

**JOINT REVIEW BOARD AGENDA  
VILLAGE OF HARTLAND**

**TAX INCREMENTAL DISTRICT NO. 7**

**November 9, 2023 at 9:00 AM**

**The meeting will be held at the Hartland Village Hall, located at 210 Cottonwood Ave. If you would prefer to attend remotely, please use the following:**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82223618623?pwd=QllvRDVESjdoMzhoREgrT2VDR0lXUT09>**

**Meeting ID: 822 2361 8623**

**Passcode: 319690**

1. Call to order.
2. Roll call.
3. Approval of minutes
  - a. Minutes for June 7, 2023 (TID 5)
  - b. Minutes for October 16, 2023
4. Review the public record, planning documents and the resolutions passed by the Plan Commission and Village Board.
5. Consideration of "Resolution Approving the Creation of Tax Incremental District No. 7".
6. Adjourn.

Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

**VILLAGE OF HARTLAND  
JOINT REVIEW BOARD MINUTES FOR TID 5  
JUNE 7, 2023 9:00 AM  
(IMMEDIATELY FOLLOWING THE TID 4 & 6 MEETING)**

Call to order

Roll Call

Present: Andrew Thelke - Waukesha County, Jeff Pfannerstill – Village President, Ryan Bailey - Village Manager, Kristine Golz – WCTC, Conrad Farner – Arrowhead School District, Tina Johnson – Hartland Lakeside School District, Amy Holley - Hartland School District, Jeff Gross - Arrowhead School District

Absent: Chad Schraufnagel - Lake Country School District

1. Review of Annual DOR Report and other information.

Mr. Bailey provided a review of TID 5. This is known as the Culver's TIF that was created in 2010. This was an environmental remediation site. Had a fund balance of \$0 at the beginning of the year and had a tax increment of \$15,093 per year with \$181 in shared revenue. Payment of \$14,946 was made to reimburse the developer. At the end of 2023 there will be a \$8,300 fund balance. This TIF will be closed out in late 2024 and this will come off the rolls. The TIF is closing 13 years early.

2. Motion to adjourn (Thelke/Pfannerstill). All were in favor, motion carried.

**VILLAGE OF HARTLAND  
JOINT REVIEW BOARD MINUTES FOR TID 7  
OCTOBER 16, 2023 9:00 AM**

Village President Pfannerstill called the meeting to order at 9:01 am.

Present: In person: Ryan Bailey – Village Manager, Sandee Policello – Village Clerk, Greg Johnson – Ehlers, Attorney Hector de la Mora – Village Attorney, John Ford – Three Leaf Development

Appearance via Zoom: Andrew Thelke - Waukesha County, Jeff Pfannerstill – Village President, Kristine Golz – WCTC (appeared at 9:08 am), Jeffrey Gross – Arrowhead School District (appeared at 9:10 am), Amy Holley – Hartland Lakeside School District, Chad Schraufnagel – Lake Country School District, Carolyn Matz – Public Member

1. Appointments as needed:
  - a. Public member  
Motion (Thelke/Pfannerstill) to approve the appointment of Carolyn Matz as the public member. All were in favor, **motion carried.**
  - b. Chairperson  
Motion (Thelke/Schraufnagel) to approve the appointment of President Pfannerstill as chairperson. All were in favor, **motion carried.**
2. Approval of Minutes – June 7, 2023  
Motion (Thelke/Pfannerstill) to approve the minutes for TID 4 and TID 6. **Approved 6 – 0,** abstention – Schraufnagel.  
  
Motion (Pfannerstill/Gross) to table the minutes for TID 5. All were in favor, **motion carried.**
3. Greg Johnson reviewed the responsibilities of the Joint Review Board.
4. Greg Johnson presented the draft Project Plan for TID 7. Mr. Johnson gave a summary of the financial analysis and reviewed the map for the proposed district. The analysis shows an increase of \$54 million in property value. Construction is scheduled to begin in 2024 and will be completed in 2026.

The Village would not be borrowing for this TID. The TID will reimburse the Village for sewer and water improvements made. This meeting is informational. A public

hearing for the TID will take place at tonight's Plan Commission meeting and it will go before the Village Board on October 30, 2023.

Mr. Bailey said there are project costs of \$79 million that will equate to \$54 million in value. He described the challenges of developing a quarry and invited attendees to visit the site. There have been several developers that have looked at the property and not move forward. Mr. Bailey said the TIF estimates are conservative and that 100% will be funded by Pay Go with minimal risk to the Village. The Village will be paid back first for the sewer and water upgrades that are done.

President Pfannerstill said the sewer upgrade would have to be done some day anyway.

Mr. Bailey said if the TID was successful, the Village could recapture the waived impact fees of \$1.2 million.

John Ford said there would be 3 months of site work and 18 months of vertical construction.

Carolyn Matz asked about underground parking and drainage at the site. Mr. Ford said it is a granular site that absorbs drainage; there will also be retention ponds. He said underground parking is not feasible.

Mr. Bailey said the Del-Hart fees will be paid by the developer and the Village will waive its impact fees. Rolling impact fees into the TIF would make it unsuccessful. The Village Board will be voting October 30<sup>th</sup> to waive the impact fees. The developer is taking responsibility for getting their \$15.9 million with no risk to the Village.

5. Set next meeting date to consider approval of the TID.

Motion (Pfannerstill/Schraufnagel) to schedule the next meeting to consider the approval of the TID for November 9, 2023 at 9 am.

6. Motion to adjourn (Schraufnagel/Gross). All were in favor, **motion carried**.

November 9, 2023

PROJECT PLAN

# Village of Hartland, Wisconsin

## Tax Incremental District No. 7



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	October 16, 2023
Public Hearing Held:	October 16, 2023
Consideration by Plan Commission:	October 16, 2023
Consideration by Village Board:	October 30, 2023
Consideration by the Joint Review Board:	November 9, 2023

## TABLE OF CONTENTS

<b>Executive Summary</b> .....	3
<b>Preliminary Map of Proposed District Boundary</b> .....	7
<b>Map Showing Existing Uses and Conditions &amp; Future Land Use</b> .....	10
<b>Preliminary Parcel List and Analysis</b> .....	14
<b>Equalized Value Test</b> .....	17
<b>Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District</b> .....	18
<b>Map Showing Proposed Improvements and Uses</b> .....	24
<b>Detailed List of Estimated Project Costs</b> .....	26
<b>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</b> .....	28
<b>Annexed Property</b> .....	34
<b>Estimate of Property to Be Devoted to Retail Business</b> .....	34
<b>Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances</b> .....	34
<b>Statement of the Proposed Method for the Relocation of any Persons to be Displaced</b> .....	35
<b>How Creation of the Tax Incremental District Promotes the Orderly Development of the Village</b> .....	36
<b>List of Estimated Non-Project Costs</b> .....	37
<b>Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)</b> .....	38
<b>Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions</b> .....	40

# SECTION 1: Executive Summary

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## DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 46 acres located off Capitol Drive and Palmer Drive. Currently the site is an inactive quarry being leased by a private development company.

The proposed development (“Project”) by Three Leaf Partners, LLC will consist of 267 residential units across two product types:

- Three 2-story townhomes.
- Ten 2-story stacked flats (market rate multi-family).

Building	Height	Units	Parking Stalls	Material
Townhomes	2-story	27	114	Wood framed
Stacked Flats	2-story	240	528	Wood framed
Community Clubhouse	1-story		19	Wood framed

The clubhouse is approximately 5,590 square feet. In addition, there will be 10 detached garage buildings (14 garages each).

Total sitework for the site is estimated at approximately \$8,050,000 including:

- Crushing 21,000 tons of on-site concrete material and up to 60,000 cubic yards of washout concrete debris.
- Raising the quarry bed approximately 15 feet.
- Demolishing existing building structures.
- Installing private water, sanitary sewer, and storm sewer improvements.

Total development costs for the project are estimated at approximately \$92 million.

## AUTHORITY

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

## ESTIMATED TOTAL PROJECT COST EXPENDITURES

The District will be created to pay costs totaling approximately \$18.2 million (“Project Costs”) including funding a pay-as-you-go developer incentive, reimbursing the sewer utility for needed public sewer improvements, reimbursement of impact fees, and funding annual administrative and professional services costs associated with the District.

## **INCREMENTAL VALUATION**

The Village assessor estimates that new land and improvements value of approximately \$54 million 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 assumptions 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 Project Costs within 27 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 associated with demolition of structures, remediate conditions from the quarry operations, and infrastructure costs for the proposed development.

The original request for TIF assistance (for the 267 units) was for a combination of upfront TIF assistance and waiving of impact fees. This request would have required the Village to issue General Obligation debt to fund the upfront TIF amount. The tax increment from this project was not projected to support the total principal and interest, and the Village is unwilling to support the project with General Fund dollars or through the Village tax levy.

The Village shifted its TIF assistance for the project to a pay-as-you-go incentive in an amount not to exceed \$15,989,578 plus waving an estimated \$1,244,906 of impact fees. The not to exceed \$15,989,578 incentive will be paid solely from the increment generated by the project annually. The Village is not issuing debt for the incentive. The developer will be responsible for raising the full capital amount needed for the Project. If the full amount of the incentive is not paid over the maximum life of the District, the Village will not be required to make up the difference.

The developer has represented provision of pay as you go incentives in the amount requested is necessary to provide an acceptable return on investment and indicates that “but for” the incentives, the project would not likely proceed.

The Village has entertained several development proposals for this area and these proposals have failed to proceed due to the extraordinary costs associated with the site.

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:
  - The expectation that the Project will employ up to 300-325 workers during construction.
  - 400-500 residents are likely to spend 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 in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements 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 less than 35% 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. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. 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**

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

The map on page 8 shows the parcel configuration as of 1/1/2023. These parcels match the parcel list included in this Project Plan.

A CSM will approved in October 2023 that will change the parcel configuration as of 1/1/2024, which is the base value of this District.

The map on page 9 illustrates the boundary map based on the CSM.



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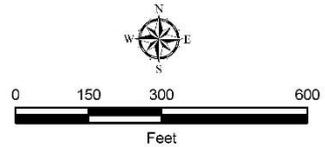


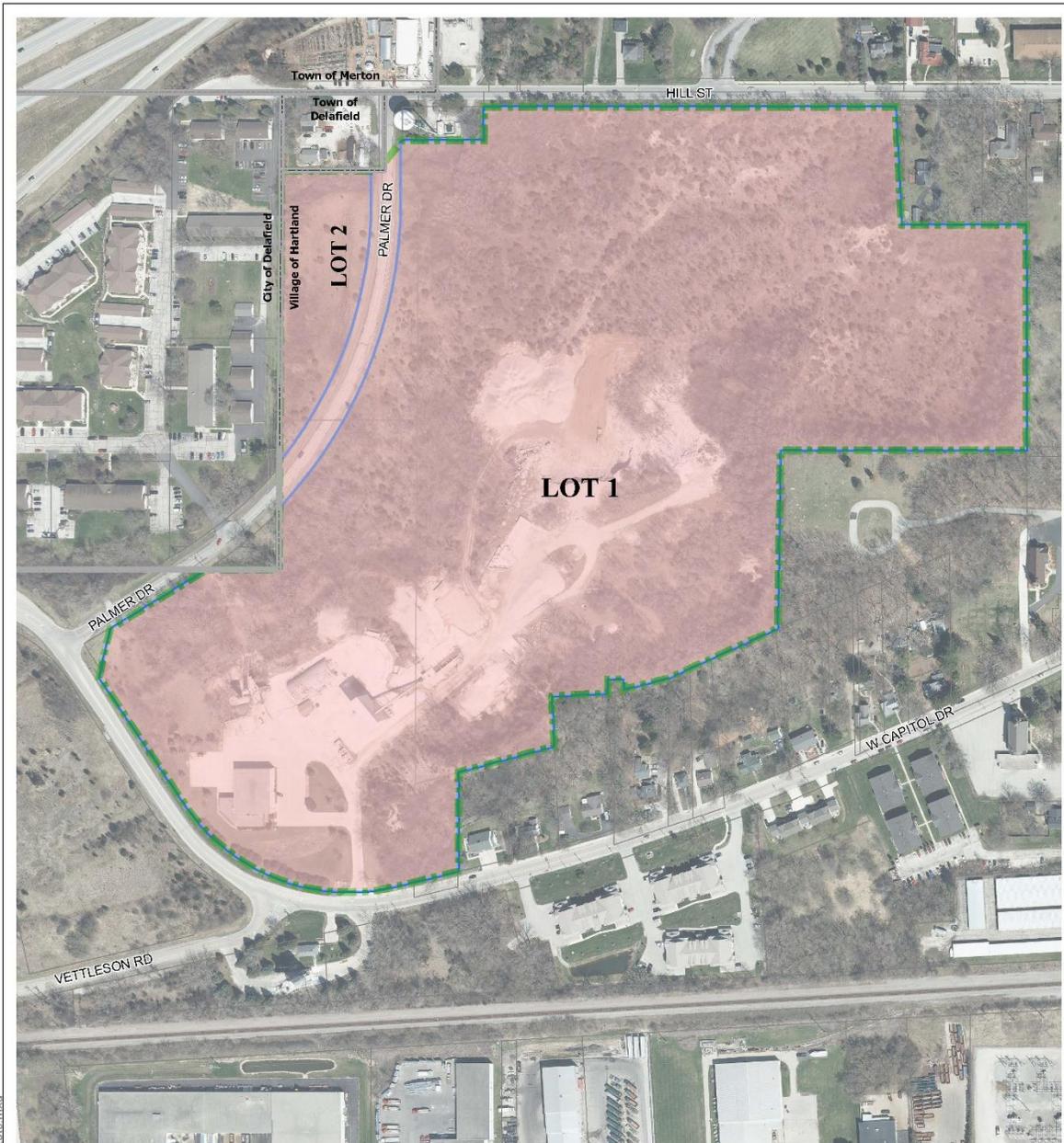
**TID 7  
Existing Tax Parcel Configuration**

**VILLAGE OF HARTLAND  
WAUKESHA COUNTY,  
WISCONSIN**

Date: October, 2023

-  TID Parcels
-  TID 7 Boundary
-  Village Limits





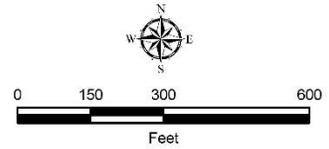
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**TID 7  
Proposed Boundary  
Based On CSM**

- Proposed CSM Lots
- TIF 7 Boundary to CSM
- Village Limits

**VILLAGE OF HARTLAND**  
WAUKESHA COUNTY,  
WISCONSIN



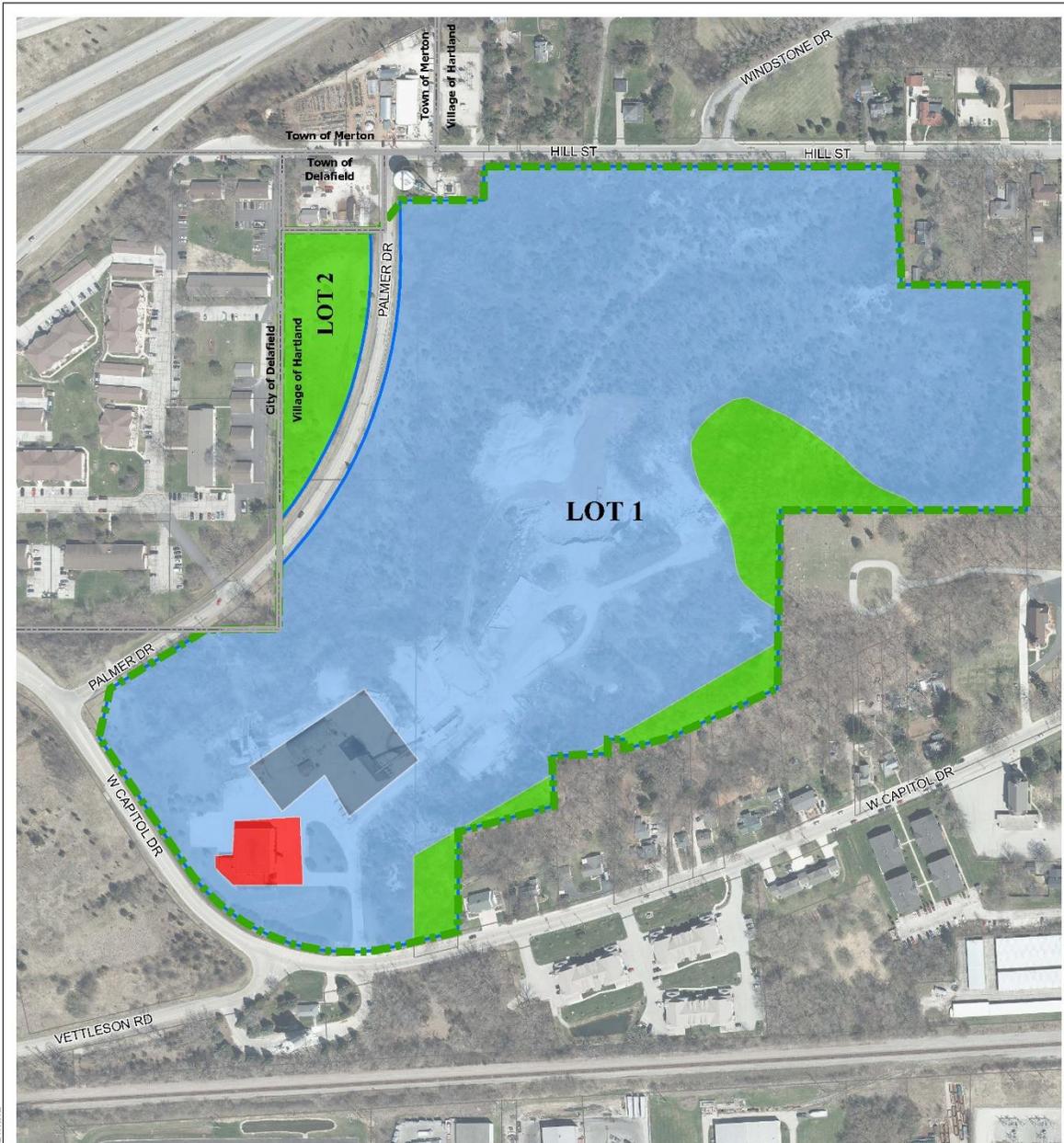
Date: October, 2023



## **SECTION 3: Map Showing Existing Uses and Conditions & Future Land Use**

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Maps Found on Following Pages.



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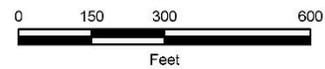


- TIF 7 Boundary to CSM
- Proposed CSM Lots
- Village Limits
- Commercial
- Extractive
- Industrial - MI
- Open Space
- Transportation

**TID 7  
Existing Land Use  
Within Proposed Boundary**

**VILLAGE OF  
HARTLAND  
WAUKESHA COUNTY,  
WISCONSIN**

Date: October, 2023



Ruekert • Mielke



RENDERED ARCHITECTURAL SITE PLAN  
11-11-16



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-10-13

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal

TOTAL LOT: 45.73 ACRES +/-  
DEVELOPABLE AREA: 27.2 ACRES +/-

SUMMARY	
STACKED 1-A 2/2 STORIES -	240 UNITS
C COVERED PARKING -	240 STALLS
DRIVEWAY PARKING -	240 STALLS
STREET PARKING -	45 STALLS
TOWNHOMES 1/2 STORIES -	27 UNITS
C COVERED PARKING -	54 STALLS
DRIVEWAY PARKING -	54 STALLS
STREET PARKING -	6 STALLS
CLUBHOUSE VISITOR PARKING -	19 STALLS
<b>TOTAL UNITS -</b>	<b>267 UNITS</b>

**PROGRESS DOCUMENTS**

11822 occurrences of: process and internal review. Please be advised that additional work may be required for final building or other site improvement.

30"x40" BOUNDARY 11/29/2016

REVISION SCHEDULE		
Issue	Drawn by	Date

**ARCHITECTURAL SITE LAYOUT PLAN**

PROJECT NUMBER:  
**ASP-100**



AERIAL RENDERING LOOKING NORTH



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22 0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**PROGRESS DOCUMENTS**

These documents are for informational purposes only and are not subject to change. Existing conditions shown on these documents are for informational purposes only and are not intended to be used for any other purpose.

DATE: 05/01/2024

REVISION SCHEDULE	
NO.	DATE

DATE: 05/01/2024

PERSPECTIVES

DATE: 05/01/2024

SF-A204

## **SECTION 4: Preliminary Parcel List and Analysis**

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List Found on Following Page.

# Village of Hartland, Wisconsin

Tax Incremental District #7

Base Property Information

Assessment Roll Classification?  
 (Residential = Class 1, Commercial =  
 Class 2, Manufacturing = Class 3, Ag  
 = Class 4, Undeveloped = Class 5, Ag  
 Forest = Class 5M, Forest = Class 6,  
 Other = Class 7 & Exempt = X)

Property Information					Assessment Information			Equalized Value			Classification	Comments	
School District	Current Parcel Number	Street Address	Total Acreage	Wetland Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Rehab/ Conservation	
ROW Areas					0			100.00%					
Lake Country	730985	700 West Capitol Drive	11.78		602,500	1,406,700	2,009,200	100.00%	602,500	1,406,700	2,009,200	11.78	
Lake Country	730986	701 W. Capitol Drive	3.23		82,200	0	82,200	100.00%	82,200	0	82,200	3.23	Carrying out plans for a program of voluntary or
Lakeside	730987	701 West Capitol Drive	33.45		909,200	0	909,200	100.00%	909,200	0	909,200	33.45	compulsory repair and rehabilitation of buildings
Lakeside	730981	644 West Capitol Drive	0.61		93,800	0	93,800	100.00%	93,800	0	93,800	0.61	or other improvements.
Less Wetland Acreage			0.00										
			<b>49.06</b>		1,687,700	1,406,700	3,094,400		1,687,700	1,406,700		49.063 100.00%	
											<b>Est. Base Value</b>	<b>3,094,400</b>	

The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.

Wis. Stat. § 66.1337(2m)(a) defines rehabilitation or conservation work:

- (a) "Rehabilitation or conservation work" includes any of the following:
1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
  2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
  3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
  4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.
- (b) "Urban renewal project" includes undertakings and activities for the elimination and for the prevention of the development or spread of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of the undertaking or work.

The parcels being added to the District meet the criteria of "Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings

or other improvements”. The proposed development remediates a quarry site, resulting in a higher and more productive land use and higher tax base.

## 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 \$16,751,700 This value is less than the maximum of \$239,420,172 in equalized value that is permitted for the Village.

<b>Village of Hartland, Wisconsin</b>	
<b>Tax Incremental District #7</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	10/9/2023
	Valuation Data Currently Available 2023
Total EV (TID In)	1,995,168,100
12% Test	239,420,172
Increment of Existing TIDs	
TID #4	1,681,300
TID #5	1,478,900
TID #6	13,591,500
Total Existing Increment	16,751,700
Projected Base Value of New District (Assumes any improvements will be demolished by 1/1/1024)	3,094,400
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	19,846,100
Compliance	<b>PASS</b>

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

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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 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.

### **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.

### **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:

- E. Industrial Drive Sewer Re-route: \$146,000
- Cardinal/Progress Sewer Upsizing: \$718,000

#### **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**

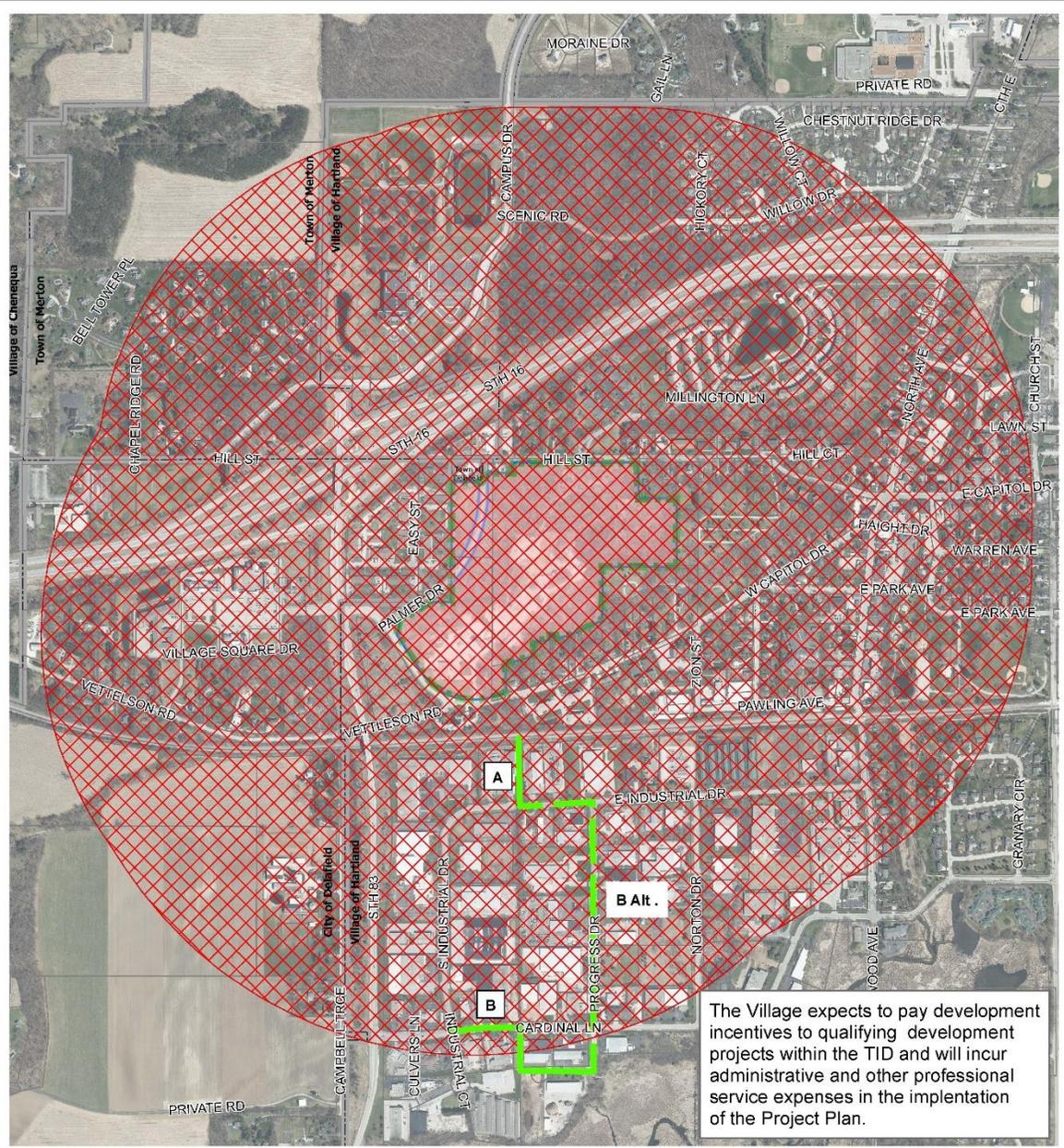
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7: Map Showing Proposed Improvements and Uses**

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Map Found on Following Page.

I:\Projects\09\_Hartland\Maps\TID7\Improvements.mxd

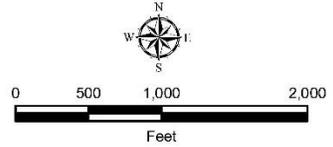


The Village expects to pay development incentives to qualifying development projects within the TID and will incur administrative and other professional service expenses in the implementation of the Project Plan.

- Sewer Upsizing (A & B)
- - - Sewer Upsizing (B Alternative)
- Proposed CSM Lots
- TIF 7 Boundary to CSM
- Half Mile Boundary
- Village Limits

**TID 7  
Half Mile Boundary  
and Improvements**

**VILLAGE OF HARTLAND**  
WAUKESHA COUNTY,  
WISCONSIN



Date: October, 2023



## **SECTION 8: Detailed List of Estimated Project Costs**

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The following list 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.

Any developer incentive provided will require a development agreement approved by the Village Board.

While the Village can reallocate costs between projects as necessary, all expenditures will require separate approval by the Village Board. Subject to approval of a developer agreement the annual tax increment collected for this District is expected to pay for project costs in the following order of priority:

1. Pay up to \$32,000 per year to reimburse the Sewer Utility for improvements funded with Sewer Utility cash on hand. The \$32,000 will be paid annually until the actual cost of the actual sewer improvements have been fully reimbursed.
2. \$5,000 to cover annual costs of administering the District as determined by the Village. This is included, but not limited to, annual Department of Revenue fees, audit expenses, Village staff time, and professional services costs.
3. Pay a developer incentive not to exceed \$15,989,578. If this amount is not reimbursed by the time the District reaches its maximum life, the Village is not required to make up the shortfall.

# Village of Hartland, Wisconsin

## Tax Incremental District #7

### Estimated Project List

Project ID	Project Name/Type	Total TID Cost	1/2 mile Radius
A	E. Industrial Drive Sewer Reroute	146,000	Yes
B	Cardinal/Progress Sewer Upsizing	718,000	Yes
Throughout District	Developer Incentive	15,989,578	No
Throughout District	Annual Administrative/Professional Services	140,000	
Throughout District	Reimbursement of utility impact fees (subject to increment being available)	<u>1,244,906</u>	
Total Projects		<u>18,238,484</u>	
Notes:			
	Note 1	Project costs are estimates and are subject to modification	

## **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**

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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 Village assessor estimates the Project to generate approximately \$54.1 million in incremental value. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming an Interim tax rate of \$10.00 per thousand of equalized value, and 1% appreciation, the District would generate approximately \$15.9 million in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Based on the Project Cost expenditures included within the cash flow exhibit (Table 3), the District would remain open for its full maximum life (27 years), but does not generate sufficient increment to pay all of the eligible project costs.

Assuming an Interim tax rate of \$10.00 per thousand of equalized value, and 1.75% appreciation, the District would generate approximately \$17.4 million in incremental tax revenue over the 27-year term of the District as shown in Table 4. The District would remain open for its full maximum life (27 years), but it is projected to generate sufficient increment to pay all of the eligible project costs (Table 5).

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 1 – Development Assumptions**

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <h2 style="margin: 0;">Village of Hartland, Wisconsin</h2> <h3 style="margin: 0;">Tax Incremental District #7</h3> <h4 style="margin: 0;">Development Assumptions</h4> </div>					
Construction Year		Estimated Incremental Value	Annual Total	Construction Year	
1	2024	21,318,800	21,318,800	2024	1
2	2025	22,000,000	22,000,000	2025	2
3	2026	10,836,000	10,836,000	2026	3
4	2027		0	2027	4
5	2028		0	2028	5
6	2029		0	2029	6
7	2030		0	2030	7
8	2031		0	2031	8
9	2032		0	2032	9
10	2033		0	2033	10
11	2034		0	2034	11
12	2035		0	2035	12
13	2036		0	2036	13
14	2037		0	2037	14
15	2038		0	2038	15
16	2039		0	2039	16
17	2040		0	2040	17
18	2041		0	2041	18
19	2042		0	2042	19
20	2043		0	2043	20
21	2044		0	2044	21
22	2045		0	2045	22
23	2046		0	2046	23
24	2047		0	2047	24
25	2048		0	2048	25
26	2049		0	2049	26
27	2050		0	2050	27
Totals		<u>54,154,800</u>	<u>54,154,800</u>		

Notes:  
Incremental value based on estimate from Village assessor for land and improvements.

**Table 2 – Tax Increment Projection Worksheet (1% appreciation)**

Village of Hartland, Wisconsin								
Tax Incremental District #7								
Tax Increment Projection Worksheet								
Type of District	Rehabilitation			Estimated Base Value	681,200			
District Creation Date	October 9, 2023			Appreciation Factor	1.00%			
Valuation Date	Jan 1,	2024		2022/2023 TID tax rate	11.27			
Max Life (Years)	27			Rate Adjustment Factor				
Expenditure Period/Termination	22	10/9/2045		Tax Exempt Discount Rate	N/A			
Revenue Periods/Final Year	27	2052		Taxable Discount Rate	N/A			
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	Yes							

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2024	21,318,800	2025	0	21,318,800	2026	\$10.00	213,188
2 2025	22,000,000	2026	0	43,318,800	2027	\$10.00	433,188
3 2026	10,836,000	2027	0	54,154,800	2028	\$10.00	541,548
4 2027	0	2028	541,548	54,696,348	2029	\$10.00	546,963
5 2028	0	2029	546,963	55,243,311	2030	\$10.00	552,433
6 2029	0	2030	552,433	55,795,745	2031	\$10.00	557,957
7 2030	0	2031	557,957	56,353,702	2032	\$10.00	563,537
8 2031	0	2032	563,537	56,917,239	2033	\$10.00	569,172
9 2032	0	2033	569,172	57,486,411	2034	\$10.00	574,864
10 2033	0	2034	574,864	58,061,276	2035	\$10.00	580,613
11 2034	0	2035	580,613	58,641,888	2036	\$10.00	586,419
12 2035	0	2036	586,419	59,228,307	2037	\$10.00	592,283
13 2036	0	2037	592,283	59,820,590	2038	\$10.00	598,206
14 2037	0	2038	598,206	60,418,796	2039	\$10.00	604,188
15 2038	0	2039	604,188	61,022,984	2040	\$10.00	610,230
16 2039	0	2040	610,230	61,633,214	2041	\$10.00	616,332
17 2040	0	2041	616,332	62,249,546	2042	\$10.00	622,495
18 2041	0	2042	622,495	62,872,042	2043	\$10.00	628,720
19 2042	0	2043	628,720	63,500,762	2044	\$10.00	635,008
20 2043	0	2044	635,008	64,135,770	2045	\$10.00	641,358
21 2044	0	2045	641,358	64,777,127	2046	\$10.00	647,771
22 2045	0	2046	647,771	65,424,899	2047	\$10.00	654,249
23 2046	0	2047	654,249	66,079,148	2048	\$10.00	660,791
24 2047	0	2048	660,791	66,739,939	2049	\$10.00	667,399
25 2048	0	2049	667,399	67,407,338	2050	\$10.00	674,073
26 2049	0	2050	674,073	68,081,412	2051	\$10.00	680,814
27 2050	0	2051	680,814	68,762,226	2052	\$10.00	687,622
<b>Totals</b>	<b>54,154,800</b>		<b>14,607,426</b>		<b>Future Value of Increment</b>		<b>15,941,424</b>

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).

**Table 3 – Cash flow projection 1% appreciation**

Village of Hartland, Wisconsin										
Tax Incremental District #7										
Cash Flow Projection - 1% appreciation										
Year	Projected Revenues		Expenditures				Balances			Year
	Tax Increments	Total Revenues	Priority #3 TID Installment Grant Not to Exceed \$15,989,578 Dated Date: TBD Estimated Principal Paid	Priority #1 Sewer Reimbursement	Priority #2 Annual District Costs	Total Expenditures	Annual	Cumulative	MRO Principal Outstanding	
2025		0				0	0	0	15,989,578	2025
2026	213,188	213,188	176,188	32,000	5,000	213,188	0	0	15,813,390	2026
2027	433,188	433,188	396,188	32,000	5,000	433,188	0	0	15,417,202	2027
2028	541,548	541,548	504,548	32,000	5,000	541,548	0	0	14,912,654	2028
2029	546,963	546,963	509,963	32,000	5,000	546,963	0	0	14,402,691	2029
2030	552,433	552,433	515,433	32,000	5,000	552,433	0	0	13,887,257	2030
2031	557,957	557,957	520,957	32,000	5,000	557,957	0	0	13,366,300	2031
2032	563,537	563,537	526,537	32,000	5,000	563,537	0	0	12,839,763	2032
2033	569,172	569,172	532,172	32,000	5,000	569,172	0	0	12,307,591	2033
2034	574,864	574,864	537,864	32,000	5,000	574,864	0	0	11,769,726	2034
2035	580,613	580,613	543,613	32,000	5,000	580,613	0	0	11,226,114	2035
2036	586,419	586,419	549,419	32,000	5,000	586,419	0	0	10,676,695	2036
2037	592,283	592,283	555,283	32,000	5,000	592,283	0	0	10,121,412	2037
2038	598,206	598,206	561,206	32,000	5,000	598,206	0	0	9,560,206	2038
2039	604,188	604,188	567,188	32,000	5,000	604,188	0	0	8,993,018	2039
2040	610,230	610,230	573,230	32,000	5,000	610,230	0	0	8,419,788	2040
2041	616,332	616,332	579,332	32,000	5,000	616,332	0	0	7,840,456	2041
2042	622,495	622,495	585,495	32,000	5,000	622,495	0	0	7,254,960	2042
2043	628,720	628,720	591,720	32,000	5,000	628,720	0	0	6,663,240	2043
2044	635,008	635,008	598,008	32,000	5,000	635,008	0	0	6,065,232	2044
2045	641,358	641,358	604,358	32,000	5,000	641,358	0	0	5,460,875	2045
2046	647,771	647,771	610,771	32,000	5,000	647,771	0	0	4,850,103	2046
2047	654,249	654,249	617,249	32,000	5,000	654,249	0	0	4,232,854	2047
2048	660,791	660,791	623,791	32,000	5,000	660,791	0	0	3,609,063	2048
2049	667,399	667,399	630,399	32,000	5,000	667,399	0	0	2,978,664	2049
2050	674,073	674,073	637,073	32,000	5,000	674,073	0	0	2,341,590	2050
2051	680,814	680,814	643,814	32,000	5,000	680,814	0	0	1,697,776	2051
2052	687,622	687,622	650,622	32,000	5,000	687,622	0	0	1,047,154	2052
Total	15,941,424	15,941,424	14,942,424	864,000	135,000	15,941,424				Total

Notes:

**THIS IS AN ILLUSTRATION ONLY OF THE PRIORITIZATION OF INCREMENT.  
ACTUAL PAYMENTS WILL BE CALCULATED ANNUALLY BASED ON THE TID TAX RATE, ACTUAL INCREMENTAL VALUE, AND ACTUAL COSTS.**

Projected TID Closure

**Table 4 – Tax Increment Projection Worksheet (1.75% appreciation)**

Village of Hartland, Wisconsin Tax Incremental District #7 Tax Increment Projection Worksheet							
Type of District	Rehabilitation			Estimated Base Value	681,200		
District Creation Date	October 9, 2023			Appreciation Factor	1.75%		
Valuation Date	Jan 1,	2024		2022/2023 TID tax rate	11.27		
Max Life (Years)	27			Rate Adjustment Factor			
Expenditure Period/Termination	22	10/9/2045					
Revenue Periods/Final Year	27	2052					
Extension Eligibility/Years	Yes	3		Tax Exempt Discount Rate	N/A		
Eligible Recipient District	Yes			Taxable Discount Rate	N/A		

	Construction		Valuation		Inflation		Total		Revenue Year	Tax Rate	Tax Increment
	Year	Value Added	Year	Value	Year	Increment	Year	Increment			
1	2024	21,318,800	2025			0	21,318,800	2026	\$10.00	213,188	
2	2025	22,000,000	2026			0	43,318,800	2027	\$10.00	433,188	
3	2026	10,836,000	2027			0	54,154,800	2028	\$10.00	541,548	
4	2027	0	2028			947,709	55,102,509	2029	\$10.00	551,025	
5	2028	0	2029			964,294	56,066,803	2030	\$10.00	560,668	
6	2029	0	2030			981,169	57,047,972	2031	\$10.00	570,480	
7	2030	0	2031			998,340	58,046,311	2032	\$10.00	580,463	
8	2031	0	2032			1,015,810	59,062,122	2033	\$10.00	590,621	
9	2032	0	2033			1,033,587	60,095,709	2034	\$10.00	600,957	
10	2033	0	2034			1,051,675	61,147,384	2035	\$10.00	611,474	
11	2034	0	2035			1,070,079	62,217,463	2036	\$10.00	622,175	
12	2035	0	2036			1,088,806	63,306,269	2037	\$10.00	633,063	
13	2036	0	2037			1,107,860	64,414,128	2038	\$10.00	644,141	
14	2037	0	2038			1,127,247	65,541,376	2039	\$10.00	655,414	
15	2038	0	2039			1,146,974	66,688,350	2040	\$10.00	666,883	
16	2039	0	2040			1,167,046	67,855,396	2041	\$10.00	678,554	
17	2040	0	2041			1,187,469	69,042,865	2042	\$10.00	690,429	
18	2041	0	2042			1,208,250	70,251,116	2043	\$10.00	702,511	
19	2042	0	2043			1,229,395	71,480,510	2044	\$10.00	714,805	
20	2043	0	2044			1,250,909	72,731,419	2045	\$10.00	727,314	
21	2044	0	2045			1,272,800	74,004,219	2046	\$10.00	740,042	
22	2045	0	2046			1,295,074	75,299,293	2047	\$10.00	752,993	
23	2046	0	2047			1,317,738	76,617,030	2048	\$10.00	766,170	
24	2047	0	2048			1,340,798	77,957,828	2049	\$10.00	779,578	
25	2048	0	2049			1,364,262	79,322,090	2050	\$10.00	793,221	
26	2049	0	2050			1,388,137	80,710,227	2051	\$10.00	807,102	
27	2050	0	2051			1,412,429	82,122,656	2052	\$10.00	821,227	
<b>Totals</b>		<b>54,154,800</b>				<b>27,967,856</b>			<b>Future Value of Increment</b>	<b>17,449,234</b>	

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).

**Table 5 - Cash flow projection 1.75% appreciation**

Village of Hartland, Wisconsin											
Tax Incremental District #7											
Cash Flow Projection 1.75% appreciation											
Year	Projected Revenues		Expenditures				Balances			Year	
	Tax Increments	Total Revenues	Priority #3 TID Installment Grant Not to Exceed \$15,989,578 Dated Date: TBD Estimated Principal Paid	Priority #1 Sewer Reimbursement	Priority #2 Annual District Costs	Total Expenditures	Annual	Cumulative	MRO Principal Outstanding		
2025		0				0	0	0	15,989,578	2025	
2026	213,188	213,188	176,188	32,000	5,000	213,188	0	0	15,813,390	2026	
2027	433,188	433,188	396,188	32,000	5,000	433,188	0	0	15,417,202	2027	
2028	541,548	541,548	504,548	32,000	5,000	541,548	0	0	14,912,654	2028	
2029	551,025	551,025	514,025	32,000	5,000	551,025	0	0	14,398,629	2029	
2030	560,668	560,668	523,668	32,000	5,000	560,668	0	0	13,874,961	2030	
2031	570,480	570,480	533,480	32,000	5,000	570,480	0	0	13,341,481	2031	
2032	580,463	580,463	543,463	32,000	5,000	580,463	0	0	12,798,018	2032	
2033	590,621	590,621	553,621	32,000	5,000	590,621	0	0	12,244,397	2033	
2034	600,957	600,957	563,957	32,000	5,000	600,957	0	0	11,680,440	2034	
2035	611,474	611,474	574,474	32,000	5,000	611,474	0	0	11,105,966	2035	
2036	622,175	622,175	585,175	32,000	5,000	622,175	0	0	10,520,791	2036	
2037	633,063	633,063	596,063	32,000	5,000	633,063	0	0	9,924,729	2037	
2038	644,141	644,141	607,141	32,000	5,000	644,141	0	0	9,317,587	2038	
2039	655,414	655,414	618,414	32,000	5,000	655,414	0	0	8,699,174	2039	
2040	666,883	666,883	629,883	32,000	5,000	666,883	0	0	8,069,290	2040	
2041	678,554	678,554	641,554	32,000	5,000	678,554	0	0	7,427,736	2041	
2042	690,429	690,429	653,429	32,000	5,000	690,429	0	0	6,774,307	2042	
2043	702,511	702,511	665,511	32,000	5,000	702,511	0	0	6,108,796	2043	
2044	714,805	714,805	677,805	32,000	5,000	714,805	0	0	5,430,991	2044	
2045	727,314	727,314	690,314	32,000	5,000	727,314	0	0	4,740,677	2045	
2046	740,042	740,042	703,042	32,000	5,000	740,042	0	0	4,037,635	2046	
2047	752,993	752,993	715,993	32,000	5,000	752,993	0	0	3,321,642	2047	
2048	766,170	766,170	729,170	32,000	5,000	766,170	0	0	2,592,472	2048	
2049	779,578	779,578	742,578	32,000	5,000	779,578	0	0	1,849,893	2049	
2050	793,221	793,221	756,221	32,000	5,000	793,221	0	0	1,093,672	2050	
2051	807,102	807,102	770,102	32,000	5,000	807,102	0	0	323,570	2051	
2052	821,227	821,227	323,570	32,000	5,000	360,570	460,657	460,657	0	2052	
Total	17,449,234	17,449,234	15,989,578	864,000	135,000	16,988,578				Total	

Notes: Projected TID Closure

**THIS IS AN ILLUSTRATION ONLY OF THE PRIORITIZATION OF INCREMENT.**

**ACTUAL PAYMENTS WILL BE CALCULATED ANNUALLY BASED ON THE TID TAX RATE, ACTUAL INCREMENTAL VALUE, AND ACTUAL COSTS.**

## **SECTION 10: Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

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

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Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% 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**

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### **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 a Planned Unit 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**

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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 converting a quarry site to new residential development, 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 Project will be compatible with adjacent land uses.

The Project will accomplish a housing goal outlined in the Village's Comprehensive Plan:

- Housing units should be geographically well distributed and include a full range of housing types, sizes, and costs including detached single family homes, two family homes, multi-family homes, multi-family apartments, and condominiums, and housing for persons with special needs.

The requested zoning and uses match the future land uses proposed in the 2045 Smart Growth Plan. The future land use map identifies the area as suitable for High Density Residential growth.

## **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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

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

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Legal Opinion Found on Following Page.

TAGLaw International Lawyers

Hector de la Mora  
Direct Telephone  
262-784-5418  
hector.delamora@vonbriesen.com

October 25, 2023

Jeff Pfannerstill  
Village President  
Village of Hartland  
210 Cottonwood Ave  
Hartland, WI 53029

Re: Project Plan for Tax Incremental District No. 7

Dear Mr. Pfannerstill:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Village Attorney for the Village of Hartland, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Hartland Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

von BRIESEN & ROPER, s.c.



Hector de la Mora

HDM:bai

# 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.							
Tax Bill for 2022 tax roll payable in 2023							
County							14%
Municipality							36%
UHSD Arrowhead							19%
Lake Country							28%
Technical College							2%
Total							100%
Revenue Year	County	Municipality	UHSD		Technical	Total	Revenue Year
			Arrowhead	Lake Country	College		
2026	29,969	77,295	41,104	59,574	5,246	213,188	2026
2027	60,895	157,060	83,522	121,051	10,659	433,188	2027
2028	76,128	196,348	104,415	151,332	13,326	541,548	2028
2029	76,889	198,312	105,459	152,845	13,459	546,963	2029
2030	77,658	200,295	106,514	154,373	13,593	552,433	2030
2031	78,434	202,298	107,579	155,917	13,729	557,957	2031
2032	79,219	204,321	108,654	157,476	13,867	563,537	2032
2033	80,011	206,364	109,741	159,051	14,005	569,172	2033
2034	80,811	208,428	110,838	160,642	14,145	574,864	2034
2035	81,619	210,512	111,947	162,248	14,287	580,613	2035
2036	82,435	212,617	113,066	163,870	14,430	586,419	2036
2037	83,260	214,743	114,197	165,509	14,574	592,283	2037
2038	84,092	216,891	115,339	167,164	14,720	598,206	2038
2039	84,933	219,060	116,492	168,836	14,867	604,188	2039
2040	85,782	221,250	117,657	170,524	15,016	610,230	2040
2041	86,640	223,463	118,834	172,229	15,166	616,332	2041
2042	87,507	225,697	120,022	173,952	15,317	622,495	2042
2043	88,382	227,954	121,222	175,691	15,471	628,720	2043
2044	89,266	230,234	122,435	177,448	15,625	635,008	2044
2045	90,158	232,536	123,659	179,223	15,782	641,358	2045
2046	91,060	234,862	124,896	181,015	15,939	647,771	2046
2047	91,970	237,210	126,144	182,825	16,099	654,249	2047
2048	92,890	239,582	127,406	184,653	16,260	660,791	2048
2049	93,819	241,978	128,680	186,500	16,422	667,399	2049
2050	94,757	244,398	129,967	188,365	16,587	674,073	2050
2051	95,705	246,842	131,266	190,248	16,752	680,814	2051
2052	96,662	249,310	132,579	192,151	16,920	687,622	2052
	2,240,950	5,779,863	3,073,635	4,454,713	392,263	15,941,424	

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

VILLAGE OF HARTLAND  
RESOLUTION NO. 10/16/2023<sup>A</sup>

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR  
TAX INCREMENTAL DISTRICT NO. 7**

WHEREAS, the Village of Hartland (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. 7 (the "District") is proposed to be created by the Village 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); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, the UHS Arrowhead School District, the Hartland-Lakeside Joint School District No 3, the Lake Country School District and the Waukesha County Area 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, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

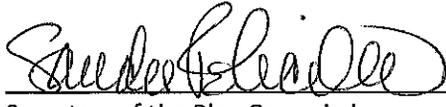
WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 16, 2023 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

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

1. It recommends to the Village Board that Tax Incremental District No. 7 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 10th day of October, 2023.

  
\_\_\_\_\_  
Plan Commission Chair

  
\_\_\_\_\_  
Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 7  
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

**PROJECT PLAN**

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. 10302023G

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 7,  
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES  
VILLAGE OF HARTLAND, WISCONSIN**

WHEREAS, the Village of Hartland (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. 7 (the "District") is proposed to be created by the Village as a district in need of rehabilitation or conservation work 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).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, the UHS Arrowhead School District, the Hartland-Lakeside Joint School District No 3, the Lake Country School District and the Waukesha County Area 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, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 16, 2023 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; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Village Board that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Hartland that:

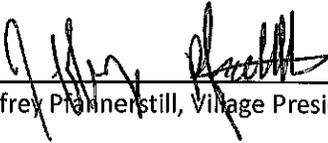
1. The boundaries of the District that shall be named "Tax Incremental District No. 7, Village of Hartland", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Village Board finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b).
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
  - (e) That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
  - (f) The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 7, Village of Hartland" (see Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District,

specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 30th day of October, 2023.

  
\_\_\_\_\_  
Jeffrey Prannerstill, Village President

  
\_\_\_\_\_  
Sandee Policello, Village Clerk

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**JOINT REVIEW BOARD  
RESOLUTION APPROVING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 7,  
VILLAGE OF HARTLAND**

WHEREAS, the Village of Hartland (the "Village") seeks to create Tax Incremental District No. 7 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the Village and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Village Board; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Village Board creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_ ayes to \_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
Jeffrey Pfannerstill, JRB Chairperson

\_\_\_\_\_  
Sande Policello, Village Clerk