NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, May 7, 2020
7:00 PM

Agenda

The Plan Commission meeting will begin at 7:00 PM on May 5, 2020 at the Roberts Village Hall.

You may also join the meetings from your computer, tablet or smartphone via https://global.gotomeeting.com/join/555139317 New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/555139317

Or you can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 866 899 4679
- One-touch: tel:+18668994679,,555139317#

United States: +1 (669) 224-3318
- One-touch: tel:+16692243318,,555139317#

Access Code: 555-139-317

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 555 139 317
Or dial directly: 555139317@67.217.95.2 or 67.217.95.2##555139317

Regular Plan Commission Agenda

1. Call to order
2. Proper Notification
3. Public Hearing regarding the proposed project plans, boundaries, and creation of Tax Incremental District No. 2 (See Public Hearing Notice which was published on April 23, 2020 and April 30, 2020).
4. Review and act on Resolution No 2020-1R - Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 2, Village of Roberts, Wisconsin.
5. Public Hearing regarding the proposed project plans, boundaries, and creation of Tax Incremental District No. 3 (See Public Hearing Notice which was published on April 23, 2020 and April 30, 2020).

6. Review and act on Resolution No 2020-2R - Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Roberts, Wisconsin.
7. Discussion regarding Lakes Gas 2 - 90,000tank addition and site screening.
8. Discussion/approval of Site Plan Review and Public Improvement Plan Review for Harris Rebar.
9. Update on the 247-building project on 70th Avenue.
10. Building Inspectors Report
11. Other Business
12. Adjourn

Megan Dull,
Village Clerk/Treasurer

RESOLUTION NO. 2020-1R

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 2, VILLAGE OF ROBERTS, WISCONSIN

WHEREAS, the Village of Roberts (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 2 (the "District") is proposed to be created by the Village as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the Village;
k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of St. Croix County, the St. Croix Central (Hammond) School District, and the Wisconsin Indianhead Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 7, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Roberts that:

1. It recommends to the Village Board that Tax Incremental District No. 2 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.

3. Creation of the District promotes orderly development in the Village.

Adopted this _____ day of _____, 2020.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF TAX INCREMENTAL DISTRICT NO. 2 VILLAGE OF ROBERTS

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. 2020-2R

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF ROBERTS, WISCONSIN

WHEREAS, the Village of Roberts (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 3 (the "District") is proposed to be created by the Village as mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the Village;
k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of St. Croix County, the St. Croix Central (Hammond) School District, and the Wisconsin Indianhead Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 7, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Roberts that:

1. It recommends to the Village Board that Tax Incremental District No. 3 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.

3. Creation of the District promotes orderly development in the Village.

Adopted this _____ day of _____, 2020.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF TAX INCREMENTAL DISTRICT NO. 3 VILLAGE OF ROBERTS

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

MEMORANDUM

To:	Village of Roberts Plan Commission / Board		
From:	Angi Goodwin		
Date:	April 30, 2020	Project No.:	23-0737.19
Re:	Lakes Gas – tanks addition and site screening		

Informational Site Plan (formal review not required)

Lakes Gas submitted a site plan modification to:

- add two 90,000-gallon tanks, as shown on their submittal
- add screening slats to their existing chain link fence around the perimeter of their property, all four sides
- add pine trees along the west side and east side of the property, spaced at 20-feet

The screening slats on all sides and the trees on the west side are proposed to be installed in 2020, and the trees on the east side are proposed to be installed in either 2020 or 2021.

Recommendations (formal review not required)

Review fire department concerns.

Review police department concerns.

M-3 zoning ordinance requires exterior storage to be "within a totally screened yard area", so the addition of the screening slats and screening trees will bring the site into conformance with the code.

715.834.3161 | 3433 Oakwood Hills Parkway | Eau Claire, WI 54701-7698
www.AyresAssociates.com

RESIDENTIAL CONSTRUCTION

NEW SINGLE FAMILY

Owner/Address	Description/Permit #	Estimated Value
OEVERING HOMES, LLC. 303 EAGLE RIDGE DR 54023	RESIDENTIAL NEW SINGLE B-20-200175	207,500
OEVERING HOMES, LLC 1107 SUSAN LN	RESIDENTIAL NEW SINGLE B-20-200176	202,700
TOTAL NEW SINGLE FAM CONSTRUCTION:	2	410,200

RESIDENTIAL RENOVATIONS

Owner/Address	Description/Permit #	Estimated Value
MEVERDEN, BRAYDEN 104 FRENCH CT	BASEMENT FINISH B-20-200220	5,000
HAMBLE, RICHARD 434 EAST CHEYENNE ST	RESIDENTIAL ADD/ALT B-20-200221	5,000
PHILLIPS, JOAN 388 DAKOTA AVE 54023	BASEMENT FINISH B-20-200154	20,000
TOTAL RESIDENTIAL RENOVATIONS	3	30,000
TOTAL ALL RESIDENTAL CONSTRUCTION:	5	440,200

COMMERCIAL CONSTRUCTION

COMMERCIAL RENOVATIONS

Owner/Address	Description/Permit #	Estimated Value
H&H HOLDINGS (DBA AIRTEC SPORTS INC) 801 WAGNER DR.	COMMERCIAL ADD/ALT B-20-200151	12,000
TOTAL COMMERCIAL RENOVATIONS:	1	12,000
TOTAL ALL COMMERCIAL CONSTRUCTION:	1	12,000

OTHER BUILDING PERMITS

Owner/Address	Description/Permit #	Estimated Value
SHERIFF, MICHELLE 381 DAKOTA AVE	DECK B-20-200168	6,000
RADUNZEL, TODD 105 LOCUST ST. S	FENCE F-20-200169	0
PIZZI, CHARLES 310 W PINE ST 54023	DECK B-20-200196	8,400
TOTALS:	3	14,400

TOTAL # OF BUILDING PERMITS / VALUE:	9	466,600

CERTIFICATES OF OCCUPANCY

DATE ISSUED	ADDRESS	TYPE
4/22/2020	CHEYENNE ST 404	PERMANENT
4/22/2020	406 CHEYENNE ST 54023	PERMANENT

TOTAL PERMIT & INSPECTION FEES COLLECTED: 5,085.94

PROJECT CODE RECAP

PERMITS BY TYPE	# OF PERMITS	ESTIMATED VALUE
BASEMENT FINISH	2	25,000
COMMERCIAL ADD/ALT	1	12,000
DECK	2	14,400
FENCE	1	0
RESIDENTIAL ADD/ALT	1	5,000
RESIDENTIAL NEW SINGLE FAMILY	2	410,200
TOTALS	9	466,600

INSPECTIONS BY TYPE

PERMIT TYPE	# OF INSPECTIONS	RES	COMM
BUILDING PERMIT	39	36	3
TOTALS	39	38	3

MEMORANDUM

To:	Village of Roberts Plan Commission / Board		
From:	Angi Goodwin		
Date:	April 30, 2020	Project No.:	23-0737.19
Re:	Lakes Gas – tanks addition and site screening		

Informational Site Plan (formal review not required)

Lakes Gas submitted a site plan modification to:

- add two 90,000-gallon tanks, as shown on their submittal
- add screening slats to their existing chain link fence around the perimeter of their property, all four sides
- add pine trees along the west side and east side of the property, spaced at 20-feet

The screening slats on all sides and the trees on the west side are proposed to be installed in 2020, and the trees on the east side are proposed to be installed in either 2020 or 2021.

Recommendations (formal review not required)

Review fire department concerns.

Review police department concerns.

M-3 zoning ordinance requires exterior storage to be "within a totally screened yard area", so the addition of the screening slats and screening trees will bring the site into conformance with the code.

715.834.3161 | 3433 Oakwood Hills Parkway | Eau Claire, WI 54701-7698
www.AyresAssociates.com

AYRES

MEMORANDUM

To:	Roberts Plan Commission / Village Board
From:	Angi Goodwin/John Bond
Date:	May 7, 2020 and May 11, 2020 Project No.: 23-0737.19
Re:	Harris Rebar – Site Plan and Public Improvement Plan Review Comments

Site Plan and Public Improvement Plans - Recommend Approval Contingent on the following:

1. *Developers Agreement between Harris Rebar and Village of Roberts Completed and Signed (draft submitted last week, village attorney is completing edits/formatting to Village standards)*

    - clarification for public improvements proposed as part of site development, including approved plans and specifications, intent is to include short Grupe Street cul-de-sac extension, paved full radius cul-de-sac, and partial water main extension.

    - Clarification for fees to be paid to the Village.

    - Statement that if site tracks onto public street, Harris Rebar will clean in a timely manner, if tracking recurs frequently, Harris Rebar shall extend asphalt pavement further onto driveway.

    - Statement that offsite drainage, from the Village storm water ponds and other off-site drainage, will be managed through the Harris Rebar property and ditches/culverts on the Harris Rebar property will be maintained by Harris Rebar.

    - Statement that storm water from the public roadway, Grupe Street, adjacent to the Harris Rebar property, is being treated on the private pond on the Harris Rebar property, and that Harris Rebar will maintain the storm water management features.

2. *Developers Agreement between Crane I Holdings and Village of Roberts Completed and Signed (draft submitted last week, village attorney is completed edits/formatting to Village standards)*

    - clarification for TIF reimbursement to the Developer for a portion of the public improvements, as agreed upon

    - clarification for public improvements proposed as part of subdivision development, including approved plans and specifications, intent is to include Grupe Street extension to south Harris Rebar property with paved full radius cul-de-sac, water main extension beneath Grupe Street to south Harris Rebar property, and future water main extension along 130th Street from Packer Drive to south extent of Lot 2 of CSM.

3. *Building Height Approval from Board of Appeals not Final*: Board of Appeals approval for 45' height is in progress.

4. *Incorporate Site Plan Review Comments*: An updated final site plan, storm water management plan and rail spur improvements plan is required, incorporating and addressing the below

715.834.3161 | 3433 Oakwood Hills Parkway | Eau Claire, WI 54701-7698
www.AyresAssociates.com

comments.

5. *Incorporate Public Improvement Plan and Specification Review Comments*: An updated final public improvement plan and specifications is required, incorporating and addressing the below comments.

Site Plan – General

6. *Zoning Review*: Lot is currently zoned M-7, Industrial Rail Park District
    - Reviewed last month, building height and screening discussed below
7. *Wetland:* Label wetland and required wetland setback, per WDNR, to impermeable areas.
8. *Landscaping Requirements (ordinance 70-37)*: Provide description or image of anticipated outdoor yard storage to verify extent of screening needed. Proposed trees are located near bottom of ditch, on a side slope. This is not acceptable. Revise landscape plan that considers site grading.
9. *Driveway Hard Surfacing*: Review low point/overflow point in north driveway from northwest pond, and if water is anticipated to overflow driveway, hard surface driveway needs to be considered. This area manages the public water from the Village storm water pond. Model updates are needed for final review, see discussion under Storm Water Management.

Site Plan - Storm Water Management

10. *Roof Water and Details*: If roof water is discharging at the surface and over the gravel parking lot, then roof water will collect suspended solids and needs to be modelled in WinSLAMM as gravel parking lot area. If roof water is discharged via pipes, then roof area can be modelled per current WinSLAMM model, as "clean" water.
11. *Emergency Overflows*: Label all emergency storm water overflow locations and elevations.
12. *HydroCAD Updates, clarify and revise as needed*:

    Pre-developed water surface area (wetland) acres needs to match the post-development area, one is 0.84 acres, the other is 0.61 acres. Correct.

    Provided soil borings indicate an infiltration rate of 0.11 to 0.5 in/hr, while modelled rate is 3.6 in/hr. The soils at each pond vary, and each pond should be modeled with appropriate infiltration rate based on soils per the WDNR infiltration evaluation guidance.

    For Pond 20P, include the offsite water discharging from existing storm pipes/Village pond, note that elevation 1032 is noted as overflow in the model, and the overflow appears to be several feet lower.

    HydroCAD model cannot use weighted CN.

    Appendix K refers to a culvert beneath 130th Street, however there are two culverts beneath 130th Street.

    The wetland is modelled as a pond in HydroCAD, and cannot be used for rate control.

    The pond areas for Biofilter #1 (Pond 19P) and Biofilter 2 (Pond 20P) are different in WinSLAMM and HydroCAD.

13. *WDNR NOI* – submit a copy of the WDNR NOI (storm water) permit when available, there is a wetland on this site and per WDNR requirements this will need to include a wetland delineation for the property and protection of wetland from sediment runoff (silt fence).

Site Plan – Rail Spur Extension

14. *Rail Spur Easement*: Submit document for rail spur easement to the Village for review. Village to confirm that easement is not to Village, this is a private easement from the current property owner to Harris Rebar, to ensure Harris Rebar that they have access to the rail spur. The Village will not be involved in the rail spur construction or maintenance, as this is not a public owned improvement.

15. *Fill in Mapped 100-year Closed Depression Area*: Rail spur grading is filling in a 100-year mapped closed depression per the Village Storm Water Management Plan. A replacement volume for storage needs to be created directly adjacent to the closed depression area.

16. *Rail Spur Storm Water Management*: Rail spur development is submitted as part of site plan, and therefore requires storm water management. Submit calculations and plans for proposed storm water management of rail spur. If preferred, this could be submitted as a separate site plan development since construction is proposed in 2021 instead of 2020, however, storm water management still needs to be addressed as rail spur construction will disturb over one acre. Note that the WDNR guidance notes a curve number of 84 for a railroad. Clarify who will be responsible for maintenance of the storm water pond required for the rail spur. HydroCAD also models an overflow weir which is not shown on the plans. There is off-site storm water being directed to this pond which needs to be modelled, as it will impact rate control. The CN for railroads is 84, add this information to subcatchments 18S, 13S and 11S in the HydroCAD report.

Public Improvement Plans

17. *Grupe Street Elevation:* Designed elevation appears high relative to the surrounding ground. Noted by designer that grades were set with no curb and need to be adjusted for section with curb and gutter.

18. *Storm Sewer Conveyance Computations Missing:* Storm sewer computations need to be provided and verify that Roberts storm water standards are met.

19. *Phase 1 Cul-De-Sac Grading Plan Missing:* A grading plan for the phase 1 cul-de-sac grading needs to be provided.

20. *Storm Sewer Details*: Include storm sewer details consistent with Roberts standards.

21. *Curb and Gutter Details*: Curb and gutter to be standard 30" high back curb, to match Roberts standards

22. *Hydrant Details*: Modify hydrant detail to be consistent with Roberts standards.

23. *Sanitary Manhole Detail*: Modify sanitary manhole detail to be consistent with Roberts standards.

Public Improvement Specifications

24. *32 11 23-7 Base Course Testing*: Section 3.03 (A) (1) add "but not less than 3 nuclear density tests."

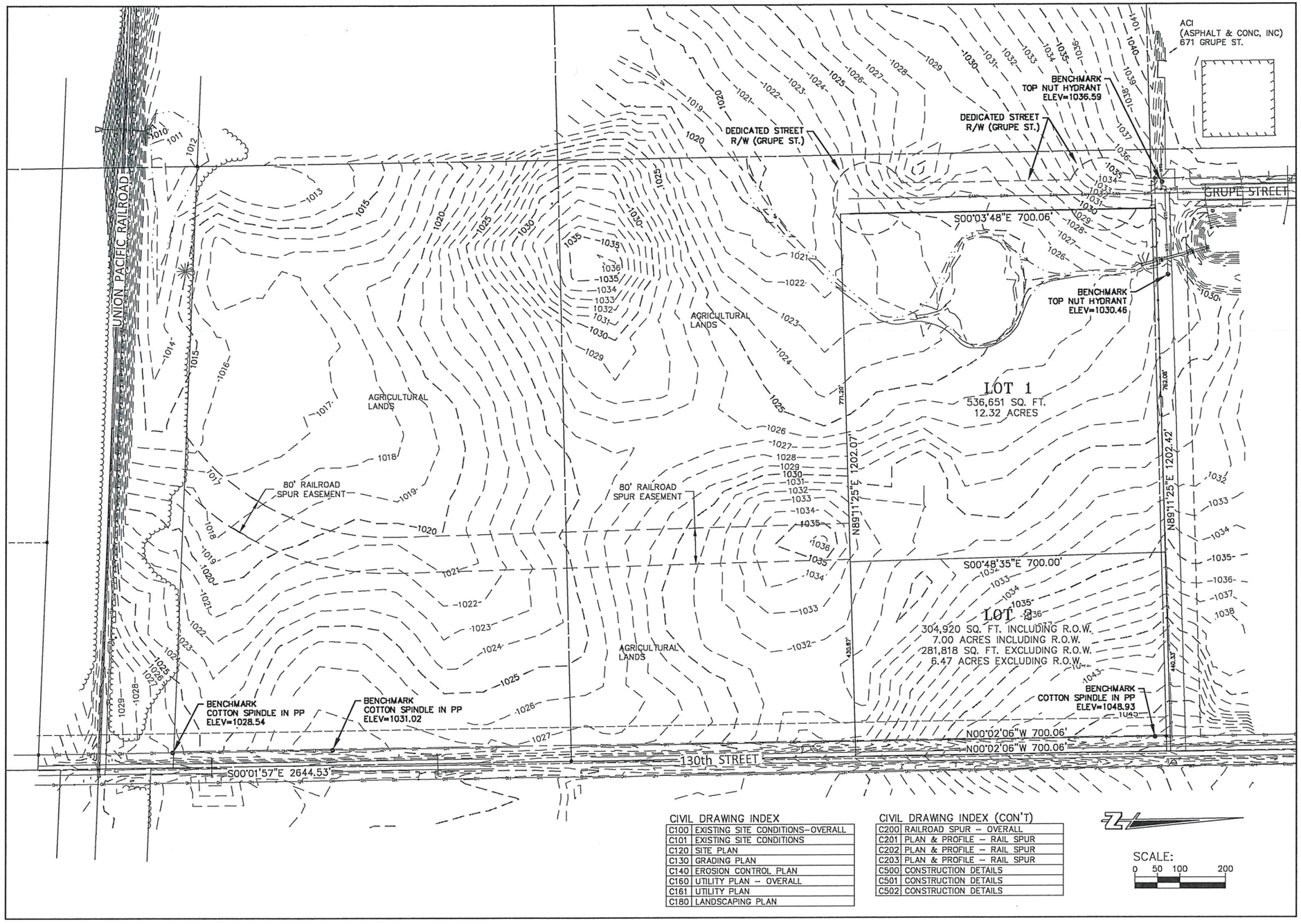
25. *32 12 00-3 Asphalt Pavement Materials*: Section 2.01 (A) soils report recommends MT pavement, modify to match.

26. *32 92 00-7 Erosion Mat*: note that erosion control measures shall comply with WDNR Storm Water Management Technical Standards.

27. *33 05 05.30-3 Hydrostatic Testing of Pressure Pipelines:* pressure and leak test water main at not less than 150 psig for 2 hours.

28. *Numerous Sections:* Manufacturer list "pursuant to Village of Roberts requirements" needs to be modified, the Village does not have any such requirements, except for hydrants. Hydrant manufacturer should match Village of Roberts standards, American Flow Control/Waterous "Pacer" Model with 16" upper standpipe.

29. *33 14 00-4 Water utility Transmission and Distribution Pipeline Accessories:* eliminate concrete thrust block information, concrete thrust blocks are not allowed per Roberts standards.



CIVIL DRAWING INDEX

C100	EXISTING SITE CONDITIONS-OVERALL
C101	EXISTING SITE CONDITIONS
C120	SITE PLAN
C130	GRADING PLAN
C140	EROSION CONTROL PLAN
C160	UTILITY PLAN – OVERALL
C161	UTILITY PLAN
C180	LANDSCAPING PLAN

CIVIL DRAWING INDEX (CON'T)

C200	RAILROAD SPUR – OVERALL
C201	PLAN & PROFILE – RAIL SPUR
C202	PLAN & PROFILE – RAIL SPUR
C203	PLAN & PROFILE – RAIL SPUR
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK BUILDING SOLUTIONS

DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.
D5753-006

DRAWN BY:	CHECKED BY:
LLS	RPK

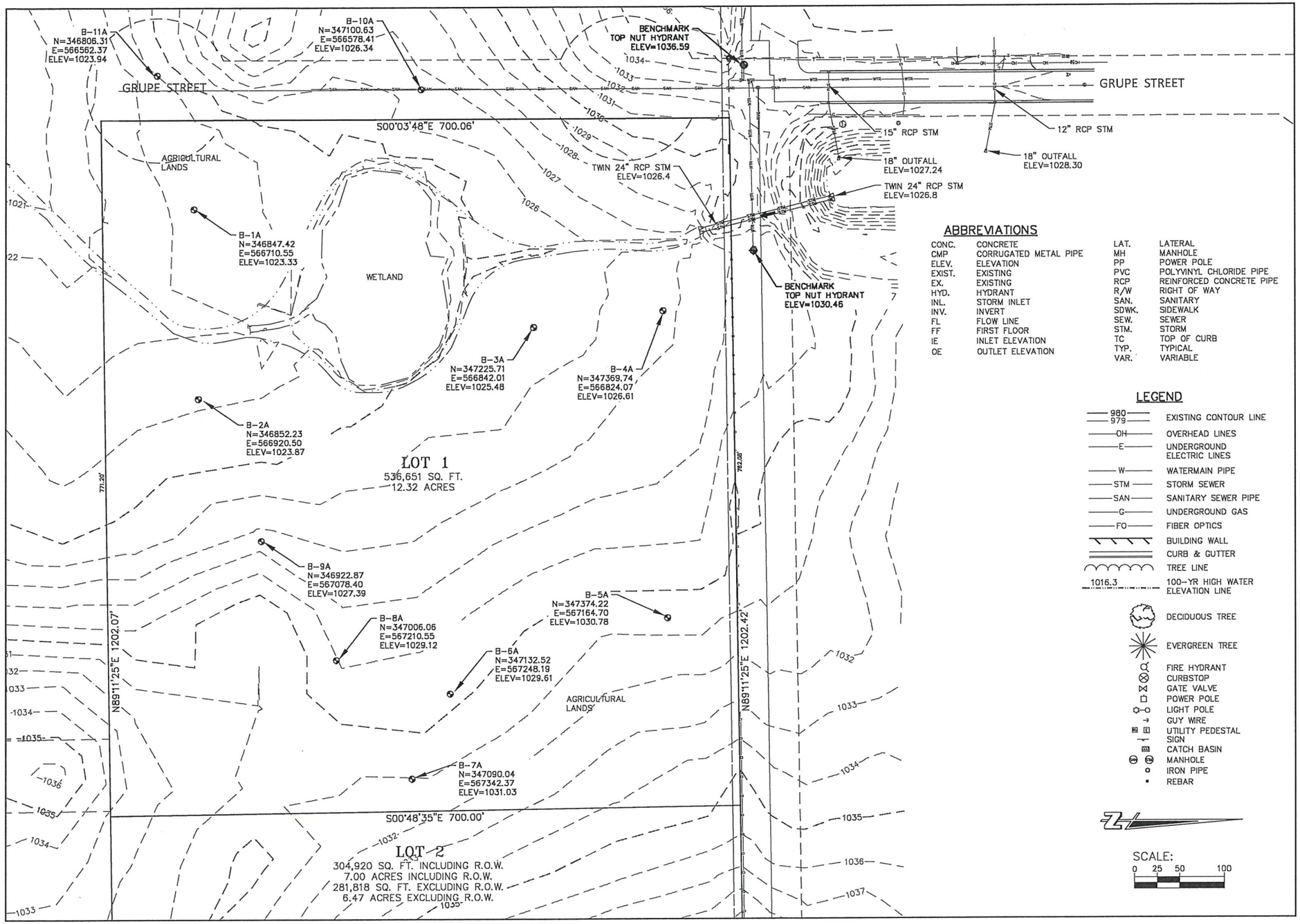
ISSUE DATE
APRIL 27, 2020

SET TYPE
PRELIMINARY

EXISTING SITE CONDITIONS - OVERALL

SHEET NO.
C100

I:\Clients--Menno\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020102_57530006 exist.dwg 04/27/20 4:21:41 PM



i:\Clients-Mercy\D\05753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020102_57530006 exist.dwg 04/27/20 4:23:51 PM

NO.	DATE	REVISIONS DESCRIPTION

ARCHITECT / ENGINEER:

Cedar corporation

800-472-7372
www.cedarcorp.com

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:

DERRICK building solutions

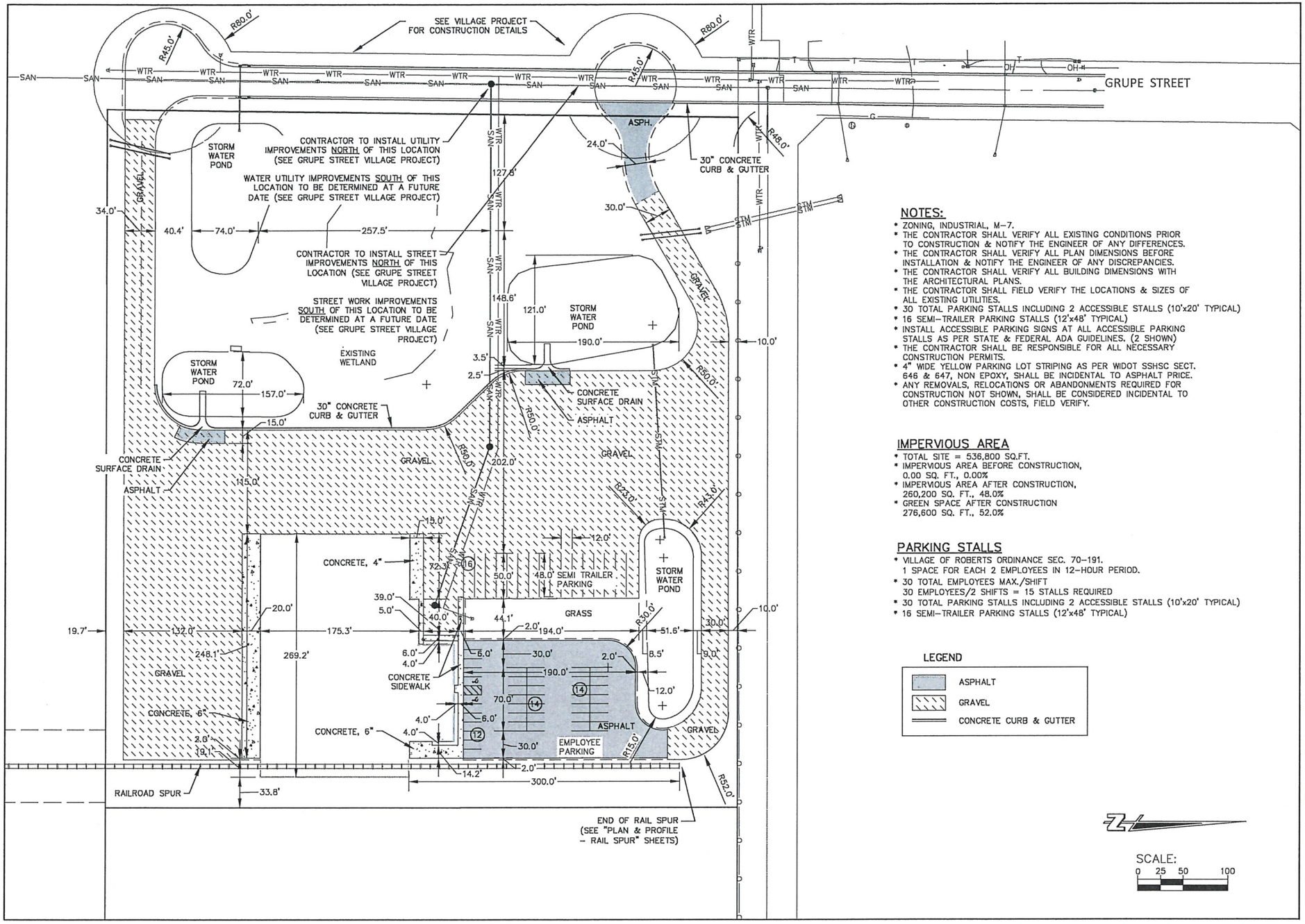
DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.	
D5753-006	
DRAWN BY:	CHECKED BY:
LLS	RPK
ISSUE DATE	
APRIL 27, 2020	
SET TYPE	
PRELIMINARY	

EXISTING SITE CONDITIONS

SHEET NO.
C101



NOTES:

- ZONING, INDUSTRIAL, M-7.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY THE ENGINEER OF ANY DIFFERENCES.
- THE CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS BEFORE INSTALLATION & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS & SIZES OF ALL EXISTING UTILITIES.
- 30 TOTAL PARKING STALLS INCLUDING 2 ACCESSIBLE STALLS (10'x20' TYPICAL)
- 16 SEMI-TRAILER PARKING STALLS (12'x48' TYPICAL)
- INSTALL ACCESSIBLE PARKING SIGNS AT ALL ACCESSIBLE PARKING STALLS AS PER STATE & FEDERAL ADA GUIDELINES. (2 SHOWN)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS.
- 4" WIDE YELLOW PARKING LOT STRIPING AS PER WIDOT SSHSC SECT. 646 & 647, NON EPOXY, SHALL BE INCIDENTAL TO ASPHALT PRICE.
- ANY REMOVALS, RELOCATIONS OR ABANDONMENTS REQUIRED FOR CONSTRUCTION NOT SHOWN, SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION COSTS, FIELD VERIFY.

IMPERVIOUS AREA

- TOTAL SITE = 536,800 SQ.FT.
- IMPERVIOUS AREA BEFORE CONSTRUCTION, 0.00 SQ. FT., 0.00%
- IMPERVIOUS AREA AFTER CONSTRUCTION, 260,200 SQ. FT., 48.0%
- GREEN SPACE AFTER CONSTRUCTION 276,600 SQ. FT., 52.0%

PARKING STALLS

- VILLAGE OF ROBERTS ORDINANCE SEC. 70-191. 1 SPACE FOR EACH 2 EMPLOYEES IN 12-HOUR PERIOD.
- 30 TOTAL EMPLOYEES MAX./SHIFT 30 EMPLOYEES/2 SHIFTS = 15 STALLS REQUIRED
- 30 TOTAL PARKING STALLS INCLUDING 2 ACCESSIBLE STALLS (10'x20' TYPICAL)
- 16 SEMI-TRAILER PARKING STALLS (12'x48' TYPICAL)

NO.	DATE	REVISIONS DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK BUILDING SOLUTIONS

DERRICK BUILDING SOLUTIONS

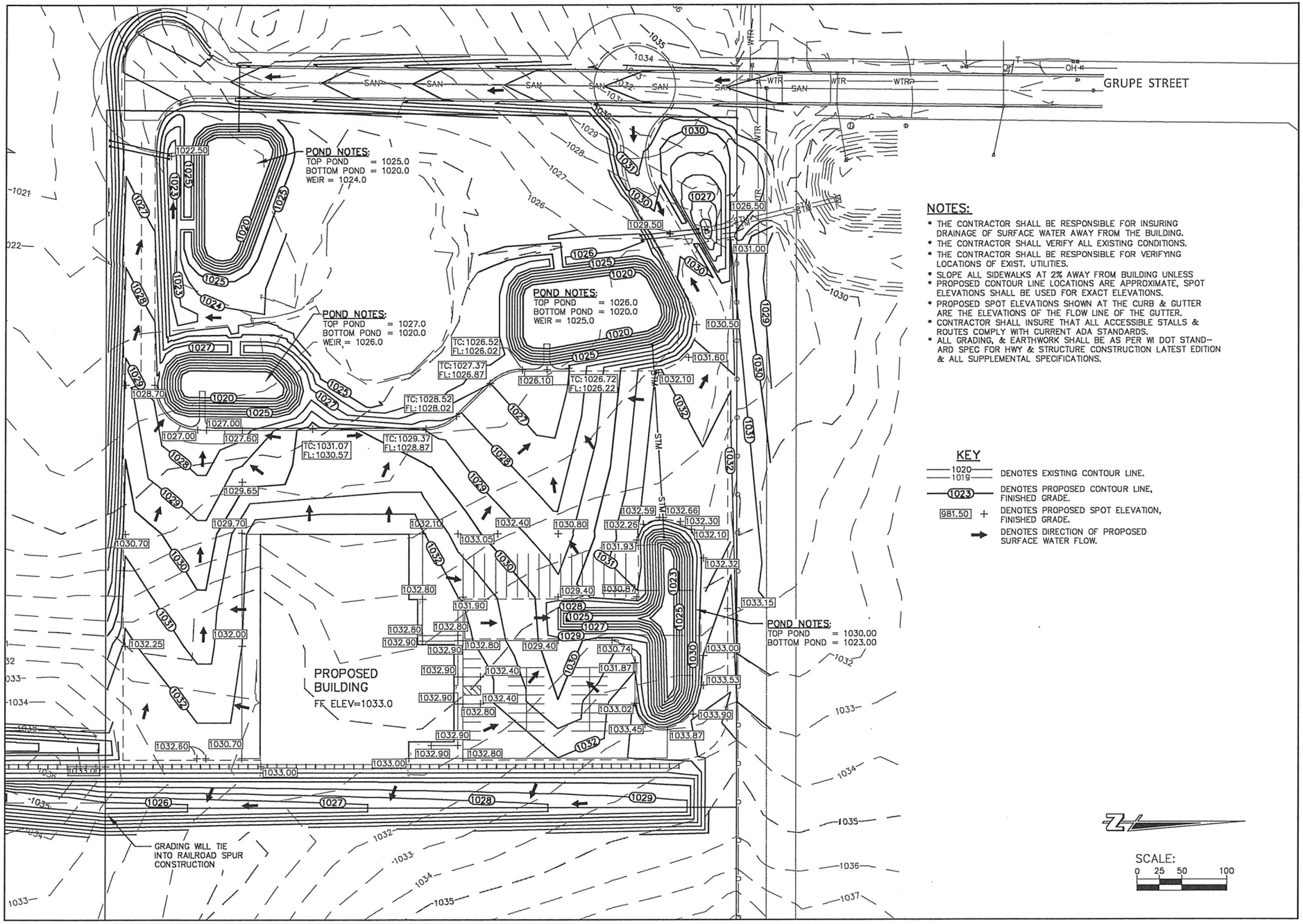
HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.	
D5753-006	
DRAWN BY:	CHECKED BY:
LLS	RPK
ISSUE DATE	
APRIL 27, 2020	
SET TYPE	
PRELIMINARY	

SITE PLAN

SHEET NO.
C120

I:\Clients-Mena\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020501_57530006 site.dwg 04/27/20 4:11:09 PM



I:\Clients-Menu\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\D20601_57530006 ero grade.dwg 04/27/20 3:54:52 PM

REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK BUILDING SOLUTIONS

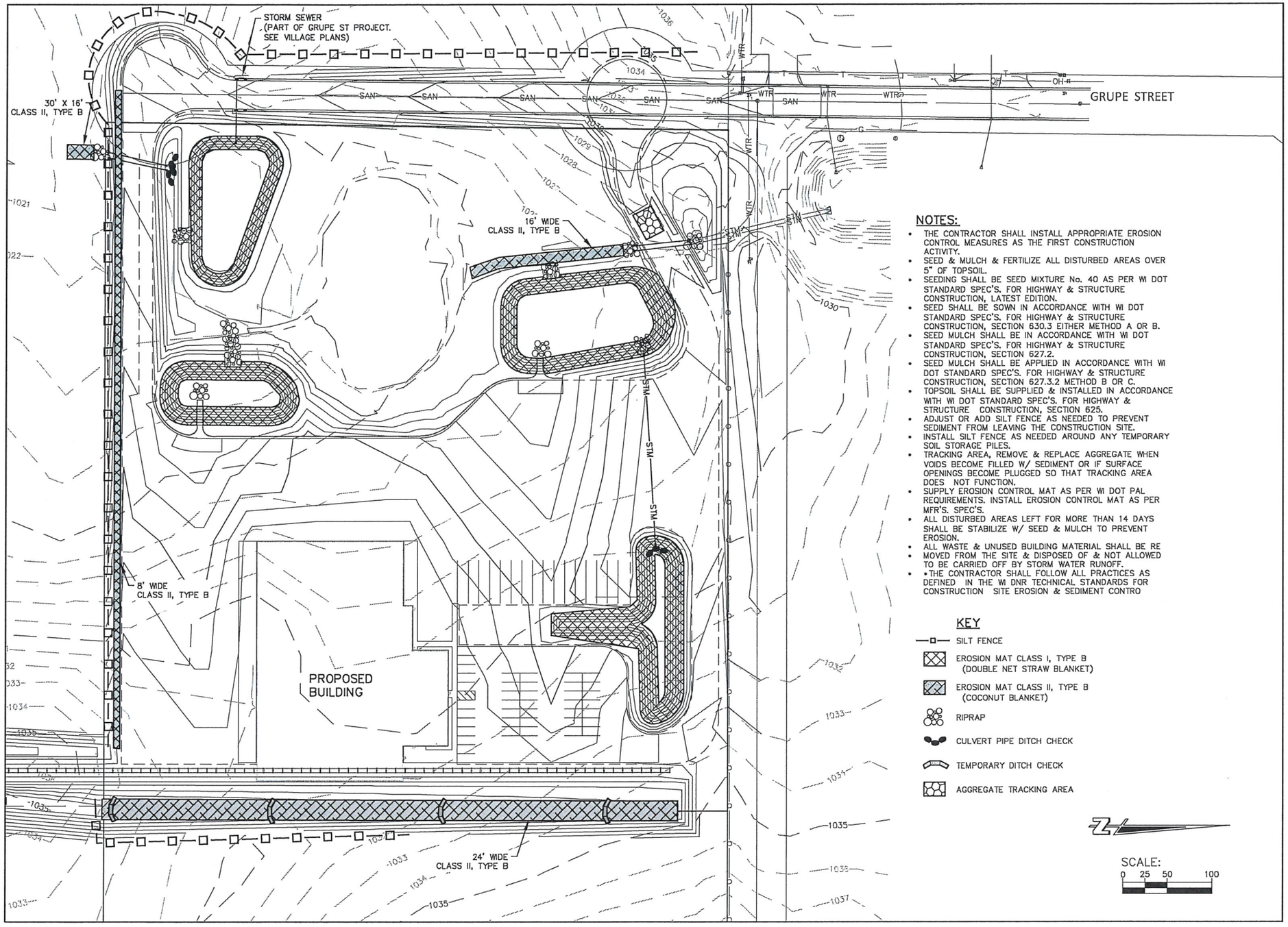
DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO. D5753-006
DRAWN BY: LLS
CHECKED BY: RPK
ISSUE DATE: APRIL 27, 2020
SET TYPE: PRELIMINARY

GRADING PLAN

SHEET NO. C130



NOTES:

- THE CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES AS THE FIRST CONSTRUCTION ACTIVITY.
- SEED & MULCH & FERTILIZE ALL DISTURBED AREAS OVER 5" OF TOPSOIL.
- SEEDING SHALL BE SEED MIXTURE No. 40 AS PER WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION.
- SEED SHALL BE SOWN IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 630.3 EITHER METHOD A OR B.
- SEED MULCH SHALL BE IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 627.2.
- SEED MULCH SHALL BE APPLIED IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 627.3.2 METHOD B OR C.
- TOPSOIL SHALL BE SUPPLIED & INSTALLED IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 625.
- ADJUST OR ADD SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- TRACKING AREA, REMOVE & REPLACE AGGREGATE WHEN VOIDS BECOME FILLED W/ SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT TRACKING AREA DOES NOT FUNCTION.
- SUPPLY EROSION CONTROL MAT AS PER WI DOT PAL REQUIREMENTS. INSTALL EROSION CONTROL MAT AS PER MFR'S. SPEC'S.
- ALL DISTURBED AREAS LEFT FOR MORE THAN 14 DAYS SHALL BE STABILIZE W/ SEED & MULCH TO PREVENT EROSION.
- ALL WASTE & UNUSED BUILDING MATERIAL SHALL BE RE
- MOVED FROM THE SITE & DISPOSED OF & NOT ALLOWED TO BE CARRIED OFF BY STORM WATER RUNOFF.
- • THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE WI DNR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTRO

KEY

- SILT FENCE
- EROSION MAT CLASS I, TYPE B (DOUBLE NET STRAW BLANKET)
- EROSION MAT CLASS II, TYPE B (COCONUT BLANKET)
- RIPRAP
- CULVERT PIPE DITCH CHECK
- TEMPORARY DITCH CHECK
- AGGREGATE TRACKING AREA

SCALE:
0 25 50 100

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK BUILDING SOLUTIONS

DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.
D5753-006

DRAWN BY:	CHECKED BY:
LLS	RPK

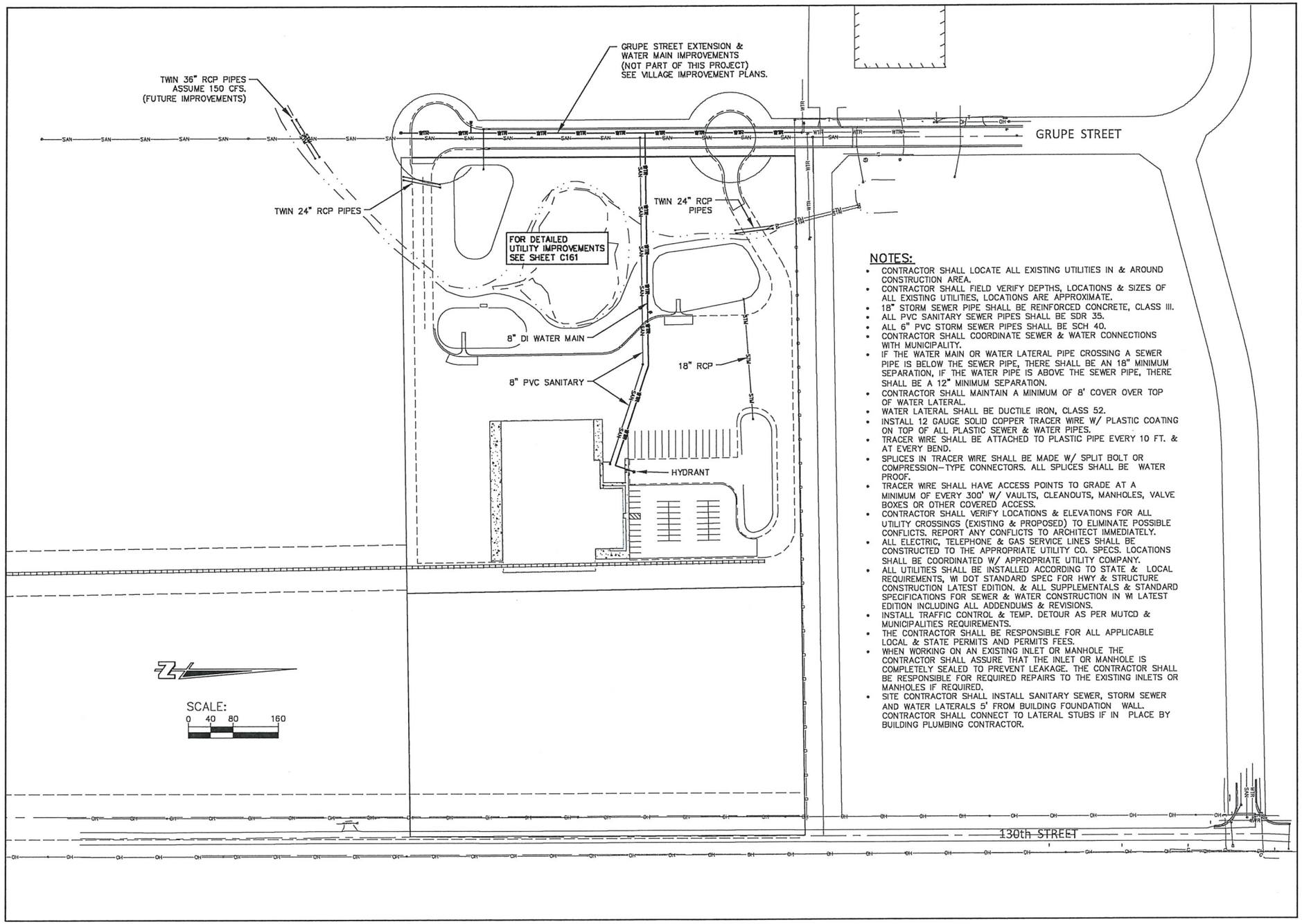
ISSUE DATE
APRIL 27, 2020

SET TYPE
PRELIMINARY

EROSION CONTROL PLAN

SHEET NO.
C140

I:\Clients-Mena\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020601_57530006 ero grade.dwg 04/27/20 3:56:17 PM



NOTES:

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN & AROUND CONSTRUCTION AREA.
- CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS & SIZES OF ALL EXISTING UTILITIES, LOCATIONS ARE APPROXIMATE.
- 18" STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III.
- ALL PVC SANITARY SEWER PIPES SHALL BE SDR 35.
- ALL 6" PVC STORM SEWER PIPES SHALL BE SCH 40.
- CONTRACTOR SHALL COORDINATE SEWER & WATER CONNECTIONS WITH MUNICIPALITY.
- IF THE WATER MAIN OR WATER LATERAL PIPE CROSSING A SEWER PIPE IS BELOW THE SEWER PIPE, THERE SHALL BE AN 18" MINIMUM SEPARATION, IF THE WATER PIPE IS ABOVE THE SEWER PIPE, THERE SHALL BE A 12" MINIMUM SEPARATION.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8' COVER OVER TOP OF WATER LATERAL.
- WATER LATERAL SHALL BE DUCTILE IRON, CLASS 52.
- INSTALL 12 GAUGE SOLID COPPER TRACER WIRE W/ PLASTIC COATING ON TOP OF ALL PLASTIC SEWER & WATER PIPES.
- TRACER WIRE SHALL BE ATTACHED TO PLASTIC PIPE EVERY 10 FT. & AT EVERY BEND.
- SPLICES IN TRACER WIRE SHALL BE MADE W/ SPLIT BOLT OR COMPRESSION-TYPE CONNECTORS. ALL SPLICES SHALL BE WATER PROOF.
- TRACER WIRE SHALL HAVE ACCESS POINTS TO GRADE AT A MINIMUM OF EVERY 300' W/ VAULTS, CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER COVERED ACCESS.
- CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS FOR ALL UTILITY CROSSINGS (EXISTING & PROPOSED) TO ELIMINATE POSSIBLE CONFLICTS. REPORT ANY CONFLICTS TO ARCHITECT IMMEDIATELY.
- ALL ELECTRIC, TELEPHONE & GAS SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY CO. SPECS. LOCATIONS SHALL BE COORDINATED W/ APPROPRIATE UTILITY COMPANY.
- ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE & LOCAL REQUIREMENTS, WI DOT STANDARD SPEC FOR HWY & STRUCTURE CONSTRUCTION LATEST EDITION. & ALL SUPPLEMENTALS & STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WI LATEST EDITION INCLUDING ALL ADDENDUMS & REVISIONS.
- INSTALL TRAFFIC CONTROL & TEMP. DETOUR AS PER MUTCD & MUNICIPALITIES REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE LOCAL & STATE PERMITS AND PERMITS FEES.
- WHEN WORKING ON AN EXISTING INLET OR MANHOLE THE CONTRACTOR SHALL ASSURE THAT THE INLET OR MANHOLE IS COMPLETELY SEALED TO PREVENT LEAKAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED REPAIRS TO THE EXISTING INLETS OR MANHOLES IF REQUIRED.
- SITE CONTRACTOR SHALL INSTALL SANITARY SEWER, STORM SEWER AND WATER LATERALS 5' FROM BUILDING FOUNDATION WALL. CONTRACTOR SHALL CONNECT TO LATERAL STUBS IF IN PLACE BY BUILDING PLUMBING CONTRACTOR.

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK Building Solutions

DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.
D5753-006

DRAWN BY:	CHECKED BY:
LLS	RPK

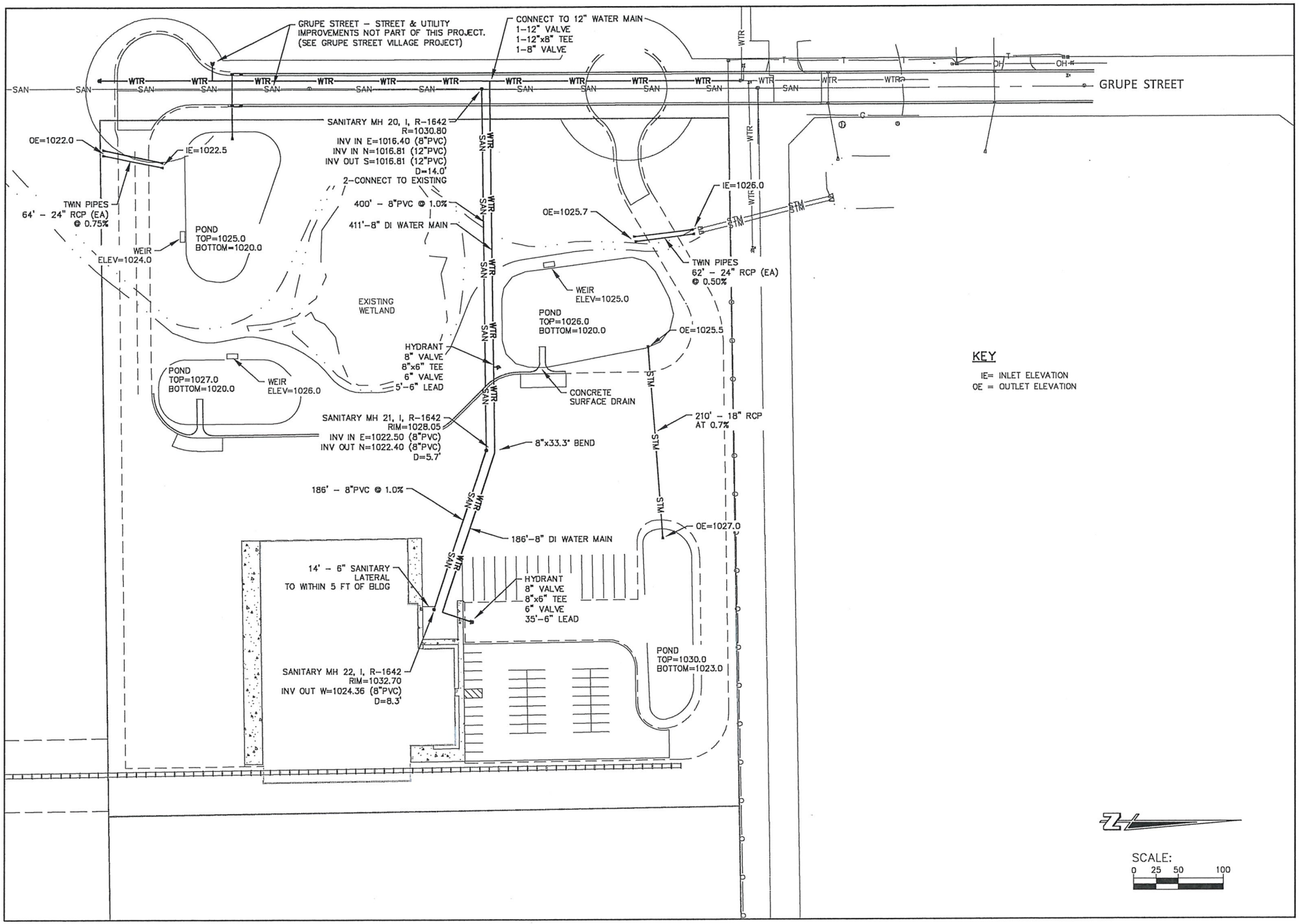
ISSUE DATE
APRIL 27, 2020

SET TYPE
PRELIMINARY

UTILITY PLAN - OVERALL

SHEET NO.
C160

I:\Clients-Mena\D\D5753 Derrick Building Solutions\008 Harris Rebar\100 Cad\dwg\020501_57530006 site.dwg 04/27/20 4:48:07 PM



i:\Clients-Mercy\D\05753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020501_575300006 site.dwg 04/27/20 4:11:26 PM

NO.	DATE	DESCRIPTION

REVISIONS

ARCHITECT / ENGINEER:

Cedar corporation

800-472-7372
www.cedarcorp.com

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:

DERRICK Building Solutions

DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.
D5753-006

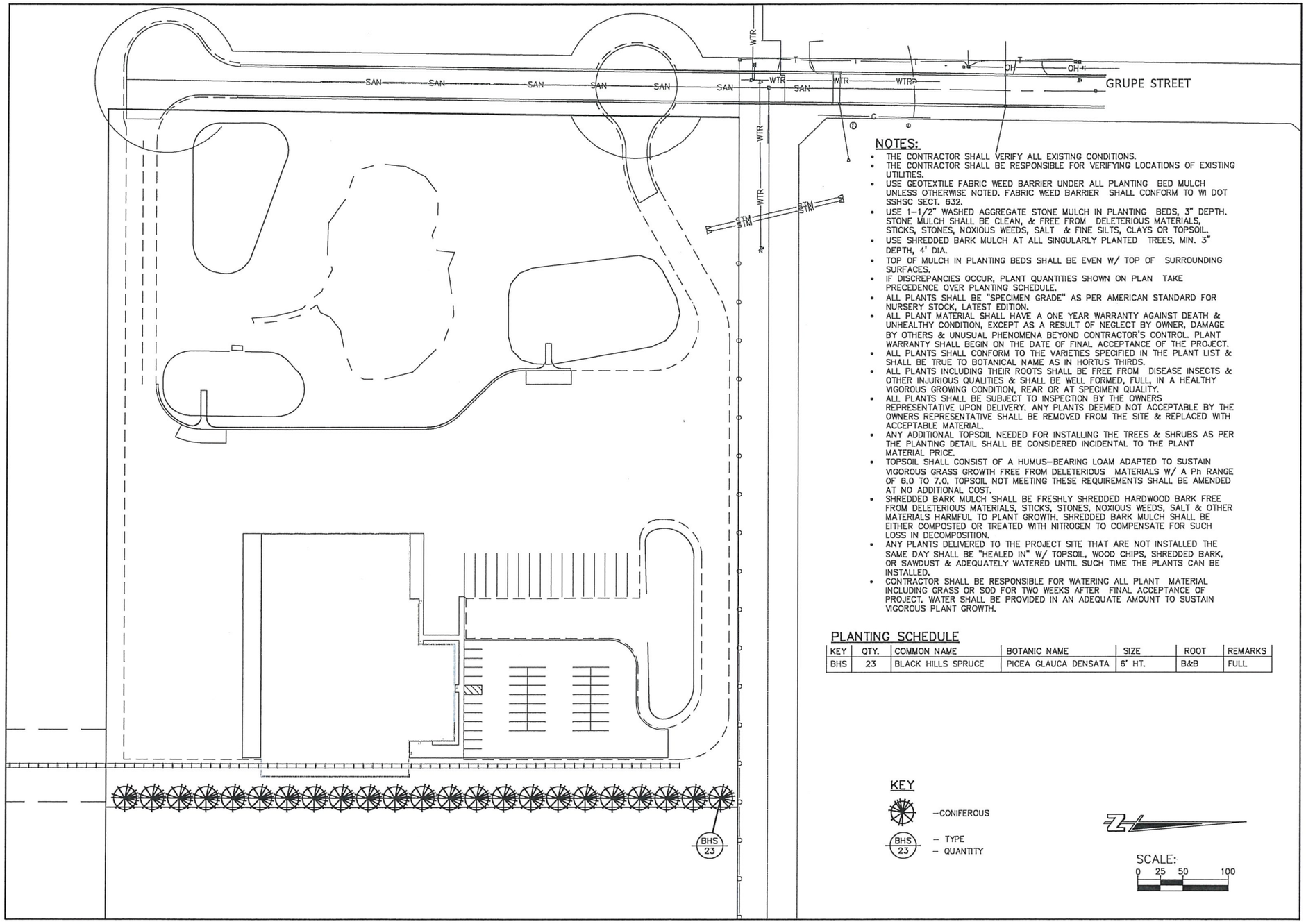
DRAWN BY:	CHECKED BY:
LLS	RPK

ISSUE DATE
APRIL 27, 2020

SET TYPE
PRELIMINARY

UTILITY PLAN

SHEET NO.
C161



NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES.
- USE GEOTEXTILE FABRIC WEED BARRIER UNDER ALL PLANTING BED MULCH UNLESS OTHERWISE NOTED. FABRIC WEED BARRIER SHALL CONFORM TO WI DOT SSHSC SECT. 632.
- USE 1-1/2" WASHED AGGREGATE STONE MULCH IN PLANTING BEDS, 3" DEPTH. STONE MULCH SHALL BE CLEAN, & FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT & FINE SILTS, CLAYS OR TOPSOIL.
- USE SHREDDED BARK MULCH AT ALL SINGULARLY PLANTED TREES, MIN. 3" DEPTH, 4' DIA.
- TOP OF MULCH IN PLANTING BEDS SHALL BE EVEN W/ TOP OF SURROUNDING SURFACES.
- IF DISCREPANCIES OCCUR, PLANT QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER PLANTING SCHEDULE.
- ALL PLANTS SHALL BE "SPECIMEN GRADE" AS PER AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY AGAINST DEATH & UNHEALTHY CONDITION, EXCEPT AS A RESULT OF NEGLECT BY OWNER, DAMAGE BY OTHERS & UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. PLANT WARRANTY SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
- ALL PLANTS SHALL CONFORM TO THE VARIETIES SPECIFIED IN THE PLANT LIST & SHALL BE TRUE TO BOTANICAL NAME AS IN HORTUS THIRDS.
- ALL PLANTS INCLUDING THEIR ROOTS SHALL BE FREE FROM DISEASE INSECTS & OTHER INJURIOUS QUALITIES & SHALL BE WELL FORMED, FULL, IN A HEALTHY VIGOROUS GROWING CONDITION, REAR OR AT SPECIMEN QUALITY.
- ALL PLANTS SHALL BE SUBJECT TO INSPECTION BY THE OWNERS REPRESENTATIVE UPON DELIVERY. ANY PLANTS DEEMED NOT ACCEPTABLE BY THE OWNERS REPRESENTATIVE SHALL BE REMOVED FROM THE SITE & REPLACED WITH ACCEPTABLE MATERIAL.
- ANY ADDITIONAL TOPSOIL NEEDED FOR INSTALLING THE TREES & SHRUBS AS PER THE PLANTING DETAIL SHALL BE CONSIDERED INCIDENTAL TO THE PLANT MATERIAL PRICE.
- TOPSOIL SHALL CONSIST OF A HUMUS-BEARING LOAM ADAPTED TO SUSTAIN VIGOROUS GRASS GROWTH FREE FROM DELETERIOUS MATERIALS W/ A Ph RANGE OF 6.0 TO 7.0. TOPSOIL NOT MEETING THESE REQUIREMENTS SHALL BE AMENDED AT NO ADDITIONAL COST.
- SHREDDED BARK MULCH SHALL BE FRESHLY SHREDDED HARDWOOD BARK FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT & OTHER MATERIALS HARMFUL TO PLANT GROWTH. SHREDDED BARK MULCH SHALL BE EITHER COMPOSTED OR TREATED WITH NITROGEN TO COMPENSATE FOR SUCH LOSS IN DECOMPOSITION.
- ANY PLANTS DELIVERED TO THE PROJECT SITE THAT ARE NOT INSTALLED THE SAME DAY SHALL BE "HEALED IN" W/ TOPSOIL, WOOD CHIPS, SHREDDED BARK, OR SAWDUST & ADEQUATELY WATERED UNTIL SUCH TIME THE PLANTS CAN BE INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL INCLUDING GRASS OR SOD FOR TWO WEEKS AFTER FINAL ACCEPTANCE OF PROJECT. WATER SHALL BE PROVIDED IN AN ADEQUATE AMOUNT TO SUSTAIN VIGOROUS PLANT GROWTH.

PLANTING SCHEDULE

KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE	ROOT	REMARKS
BHS	23	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B	FULL

KEY

- –CONIFEROUS
- BHS / 23 – TYPE / – QUANTITY

SCALE: 0 25 50 100

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:

Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:

DERRICK building solutions

DERRICK BUILDING SOLUTIONS

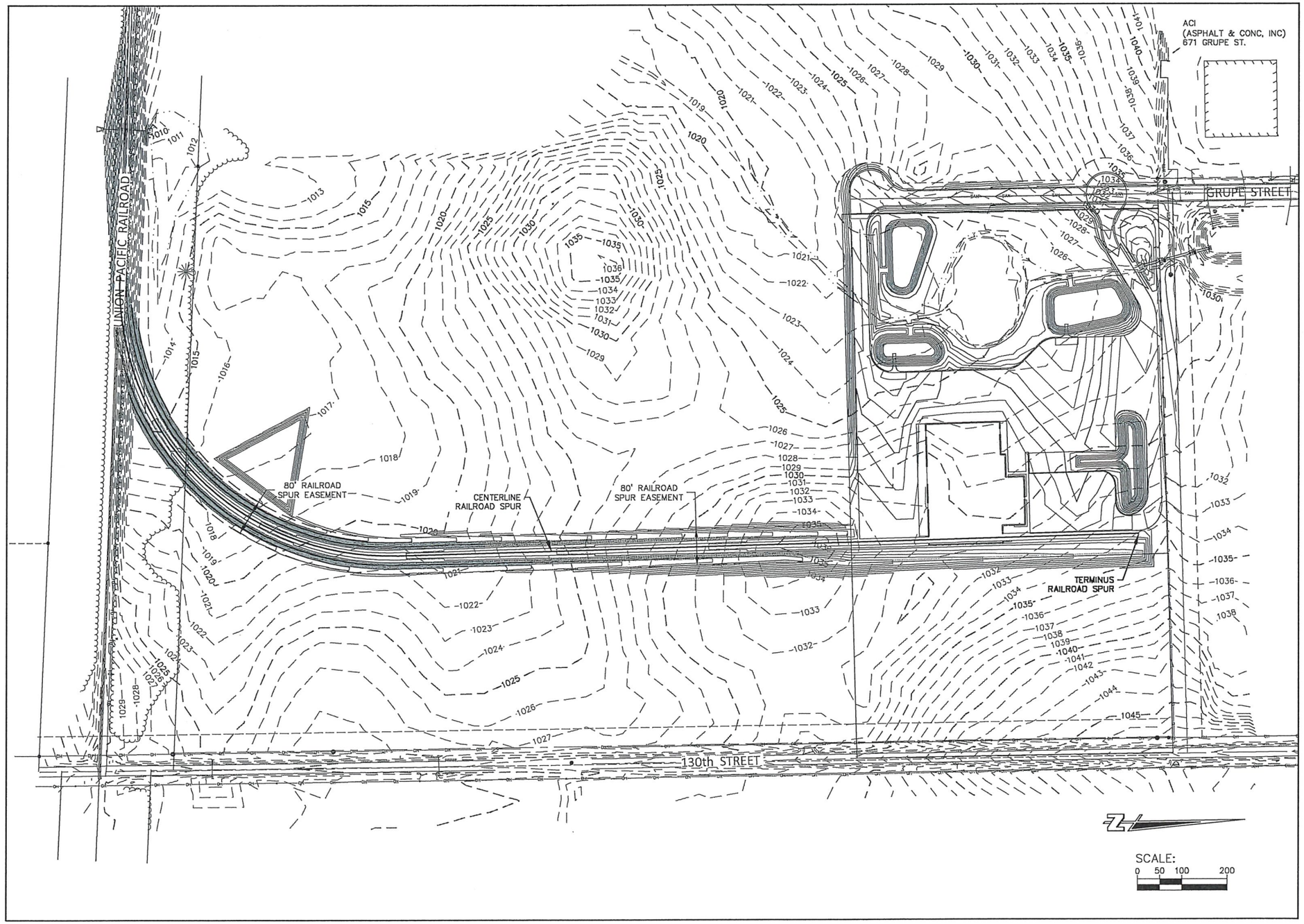
HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO. D5753-006
DRAWN BY: LLS
CHECKED BY: RPK
ISSUE DATE: APRIL 27, 2020
SET TYPE: PRELIMINARY

LANDSCAPING PLAN

SHEET NO. C180

I:\Clients-Menc\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020601_57530006 eco grade.dwg 04/27/20 3:52:15 PM



i:\Clients-Mens\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\020102_57530006 exist.dwg 04/27/20 4:22:47 PM

NO.	DATE	REVISIONS DESCRIPTION

ARCHITECT / ENGINEER:

Cedar corporation

800-472-7372
www.cedarcorp.com

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:

DERRICK Building Solutions

DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.
D5753-006

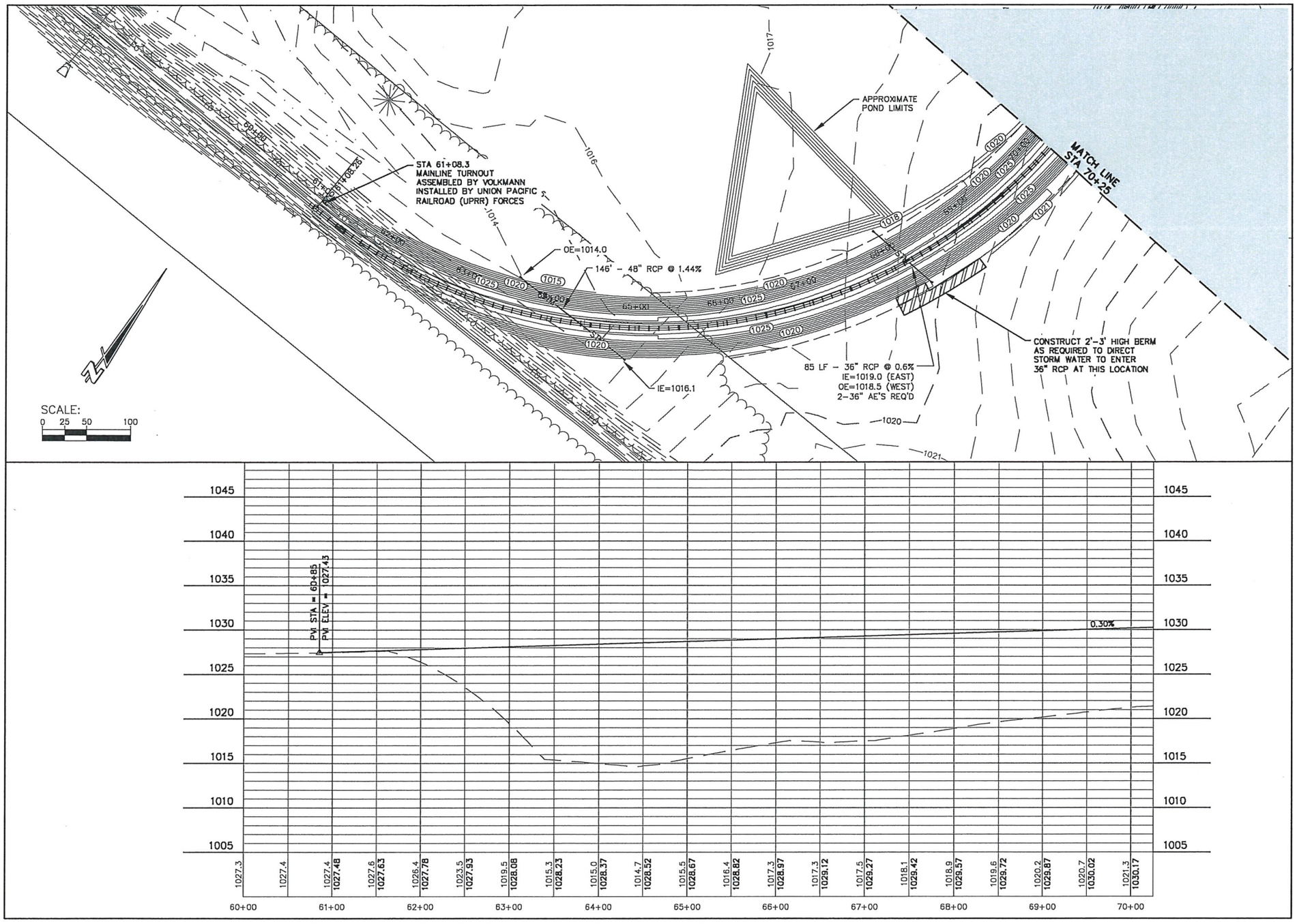
DRAWN BY:	CHECKED BY:
LLS	RPK

ISSUE DATE
APRIL 27, 2020

SET TYPE
PRELIMINARY

RAILROAD SPUR - OVERALL

SHEET NO.
C200



I:\Clients-Mano\D\D5753 Derrick Building Solutions\005 Harris Rebar\100 Cad\dwg\050115_pp_57530005 RR.dwg 04/27/20 4:41:48 PM

REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK Building Solutions

DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO.
D5753-006

DRAWN BY:	CHECKED BY:
LLS	RPK

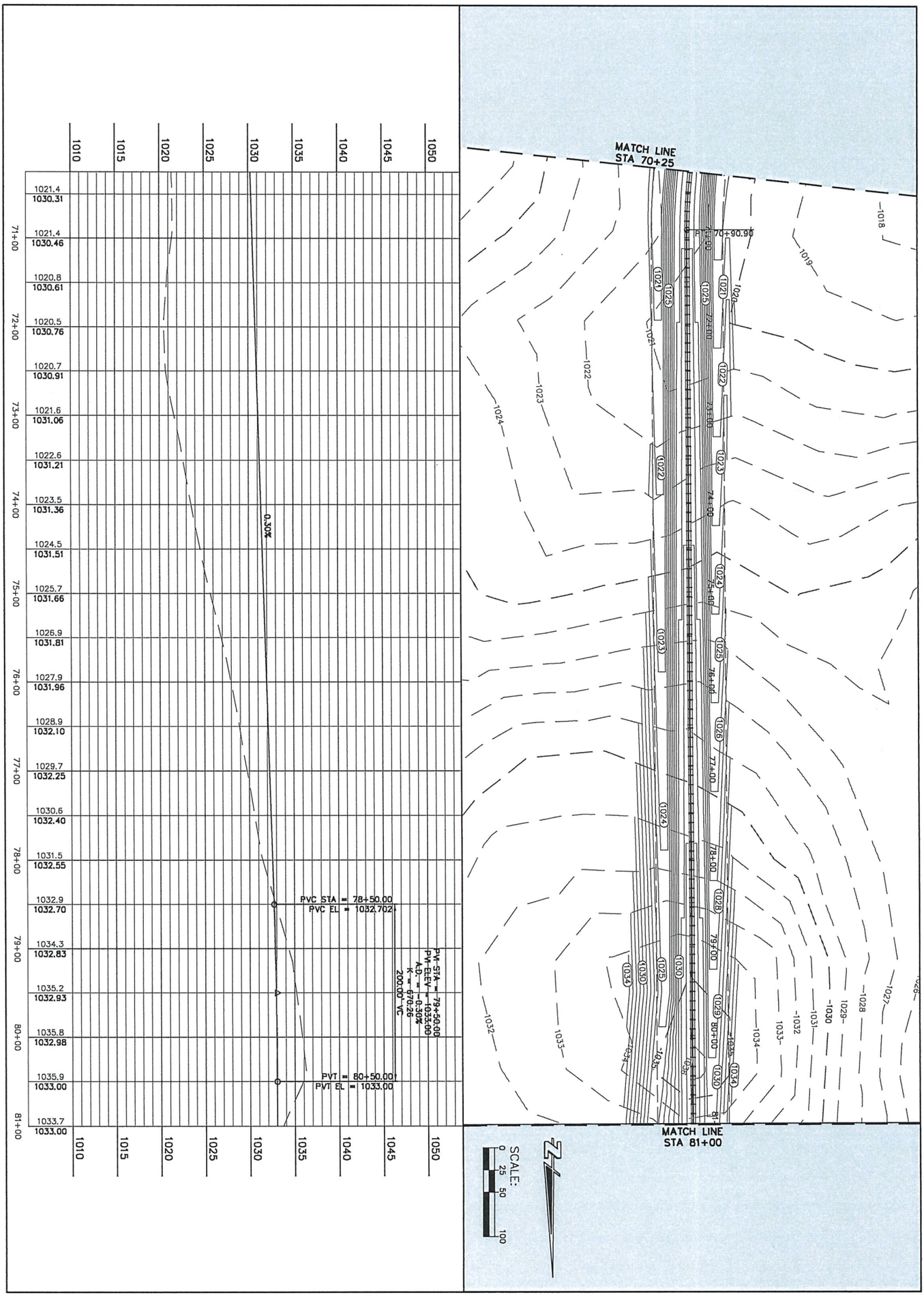
ISSUE DATE
APRIL 27, 2020

SET TYPE
PRELIMINARY

PLAN & PROFILE - RAIL SPUR

SHEET NO.
C201

I:\Clients-Mena\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\050115_pp_57530006 RR.dwg 04/27/20 4:42:26 PM



DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

CONSULTANT:

ARCHITECT / ENGINEER:

Cedar corporation
800-472-7372
www.cedarcorp.com

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN & PROFILE
- RAIL SPUR

SHEET NO.
C202

JOB NO.
D5753-006

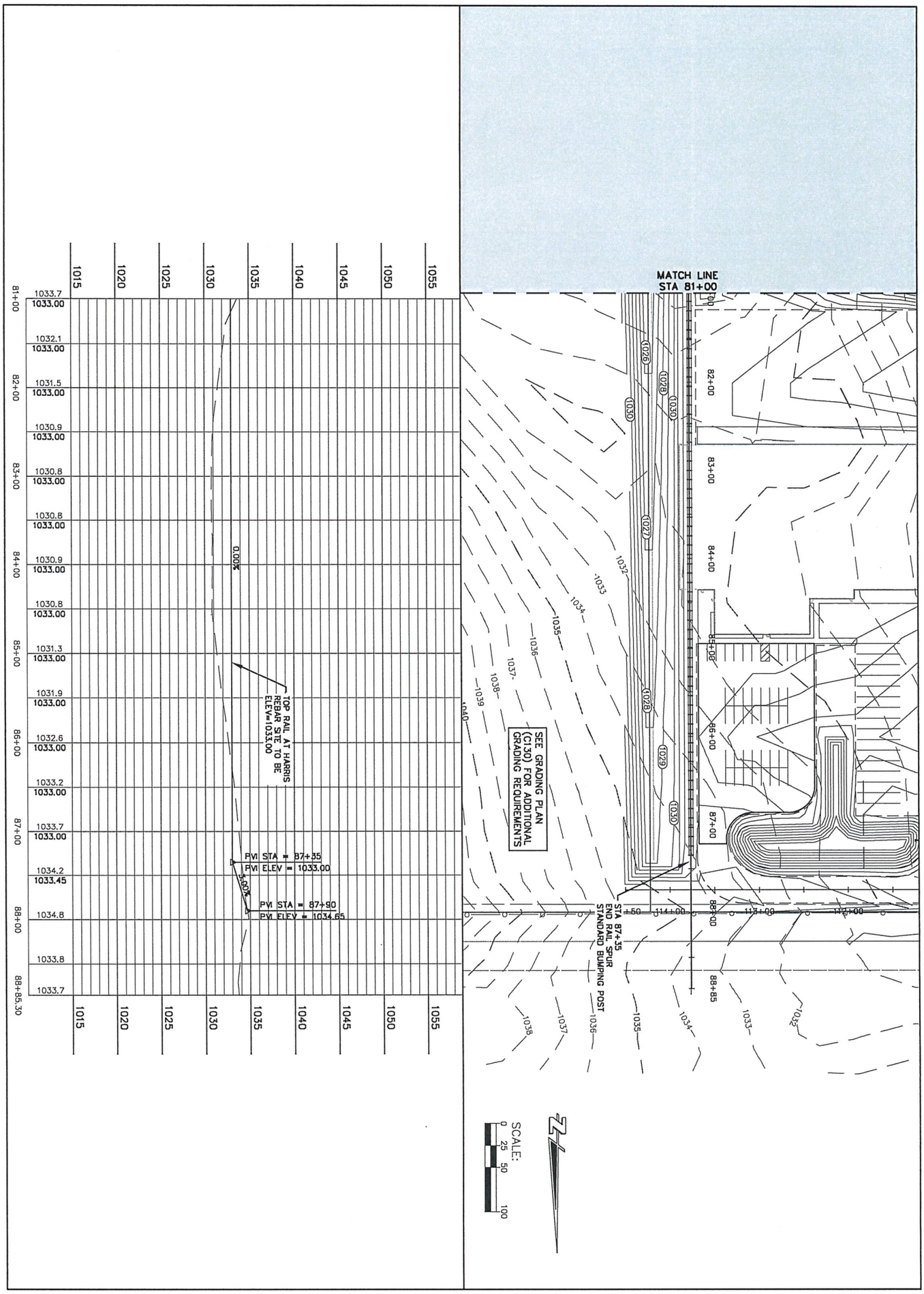
DRAWN BY:
LLS

CHECKED BY:
RPK

ISSUE DATE
APRIL 21, 2020

SET TYPE
PRELIMINARY

I:\Clients-Mena\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\050115_pp_57530006 RR.dwg 04/27/20 4:42:52 PM



DERRICK BUILDING SOLUTIONS

HARRIS REBAR
130th Street
ROBERTS, WI 54023

CONSULTANT:

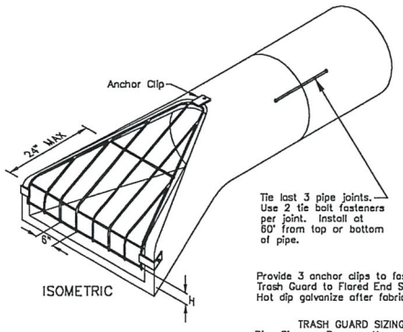
ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN & PROFILE - RAIL SPUR

SHEET NO. C203

DRAWN BY: LLS
CHECKED BY: RPK
ISSUE DATE: APRIL 27, 2020
SET TYPE: PRELIMINARY
JOB NO. D5753-006



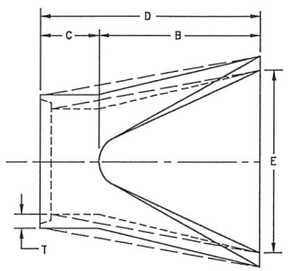
Provide 3 anchor clips to fasten Trash Guard to Flared End Section. Hot dip galvanize after fabrication.

TRASH GUARD SIZING

Pipe Size	Bars	H	Bolts
12"–18"	3/4"ø	4"	5/8"
21"–42"	1"ø	6"	3/4"
42"–72"	1 1/4"ø	12"	1"

FLARED END SECTION AND HEAVY DUTY TRASH GUARD

NO SCALE SOURCE = CITY OF HUDSON, WI

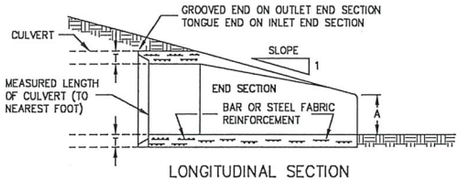


PLAN

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

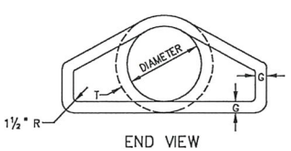


LONGITUDINAL SECTION

REINFORCED CONCRETE APRON ENDWALLS

PIPE DIA. (IN.)	DIMENSIONS (inches) T	A	B	C	D	E	G	APPROX. SLOPE
12	2	4	24	48⅜	72½	24	2	3 to 1
15	2¼	6	27	46	73	30	2¼	3 to 1
18	2½	9	27	46	73	36	2½	3 to 1
21	2¾	9	36	37½	73½	42	2¾	3 to 1
24	3	9½	43½	30	73½	48	3	3 to 1
27	3¼	10½	49½	24	73½	54	3¼	3 to 1
30	3½	12	54	19¾	73½	60	3½	3 to 1
36	4	15	63	34¾	97¾	72	4	3 to 1
42	4½	21	63	35	98	78	4½	3 to 1
48	5	24	72	26	98	84	5	3 to 1
54	5½	27	65	*33¼–35	**98¼–100	90	5½	2⅞ to 1
60	6	*30–35	60	39	99	96	5	2 to 1

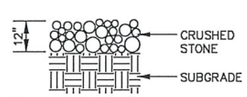
* MINIMUM
** MAXIMUM



END VIEW

CONCRETE ENDWALL

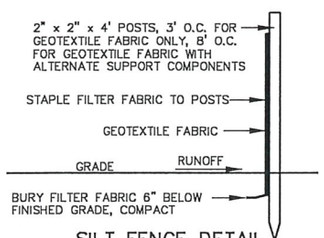
NO SCALE



TRACKING AREA NO SCALE

NOTES: * SUPPLY CRUSHED STONE AS PER WI DNR STANDARD, 1057, TRACKOUT CONTROL PRACTICES.

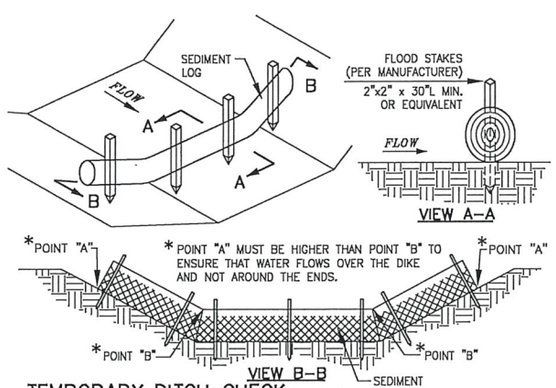
* REMOVE & REPLACE STONE WHEN VOIDS BECOME FILLED W/ SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT TRACKING AREA DOES NOT FUNCTION.



SILT FENCE DETAIL

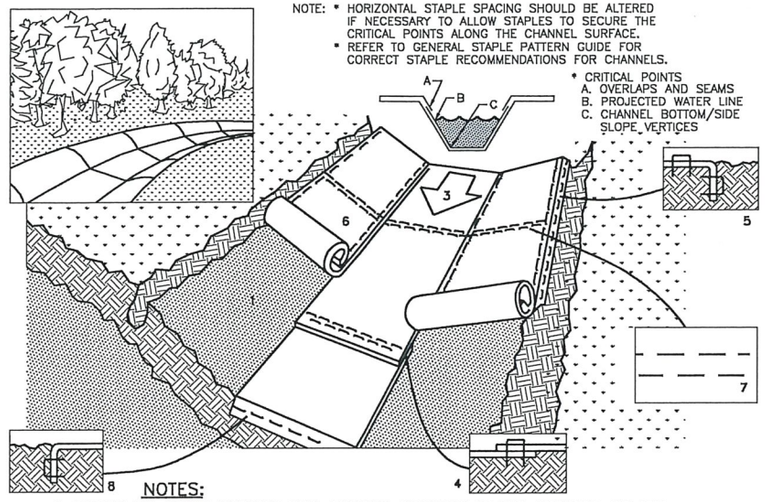
NOTES: NO SCALE

* SILT FENCE SHALL BE SUPPLIED & INSTALLED AS PER THE WI DOT STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION.



TEMPORARY DITCH CHECK NO SCALE

NOTE: * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
* REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

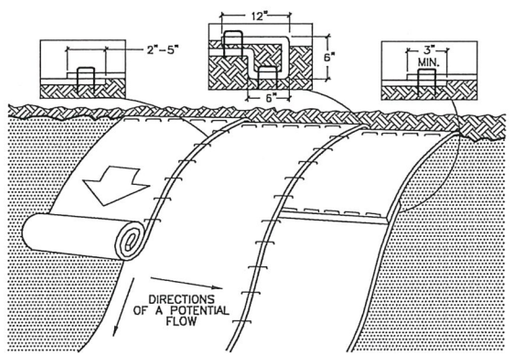


NOTES:

1. PREPARE SOIL BEFORE INSTALLING MATS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE MAT IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER MAT IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE MATS END OVER END (SHINGLE STYLE) WITH A 6" MIN. OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. MATS ON SIDE SLOPES MUST BE OVERLAPPED 4" MIN. OVER THE CENTER MAT AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NORTH AMERICAN GREEN, USA 1–800–772–2040

EROSION MAT CHANNEL INSTALLATION NO SCALE



* PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL MAT, INCLUDING GRADING, TOPSOIL, SEED & FERTILIZER.
* BEGIN AT TOP OF SLOPE, BY ANCHORING MAT IN TRENCH, INSTALL STAPLES 12" APART, SEE DETAIL.
* ROLL MAT DOWN SLOPE AS SHOWN. FASTEN MAT TO SOIL SURFACE W/ STAPLES. STAPLE PATTERN GUIDE BY MFR.
* OVERLAP MAT AS PER MFRS. SPEC.
* NORTH AMERICAN GREEN, USA 1–800–772–2040, www.nagreen.com.

EROSION CONTROL MAT DETAIL NO SCALE

NO.	DESCRIPTION	DATE

REVISIONS

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK Building Solutions

DERRICK BUILDING SOLUTIONS

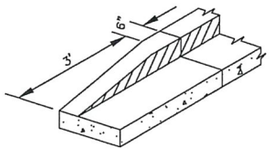
HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO. D5753-006
DRAWN BY: LLS
CHECKED BY: RPK
ISSUE DATE: APRIL 27, 2020
SET TYPE: PRELIMINARY

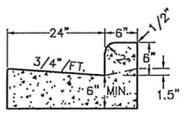
CONSTRUCTION DETAILS

SHEET NO. C500

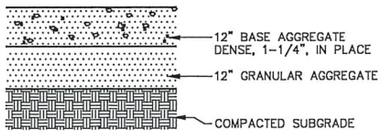
I:\Clients-Mena\D\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\090101_cd_57530006 Harris.dwg 04/27/20 4:08:23 PM



CURB & GUTTER END TAPER SECTION
NO SCALE

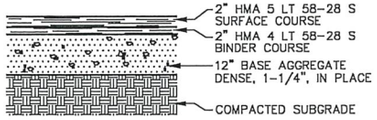


30" CONCRETE CURB & GUTTER



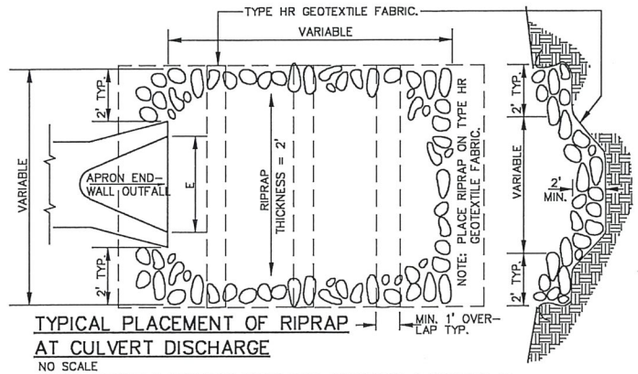
ASPHALT TYPICAL SECTION
YARD AND SEMI-TRAILER PARKING
NO SCALE

NOTE: BASE COURSE & COMPACTION SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR HWY & STRUCTURE CONSTRUCTION, LATEST ED.



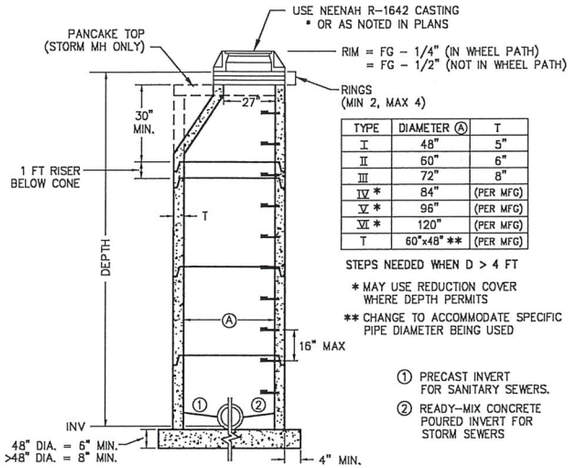
ASPHALT TYPICAL SECTION
EMPLOYEE PARKING LOT
NO SCALE

NOTE: ASPHALT, BASE COURSE & COMPACTION SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR HWY & STRUCTURE CONSTRUCTION, LATEST ED.



TYPICAL PLACEMENT OF RIPRAP AT CULVERT DISCHARGE
NO SCALE

NOTES:
* RIPRAP & GEOTEXTILE FABRIC SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION.
* TIE APRON ENDWALL & LAST 2 PIPE SECTIONS TOGETHER, MIN. 2 TIES PER SECTION.
* INSTALL APRON ENDWALLS AT ALL PIPE OUTFALLS.



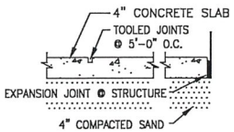
TYPE	DIAMETER Ⓐ	T
I	48"	5"
II	60"	6"
III	72"	8"
IV *	84"	(PER MFG)
V *	96"	(PER MFG)
VI *	120"	(PER MFG)
T	60"x48" **	(PER MFG)

STEPS NEEDED WHEN D > 4 FT

* MAY USE REDUCTION COVER WHERE DEPTH PERMITS

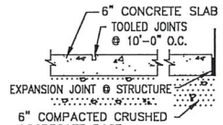
** CHANGE TO ACCOMMODATE SPECIFIC PIPE DIAMETER BEING USED

SANITARY MANHOLE
STORM MANHOLE
NO SCALE



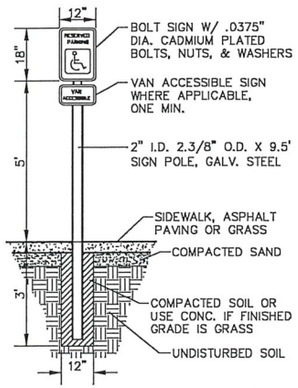
SIDEWALK, 4"
NO SCALE

NOTE: USE 1/2" FELT JOINT WHERE CONCRETE MEETS BUILDING.



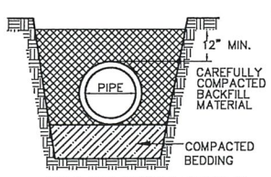
CONCRETE, 6"
NO SCALE

NOTE:
6" CONCRETE APRON SHALL HAVE 10"x10"-W2.9xW2.9 OR 6"x6"-W2.9xW2.9 WIRE MESH MAINTAIN 3" COVER OVER MESH.

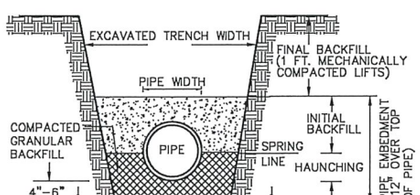


ACCESSIBLE PARKING SIGN
NO SCALE

NOTE: SIGN SHALL COMPLY W/ CURRENT STATE & ADA GUIDLINES.



DIP & RCP BEDDING (CLASS C)



PLASTIC PIPE BEDDING (CLASS II)

PIPE BEDDING DETAILS
NO SCALE

I:\Clients-Mona\Q\D5753 Derrick Building Solutions\006 Harris Rebar\100 Cad\dwg\090101_cd_57530006 Harris.dwg 04/27/20 4:07:28 PM

NO.	DATE	REVISIONS DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

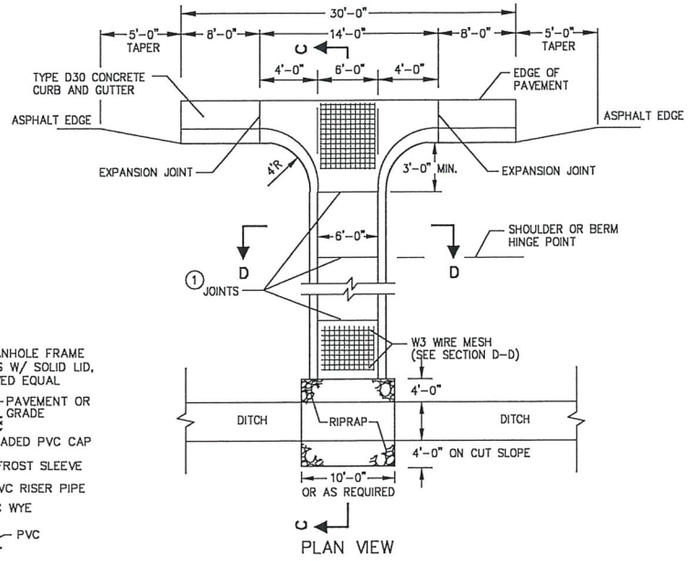
CONSULTANT:
DERRICK Building Solutions

DERRICK BUILDING SOLUTIONS
HARRIS REBAR
130th Street
ROBERTS, WI 54023

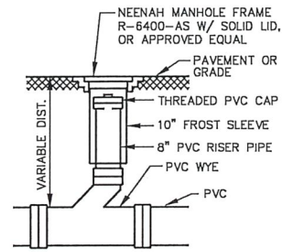
JOB NO. D5753-006
DRAWN BY: LLS
CHECKED BY: RPK
ISSUE DATE: APRIL 27, 2020
SET TYPE: PRELIMINARY

CONSTRUCTION DETAILS

SHEET NO. C501



PLAN VIEW

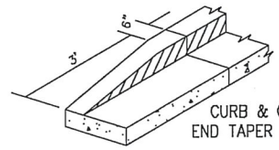


STORM SEWER CLEANOUT

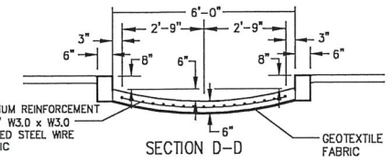
NO SCALE

NOTES:

* BOTTOM OF FROST SLEEVE SHALL TERMINATE 12" ABOVE TOP OF DRAIN PIPE OR 6" BELOW FROST DEPTH.
* CLEANOUTS IN PAVED AREA SHALL HAVE A 2'x2'x6" THICK CONC. PAD AROUND CASTING



CURB & GUTTER END TAPER SECTION



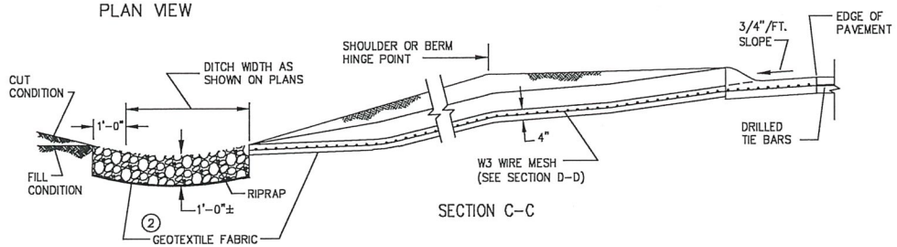
SECTION D-D

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.

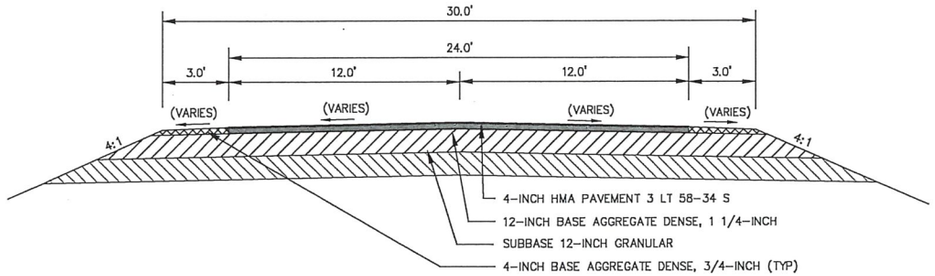
1. JOINTS SHALL BE $\frac{1}{8}$ TO $\frac{1}{4}$ INCH WIDE BY 1 $\frac{1}{2}$ INCHES DEEP AND SPACED AT UNIFORM INTERVALS OF APPROXIMATELY 4 FEET.
2. GEOTEXTILE FABRIC TYPE "R" SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN AND RIPRAP.



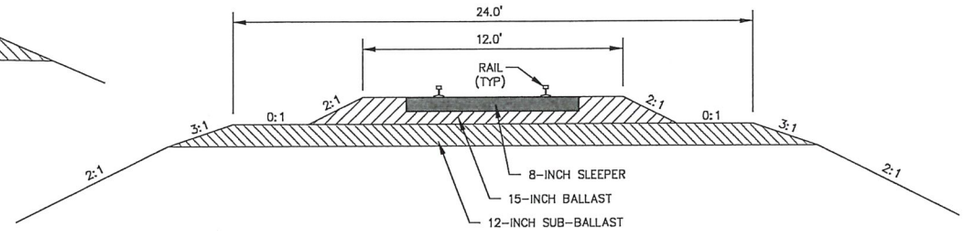
SECTION C-C

CONCRETE SURFACE DRAIN

NO SCALE



TYPICAL FINISHED SECTION – PRIVATE DRIVEWAY



TYPICAL FINISHED SECTION – RAILROAD SPUR
STA 61+08 – STA 87+35

I:\Clients-Mens\D\D5753 Derrick Building Solutions\008 Harris Rebar\100 Cad\dwg\090101_cd_57530008 Harris.dwg 04/27/20 4:06:39 PM

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:
Cedar corporation
800-472-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
DERRICK BUILDING SOLUTIONS

DERRICK BUILDING SOLUTIONS
HARRIS REBAR
130th Street
ROBERTS, WI 54023

JOB NO. D5753-006
DRAWN BY: LLS
CHECKED BY: RPK
ISSUE DATE: APRIL 27, 2020
SET TYPE: PRELIMINARY

CONSTRUCTION DETAILS

SHEET NO. C502

May 7, 2020 (DRAFT)

Project Plan
Tax Incremental District No. 2

Village of Roberts, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for: May 7, 2020
Public Hearing Held:	Scheduled for: May 7, 2020
Approval by Plan Commission:	Scheduled for: May 7, 2020
Adoption by Village Board:	Scheduled for: June 8, 2020
Approval by the Joint Review Board:	Scheduled for: TBD

Table of Contents

SECTION 1: 4

Executive Summary 4

SECTION 2: 7

Preliminary Map of Proposed District Boundary 7

SECTION 3: 9

Map Showing Existing Uses and Conditions 9

SECTION 4: 11

Preliminary Parcel List and Analysis 11

SECTION 5: 12

Equalized Value Test 12

SECTION 6: 13

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 13

SECTION 7: 20

Map Showing Proposed Improvements and Uses 20

SECTION 8: 22

Detailed List of Estimated Project Costs 23

SECTION 9: 24

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred 24

SECTION 10: 30

Annexed Property 30

SECTION 11: 30

Estimate of Property to Be Devoted to Retail Business 30

SECTION 12: 30

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances 30

SECTION 13: 31

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 31

SECTION 14: 31

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village 31
SECTION 15: 31
List of Estimated Non-Project Costs 31
SECTION 16: 33
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 33
SECTION 17: 35
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 35

SECTION 1:
Executive Summary

Description of District
Tax Incremental District ("TID") No. 2 ("District") is a proposed Industrial District comprising approximately 115 acres located in the northeast section of the Village next to the existing business park. The District will be created to pay the costs of infrastructure and rail services needed ("Project") to be developed by Crane ("Developer"). In addition to the incremental property value that will be created, the Village expects the Project will result in job creation and other business benefits.

Authority
The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures
The Village anticipates making total expenditures of approximately $8,100,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include Street, Sewer, Water, Strom Sewer, and Rail Improvements.

Incremental Valuation
The Village projects that new land and improvements value of approximately $30,500,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption's as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District
Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

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

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs such as providing rail services.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

   That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101, and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District is designated as an industrial district.

6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.

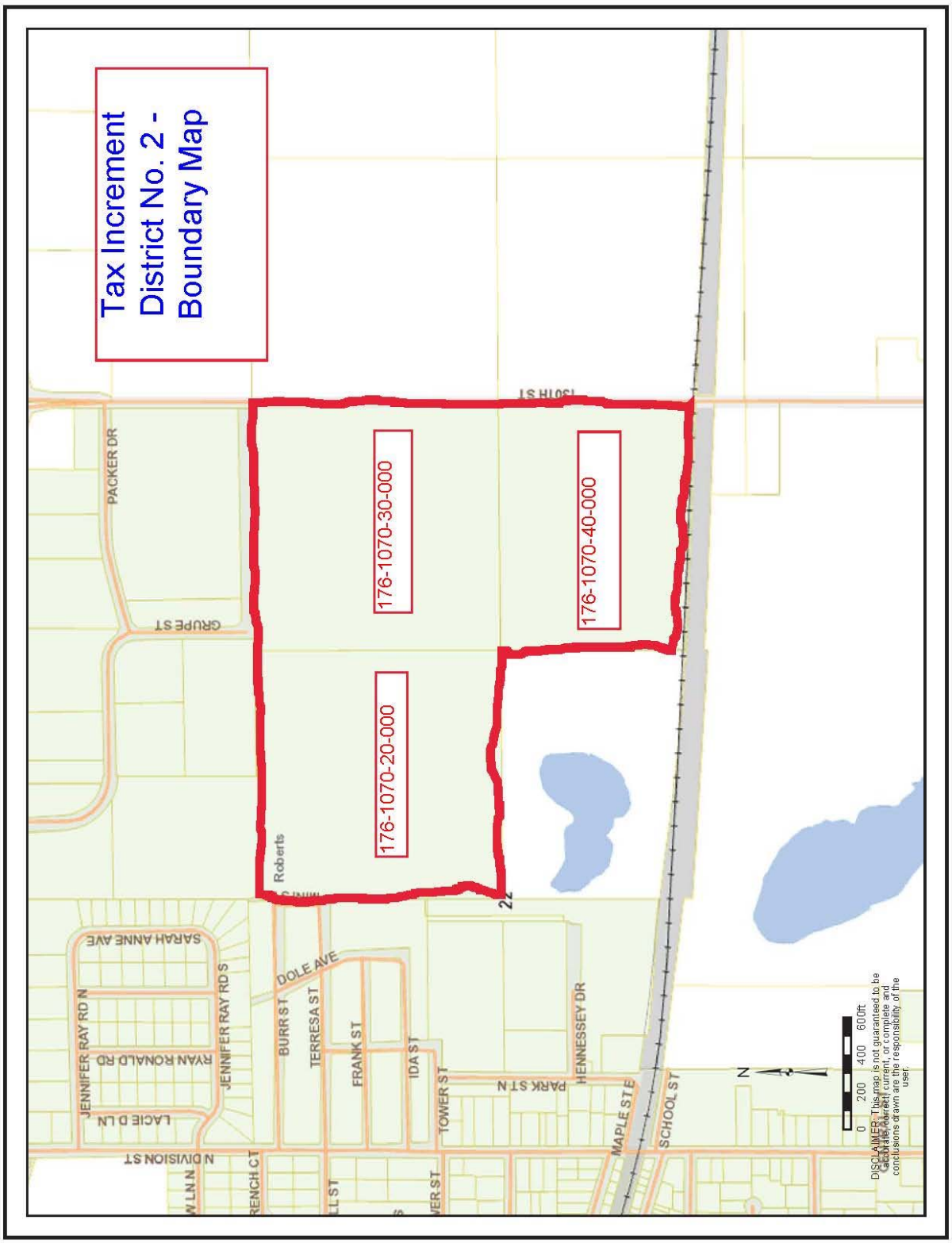
9. The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:
Preliminary Map of Proposed District Boundary

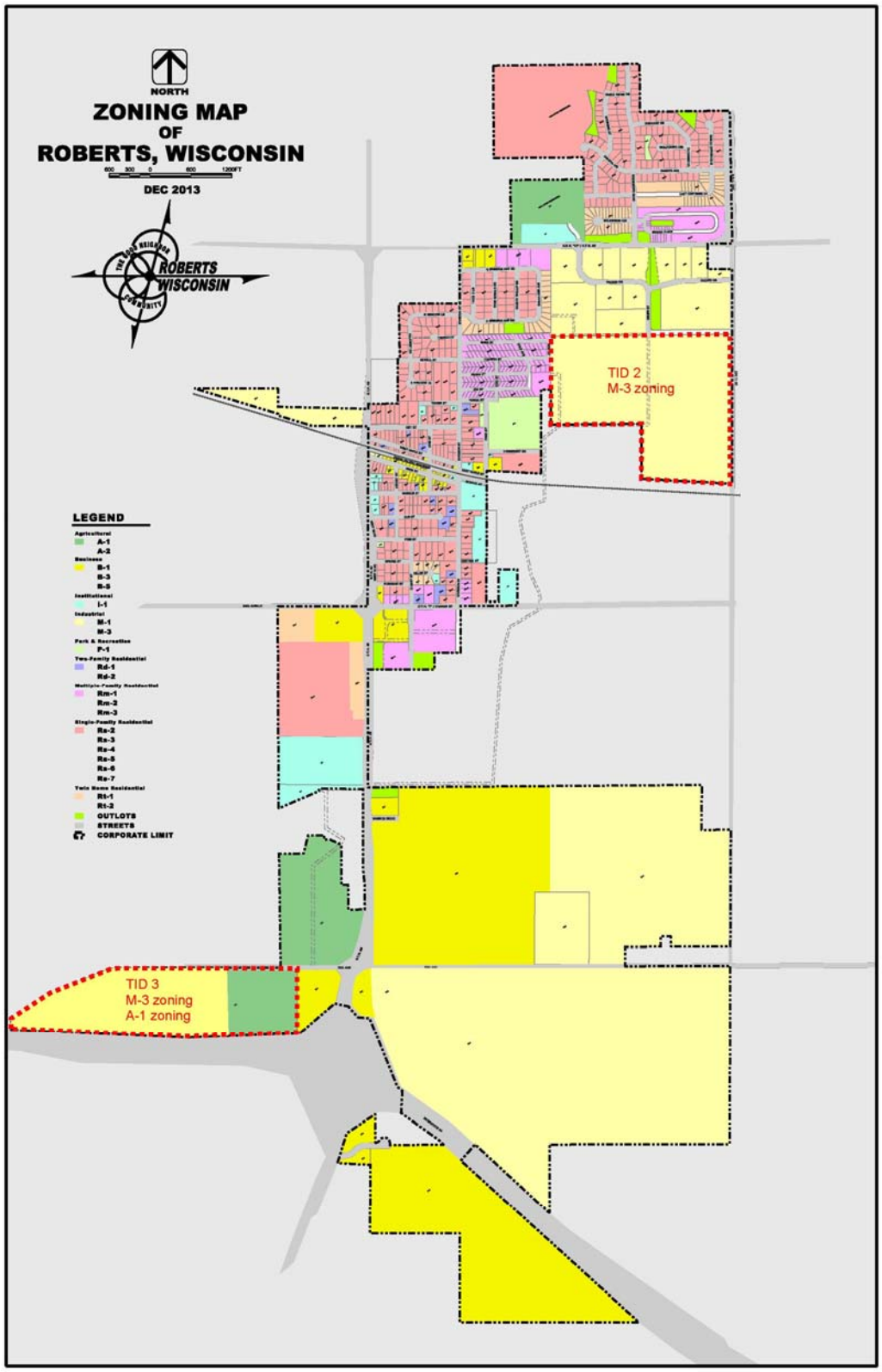
Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.


Tax Increment District No. 2 - Boundary Map
176-1070-30-000
176-1070-40-000
176-1070-20-000
PACKER DR
GRUPE ST
Roberts
SARAH ANNE AVE
JENNIFER RAY RD N
JENNIFER RAY RD S
RYAN RONALD RD
LACIE D LN
N DIVISION ST
DOLE AVE
BURR ST
TERRESA ST
FRANK ST
IDA ST
TOWER ST
PARK ST N
HENNESSEY DR
MAPLE ST E
SCHOOL ST
0 200 400 600Ft
DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and conclusions drawn are the responsibility of the user.

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


NORTH
ZONING MAP
OF
ROBERTS, WISCONSIN
DEC 2013
ROBERTS
WISCONSIN
TID 2
M-3 zoning
TID 3
M-3 zoning
A-1 zoning
LEGEND
A-1
A-2
B-1
B-3
B-5
I-1
M-1
M-3
P-1
Rd-1
Rd-2
Rm-1
Rm-2
Rm-3
Rs-2
Rs-3
Rs-4
Rs-5
Rs-6
Rs-7
Rt-1
Rt-2
OUTLOTS
STREETS
CORPORATE LIMIT

SECTION 4:
Preliminary Parcel List and Analysis

Village of Roberts, Wisconsin

Tax Increment District # 2

Base Property Information

			Assessment Information				Equalized Value					District Classification					District Classification		
Parcel Number	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant
176-1070-20-000	Crane I Holdings, LLC	40.00	21,400	0	0	21,400	90.46%	23,657	0	0	23,657	40.00				40.00			40.00
176-1070-30-000	Crane I Holdings, LLC	40.00	8,800	0	0	8,800	90.46%	9,728	0	0	9,728	40.00				40.00			40.00
176-1070-40-000	Crane I Holdings, LLC	35.50	7,400	0	0	7,400	90.46%	8,180	0	0	8,180	35.50				35.50			35.50
Village closing TID 1																			
	Total Acreage	115.50	37,600	0	0	37,600		41,565	0	0	41,565	115.50	-	-	-	115.50	0	0	35.5
												100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	30.74%
The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.								Estimated Base Value			41,565								

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $41,565. This value is less than the maximum $18,718,788 in equalized value that is permitted for the Village.

Village of Roberts, Wisconsin

Tax Increment District # 2

Valuation Test Compliance Calculation

District Creation Date	5/1/2020
	Valuation Data Currently Available 2019
Total EV (TID In)	155,989,900
12% Test	18,718,788
Total Existing Increment	0
Projected Base of New or Amended District	41,565
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	41,565
Compliance	PASS

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the

sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the Village, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District: 130th Street Reconstruction, Water Tower, Well, and Watermain Extensions

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

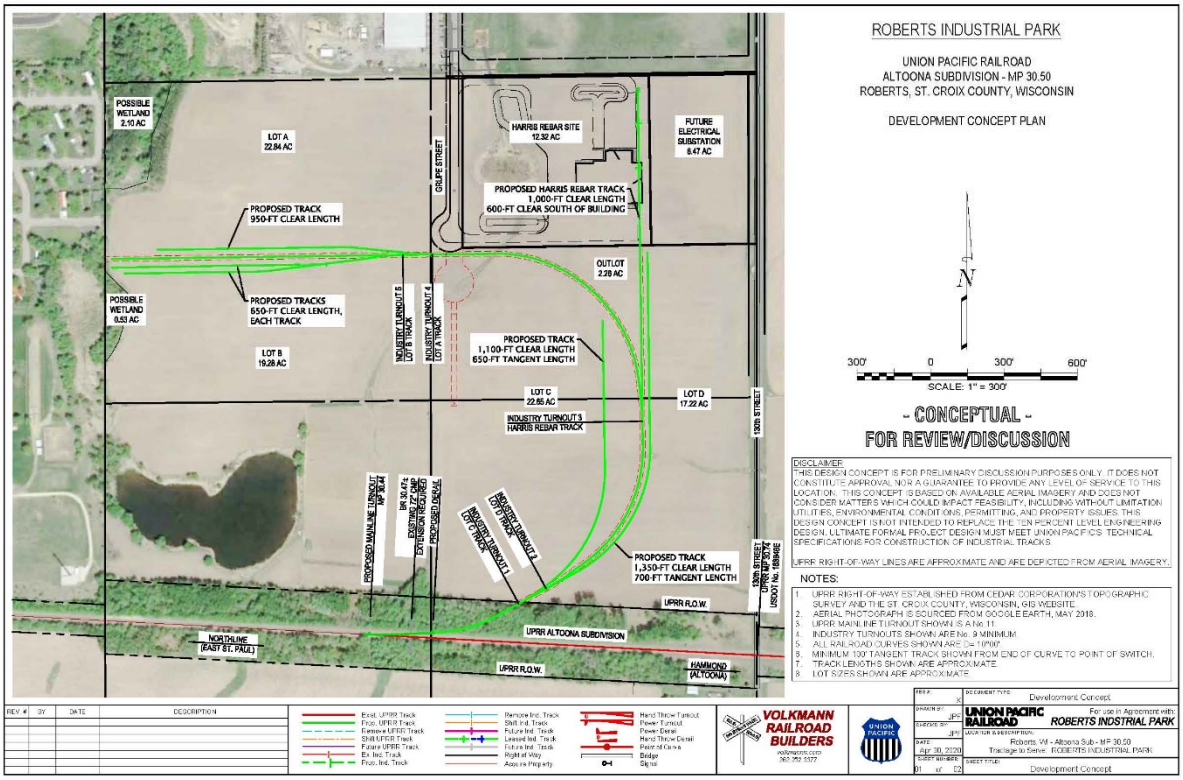
The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

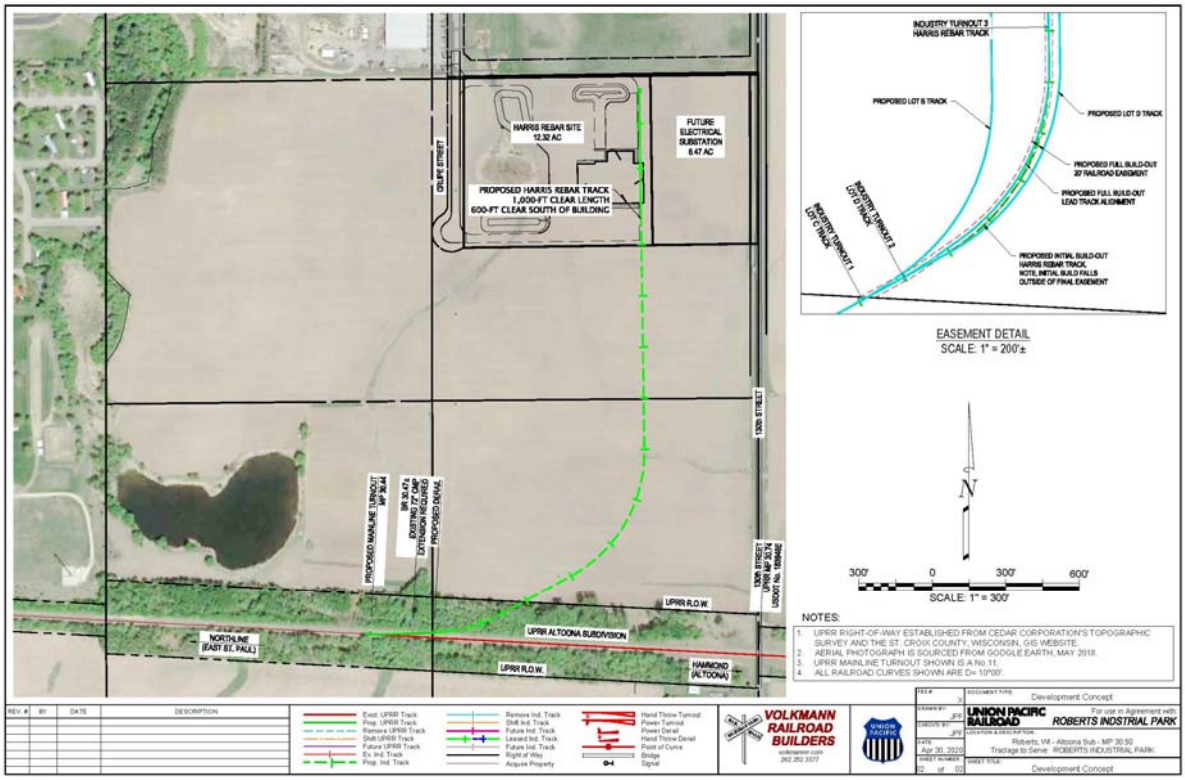
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.


ROBERTS INDUSTRIAL PARK
UNION PACIFIC RAILROAD
ALTOONA SUBDIVISION - MP 30.50
ROBERTS, ST. CROIX COUNTY, WISCONSIN
DEVELOPMENT CONCEPT PLAN
POSSIBLE WETLAND 2.10 AC
LOT A 22.84 AC
HARRIS REBAR SITE 12.32 AC
FUTURE ELECTRICAL SUBSTATION 8.47 AC
GROPE STREET
PROPOSED HARRIS REBAR TRACK 1,000-FT CLEAR LENGTH 600-FT CLEAR SOUTH OF BUILDING
PROPOSED TRACK 950-FT CLEAR LENGTH
OUTLOT 2.20 AC
POSSIBLE WETLAND 0.53 AC
PROPOSED TRACKS 650-FT CLEAR LENGTH, EACH TRACK
INDUSTRY TURNOUT 5 LOT B TRACK
INDUSTRY TURNOUT 4 LOT A TRACK
LOT B 19.28 AC
PROPOSED TRACK 1,100-FT CLEAR LENGTH 650-FT TANGENT LENGTH
LOT C 22.65 AC
LOT D 17.22 AC
130th STREET
INDUSTRY TURNOUT 3 HARRIS REBAR TRACK
PROPOSED MAINLINE TURNOUT MP 30.47
MP 30.47± EXISTING 72' CMC EXTENSION REQUIRED
PROPOSED TRACK
PROPOSED TURNOUT 2 LOT C TRACK
PROPOSED TURNOUT 1 LOT D TRACK
PROPOSED TRACK 1,350-FT CLEAR LENGTH 700-FT TANGENT LENGTH
330th STREET (UPRR MP 30.74) USDOT No. 189466E
UPRR R.O.W.
UPRR ALTOONA SUBDIVISION
NORTHLINE (EAST ST. PAUL)
UPRR R.O.W.
HAMMOND (ALTOONA)
300' 0 300' 600'
SCALE: 1" = 300'
- CONCEPTUAL -
FOR REVIEW/DISCUSSION
DISCLAIMER:
THIS DESIGN CONCEPT IS FOR PRELIMINARY DISCUSSION PURPOSES ONLY. IT DOES NOT CONSTITUTE APPROVAL NOR A GUARANTEE TO PROVIDE ANY LEVEL OF SERVICE TO THIS LOCATION. THIS CONCEPT IS BASED ON AVAILABLE AERIAL IMAGERY AND DOES NOT CONSIDER MATTERS WHICH COULD IMPACT FEASIBILITY, INCLUDING WITHOUT LIMITATION UTILITIES, ENVIRONMENTAL CONDITIONS, PERMITTING, AND PROPERTY ISSUES. THIS DESIGN CONCEPT IS NOT INTENDED TO REPLACE THE TEN PERCENT LEVEL ENGINEERING DESIGN. ULTIMATE FORMAL PROJECT DESIGN MUST MEET UNION PACIFIC'S TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF INDUSTRIAL TRACKS.
UPRR RIGHT-OF-WAY LINES ARE APPROXIMATE AND ARE DEPICTED FROM AERIAL IMAGERY.
NOTES:
1. UPRR RIGHT-OF-WAY ESTABLISHED FROM CEDAR CORPORATION'S TOPOGRAPHIC SURVEY AND THE ST. CROIX COUNTY, WISCONSIN, GIS WEBSITE.
2. AERIAL PHOTOGRAPH IS SOURCED FROM GOOGLE EARTH, MAY 2018.
3. UPRR MAINLINE TURNOUT SHOWN IS A No. 11.
4. INDUSTRY TURNOUTS SHOWN ARE No. 9 MINIMUM.
5. ALL RAILROAD CURVES SHOWN ARE ≤ 10°00'.
6. MINIMUM 100' TANGENT TRACK SHOWN FROM END OF CURVE TO POINT OF SWITCH.
7. TRACK LENGTHS SHOWN ARE APPROXIMATE.
8. LOT SIZES SHOWN ARE APPROXIMATE.
REV. # BY DATE DESCRIPTION
Exist. UPRR Track
Prop. UPRR Track
Remove UPRR Track
Shift UPRR Track
Future UPRR Track
Ex. Ind. Track
Prop. Ind. Track
Remove Ind. Track
Shift Ind. Track
Future Ind. Track
Leased Ind. Track
Future Ind. Track
Right of Way
Access Property
Hand Throw Turnout
Power Turnout
Power Derail
Hand Throw Derail
Point of Curve
Bridge
Signs
VOLKMANN RAILROAD BUILDERS
volkmanrrs.com
262.252.5377
UNION PACIFIC RAILROAD
For use in Agreement with:
ROBERTS INDSTRIAL PARK
LOCATION SUBDIVISION:
Roberts, WI - Altoona Sub - MP 30.50
Tracklage to Serve: ROBERTS INDUSTRIAL PARK
DOCUMENT TYPE: Development Concept
DRAWN BY: JPC
CHECKED BY: JPF
DATE: Apr. 30, 2020
SHEET NUMBER: 01 of 02
SHEET TITLE: Development Concept


HARRIS REBAR SITE
12.32 AC
FUTURE
ELECTRICAL
SUBSTATION
6.47 AC
PROPOSED HARRIS REBAR TRACK
1,000-FT CLEAR LENGTH
600-FT CLEAR SOUTH OF BUILDING
DELUPE STREET
130th STREET
PROPOSED MAINLINE TURNOUT
MP 30.44
MP 30.47±
EXISTING 72" CMP
EXTENSION REQUIRED
PROPOSED REMOVAL
UPRR R.O.W.
UPRR ALTOONA SUBDIVISION
NORTHLINE
(EAST ST. PAUL)
HAMMOND
(ALTOONA)
INDUSTRY TURNOUT 3
HARRIS REBAR TRACK
PROPOSED LOT 8 TRACK
PROPOSED LOT 9 TRACK
PROPOSED FULL BUILD-OUT
20' RAILROAD EASEMENT
PROPOSED FULL BUILD-OUT
LEAD TRACK ALIGNMENT
INDUSTRY TURNOUT 2
LOT 9 TRACK
INDUSTRY TURNOUT 1
LOT 8 TRACK
PROPOSED INITIAL BUILD-OUT
HARRIS REBAR TRACK
NOTE, INITIAL BUILD FALLS
OUTSIDE OF FINAL EASEMENT
EASEMENT DETAIL
SCALE: 1" = 200'±
N
300'
0
300'
600'
SCALE: 1" = 300'
NOTES:
1. UPRR RIGHT-OF-WAY ESTABLISHED FROM CEDAR CORPORATION'S TOPOGRAPHIC SURVEY AND THE ST. CROIX COUNTY, WISCONSIN, GIS WEBSITE.
2. AERIAL PHOTOGRAPH IS SOURCED FROM GOOGLE EARTH, MAY 2018.
3. UPRR MAINLINE TURNOUT SHOWN IS A No.11.
4. ALL RAILROAD CURVES SHOWN ARE D= 10°00'.
REV. # BY DATE DESCRIPTION
VOLKMANN
RAILROAD
BUILDERS
UNION PACIFIC
RAILROAD
For use in Agreement with:
ROBERTS INDSTRIAL PARK
Development Concept
Apr 30, 2020
Tracage to Serve: ROBERTS INDUSTRIAL PARK
Development Concept

SECTION 8:
Detailed List of Estimated Project Costs

The following identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Roberts, Wisconsin

Tax Increment District # 2

Estimated Project List

Project ID	Project Name/Type		Phase I 2020	Phase II 2023	Phase III 2026	Phase IV 2029	Total (Note 1)
1	Grupe Street Ext. (Street, Storm Sewer, & Water)		375,000				375,000
2	130th Street Water Main Extension (Packer to Harris)		250,000				250,000
3	Rail - 2,800 LF & 2 Switches		950,000				950,000
4	Less: Grants & Other Funding		(1,075,000)				(1,075,000)
5	Grupe Street Ext. South & West (Street, Storm Sewer, & Water)	720,000					0
6	Northwest Street Extension (Street, Storm Sewer, Water, & Sewer)	525,000		2,071,667			2,071,667
7	Southeast Street Extension (Street, Storm Sewer, Water, & Sewer)	850,000					0
8	West Water Main Loop Extension	500,000			2,071,667		2,071,667
9	Regional Storm Water Management Facilities	550,000					0
10	130th Street Water Main Extension (Harris property line to south line)	450,000				2,071,667	2,071,667
11	130th Street Reconstruction (Packer to south line - Street & Storm Sewer)	1,300,000					0
12	Additional Rail - 3100 LF East/West Spur Extension	1,200,000					0
13	Sanitary Sewer	120,000					
14	Water Tower, Well, and Main Extension				1,375,000		1,375,000
Total Projects			500,000	2,071,667	3,446,667	2,071,667	8,090,000

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 The Water Tower, Well, and Main Extension of 2025 is expected to be partially funded by TID No. 2. The allocation to TID No. 2 is shown above.

Note 3 Projects 5 - 13 are projected to be completed in 3 phases of equal cost in 2023, 2026, and 2029.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create $30.5 million in incremental value. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of $21.74 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $9,095,082 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

Village of Roberts, Wisconsin

Tax Increment District # 2

Development Assumptions

Construction Year		Actual	Area A	Area B	Area C	Area D	Area E	Annual Total	Construction Year	
1	2020		1,470,000					1,470,000	2020	1
2	2021							0	2021	2
3	2022			6,000,000				6,000,000	2022	3
4	2023							0	2023	4
5	2024							0	2024	5
6	2025				7,000,000			7,000,000	2025	6
7	2026							0	2026	7
8	2027							0	2027	8
9	2028					8,000,000		8,000,000	2028	9
10	2029							0	2029	10
11	2030						8,000,000	8,000,000	2030	11
12	2031							0	2031	12
13	2032							0	2032	13
14	2033							0	2033	14
15	2034							0	2034	15
16	2035							0	2035	16
17	2036							0	2036	17
18	2037							0	2037	18
19	2038							0	2038	19
20	2039							0	2039	20
	Totals	0	1,470,000	6,000,000	7,000,000	8,000,000	8,000,000	30,470,000		

Notes:

Table 2 – Tax Increment Projection Worksheet

Village of Roberts, Wisconsin

Tax Increment District # 2

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	41,565	
District Creation Date	May 1, 2020		Appreciation Factor	0.00%	Apply to Base Value
Valuation Date	5/1	2020	Base Tax Rate	$21.74	
Max Life (Years)	20		Rate Adjustment Factor	0.00%	
Expenditure Period/Termination	15	5/1/2035			
Revenue Periods/Final Year	20	2041			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate		
Eligible Recipient District	No		Taxable Discount Rate	1.50%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2020	1,470,000	2021	0	1,470,000	2022	$21.74	**31,955**	31,955	30,559
2	2021	0	2022	0	1,470,000	2023	$21.74	**31,955**	63,909	60,666
3	2022	6,000,000	2023	0	7,470,000	2024	$21.74	**162,381**	226,290	211,398
4	2023	0	2024	0	7,470,000	2025	$21.74	**162,381**	388,671	359,902
5	2024	0	2025	0	7,470,000	2026	$21.74	**162,381**	551,052	506,212
6	2025	7,000,000	2026	0	14,470,000	2027	$21.74	**314,545**	865,598	785,437
7	2026	0	2027	0	14,470,000	2028	$21.74	**314,545**	1,180,143	1,060,536
8	2027	0	2028	0	14,470,000	2029	$21.74	**314,545**	1,494,689	1,331,570
9	2028	8,000,000	2029	0	22,470,000	2030	$21.74	**488,448**	1,983,136	1,746,229
10	2029	0	2030	0	22,470,000	2031	$21.74	**488,448**	2,471,584	2,154,761
11	2030	8,000,000	2031	0	30,470,000	2032	$21.74	**662,350**	3,133,934	2,700,555
12	2031	0	2032	0	30,470,000	2033	$21.74	**662,350**	3,796,284	3,238,283
13	2032	0	2033	0	30,470,000	2034	$21.74	**662,350**	4,458,633	3,768,064
14	2033	0	2034	0	30,470,000	2035	$21.74	**662,350**	5,120,983	4,290,017
15	2034	0	2035	0	30,470,000	2036	$21.74	**662,350**	5,783,333	4,804,255
16	2035	0	2036	0	30,470,000	2037	$21.74	**662,350**	6,445,683	5,310,894
17	2036	0	2037	0	30,470,000	2038	$21.74	**662,350**	7,108,032	5,810,046
18	2037	0	2038	0	30,470,000	2039	$21.74	**662,350**	7,770,382	6,301,821
19	2038	0	2039	0	30,470,000	2040	$21.74	**662,350**	8,432,732	6,786,329
20	2039	0	2040	0	30,470,000	2041	$21.74	**662,350**	9,095,082	7,263,676
	Totals	**30,470,000**		**0**		**Future Value of Increment**		**9,095,082**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2041 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

Village of Roberts, Wisconsin

Tax Increment District # 2

Estimated Financing Plan

		Municipal Revenue Obligation (MRO) 2020		Municipal Revenue Obligation (MRO) 2022		Water Revenue Bond 2025		Municipal Revenue Obligation (MRO) 2025		Municipal Revenue Obligation (MRO) 2028	Totals
Projects											
Phase I		500,000									500,000
Phase II				2,071,667							2,071,667
Phase III						1,375,000		2,071,667			3,446,667
Phase IV										2,071,667	2,071,667
Total Project Funds		500,000		2,071,667		1,375,000		2,071,667		2,071,667	8,090,000
Estimated Finance Related Expenses											
Municipal Advisor		5,000		12,500		13,000		12,500		12,500	
Bond Counsel		5,000		12,500		5,000		12,500		12,500	
Rating Agency Fee											
Disclosure Counsel											
Paying Agent											
Underwriter Discount	0.00		0.00		14.00	21,560	0.00		10.00		
Debt Service Reserve						125,810					
Capitalized Interest											
Miscellaneous											
Total Financing Required		510,000		2,096,667		1,540,370		2,096,667		2,096,667	
Estimated Interest	0.00%		0.00%		0.00%	(370)	0.00%		0.00%		
Assumed spend down (months)											
Rounding						0					
Net Issue Size		510,000		2,096,667		1,540,000		2,096,667		2,096,667	8,340,000

Notes:
The Water Revenue Bond of 2025 is expected to be partially funded by TID No. 2. The allocation to TID No. 2 is shown above.

Table 4 – Cash Flow

Village of Roberts, Wisconsin

Tax Increment District # 2

Cash Flow Projection

Year	Projected Revenues				Expenditures														Balances			Year
					Municipal Revenue Obligation (MRO) 510,000			Municipal Revenue Obligation (MRO) 2,096,667			Water Revenue Bond 1,540,000			Municipal Revenue Obligation (MRO) 2,096,667			Municipal Revenue Obligation (MRO) 2,096,667								
	Tax Increments	Interest Earnings/ (Cost)	Debt Service Reserve Fund	Total Revenues	Dated Date: 06/01/20 Principal	Est. Rate	Interest	Dated Date: 06/01/23 Principal	Est. Rate	Interest	Dated Date: 06/01/25 Principal	Est. Rate	Interest	Dated Date: 06/01/25 Principal	Est. Rate	Interest	Dated Date: 06/01/29 Principal	Est. Rate	Interest	Other	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2020				0																	20,000	20,000	(20,000)	(20,000)		2020
2021				0																	5,000	5,000	(5,000)	(25,000)		2021
2022	31,955			31,955	25,500																5,000	30,500	1,455	(23,545)		2022
2023	31,955			31,955	25,500																5,000	30,500	1,455	(22,091)		2023
2024	162,381			162,381	25,500			123,333													5,000	153,833	8,548	(13,543)		2024
2025	162,381			162,381	25,500			123,333													5,000	153,833	8,548	(4,995)		2025
2026	162,381			162,381	25,500			123,333			55,000	3.00%	46,200								5,000	255,033	(92,652)	(97,648)		2026
2027	314,545			314,545	25,500			123,333			80,000	3.00%	44,550	139,778							5,000	418,161	(103,616)	(201,263)		2027
2028	314,545			314,545	25,500			123,333			80,000	3.00%	42,150	139,778							5,000	415,761	(101,216)	(302,479)		2028
2029	314,545			314,545	25,500			123,333			85,000	3.00%	39,750	139,778							5,000	418,361	(103,816)	(406,294)		2029
2030	488,448			488,448	25,500			123,333			85,000	3.00%	37,200	139,778							5,000	415,811	72,637	(333,658)		2030
2031	488,448			488,448	25,500			123,333			90,000	3.00%	34,650	139,778			190,606				5,000	608,867	(120,420)	(454,078)		2031
2032	662,350			662,350	25,500			123,333			95,000	3.00%	31,950	139,778			190,606				5,000	611,167	51,183	(402,895)		2032
2033	662,350			662,350	25,500			123,333			95,000	3.00%	29,100	139,778			190,606				5,000	608,317	54,033	(348,862)		2033
2034	662,350			662,350	25,500			123,333			100,000	3.00%	26,250	139,778			190,606				5,000	610,467	51,883	(296,980)		2034
2035	662,350			662,350	25,500			123,333			100,000	3.00%	23,250	139,778			190,606				5,000	607,467	54,883	(242,097)		2035
2036	662,350			662,350	25,500			123,333			105,000	3.00%	20,250	139,778			190,606				5,000	609,467	52,883	(189,215)		2036
2037	662,350			662,350	25,500			123,333			105,000	3.00%	17,100	139,778			190,606				5,000	606,317	56,033	(133,182)		2037
2038	662,350			662,350	25,500			123,333			110,000	3.00%	13,950	139,778			190,606				5,000	608,167	54,183	(79,000)		2038
2039	662,350			662,350	25,500			123,333			115,000	3.00%	10,650	139,778			190,606				5,000	609,867	52,483	(26,517)		2039
2040	662,350			662,350	25,500			123,333			120,000	3.00%	7,200	139,778			190,606				5,000	611,417	50,933	24,415		2040
2041	662,350		125,810	788,160	25,500			123,333			120,000	3.00%	3,600	139,778			190,606				5,000	607,817	180,343	204,758		2041
Total	9,095,082	0	125,810	9,220,892	510,000		0			0	1,540,000		427,800	2,096,667		0	2,096,667		0	0	125,000	9,016,134				Total

Notes:

Projected TID Closure

SECTION 10:
Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating new industrial sites, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new business opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project

Costs allocable to properties outside of the District would be a non-project cost.

- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

Insert Legal Opinion

SAMPLE

Dear Village President:

As Village Attorney for the Village of Roberts, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney

Village of Roberts

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2018	
		Percentage
County	450,580	13.89%
Technical College	48,827	1.51%
Municipality	1,459,870	45.01%
School District	1,284,116	39.59%
Total	3,243,393	

Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2022	4,439	481	14,383	12,651	31,955	2022
2023	4,439	481	14,383	12,651	31,955	2023
2024	22,558	2,445	73,089	64,290	162,381	2024
2025	22,558	2,445	73,089	64,290	162,381	2025
2026	22,558	2,445	73,089	64,290	162,381	2026
2027	43,697	4,735	141,579	124,534	314,545	2027
2028	43,697	4,735	141,579	124,534	314,545	2028
2029	43,697	4,735	141,579	124,534	314,545	2029
2030	67,856	7,353	219,853	193,385	488,448	2030
2031	67,856	7,353	219,853	193,385	488,448	2031
2032	92,015	9,971	298,127	262,236	662,350	2032
2033	92,015	9,971	298,127	262,236	662,350	2033
2034	92,015	9,971	298,127	262,236	662,350	2034
2035	92,015	9,971	298,127	262,236	662,350	2035
2036	92,015	9,971	298,127	262,236	662,350	2036
2037	92,015	9,971	298,127	262,236	662,350	2037
2038	92,015	9,971	298,127	262,236	662,350	2038
2039	92,015	9,971	298,127	262,236	662,350	2039
2040	92,015	9,971	298,127	262,236	662,350	2040
2041	92,015	9,971	298,127	262,236	662,350	2041
	1,263,511	136,920	4,093,749	3,600,902	9,095,082	

Notes:
The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

May 7, 2020 - DRAFT

Project Plan
Tax Incremental District No. 3

Village of Roberts, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for: May 7, 2020
Public Hearing Held:	Scheduled for: May 7, 2020
Approval by Plan Commission:	Scheduled for: May 7, 2020
Adoption by Village Board:	Scheduled for: June 8, 2020
Approval by the Joint Review Board:	Scheduled for: TBD

Table of Contents

SECTION 1: 4

Executive Summary 4

SECTION 2: 7

Preliminary Map of Proposed District Boundary 7

SECTION 3: 8

Map Showing Existing Uses and Conditions 8

SECTION 4: 9

Preliminary Parcel List and Analysis 9

SECTION 5: 10

Equalized Value Test 10

SECTION 6: 11

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 11

SECTION 7: 18

Map Showing Proposed Improvements and Uses 18

SECTION 8: 19

Detailed List of Estimated Project Costs 20

SECTION 9: 21

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred 21

SECTION 10: 27

Annexed Property 27

SECTION 11: 27

Estimate of Property to Be Devoted to Retail Business 27

SECTION 12: 27

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances 27

SECTION 13: 28

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 28

SECTION 14: 28

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village 28

SECTION 15: 28

List of Estimated Non-Project Costs 28

SECTION 16: 30

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 30

SECTION 17: 31

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 31

SECTION 1:
Executive Summary

Description of District
Tax Incremental District ("TID") No. 3 ("District") is a proposed Mixed-Use District comprising approximately 73 acres located in the southwest portion of the Village. The District will be created to pay the costs of infrastructure and site development costs needed ("Project") to be developed by 247 ("Developer") and the future developer of the additional parcel located at the east end of the District. In addition to the incremental property value that will be created, the Village expects the Project will result in job creation, housing options, and further business opportunities.

Authority
The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures
The Village anticipates making total expenditures of approximately $5,700,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated infrastructure improvements and site development costs.

Incremental Valuation
The Village projects that new land and improvements value of approximately $18,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption's as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District
Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

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

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs, such as fire protection to this site.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

   That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

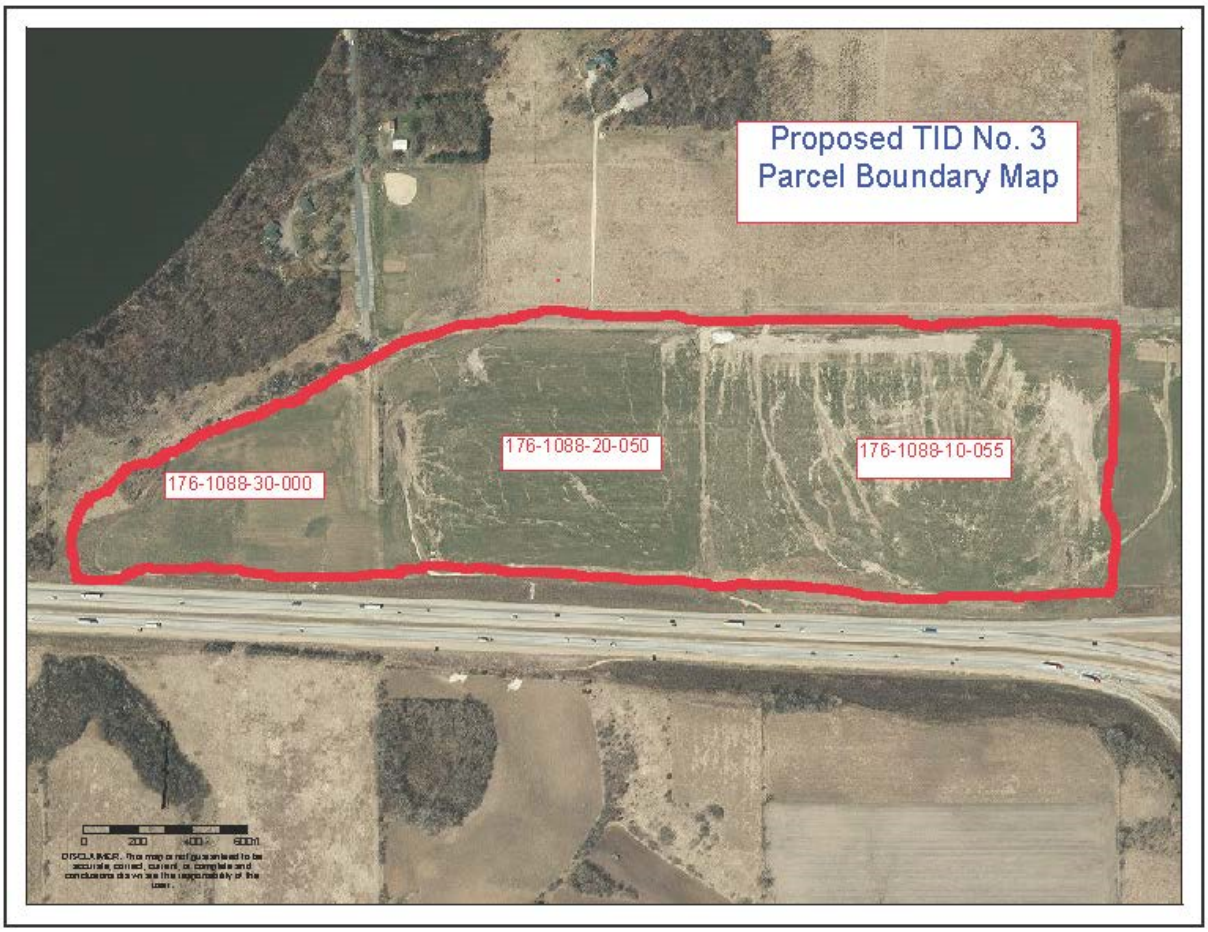
4. Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a. OR being located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a). OR being in a traditional neighborhood development as defined in Wis. Stat. § 66.1027(1)(c).

5. Based on the foregoing finding, the District is designated as a mixed-use district.

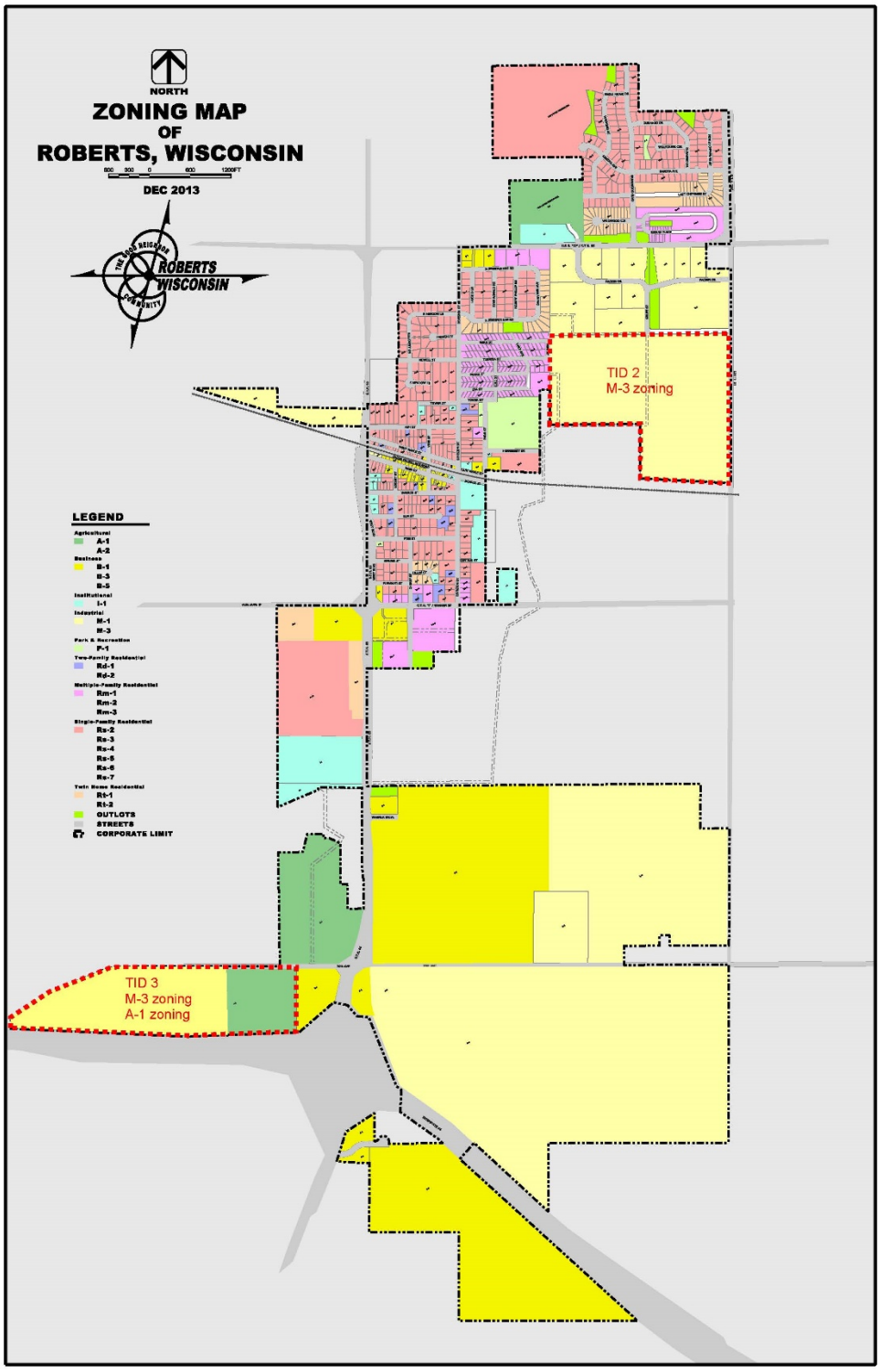
6. The Project Costs relate directly to promoting mixed-use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:
Preliminary Map of Proposed District Boundary

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



SECTION 3:
Map Showing Existing Uses and Conditions



SECTION 4:
Preliminary Parcel List and Analysis

Village of Roberts, Wisconsin

Tax Increment District # 3

Base Property Information

				Assessment Information				Equalized Value					District Classification				
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use
176-1088-20-050	Information Not Available	VORANMAPLEWOOD, LLC	22.26	3,700	0	0	3,700	90.46%	4,090	0	0	4,090	22.26				22.26
176-1088-30-000	Information Not Available	VORANMAPLEWOOD, LLC	20.00	3,400			3,400	90.46%	3,759	0	0	3,759	20.00				20.00
176-1088-10-055	Information Not Available	VORANMAPLEWOOD, LLC	30.21	36,400			36,400	90.46%	40,239	0	0	40,239	30.21				30.21
		Total Acreage	**72.47**	43,500	0	0	43,500		48,088	0	0		72.47	0	0	0	72.47
													100.00%	0.00%	0.00%	0.00%	100.00%
The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.									**Estimated Base Value**			**48,088**					

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $7,849. This value is less than the maximum of $18,718,788 in equalized value that is permitted for the Village.

Village of Roberts, Wisconsin

Tax Increment District # 3

Valuation Test Compliance Calculation

District Creation Date	5/1/2020
	Valuation Data Currently Available 2019
Total EV (TID In)	155,989,900
12% Test	18,718,788
Total Existing Increment	0
Projected Base of New or Amended District	48,088
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	48,088
Compliance	PASS

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the

sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the Village, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District: A portion of the Road Improvements associated with TID No. 3 development and potentially the Water Tower, Well, and Water Main Extension costs.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of

informing the public with respect to the creation of the District and the implementation of the Plan.

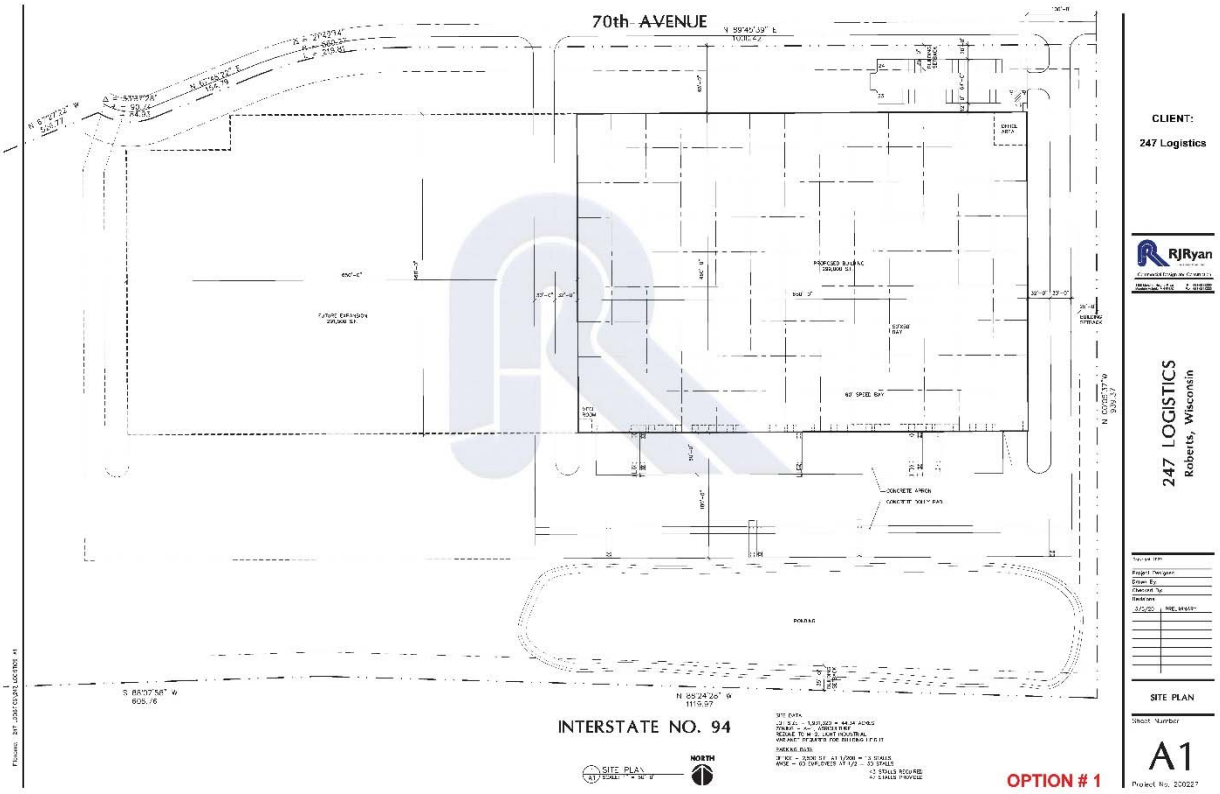
Administrative Costs

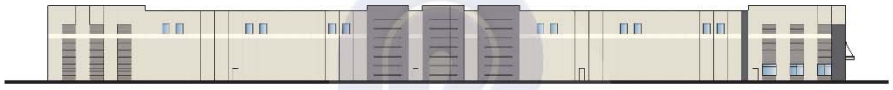
The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Maps Showing Proposed Improvements and Uses





EAST ELEVATION



NORTH ELEVATION

RJRyan Construction, Inc.

247 LOGISTICS
Roberts, Wisconsin

SECTION 8:
Detailed List of Estimated Project Costs

The following identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Roberts, Wisconsin

Tax Increment District # 3

Estimated Project List

Project ID	Project Name/Type	Phase I 2020	Phase II 2025	Phase III 2028	Total (Note 1)
1	Water & Sewer Extensions	400,000			400,000
2	Road Improvements	900,000			900,000
3	Parking, Asphalt, Drives, Bituminous	398,083			398,083
4	Curb and Gutter	87,344			87,344
5	Grading and Excavation	900,000			900,000
6	Outside Utilities	318,250			318,250
7	Fire Protection	300,000			300,000
8	Development Incentives		500,000	500,000	1,000,000
9	Water Tower, Well, and Main Extension		1,375,000		1,375,000
Total Projects		3,303,677	1,875,000	500,000	5,678,677

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 The Water Tower, Well, and Main Extension of 2025 is expected to be partially funded by TID No. 3. The allocation to TID No. 3 is shown above.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create $8 million in incremental value by 2022. Additional increment value of $10 Million is projected during the life of the District. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of $21.74 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $6,303,952 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

Village of Roberts, Wisconsin

Tax Increment District # 3

Development Assumptions

Construction Year		Actual	Area A	Area B	Area C	Annual Total	Construction Year	
1	2020		8,000,000			8,000,000	2020	1
2	2021					0	2021	2
3	2022					0	2022	3
4	2023					0	2023	4
5	2024					0	2024	5
6	2025			5,000,000		5,000,000	2025	6
7	2026					0	2026	7
8	2027				1,000,000	1,000,000	2027	8
9	2028				1,000,000	1,000,000	2028	9
10	2029				1,000,000	1,000,000	2029	10
11	2030				1,000,000	1,000,000	2030	11
12	2031				1,000,000	1,000,000	2031	12
13	2032					0	2032	13
14	2033					0	2033	14
15	2034					0	2034	15
16	2035					0	2035	16
17	2036					0	2036	17
18	2037					0	2037	18
19	2038					0	2038	19
20	2039					0	2039	20
	Totals	0	8,000,000	5,000,000	5,000,000	18,000,000		

Notes:

Table 2 – Tax Increment Projection Worksheet

Village of Roberts, Wisconsin

Tax Increment District # 3

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	May 1, 2020	
Valuation Date	5/1	2020
Max Life (Years)	20	
Expenditure Period/Termination	15	5/1/2035
Revenue Periods/Final Year	20	2041
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	48,088
Appreciation Factor	0.00%
Base Tax Rate	$21.74
Rate Adjustment Factor	0.00%
Tax Exempt Discount Rate	
Taxable Discount Rate	1.50%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2020	8,000,000	2021	0	8,000,000	2022	$21.74	**173,902**	173,902	166,306
2	2021	0	2022	0	8,000,000	2023	$21.74	**173,902**	347,804	330,153
3	2022	0	2023	0	8,000,000	2024	$21.74	**173,902**	521,706	491,580
4	2023	0	2024	0	8,000,000	2025	$21.74	**173,902**	695,609	650,621
5	2024	0	2025	0	8,000,000	2026	$21.74	**173,902**	869,511	807,311
6	2025	5,000,000	2026	0	13,000,000	2027	$21.74	**282,591**	1,152,102	1,058,170
7	2026	0	2027	0	13,000,000	2028	$21.74	**282,591**	1,434,693	1,305,322
8	2027	1,000,000	2028	0	14,000,000	2029	$21.74	**304,329**	1,739,021	1,567,552
9	2028	1,000,000	2029	0	15,000,000	2030	$21.74	**326,067**	2,065,088	1,844,361
10	2029	1,000,000	2030	0	16,000,000	2031	$21.74	**347,804**	2,412,892	2,135,260
11	2030	1,000,000	2031	0	17,000,000	2032	$21.74	**369,542**	2,782,434	2,439,773
12	2031	1,000,000	2032	0	18,000,000	2033	$21.74	**391,280**	3,173,714	2,757,433
13	2032	0	2033	0	18,000,000	2034	$21.74	**391,280**	3,564,994	3,070,399
14	2033	0	2034	0	18,000,000	2035	$21.74	**391,280**	3,956,274	3,378,739
15	2034	0	2035	0	18,000,000	2036	$21.74	**391,280**	4,347,553	3,682,523
16	2035	0	2036	0	18,000,000	2037	$21.74	**391,280**	4,738,833	3,981,818
17	2036	0	2037	0	18,000,000	2038	$21.74	**391,280**	5,130,113	4,276,689
18	2037	0	2038	0	18,000,000	2039	$21.74	**391,280**	5,521,393	4,567,203
19	2038	0	2039	0	18,000,000	2040	$21.74	**391,280**	5,912,673	4,853,423
20	2039	0	2040	0	18,000,000	2041	$21.74	**391,280**	6,303,952	5,135,414
	Totals	**18,000,000**		**0**			**Future Value of Increment**	**6,303,952**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2041 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

Village of Roberts, Wisconsin

Tax Increment District # 3

Estimated Financing Plan

	Municipal Revenue Obligation (MRO) 2020	Water Revenue Bond 2025	Municipal Revenue Obligation (MRO) 2025	Municipal Revenue Obligation (MRO) 2028	Totals
Projects					
Phase I	3,303,677				3,303,677
Phase II		1,375,000	500,000		1,875,000
Phase III				500,000	500,000
Phase IV					0
Phase V					0
Total Project Funds	3,303,677	1,375,000	500,000	500,000	5,678,677
Estimated Finance Related Expenses					
Municipal Advisor	10,000	13,000	10,000	10,000	
Bond Counsel	10,000	5,000	10,000	10,000	
Disclosure Counsel					
Rating Agency Fee					
Paying Agent					
Underwriter Discount	0.00 / 0 / 14.00	21,560 / 0.00		0 / 0.00	
Debt Service Reserve		125,810			
Capitalized Interest					
Miscellaneous					
Total Financing Required	3,323,677	1,540,370	520,000	520,000	
Estimated Interest	0.00% / 0 / 0.00%	(370) / 0.00%	0 / 0.00%	0 / 0.00%	
Assumed spend down (months)					
Rounding	0	0	0	0	
Net Issue Size	3,323,677	1,540,000	520,000	520,000	5,903,677

Notes:
The Water Revenue Bond of 2025 is expected to be partially funded by TID No. 3. The allocation to TID No. 3 is shown above.

Table 4 – Cash Flow

Village of Roberts, Wisconsin

Tax Increment District # 3

Cash Flow Projection

Year	Projected Revenues				Expenditures												Balances			
					Municipal Revenue Obligation (MRO) 3,323,677			Water Revenue Bond 1,540,000			Municipal Revenue Obligation (MRO) 520,000			Municipal Revenue Obligation (MRO) 520,000						
	Tax Increments	Interest Earnings/ (Cost)	Debt Service Reserve Fund	Total Revenues	Dated Date: 06/01/20 Principal	Est. Rate	Interest	Dated Date: 06/01/25 Principal	Est. Rate	Interest	Dated Date: 06/01/25 Principal	Est. Rate	Interest	Dated Date: 06/01/28 Principal	Est. Rate	Interest	Other	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2020				0														20,000	0	0	0		2020
2021				0														5,000	0	0	0		2021
2022	173,902			173,902	166,184													5,000	166,184	7,718	7,718		2022
2023	173,902			173,902	166,184													5,000	166,184	7,718	15,437		2023
2024	173,902			173,902	166,184													5,000	166,184	7,718	23,155		2024
2025	173,902			173,902	166,184													5,000	166,184	7,718	30,873		2025
2026	173,902			173,902	166,184			55,000	3.00%	68,475								5,000	289,659	(115,757)	(84,884)		2026
2027	282,591			282,591	166,184			80,000	3.00%	43,350	34,667							5,000	324,201	(41,610)	(126,493)		2027
2028	282,591			282,591	166,184			80,000	3.00%	40,950	34,667							5,000	321,801	(39,210)	(165,703)		2028
2029	304,329			304,329	166,184			85,000	3.00%	38,475	34,667							5,000	324,326	(19,997)	(185,699)		2029
2030	326,067			326,067	166,184			85,000	3.00%	35,925	34,667			43,333				5,000	365,109	(39,042)	(224,742)		2030
2031	347,804			347,804	166,184			90,000	3.00%	33,300	34,667			43,333				5,000	367,484	(19,680)	(244,421)		2031
2032	369,542			369,542	166,184			95,000	3.00%	30,525	34,667			43,333				5,000	369,709	(167)	(244,588)		2032
2033	391,280			391,280	166,184			95,000	3.00%	27,675	34,667			43,333				5,000	366,859	24,421	(220,167)		2033
2034	391,280			391,280	166,184			100,000	3.00%	24,750	34,667			43,333				5,000	368,934	22,346	(197,821)		2034
2035	391,280			391,280	166,184			100,000	3.00%	21,750	34,667			43,333				5,000	365,934	25,346	(172,475)		2035
2036	391,280			391,280	166,184			105,000	3.00%	18,675	34,667			43,333				5,000	367,859	23,421	(149,054)		2036
2037	391,280			391,280	166,184			105,000	3.00%	15,525	34,667			43,333				5,000	364,709	26,571	(122,483)		2037
2038	391,280			391,280	166,184			110,000	3.00%	12,300	34,667			43,333				5,000	366,484	24,796	(97,687)		2038
2039	391,280			391,280	166,184			115,000	3.00%	8,925	34,667			43,333				5,000	368,109	23,171	(74,517)		2039
2040	391,280			391,280	166,184			120,000	3.00%	5,400	34,667			43,333				5,000	369,584	21,696	(52,821)		2040
2041	391,280		125,810	517,090	166,184			120,000	3.00%	1,800	34,667			43,333				5,000	365,984	151,106	98,286		2041
Total	6,303,952	0	125,810	6,429,763	3,323,677		0	1,540,000		427,800	520,000		0	520,000		0	0	125,000	6,331,477				Total

Notes:

Projected TID Closure

SECTION 10:
Annexed Property

There are lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for Mixed-use Development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed-use development, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and housing options.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially

benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Water Tower, Well, and Main Extension are expected to be paid with funds from TID No. 3 and other Village funding sources.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Insert Legal Opinion

SAMPLE

Dear Village President:

As Village Attorney for the Village of Roberts, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney

Village of Roberts

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2018	
		Percentage
County	450,580	13.89%
Technical College	48,827	1.51%
Municipality	1,459,870	45.01%
School District	1,284,116	39.59%
Total	3,243,393	

Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2022	24,159	2,618	78,274	68,851	173,902	2022
2023	24,159	2,618	78,274	68,851	173,902	2023
2024	24,159	2,618	78,274	68,851	173,902	2024
2025	24,159	2,618	78,274	68,851	173,902	2025
2026	24,159	2,618	78,274	68,851	173,902	2026
2027	39,258	4,254	127,196	111,883	282,591	2027
2028	39,258	4,254	127,196	111,883	282,591	2028
2029	42,278	4,581	136,980	120,489	304,329	2029
2030	45,298	4,909	146,764	129,095	326,067	2030
2031	48,318	5,236	156,549	137,702	347,804	2031
2032	51,338	5,563	166,333	146,308	369,542	2032
2033	54,358	5,890	176,117	154,915	391,280	2033
2034	54,358	5,890	176,117	154,915	391,280	2034
2035	54,358	5,890	176,117	154,915	391,280	2035
2036	54,358	5,890	176,117	154,915	391,280	2036
2037	54,358	5,890	176,117	154,915	391,280	2037
2038	54,358	5,890	176,117	154,915	391,280	2038
2039	54,358	5,890	176,117	154,915	391,280	2039
2040	54,358	5,890	176,117	154,915	391,280	2040
2041	54,358	5,890	176,117	154,915	391,280	2041
	875,760	94,902	2,837,446	2,495,845	6,303,952	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.