

Village of Grafton



Tax Incremental District No. 2 Project Plan Amendment

August 9, 2006 – Joint Review Board Initial Meeting
August 22, 2006 – Plan Commission Public Hearing and Action
September 26, 2006 – Village Board Action
September 27, 2006 – Joint Review Board Final Action

Prepared by:
Michael Rambousek, AICP, Director of Planning and Development
Paul Styduhar, Finance Director
Teri Dylak, Village Clerk
Village of Grafton
1971 Washington Street
Grafton, WI 53217

VILLAGE OFFICIALS

Village Board Trustees

Jim Brunnquell, President
James Grant
Ron LaPean
David Liss
Richard Rieck
Devorah Ryan
Scott Volkert

Plan Commission

Jim Brunnquell, Chair
Carl Harms
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Amy Pikalek
Devorah Ryan, Trustee
Alfred Schlecht
Randy Silasiri

Village Staff Members

Darrell Hofland, Village Administrator
Michael Rambousek, AICP, Director of Planning and Development
Teri Dylak, Village Clerk
Paul Styduhar, Finance Director
David Murphy, Director of Public Works

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I. INTRODUCTION

This project plan amendment for Tax Incremental District No. 2 (the "Amended TID No. 2 Project Plan") in the Village of Grafton, Wisconsin (the "Village") has been prepared in compliance with Wisconsin Statutes Section 66.1105(4)(d) to allow for future expenditure for the extension of storm sewer through Badger Circle to the stormwater pond, maintenance, and other administrative and development costs. The Project Plan establishes a need for certain new projects, proposed improvements within TID No. 2, an estimated time schedule, and an estimated budget. The Project Plan Amendment will need to be approved by the Plan Commission, Village Board, and Joint Review Board is to be used as a supplement to the original plan that guides development within Tax Incremental District No. 2 (TID No. 2), Project Plan, approved on June 3, 1996, by the Grafton Village Board and June 19, 1996, by the Joint Review Board.

Under State of Wisconsin Tax Incremental Financing Law, for additional expenditures to be added to a TID Tax Incremental District Project Plan created prior to 2003 with an expired expenditure period (previously 7 years maximum), the project plan must be amended pursuant to the required process under the new law to take advantage of the extended timeframe. The new TID law allows expenditures for up to 15 years in and industrial type TID, with a maximum life of 27 years. The properties located in the proposed Amended Project Plan are the same as those approved in the original Project Plan. As a result, other approvals such as land use map amendments, annexations, and/or rezoning(s) are not required after the adoption and approval of the Amended TID No. 2 Project Plan. The boundaries of the District are defined on Appendix A, Exhibit 1.

In brief, the identified area in the Amended TID No. 2 Project Plan is best described as the Northeast quadrant of the intersection of STH 60 and Cheyenne Avenue, save the former Leeson Electric Corporation Building, consisting of 14 parcels and the Badger Circle right-of-way. The total area of the Amended Project Plan, not including the Badger Circle right-of-way is 52.268 acres. There are approximately 18 acres left to be developed with the project boundaries.

The Village intends that Tax Incremental Financing (TIF) will be used to assure that high quality industrial office and related private development locates in this District. The goal is to provide and preserve employment opportunities within the Village, promote growth and to provide rehabilitation and conservation of lands currently needing improvements to infrastructure, roadways, sewers and platting consistent with the Village's Master Plan.

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

As defined in Wisconsin Statutes Section 66.1105(2)(a), the TID No. 2 Amended Project Plan will provide greater employment opportunities, broaden the property tax base, and relieve the tax burden on Village residents and homeowners. The Amended Project Plan will continue to make the Village competitive with other surrounding communities by making industrial property more developable and ultimately more taxable. Therefore, the Village proposes to amend the TID No. 2 Project Plan, to include costs for infrastructure improvements and other development costs. Any cost directly or indirectly related to achieving this objective is considered a "project cost" and is eligible to be paid from tax increments of TID No. 2, although such costs are not required to be funded by the Village even if they are listed in the Amended Project Plan. Village staff and the costs of planning, engineering, design, surveying, legal, financing and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments, or claims for damages, and other expenses are considered project costs. Also, under the new State of Wisconsin Tax Incremental Financing Law, donation of money between different Tax Incremental Financing Districts is allowable.

Implementation of the Amended Project Plan, and construction of the proposed improvements, will require an item-by-item authorization by the Village Board. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time each project is scheduled for construction. The Village Board is not required to make public expenditures described in the Amended Project Plan, and may finance only projects identified, as required, by Wisconsin Statutes Section 66.1105(2)(f) with tax increment

revenues. A copy of the Amended Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for their certification of TID No. 2 in the Village of Grafton.

Financial inducement to install, repair, and/or maintain public utilities including a sanitary sewer, water facilities, storm sewer infrastructure, street improvements, help with potential environmental remediation costs, provide planning and development staff expertise, and create financial development incentive packages will allow the attraction, retention, and expansion of high quality industrial development to take place within the boundaries of the Amended Project Plan area. This new and existing industry will increase the tax base and provide additional employment opportunities.

III. GENERAL LISTING OF ESTIMATED PROJECT COSTS

The following is a general description of allowable tax increment district expenditures.

A. Municipal Infrastructure Improvements and Maintenance

In general, municipal infrastructure improvements will be necessary to facilitate the implementation of the original TID No. 2 goals. These public improvements are detailed specifically in Section V of this project plan. A majority of these improvements will consist of storm sewer infrastructure, water main upgrades, maintenance, and sanitary sewer improvements near or in Badger Circle.

B. Imputed Administrative Costs

Costs include, but shall not be limited to, a portion of the salaries of employees of the following Village departments: Administration, Assessing, Public Works employees, Planning and Development, Finance, Village Clerk, and others directly involved with the creation, administration, and providing of public service to Amended TID No. 2 Project Plan.

C. Consultant Costs

Costs include fees incurred by any attorney, financial advisor, engineer, planner, surveyors, economic impact study costs, reproduction of maps, and other contracted services, if any.

D. Land Assembly/Relocation Costs

There are no anticipated land assembly and/or relocation costs associated with the implementation of TID No. 2 Amended Project Plan. However, it is possible that relocation costs could be expended relocating an existing business into the TID No. 2 Amended Project Plan Area as a financial incentive.

For sake of disclosure in this document and as part of the requirement under property acquisition and relocation the State of Wisconsin Statutes indicate the Village and the Community Development Authority are authorized to make

payments to, or with respect to, persons (including families, business concerns and others) being displaced from the project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, when such projects and expenditures are approved by the Village Board. Any persons being displaced during the course of the project relocated from properties within the area during the course of the project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.431 (10) of the Wisconsin Statutes and subsequently approved by the Wisconsin Department of Commerce.

E. Finance Costs

Costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing any identified improvements contained in the Project Plan. No financing is proposed as part of this Amended TID No. 2 Project Plan.

F. Discretionary Payments

Payments advances made, at the discretion of the Village Board, which are found to be necessary or convenient to the creation of the Amended TID No. 2 Project Plan, or the implementation of the Project Plan. These payment advances may include certain development incentives to be negotiated for individual development projects as an incentive to attract new taxable property into TID No. 2. This provision will be executed if, and only if, the discretionary payments are necessary for private construction to occur prior to State of Wisconsin Department of Commerce approval of the Project Plan.

IV. PROJECT SPECIFICS

The public improvements as set forth in Section V of this document are necessary to allow industrial development and expansion to take place that will increase the Village's tax base and create industrial type of jobs that will provide additional employment opportunities on 52.268 acres of land. This development area (Amended TID No. 2 Project Plan Area) is also referred to as the "Grafton Business Park".

In 2006, the total valuation for the TID No. 2 Project Plan was approximately \$14,029,200. The incremental value, which provides the basis for the TID revenue stream, was \$13,776,800. To date, expenditures have totaled \$2,867,752 in TID No. 2 as the entire project plan has been implemented. The proposed TID No. 2 Project Plan Amendment seeks to add \$301,700 of expenditures in 2006, \$5,000 in 2007, \$5,000 in 2008, \$5,000 in 2009, and \$5,000 in 2010. Currently, there is enough anticipated revenue to fund all of the additional expenditures. It is possible that depending on the amount of development activity and the timing of development that expenditure could continue in the Amended TID No. 2 Project Plan for administrative costs and financial development incentives until the year 2020. Exhibit 2 indicates no additional financing or borrowing and all expenditures will be paid 2010 and, thus, the TID could be closed in 2010, if the entire project area becomes developed. While state law allows for districts such as TID No. 2 to remain open for 27 years (15 years for expenditures), it is highly expected that TID No. 2 will close prior to that date, and the new increment will be placed on the general Village tax roll thereby benefiting the entire Village as well as the overlapping taxing authorities.

V. PROJECT COSTS ASSOCIATED WITH TID NO. 2 AMENDED PROJECT PLAN

2006 EXPENDITURES

Administration Costs	\$2,000
Finance	\$2,000
Financing Charges	\$700
Badger Circle Pond Maintenance	\$8,000
Sewer and Water Improvements	\$30,000
Economic Development	\$3,000
Community Development	<u>\$256,000</u>
TOTAL 2006 EXPENDITURES	\$301,700

FUTURE EXPENDITURES

2007 Administration Costs	\$5,000
2008 Administration Costs	\$5,000
2009 Administration Costs	\$5,000
2010 Administration Costs	<u>\$5,000</u>
TOTAL FUTURE EXPENDITURES	\$20,000

ESTIMATED TOTAL AMENDED TID NO. 2 COSTS **\$321,700**

ESTIMATED BORROWING COSTS **\$0**

VI. FINANCING METHODS AND ECONOMIC FEASIBILITY STUDY

The Amended TID No. 2 Project Plan proposes no outside financing methods or borrowing, however, those remain options for implementation, if warranted by a certain project or situation. The 2006 total revenue for TID No. 2 was \$251,152, the majority of which was increment payments, in addition to, investment income, and State Computer Equipment Exemption funds. Exhibit 2 indicates the economic feasibility of the study and that the debt incurred for all proposed expenditures will be repaid by existing TID No. 2 revenue. It is also important to note that the financial feasibility analysis provided is extremely conservative in that it only relies upon revenue from existing development that has already occurred in the Grafton Business Park. No future development has been accounted for in the determination of future revenue.

VII. TIMETABLE

The time schedule set forth below is preliminary and is to be used for budgeting and planning purposes only. The Village Board is not mandated to make the improvements defined in this project plan; each project will require item-by-item review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints existing at the time a project is scheduled for consideration. Actual implementation of the projects proposed in the Project Plan may be accelerated or deferred, depending on conditions existing at that time.

TID No. 2 DISTRICT AMENDMENT TIMELINE

July 26, 2006 – Initial Review of Project Plan by Plan Commission.

August 9, 2006 – Joint Review Board holds initial meeting.

August 22, 2006 – Plan Commission Meeting and Public Hearing on Amended TID No. 2 Project Plan/Plan Commission adopts Resolution on Amended TID No. 2 Project Plan.

September 26, 2006 – Village Board adopts Resolution approving Project Plan and adopts Resolution creating TID No. 2 and submits it to Joint Review Board.

September 27, 2006 – Joint Review Board reviews and takes action on Amended TID No. 2 Resolution and approves the Project Plan.

September 30, 2006 – Village Board notified of Joint Review Board action.

December, 2006 – Submittal to Department of Revenue for Certification

IIX. PROMOTES THE ORDERLY DEVELOPMENT OF THE VILLAGE

TID No. 2 and the amended Project Plan contribute to the orderly development of the Village of Grafton by providing the continued opportunity for growth in industrial tax base and job opportunities. TID No. 2 will provide the Village with additional industrial development in the Village's existing industrial park.

IX. PROPOSED CHANGES OF ZONING ORDINANCES, MASTER PLAN, MAP, BUILDING CODES AND VILLAGE ORDINANCES

There are no proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances required as a result of the execution of this Amended Project Plan. The site was rezoned to BP – Business Park District zoning as part of the original TID No. 2 project plan. Future individual buildings and occupants may require application for conditional use approval from the Village of Grafton, like other commercial/industrial zoning districts. Conditional Uses, as indicated in the Village of Grafton Zoning Code, will provide additional regulations to reduce negative impact on surrounding properties or the neighborhood as a whole. Further requirements in the Village of Grafton Zoning Code will regulate the density on the site and preserve any natural resource features that are present. Finally, if land division or consolidation is necessary, Plan Commission approval is required.

The Village of Grafton Comprehensive Master Land Use Plan 2010 identifies the amended project plan area as future business park development and the proposed TID No. 2 Project Plan Amendment conforms to the land use objectives of that plan.

X. STATEMENT OF PROPOSED METHOD FOR THE RELOCATION OF ANY PERSONS TO BE DISPLACED

The implementation of this Amended Project Plan will not necessitate the relocation of any person to be displaced.

However, as part of the requirement under property acquisition and relocation the State of Wisconsin Statutes indicate the Village and the Community Development Authority are authorized to make payments to, or with respect to, persons (including families, business concerns and others) being displaced from the project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, when such projects and expenditures are approved by the Village Board. Any persons being displaced during the course of the project relocated from properties within the area during the course of the project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.431 (10) of the Wisconsin Statutes and subsequently approved by the Wisconsin Department of Commerce.

XI. DISTRICT BOUNDARIES

Prior to considering the specific area to be included within the Amended TID No. 2, the Village established criteria to act as guidelines in their work. The boundary criteria are as follows:

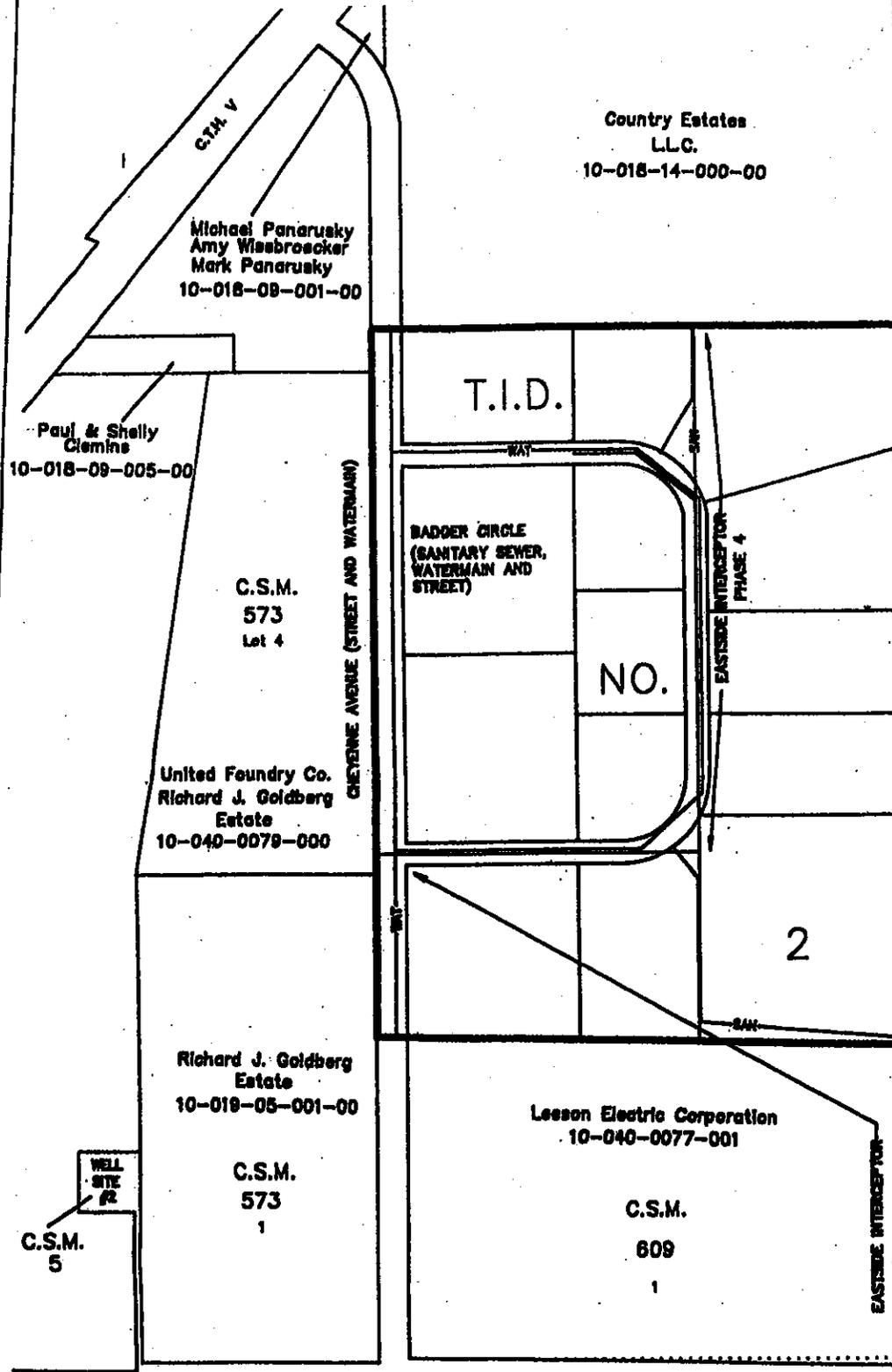
1. The Village is limited by Wisconsin State Statute that requires no more than 12 percent of the Village's full or equalized value of taxable property to be contained within all Tax Increment Districts in the Village. The Village is in compliance with this requirement as justified as follows:

TID Limit per Statute (12% of 2005 Full Value of \$994,070,400)	\$119,288,448
2005 Increment Value only of all Grafton TIDs	\$28,647,100
<u>2006 Proposed TID No. 5 Incremental Value</u>	<u>\$0</u>
Valuation available for Amended TID No. 2 Project Plan	\$90,641,348

2. All lands within TID No. 2 shall be contiguous;
3. All land within TID No. 2 excludes wetlands as defined by the Wisconsin Department of Natural Resources; and,
4. The TID may include only whole units of property as assessed for general property purposes.

APPENDIX

Exhibit 1 - Boundary Map and Parcel List



T.I.D. NO. 2 BOUNDARY

C.S.M. POLICE STATION 1194			C.S.M. 1842	C.S.M. 1158	1 C.S.M. 2532	1 C.S.M. 2855
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REVISIONS	DATE	VILLAGE OF GRAFTON - DEPARTMENT OF PUBLIC WORKS	
		PROPOSED T.I.D. NO. 2	
		DATE: 02/25/05	
		PAGE: 1 OF 1	

PROPOSED BOUNDARIES AND EXISTING USES

Exhibit 2 - Financing Plan and Economic Feasibility Study
 Tax Increment District No. 2 - Summary

TID Inception Date: June 3, 1996
 Legal Dissolution Date: June 3, 2019
 Projected Increment Rate: 2%
 Village Tax Rate: \$ 18.26

Estimated Amounts

Valuation Date	District Valuation	Increment	TIF Increment Over Base	Tax Rate	TIF Revenues	Interest Income	Other Income	Borrowed Funds	Transfers In	Total Revenue	
1996						\$14,688		\$1,365,000	\$423,352	\$1,803,676	
1997						\$48,673	\$394			\$49,067	
1998	\$522,100			\$22	\$4,703	\$6,864				\$11,567	
1999	\$714,800	\$192,700	\$192,700	\$20	\$127,569	\$5,393	\$6,607			\$139,569	
2000	\$5,912,800	\$5,198,000	\$5,390,700	\$21	\$174,636	\$9,484	\$295			\$184,415	
2001	\$8,395,900	\$2,483,100	\$7,873,800	\$21	\$223,510	\$10,258	\$7,634			\$241,402	
2002	\$10,304,400	\$1,908,500	\$9,782,300	\$21	\$257,517	\$7,769	\$7,564			\$272,850	
2003	\$12,039,000	\$1,734,600	\$11,516,900	\$21	\$261,928	\$6,560	\$1,907			\$270,395	
2004	\$12,227,400	\$188,400	\$11,705,300	\$20	\$276,590	\$8,549	\$5,567			\$290,706	
2005	\$13,112,300	\$884,900	\$12,590,200	\$18	\$275,828	\$25,707	\$5,067			\$306,602	
2006	\$13,484,600	\$372,300	\$12,962,500	\$18	\$246,229	\$12,500	\$5,240			\$263,969	
2007	\$13,754,200	\$269,600	\$13,232,100	\$18	\$251,152	\$20,000	\$5,000			\$276,152	
2008	\$14,029,200	\$275,000	\$13,776,800	\$18	\$256,173	\$20,000	\$5,000			\$281,173	
2009	\$14,309,700	\$280,500	\$14,590,200	\$18	\$261,295	\$20,000	\$5,000			\$286,295	
2010	\$14,595,800	\$286,100	\$14,876,300	\$18	\$266,519	\$20,000	\$5,000			\$291,519	
						\$2,883,649	\$236,445	\$60,275	\$1,365,000	\$423,352	\$4,968,645

Exhibit 3 - Previous TID No. 2 Expenditures

Village of Grafton
Tax Increment District No. 2
Expenditure Listing
June 30, 2006

<u>Expense</u>	<u>Budget</u>	<u>Actual</u>
Administration	\$14,540	\$21,527
Cheyenne Avenue - North	\$293,133	\$294,599
Badger Circle - Construction	\$565,768	\$392,777
East Side Interceptor - Phase 3	\$260,000	\$269,708
East Side Interceptor - Phase 4	\$160,000	\$109,773
Badger Circle Water Main	\$110,000	\$93,100
Public Safety	\$5,450	\$3,845
Badger Circle Pond	\$8,000	\$0
Sewer & Water Improvements	\$30,000	\$0
Conservation & Development	\$644,191	\$8,301
Economic Development	\$416,984	\$74,671
Debt Issuance Costs	\$28,753	\$28,497
Transfer to General Fund	\$8,702	\$8,702
<u>Transfer to Debt Service</u>	<u>\$1,697,524</u>	<u>\$1,562,252</u>
Totals	\$4,243,045	\$2,867,752

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP

The SW 1/4 of the SE 1/4, part of the NW 1/4 of the SE 1/4 of Section 18, and part of the NW 1/4 of the NE 1/4 of Section 19, all in Town 10 North, Range 22 East, Village of Grafton, Ozaukee County, Wisconsin.

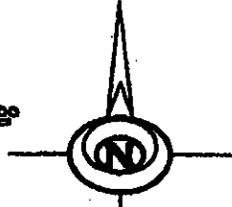
Sheet 1 of 2



Ronald A. Weis
 Ronald A. Weis, S-1215

BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE AND SYSTEM, SOUTH ZONE. THE WEST LINE OF THE SE 1/4 OF SEC. 18-10-22 HAS A BEARING OF N 02°13'07" W.

Dated this 25th day of April 1996.
 Revised this 7th day of June, 1996.



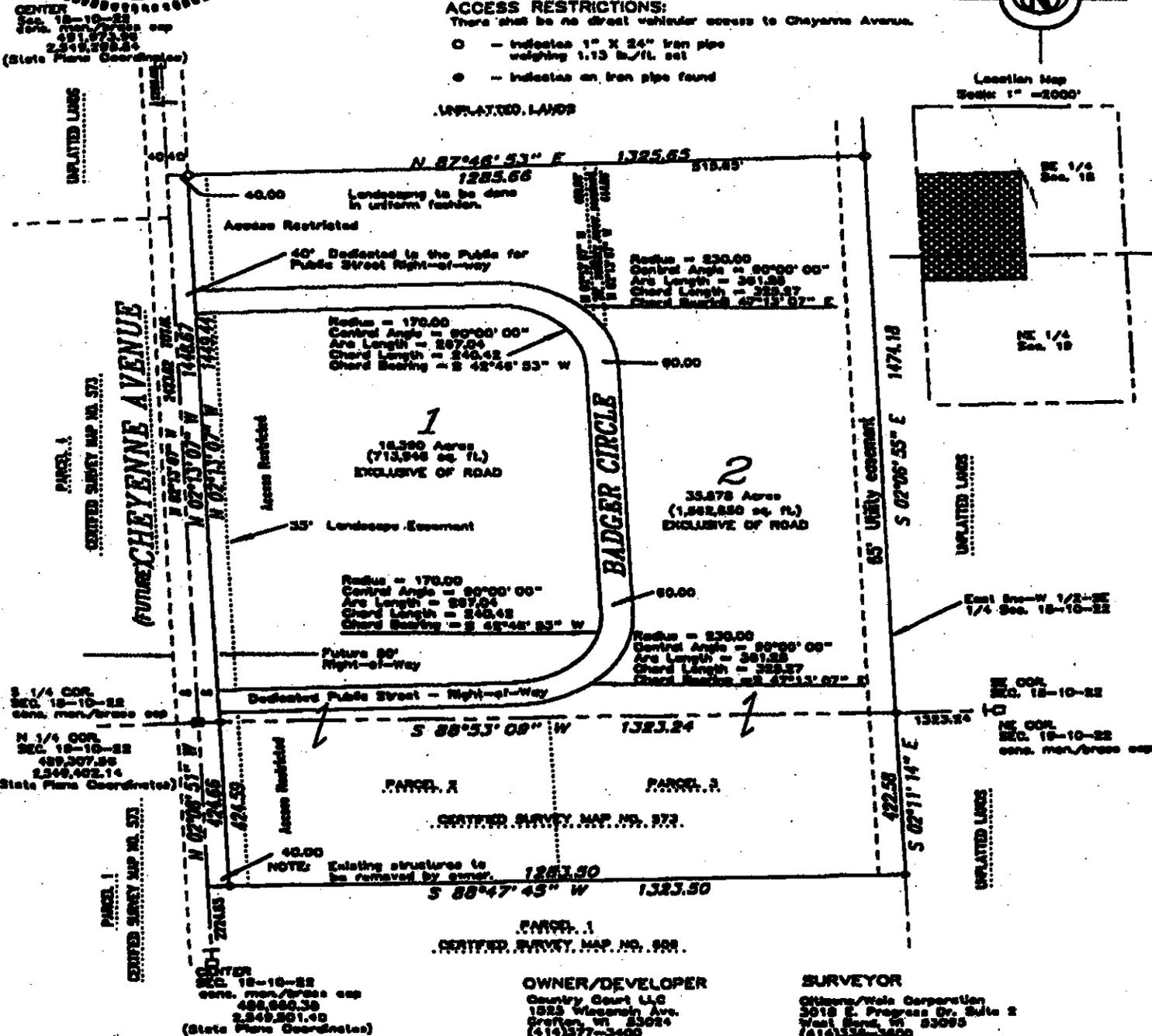
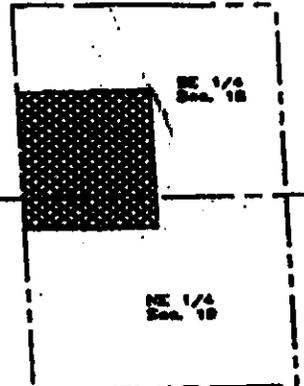
ACCESS RESTRICTIONS:

There shall be no direct vehicular access to Chayenne Avenue.

- - indicates 1" X 24" iron pipe weighing 1.15 lb./ft. soil
- - indicates an iron pipe found

UNPLATTED LANDS

Location Map
 Scale: 1" = 2000'



OWNER/DEVELOPER: Country Court LLC, 1225 Wisconsin Ave., Grafton, WI 53024, (414)377-3400

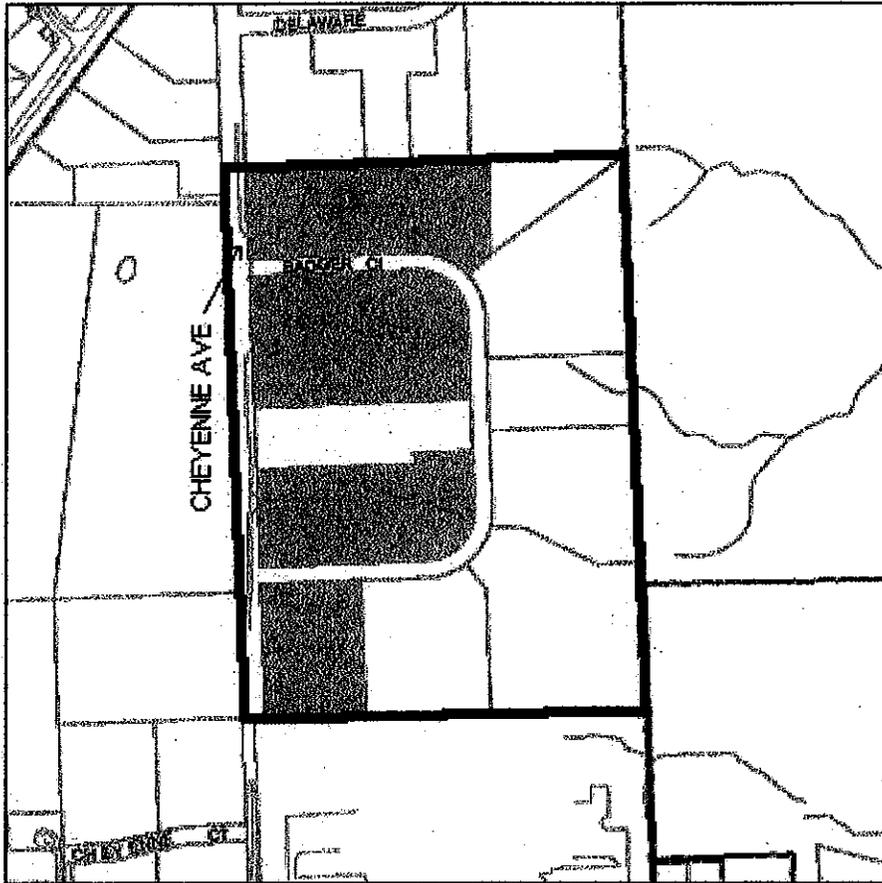
SURVEYOR: Citizens/Weis Corporation, 3018 E. Progress Dr., Suite 2, West Bend, WI 53090, (414)354-3400

Exhibit 5 – Future Development

<u>Development</u>	<u>Land Area (Acres) *</u>	<u>Building Size (Square Feet)*</u>	<u>Construction Value</u>
Development 1	4.5	40,000	\$4,000,000
Development 2	4.5	40,000	\$4,000,000
Development 3	4.5	40,000	\$4,000,000
Development 4	<u>4.5</u>	<u>40,000</u>	<u>\$4,000,000</u>
	18	160,000	\$16,000,000

*Land Area and Building Area may vary due to specific needs of development.

Exhibit 6 – Existing Uses and Conditions Map



Legend

- TID Boundary
- Existing Industrial Buildings
- Industrial Land To Be Developed

Exhibit 7 – Legal Opinion of Attorney

**LAW OFFICES
HOUSEMAN & FEIND, LLP**
1650 NINTH AVENUE
POST OFFICE BOX 104
GRAFTON, WISCONSIN 53024-0104

Robert L. Feind, Jr.
John M. Gallo
Michael P. Herbrand
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Jane E. Miller
Deborah S. R. Hoffmann
Johnathan G. Woodward

OF COUNSEL:
Ralph E. Houseman

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(262) 377-0600
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December 28, 2006

Mr. Mike Rambousek
Director of Planning and Development
Village of Grafton
1971 Washington Street
P.O. Box 125
Grafton, WI 53024

RE: Tax Incremental District No. 2 Project Plan Amendment

Dear Mr. Rambousek:

At your direction, I have reviewed the Tax Incremental District No. 2 Project Plan Amendment. As you know, my review of the plan is required by Section 66.1105(4)(f), Wis. Stats. This section requires that a project plan for a tax incremental district include the following information:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs and the time the related costs or monetary obligations are to be incurred;
5. A map showing the existing uses and conditions of real property in the district;
6. A map showing proposed improvements and uses in the district;
7. Any proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances;
8. A list of estimated non-project costs;
9. A statement of the proposed method for relocation of any persons to be displaced; and,
10. The plan should further indicate how creation of the tax incremental district promotes the orderly development of the Village.

HOUSEMAN & FEIND, LLP

December 28, 2006

Page 2

My review of Tax Incremental District No. 2 Project Plan Amendment indicates that it is complete and complies with the requirements of Section 66.1105(4)(f) as identified above. Each of the itemized elements sets forth above can be found in the plan. Should you have any further questions or concerns with regards to this matter, or this opinion, please do not hesitate to contact me.

Very truly yours,

HOUSEMAN & FEIND, LLP

A handwritten signature in black ink, appearing to read 'M. Herbrand', written in a cursive style.

Michael P. Herbrand

MPH;jlk

**LAW OFFICES
HOUSEMAN & FEIND, LLP**

**1650 NINTH AVENUE
POST OFFICE BOX 104
GRAFTON, WISCONSIN 53024-0104**

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December 28, 2006

**Mr. Mike Rambousek
Director of Planning and Development
Village of Grafton
1971 Washington Street
P.O. Box 125
Grafton, WI 53024**

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Very truly yours,

HOUSEMAN & FEIND, LLP

A handwritten signature in black ink, appearing to read "M. Herbrand", written in a cursive style.

Michael P. Herbrand

MPH;jlk



Village of Grafton

Office of the Village Clerk
1971 Washington Street
P.O. Box 125
Grafton, WI 53024
(262) 375-5300
fax (262) 375-5304
tdylak@village.grafton.wi.us

CLERK CERTIFICATION

To Whom It May Concern:

I, Teri J. Dylak, Village Clerk for the Village of Grafton, Ozaukee County, Wisconsin, do hereby certify that the attached copy of Joint Review Board Resolution No. 002, 2006 / Certifying An Amendment to Tax Incremental District No. 2 Project Plan, adopted by the Joint Review Board on September 27, 2006, is a true and exact copy of the official Resolution on file in the Office of the Village Clerk, 1971 Washington Street, Village of Grafton, Ozaukee County, WI.

Given under my hand and the Corporate Seal of the Village of Grafton this 17th day of October, 2006.


Teri J. Dylak, CMC
Village Clerk

Subscribed to before me this
17th day of October, 2006.


Rachel A. Reiss
Notary Public
Ozaukee County
Wisconsin, USA

Commission Expires: 06/07/2009

VILLAGE OF GRAFTON

RESOLUTION NO. 002 , SERIES 2006

**A RESOLUTION OF THE JOINT REVIEW BOARD CERTIFYING AN AMENDMENT TO
TAX INCREMENTAL DISTRICT NO. 2 PROJECT PLAN**

WHEREAS, the Joint Review Board, for Tax Incremental District (TID) No. 2, Village of Grafton, Wisconsin, has reviewed the public record, planning documents and Resolution related to the amendment of the project plan for TID No. 2, Village of Grafton, Wisconsin; and

WHEREAS, the Joint Review Board, for TID No. 2, Village of Grafton, Wisconsin, has received in an open meeting additional information from the Village of Grafton staff regarding the proposed amendment of the project plan for TID No. 2, Village of Grafton; and

WHEREAS, the district boundary for TID No. 2 will remain the same as originally approved and are not affected by the proposed project plan amendment; and

WHEREAS, the Joint Review Board for TID No. 2, Village of Grafton, Wisconsin, is desirous of promoting additional development in this area.

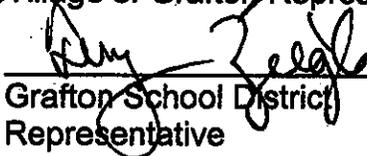
NOW, THEREFORE BE IT RESOLVED, that the Joint Review Board hereby finds:

1. The development expected in TID No. 2, Village of Grafton, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TID No. 2, Village of Grafton, Wisconsin, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the necessary 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.

Adopted by the Joint Review Board for TID No. 2 this 27th day of September, 2006.

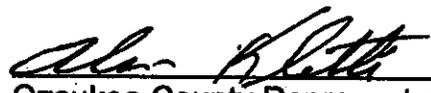
JOINT REVIEW BOARD / TAX INCREMENTAL DISTRICT NO. 2
VILLAGE OF GRAFTON, WISCONSIN


Village of Grafton Representative


Grafton School District
Representative

Grafton Citizen Member

Attest: 
Teri J. Dylak-Village Clerk


Ozaukee County Representative

M A T C Representative



Village of Grafton

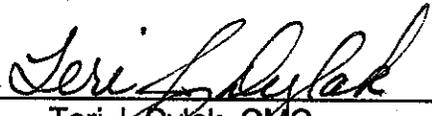
Office of the Village Clerk
1971 Washington Street
P.O. Box 125
Grafton, WI 53024
(262) 375-5300
fax (262) 375-5304
tdylak@village.grafton.wi.us

CLERK CERTIFICATION

To Whom It May Concern:

I, Teri J. Dylak, Village Clerk for the Village of Grafton, Ozaukee County, Wisconsin, do hereby certify that the attached copy of Village Board Resolution No. 039, 2006 / Amending the Project Plan for Tax Incremental District No. 2, adopted by the Village Board on September 26, 2006, is a true and exact copy of the official Resolution on file in the Office of the Village Clerk, 1971 Washington Street, Village of Grafton, Ozaukee County, WI.

Given under my hand and the Corporate Seal of the Village of Grafton this 17th day of October, 2006.


Teri J. Dylak, CMC
Village Clerk

Subscribed to before me this
17th day of October, 2006.


Rachel A. Reiss
Notary Public
Ozaukee County
Wisconsin, USA

Commission Expires: 06/07/2009

VILLAGE OF GRAFTON

RESOLUTION NO. 039, SERIES 2006

**A RESOLUTION AMENDING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 2
OF THE VILLAGE OF GRAFTON, WISCONSIN**

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and establishes procedures for creating and amending tax incremental districts (TID) and approving the project plans; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on August 22, 2006, held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed amendment of an existing tax incremental district project plan, in accordance with the procedures specified in the tax increment laws; and

WHEREAS, prior to its publication, a notice of the public hearing was sent to the chief executives of Ozaukee County and the Milwaukee Area Technical College District (the other entities having the power to levy taxes on property located within the proposed District) and the Board of Education of the Grafton School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the tax increment laws; and

WHEREAS, after said public hearing the Plan Commission affirmed the boundaries of the proposed tax incremental district and recommended to the Village Board that it amend such tax incremental district project plan for development within the area of said boundaries; and

WHEREAS, the Village has determined that the purpose of the amendment to said tax incremental district is to provide the necessary improvements in public infrastructure in order to eliminate blighted or underutilized conditions, encourage economic development and redevelopment opportunities, encourage business retention and expansion, create jobs, and diversify tax base, within the tax incremental plan area; and

WHEREAS, it has been determined that without the amendment of Tax Incremental District No. 2 it is unlikely that any significant additional development within the boundary area will occur; and

WHEREAS, the project plan is in compliance with Sec. 66.1105(4)(f), Wis. Stats, hereto attached, which includes:

TABLE OF CONTENTS:

1. Introduction
2. Statement of Kind, Number and Location of Proposed Public Improvements
3. General Listing of Estimated Project Costs
4. Project Specifics
5. Project Costs Associated with TID No. 2
6. Financing Methods and Economic Feasibility
7. Timetable
8. Promotes the Orderly Development of the Village

9. Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances
10. Statement of Proposed Method for the Relocation of any Persons to be Displaced
11. District Boundaries

APPENDIX A:

- | | |
|-----------|--|
| Exhibit 1 | Boundary Map and Parcel List |
| Exhibit 2 | Financing Plan and Economic Feasibility |
| Exhibit 3 | Previous TID No. 2 Expenditures |
| Exhibit 4 | Legal Description (CSM) |
| Exhibit 5 | Map Showing Existing Uses and Conditions |
| Exhibit 6 | Opinion of Attorney |

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Grafton, hereby amends the project plan for Tax Incremental District No. 2, Village of Grafton, Ozaukee County, Wisconsin, described in the attached plan.

BE IT FURTHER RESOLVED:

1. That the Village Board hereby confirms the boundaries specified in the boundary description, as identified on Exhibit 1 of said plan, and entitled "Boundary Map and Parcel List" and recommends that the said district boundary be retained as originally approved by the Plan Commission, Village Board and Joint Review Board of the Village of Grafton.

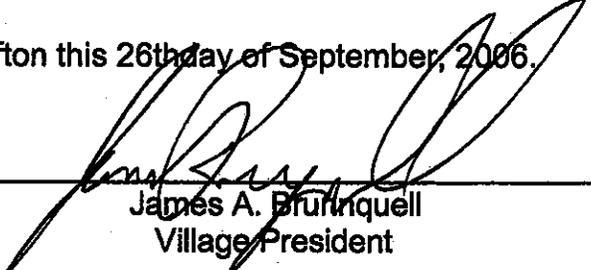
2. That the Village Board hereby adopts such amended project plan for the Tax Incremental District No. 2 attached hereto and known as Exhibit A, and recommends to the Village Board the approval of such project plan.

3. That the Village Board hereby recommends that the Joint Review Board adopt a resolution certifying the amendment of the Project Plan for Tax Incremental District No. 2 of the Village of Grafton, Wisconsin, thereby formally amending the district as of January 1, 2006 in accordance with the provisions of the Tax Increment Law.

4. That the Village Clerk is hereby authorized and directed to provide the Village President, Village Board and Joint Review Board with certified copies of this resolution, upon its adoption by the Plan Commission.

BE IT FURTHER RESOLVED, that the Village Clerk is hereby authorized and directed to certify this Resolution to the members of the Joint Review Board for their review.

Adopted by the Village Board of the Village of Grafton this 26th day of September, 2006.


James A. Brunnquell
Village President

Attest:


Teri J. Dylak
Village Clerk



Village of Grafton

Office of the Village Clerk
1971 Washington Street
P.O. Box 125
Grafton, WI 53024
(262) 375-5300
fax (262) 375-5304
tdylak@village.grafton.wi.us

CLERK CERTIFICATION

To Whom It May Concern:

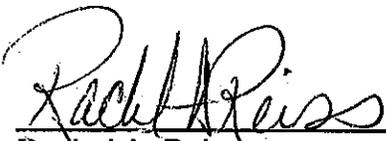
I, Teri J. Dylak, Village Clerk for the Village of Grafton, Ozaukee County, Wisconsin, do hereby certify that the attached copy of Plan Commission Resolution No. 002, 2006 / Amending the Project Plan for Tax Incremental District No. 2, adopted by the Plan Commission on August 22, 2006, is a true and exact copy of the official Resolution on file in the Office of the Village Clerk, 1971 Washington Street, Village of Grafton, Ozaukee County, WI.

Given under my hand and the Corporate Seal of the Village of Grafton this 17th day of October, 2006.



Teri J. Dylak, CMC
Village Clerk

Subscribed to before me this
17th day of October, 2006.



Rachel A. Reiss
Notary Public
Ozaukee County
Wisconsin, USA

Commission Expires: 06/07/2009

VILLAGE OF GRAFTON

RESOLUTION NO. 002, SERIES 2006

**A RESOLUTION OF THE PLAN COMMISSION AMENDING
THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 2
GRAFTON, WISCONSIN**

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and establishes procedures for creating and amending tax incremental districts (TID) and approving the project plans; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on August 22, 2006, held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed amendment of an existing tax incremental district project plan, in accordance with the procedures specified in the tax increment laws; and

WHEREAS, prior to its publication, a notice of the public hearing was sent to the chief executives of Ozaukee County and the Milwaukee Area Technical College District (the other entities having the power to levy taxes on property located within the proposed District) and the Board of Education of the Grafton School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the tax increment laws; and

WHEREAS, the Plan Commission, after due consideration following said public hearing, has determined that the proposed amendment of a tax incremental district within the area described by the boundary description, will provide the Village of Grafton with a viable method of financing the cost of needed public improvements within said area, create incentives and opportunities for private development including new development and the improvement of existing development, which will contribute to the overall development of the Village of Grafton; and

WHEREAS, the Village has determined that the purpose of this tax incremental district is to provide the necessary improvements in public infrastructure in order to eliminate blighted or underutilized conditions, encourage economic development and redevelopment opportunities, encourage business retention and expansion, create jobs, and diversify tax base, within the Village of Grafton; and

WHEREAS, it has been determined that without the amendment of Tax Incremental District No. 2 it is unlikely that any significant additional development within the boundary area will occur; and

WHEREAS, the Plan Commission has prepared an amended project plan in compliance with Sec. 66.1105(4)(f), Wis. Stats, hereto attached, which includes:

Sections:

TABLE OF CONTENTS:

1. Introduction
2. Statement of Kind, Number and Location of Proposed Public Improvements
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| Exhibit 5 | Map Showing Existing Uses and Conditions |
| Exhibit 6 | Opinion of Attorney |

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Village Board and Joint Review Board may amend any tax incremental district, the Plan Commission must approve the amendment of such district and submit its recommendation concerning the creation of such district to the Village Board.

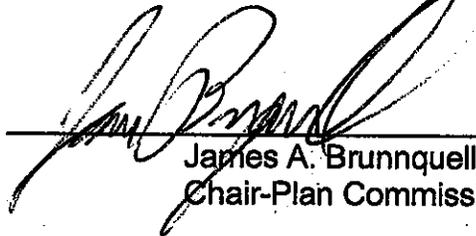
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Grafton, as follows:

1. That the Plan Commission hereby confirms the boundaries specified in the boundary description, as identified on Exhibit 1 of said plan, and entitled "Boundary Map and Parcel List" and recommends that the said district boundary be retained as originally approved by the Plan Commission, Village Board and Joint Review Board of the Village of Grafton.
2. That the Plan Commission hereby adopts such amended project plan for the Tax Incremental District No. 2 attached hereto and known as Exhibit A, and recommends to the Village Board the approval of such project plan.
3. That the Plan Commission hereby recommends that the Village Board adopt the resolution attached hereto and identified as Exhibit B and entitled "A Resolution Amending the Project Plan for Tax Incremental District No. 2 of the Village of Grafton, Wisconsin thereby

formally amending the district as of January 1, 2006 in accordance with the provisions of the Tax Increment Law.

4. That the Village Clerk is hereby authorized and directed to provide the Village President, Village Board and Joint Review Board with certified copies of this resolution, upon its adoption by the Plan Commission.

Adopted by the Plan Commission of the Village of Grafton this 22nd day of August, 2006.



James A. Brunquell
Chair-Plan Commission

Attest:



Brad Boese, Planner
Secretary-Plan Commission