“	322	Thence S 89°52'15” W, 127.40 feet along said south line of Outlot 2;
“	323	Thence S 89°42'33” W, 812.85 feet along said south line of Outlot 2;
Pleasant View Road	324	Thence westerly, 110 feet more or less to the northeast corner of Lot 1 of the Plat of Quisling Corners;
“	325	Thence S 89°42'48” W, 499.82 feet along the north line of said Lot 1 to the northerly right of way line of Evergreen Road;
“	326	Thence N 40°10'47” W, 110.13 feet along said northerly right of way line to a point of curve to the left having a radius of 489.50 feet;
“	327	Thence northwesterly, 218.76 feet along the arc of said curve and northerly right of way line of Evergreen Road whose long chord bears N 52°58'56” W, 216.94 feet;
“	328	Thence N 65°47'06” W, 80.48 feet along said northerly right of way line of Evergreen Road to the easterly right of way line of Twin Sunset Road;
“	329	Thence N 24°13'00” E, 221.41 feet along said easterly right of way line, also being a westerly line of Lot 4 of the Plat of Quisling Corners;
“	330	Thence S 65°52'53” E, 84.20 feet along a north line of said Lot 4;
“	331	Thence N 24°12'25” E, 144.99 feet along a west line to a northwest corner of said Lot 4;
CSM 15266	332	Thence N 24°10'45” E, 131.62 feet along a westerly line of Lot 1 of CSM 15266;
“	333	Thence N 65°49'57” W, 374.00 feet along a south line of said Lot 1;
“	334	Thence N 75°56'39” W, 374.75 feet along a south line of said Lot 1;
CSM 15266 & CSM 11735	335	Thence continuing N 75°56'39” W, 20 feet more or less to an easterly line of Outlot 2 of CSM 11735;
CSM 11735	336	Thence continuing N 75°56'39” W, 3.5 feet more or less to the westerly line of Outlot 2 of CSM 11735;
“	337	Thence northerly, 147 feet more or less along the west line to a northwest corner of said Outlot 2, also being a southwest corner of Lot 1 of CSM 15266;
CSM 15266	338	Thence N 00°09'41” E, 188.96 feet along a west line of Lot 1 of CSM 15266, also being the west line of the southwest quarter of Section 3, T7N, R8E;
“	339	Thence continuing N 00°09'41” E, 1371.12 feet along said west line of the southwest quarter to the west quarter corner of Section 3, T7N, R8E, and the point of beginning.

Excluding the following described land:

<p>“R1” 0708-034-5475-7 Airport Road Business Park Lot 30 & Part of Lot 29</p>	<p>Commencing at the West 1/4 Corner of Section 3, T7N, R8E;</p>
	<p>Thence N 88°52'38" E, 2663.41 feet;</p>
	<p>Thence S 00°08'46" E, 33.00 feet to the southerly existing right of way line of Airport Road;</p>
	<p>Thence N 88°52'38" E, 100.02 feet along said southerly right of way line;</p>
	<p>Thence S 00°08'46" E, 720.04 feet along the east line of Outlot 6 of the Plat of Airport Road Business Park to the northwest corner of Lot 30 of said plat and the point of beginning;</p>
	<p>Thence N 88°52'38" E, 397.45 feet along the north line of said Lot 30;</p>
	<p>Thence S 03°31'12" E, 43.96 feet along the east line of said Lot 30;</p>
	<p>Thence S 00°08'45" E, 286.04 feet along the east line of said Lot 30;</p>
	<p>Thence continuing S 00°08'46" E, 22.00 feet along the east line of Lot 29</p>
	<p>Thence S 89°51'14" W, 400.00 feet to the west line of Lot 29;</p>
	<p>Thence N 00°08'46" W, 22.00 feet along the west line of Lot 29 to the southwest corner of Lot 30;</p>
	<p>Thence N 00°08'46" W, 323.16 feet along the west line of said Lot 30 to the point of beginning.</p>
<p>“R2” 0708-034-5420-2 Lot 1 CSM 12270</p>	<p>Commencing at the West 1/4 Corner of Section 3, T7N, R8E;</p>
	<p>Thence N 89°16'57" E, 2763.02 feet;</p>
	<p>Thence S 00°14'49" E, 775.17 feet to the northwest corner of Lot 1 of CSM 12270 and the point of beginning;</p>
	<p>Thence S 89°45'11" E, 400.00 feet along the north line of said Lot 1;</p>
	<p>Thence S 00°14'49" W, 463.27 feet along the west line of Deming Way to the southeast corner of said Lot 1;</p>
	<p>Thence S 89°38'42" W, 400.02 feet along the south line of said Lot 1;</p>
	<p>Thence N 00°14'49" E, 73.01 feet along a west line of said Lot 1;</p>
	<p>Thence N 89°38'42" E, 50.00 feet along a south line of said Lot 1;</p>
	<p>Thence N 00°14'49" E, 262.99 feet along a west line of said Lot 1;</p>
	<p>Thence S 89°38'42" W, 50.00 feet along a south line of said Lot 1;</p>
	<p>Thence N 00°14'49" E, 131.47 feet along a west line of said Lot 1 to the point of beginning.</p>
<p>“R5” 0708-034-4079-9 Lot 2 CSM 9226</p>	<p>Commencing at the East 1/4 Corner of Section 3, T7N, R8E;</p>
	<p>Thence S 88°52'38" W, 1201.12 feet;</p>

	Thence S 00°44'08" W, 33.00 feet to the northeast corner of Lot 2 and the point of beginning;
	Thence continuing S 00°44'08" W, 179.20 feet;
	Thence S 00°44'53" E, 233.40 feet to the southeast corner of said Lot 2;
	Thence S 89°15'07" W, 148.50 feet to the southwest corner of said Lot 2;
	Thence N 00°44'53" W, 411.54 feet to the northwest corner of said Lot 2 and Point "B";
	Thence N 89°52'38" E, 153.14 feet to the northeast corner of said Lot 2 and the point of beginning.
"R4" 0708-034-4061-9 Lot 1 CSM 9226	Beginning at the aforesaid Point "B", also being the northwest corner of Lot 2 of CSM 9226;
	Thence S 00°44'53" E, 411.54 feet to the southeast corner of Lot 1 of CSM 9226;
	Thence S 89°15'07" W, 372.28 feet to the southwest corner of said Lot 1;
	Thence N 00°44'53" W, 409.10 feet to the northwest corner of said Lot 1;
	Thence N 88°52'38" E, 372.29 feet to the northeast corner of said Lot 1 and the point of beginning.
"R3" 0708-034-4613-1 Airport Road Business Park Lot 13	Commencing at the West 1/4 Corner of Section 3, T7N, R8E;
	Thence N 88°52'38" E, 2663.41 feet along the E-W 1/4 line of Section 3;
	Thence continuing N 88°52'38" E, 1468.71 feet;
	Thence S 00°44'08" W, 33.00 feet to the northeast corner of Lot 3 of Airport Road Business Park
	Thence continuing S 00°44'08" W, 179.20 feet;
	Thence S 00°44'53" E, 233.40 feet to the southeast corner of said Lot 3;
	Thence continuing S 00°44'53" E, 70 feet to the southerly existing right of way line of Forsythia Street and Point "A";
	Thence S 89°15'07" W, 540 feet more or less to the northeast corner of Lot 13 of Airport Road Business Park and the point of beginning;
	Thence S 00°44'53" E, 671.80 feet to the southeast corner of said Lot 13;
	Thence S 89°20'10" W, 355.87 feet to the southwest corner of said Lot 13;
	Thence N 00°08'46" W, 641.63 feet along the west line of said Lot 13, also the easterly right of way line of Deming Way;
	Thence northeasterly, 46.81 feet along the arc of a curve to the right having a radius of 30 feet and a long chord of N 44°33'10" E, 42.20 feet;
	Thence N 89°15'07" E, 319.13 feet to the northeast corner of said Lot 13 and the point of beginning.

<p>“R9” 0708-034-4511-4 Airport Road Business Park Lot 11</p>	<p>Commencing at the West 1/4 Corner of Section 3, T7N, R8E;</p>
	<p>Thence N 88°52'38" E, 2663.41 feet along the E-W 1/4 line of Section 3;</p>
	<p>Thence continuing N 88°52'38" E, 1468.71 feet;</p>
	<p>Thence S 00°44'08" W, 33.00 feet to the northeast corner of Lot 3 of Airport Road Business Park</p>
	<p>Thence continuing S 00°44'08" W, 179.20 feet;</p>
	<p>Thence S 00°44'53" E, 233.40 feet to the southeast corner of said Lot 3;</p>
	<p>Thence continuing S 00°44'53" E, 70 feet to the southerly existing right of way line of Forsythia Street and Point “A”;</p>
	<p>Thence N 89°15'07" E, 148 feet more or less along the south right of way line of Forsythia Street to the northeast corner of Lot 11 and the point of beginning;</p>
	<p>Thence S 00°44'53" E, 672.82 feet to the southeast corner of said Lot 11;</p>
	<p>Thence S 89°20'10" W, 342.74 feet to the southwest corner of said Lot 11;</p>
	<p>Thence N 00°44'53" W, 672.30 feet to the northwest corner of said Lot 11 on the southerly right of way line of Forsythia Street;</p>
	<p>Thence N 89°15'07" E, 342.74 feet along said southerly line to the point of beginning.</p>
<p>“R8” 0708-034-4460-6 Airport Road Business Park Lot 10</p>	<p>Commencing at the West 1/4 Corner of Section 3, T7N, R8E;</p>
	<p>Thence N 88°52'38" E, 2663.41 feet along the E-W 1/4 line of Section 3;</p>
	<p>Thence continuing N 88°52'38" E, 1468.71 feet;</p>
	<p>Thence S 00°44'08" W, 33.00 feet to the northeast corner of Lot 3 of Airport Road Business Park</p>
	<p>Thence continuing S 00°44'08" W, 179.20 feet;</p>
	<p>Thence S 00°44'53" E, 233.40 feet to the southeast corner of said Lot 3;</p>
	<p>Thence continuing S 00°44'53" E, 70 feet to the southerly existing right of way line of Forsythia Street and Point “A”;</p>
	<p>Thence N 89°15'07" E, 148 feet more or less along the south right of way line of Forsythia Street to the northwest corner of Lot 10 and the point of beginning;</p>
	<p>Thence continuing N 89°15'07" E, 344.02 to the northeast corner of said Lot 10;</p>
	<p>Thence S 00°44'53" E, 673.31 feet to the southeast corner of said Lot 10 to Point “C”;</p>
	<p>Thence S 89°20'10" W, 344.02 feet to the southwest corner of said Lot 10;</p>
	<p>Thence N 00°44'53" W, 672.82 feet to the northwest corner of said Lot 11 and the point of beginning.</p>

<p>“R6” 0708-034-4385-2 Lot 1 CSM 10262</p>	<p>Commencing at the East 1/4 corner of Section 3, T7N, R8E;</p>
	<p>Thence S 00°02'36" W, 553.86 feet to an easterly corner of Lot 1 of CSM 10262 and the point of beginning;</p>
	<p>Thence continuing S 00°02'36" W, 643.99 feet along the east line of said Lot 1, also the westerly right of way line of Nursery Drive;</p>
	<p>Thence S 89°20'10" W, 698.27 feet to the southwest corner of said Lot 1;</p>
	<p>Thence N 00°44'53" W, 673.31 feet to the northwest corner of said Lot 1 on the southerly right of way line of Forsythia Street;</p>
	<p>Thence N 89°15'07" E, 677.17 feet to the northeast corner of said Lot 1 to a point of curve to the right having a radius of 30.00 feet;</p>
	<p>Thence southeasterly, 47.54 feet along the arc of said curve whose long chord bears S 45°21'08" E, 42.74 feet to the point of beginning.</p>
<p>“R7” 0708-034-4868-4 Airport Road Business Park Lot 18</p>	<p>Commencing at the aforesaid Point “C”, also being the northwest corner of Lot 18 of the Plat of Airport Road Business Park;</p>
	<p>Thence N 89°20'10" E, 344.01 feet to the northeast corner of said Lot 18;</p>
	<p>Thence S 00°39'50" E, 670.00 feet to the southeast corner of said Lot 18 on the northerly right of way line of Deming Way;</p>
	<p>Thence S 89°20'10" W, 344.01 feet along said northerly line to the southwest corner of said Lot 18;</p>
	<p>Thence N 00°39'50" W, 670.00 feet to the northwest corner of said Lot 18 and the point of beginning.</p>
<p>“R10” 0708-034-5365-2 Lot 3, CSM 11779</p>	<p>Commencing at the South 1/4 corner of Section 3, T7N, R8E;</p>
	<p>Thence N 00°08'46" W, 220.00 feet;</p>
	<p>Thence N 89°19'38" E, 100.00 feet;</p>
	<p>Thence continuing N 89°19'38" E, 130.00 feet;</p>
	<p>Thence S 00°08'46" E, 120.00 feet;</p>
	<p>Thence N 89°19'38" E, 310.00 feet along the south line of Lot 2 of CSM 11779 to the southwest corner of Lot 3 of said CSM 11779 and the point of beginning.</p>
	<p>Thence N 00°08'46" W. 811.39 feet;</p>
	<p>Thence N 54°32'00" E, 61.52 feet to the most northerly corner of said Lot 3 on the southwesterly right of way line of Deming Way;</p>
	<p>Thence southeasterly, 347.75 feet along the arc of a curve to the left having a radius of 490.00 feet and whose long chord bears S 55°47'54" E, 340.50 feet to the most northeasterly corner of said Lot 3;</p>
	<p>Thence S 00°39'50" E, 351.77 feet to a southeast corner of said Lot 3;</p>
	<p>Thence S 89°19'38" W, 228.44 feet along a south line of said Lot 3;</p>

	Thence S 15°11'50" W, 311.89 feet;
	Thence S 89°19'38" W, 23.56 feet along the south line of said Lot 3 to the southwest corner of said Lot 3 and the point of beginning.
"R11" 0708-034-5180-2 Lot 1 CSM 10177	Commencing at the West 1/4 Corner of Section 3, T7N, R8E;
	Thence N 88°52'38" E, 3641.94 feet;
	Thence S 01°07'22" E, 1934.21 feet to the northwest corner of Lot 1 of CSM 10177 and the point of beginning;
	Thence N 89°20'10" E, 194.44 feet along the southerly right of way line of Deming Way to the northeast corner of said Lot 1 and Point "D";
	Thence S 00°39'50" E, 336.03 feet to the southeast corner of said Lot 1;
	Thence S 89°19'38" W, 194.44 feet to the southwest corner of said Lot 1;
	Thence N 00°39'50" W, 336.05 feet to the northwest corner of said Lot 1 and the point of beginning.
"R12" 0708-034-5200-2 Lot 1 CSM 12530	Beginning at the aforementioned Point "D", also being the northwest corner of Lot 1 of CSM 12530;
	Thence N 89°44'33" E, 213.55 feet along the north line of Lot 1 to its northeast corner;
	Thence S 00°26'59" W, 135.02 feet along an east line of said Lot 1;
	Thence S 89°33'01" E, 80.00 feet along a south line of said Lot 1;
	Thence S 00°26'59" W, 53.96 feet to the southeast corner of said Lot 1, also being a northeast corner of lot 2 of CSM 12530;
	Thence S 89°44'01" W, 291.21 feet to the southwest corner of said Lot 1;
	Thence N 00°15'27" W, 190.00 feet along the west line of said Lot 1 to the northwest corner and point of beginning.
"R13" 0708-034-5220-2 Lot 2 CSM 12530	Commencing at the aforementioned Point "D", also being the northwest corner of Lot 1 of CSM 12530;
	Thence S 00°15'27" E, 190.00 feet along the west line of Lot 1 of CSM 12530 to the northwest corner of Lot 2 of said CSM and the point of beginning;
	Thence N 89°44'01" E, 291.21 feet to the northeast corner of said Lot 2;
	Thence S 00°26'59" W, 146.04 feet to the southeast corner of said Lot 2;
	Thence S 89°44'01" W, 289.40 feet to the southwest corner of said Lot 2;
	Thence N 00°15'27" W, 146.03 feet to the point of beginning.
"R17" 0708-034-5210-2 Lot 2 CSM 11389	Commencing at the aforementioned Point "D", also being the northwest corner of Lot 1 of CSM 12530;
	Thence N 89°20'10" E, 213.55 feet along the north line of Lot 1 of CSM 11389 to the northwest corner of Lot 2 of CSM 11389 and the point of beginning;
	Thence continuing N 89°20'10" E, 410.00 feet along the north line of CSM 11389 and the southerly right of way line of Deming Way to the northeast corner of said Lot 2;

	Thence S 00°02'36" W, 335.96 feet along the east line to the southeast corner of said Lot 2;
	Thence S 89°19'38" W, 330.00 feet to a southwest corner of said Lot 2;
	Thence N 00°02'36" E, 200.00 feet to a westerly corner of said Lot 2;
	Thence N 89°57'24" W, 80.00 feet to a westerly corner of said Lot 2;
	Thence N 00°02'36" E, 135.02 feet to the northwest corner of said Lot 2 and the point of beginning.
"R14" 0708-034-5080-2 Lot 2 CSM 11872	Commencing at the East 1/4 corner of Section 3, T7N, R8E;
	Thence S 00°02'36" W, 1947.90 feet to the northeast corner of Lot 2 of CSM 11872 and the point of beginning;
	Thence continuing S 00°02'36" W, 335.83 feet to the southeast corner of said Lot 2;
	Thence S 89°19'38" W, 606.04 feet to the southwest corner of said Lot 2;
	Thence N 00°02'36" E, 335.93 feet to the northwest corner of said Lot 2;
	Thence N 89°20'10" E, 606.04 feet along the southerly right of way line of Deming Way to the northeast corner of said Lot 2 and the point of beginning.
"R15" 0708-023-4375-2 Lot 2 CSM 13256	Commencing at the West 1/4 corner of Section 2, T7N, R8E;
	Thence S 00°26'22" W, 1497.82 feet;
	Thence N 89°43'57" E, 280.01 feet to the northwest corner of Lot 1 of CSM 13256;
	Thence continuing N 89°43'57" E, 275.00 feet to a northwest corner of Lot 2 of CSM 13256 and the point of beginning;
	Thence continuing N 89°43'57" E, 293.17 feet to the northeast corner of Lot 2 on the westerly right of way line of USH 12;
	Thence S 04°27'40" E, 369.55 feet along the east line of said Lot 2;
	Thence S 13°26'02" E, 471.63 feet along said east line;
	Thence S 15°32'16" E, 278.97 feet along said east line;
	Thence S 15°37'54" E, 152.60 feet along said east line to the southeast corner of said Lot 2;
	Thence S 76°37'08" W, 318.47 feet to a southwest corner of said Lot 2;
	Thence N 10°40'43" W, 554.00 feet along a west line of said Lot 2, also being a westerly right of way line of Deming Way;
	Thence northwesterly, 510.34 feet along the arc of said curve having a radius of 490 feet and whose long chord bears N 40°30'55" W, 487.58 feet;
	Thence N 24°26'51" E, 439.54 feet to the northwest corner of Lot 2 and the point of beginning.
"R16" 0708-022-9200-2 Lot 2 CSM 11208	Commencing at the West 1/4 corner of Section 2, T7N, R8E;
	Thence N 00°28'20" W, 94.64 feet to the southwest corner of Lot 1 of CSM 11208;

	Thence N 88°56'18" E, 90.01 feet along a south line of Lot 1 of CSM 11208 to the southwest corner of Lot 2 of said CSM 11208 and the point of beginning;
	Thence N 00°28'20" W, 618.61 feet along the west line of said Lot 2;
	Thence N 88°28'41" E, 707.30 feet along the north line of said Lot 2 to the westerly existing right of way line of USH 12;
	Thence S 14°32'07" W, 191.36 feet along said westerly right of way line;
	Thence S 10°23'26" W, 167.46 feet along said westerly right of way line;
	Thence S 00°03'55" W, 216.17 feet along said westerly right of way line;
	Thence S 01°28'18" E, 55.42 feet along said westerly right of way line to the southeast corner of said Lot 2;
	Thence S 83°54'42" W, 125.21 feet along a southerly line of said Lot 2;
	Thence N 89°46'09" W, 296.60 feet along a southerly line of said Lot 2;
	Thence S 88°56'18" W, 203.83 feet along a southerly line of said Lot 2 to the point of beginning.
"R18" 0708-113-0027-2 Lot 1 CSM 10377	Commencing at the West 1/4 corner of Section 11, T7N, R8E;
	Thence S 00°04'35" E, 32.52 feet along the west line of the SW 1/4 of Section 11;
	Thence N 87°57'03" E, 1403.57 feet;
	Thence S 27°07'25" E, 1.10 feet to the point of beginning;
	Thence N 87°57'03" E, 143.47 feet along the south right of way line of University Avenue to the northeast corner of Lot 1 of CSM 10377;
	Thence S 02°01'32" E, 247.62 feet along the east line, to the southeast corner of Lot 1 of CSM 10377;
	Thence S 87°57'03" W, 273.59 feet along the south line of Lot 1 and the northerly right of way line of Elmwood Avenue to the southwest corner of Lot 1 on the easterly right of way line of USH 12&14;
	Thence N 30°25'06" E, 264.15 feet along said easterly right of way line;
	Thence N 27°07'25" W, 27.33 feet along said easterly right of way line to the point of beginning.
"R19" 0708-113-0038-2 Lot 2 CSM 10377	Commencing at the West 1/4 corner of Section 11, T7N, R8E;
	Thence S 00°04'35" E, 32.52 feet along the west line of the SW 1/4 of Section 11;
	Thence N 87°57'03" E, 1403.57 feet;
	Thence S 27°07'25" E, 1.10 feet to the northwest corner of Lot 1 of CSM 10377;
	Thence N 87°57'03" E, 143.47 feet along the south right of way line of University Avenue to the northwest corner of Lot 2 of CSM 10377 and the point of beginning;
	Thence continuing N 87°57'03" E, 252.63 feet along the north line of said Lot 2 and the south right of way line of University Avenue to a point of curve to the right having a radius of 399.00 feet;
	Thence easterly, 10.97 feet along the arc of said curve whose long chord bears N 88°43'53" E, 10.97 feet;

	Thence N 89°30'43" E, 91.50 feet to a point of curve to the right having a radius of 15.00 feet;
	Thence southeasterly, 23.27 feet along the arc of said curve whose long chord bears S 46°02'45" E, 21.01 feet;
	Thence S 01°36'13" E, 224.98 feet along the east line of said Lot 2 and the westerly right of way line of Cayuga Street to a point of curve to the right having a radius of 15.00 feet;
	Thence southwesterly, 23.45 feet along the arc of said curve whose long chord bears S 43°10'25" W, 21.13 feet;
	Thence S 87°57'03" W, 352.99 feet along the south line of said Lot 2;
	Thence N 02°01'32" W, 247.62 feet along the west line of said Lot 2 to the point of beginning.
"R20" 0708-113-0092-2 Lot 1 CSM 12346	Commencing at the West 1/4 corner of Section 11, T7N, R8E;
	Thence S 00°04'35" E, 281.85 feet;
	Thence N 87°57'03" E, 2023.42 feet to a southwest corner of Lot 1 of CSM 12346 and the point of beginning, also being a point of curve to the right having a radius of 15.00 feet;
	Thence northwesterly, 23.68 feet along the arc of said curve whose long chord bears N 46°48'24" W, 21.30 feet to the easterly right of way line of Cayuga Street;
	Thence N 01°36'13" W, 206.37 feet along said easterly line to a point of curve to the right having a radius of 15.00 feet;
	Thence northeasterly, 23.86 feet along the arc of said curve whose long chord bears N 43°57'02" E, 21.42 feet;
	Thence N 89°30'43" E, 99.87 feet along the southerly right of way line of University Avenue to the northeast corner of said Lot 1;
	Thence S 01°42'19" E, 233.65 feet along the east line of said Lot 1 to its southeast corner;
	Thence S 87°57'03" W, 124.12 feet along the south line of said Lot 1 to the point of beginning.
"R21" 0708-113-0292-2 Lot 1 CSM 10417	Commencing at the West 1/4 corner of Section 11, T7N, R8E;
	Thence S 00°04'35" E, 330.09 feet;
	Thence S 85°04'33" E, 1252.86 feet to the southwest corner of Lot 1 of CSM 10417 and the point of beginning;
	Thence N 17°13'18" E, 93.30 feet to a point of curve to the right having a radius of 31.00 feet;
	Thence northeasterly, 38.27 feet along the arc of said curve whose long chord bears N 52°35'10" E, 35.88 feet;
	Thence N 87°57'03" E, 276.39 feet along the south right of way line of Elmwood Avenue to the northeast corner of Lot 1;

	Thence S 02°18'11" E, 150.08 feet along the east line of said Lot 1 to its southeast corner;
	Thence N 85°04'33" W, 339.62 feet along the south line of said Lot 1 to the point of beginning.
"R22" 0708-113-1655-2 Lot 2 CSM 10417 (Valencia Lofts Condominium)	Commencing at the West 1/4 corner of Section 11, T7N, R8E;
	Thence S 00°04'35" E, 330.09 feet;
	Thence S 85°04'33" E, 1252.86 feet to the southwest corner of Lot 1 of CSM 10417;
	Thence continuing S 85°04'33" E, 339.62 feet along the south line of said Lot 1 to the southwest corner of Lot 2 of CSM 10417 and the point of beginning;
	Thence N 02°18'11" W, 150.08 feet along the west line of said Lot 2;
	Thence N 87°57'03" E, 17.00 feet along a north line of said Lot 2;
	Thence S 02°18'11" E, 49.34 feet along an east line of said Lot 2;
	Thence S 85°04'33" E, 180.58 feet along a north line of said Lot 2 to Point "H";
	Thence continuing S 85°04'33" E, 57.47 feet along a south line of said Lot 2;
	Thence N 30°00'00" E, 47.38 feet along a west line of said Lot 2;
	Thence N 00°16'37" E, 38.11 feet along a west line of said Lot 2;
	Thence N 87°57'03" E, 20.00 feet to the northeast corner of said Lot 2;
	Thence S 00°16'37" W, 196.95 feet along the east line of said Lot 2;
	Thence N 85°04'33" W, 294.16 feet along a south line of said Lot 2 to the point of beginning.
"R24" 0708-113-0306-2 Lot 3 CSM 10417	Beginning at the aforesaid Point "H", also being the southwest corner of Lot 3 of CSM 10417;
	Thence N 00°08'54" E, 71.32 feet to the northwest corner of Lot 3;
	Thence N 87°57'03" E, 81.00 feet to the northeast corner of said Lot 3;
	Thence S 00°16'37" W, 38.11 feet along an east line of said Lot 3;
	Thence S 30°00'00" W, 47.38 feet along an east line of said Lot 3;
	Thence N 85°04'33" W, 57.47 feet along a south line of said Lot 2 to the point of beginning.
"R23" 0708-113-0313-2 Outlot 1 CSM 10417	Beginning at the aforesaid Point "H", also being the southeast corner of Outlot 1 of CSM 10417;
	Thence N 85°04'33" W, 180.58 feet along a south line of Outlot 1 of CSM 10417;
	Thence N 02°18'11" W, 49.34 feet along a west line of said Outlot 1;
	Thence N 87°57'03" E, 182.19 feet along a north line of said Outlot 1;
	Thence S 00°08'54" W, 71.32 feet along an east line of said Outlot 1 to the point of beginning.

<p>“R25” 0708-112-4215-2 Lot 2 CSM 11037</p>	<p>Commencing at the West 1/4 Corner of Section 11, T7N, R8E;</p>
	<p>Thence N 00°29'19" E, 650.12 feet;</p>
	<p>Thence S 88°53'34" E, 36.56 feet to point “J” at the northwest corner of Lot 1 of CSM 11037;</p>
	<p>Thence S 00°25'36" W, 291 feet more or less along the west line of said Lot 1 to the northwest corner of Lot 2 of said CSM 11037 and the point of beginning;</p>
	<p>Thence N 63°23'11" E, 210.00 feet along a north line of said Lot 2 to its most northerly corner;</p>
	<p>Thence S 26°38'43" E, 328.50 feet along a northeasterly line of said Lot 2 to the northerly existing right of way line of USH 14;</p>
	<p>Thence N 88°53'28" W, 437.91 feet along said northerly right of way line to the southwest corner of Lot 2;</p>
	<p>Thence N 45°00'00" E, 104.28 feet along a westerly line of said Lot 2;</p>
	<p>Thence N 22°42'50" E, 73.20 feet along a westerly line of said Lot 2;</p>
	<p>Thence N 00°25'36" E, 45 feet more or less along a westerly line of said Lot 2 to its northwest corner and the point of beginning.</p>
<p>“R26” 0708-112-4210-2 Lot 1 CSM 11037</p>	<p>Beginning at the aforementioned Point “J”, also being the northwest corner of Lot 1 of CSM 11037 and the northwest corner of Lot 4 of CSM 11023;</p>
	<p>Thence S 88°53'34" E, 64.74 feet along the north line of Lot 1 of CSM 11037, also being the southerly right of way line of Deming Way to a point of curve to the left having a radius of 540.00 feet;</p>
	<p>Thence easterly, 229.80 feet along the arc of said curve and the southerly right of way of Deming Way, whose long chord bears N 78°54'58" E, 228.07 feet to the northeast corner of said Lot 1;</p>
	<p>Thence S 26°38'43" E, 164.45 feet along an east line of said Lot 1;</p>
	<p>Thence S 63°23'11" W, 407.62 feet along a southerly line of said Lot 1;</p>
	<p>Thence N 00°25'36" E, 291 feet more or less along the west line of said Lot 1 to the its northwest corner and the point of beginning.</p>
<p>“R27” 0708-112-4190-2 Lot 3 CSM 11023</p>	<p>Commencing at the aforementioned Point “J”, also being the northwest corner of Lot 1 of CSM 11037 and the northwest corner of Lot 4 of CSM 11023;</p>
	<p>Thence S 88°53'34" E, 64.74 feet along a north line of Lot 1 of CSM 11037 to a point of curve to the left having a radius of 540.00 feet;</p>
	<p>Thence easterly, 229.80 feet along the arc of said curve and the southerly right of way of Deming Way, whose long chord bears N 78°54'58" E, 228.07 feet to the northeast corner of said Lot 1;</p>
	<p>Thence S 26°38'43" E, 164.45 feet along an east line of said Lot 1 to a point on a northerly line of Lot 3 of CSM 11023 and the point of beginning;</p>
	<p>Thence N 63°23'11" E, 9.00 feet along the north line of said Lot 3 to its northeast corner;</p>

	Thence S 26°38'43" E, 334.00 feet along an easterly line of said Lot 3;
	Thence S 00°55'14" W, 91.25 feet along an easterly line of said Lot 3 to its southeast corner on the northerly existing right of way line of USH 14;
	Thence N 88°53'28" W, 185.76 feet along the south line of Lot 3 to its southwest corner;
	Thence N 26°38'43" W, 328.50 feet along a west line to its northwest corner;
	Thence N 63°23'11" E, 197.62 feet along the north line of said Lot 3 to the point of beginning.
"R28" 0708-112-4175-2 Lot 2 CSM 11023	Commencing at the aforementioned Point "J", also being the northwest corner of Lot 1 of CSM 11037 and the northwest corner of Lot 4 of CSM 11023;
	Thence S 88°53'34" E, 64.74 feet along a north line of Lot 1 of CSM 11037 to a point of curve to the left having a radius of 540.00 feet;
	Thence easterly, 229.80 feet along the arc of said curve and the southerly right of way of Deming Way, whose long chord bears N 78°54'58" E, 228.07 feet to the northwest corner of Lot 2 of CSM 11023 and the point of beginning;
	Thence continuing easterly, 43.17 feet more or less to along the arc of said curve whose long chord bears N 64°26'05" E, 43.16 feet to the most northerly point of said Lot 2;
	Thence S 26°38'43" E, 203.00 feet along an east line of said Lot 2;
	Thence N 64°29'19" E, 264.28 feet along a northerly line of said Lot 2;
	Thence S 48°11'49" E, 32.00 feet along a northerly line of said Lot 2 to the westerly existing right of way line of USH 12;
	Thence S 05°27'02" W, 474.33 feet along the westerly right of way line of USH 12 to the southeast corner of said Lot 2;
	Thence N 89°51'46" W, 85.29 feet along a south line of said Lot 2, also the northerly existing right of way line of USH 14;
	Thence N 88°53'28" W, 49.93 feet along said northerly right of way line to the southwesterly corner of said Lot 2;
	Thence N 00°55'14" E, 91.25 feet along a westerly line of said Lot 2;
	Thence N 26°38'43" W, 334.00 feet along a westerly line of said Lot 2;
	Thence S 63°23'11" W, 9.00 feet along a southerly line of said Lot 2;
	Thence N 26°38'43" W, 164.45 feet along a westerly line of said Lot 2 to the point of beginning.
"R29" 0708-112-4160-2 Lot 1 CSM 11023	Commencing at the aforementioned Point "J", also being the northwest corner of Lot 1 of CSM 11037 and the northwest corner of Lot 4 of CSM 11023;
	Thence S 88°53'34" E, 64.74 feet along a north line of Lot 1 of CSM 11037 to a point of curve to the left having a radius of 540.00 feet;
	Thence northeasterly, 464.68 feet along the arc of said curve whose long chord bears N 66°27'18" E, 450.48 feet to the most northerly corner of Lot 1 of CSM 11023 and the point of beginning;
	Thence S 48°11'49" E, 264.77 feet along an east line of said Lot 1;
	Thence S 64°29'19" W, 284.28 feet along a south line of said Lot 1 to its southwest corner;

	Thence N 26°38'43" W, 203.00 feet along the west line of said Lot 1 to its northwest corner and point of curve to the left having a radius of 540.00 feet;
	Thence northeasterly, 191.42 feet more or less along the arc of said curve and northerly line of Lot 1 whose long chord bears N 51°58'25" E, 190.71 feet to the point of beginning.
"R30" 0708-112-4105-2 Lot 1 CSM 10783	Commencing at the NW corner of Section 11, T7N, R8E;
	Thence S 00°29'19" W, 1838.51 feet;
	Thence S 89°30'41" E, 912.72 feet to the most westerly point of Lot 1 of CSM 10783, a point of curve to the left having a radius of 540.00 feet and the point of beginning;
	Thence continuing northeasterly, 129.44 feet along the arc of said curve whose long chord bears N 34°56'08" E, 129.13 feet;
	Thence N 28°04'06" E, 371.11 feet along a westerly line of said Lot 1 and an easterly right of way line of Deming Way to a point of curve to the left having a radius of 540.00 feet;
	Thence northerly, 55.59 feet along the arc of said curve and westerly line of Lot 1 whose long chord bears N 25°07'10" E, 55.56 feet to the most northerly point of said Lot 1;
	Thence S 62°01'00" E, 497.27 feet along a northerly line of said Lot 1 to the most easterly point of said Lot 1 on the westerly existing right of way line of USH 12;
	Thence S 47°30'51" W, 176.86 feet along said westerly right of way line;
	Thence S 58°09'26" W, 325.48 feet along said westerly right of way line;
	Thence S 27°54'31" W, 177.61 feet along said westerly right of way line to the most southerly corner of said Lot 1;
	Thence N 48°11'49" W, 296.77 feet along the southerly line of said Lot 1 to the point of beginning.
"R31" 0708-112-3540-2 Lot 3 CSM 12682	Commencing at the NW corner of Section 11, T7N, R8E;
	Thence S 00°53'53" W, 1352.15 feet;
	Thence S 89°06'07" E, 780.73 feet to the most westerly point of Lot 3 of CSM 12682 and the point of beginning;
	Thence northerly, 133.66 feet along the arc of a curve to the left having a radius of 540.00 feet and whose long chord bears N 15°29'20" E, 133.33 feet to Point "K" at the northwest corner of said Lot 3 on the easterly right of way line of Deming Way;
	Thence S 82°34'39" E, 310.92 feet along a northerly line of said Lot 3;
	Thence S 76°15'02" E, 45.07 feet along said northerly line;
	Thence N 13°44'58" E, 5.00 feet along said northerly line;
	Thence S 83°03'01" E, 164.86 feet along said northerly line to the northeast corner of said Lot 3;
	Thence S 01°30'31" W, 199.89 feet along an easterly line of said Lot 3 to the westerly right of way line of USH 12;

	Thence S 47°55'25" W, 147.96 feet along the southeasterly line of said Lot 3 and the westerly right of way line of USH 12;
	Thence N 61°36'26" W. 497.27 feet along a southerly line of said Lot 3 to the point of beginning.
"R32" 0708-112-3525-2 Lot 2 CSM 12682	Beginning at the aforesaid Point "K", also being the southwest corner of Lot 2 of CSM 12682;
	Thence N 08°23'51" E, 169.43 feet along the west line of Lot 2, also being an easterly right of way line of Deming Way;
	Thence S 81°36'09" E, 340.62 feet along a north line of said Lot 2;
	Thence S 88°29'28" E, 160.00 feet along a north line of said Lot 2 to its northeast corner;
	Thence S 01°30'31" W, 179.68 feet along the east line of said Lot 2 to its southeast corner;
	Thence N 83°03'01" W, 164.86 feet along a southerly line of said Lot 2;
	Thence S 13°44'58" W, 5.00 feet along a southerly line of said Lot 2;
	Thence N 76°15'02" W, 45.07 feet along a southerly line of said Lot 2;
	Thence N 82°34'39" W, 310.92 feet along a southerly line of said Lot 2 to the point of beginning.
"R33" 0708-112-3130-2 Lot 40 First Addition to Discovery Springs	Commencing at the West 1/4 corner of Section 10, T7N, R8E;
	Thence N 89°43'55" E, 1996.00 feet to the northwest corner of Outlot 7 of the Plat of First Addition to Discovery Springs;
	Thence N 89°43'55" E, 664.69 feet along said north line;
	Thence S 73°34'37" E, 126.00 feet along said north line;
	Thence S 36°33'36" E, 133.00 feet along a northeasterly line of said Outlot 7;
	Thence S1°15'46" W, 42.00 feet along an easterly line of said Outlot 7;
	Thence S 27°49'17" E, 88.00 feet along an easterly line of said Outlot 7;
	Thence S 18°29'17" E, 307.00 feet along an easterly line of said Outlot 7;
	Thence N 77°15'45" E, 111.00 feet along a north line of Lots 38 and 39 of the Plat of First Addition to Discovery Springs;
	Thence N 86°45'43" E, 105.00 feet along a north line of said Lot 39;
	Thence N 76°50'45" E, 125.00 feet along a north line of said Lot 39;
	Thence S79°39'14" E. 86.00 feet along a north line of said Lot 39 to a northeast corner of said Lot 39;
	Thence S 03°51'56" E, 256.56 feet along an easterly line of said Lot 39 to a point of curve to the right having a radius of 410.00 feet;
	Thence southerly, 87.66 feet along the arc of said curve whose long chord bears S 02°16'34" W, 87.49 feet along the arc of said curve;
	Thence S 08°23'04" W, 95.98 feet to a northeasterly corner of Lot 40 of the Plat of First Addition to Discovery Springs and the point of beginning;

	Thence continuing S 08°23'04" W, 141.50 feet to the southeast corner of said Lot 40;
	Thence N 81°36'56" W, 261.00 feet along a southerly line of said Lot 40;
	Thence N 08°23'04" E, 169.80 feet along a westerly line of said Lot 40 to the southerly existing right of way line of Discovery Court and a point of curve to the right having a radius of 315.00 feet;
	Thence easterly, 32.71 feet along the arc of said curve whose long chord bears N 84°35'23" E, 32.71 feet;
	Thence S 81°36'56" E, 198.36 feet along the northerly line of said Lot 40 to a point of curve to the right having a radius of 30.00 feet;
	Thence southeasterly, 47.12 feet along the arc of said curve whose long chord bears S 36°36'56" E, 42.43 feet to the point of beginning.
"R34" 0708-112-3030-2 Lot 3 CSM 11727	Commencing at the West 1/4 corner of Section 11, T7N, R8E;
	Thence N 00°29'19" E 1834.90 feet;
	Thence S 89°30'41" E, 57.78 feet to the northwest corner of Lot 1 of CSM 11727;
	Thence S 82°00'43" E, 720.64 feet to the westerly right of way line of Deming Way;
	Thence S 07°59'17" W, 285.39 feet along said westerly line to a point of curve to the right having a radius of 460.00 feet;
	Thence southerly. 161.21 feet along the arc of said curve whose long chord bears S 18°01'42" W. 160.39 feet to the point of beginning;
	Thence S 28°04'06" W. 371.11 feet along the east line of Lot 3 of CSM 11727, also being a westerly right of way line of Deming Way and a point of curve to the right having a radius of 460.00 feet;
	Thence southwesterly, 114.83 feet along the arc of said curve whose long chord bears S 35°13'11" W, 114.53 feet to the southerly most point of said Lot 3 and the southeast corner of Lot 1 of CSM 10895, also known as Point "L";
	Thence N 28°03'19" W, 284.53 feet along a southwesterly line of said Lot 3;
	Thence N 69°33'10" W, 48.93 feet along a southwesterly line of said Lot 3;
	Thence N 28°58'58" E, 167.82 feet;
	Thence continuing northeasterly, 206 feet more or less along the west line of said Lot 3 to its northwest corner;
	Thence southeasterly, 294 feet more or less along the northerly line of said Lot 3 to a point of curve to the right having a radius of 460.00 feet;
	Thence southwesterly, 37.11 feet along the arc of said curve whose long chord bears S 25°45'25" W, 37.10 feet along the westerly right of way line of Deming way to the point of beginning.
"R35" 0708-112-4015-2 Lot 1 CSM 10895	Beginning at the aforementioned Point "L", also being the southeast corner of Lot 1 of CSM 10895 and a point of curve to the right having a radius of 460.00 feet;
	Thence southwesterly, 391.28 feet along the arc of said curve whose long chord bears S 66°44'21" W, 379.59 feet to the southwest corner of Lot 1 of CSM 10895;
	Thence N 00°25'36" E, 159.93 feet along a westerly line of said Lot 1;

	Thence N 17°01'52" W, 63.18 feet along a westerly line of said Lot 1 to the northwest corner of said Lot 1;
	Thence N 61°56'51" E, 327.63 feet along a northerly line of said Lot 1;
	Thence S 28°03'19" E, 255.34 feet along an easterly line of said Lot 1 to the point of beginning.
"R36" 0708-112-4070-2 Lot 2 CSM 11559	Commencing at the aforementioned Point "L", also being the southeast corner of Lot 1 of CSM 10895;
	Thence N 28°03'19" W, 255.34 feet along the northeasterly line of Lot 1 of CSM 10895 to a southeasterly corner of Lot 2 of CSM 11559 and the point of beginning;
	Thence S 61°56'51" W, 327.63 feet to the southerly most corner of said Lot 2;
	Thence N 17°01'52" W, 36.82 feet along a westerly line of said Lot 2;
	Thence N 00°25'36" E, 181.57 feet along a westerly line of said Lot 2;
	Thence N 17°53'05" E, 200.00 feet along a westerly line of said Lot 2;
	Thence N 00°25'36" E, 79.69 feet along a westerly line to the northwest corner of said Lot 2;
	Thence S 61°01'02" E, 295.27 feet along a northerly line to the northeast corner of said Lot 2;
	Thence S 28°58'58" W, 167.82 feet along an easterly line of said Lot 2;
	Thence S 69°33'10" E, 48.93 feet along an easterly line of said Lot 2;
	Thence S 28°03'19" E, 29.19 feet along an easterly line of said Lot 2 to the point of beginning.
"R40" 0708-112-9010-5	Commencing at the North 1/4 corner of Section 11, T7N, R8E;
	Thence South, 1371.4 feet along the centerline of Parmenter Street;
	Thence continuing South, 90 feet along said centerline;
	Thence S 88°16' W, 33 feet more or less to the northeast corner of Lot 1, Gamma West Plat and the point of beginning;
	Thence continuing S 88°16' W, 175 feet to an easterly line of Lot 2 of Gamma West Plat;
	Thence North, 90 feet to the northeast corner of said Lot 2;
	Thence N 88°16' E, 175 feet more or less to the westerly existing right of way line of Parmenter Street;
	Thence South, 90 feet more or less to the point of beginning.
"R41" 0708-112-6001-2 Lot 1 Gamma West Plat	Commencing at the North 1/4 corner of Section 11, T7N, R8E;
	Thence South, 1371.4 feet along the centerline of Parmenter Street;
	Thence continuing South, 90 feet along said centerline;
	Thence S 88°16' W, 33 feet more or less to Point "M" at the northeast corner of Lot 1, Gamma West Plat and the point of beginning;

	Thence South, 103.50 feet along the westerly right of way line of Parmenter Street to the southeast corner of said Lot 1;
	Thence S 88°16' W, 164.25 feet along the northerly right of way line of Rohlich Court to the southwest corner of said Lot 1;
	Thence North, 103.50 feet to the northwest corner of said Lot 1;
	Thence N 88°16' E, 164.25 feet along the north line of said Lot 1 to its northeast corner and the point of beginning.
“R42” 0708-112-6012-9 Lot 2 Gamma West Plat	Commencing at the aforementioned Point “M”, also being the northeast corner of Lot 1 of Gamma West Plat;
	Thence S 88°16' W, 164.25 feet along the north line of Lot 1 of Gamma West Plat to an easterly corner of Lot 2 of Gamma West Plat and the Point of Beginning;
	Thence South, 103.5 feet to the southeast corner of said Lot 2 and point of curve to the right having a radius of 252.95 feet;
	Thence westerly, 28 feet more or less along the arc of said curve and northerly right of way line of Rohlich Court whose long chord bears N 86°34' W, 27.95 feet to a point of curve to the right having a radius of 33.56 feet;
	Thence northwesterly, 44.19 feet along the arc of said curve whose long chord bears N 47°34' W, 41.17 feet to a point of curve to the left having a radius of 60 feet;
	Thence northwesterly, 81.68 feet more or less along the arc of said curve and northerly right of way line of Rohlich Court whose long chord bears N 48°44' W, 75.52 feet to Point “N” and the southwest corner of Lot 2 of Gamma West Plat;
	Thence N 2°16' E, 111.95 feet to the northwest corner of said Lot 2;
	Thence N 88°16' E, 162.88 feet to a northeast corner of said Lot 2;
	Thence South 90 feet to an easterly corner of said Lot 2;
	Thence N 88°16' E, 10.75 feet to the Point of Beginning.
“R43” 0708-112-6023-6 Lot 3 Gamma West Plat	Beginning at the aforesaid Point “N”, also being the southeast corner of Lot 3 of Gamma West Plat;
	Thence southwesterly, 91.16 feet along the arc of a curve to the left and a right of way line of Rohlich Court having a radius of 60 feet and whose long chord bears S 49°41' W, 82.73 feet to a south corner of Lot 3 of Gamma West Plat and Point “O”;
	Thence N 86°54' W, 102.30 feet along a south line of said Lot 3 to its southwest corner;
	Thence N 29°29' E, 178.00 feet along the west line of said Lot 3 to its northwest corner;
	Thence N 88°16' E, 80.88 feet along the north line of said Lot 3 to its northeast corner;
	Thence S 2°16' W, 111.95 feet along the east line of said Lot 3 to the point of beginning.
“R44” 0708-112-6034-3 Lot 4 Gamma West Plat	Beginning at the aforesaid Point “O”, also being the northeast corner of Lot 4 of Gamma West Plat;

	Thence southerly, 49 feet more or less along the arc of a curve to the left and a right of way line of Rohlich Court having a radius of 60 feet and whose long chord bears S 18°18' E, 47.66 feet to Point "P" and a southeast corner of Lot 4 of Gamma West Plat;
	Thence S 40°18' W, 186.40 feet along a southeasterly line to a southerly corner of said Lot 4;
	Thence S 88°16' W, 79.94 feet along a southerly line of said Lot 4 to its southwest corner;
	Thence N 29°29' E, 207.69 feet along the west line of said Lot 4 to its northwest corner;
	Thence S 84°54' E, 102.30 feet along the north line of said Lot 4 to the point of beginning.
"R45" 0708-112-6045-0 Lot 5 Gamma West Plat	Beginning at the aforesaid Point "P", also being a northwest corner of Lot 5 of Gamma West Plat;
	Thence southeasterly, 24.17 feet along a right of way line of Rohlich Court and the arc of a curve to the left having a radius of 60 feet and whose long chord bears S 53°18' E, 24.13 feet;
	Thence continuing easterly, 149.22 feet along a curve to the left having a radius of 318.95 feet and whose long chord bears S 72°01' E, 79.03 feet to the northeast corner of Lot 5 of Gamma West Plat;
	Thence S 00°11' E, 78.17 feet along the east line of said Lot 5 to its southeast corner;
	Thence S 88°16' W, 234.06 feet along a south line of said Lot 5 to its southwest corner;
	Thence N 48°18' E, 186.40 feet along a northwesterly line of said Lot 5 to the point of beginning.
"R46" 0708-112-6056-7 Lot 6 Gamma West Plat	Commencing at the North 1/4 corner of Section 11, T7N, R8E;
	Thence South, 1371.4 feet along the centerline of Parmenter Street;
	Thence continuing South, 90 feet along said centerline;
	Thence continuing South, 169.50 feet along said centerline;
	Thence S 89°16' W, 153.00 feet along the southerly right of way line of Rohlich Court to Point "Q" and the northeast corner of Lot 6 of Gamma West Plat and the point of beginning.
	Thence South, 70.50 feet along an east line of said Lot 6 to its southeast corner;
	Thence S 88°16' W, 113.80 feet along a south line of said Lot 6 to its southwest corner;
	Thence N 00°11' W, 78.17 feet along a west line of said Lot 6 to its northwest corner and point of curve to the left having a radius of 318.95 feet;
	Thence easterly, 70.08 feet along the arc of said curve and right of way line of Rohlich Court whose long chord bears S 85°26' E, 70.00 feet;
	Thence N 88°16' E, 44.25 feet along a north line of said Lot 6 and southerly right of way line of Rohlich Court to the point of beginning.

"R47" 0708-112-9480-7	Beginning at the aforesaid Point "Q", also being the northeast corner of Lot 6 of Gamma West Plat;
	Thence N 88°16' E, 120.00 feet along a southerly right of way line of Rohlich Court to the westerly right of way line of Parmenter Street;
	Thence South, 70.50 feet more or less to the northeast corner of Lot 2 of CSM 7169;
	Thence S 88°16' W, 120.00 feet along the north line of CSM 7169 to the southeast corner of Lot 6 of Gamma West Plat;
	Thence North, 70.50 feet along the east line of said Lot 6 to the southerly right of way line of Rohlich Court to the Point of Beginning.

APPENDIX C: LETTERS TO TAXING JURISDICTIONS



Office of the City Clerk

Lorie J. Burns

City of Middleton

7426 Hubbard Ave
Middleton, WI 53562
(608) 821-8346

October 16, 2020

I, Lorie J. Burns, City Clerk, of the City of Middleton, hereby certify the following recipients were mailed an Official Notice of the Middleton Tax Increment District #3, Project Plan Amendment No. 10, Joint Review Board meeting, on July 28, 2020:

Madison College Controller Laurie Grigg
Truax Campus, Foundation Building, Room F100A
3591 Anderson Street
Madison, WI 53704

Dane County Treasurer Adam Gallagher
210 Martin Luther King Jr. Blvd, #114
Madison, WI 53703

MCPASD Asst. Superintendent of Operations Lori Ames
District Services Center
7106 South Avenue
Middleton, WI 53562

I also certify that Gurdip Brar, Mayor of Middleton, was hand delivered his notice on the same day the letters were mailed (July 28, 2020).

In witness whereof, I sign at my office in Dane County, Wisconsin on October 16, 2020.



Lorie J Burns

Lorie J. Burns
City Clerk



OFFICE OF THE CITY ADMINISTRATOR

CITY OF MIDDLETON
7426 HUBBARD AVENUE
MIDDLETON, WI 53562-3118

PH 608.821-8358
E-MAIL: mdavis@ci.middleton.wi.us
WEB: www.CityofMiddleton.us

FAX 608.827.1057

July 28, 2020

Madison College Controller Laurie Grigg
Truax Campus, Foundation Building, Room F100A
3591 Anderson Street
Madison, WI 53704
LMGrigg@madisoncollege.edu

Re: Middleton Tax Increment District #3, Project Plan Amendment No. 10

Dear Joint Review Board Member:

The City of Middleton is proposing to amend the project plan for TID #3 to simultaneously add and subtract properties from its boundary while adding approximately \$63 million in net new expenditures for projects in the District and within one-half mile of the amended boundary in order stimulate additional growth and development. This amendment allows the City to take full advantage of increment generated during the TID time extensions granted to it by the state legislature and Joint Review Board in 2012 under Wisconsin Act 139, while returning approximately \$80 million in tax base to the overlying taxing jurisdictions.

Section 66.1105, Wis. Stats., requires the City to notify all affected taxing jurisdictions of any proposed TID project plan amendments. Enclosed is a copy of the legal notice for the Plan Commission Public Hearing to be held on the proposed amendment on Tuesday, August 25, 2020, at 7:00 pm in a remote Zoom meeting (with limited in person attendance allowed at Middleton City Hall, 7426 Hubbard Avenue).

Prior to the public hearing we request that the Joint Review Board (JRB) hold an organizational meeting on Tuesday, August 11 at 4:00 pm in a remote Zoom meeting, in order to select a chairperson and a member at-large and discuss the basic components of the amendment (a copy of proposed Project Plan Amendment will be forwarded for your review prior to the meeting). **Please find enclosed the agenda for this meeting. We ask that if you cannot attend that you please assign an alternate so that we can be assured of a quorum and proceed with the amendment process.** We also encourage you or your representative to attend the public hearing to be held remotely on Tuesday, August 25 at 7:00 pm to hear the public input.

Please note that we have tentatively scheduled a JRB meeting for early September 2020 for the JRB to take formal action on the proposed amendment. We ask that you or your representative check your availability around this time period so that we may confirm a date and time with all members of the JRB at the meeting.

Please forward this letter and the attached notice, agenda and proposed project plan amendment (when it arrives) to your representative if you cannot participate in this matter. We will be contacting you to confirm your attendance or that of your representative. If you or your representative have any questions, please contact Abby Attoun, Director of Planning and Community Development, at her direct number 821-8343 or at aattoun@ci.middleton.wi.us.

Sincerely,

Mike Davis
City Administrator

Enclosures: Public Hearing Notice, Joint Review Board Agenda



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FAX 608.827.1057

July 28, 2020

Dane County Treasurer Adam Gallagher
210 Martin Luther King Jr. Blvd, #114
Madison, WI 53703
Gallagher@countyofdane.com

Re: Middleton Tax Increment District #3, Project Plan Amendment No. 10

Dear Joint Review Board Member:

The City of Middleton is proposing to amend the project plan for TID #3 to simultaneously add and subtract properties from its boundary while adding approximately \$63 million in net new expenditures for projects in the District and within one-half mile of the amended boundary in order stimulate additional growth and development. This amendment allows the City to take full advantage of increment generated during the TID time extensions granted to it by the state legislature and Joint Review Board in 2012 under Wisconsin Act 139, while returning approximately \$80 million in tax base to the overlying taxing jurisdictions.

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Mike Davis
City Administrator

Enclosures: Public Hearing Notice, Joint Review Board Agenda



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WEB: www.CityofMiddleton.us

FAX 608.827.1057

July 28, 2020

MCPASD Asst. Superintendent of Operations Lori Ames
District Services Center
7106 South Avenue
Middleton, WI 53562
lames@mcpasd.k12.wi.us

Re: Middleton Tax Increment District #3, Project Plan Amendment No. 10

Dear Joint Review Board Member:

The City of Middleton is proposing to amend the project plan for TID #3 to simultaneously add and subtract properties from its boundary while adding approximately \$63 million in net new expenditures for projects in the District and within one-half mile of the amended boundary in order stimulate additional growth and development. This amendment allows the City to take full advantage of increment generated during the TID time extensions granted to it by the state legislature and Joint Review Board in 2012 under Wisconsin Act 139, while returning approximately \$80 million in tax base to the overlying taxing jurisdictions.

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Sincerely,

Mike Davis
City Administrator

Enclosures: Public Hearing Notice, Joint Review Board Agenda



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E-MAIL: mdavis@ci.middleton.wi.us
WEB: www.CityofMiddleton.us

FAX 608.827.1057

July 28, 2020

Mayor Gurdip Brar
mayor@cityofmiddleton.us

Re: Middleton Tax Increment District #3, Project Plan Amendment No. 10

Dear Joint Review Board Member:

The City of Middleton is proposing to amend the project plan for TID #3 to simultaneously add and subtract properties from its boundary while adding approximately \$63 million in net new expenditures for projects in the District and within one-half mile of the amended boundary in order stimulate additional growth and development. This amendment allows the City to take full advantage of increment generated during the TID time extensions granted to it by the state legislature and Joint Review Board in 2012 under Wisconsin Act 139, while returning approximately \$80 million in tax base to the overlying taxing jurisdictions.

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Sincerely,

Mike Davis
City Administrator

Enclosures: Public Hearing Notice
Joint Review Board Agenda

Publish in newspaper

Publish on August 6, 2020 (Class 1)

PUBLIC NOTICE

CITY OF MIDDLETON

TO WHOM IT MAY CONCERN:

The City of Middleton Plan Commission will hold a Public Hearing at 7:00 pm, Tuesday, August 25, 2020, in a remote meeting.

Website: zoom.us

Virtual Zoom Meeting ID: 928 4307 9413 Password: 328725

To participate by phone: (888) 475-4499

The public hearing is on proposed Project Plan Amendment No. 10 for the City of Middleton Tax Increment Finance District #3 (TID #3). The purpose of the Amendment is to add and subtract properties from the boundary as well as add approximately \$63 million in eligible project costs. These costs may include capital costs; infrastructure; real estate acquisition and relocation; administrative and professional services; finance charges and interest; and donations to other TIF districts. Proposed project costs identified in the amended Project Plan also include discretionary payments and other cash grants that may be provided by the City to owners, lessees or developers of property within TID #3, pursuant to Wis. Stat. § 66.1105.

A copy of the proposed TID #3 Project Plan Amendment No. 10 is available and will be provided upon request at the City Clerk's Office at City Hall during regular business hours, 7:45 am to 4:30 pm, Monday through Friday. An advance appointment is required. Please contact the Clerk's office at (608) 821-8350 to make an appointment.

At the Public Hearing interested parties will be afforded a reasonable opportunity to express their views on the proposed Project Plan amendment.

Lorie Burns
City Clerk

Publish in newspaper

Publish on August 6, 2020 (Class 1)

PUBLIC NOTICE

CITY OF MIDDLETON

TO WHOM IT MAY CONCERN:

The Joint Review Board will hold an organizational meeting concerning the proposed Project Plan Amendment No. 10 for the City of Middleton Tax Increment Finance District #3 (TID #3) on Tuesday, August 11, 2020, at 4:00 pm in a remote meeting.

Website: zoom.us

Virtual Zoom Meeting ID: 933 2628 1877 Password: 408682

To participate by phone: (888) 475-4499

The purpose of the Amendment is to add and subtract properties from the boundary as well as add approximately \$63 million in eligible project costs. These costs may include capital costs; infrastructure; real estate acquisition and relocation; administrative and professional services; finance charges and interest; and donations to other TIF districts. Proposed project costs identified in the amended Project Plan also include discretionary payments and other cash grants that may be provided by the City to owners, lessees or developers of property within TID #3, pursuant to Wis. Stat. § 66.1105.

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Lorie Burns
City Clerk

**APPENDIX D: PROOFS OF PUBLICATION FOR PLAN COMMISSION HEARING
AND JOINT REVIEW BOARD MEETINGS**

Affidavit of Publication

STATE OF WISCONSIN } SS
COUNTY OF DANE }

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Times-Tribune, a weekly newspaper of general circulation, printed and published in Madison, Dane County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
August 06, 2020

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 6th day of August 2020.


Diane S Baumgartner, Notary Public, State of Wisconsin, Dane County, Wisconsin

My commission expires: September 09, 2022

of Lines _____ # of Weeks Published 1
Printers Fee \$ _____ Proof of Publication \$ _____
Total \$ _____
-or- See monthly invoice for cost
Received Payment _____

99100357 00487927 608-827-1080

MIKE DAVIS/ADMIN
CITY OF MIDDLETON
7426 HUBBARD AVE
MIDDLETON, WI 53562



www.middletontimes.com

**PUBLIC NOTICE
CITY OF MIDDLETON**

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Lorie Burns, City Clerk

Publish: 8/6/20 **WNAXLP**

Affidavit of Publication

STATE OF WISCONSIN } SS
COUNTY OF DANE }

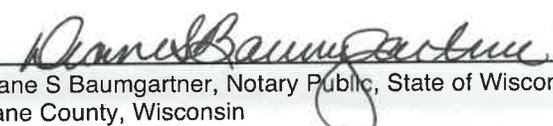
Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Times-Tribune, a weekly newspaper of general circulation, printed and published in Madison, Dane County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
August 06, 2020

That said newspaper was regularly issued and circulated on those dates.

SIGNED: 

Subscribed to and sworn to me this 6th day of August 2020.


Diane S Baumgartner, Notary Public, State of Wisconsin, Dane County, Wisconsin

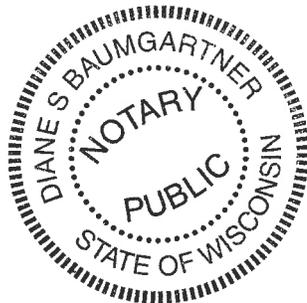
My commission expires: September 09, 2022

of Lines _____ # of Weeks Published 1
Printers Fee \$ _____ Proof of Publication \$ _____
Total \$ _____

-or- See monthly invoice for cost
Received Payment _____

99100357 00487926 608-827-1080

MIKE DAVIS/ADMIN
CITY OF MIDDLETON
7426 HUBBARD AVE
MIDDLETON, WI 53562



**PUBLIC NOTICE
CITY OF MIDDLETON**

TO WHOM IT MAY CONCERN:
The City of Middleton Plan Commission will hold a Public Hearing at 7:00 pm, Tuesday, August 25, 2020, in a remote meeting.

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Virtual Zoom Meeting ID: 928 4307 9413 Password: 328725
To participate by phone: (888) 475-4499

The public hearing is on proposed Project Plan Amendment No. 10 for the City of Middleton Tax Increment Finance District #3 (TID #3). The purpose of the Amendment is to add and subtract properties from the boundary as well as add approximately \$63 million in eligible project costs. These costs may include capital costs; infrastructure; real estate acquisition and relocation; administrative and professional services; finance charges and interest; and donations to other TIF districts. Proposed project costs identified in the amended Project Plan also include discretionary payments and other cash grants that may be provided by the City to owners, lessees or developers of property within TID #3, pursuant to Wis. Stat. § 66.1105.

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At the Public Hearing interested parties will be afforded a reasonable opportunity to express their views on the proposed Project Plan amendment.

Lorie Burns, City Clerk

Publish: 8/6/20 **WNAXLP**

RECEIVED
SEP 14 2020
PUBLIC WORKS DEPT

9/21 JRG, TID #3

Affidavit of Publication

STATE OF WISCONSIN)
COUNTY OF DANE) SS

Amanda Henning, being duly sworn, says:

That she is an authorized representative of the Times-Tribune, a weekly newspaper of general circulation, printed and published in Madison, Dane County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
September 10, 2020

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Subscribed to and sworn to me this 10th day of September 2020.

Diane S Baumgartner, Notary Public, State of Wisconsin, Dane County, Wisconsin

My commission expires: September 09, 2022

of Lines # of Weeks Published 1

Printers Fee \$ Proof of Publication \$

Total \$

-or- See monthly invoice for cost

Received Payment

99100357 00490481 608-827-1080

MIKE DAVIS/ADMIN
CITY OF MIDDLETON
7426 HUBBARD AVE
MIDDLETON, WI 53562

**PUBLIC NOTICE
CITY OF MIDDLETON**

TO WHOM IT MAY CONCERN:

The Middleton Joint Review Board will consider approval of the resolution adopted by the Middleton Common Council for proposed Project Plan Amendment No. 10 for the City of Middleton Tax Increment Finance District #3 (TID #3) on Tuesday, September 21, 2020, at 4:00 pm in a remote meeting open to the **WNAX** public.

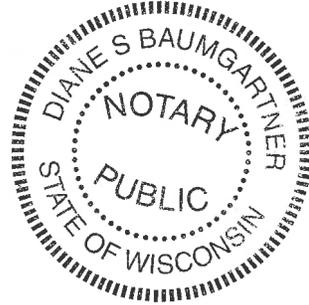
**Website: zoom.us
Virtual Zoom Meeting ID: 924 9212 8816
Password: 043443
To participate by phone: (888) 475-4499**

The purpose of the Amendment is to add and subtract properties from the boundary as well as add approximately \$63 million in eligible project costs. These costs may include capital costs; infrastructure; real estate acquisition and relocation; administrative and professional services; finance charges and interest; and donations to other TIF districts. Proposed project costs identified in the amended Project Plan also include discretionary payments and other cash grants that may be provided by the City to owners, lessees or developers of property within TID #3, pursuant to Wis. Stat. § 66.1105.

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Lorie Burns, City Clerk

Publish: 9/10/20 **WNAXLP**



PC-1234i

**APPENDIX E: PLAN COMMISSION PUBLIC HEARING MINUTES AND
RESOLUTION**

PLAN COMMISSION OF THE CITY OF MIDDLETON

RESOLUTION NO. 2020-43

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 10
TO TAX INCREMENT FINANCE DISTRICT NO. 3,
CITY OF MIDDLETON, WISCONSIN**

WHEREAS, on September 29, 1993 the City of Middleton created Tax Increment Financing District No. 3 as a blighted district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Middleton Plan Commission has prepared Amendment No. 10 to the Project Plan of Tax Incremental Finance District No. 3 to subtract 32 parcels and add eight parcels to the boundary resulting in a decrease of the District base value as well as to add approximately \$63 million in eligible project costs; and

WHEREAS, on August 25, 2020, the City of Middleton Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 3 Project Plan Amendment No. 10; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 3, including the County of Dane, Madison Area Technical College, and the Middleton/Cross Plains School District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Middleton the Tax Increment Finance District No. 3 Project Plan Amendment No. 10 in the form attached hereto as Exhibit "A".

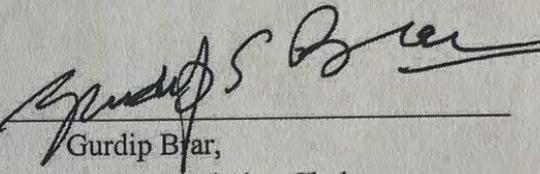
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Middleton as follows:

1. Amendment No. 10 to Tax Increment District No. 3 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such Amended Project Plan for Tax Increment District No. 3 remains feasible after the subtraction and addition of parcels from the boundary resulting in a decreased District base value and the addition of approximately \$63 million in eligible project costs.
3. The Amended Project Plan for TID No. 3 is in conformity with the Comprehensive Plan of the City of Middleton, as well as other policies and laws of the City of Middleton.

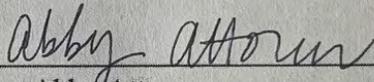
BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Middleton Common Council approve Amendment No. 10 to Tax Incremental Finance District No. 3, City of Middleton, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Middleton on the 25th day of August 2020.

PLAN COMMISSION

By: 
Gurdip Brar,
Plan Commission Chairman

ATTEST:

By: 
Abby Attoun,
Plan Commission Secretary

Ayes: 7

Nos: 0

Date: 8/25/20

PLAN COMMISSION
City of Middleton, WI
Tuesday, August 25, 2020 7:00 p.m.

MEETING MINUTES – Draft

These minutes are not final until they are formally approved at a subsequent meeting.

Meeting materials available on the City's website: <https://www.cityofmiddleton.us/112/Agendas-Minutes>
Video recording is available at: <https://www.youtube.com/watch?v=-1PzOz1-6WI>

CALL TO ORDER & ROLL CALL

Chair Brar called the meeting to order at 7:01 p.m.

Members Participating Online: Gurdip Brar, Jen Murray, Kurt Paulsen, Dan Ramsey, John Schaffer, Mike Slavish, Kitty Tyson

Members Absent: None

Staff Present in Council Chambers: Abby Attoun

Staff Participating Online: Mark Opitz

Public Hearing: Project Plan Amendment No. 10 for City of Middleton Tax Increment Finance District #3 (TID #3) (PC-1234) (JRB 8/11/20)

Mayor Brar opened the public hearing at 7:05 p.m..

Attoun and Scott Harrington (Vandewalle & Associates) presented background information, including the following:

- The proposal would subtract \$163 million in base value and add \$63 million in eligible project costs.
- Of the nine previous amendments, four entailed subtractions that returned \$340 million in valuation to the City and other taxing jurisdictions.
- The Common Council will consider a resolution to support this amendment on September 1 and the Joint Review Board will take up the matter on September 21.

There being no one from the public who wished to speak, Brar closed the hearing at 7:23 p.m.

Minutes of 08/11/20

Moved by Tyson, seconded by Schaffer, to approve the minutes with two corrections: to indicate that Murray was present and that Tyson seconded the first motion made under Item #5. **Motion passed 7-0.**

Agenda Items

1. **Plan Commission Resolution Approving the Project Plan Amendment No. 10 to Tax Increment Finance District No. 3 (PC-1234i)**

Moved by Paulsen, seconded by Slavish, to approve Resolution 2020-43. **Motion passed 7-0.**

Paulsen thanked Finance Director Bill Burns for his and others' efforts to change state law to allow the city to get the levy limit adjustment.

2. **Design Review for Signs - Roman Candle, 1920 Parmenter St. (PC-2087)**

Attoun presented Xu's staff report. She noted that the CDA and Arts Committee are collaborating on a mural to be applied to the north façade, but they are aware of the sign.

Moved by Ramsey, seconded by Paulsen, to approve the sign package. **Motion passed 7-0.**

3. **Concept Review of Rezoning Options – Koteshwar, 7103 Twin Sunset Rd. (PC-2430)**

(36:30 of recording)

Attoun presented the staff report regarding the various building concepts prepared by the property owner. She noted the receipt of questions and comments from the following neighbors: Mark & Candelle Phillips, 7108 Twin Sunset Ln.; Katie & Jeremy Kulis, 7112 Twin Sunset Ln.; Kyla Schulenberg, 7116 Twin Sunset Ln.; Gary Hoffman, 7104 Twin Sunset Ln.; Melissa Dahman, 7111 Twin Sunset Ln. Attoun stated that the City will schedule a public hearing and mail notices to nearby owners if the developer decides to request a rezoning, which is necessary for any development concept other than one or two single family residences on this approximately 18,000 sq.ft. site.

Commission members discussed the building options with Koteshwar Katukam and Mayur Ragh. Their comments focused on number of dwelling units, building architecture and massing, compatibility with other properties on the street, ownership, the shortage of affordable housing, property values, storm water, provision of utilities, lot size, and potential rezoning. There was consensus that six units would be too many for the site.

Moved by Tyson, seconded by Schaffer, to endorse the concept of either allowing a subdivision of two lots with one single family residence on each lot, or one duplex on the existing lot. **Motion failed 2-5** (Brar, Murray, Paulsen, Ramsey, Slavish opposed).

Moved by Paulsen, seconded by Slavish, to endorse the concept of allowing a subdivision of two lots with up to one duplex (two units) on each lot. **Motion passed 6-1** (Tyson opposed).

4. **Task Order 20-01 Tax Incremental District (TID) No. 5 Engineering Support Services with Strand & Associates, Inc. (PC-2211)**

Moved by Paulsen, seconded by Ramsey, to recommend that the Finance Committee and Common Council approve the agreement in an amount not to exceed \$50,000 for 2020. **Motion passed 7-0.**

5. **Task Order 20-02 Tax Incremental District (TID) No. 3 Engineering Support Services with Strand & Associates, Inc. (PC-1234)**

Moved by Ramsey, seconded by Paulsen, to recommend that the Finance Committee and Common Council approve the agreement in an amount not to exceed \$50,000 for 2020. **Motion passed 7-0.**

ADJOURNMENT

Moved by Schaffer, seconded by Ramsey, to adjourn. **Motion passed 7-0**, and the meeting adjourned at 8:59 p.m.

Note: These draft minutes were prepared by Mark Opitz. These minutes are subject to change at a subsequent meeting.

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APPENDIX F: COMMON COUNCIL MINUTES AND RESOLUTION

RESOLUTION NO. 2020-44

**RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO. 3
PROJECT PLAN AMENDMENT NO. 10**

WHEREAS, on September 29, 1993 the City of Middleton created Tax Increment Financing District No. 3 as a blighted district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the City of Middleton Plan Commission has prepared and adopted Amendment No. 10 to the Project Plan of Tax Incremental Finance District No. 3 to subtract 32 parcels and add 8 parcels properties from the boundary resulting in a lower District base value as well as to add approximately \$63 million in eligible project costs including expenditures within one-half mile of the district boundary, pursuant to Wis. Stat. §66.1105(4)(h); and

WHEREAS, on August 25, 2020, the City of Middleton Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 3 Project Plan Amendment No. 10; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within the district, including the County of Dane, Madison Area Technical College, and the Middleton/Cross Plains School District pursuant to Wis. Stats. §66.1105(4)(a); and

WHEREAS, after due consideration, the Plan Commission adopted Tax Increment Finance District No. 3 Project Plan Amendment No. 10 by resolution and has transmitted same to the Common Council of the City of Middleton.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Middleton as follows:

1. The Common Council hereby approves, accepts, and adopts the TID No. 3 Project Plan and Boundary Amendment No. 10 in the form attached hereto as Exhibit "A" in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. The Common Council hereby finds and determines that all parcels within TID No. 3, as amended, are contiguous and not connected only by railroad rights-of-way, rivers or highways.
3. The Common Council hereby finds and determines that not less than 50%, by area, of the real property within the TID No. 3 Boundary, as amended, is a blighted area as defined in Wis. Stat. § 66.1105(2)(ae)1.

4. The Common Council hereby finds and determines that all project costs within the TID No. 3 Amendment No. 10 project plan relate directly to eliminating blight.

5. The Common Council hereby finds and determines that the total base value of the 32 parcels being subtracted is greater than the current value of the eight parcels being added in Amendment No. 10 and that the net result is a decrease of the base value of TID No. 3.

6. The Common Council hereby finds and determines that the improvement of TID No.3, as amended, is likely to enhance significantly the value of substantially all other real property in the district and that the project costs are consistent with the purpose for which the district is created.

7. The Common Council hereby finds and determines that the TID No. 3 Project Plan, as amended, is feasible and in conformity with the master plan of the City of Middleton.

8. The Common Council hereby finds and determines that the percentage of territory within TID No. 3, as amended, devoted to retail business at the end of the expenditure period is estimated to be less than 35 percent.

9. The Common Council hereby finds and determines that TID No. 3, as amended, has sufficient revenues to pay all current project costs and may use surpluses to donate approximately \$8.7 million plus half of any remaining fund balance at the close of TID No. 3 to City of Middleton TID No. 5 to pay eligible costs of TID No. 5. TID No. 5 is a blighted district per Wis. Stats. § 66.1105(4)(gm)4.a., and TID No. 3 and TID No. 5 have the same overlying taxing jurisdictions.

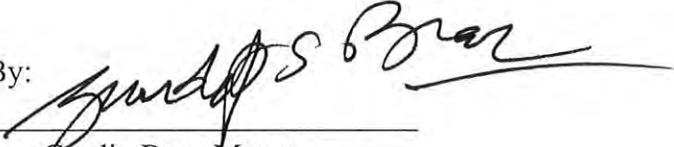
10. The Common Council hereby finds and determines that the development expected in TID No. 3, as amended, would not occur without the use of tax increment financing and improvement of the area is likely to significantly enhance the value of other real property in the City.

11. The Common Council hereby finds and determines that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

The Common Council of the City of Middleton hereby amends Tax Increment Finance District No. 3 effective January 1, 2020.

This Resolution was duly adopted at a regular meeting of Common Council of the City of Middleton on the 1st day September 2020.

CITY OF MIDDLETON

By: 
Gurdip Brar, Mayor

ATTEST:


Lorie Burns, City Clerk

Ayes: 8

Noes: 0

Adopted: 9-15-20

Common Council Minutes

Tuesday September 15, 2020 7:30 PM
Virtual Zoom Meeting

Call to Order Regular Council Meeting

Mayor Brar called the meeting to order at 7:30 p.m.

Roll Call

Present West, Sullivan, Olson, Ramsey, Burck, Kuhn, Nelson, Fuszard

Public Comments (Limited to 3 minutes per speaker)

There were no public comments..

Approval of Consent Agenda

Moved by Ramsey, seconded by Burck, to approve the consent agenda items as follows:

- Common Council Minutes of September 1, 2020
- Audit of the Bills to be Paid as Approved by the Finance Committee
- Engagement Letter with Baker Tilly for Water Utility Rate Case (WU-185)

Motion Passed. 8-0.

Proclamations

1.) Declaring the week of September 12 “Welcoming Week 2020” in the City of Middleton

Moved by Fuszard, seconded by Kuhn, to Approve Declaring the week of September 12 “Welcoming Week 2020” in the City of Middleton. Motion Passed. 8-0.

Old Business

1.) 2020-44 Approving Tax Increment Finance District No. 3 Project Plan Amendment No. 10

Moved by Sullivan, seconded by West, to Approve Resolution 2020-44 Approving Tax Increment Finance District No. 3 Project Plan Amendment No. 10 as recommended by Finance Committee. Motion Passed. 8-0.

Miscellaneous

1.) Renewal of Health Insurance Benefit Program with Quartz Insurance

Moved by Sullivan, seconded by Burck, to Approve Renewal of Health Insurance Benefit Program with Quartz Insurance at a renewal rate of 4.9%. Motion Passed. 8-0.

2.) Building Inspection Fee Recommendations

Moved by Sullivan, seconded by Ramsey, to Approve Building Inspection Fee Recommendations. Motion Passed. 8-0.

3.) Contract with OhYa Studio for Downtown Entryway Mural, 1920 Parmenter St.

Moved by Olson, seconded by Kuhn, to Approve Contract with OhYa Studio for Downtown Entryway Mural, 1920 Parmenter St. in an amount not to exceed \$5,000. Motion Passed. 8-0.

Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.)

1.) An Ordinance to Create Section 21.05 for a Park for Public Commons Purposes on Vacant Lands West of City Hall

Moved by Ramsey, seconded by Olson, to suspend the rules under Section 1.07, Middleton Gen. Ords. and approve an Ordinance to Create Section 21.05 for a Park for Public Commons Purposes on Vacant Lands West of City Hall. This ordinance is a temporary ordinance with a sunset clause of March 31, 2021. Motion Passed. 7-1 (Sullivan opposed).

2.) An Ordinance to Create Section 15.04(15) to Prohibit Parking in Front of Certain Mailboxes

Moved by Ramsey, seconded by Nelson, to suspend the rules under Section 1.07, Middleton Gen. Ords. and Approve an Ordinance to Create Section 15.04(15) to Prohibit Parking in Front of Certain Mailboxes. Moved by Fuszard, seconded by Burck to amend the Ordinance to change the delivery hours to 9:00 am until 7:00 pm. Motion Passed. 8-0. The ordinance to Create Section 15.04 Passed 7-1 (Sullivan opposed).

Recommendations, Proposals

1.) **Consideration of Establishing a Local Business Loan Program in Collaboration with the Middleton Area Development Corporation (MADC)**

Moved by Sullivan, seconded by Fuszard, to Approve Conceptual Approval to start Establishing a Local Business Loan Program in Collaboration with the Middleton Area Development Corporation as recommended by Finance Committee. Motion Passed. 8-0.

2.) **Walker Parking Study for Middleton Center (PC-2492)**

Moved by Olson, seconded by Ramsey, to Approve the Walker Parking Study for Middleton Center. Motion Passed. 8-0.

Resolutions

1.) **2020-43 Requesting Exemption from County Library Tax**

Moved by Burck, seconded by West, to Approve Resolution 2020-43 Requesting Exemption from County Library Tax. Motion Passed. 8-0.

2.) **2020-45 Amending the 2020 General Fund Budget to Support Fire Suppression/Alarm Plan Review Services**

Moved by Sullivan, seconded by Ramsey, to Approve Resolution 2020-45 Amending the 2020 General Fund Budget to Support Fire Suppression/Alarm Plan Review Services. Motion Passed. 8-0.

Committee Appointments

1.) **Airport Commission Appointment of David Lorman**

Moved by Burck, seconded by Fuszard, to Approve Airport Commission Appointment of David Lorman. Motion Passed. 8-0.

2.) **Airport Master Plan Advisory Committee Appointment of Council Member Robert Burck**

Moved by Olson, seconded by Fuszard, to Approve Airport Master Plan Advisory Committee Appointment of Council Member Robert Burck. Motion Passed. 7-0 (Burck abstained).

Closed Session

1.) **Convene into closed session**

Moved by West, seconded by Fuszard, to Convene into closed session at 8:13 p.m. Motion Passed. 8-0.

Convene into Open Session

Moved by West, seconded by Ramsey, to Convene into open session at 9:37 p.m. Motion Passed. 8-0.

1.) **Direction from the Council Concerning Closed Session Matters**

Moved by West, seconded by Olson, to authorize the city to file a proceeding before the Office of Commissioner of Railroads relating to the maintenance of the Aurora Street pedestrian crossing of railroad tracks in downtown Middleton. Motion Passed. 8-0. Moved by Olson, seconded by Kuhn, authorize the filing of a Petition for Review of the October 4, 2020 decision of the Office of Commissioner of Railroads relating to the said Aurora Street pedestrian crossing. Motion Passed. 8-0.

Adjournment

Moved by Fuszard, seconded by Kuhn, to adjourn at 9:42 p.m. Motion Passed. 8-0.

Respectfully submitted,

Lorie J. Burns, City Clerk

Note: These minutes were prepared by Lorie J. Burns, City Clerk, are based on the notes of the recorder, and are subject to change at a subsequent meeting.

APPENDIX G: JOINT REVIEW BOARD MINUTES AND RESOLUTION

**RESOLUTION APPROVING CITY COUNCIL RESOLUTION
AMENDING TIF DISTRICT NO. 3 PROJECT PLAN
CITY OF MIDDLETON, WISCONSIN**

WHEREAS, the Joint Review Board, Tax Incremental Finance District No. 3, City of Middleton, Wisconsin, has reviewed the public record, planning documents and resolution related to the project plan and boundary Amendment No. 10 to TID No. 3, City of Middleton, Wisconsin; and

WHEREAS, the Joint Review Board, Tax Incremental Finance District No. 3, City of Middleton, Wisconsin, has received in an open meeting additional information from the City of Middleton staff regarding project plan and boundary Amendment No. 10 to TID No. 3, City of Middleton, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board finds:

1. The development expected in City of Middleton, Wisconsin, TID No. 3, as amended, would not occur without the use of tax increment financing;
2. The economic benefits of City of Middleton, Wisconsin, of TID No. 3, as amended, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements;
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.
4. The Joint Review Board hereby approves City of Middleton Common Council Resolution 2020-44 adopting the TID No. 3 project plan and boundary Amendment No. 10.

Adopted this 21st day of September 2020.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT No. 3
AMENDMENT No. 10
CITY OF MIDDLETON, WISCONSIN



Gurdip Brar, Chair

TID Joint Review Board Agenda

August 11, 2020 4:00 PM

Posted on the City's web site at meetings.cityofmiddleton.us/

Website: zoom.us

Virtual Zoom Meeting ID: 933 2628 1877 Password: 408682

To participate by phone: (312) 626-6799*

Call to Order/Roll Call

Instructions for accessing this meeting

Approval of Minutes

- 1.) **TID Joint Review Board Minutes of July 8, 2019**

Annual Elections

- 1.) **Election of Chairperson**
- 2.) **Election of Fifth Member-at-large**

Review of TID Annual Reports

- 1.) **Annual Report for Tax Increment District (TID) #3**
- 2.) **Annual Report for Tax Increment District (TID) #5**

Updates

- 1.) **Initial explanation of TID #3 Project Plan Amendment No. 10**
- 2.) **Set next meeting date and time**

Other Items As Allowed By Law

Adjourn

Posted: 7/28/20

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at this meeting to gather information; however, no action will be taken by any governmental body at this meeting other than the governmental body specifically referenced in this notice.

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Administrator at (608) 821-8350, 7426 Hubbard Ave., Middleton, WI at least 24 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

***If you are concerned about long-distance changes, please contact Abby Attoun at 821-8343 or aattoun@cityofmiddleton.us for a toll-free number.**

NOTICE OF ONLINE MEETING

Due to the public health emergency that has been declared for the COVID-19 outbreak, the State of Wisconsin is encouraging community interventions such as physical distancing, replacing in-person meetings with remote communications when possible, and other precautions that can help minimize further spread of COVID-19 in our community. The City of Middleton has set this as an online meeting with remote participation to promote social distancing and help protect our community.

Governmental bodies can meet their obligation for open public meetings while practicing physical distancing to help protect public health by conducting meetings via telephone conference calls as long as the public is provided with an effective way to monitor such calls.

At the request of the Common Council, this Zoom meeting will be recorded.

To Participate in an Online Zoom Meeting:

Computer: First time users will need to download and run the Zoom client app (zoom.us) for your computer. It may be easiest to use a laptop computer with built-in camera and microphone, or a desktop computer with a headset or speakers/microphone. If you would like to speak during the meeting but do not have a microphone on your computer, you will need to call in with a phone.

Smartphone/Tablet: First time users will need to download and run the Zoom client app (zoom.us) for your iPhone, iPad or Android device to join the meeting with your smartphone or tablet.

Join Meeting: To join the online meeting, open the Zoom app, click “Join a Meeting,” and enter the **Meeting ID** and **Password** printed at the top of the agenda.

Phone: If needed, call either +1 (253) 215-8782 or +1 (301) 715-8592 and enter the **Meeting ID** and **Password** printed at the top of the agenda. These are long-distance numbers, so there may be charges depending on your calling plan. If you do not have a long distance plan, please contact Abby Attoun, Director of Planning & Community Development, at (608) 821-8343 to receive a toll free number for participation.

Technical difficulties? If you experience difficulties while trying to connect to the meeting, please see the help center resources at zoom.us, or call or text the Zoom help line at: +1 (888) 799-9666 ext. 2.

Tips for Zoom Use

- If you don't have a camera, that's fine. You'll still be able to see and hear everything, and participate in discussion as appropriate. Your video participant box will just appear black (or with your static Zoom profile picture, if you upload one). In any event, your participant box will have your name in it, as you entered it. Please enter your name instead of phone number so it will be easier for others to see who's participating in the meeting. You can edit your name in the Participant Video Panel section of the screen if needed.

- When in the meeting, activate your sound and camera when ready (microphone and video camera symbols should be in the lower left portion of screen). The Zoom software includes functionality for you to test the microphone and camera to ensure they're working.
- Committee members are expected to participate in discussion freely. Participants are asked to leave their microphone muted until called on to speak. If a member of the audience would like to say something, please raise your hand and wait to be recognized by the chair.
- To raise your hand during the meeting, click on the icon labeled "Participants" at the bottom center of your screen. At the bottom of the pop-up participants window, click the button labeled "Raise Hand."
- You may see the meeting participants displayed across the top of your screen in a video panel above the host's shared screen view. If you'd prefer to show the participant video panel to the right of the shared screen, which is often a more efficient use of screen space, click the "View Options" drop-down menu at the top of the screen and check the "Side-by-side Mode" option.
- In "Side-by-side Mode" you can modify your view of the participants by choosing Gallery View (everybody) or Speaker View (active speaker only) at the top of the participant video panel. The participant panel can be enlarged or reduced by dragging the gray vertical separator to the left or right.
- **Motions:** When making or seconding a motion, Committee members are asked to state their name first so everybody will know who is speaking.
- **Votes:** Unless votes are clearly unanimous, staff will take votes by roll call.

TID Joint Review Board Meeting

**July 8, 2019, 4:00 p.m.
City Hall Council Chambers
7426 Hubbard Avenue, Middleton WI**

Call to Order

Mayor Brar called the Joint Review Board meeting to order at 4:02 p.m.

Roll Call

Present: Mayor Gurdip Brar (City of Middleton), Lori Ames (Middleton Cross Plains Area School District), Carol Jensen arrived at 4:23 p.m. (Citizen Member), Adam Gallaher (Dane County). No representative was present from the Madison Area Technical College.

Approval of Minutes

1.) Minutes of the July 10, 2018 Joint Review Board Meeting

Moved by Ames, seconded by Gallaher, to approve the minutes of the July 10, 2018 TID Joint Review Board meeting. Motion passed 3-0.

Review of TID Annual Reports

1.) Annual Report for Tax Increment District (TID) #3

Assistant City Administrator/Finance Director Bill Burns presented the 2018 Annual Report for Tax Increment District #3 that was filed with the Wisconsin Department of Revenue. TID #3 ended the year with a fund balance of \$12,205,377. The district is required to close in 2030 and the expenditure period runs through 2025. Based on current projections, if the TID were to remain open for the full term with no additional territory subtractions it would have an ending fund balance of approximately \$53 million. The City is considering a subtraction of \$100 million in valuation in 2020.

2.) Annual Report for Tax Increment District (TID) #5

Mr. Burns presented the 2018 Annual Report for Tax Increment District #5 that was filed with the Wisconsin Department of Revenue. TID #5 ended the year with a deficit of \$3,878,687. TID #3 has advanced \$4,678,999 to TID #5 to cover this deficit and provide funds for projects. Of the advances, the City expects TID #5 to repay TID #3 \$2,630,000 upon sale of the Parmenter/Clark Street properties in late 2019. The district is required to close in 2036 and the expenditure period runs through 2031. Although initial development in this TID was slowed by the recession, significant additional development is projected. Based on current projections, if the TID were to remain open for the full term with no territory subtractions it would have an ending fund balance of approximately \$12 million.

Updates

1.) Update on Current and Potential TIF Projects

Planning and Community Development Director Abby Attoun provided an update on current and planned projects in TIDs #3 and #5 including:

- The downtown plaza
- Middleton Center Phases 1 – 3
- The Community Campus Plan
- Parmenter / University Avenue intersection improvements
- Parmenter / Clark Streets redevelopment
- Stagecoach Trails Apartments
- Oak Ridge Senior Apartments
- Hy-Cite Corporate Headquarters
- ETC expansion
- A master plan for the Middleton Airport and potential airport improvements, including a 5 MW solar array
- Reconstruction of Pleasant View Road planned for 2023-2025
- North Mendota Trail
- Flood recovery

- Previous TID #3 subtractions

2.) Update on Potential TID #3 Subtraction Amendment

Mr. Burns and Ms. Attoun presented the conceptual subtraction amendment of approximately \$100 million in assessed valuation from TID #3.

Adjournment

Moved by Ames, seconded by Gallagher, to adjourn the Joint Review Board Meeting at 4:55 p.m. Motion passed. 4-0.

Respectfully submitted,

Abby Attoun, Director of Planning and Community Development

Note: These minutes were prepared by Abby Attoun, Director of Planning and Community Development, are based on the notes of the recorder, and are subject to change at a subsequent meeting.

**CITY OF MIDDLETON
JOINT REVIEW BOARD**

**TAX INCREMENTAL DISTRICT NO. 3 (TID #3)
AMENDMENT NO. 10**

INFORMATION AND PROJECTIONS

Wisconsin state law requires that certain information and projections be provided to the Joint Review Board. The contents are listed in Wis. Stat. § 66.1105(4m)(c)(1).

(i) *The local legislative body shall provide the joint review board with the following information and projections:*

1. *The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.*

Response:

Amendment No. 10 refines the list of projects and project costs found in the original TID #3 project plan (adopted in 1993), in Amendment No. 3 (adopted March 2002), Amendment No. 7 (adopted September 2011), and Amendment No. 10 (adopted September 2015) in addition to adding new projects. These improvements include, but are not limited to: stormwater and water quality management projects; vehicular, bike and pedestrian improvements; economic development and business recruitment participation; and downtown improvements such as parking and transit improvements.

Altogether, the City proposes to undertake \$123.5 million in additional project costs under Amendment No. 10 between January 1, 2020, and September 2025. When these are added to previous expenditures, outstanding debt and existing commitments under pay-as-you-go agreements with developers, the total level of disbursements over the full life of the District will be \$241.9 million, or \$63.7 million more than previously authorized.

Assuming a rate of growth comparable to that of the District to date, TID #3 could see as much as \$98 million in new value increment within its remaining life. When added to the \$508 in existing value increment (post-subtraction), the District is expected to generate an additional \$122.1 million of new tax increment revenues by 2030. The City will carefully monitor additional tax increment revenues and proposed project costs that will be paid by actual collection of tax increment revenues.

2. *The amount of the value increment when the project costs in subd. 1 are paid in full and the tax incremental district is terminated.*

Response:

TID #3 had an equalized value increment of \$694.8 million as of January 1, 2020. The total value increment from existing and new development at the time of the District's expected retirement in 2030 is projected at \$604.8 million even with the proposed subtraction of \$130 million in value increment (see assumptions of Table 5 in the amended Project Plan).

3. *The reasons why the project costs in subd. 1 may not or should not be paid by the owners of property that benefit by improvements within the tax incremental district.*

Response:

As described in the project plan amendment, the City has identified a number of additional projects that are necessary to facilitate and induce additional development. As has been the case in the past, the extent and timing of additional development would not occur *but for* the use of tax increment finance assistance. Accordingly, the City will continue to responsibly use TID #3 tax revenues to encourage and expand business, create new jobs, use sustainable methods for redevelopment, and continue with stormwater and water quality management practices, all of which benefit the entire region and continue to make Middleton a business leader in the region.

Given the success of attracting additional development to date, the City has determined the tax increment from 33 parcels totaling \$140.7 million in total value to be surplus over and above that necessary to undertake the additional proposed projects. Per 2011 Wisconsin Act 139, the City has chosen to use one of its four additional boundary amendments to subtract these parcels from the District and bring the \$130 million of value increment onto the general tax rolls to the benefit of taxing jurisdictions. With this amendment, the total value of properties placed back on the general tax rolls through five subtractions (2006, 2009, 2011, 2015, and 2020) is approximately \$470 million.

To offset the impacts of the current pandemic on the economy and local levy limitations imposed by the state, the proposed subtraction will provide general tax relief to taxpayers in all of the overlying jurisdictions. Even with this significant subtraction, the updated cash flow in Amendment No. 10 (see Table 6) still projects retirement of the District within the statutorily-allowed time frame (2030) with a sizeable fund balance and with all project costs committed by 2025, as required by law.

4. *The share of the projected tax increments in subd. 1 estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.*

Response:

As of January 1, 2020, the total equalized value of TID #3 was \$694.8 million and the total value increment was \$635.1 million. Following the parcel value subtraction in Amendment No. 10, and assuming that the District will remain open until 2030 and that future development occurs within the District as projected, it is possible that TID #3 could generate up to \$122.1 million in total 2020-2030 tax incremental revenue collections from both new and existing (post-subtraction) development. The share of project tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions is provided in Appendix I of the Amendment No. 10 project plan

5. *The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the project tax increments in subd. 4.*

Response:

The long-term benefits to not only the City of Middleton residents but those in the overlying taxing jurisdictions have been evident since the creation of TID #3 in 1993. Over 4,000 jobs have been created (with many more on the way with projects already approved), and more than one billion of new tax base has been added inclusive of development value previously subtracted from the District on four occasions. The implementation of stormwater and water quality management projects has significantly enhanced the areas in TID #3 as well as downstream into Lake Mendota and further. Blight elimination through redevelopment and appropriate new development affects the entire community and region. Lastly, subtracting an additional \$130 million of value increment and putting it back on the general tax rolls will bring immediate and direct economic relief to all owners of taxable property in the overlying taxing jurisdictions. This single benefit alone fulfills the spirit of the tax incremental law.

**CITY OF MIDDLETON
JOINT REVIEW BOARD**

TAX INCREMENTAL DISTRICT NO. 3 (TID #3)
AMENDMENT NO. 10

DECISION CRITERIA

Under the Wisconsin Statutes, Joint Review Boards must base their decision to approve or deny a proposed tax incremental district plan and boundary designation on the following criteria:

- A. *Whether the development expected in the tax incremental district would occur without the use of tax incremental financing;*
- B. *Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements; and*
- C. *Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying tax districts.*

This report has been prepared to address those criteria by providing some information and data on the impact of TID #3, Amendment No. 10, in the City of Middleton. The criteria are addressed in turn below.

- A. TID #3 was created for multiple purposes which included, but were not limited to: blight elimination, job creation (living wage jobs); tax base creation; diversifying the tax base from higher percentages of residential to more commercial and industrial/business; development compliant with City standards of under-utilized properties through stormwater and water quality management projects; controlling the aesthetics of the properties along the Highway 12 corridor; providing services for appropriate development; business recruitment; and enhancing land use patterns and relocating inappropriate land uses to further enhance development of abutting properties. To date, the District has been an unqualified success with both the extent and speed of growth far exceeding those of the City and the region as a whole, which would not have occurred *but for* the use of tax increment assistance and will, likewise, not continue as projected without such assistance.
- B. The economic benefits of creating TID #3 have been numerous and benefit not only the City of Middleton but also all of the overlying taxing jurisdictions as well. The amount of revenue generated from increased employment and income taxes as well as increases in property values are sufficient to compensate for the project expenditures and debt service associated with borrowing for those

project costs but only through the use of tax incremental financing. As the City has demonstrated since creation of TID #3 in 1993, these substantial project costs can be properly retired through the judicious use of tax increment financing.

- C. Amendment of TID #3 to subtract an additional \$130 million of value increment and placing it on the general tax rolls of all underlying taxing jurisdictions is an immediate and direct benefit to all affected property owners. Under current tax rates, \$2.5 million annually will flow to all of the jurisdictions from this subtraction providing tax relief to all property owners within them. Continuation of projects undertaken within TID #3 also will have additional far reaching impacts on all property owners by facilitating additional development and providing benefits such as blight elimination, improved infrastructure, environmental protection, job creation, quality housing, and enhanced amenities that, over the long run, will far outweigh the anticipated increments to be paid by owners of property in the overlying taxing districts

TID Joint Review Board Meeting Minutes

August 11, 2020, 4:00 p.m.

Remote Zoom Meeting

Call to Order

Mayor Brar called the Joint Review Board meeting to order at 4:01 p.m.

Roll Call

Present: Mayor Gurdip Brar (City of Middleton), Lori Ames (Middleton Cross Plains Area School District), Adam Gallagher (Dane County), Laurie Grigg (Madison Area Technical College), John Schaffer (Mayor's recommendation for Fifth Member-At-Large)

Approval of Minutes

Moved by Ames, seconded by Gallagher, to approve the minutes of July 8, 2019. Motion carried (4-0).

Annual Elections

1.) Election of Chairperson

Gallagher nominated Brar for Chair of the Joint Review Board. Nominated approved (4-0).

2.) Election of Fifth Member-at-large

Brar nominated John Schaeffer as the Fifth Member-at-large. Schaeffer introduced himself and his experience with the City on the Parks, Recreation, and Forestry Commission as well as the Plan Commission. Nomination approved (4-0).

Review of TID Annual Reports

1.) Annual Report for Tax Increment District (TID) #3

Assistant City Administrator/Finance Director Bill Burns presented the 2019 Annual Report for Tax Increment District (TID) #3 that was filed with the Wisconsin Department of Revenue. TID #3 ended the year with a fund balance of \$13,640,790. The district is required to close in 2030 and the expenditure period runs through 2025.

2.) Annual Report for Tax Increment District (TID) #5

Burns presented the 2019 Annual Report for Tax Increment District #5 that was filed with the Wisconsin Department of Revenue. TID #5 ended the year with a deficit of \$3,875,796. The district is required to close in 2036 and the expenditure period runs through 2031.

Updates

1.) Initial explanation of TID #3 Project Plan Amendment No. 10

Burns introduced Vandewalle and Associates consultants Scott Harrington and Jeff Maloney. TID #3 is one of the most successful districts in the state. TID #3 was created in 1993 and has had a legislative extension to its life to 2030. Because of the success of the district, Middleton has used several subtractions to return increment to the taxing jurisdictions. Harrington presented information about the proposed amendment. In the past, four subtractions have removed about \$340 million in valuation from the district. The proposed amendment no. 10 would remove another \$130 million from the district.

2.) Set next meeting date and time

Joint Review Board members selected Monday, September 21 at 4:00pm for the next Joint Review Board meeting.

Adjournment

Moved by Gallagher, seconded by Schaeffer, to adjourn the Joint Review Board Meeting at 4:43 p.m. Motion passed. 5-0.

Respectfully submitted,

Abby Attoun, Director of Planning and Community Development

Note: These minutes were prepared are based on the notes of the recorder, and are subject to change at a subsequent meeting.

TID Joint Review Board Meeting Minutes

September 21, 2020, 4:00 p.m.

Remote Zoom Meeting

Call to Order

Mayor Brar called the Joint Review Board meeting to order at 4:01 p.m.

Roll Call

Present: Mayor Gurdip Brar (City of Middleton), Lori Ames (Middleton Cross Plains Area School District), Adam Gallagher (Dane County), Laurie Grigg arrived at 4:10 p.m. (Madison Area Technical College)

Absent: John Schaffer (Fifth Member-At-Large)

Action Items

1.) TID Joint Review Board Minutes of August 11, 2020

Moved by Brar, seconded by Gallagher, to approve the minutes of August 11, 2020, with a correction to the spelling of Schaffer's name. Motion carried (3-0).

2.) Update on Current and Potential TIF Projects

Griggs joined the meeting at 4:10 p.m.

Attoun provided an update on some of the larger projects in TID #3 and TID #5, including:

TID #3

- Stone Horse Green
- Community Campus Plan
- Parmenter & University Intersection Improvements
- Pleasant View Road Reconstruction
- Middleton Municipal Airport
- Pheasant Branch Conservancy Creek Corridor Plan
- Hy-Cite Corporate Headquarters
- Chartwell
- Middleton Center
- Saco Foods
- Newcomb Development

TID #5

- North Mendota Trail
- Conservancy Bend Residences
- The Aviary at Middleton Market
- Graber View Senior Housing
- The Trotta
- Studio West

Ames asked that staff send the Powerpoint out to the Joint Review Board participants. Brar asked about the Parmenter Street Reconstruction project (north of Century Avenue) and Attoun noted that we are working on obtaining a budget for the project and we need to determine what timeframe is required of the MLS grant the City received for the Reconstruction project.

3.) Update on Tax Incremental District No. 3 (TID #3) Amendment No. 10 Information and Projections & Decision Criteria

Scott Harrington, Vandewalle & Associates, and Bill Burns, Assistant City Administrator and Finance Director, are available to answer any questions related to the TID #3 Amendment No. 10 or the Projections. Harrington noted the minor changes made to the plan since the last JRB meeting. Per the Statute, the City is required to provide the JRB with 5 informational items. All 5 items are included in the packet for this meeting.

4.) Tax Incremental District No. 3 (TID #3) Project Plan Amendment No. 10

Attoun noted that this item was discussed on item #3 above.

5.) Approval of Resolution #2020-46: Resolution Approving City Council Resolution Amending TIF District No. 3 Project Plan

Moved by Gallagher, seconded by Grigg, to approve resolution #2020-46. Motion carried (4-0).

Adjournment

Moved by Ames, seconded by Gallagher, to adjourn the Joint Review Board Meeting at 4:28 p.m. Motion passed. 4-0.

Respectfully submitted,

Abby Attoun, Director of Planning and Community Development

Note: These minutes were prepared are based on the notes of the recorder, and are subject to change at a subsequent meeting.

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APPENDIX H: CITY ATTORNEY OPINION LETTER

33 East Main Street
Suite 500
Madison, WI 53703-3095

Mailing Address:
P.O. Box 2038
Madison, WI 53701-2038

Phone:
608.257.7181

Fax:
608.257.2508

www.murphydesmond.com

Lawrence E. Bechler
Direct Line 608.268.5601
Facsimile 608.257.4333
lbechler@murphydesmond.com



13 October 2020

VIA E-MAIL and U.S. MAIL

Mayor Gurdip Brar
and Middleton Common Council
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Re: City of Middleton Tax Increment District No. 3
Project Plan Amendment No. 10

Dear Mayor Brar:

As requested, we have acted as counsel to the City of Middleton, a Wisconsin municipal corporation, in connection with the adoption of Amendment No. 10 to the Middleton Tax Increment District No. 3, a Wisconsin Tax Increment District created in 1993 pursuant to Wis. Stats. 1991 § 66.46.

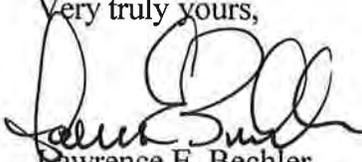
In our capacity as counsel to the City of Middleton, we have examined originals (or copies identified to our satisfaction as identical to the originals) of the following documents:

1. Amendment No. 10 to Project Plan for Tax Increment District No. 3, as dated September 9, 2020;
2. Notice of Public Hearing relating to adoption of the said Amendment No. 10;
3. Minutes of Middleton Plan Commission dated August 25, 2020 related to said public hearing;
4. Resolution No. 2020-43 of the Middleton Plan Commission relating to approval of the said Amendment No. 10;

5. Resolution No. 2020-44 of the Middleton Common Council relating to approval of said Amendment No. 10;
6. Notices to Chief Executive Officers or administrators of all local governmental entities having power to levy taxes on property within the said Tax Increment District No. 10 dated July 28, 2020;
7. Minutes of the meetings of Joint Review Board relating to the said Amendment No. 10 dated August 11, 2020 and September 21, 2020;
8. Resolution No. 2020-46 of the Joint Review Board approving said Amendment No. 10.

Based upon the foregoing, and pursuant to Wis. Stats. § 66.1105(4)(f), it is our opinion that the Project Plan for Tax Increment District No. 3, as revised by Amendment No. 10 to said Project Plan, is complete and complies with Wis. Stats. § 66.1105(4)(f).

We render no opinion with regard to the accuracy, validity or sufficiency of any statements and/or findings contained in the said Amendment No. 10, since these were prepared by City staff and consultants rather than by our office.

Very truly yours,

Lawrence E. Bechler

LEB:daz

200738

Amd No. 10 Opinion lt

cc: Mr. Michael K. Davis, via email
Mr. Bill Burns, via email
Ms. Abby Attoun, via email
Mr. Scott Harrington, via email, sharrington@vandewalle.com
Mr. Jeff Maloney, via email, smaloney@vandewalle.com

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APPENDIX I: IMPACT ON OVERLYING TAXING JURISDICTIONS

Current Base Value:	\$59,669,200
Base Value of Subtracted Parcels:	\$10,690,000
Base Value of Added Parcels:	\$6,014,100
Revised Base Value:	\$54,993,300
Value Increment of Subtracted Parcels:	\$129,980,800
Projected Total Value Increment:	\$612,221,312 (At district closure in 2030)
Projected Total Tax Increment	\$146,694,542 (From 2016 to closure in 2030)

Taxing Jurisdiction	2019 Tax Rate	Taxes Collected		Taxes to be		Total Tax Increment		Annual Taxes	
		% of Mill Rate	Base Value	Collected on	Subtracted Parcel	Collected by the	Collected After	Increase in Annual	Increase in Annual
		by Jurisdiction	by Jurisdiction	by Jurisdiction	by Jurisdiction	TID Over Remaining	TID Closure	Taxes Collected	After TID Closure
						Life of the District	by Jurisdiction	by Jurisdiction	by Jurisdiction
State of Wisconsin	0.00	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dane County	3.13	16.04%	\$172,196	\$406,997	\$23,531,335	\$1,916,995	\$1,744,799		
City of Middleton	6.11	31.31%	\$336,110	\$794,421	\$45,930,972	\$3,741,795	\$3,405,685		
Madison Area Technical College	0.95	4.89%	\$52,505	\$124,098	\$7,174,989	\$584,515	\$532,010		
Middleton/Cross Plains School District	9.32	47.76%	\$512,659	\$1,211,708	\$70,057,246	\$5,707,256	\$5,194,597		
Total	19.52	100%	\$1,073,469	\$2,537,225	\$146,694,542	\$11,950,560	\$10,877,091		

Note:

All values are equalized values as January 1, 2020. 2019 net tax rates via property records listed on Access Dane database.

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APPENDIX J: FINAL DOR CERTIFICATION



State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE • OFFICE OF TECHNICAL & ASSESSMENT SERVICES • 2135 RIMROCK RD MADISON, WI 53713

Mailing Address
PO Box 8971 #6-97
Madison, WI 53708-8971
Phone: (608) 266-7750
tif@wisconsin.gov

February 5, 2021

13-255

Lorie Burns
Clerk
7426 Hubbard Ave
Middleton, WI 53562

RE: City of Middleton Tax Incremental District (TID) 003 Territory Amendment — Recertified Base Value School District of Middleton-Cross Plains

The Wisconsin Department of Revenue (DOR) is recertifying a base value for the TID listed below. This recertified base value establishes the starting point for any value increment calculation. The value increment is the change in value from the recertified base value to the current year's value. The municipality can use the taxes levied on the value increment to pay costs identified in the project plan.

TID Number	Recertified Base Value	As of Amendment Year
003	\$55,868,200	January 1, 2020
<i>Make sure to add and/or remove the TID number for each parcel in the TID amendment for the 2021 tax roll</i>		

Base Value Calculation (sec. 66.1105(2)(j), Wis. Stats.)			
Property Types	Provided Value	Ratio	Final Value
Current Base Value			\$59,669,200
Non-manufacturing Real Estate & Personal Property addition	6,536,300	89.08%	\$7,337,700
Non-manufacturing Real Estate & Personal Property subtraction	-\$11,138,700	100.00%	-\$11,138,700
Manufacturing Real Estate & Personal Property			
Municipal-Owned	\$0	100.00%	\$0
2020 DOR Recertified Base Value			\$55,868,200

Table definitions:

- Provided Value — assessed value submitted by the municipality for the parcels added or subtracted
- Ratio — municipality's level of assessment
- Final Value — assessments within the TID adjusted to full value by the municipality's level of assessment

If you have questions, contact us at tif@wisconsin.gov.

Sincerely,

Kristin Filipiak
Community Services Specialist
Office of Technical and Assessment Services



State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE • OFFICE OF TECHNICAL & ASSESSMENT SERVICES • 2135 RIMROCK ROAD MADISON, WI 53713

Mailing Address
PO Box 8971 #6-97
Madison, WI 53708-8971
Phone: (608) 266-7750
tif@wisconsin.gov

February 5, 2021

13-255

Lorie Burns, City Clerk
City of Middleton
7426 Hubbard Ave
Middleton, WI 53562

RE: Allocation Amendment Approval – City of Middleton TID 003 to TID 005

Dear Lorie Burns:

The Wisconsin Department of Revenue (DOR) approves your municipality's request to amend its project plan, making Tax Incremental District (TID) 003 a donor TID. This allocation amendment does not alter the TID's boundaries or base value.

DOR confirms the municipality followed the amendment procedures, under state law (sec. 66.1105 Wis. Stats.); however, DOR does not review the facts or feasibility of the amended project plan.

If you have questions, contact us at tif@wisconsin.gov.

Sincerely,

Kristin Filipiak
Community Services Specialist
Office of Technical and Assessment Services

Form PE-606	Equalized Value Determination Request Territory Subtraction Amendment	WI Dept of Revenue
Effective Date: January 1, <u>2020</u>		

Section 1: Municipality Information

Co-muni Code	County	Municipality	TID Number
13 255	Dane	Middleton	3

Section 2: TID Application Type (check one)

Check 1: → Regular (s. 66.1105) Town (s. 60.23(32))

Section 3: Affected Taxing Jurisdictions

Identify all taxing jurisdictions authorized to levy taxes on Tax Incremental District (TID) property. Include the jurisdiction name and number (located on property tax bill). If the TID is in more than one county, **you must complete a separate set of forms for each.**

	Taxing Jurisdiction Name	Jurisdiction Number
Municipality	Middleton	0255
School district(s) <input type="checkbox"/>	Middleton-Cross Plains	3549
Technical college(s) <input type="checkbox"/>	Madison Area Technical College	0400
Union high school		
Special district (ex: lake, sanitary, sewer)	Madison Metropolitan Sewerage District	5150
Other (additional school or special district)		

Section 4: Clerk Declaration and Information

I declare, under penalties of law that I have personally examined this form and supplemental documents. To the best of my knowledge and belief, they are true, correct and complete. I hereby request the Wisconsin Department of Revenue to determine the equalized value of this tax incremental district.

Name Lorie Burns	Phone (608) 821-8350
Email lburns@ci.middleton.wi.us	Date 10/21/2020

Section 5: Contact Person for DOR Questions

Name/title Bill Burns, Assistant City Administrator /Finance Director	Phone (608) 821-8356
Business or Municipality name City of Middleton	Email bburns@ci.middleton.wi.us

Section 6: Real Property Lister/Person Responsible for Coding TID Number on Tax/Assessment Roll

Name/title Troy Everson, Land Records Coordinator	Phone 608-261-9750
County or Municipality name Dane County	Email everson@countyofdane.com

Subtraction Value Summary - Middleton 3 2020 Territory amendment

Subtracted from 1993 creation

1,571,300 RE

0 PP

1,571,300 Total

Subtracted from 1999 amendment

9,160,400 RE

407,000 PP

9,567,400 Total

11,138,700 Full Subtraction value

AA 76	Municipal Code 13-255	TID BASE YEAR VALUES	SCHEDULES
County DANE			1. &1-A REAL ESTATE MERGED
Municipality C-MIDDLETON	CREATION DATE JANUARY, 1993		2. &2-A PERSONAL PROPERTY
Tax Incremental District No. 3			3. MFG. - REAL PROPERTY LIST
			4. MFG. - PERSONAL PROPERTY LIST
			5. 7% LIMITATION CHECK
			6. 5% LIMITATION CHECK

**TID REAL ESTATE - MERGED (ASSESSABLE PROPERTY)
SCHEDULE 1**

	Column 1 REAL ESTATE MERGED	Column 2 MUNICIPAL CURRENT BASE VALUE	Column 3 RATIO (DIVIDE COL. 1 BY COL. 2)	Column 4 TID STATEMENT OF ASSESSMENT	Column 5 TID BASE VALUE (DIVIDE COL. 4 BY COL. 3)*
Residential CLASS A	LAND	128 129 100	1.0599	1 684 900	1 589 700
	IMPROVEMENTS	295 007 000	0.9571	3 149 200	3 290 400
	TOTAL	423 136 100		4 834 100	4 880 100
Commercial CLASS B	LAND	35 252 200	0.8981	7 312 400	8 142 100
	IMPROVEMENTS	163 747 000	0.9227	12 022 000	13 029 200
	TOTAL	198 999 200		19 334 400	21 171 300
Ag CLASS D	LAND	504 800	0.5666	441 100	778 500
	IMPROVEMENTS	78 700	0.9459	78 700	83 200
	TOTAL	583 500		519 800	861 700
EVA REAL ESTATE	622 718 800	646 815 400		24 688 300	26 913 100
MFG CLASS C	LAND				834 300
	IMPROVEMENTS				3 260 900
	TOTAL				4 095 200
TOTAL REAL ESTATE	622 718 800	673 763 500		24 688 300	31 008 300

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319	070802272017	21500	29700	51200	253
320	070802272115	20600	44300	64900	48
320	070802272213	21500	41000	62500	254
321	070802272320	22000	50200	72200	49a
322	070802272437	22000	53000	75000	50
323	070802272544	22000	45500	67500	51
324	070802272651	22000	49900	71900	52
325	070802272768	22000	48700	70700	53
326	070802272875	22000	46700	68700	54
327	070802272982	22000	47300	69300	55
328	070802273098	22000	45800	67800	56
330	070802273203	22000	44100	66100	57
331	070802273310	22000	40100	62100	58
332	070802273427	22000	39400	61400	59
2537	070802290104	99900	0	99900	60 w/42
2492	070802293003	25700	68100	93800	62
2493	070802293209	25700	38100	63800	63
2494	070802293405	23000	59900	82900	64
2495	070802293601	23000	45200	68200	65
2496	070802293807	23000	63100	86100	66
2497	070802294002	23000	53600	76600	67
2498	070802294208	23000	55900	78900	68
2500	070802294404	23500	53000	76500	43
2565	070802295109	77600	106500	184100	40
2499	070802297509	22200	0	22200	44
2503	070802386109	11700	53300	65000	145
2502	070802386207	26700	72200	98900	144
2501	070802386609	22300	51700	74000	143
2526	070802386707	23700	0	23700	142
2527	070802386805	23700	0	23700	140
2517	070802487901	35800	34900	70700	194
2518	070803480200	24100	76400	100500	255
2519	070803480406	12800	0	12800	256
2520	070803481003	20000	90300	110300	2
289	070811129049	15100	47700	62800	215
285	070811148117	45100	55500	70600	26
286	070811148653	45100	42300	57400	22
288	070811148895	16600	54600	71200	20
254	070811276532	29800	53300	83100	224
251	070811282301	10900	80200	189200	175

303	070811302217	30900	53500	84400	123
304	070811302422	14000	48000	62000	126
305	070811303494	19600	50100	69700	119
306	070811305134	5700	0	5700	129
309	070811306026	24200	69400	93600	131
2738	070811315418	2300	0	2300	229
287	070811315472	500	0	500	227+228
2737	070811315507	3500	0	3500	225
2523	070811386708	33000	41300	74300	135
1094	070811410510	28000	60300	88300	178

1089	070811410627	25800	47400	73200	245
1090	070811410725	27700	49200	76900	246
1092	070811411082	31800	98500	130300	249
1091	070811411126	28200	55200	83400	247
1093	070811411162	22500	70600	93100	248

DO NOT DELETE

30	070811429475	13200	44000	57200	83
31	070811429573	12200	56300	68500	84
32	070811429680	13100	68900	82000	85
16	070811432667	26200	64300	90500	104
2440	070811433675	62000	42500	104500	106

2441	070811433871	29900	49600	79500	100
2442	070811433988	4800	0	4800	186
2771	070815280805	27700	68000	95700	7

63 records were listed

+ duplex list

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295	070802192907	61100	159100	220200	34
293	070802193102	57500	113300	170800	35
294	070802193308	28100	53600	81700	36
422	070802292504	47000	84000	131000	61
327	070802299105	333700	0	333700	42
305	070802299507	10700	103400	114100	41
130	070802330034	46800	0	46800	158
133	070802331211	1700	0	1700	156
441	070802372016	51900	12700	64600	170
109	070802372123	88800	0	88800	169
110	070802372230	104600	843800	948400	168
440	070802372347	73600	2100	75700	167
481	070802372623	25700	80900	106600	166
309	070802385100	13400	139300	152700	149
512	070802385600	28700	202600	231300	146
85	070802385708	23200	28600	51800	151
311	070802385806	10300	0	10300	153
307	070802385904	9700	19400	29100	154
306	070802386001	8300	45800	54100	152
308	070802386403	33700	0	33700	257
310	070802392512	94100	0	94100	162
427	070802395100	142800	83600	226400	163
275	070802397311	12700	0	12700	27
129	070802398516	36600	0	36600	270
435	070802398712	81500	269500	351000	271
314	070802486608	61100	90400	151500	188
315	070802487107	22600	0	22600	189
316	070802487205	62800	50300	113100	190
317	070802487303	22300	0	22300	191
381	070802487705	61100	41700	102800	192
318	070802487803	27100	32700	59800	193
434	070802488600	85000	16700	103700	195
379	070802491307	144600	197000	341600	202 + 203
322	070803495105	50600	0	50600	218
425	070803497505	390500	78700	469200	1
407	070810154095	59200	0	59200	37
406	070810154602	58900	0	58900	38
405	070810155110	59200	0	59200	39
329	070810180100	78800	0	78800	260
330	070810182402	95200	0	95200	28
449	070810185016	556900	2640000	3196900	8
507	070810188602	23700	0	23700	

→ AGRICULTURE

COMMERCIAL

507	070810188602	23700	0	23700	223
448	070810195603	134400	0	134400	258
332	070810196504	10200	0	10200	259
457	070810395003	224300	0	224300	12
468	070810395601	19300	121300	140600	11
466	070810395807	14100	0	14100	10
465	070810395905	42300	508200	550500	9
456	070810460709	376800	0	376800	6
500	070810480803	93100	373200	466300	239+240
469	070810481204	26700	0	26700	235
461	070810481722	830000	1056000	1886000	232
460	070810483033	253800	0	253800	237
459	070810485102	26800	34800	61600	234
355	070810485522	269200	0	269200	231
328	070810494147	31900	0	31900	238
48	070811129165	35000	27000	62000	214
470	070811130715	23200	161700	184900	209
49	070811130868	18000	0	18000	210
50	070811130975	24000	57000	81000	211
51	070811131116	18300	0	18300	213
419	070811131232	31700	21800	53500	212
451	070811148233	35000	0	35000	25
46	070811148411	18000	40800	58800	24
47	070811148537	18000	82000	100000	23
144	070811148779	16900	87700	104600	21
337	070811186504	42000	66400	108400	206
336	070811186700	97800	252000	349800	208
338	070811187003	35800	184600	220400	207
341	070811280107	80200	229100	309300	172
344	070811280303	26100	0	26100	173
343	070811281259	9000	0	9000	171
342	070811282114	37300	0	37300	174
347	070811283300	187000	1000	188000	176
340	070811285102	21100	0	21100	244
339	070811287502	59500	0	59500	243
348	070811290007	34600	0	34600	242
509	070811291015	32900	0	32900	14
508	070811291122	34000	0	34000	15
349	070811291239	63100	25000	88100	16
52	070811300255	124400	479400	603800	108
55	070811300433	56000	61000	117000	109
56	070811300979	39300	0	39300	112
57	070811301085	39100	20400	59500	111
63	070811302637	25600	29600	55200	125
64	070811302842	23900	88000	111900	127
65	070811302977	143500	165800	309300	116
66	070811303118	36800	97800	134600	115
68	070811303396	10000	300	10300	118
67	070811303592	26600	68000	94600	120
352	070811386806	65300	0	65300	136
423	070811391309	102900	17800	120700	3
357	070811393807	43500	40500	84000	5
353	070811394002	32600	0	32600	4
20	070811410145	52200	348800	401000	187

Important – Review instructions
[Instructions](#)

Subtraction Parcel List - Base Values

WI Dept of Revenue

Municipality name: Middleton
 TID number: 3
 Year subtracted property entered TID: 1999
 Amendment year: 2020

School district: Middleton-Cross Plains
 Technical college: Madison Area Technical College
 Union high school district: 0
 Special district: Madison Metropolitan Sewerage District

*buildings are/were on portion being subtracted so 100% of improvement value is being subtracted

2020 Map ID		1999 Map ID		Local Assessable Property										
Local Parcel Number	Class	Total Land Value	% Acres Subtracted	Subtracted Impr. Value	Ratio	Subtotal	Total Impr. Value	% Acres Subtracted	Subtracted Impr. Value*	Ratio	Subtotal	Total		
D	37	070802486206 (024-8620 on original forms)	2	367,800	100.00%	367,800	0.8965	410,262	856,500	100.00%	856,500	0.9176	933,413	1,343,675
X, Y	17	070815103158 (151-0315)	2	356,800	99.96%	356,641	0.8965	397,815	0	0.00%	0	0.9176	0	397,815
Z	48	070815103756 (151-0375)	2	444,400	66.76%	296,664	0.8965	330,914	6,058,900	100.00%	6,058,900	0.9176	6,602,986	6,933,900
AA, BB, CC	16	070815100115 (151-0011)	2	839,800	51.77%	434,781	0.8965	484,976	0	0.00%	0	0.9176	0	484,976
Subtotal Local Land Values						1,623,966	Subtotal Improvements					7,536,399	9,160,400	

2020 Map ID		1999 Map ID		Local Personal Property									
Personal Property Local Number	Site Address	Personal Property Values	Ratio	Total									
D	37	Zimbrick - no account # on 1999 forms 7505 Century	190,444	0.9203	206,937								
Z	48	Smith & Gestland - no account # on 1999 forms 8383 Greenway Blvd	184,146	0.9203	200,093								
Total Local Personal Property				407,000									

Municipal-Owned Property

Municipal-Owned Parcel Number	Class	Total Impr. Value	% Acres Subtracted	Subtracted Impr. Value	Ratio	Subtotal	Total Impr. Value	% Acres Subtracted	Subtracted Impr. Value	Ratio	Subtotal	Total	
None													
Subtotal Municipal-Owned Land Values						0	Subtotal Municipal-Owned Improvements					0	0

Manufacturing Real Property

link to: [Manufacturing Assessment](#)

MFG Real Property Parcel Number	Parcel Number	Total Impr. Value	% Acres Subtracted	Subtracted Impr. Value	Ratio	Subtotal	Total Impr. Value	% Acres Subtracted	Subtracted Impr. Value	Ratio	Subtotal	Total	
None													
Subtotal Manufacturing Land Value						0	Subtotal Manufacturing Improvements					0	0
Total Manufacturing Real Property											0		

Manufacturing Personal Property

link to: [Manufacturing Assessment](#)

MFG Personal Property Number	Account Number	Personal Property Values	Ratio	Total
None				
Subtotal Manufacturing Personal Property			0	0
Total Manufacturing Personal Property				0

⊗ AFTER 70.5% ADJUSTMENT. ** ERRONEOUS ENTRY IN ROLL.

BASE VALUE ADJUSTMENTS

BASE CORRECTION OR BOUNDARY MODIFICATION

Creation Date - Jan. 1, 199 3

Correction or Modification Date - JAN 1, 1999

AA - COMUN	76-13-255
COUNTY	DANE
MUNICIPALITY	CITY OF MIDDLETON
TID #	3

CLASS	TYPE	COLUMN 1 MUNICIPAL SOA VALUES	COLUMN 2 MUNICIPAL CURRENT BASE VALUE ⊗	COLUMN 3 RATIO COL 1 / COL 2	COLUMN 4 CORRECTION OR MODIFICATION SOA VALUES	COLUMN 5 ADJUSTMENT TO BASE COL 4 / COL 3
1- RES.	LAND	200 717 000	199 086 900	100.82	327 700	325 000
	IMPROVEMENTS	467 313 736	508 631 400	91.88	596 800	649 500
	TOTAL	668 030 736	707 718 300		924 500	974 500
2-COMM.	LAND	74 857 200	83 504 000	89.65	5990 300	6 681 900
	IMPROVEMENTS	279 076 200	304 137 800	91.76	16 255 300	17 715 000
	TOTAL	353 933 400	387 641 800		22 245 600	24 396 900
4-AGR.	LAND	936 000	405 800	230.66	264 600	114 700
	IMPROVEMENTS	-	-		-	
	TOTAL	936 000	405 800		264 600	114 700
5-SWAMP/WASTE	LAND	0	0		0	0
6-FOREST	LAND	80000**	0	∞	0	0
7-OTHER	LAND	185 000	75 000	USE 233.33 246.67	35 000	15 000
	IMPROVEMENTS	442 500	350 100	126.39	75 000	59 300
	TOTAL	627 500	425 100		110 000	74 300
EVA - REAL ESTATE		1 023 607 636	1 096 191 000		23 544 700	25 560 400
3-MFG.	LAND					
	IMPROVEMENTS					
	TOTAL					0
TOTAL REAL ESTATE						25 560 400
PERSONAL PROPERTY	EVA	58 721 526	63 805 800	92.03	2 756 548	2 995 300
	MFG					0
	TOTAL					2 995 300
TOTAL REAL & PERSONAL		1 082 329 162	1 159 777 000	93.32	26 301 248	28 555 700

COUNTY	Dane
MUNICIPALITY	City of Middleton
TAX INCREMENTAL DISTRICT NUMBER	3

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

January 1, 19 99

SEE INSTRUCTIONS ON REVERSE SIDE

OFFICE USE ONLY	
AA	MUNICIPAL CODE

Page ____ of ____ Pages

PARCEL NUMBER	CLASSIFICATION	OTHER TAXING DISTRICTS											OVERLAPPING TIDS		ASSESSED VALUE OF REAL PROPERTY AS OF JANUARY 1, 19 <u>99</u>		
		School District (Name)	School District (Name)	VTAE (Name)	Union High School (Name)	Sanitary District (Name)	County (Name)	Existing TIDs	LAND	IMPROVEMENTS	TOTAL						
16	2												839,800	-	839,800		
17	2												356,800	-	356,800		
18	2												500,000 500,000		500,000		
													ASSESSED WITH A PARCEL NOT IN LIST 3				
19	2												369,800	968,800	1,338,600		
20	2												78,700	149,000	227,700		
21	2												100,600	384,800	485,400		
22	2												64,100	331,600	395,700		
23	2												136,000	655,900	791,900		
24	2												187,500	1,061,600	1,249,100		
25	EX																
26	EX																
27	2												126,000	574,500	700,500		
28	2												62,000	547,500	609,500		
29	1												26,300	89,700	116,000		
30	1												29,600	83,100	112,700		
TOTALS													2,377,200	4,846,500	7,223,700		

COUNTY DANE
MUNICIPALITY City of Middleton
TAX INCREMENTAL DISTRICT NUMBER 3

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

January 1, 19 **99**

SEE INSTRUCTIONS ON REVERSE SIDE

OFFICE USE ONLY	
AA	MUNICIPAL CODE

Page ____ of ____ Pages

PARCEL NUMBER	CLASSIFICATION	OTHER TAXING DISTRICTS										OVERLAPPING TIDS			ASSESSED VALUE OF REAL PROPERTY AS OF JANUARY 1, 19__			
		School District	(Name)	School District	(Name)	VTAE	(Name)	Union High School	(Name)	Sanitary District	(Name)	County	(Name)	Existing TIDS	(Name)	LAND	IMPROVEMENTS	TOTAL
31	113-0646	1													34,900	92,200	129,100	
32	113-0591	1													35,300	99,000	134,300	
33	114-2501	2													118,500	160,000	278,500	
34	114-2512	2													59,200	-	59,200	
35	112-7501	2													54,500	154,200	208,700	
36	112-7512	2													29,200	-	29,200	
37	024-8620	2													367,800	856,500	1,224,300	
38	024-8640	2													156,400	278,300	434,700	
39	024-8680	2													138,300	124,800	263,100	
40	024-8690	2													151,100	108,100	259,200	
41	024-8741	2													63,300	-	63,300	
42	024-8762	2													159,600	424,800	584,400	
43	024-8800	2													145,300	-	145,300	
44	024-8810	2													6,200	-	6,200	
45	024-8752	2													24,700	-	24,700	
TOTALS													1,546,300	2,297,900	3,844,200			

AA COMUN
County <u>Dane</u>
Municipality <u>City of Middleton</u>
TID Number <u>3</u>

**TAX INCREMENTAL FINANCE
BASE YEAR
PERSONAL PROPERTY LIST**

L 3 4

Owner's Name	Type Business	Overlaps TID #	Boats & Other Watercraft	Machinery, Tools, & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total	
Central Place Rte					376	6768	7144	
Dekker					150,640		150,640	6200
GMK 1					9024	940	9964	300
Green Brain & Russell					81,592	127,746	209,338	18000
Invest Management					9024		9024	4500
Key Corp					9400	4700	14,100	
Morse Group					940		940	1000
Packard					30,362	6956	37,318	
Middleton Farmers Co-op				115,620	17,202	188	133,010	3000
W's Dairy					1786	1880	3666	600
Triangle Tire					1128		1128	4300
TDS Net								671,300
SW America					3572		3572	3100
Ste One Staff					1786		1786	7200
Smith Gestland					156,792	27,354	184,146	235,500
Prudential					30,926	94	31,020	2900
Professional Data					87,890	2914	90,804	93,500
PDG					87,984	188	88,172	900
Totals				115,620	1,79,824	179,728	975,172	

AA COMUN
County <u>Dane</u>
Municipality <u>City of Middleton</u>
TID Number <u>3</u>

TAX INCREMENTAL FINANCE
BASE YEAR
PERSONAL PROPERTY LIST

2 3 4

Owner's Name	Type Business	Overlaps TID #	Boats & Other Watercraft	Machinery, Tools, & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total	Ex Compu
Evergreen Sod Farms	Sod Farm					10,340	10,340	
Bennetts	Gas Station			8648		188	8836	2400
Zinbrack	Auto Sales			92,402	44,932	53,110	190,444	
Cortrells	Small Engine Repair			3478	658		4136	1600
Magic Wash	Self Serve Car Wash			42,300			42,300	
Computer Components	Computer Sales			2256			2256	1300
Capital City Marine	Boat Sales + Service			13,912		356	14,268	1100
A Complete Spa + Pool	Spa Pools + Sales					376	376	
Fitzgeralds	Restaurant			376	92,402		92,778	200
Schoep Motors	Used Car Sales			52,640	22,184	31,490	106,314	21,100
Mid West Pools	Pool + Pool Supplies				25,568	94	25,662	9400
Creative Laminating	Laminating			41,454	4230		45,684	3200
Middleton Glass	Glass Sales			28,482	1598		30,080	1900
Association Consultants	Consul'tants				65,800	2820	68,620	
Big house Furniture	Furniture wholesaler				846		846	800
Golden's Assoc				9400	42,582	54,990	106,972	
EMSI	Drug testing				7332	4136	11,468	2000
Acupuncture Center	"				46,060	7144	53,204	
Allstate	Insurance				5640	940	6580	
Totals				295,348	359,832	165,984	821,164	

16			070815100115	prorate from larger parent	27.37%	\$839,800	\$0	\$839,800	\$ 229,840
DD	070811433648	1993						\$0	
n/a			070811433675	prorate from larger parents	29.89%	\$62,000	\$42,500	\$104,500	\$ 31,236
EE	70811303062	1993						\$0	
n/a				100% of base value removed with 2015 P	11.30%	\$143,500	\$165,800	\$309,300	\$ -
FF	70811303132	1993							
n/a				100% of base value removed with 2015 P	21.74%	\$143,500	\$165,800	\$309,300	\$ -
								\$ 9,800,653	

G-L 6877301.40
157.88
1961480.10
E-F 45.03

0.36	AA	6.32%
1.03	BB	18.07%
1.56	CC	27.37%
2.75	remain	48.25%
5.70	total	
3.76	EE	50.27%
3.72	FF	49.73%
7.48	total	
1.40	X	62.50%
0.84	Y	37.50%
2.24	total	
3.23	Z	67%
1.61	Z.1 (not remov	33%
4.84	total	
0.55	DD	29.89%
1.29	remain	
1.84	total	
0.13	EE	11.30%
0.25	FF	21.74%
0.77	remain	66.96%
1.15	total	
		\$5,513,600 \$1,220,200

Potential Boundary Subtraction

Prepared by Vandealle & Associates, Inc.

City of Middleton - TID #3, Amendment No. 10

October 9, 2020

Updates/corrections by DOR in red

2020 Subt. Parcel	2020 Parcel ID	Base Year	Base Parcel #s	1993 Plat Map #	Base Assessment Class	Base Land Value	Base Value (Total)	Base Parcel Acres ⁴	2020 Parcel Acres ⁵	Prorated Acreage	Prorated Base Land Value for Subtraction	DOR Ratio ⁶	Land Subtotal ⁶	Base Imp. Value for Subtraction	DOR Ratio ⁶	Imp. Subtotal ⁶	Total Base Value for Subtraction	Note
A	070802295702	1993	070802295109	40	1 Residential	\$77,600	\$184,100	57.43	7.50	13.06%	\$10,138	1.0599	\$9,600	\$106,500	0.9571	\$111,300	\$120,900	10
	070802275152		070802272213 070802272320 070802272437 070802272544 070802272651 070802272768 070802272875 070802273098 070802273203 070802273310 070802273427 070802272982	254, 49a, 50- 59	1 Residential	\$263,500	\$815,200	3.51	3.51	100.00%	\$263,500	1.0599	\$248,600	\$551,700	0.9571	\$576,400	\$825,000	3
B	070802275452	1993	070802299105	42	2 Commercial	\$333,700	\$333,700	9.89	5.19	52.42%	\$174,924	0.8981	\$194,800				\$194,800	3
C	070802274302	1993	070802299105	42	2 Commercial	\$333,700	\$333,700	9.89	2.37	23.94%	\$79,903	0.8981	\$89,000	\$0	0.9227	\$0	\$89,000	1
E	070802373177	1993	070802397311	27	2 Commercial	\$12,700	\$127,000	3.20	1.37	42.94%	\$5,453	0.8981	\$6,072				\$6,072	1
			070802392512	162	2 Commercial	\$94,100	\$94,100	53.46	10.61	19.85%	\$18,677	0.8981	\$20,797	\$0	0.9227	\$0	\$20,797	3
F	070802343752	1993	070811285102	244	2 Commercial	\$21,100	\$21,100	16.13	0.88	5.45%	\$1,151	0.8981	\$1,281	\$0	0.9227	\$0	\$1,281	3
G	070803450802	1993	070803497505	1	4 Agriculture	\$390,500	\$21,100	155.81	4.67	3.00%	\$11,711	0.5666	\$20,668				\$20,668	1
H	070803452102	1993	070803497505	1	4 Agriculture	\$390,500	\$469,200	155.81	2.79	1.79%	\$7,002	0.5666	\$12,400				\$12,400	1
I	070803452202	1993	070803497505	1	4 Agriculture	\$390,500	\$469,200	155.81	0.97	0.62%	\$2,439	0.5666	\$4,300				\$4,300	1
J	070803452002	1993	070803497505	1	4 Agriculture	\$390,500	\$469,200	155.81	1.03	0.66%	\$2,571	0.5666	\$4,500				\$4,500	1
K	070803451802	1993	070803497505	1	4 Agriculture	\$390,500	\$469,200	155.81	1.50	0.96%	\$3,759	0.5666	\$6,600				\$6,600	1
L	070803453652	1993	070803497505	1	4 Agriculture	\$390,500	\$469,200	155.81	3.81	2.44%	\$9,541	0.5666	\$16,800	\$78,700	0.9459	\$83,201	\$100,001	10
M	070810178052	1993	070810180100	260	2 Commercial	\$78,800	\$78,800	38.72	16.00	41.32%	\$32,562	0.8981	\$36,257	\$0	0.9227	\$0	\$36,257	1
N	070811231302	1993	070811290007 070811287502	242-243	2 Commercial	\$94,100	\$94,100	61.92	1.02	1.65%	\$1,555	0.8981	\$1,731				\$1,731	9
O	070811235252	1993	070811290007 070811287502	242-243	2 Commercial	\$94,100	\$94,100	61.92	1.97	3.19%	\$3,000	0.8981	\$3,300				\$3,300	9
P	070811240702	1993	070811290007 070811287502	242-243	2 Commercial	\$94,100	\$94,100	61.92	2.14	3.46%	\$3,257	0.8981	\$3,600				\$3,600	9
Q	070811240152	1993	070811290007 070811287502	242-243	2 Commercial	\$94,100	\$94,100	61.92	2.22	3.58%	\$3,371	0.8981	\$3,800				\$3,800	9
R	070811241602	1993	070811290007 070811287502	242-243	2 Commercial	\$94,100	\$94,100	61.92	1.21	1.95%	\$1,836	0.8981	\$2,000				\$2,000	9
S	070811242102	1993	070811290007 070811287502	242-243	2 Commercial	\$94,100	\$94,100	61.92	1.64	2.65%	\$2,494	0.8981	\$2,800	\$0	0.9227	\$0	\$2,800	9
			070810180100	260	2 Commercial	\$78,800	\$78,800	38.72	0.90	2.32%	\$1,832	0.8981	\$2,039	\$0	0.9227	\$0	\$2,039	3
T	070810160302	1993	070810195603	258	2 Commercial	\$134,400	\$134,400	16.60	0.46	2.77%	\$3,724	0.8981	\$4,147				\$4,147	3
U	070810160702	1993	070810195603	258	2 Commercial	\$134,400	\$134,400	16.60	1.00	6.04%	\$8,111	0.8981	\$9,000				\$9,000	1
V	070810160502	1993	070810195603	258	2 Commercial	\$134,400	\$134,400	16.60	1.13	6.81%	\$9,155	0.8981	\$10,200	\$0	0.9227	\$0	\$10,200	1
W	070810463082	1993	070810460709	6	2 Commercial	\$376,800	\$376,800	22.61	1.30	5.76%	\$21,715	0.8981	\$24,179	\$0	0.9227	\$0	\$24,179	1
DD	070811433648	1993	070811433675	106	1 Residential	\$62,000	\$104,500	0.55	1.84	29.89%	\$18,533	1.0599	\$17,486	\$42,500	0.9571	\$44,405	\$61,891	1
											\$701,914		\$755,956	\$779,400		\$815,306	\$1,571,263	
																		Totals for 1993 parcels \$1,571,262 (No PP)
X	070810497552	1999	070815103158	n/a	2 Commercial	\$356,800	\$356,800	2.24	1.40	62.37%	\$222,522	0.8965	\$248,211				\$248,211	1
Y	070810497702	1999	070815103158	n/a	2 Commercial	\$356,800	\$356,800	2.24	0.84	37.59%	\$134,119	0.8965	\$149,600	\$0	0.9176	\$0	\$149,600	1
Z	070815104252	1999	070815103756	n/a	2 Commercial	\$444,400	\$6,503,300	3.23	3.23	66.76%	\$296,664	0.8965	\$330,913	\$6,058,900	0.9176	\$6,602,986	\$6,933,899	7
AA	070815100102	1999	070815100115	n/a	2 Commercial	\$839,800	\$839,800	5.70	0.36	6.32%	\$53,075	0.8965	\$59,202				\$59,200	1
BB	070815101402	1999	070815100115	n/a	2 Commercial	\$839,800	\$839,800	5.70	1.03	18.07%	\$151,753	0.8965	\$169,300				\$169,300	1
CC	070815101652	1999	070815100115	n/a	2 Commercial	\$839,800	\$839,800	5.70	1.56	27.39%	\$229,987	0.8965	\$256,500		0.9176	\$0	\$256,500	1
D	070802486206	1999	070802486206	n/a	2 Commercial	\$367,800	\$367,800	2.96	2.96	100.00%	\$367,800	0.8965	\$410,262	\$856,500	0.9176	\$933,413	\$1,343,675	2
											\$1,455,920		\$1,623,988	\$6,915,400		\$7,536,399	\$9,160,385	
																		Totals for 1993 parcels \$9,160,387 RE \$407,000 PP \$9,567,387 total

EE	070811303062	1993		2 Commercial	\$62,000	\$42,500	0.25	1.65	660.00%	\$0	0.8981	\$0			\$0	8
FF	070811303132	1993		2 Commercial	\$62,000	\$42,500	0.25	2.20	880.00%	\$0	0.8981	\$0			\$0	8
Total								92.69		\$4,785,136		\$4,883,500	\$7,652,300		\$8,304,300	\$13,187,800

1. 2020 acreage prorated from portion of 1993/1999 parent base parcel(s).
2. Current parcel - all base value and increment as of 2020 tax year included in net subtraction.
3. Total 2020 parcel acreage split across multiple base parcels.
4. Base parcel acreages calculated from hand-drawn 1993 parcel maps using CAD/GIS software. Some distortion from scanning/translation into digital format may result in a small amount of variation from actual 1993 acreages, which were 2020 parcel acreage from Dane County tax records. Where appropriate, 2020 acreages split across multiple base parcels calculated using CAD/GIS software.
5. Ratios provided by DOR for base parcels by assessment class at time added to the District (1993 or 1999). Subtotals by parcel rounded to the nearest hundred dollars per conventions of DOR TID reporting forms.
6. Base parcel subdivided by CSM in January 2020. Proposed subtraction includes all base improvement value and prorated portion of base land value, as the portion of the base parcel to remain in TID #3 has been used solely as a parking lot (with zero improvement value assumed) since being added to the District in 1999.
7. Parcels inadvertently left in TID under Amendment #9, when subtraction of an adjacent parcel left them without contiguity to the rest of the District. Because EE and FF share the same 1993 parent parcel (070811302977) as Amendment #9 subtraction parcel O and the entire base value of that parcel was removed under the last amendment, there is no prorated base value remaining in the District to be removed under Amendment #10.
8. Original property line between parcels 070811290007 and 070811287502 is not clear so base parcel values and acreages were combined. Same methodology used for same area to calculate base value of subtracted parcels I & J in 2015 amendment (No. 9).
9. Original structures have been removed so 100% of base improvement value has been subtracted while only a portion of the base land value has been subtracted.

Subtraction Parcel List

2015 subtraction worksheet

[Instructions](#)

Municipality Name	Middleton	School District	Middleton-Cross Plains Area School Dist.
TID #	003	Union High School	N/A
Original Creation/Amendment Year	1993	Special District	Madison Metropolitan Sewerage District

Parcel/Local Parcel Number/#Map Key	Class	1993 Value Land	Prorated Acreage %	Prorated Land	Ratio	Subtotal	Improvements	Ratio	Subtotal	Subtotal
A-070802392512-#162	Class 2 - Commercial	94,100	2.50%	2,353	0.8981	2,600	0			2,600
B-070810154095-#37	Class 2 - Commercial	59,200	100.00%	59,200	0.8981	65,900	0			65,900
B-070810188602-#223	Class 2 - Commercial	23,700	100.00%	23,700	0.8981	26,400	0			26,400
C-070810154602-#38	Class 2 - Commercial	58,900	100.00%	58,900	0.8981	65,600	0			65,600
D-070810155110-#39	Class 2 - Commercial	59,200	100.00%	59,200	0.8981	65,900	0			65,900
E-070810182402-#28	Class 2 - Commercial	95,200	76.71%	73,028	0.8981	81,300	0			81,300
E-070810196504-#259	Class 2 - Commercial	10,200	100.00%	10,200	0.8981	11,400	0			11,400
E-070810195603-#258	Class 2 - Commercial	134,400	52.33%	70,332	0.8981	78,300	0			78,300
F & G & H-070810180100-#260	Class 2 - Commercial	78,800	10.07%	7,935	0.8981	8,800	0			8,800
I-070811290007-#242	Class 2 - Commercial	34,600	5.55%	1,920	0.8981	2,100	0			2,100
J-070811287502-#243	Class 2 - Commercial	59,500	5.55%	3,302	0.8981	3,700	0			3,700
K & L-070810485522-#231	Class 2 - Commercial	269,200	9.16%	24,659	0.8981	27,500	0			27,500
M & N-070810460709-#6	Class 2 - Commercial	376,800	18.22%	68,653	0.8981	76,400	0			76,400
O-070811302977-#116	Class 2 - Commercial	143,500	100.00%	143,500	0.8981	159,800	165,800	0.9227	179,700	339,500
P-070811303118-#115	Class 2 - Commercial	36,800	100.00%	36,800	0.8981	41,000	97,800	0.9227	106,000	147,000
Q-070811300255-#108	Class 2 - Commercial	124,400	100.00%	124,400	0.8981	138,500	479,400	0.9227	519,600	658,100
R & S-070811300433-#109	Class 2 - Commercial	56,000	100.00%	56,000	0.8981	62,400	61,000	0.9227	66,100	128,500
T-070811432667-#104	Class 1 - Residential	26,200	100.00%	26,200	1.0599	24,700	64,300	0.9571	67,200	91,900
T-070811410510-#178	Class 1 - Residential	28,000	100.00%	28,000	1.0599	26,400	60,300	0.9571	63,000	89,400
T-070811411279-#185	Class 2 - Commercial	35,100	100.00%	35,100	0.8981	39,100	17,800	0.9227	19,300	58,400
T-070811410627-#245	Class 1 - Residential	25,800	100.00%	25,800	1.0599	24,300	47,400	0.9571	49,500	73,800
T-070811411162-#248	Class 1 - Residential	22,500	100.00%	22,500	1.0599	21,200	70,600	0.9571	73,800	95,000
T-070811411082-#249	Class 1 - Residential	31,800	100.00%	31,800	1.0599	30,000	98,500	0.9571	102,900	132,900
T-070811432443-#103	Class 1 - Residential	29,800	100.00%	29,800	1.0599	28,100	64,300	0.9571	67,200	95,300
T-070811432553-#105	Class 1 - Residential	27,700	100.00%	27,700	1.0599	26,100	45,100	0.9571	47,100	73,200
T-070811410823-?	Class X - Exempt**	0				0	0		0	0
T-070811411046-?	Class X - Exempt**	0				0	0		0	0
T-070811411386-?	Class X - Exempt**	0				0	0		0	0
T-070811411439-?	Class X - Exempt**	0				0	0		0	0
Subtotal Local Parcels										2,498,900

Local Personal Property	1993 Parcel #	2015 Parcel #	Map ID					
50-50023	070802392512	070803448684	A		602,200	0.9638	624,800	624,800
5050148	070810460709	070810475012	M		76,800	0.9638	79,700	79,700
Subtotal Local Personal Property								704,500

MFG Real Property Local Parcel Number	DOR Parcel #	Land	Improvements	Subtotal
R & S-070811300611-#110	Deactivated most likely per Brian G.	150,000	379,200	529,200
Subtotal MFG Real Property				529,200
Total Subtraction				3,732,600

FYI - many of the historical parcel numbers are too old to appear in Access Dane.

2020 Parcel	Base Year	Base Parcel #'s	2020 Parcel #'s	
A	1993	070802295109	070802295702	
B	1993	070802272213, 070802272320, 070802272437, 070802272544, 070802272651, 070802272768, 070802272875, 070802272982, 070802299105, 070802272982, 070802273098, 070802273203, 070802273310, 070802273427	070802275152, 070802275452	
C	1993	070802299105	070802274302	
D	1999	070802486206	070802486206	
E	1993	070802397311	070802373177	
F	1993	070802392512, 070811285102	070802343752	
G	1993	070803497505	070803450802	
H	1993		070803452102	
I	1993		070803452202	
J	1993		070803452002	
K	1993		070803451802	
L	1993		070803453652	
M	1993		070810180100	070810178052
N	1993		070811290007, 070811287502	070811231302
O	1993	070811235252		
P	1993	070811240702		
Q	1993	070811240152		
R	1993	070811241602		
S	1993	070811242102		
T	1993	070810195603 , 070810180100		070810160302
U	1993	070810195603	070810160702	
V	1993		070810160502	
W	1993	070810460709	070810463082	
X	1999	070815103158	070810497552	
Y	1999		070810497702	
Z	1999	070815103756	070815104252	
AA	1999	070815100115	070815100102	
BB	1999		070815101402	
CC	1999		070815101652	
DD	1993	070811433675	070811433648	
EE	1993	070811302977	070811303062	
FF	1993		070811303132	

Assessor Declaration

I, Dean W. Peters, **assessor** for City of Middleton
declare these forms are true, correct and complete to the best of my knowledge and belief.

Associated Appraisal Consultants, Inc.
Business or Municipality name

deanp.apraz@gmail.com
Email

920-224-8803
Phone

10/21/2020
Date

Co-muni code
13 255

County

Municipality

TID Number
3

Form PE-606	Equalized Value Determination Request Creation/Territory Amendment Effective Date: January 1, <u>2020</u>	WI Dept of Revenue
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Section 1: Municipality Information

Co-muni Code	County	Municipality	TID Number
13 255	Dane	Middleton	3

Section 2: TID Application Type (check one in both rows)

Check 1: → Regular (s. 66.1105) Town (s. 60.85) Town (s. 60.23(32))

Check 1: → Creation Add territory

Section 3: Affected Taxing Jurisdictions

Identify all taxing jurisdictions authorized to levy taxes on Tax Incremental District (TID) property. Include the jurisdiction name and number (located on property tax bill). If the TID is in more than one county or has an annexation, **you must complete a separate set of forms for each county or municipality.**

	Taxing Jurisdiction Name	Jurisdiction Number
Municipality	Middleton	0255
School district(s) <input type="checkbox"/>	Middleton-Cross Plains	3549
Technical college <input type="checkbox"/>	Madison Area Technical College	0400
Union high school		
Special district (ex: lake, sanitary, sewer)	Madison Metropolitan Sewerage District	5150
Other (additional school or special district)		

Section 4: Clerk Declaration and Information

I declare, under penalties of law that I have personally examined this form and supplemental documents. To the best of my knowledge and belief, they are true, correct and complete. I hereby request the Wisconsin Department of Revenue to determine the equalized value of this tax incremental district.

Name Lorie Burns	Phone (608) 821-8350
Email lburns@ci.middleton.wi.us	Date 10/21/2020

Section 5: Contact Person for DOR Questions

Name/title Bill Burns, Assistant City Administrator /Finance Director	Phone (608) 821-8356
Business or Municipality name City of Middleton	Email bburns@ci.middleton.wi.us

Section 6: Real Property Lister/Person Responsible for Coding TID Number on Tax/Assessment Roll

Name/title Troy Everson, Land Records Coordinator	Phone 608-261-9750
County or Municipality name Dane County	Email everson@countyofdane.com

Form PE-615A	2020 TID Assessment Summary	WI Dept of Revenue
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Section 1: Municipality Information

Co-muni Code	County	Municipality	TID Number
13 255	Dane	Middleton	3

Section 2: TID Parcel List by Class

Line No.	Classification	Land Value	Improvement Value	Total Value
1	Residential – Class 1	124,300	165,800	290,100
2	Commercial – Class 2	5,175,800	838,300	6,014,100
4	Agricultural – Class 4			-
5	Undeveloped – Class 5			-
5m	Agricultural Forest – Class 5m			-
6	Forest – Class 6			-
7	Other – Class 7			-
8	Total – All Columns	5,300,100	1,004,100	6,304,200
9	Total – Personal Property <i>(same as total on PE-601A)</i>			232,100
10	Aggregate assessed value of all property subject to general property tax (total of Lines 8 and 9) equal the total value of the school district(s) listed below			6,536,300

Section 3: School Districts

Line No.	School District Code	School District Name	Total Value – Locally Assessed Property
A. School District			
11	3549	Middleton-Cross Plains	
12			
13	Total <i>(must equal Line 10 above)</i>		\$ 6,536,300
B. Separate Union High School Districts <i>(in addition to and independent of school districts entered above)</i>			
14			\$
C. Technical School Districts <i>(in addition to and independent of school districts entered above)</i>			
15	0400	Madison Area Technical College	\$ 6,536,300

Section 4: Special Districts

Line No.	Special District Code	Special District Name	Total Value – Locally Assessed Property
16	5150	Madison Metropolitan Sewerage District	\$ 6,536,300

Section 5: Other District

Line No.	Other District Code	Other District Name	Total Value – Locally Assessed Property
17			\$

Assessor Declaration

I, Dean W. Peters, assessor for City of Middleton
declare these forms are true, correct and complete to the best of my knowledge and belief.

Associated Appraisal Consultants, Inc.
Business or Municipality name

deanp.apraz@gmail.com
Email

920-224-8803
Phone

10/21/2020
Date

Co-muni Code
13 255

County
Dane

Municipality
Middleton

TID Number
3

Explanation of partial value for 0708-114-3420-0

From: [Scott Harrington](#)
To: [Filipiak, Kristin H - DOR](#)
Cc: [Jeff Maloney](#)
Subject: FW: Middleton TID #3 Parcel Questions
Date: Monday, December 14, 2020 2:55:56 PM

Please see below. Sorry again for the confusion.

Scott Harrington, AICP
Principal Planner
Vandewalle & Associates, Inc.

office 608-255-3988 ext. 223
cell 608-843-2632

From: Dean Peters <deanp.apraz@gmail.com>
Sent: Monday, December 14, 2020 2:52 PM
To: Scott Harrington <sharrington@vandewalle.com>
Cc: Jeff Maloney <jmaloney@vandewalle.com>; Bill Burns <bburns@ci.middleton.wi.us>; Abby Attoun-Tucker <aattoun@ci.middleton.wi.us>
Subject: Re: Middleton TID #3 Parcel Questions

No problem, Scott. The property has not been revalued since 2018, so the non-TID portion of parcel 0708-114-3420-0 has not changed. The 2020 assessed value is:

\$124,300 LAND

\$165,800 IMPROVEMENTS

\$290,100 TOTAL

--

Dean W. Peters
Vice President of Maintenance Services
Associated Appraisal Consultants, Inc.
Phone: (920) 749-1995 ext. 8803
Fax: (920) 731-4158
For Property Search: www.apraz.com

This message is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete the message.

On Mon, Dec 14, 2020 at 1:50 PM Scott Harrington <sharrington@vandewalle.com> wrote:

DOR has requested the 2020 value for this same piece (those added to be TID that weren't in before). Sorry for the confusion with this.

Scott Harrington, AICP
Principal Planner
Vandewalle & Associates, Inc.

office 608-255-3988 ext. 223
cell 608-843-2632

From: Dean Peters <deanp.apraz@gmail.com>
Sent: Monday, December 14, 2020 11:48 AM
To: Scott Harrington <sharrington@vandewalle.com>
Cc: Jeff Maloney <jmaloney@vandewalle.com>; Bill Burns <bburns@ci.middleton.wi.us>; Abby Attoun-Tucker <aattoun@ci.middleton.wi.us>
Subject: Re: Middleton TID #3 Parcel Questions

Hi Scott,

I looked into your question regarding the inclusion of parcel 0708-114-3420-0 in TID 3. This parcel was first added to the assessment roll in 2019 after the creation of CSM 14713 (attached for reference). The parent parcels were 0708-114-3346-0 (house & garage – not in TID) and 0708-114-3388-0 (vacant land in TID 3). For the 2019 and 2020 assessment cycles, the assessment roll was showing the entire new parcel (0708-114-3420-0) in TID 3.

In 2018, the assessed value of the parent parcel with the house (0708-114-3346-0), which was not in the TID, was as follows: \$124,300 LAND; \$165,800 IMPROVEMENTS; \$291,100 TOTAL. The remainder of the parcel had already been in TID 3, assessed under parcel 0708-114-3388-0.

If there is anything else you need, I'll be happy to help.

--

Dean W. Peters
Vice President of Maintenance Services
Associated Appraisal Consultants, Inc.
Phone: (920) 749-1995 ext. 8803
Fax: (920) 731-4158
For Property Search: www.apraz.com

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On Thu, Dec 3, 2020 at 8:55 AM Scott Harrington <sharrington@vandewalle.com> wrote:

In reviewing the latest boundary amendments to Middleton TID #3 with DOR, it was discovered that parcel 070811434200 at 7312 South Avenue at some point since 1993 has been added to the district by virtue of an assessor's plat. At the time the TID was created in 1993, the portion of the lot that contains the house and garage along South Ave. was not included in the district; however, the parcel immediately to the north was included. At some point, the owner of the house purchased property to the north, east and west,

and all of these were consolidated into a single parcel now assigned PIN 070811434200.

The attached "Boundary Map" shows the entire boundary of the TID when it was created in 1993. The attached "Parcel DD" maps provide a zoom in on this area. The black and white map at the bottom of the PDF assigned map ID numbers to all parcels in the TID as shown in little circles. The area to the north of the house is identified as parcel 106. The map at the top has the county GIS current base map with parcel lines shown in yellow and overlaid with the 1993 parcels lines shown in red.

As you know, only whole parcels of property can be included in a TID, so DOR has determined that because a portion of the parcel was originally in the District, the whole parcel (and its entire value) are now within the district. Accordingly, DOR would like to adjust the base value of the District to include the value of the original house lot as part of the district base value. Would you please take a look at your records/county records and provide the following:

- What is the current land and improvement value of the entire parcel 070811434200?
- Confirm that the parcel is included within the TID on your records.
- Estimate the land and improvement value of those portions that were not originally within the TID (i.e., the original house parcel and the small strips flanking it on either side).

Frankly, it would be easier to simply eliminate this parcel from the district altogether, but that would create contiguity issues for parcels to the east that remain in the district as shown on the attached current boundary map.

Please give me a call if you have any questions. Thanks!

Scott Harrington, AICP
Principal Planner
Vandewalle & Associates, Inc.

Madison Office
120 E. Lakeside Street
Madison, WI 53715
office 608-255-3988 ext. 223
cell 608-843-2632

Milwaukee Office
247 W. Freshwater Way, Ste, 530
Milwaukee, WI 53204
office 414-988-8631
cell 608-843-2632

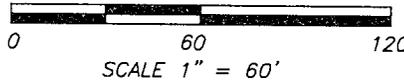


BIRRENKOTT SURVEYING, INC.

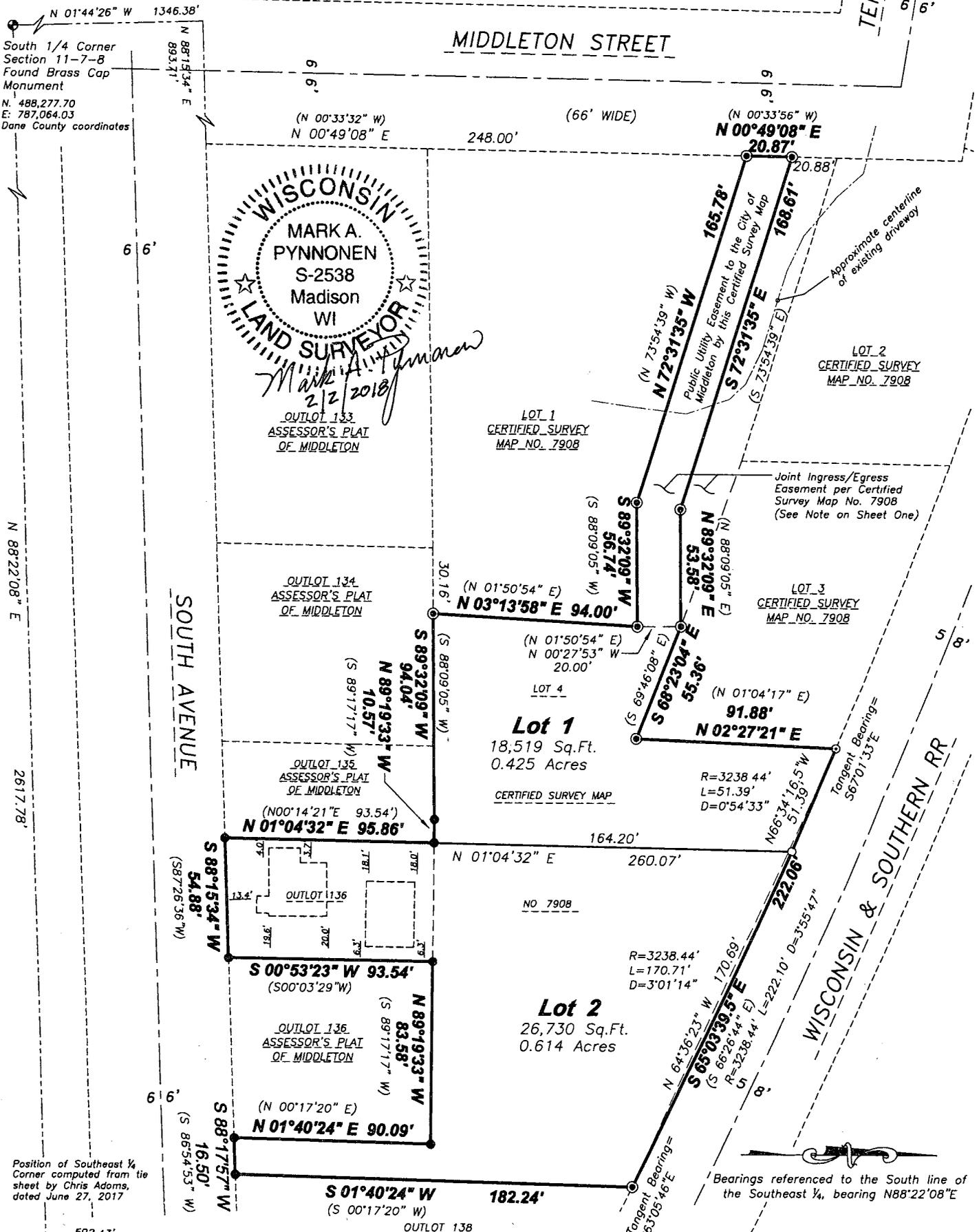
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Lot 4, Certified Survey Map No. 7908 as recorded in Volume 42 of Certified Survey Maps of Dane County on Pages 11-14, and part of Outlot 136, Middleton Assessor's Plat, located in the Northwest 1/4 of the Southeast 1/4, Section 11, T7N, R8E, City of Middleton, Dane County, Wisconsin



TERRACE AVENUE



South 1/4 Corner Section 11-7-8 Found Brass Cap Monument
N: 488,277.70
E: 787,064.03
Dane County coordinates

WISCONSIN LAND SURVEYOR
MARK A. PYNNONEN
S-2538
Madison WI

OUTLOT 133
ASSESSOR'S PLAT
OF MIDDLETON

LOT 1
CERTIFIED SURVEY
MAP NO. 7908

LOT 2
CERTIFIED SURVEY
MAP NO. 7908

Joint Ingress/Egress
Easement per Certified
Survey Map No. 7908
(See Note on Sheet One)

LOT 3
CERTIFIED SURVEY
MAP NO. 7908

Lot 1
18,519 Sq. Ft.
0.425 Acres
CERTIFIED SURVEY MAP

Lot 2
26,730 Sq. Ft.
0.614 Acres

Position of Southeast 1/4 Corner computed from tie sheet by Chris Adams, dated June 27, 2017

Meander Corner for Southeast 1/4 Corner Section 11-7-8 Found Brass Cap Monument
N: 488,944.26
E: 789,701.80
Dane County coordinates

OUTLOT 138
ASSESSOR'S PLAT OF MIDDLETON

- Legend:
- = Found 1" Iron Pipe
 - ⊙ = Found 3/4" Iron Bar
 - = 1"x24" Iron Pipe Set

CERTIFIED SURVEY MAP NO. 14713
VOLUME 102 PAGE 216
DOCUMENT NO. 5387937



CERTIFIED SURVEY MAP

Dated: January 30, 2018

**Birrenkott
Surveying, Inc.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081



Owner Certificate:

I, Kenneth D. Markart as owner, hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Middleton as an approving authority.

Kenneth D. Markart
Kenneth D. Markart

State of Wisconsin)

Dane County) ss Personally came before me this 30th day of January, 2018, the above-named Kenneth D. Markart, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Amy C. Scott
Notary Public, Dane County, Wisconsin

My Commission Expires 8-28-20

Amy Scott
Printed name



Owner Certificate:

I, Louise A. Karpinski as owner, hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Middleton as an approving authority.

Louise A. Karpinski
Louise A. Karpinski

State of Wisconsin)

Dane County) ss Personally came before me this 30th day of January, 2018, the above-named Louise A. Karpinski, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Amy Scott
Notary Public, Dane County, Wisconsin

My Commission Expires 8-28-20

Amy Scott
Printed name



Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 338/42
Tape/File: J:\2013\Carlson



CERTIFIED SURVEY MAP

Dated: January 30, 2018

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

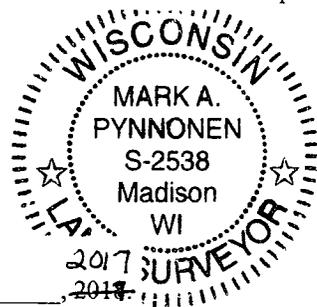
Surveyor's Certificate:

I, Mark A. Pynnonen, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Mark A. Pynnonen 2/2/2018
Mark A. Pynnonen, Registered Land Surveyor No. S-1531
Professional

Description:

Lot 4, Certified Survey Map No. 7908 as recorded in Volume 42 of Certified Survey Maps of Dane County on Pages 11-14, and part of Outlot 136, Middleton Assessor's Plat, located in the Northwest ¼ of the Southeast ¼, Section 11, T7N, R8E, City of Middleton, Dane County, Wisconsin, Commencing at the South ¼ Corner of said Section 11; thence N01°44'26"W, 1346.38 feet; thence N88°15'34"E, 893.71 feet to the East right of way line of Middleton Street; thence N00°49'08"E (recorded as N00°33'32"W), 248.00 feet along said right of way line to the point of beginning; thence continuing along said right of way line N00°49'08"E (recorded as N00°33'56"W), 20.87 feet; thence S72°31'35"E (recorded as S73°54'39"E), 168.61 feet; thence N89°32'09"E (recorded as N88°09'05"E), 53.58 feet; thence S68°23'04"E (recorded as S69°46'08"E), 55.36 feet; thence N02°27'21"E (recorded as N01°04'17"E), 91.88 feet to the Southerly right of way line of the Wisconsin & Southern Railroad; thence along said right of way line along a curve to the right having a radius of 3238.44 feet and a chord bearing and length of S65°03'39.5"E, 222.06 feet; thence S01°40'24"W (recorded as S00°17'20"W), 182.24 feet to the North right of way line of South Avenue; thence S88°17'57"W (recorded as S86°54'53"W), 16.50 feet along said right of way line; thence N01°40'24"E (recorded as N00°17'20"E), 90.09 feet; thence N89°19'33"W (recorded as S89°17'17"W), 83.58 feet; thence S00°53'23"W (recorded as S00°03'29"W), 93.54 feet to said North right of way line; thence S88°15'34"W (recorded as S87°26'36"W), 54.88 feet along said North right of way line; thence N 01°04'32" E, 95.86 feet (recorded as N00°14'21"E, 93.54 feet); thence N89°19'33"W (recorded as S89°17'17"W), 10.57 feet; thence S89°32'09"W (recorded as S88°09'05"W), 94.04 feet; thence N03°13'58"E (recorded as N01°50'54"E), 94.00 feet; thence S89°32'09"W (recorded as S88°09'05"W), 56.74 feet; thence N72°31'35"W (recorded as N73°54'39"W), 165.78 feet to the aforesaid East right of way line of Middleton Street and the point of beginning; Containing 45,249 square feet, or 1.039 acres.



City of Middleton Plan Commission Approval:

Approved for recording per City of Middleton Plan Commission action of 9-26

Eileen M. Kelley
Eileen M. Kelley, Secretary
City of Middleton Plan Commission
Dated 1-31-18

Notes:

- Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- Wetlands, if present, have not been delineated.
- This survey shows above-ground improvements only. No guarantee is made for below-ground structures.
- Joint Ingress/Egress Easement per Certified Survey Map No. 7908 does not serve Lot 2 of this Certified Survey Map.

Surveyed For:

Ken Markart/Louise Karpinski
7312 South Avenue
Middleton, WI
831-9385

Register of Deeds Certificate:

Received for recording this 5th day of February, 2018
at 8:58 o'clock A m and recorded in Volume 102 of Certified Survey
Maps of Dane County on Pages 216-218

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 367/10
Tape/File: J:2017\Carlson

Kristi Chlebowski
Kristi Chlebowski, Register of Deeds

Sheet Three of Three
Office Map No.: 170833

Document No. 5387937 Received 2-2-2018
4:09 pm
Certified Survey Map No. 14713, Volume 102, Page 218