

VILLAGE OF WEYERHAEUSER

**Project Plan
Tax Incremental Finance
District # 1**

Planning Commission Recommendation: August 28, 2013

Village Board Approval: September 11, 2013

Joint Review Board Approval: September 25, 2013 (Pending)

**Prepared by: MSA PROFESSIONAL SERVICES, INC.
Date: August 14, 2013
Project: 06253002**

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I. INTRODUCTION, PURPOSE, & SCHEDULE

The Village of Weyerhaeuser has identified a need to expand its economic base through the development and redevelopment of properties within the Village. In order to promote development and investment, the Village is seeking to designate a geographic area lying within its current corporate limits as Tax Incremental Financing (TIF) District #1. The creation of TIF District #1 will allow the Village to make certain public improvements and provide incentives to the designated area so that development can occur. These improvements will allow the Village to attract and retain potential development, and encourage further private investment in local businesses. The business development that is anticipated to occur will provide long term tax benefits to both the Village and all other overlying taxing jurisdictions.

TIF District #1 is a “mixed use” TIF District and has a maximum life of 20 years or until the year 2033. Expenditures within TIF #1 need to be made prior to September of 2028. The process and calendar for creating the District is as follows:

Process	Date
Letters sent to taxing authorities	August 13, 2013
Publication of public hearing notice (1 st insertion)	August 14, 2013
Publication of notice of hearing for Joint Review Board	August 21, 2013
Publication of public hearing notice (2 nd insertion)	August 21, 2013
First meeting of Joint Review Board	August 28, 2013
Plan Commission Public Hearing & Recommendation	August 28, 2013
Village Board Meeting & Action	September 11, 2013
Approval by Joint Review Board	September 25, 2013
Submit Base Packet to Department of Revenue	By October 31, 2013

In creating TIF District #1, the Village of Weyerhaeuser has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- The improvement to the area is likely to maximize private investment within TIF District #1 and significantly enhance the value of all other real estate in the District.
- The anticipated redevelopment would not occur “but for” the TIF.
- The improvement to the area is likely to make currently underdeveloped areas of the Village more attractive by providing necessary and desired public improvements that are compatible and feasible with existing systems.

- The improvement to the area is likely to encourage and promote conformity with the Village's land use and development policies.
- More than 50 percent of the area designated as TIF District #1 is suitable for mixed-use development.
- The aggregate value of equalized taxable property within TIF District #1 does not exceed twelve (12) percent of the total value of equalized taxable property within the Village.
- The estimated percentage of retail business at the end of the maximum expenditure period is 25 percent.

The following narrative, maps, and tables comprise the TIF District #1 Project Plan as required under Section 66.1105 of Wisconsin Statutes.

II. BOUNDARY DESCRIPTION

Map 1 & 2 identifies the TIF District #1 boundaries within the Village of Weyerhaeuser and the tax parcels to be included in the District. Table 1 identifies the tax parcels that are included as TIF District #1 and their existing land use.

**TABLE 1 – TAX PARCELS
Village of Weyerhaeuser**

Parcel Number	Existing Land Use	Parcel Number	Existing Land Use
191002620000	Commercial	191003520001	Other
191002630000	Commercial	191003540000	County
191002670000	Commercial	191003540002	Commercial
191002680000	Commercial	191003540004	County
191002700000	Commercial	191003540005	County
191003320000	Agricultural/Undeveloped	191003540006	Commercial
191003350000	Agricultural/Undeveloped Agricultural Forest	191003550000	State
191003360000	Agricultural	191003570000	Commercial
191003360010	Other	191003580000	Other
191003360020	Other	191003590000	Undeveloped/Productive Forest Land/Other
191003360040	Other	191003610000	Productive Forest Land
191003370000	Other	191003660000	Agricultural/Undeveloped Agricultural Forest
191003400000	Other	191003740000	Agricultural
191003410000	Residential	191003790000	Agricultural/Undeveloped Other/ Agricultural Forest
191003420000	Agricultural/Undeveloped Agricultural Forest	191003810000	Agricultural/Undeveloped Agricultural Forest
191003430000	Residential/Productive Forest Land	191003840000	Other
191003520000	Agricultural/Undeveloped		

III. STATEMENT OF KIND AND LOCATION OF PROPOSED PUBLIC WORKS

The Village of Weyerhaeuser intends to implement a number of public works projects that will positively impact business related development in TIF District #1. These projects will be undertaken based upon the relative needs of the Village and the ability of the District to recoup expenses through the generation of tax increment. These improvements must be implemented by September of 2028. The location of these public works improvements are shown in Map 3 and the estimated costs of these projects are reflected in Table 2. A brief description of each project is provided below.

A. TIF DISTRICT #1 PUBLIC WORKS PROJECTS

1. **Street and Infrastructure Improvements/Extensions**

The Village may fund the reconstruction of streets including curb & gutter, street lights, sidewalks, and storm sewer upgrades. The Village may also make water and sewer improvements and extensions, as needed, to assist future development and redevelopment within the Village and within ½ mile of the TIF District #1.

2. **Acquisition, Demolition, and Relocation**

The Village may acquire property for purposes of an industrial and/or business park. The Village may also acquire land for recreational opportunities. The Village may demolish properties for redevelopment purposes or for recreational activities. These activities may occur within the District and within ½ mile of the District. Relocation payments may also be required.

3. **Site Preparation**

The Village may fund the improvement of public and private property within and within ½ mile of the District. The work may include but is not limited to excavation and filling, grading, storm water planning and improvements, installation or extension of utilities, development of public parking areas, trail development, and landscaping.

4. **Park & Recreation Improvements**

The Village may make improvements to the basketball and tennis courts and improvements to other recreation facilities. The Village may also construct pedestrian and bicycling trails within and within ½ mile of the District.

5. **Building Renovation**

The Village may make necessary repairs and improvements to the former school building, Village Hall and depot building including the relocation of the depot building.

6. Equipment

The Village may purchase equipment that is deemed necessary to benefit the TIF District. This may include, but is not limited to, a proportionate share of a new truck and or snowplow, portable generator, water meters, and water and wastewater testing equipment..

7. Waste Water Treatment Plant Upgrades

The Village may upgrade the waste water treatment plant. A proportionate share of the upgrades may be TIF eligible.

8. Development Incentives/Reimbursements

The Village may provide reimbursement to developers for eligible costs such as building construction, utilities, equipment, soft costs, etc. as a means of encouraging desired types of development within the District. This includes the former school property, former depot building other private properties within and within ½ mile from the District. In addition, the Village may provide a loan pool for interested businesses to access for building/facade improvements.

9. Environmental Assessment & Remediation

The Village may use funds to conduct environmental assessments in relation to property being acquired. If necessary, the cost of remediation of those sites will be a TIF eligible expense.

10. Administration, Planning and Legal Services

The Village will prepare, review and submit to the Department of Revenue all documents and reports required to create and administer TIF District #1. Local planning and economic development projects to include capital improvements plans, storm water planning, comprehensive plan updates, developer agreements, business retention and expansion efforts, community marketing, recruitment and other plans may also be included. Legal fees and administrative fees associated with the implementation of the District are considered eligible.

B. SUMMARY OF TIF ELIGIBLE COSTS

All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses. The total cost that will be charged to TIF District #1 for the above-mention projects is \$1,625,000. In addition, interest and finance charges on funds borrowed in connection with the TIF District will be eligible.

TABLE 2 - DETAILED COST OF IMPROVEMENTS
Village of Weyerhaeuser – TIF District #1

PROJECT	ESTIMATED TIF COST
1. Street & Infrastructure Improvements/Extensions	\$750,000
2. Acquisition, Demolition, and Relocation	\$100,000
3. Site Preparation	\$50,000
4. Park and Recreation Improvements	\$50,000
5. Building Renovation	\$50,000
6. Equipment	\$150,000
7. Waste Water Treatment Plant Upgrades	\$200,000
8. Development Incentives/Reimbursements	\$200,000
9. Environmental Assessment & Remediation	\$50,000
10. Administration, Planning, and Legal Services	\$25,000
PROJECT SUBTOTAL	\$1,625,000
Interest/Finance Charges	\$697,000
TOTAL ELIGIBLE TIF COST	\$2,322,000

IV. METHODS & SCHEDULE OF FINANCING

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit by law at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of debt to be incurred, interest rates, and lending terms. Possible funding sources include:

A. General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

B. General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fee associated with the issuance of the bonds makes them more attractive for larger projects.

C. Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

D. Lease Revenue Debt

This form of debt is issued through a redevelopment authority and does not count against the municipality's debt capacity. This is the only form of debt that is exempt from both federal and state income taxes.

E. Pay As You Go

Under "Pay As You Go" financing, the developer pays for improvements and the Village pledges tax increment as a reimbursement to the developer. This minimizes the risk for the municipality.

F. Special Assessment "B" Bonds

Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.

G. Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Community Development Block Grants, USDA Rural Development -Community Facility Loan/Grants, Wisconsin DNR Stewardship Grants, Local Road Improvement (LRIP) fund, Transportation Economic Assistance Grants, Economic Development Administration Grants and other federal, state, county, and local grant programs. These programs typically require local match

funding to insure State and Federal participation in the project.

For purpose of determining the economic feasibility of the TIF District #1, it is assumed that the Village of Weyerhaeuser will use the above-mentioned financing sources to finance the proposed project costs. The Village will have until 2028 to implement any, or all, of the proposed project listed in this Project Plan. Table 3 provides a schedule of the proposed debt and information regarding the interest rate, debt repayment, and maturity date. This information will be used to determine the economic feasibility of the TIF District #1.

TABLE 3 – ANNUAL DEBT PAYMENTS
Village of Weyerhaeuser - TIF District #1

Date of Issuance	Amount(1)	Interest Rate	Annual Principal & Interest Payment	Term (Years)	Date of Maturity
2013	\$950,000(2)	4.25%	\$70,750	20	2033
2018	\$650,000(3)	4.25%	\$58,800	15	2033

1. Amount borrowed does not include Administrative, Planning & Legal Services.
2. Street & Infrastructure Improvements/Extensions & Development Incentives/ Reimbursement
3. Acquisition/Demolition/Relocation, Site Preparation, Park & Recreation Improvements, Building Renovation, Equipment, WWTP Upgrades, & Environmental Remediation.

Based on this schedule, the total cost of amortizing the bonds is estimated to be \$697,000. Note, however, refinancing will take place as necessary to accommodate tax increment flow, as well as potentially lower interest rates.

V. ECONOMIC FEASIBILITY

The economic feasibility of TIF District #1 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the economic feasibility of a TIF District: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TIF District #1, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

1. New Development Activities
 New development is expected as indicated in Table 4.
2. Inflation Rate
 An inflationary increase of 0.3% per year is anticipated.

3. Full Value Tax Rate

The full value tax rate is assumed to be \$20.00 per thousand of valuation for the remaining life of the District.

Should the Village realize \$6.0 million in new development during the first two years of the TIF District, the projected tax increment should be sufficient to pay all identified cost associated with the TIF District. Therefore, based on the information above and Table #4, the TIF District #1 is feasible.

TABLE 4 - ECONOMIC FEASIBILITY ANALYSIS & SCHEDULE
Village of Weyerhaeuser - Tax Increment Financing District #1

Year	Projected Development	Inflation Adjustment	Total Value As of Jan 1st	Value Increment	Tax Increment	Other Revenue	2013 Service	2018 Service	Other Expenses	Debt Service & Expenses	Interest on Fund Balance	Surplus/ (Deficit)	Fund Balance
2013	2,500,000	0	917,900	0	0				9,250	9,250	0	(9,250)	(9,250)
2014	3,500,000	2,754	3,420,654	2,502,754	0		70,750		750	71,500	(463)	(71,963)	(81,213)
2015		10,262	6,930,916	6,013,016	50,055		70,750		750	71,500	(4,061)	(25,506)	(106,718)
2016		20,793	6,951,708	6,033,808	120,260		70,750		750	71,500	(5,336)	43,424	(63,294)
2017		20,855	6,972,564	6,054,664	120,676		70,750		750	71,500	(3,165)	46,011	(17,282)
2018		20,918	6,993,481	6,075,581	121,093		70,750		750	71,500	(864)	48,729	31,447
2019		20,980	7,014,462	6,096,562	121,512		70,750	58,800	750	130,300	1,572	(7,216)	24,231
2020		21,043	7,035,505	6,117,605	121,931		70,750	58,800	750	130,300	1,212	(7,157)	17,074
2021		21,107	7,056,612	6,138,712	122,352		70,750	58,800	750	130,300	854	(7,094)	9,980
2022		21,170	7,077,781	6,159,881	122,774		70,750	58,800	750	130,300	499	(7,027)	2,953
2023		21,233	7,099,015	6,181,115	123,198		70,750	58,800	750	130,300	148	(6,955)	(4,002)
2024		21,297	7,120,312	6,202,412	123,622		70,750	58,800	750	130,300	(200)	(6,878)	(10,880)
2025		21,361	7,141,673	6,223,773	124,048		70,750	58,800	750	130,300	(544)	(6,796)	(17,676)
2026		21,425	7,163,098	6,245,198	124,475		70,750	58,800	750	130,300	(884)	(6,708)	(24,384)
2027		21,489	7,184,587	6,266,687	124,904		70,750	58,800	750	130,300	(1,219)	(6,615)	(30,999)
2028		21,554	7,206,141	6,288,241	125,334		70,750	58,800	750	130,300	(1,550)	(6,516)	(37,515)
2029		21,618	7,227,759	6,309,859	125,765		70,750	58,800	750	130,300	(1,876)	(6,411)	(43,926)
2030		21,683	7,249,442	6,331,542	126,197		70,750	58,800	750	130,300	(2,196)	(6,299)	(50,225)
2031		21,748	7,271,191	6,353,291	126,631		70,750	58,800	750	130,300	(2,511)	(6,180)	(56,406)
2032		21,814	7,293,004	6,375,104	127,066		70,750	58,800	750	130,300	(2,820)	(6,054)	(62,460)
2033		21,879	7,314,883	6,396,983	127,502		70,750	58,800	750	130,300	(3,123)	(5,921)	(68,381)
2034		21,945	7,336,828	6,418,928	127,940				750	750	(3,419)	123,771	55,389
TOTALS	6,000,000	418,928	146,979,515	126,785,715	2,407,336	0	1,415,000	882,000	25,000	2,322,000			
							950,000	650,000		1,600,000			
							465,000	232,000		697,000			

Assumptions:

- Inflation Increment of 0.3%.
- Tax Increment based on \$20.00 per \$1,000 of value.
- Projected borrowing and schedule is per Table 3.
- Interest on Fund Balance is 5% per annum.

VI. PROPOSED ZONING CHANGES

The Village of Weyerhaeuser is not zoned, therefore no zoning changes will occur.

VII. PROPOSED CHANGES IN THE COMMUNITY DEVELOPMENT PLAN, MAP, BUILDING CODES AND ORDINANCES

The creation of TIF District #1 will not require any changes to the existing community development plans or the Village's municipal codes or ordinances.

VIII. LIST OF NON-PROJECT COSTS

There are no non-project costs associated with this Project Plan.

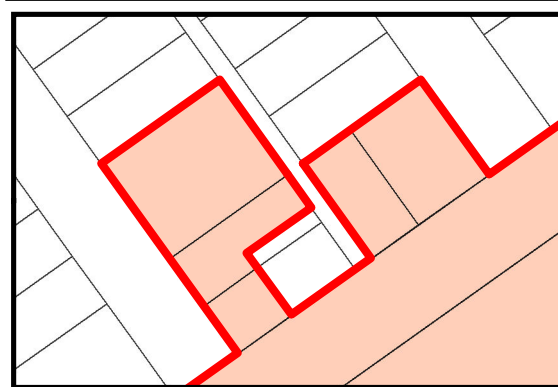
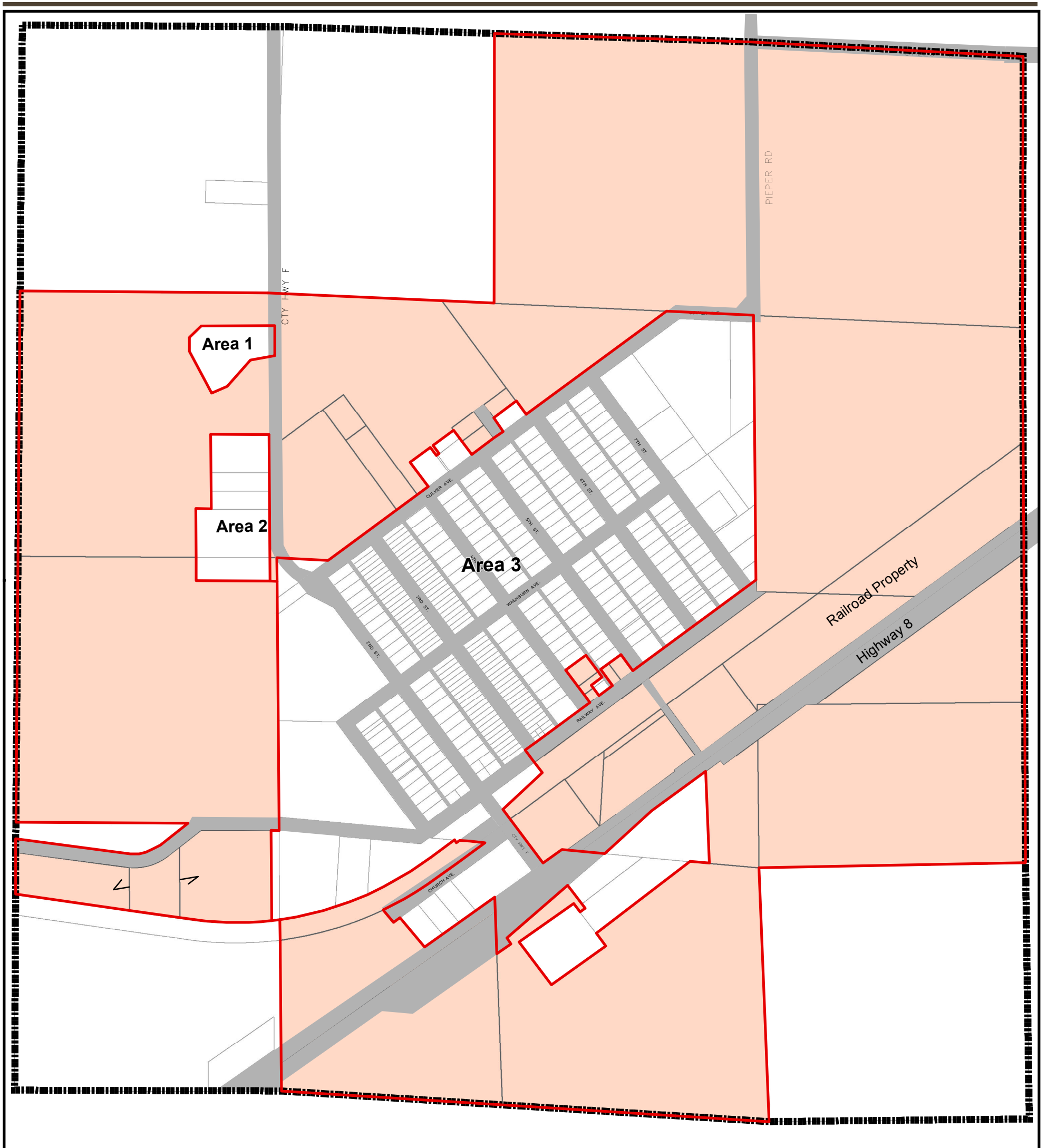
IX. RELOCATION

Relocation activities are not anticipated pursuant to the creation of TIF District #1. Should relocation become necessary, however, the Village will comply with statutes regarding relocation (Adm92), and file a relocation plan with the Wisconsin Department of Administration (DOA). Any person or business to be displaced will be provided copies of information prepared by DOA on relocation benefits.

X. STATEMENT INDICATING HOW CREATION OF THE TIF DISTRICT PROMOTES THE ORDERLY DEVELOPMENT OF THE MUNICIPALITY

TIF District #1 will promote orderly development in the Village of Weyerhaeuser by marketing and attracting economic activity to a specified area. This allows the Village greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

APPENDIX A
MAPS



Downtown Detail

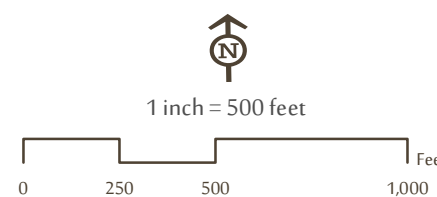
TAX INCREMENTAL DISTRICT- MAP 1

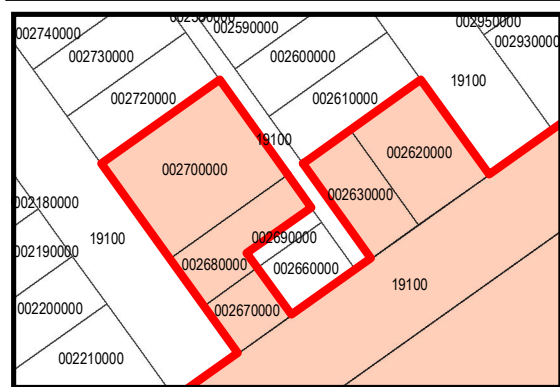
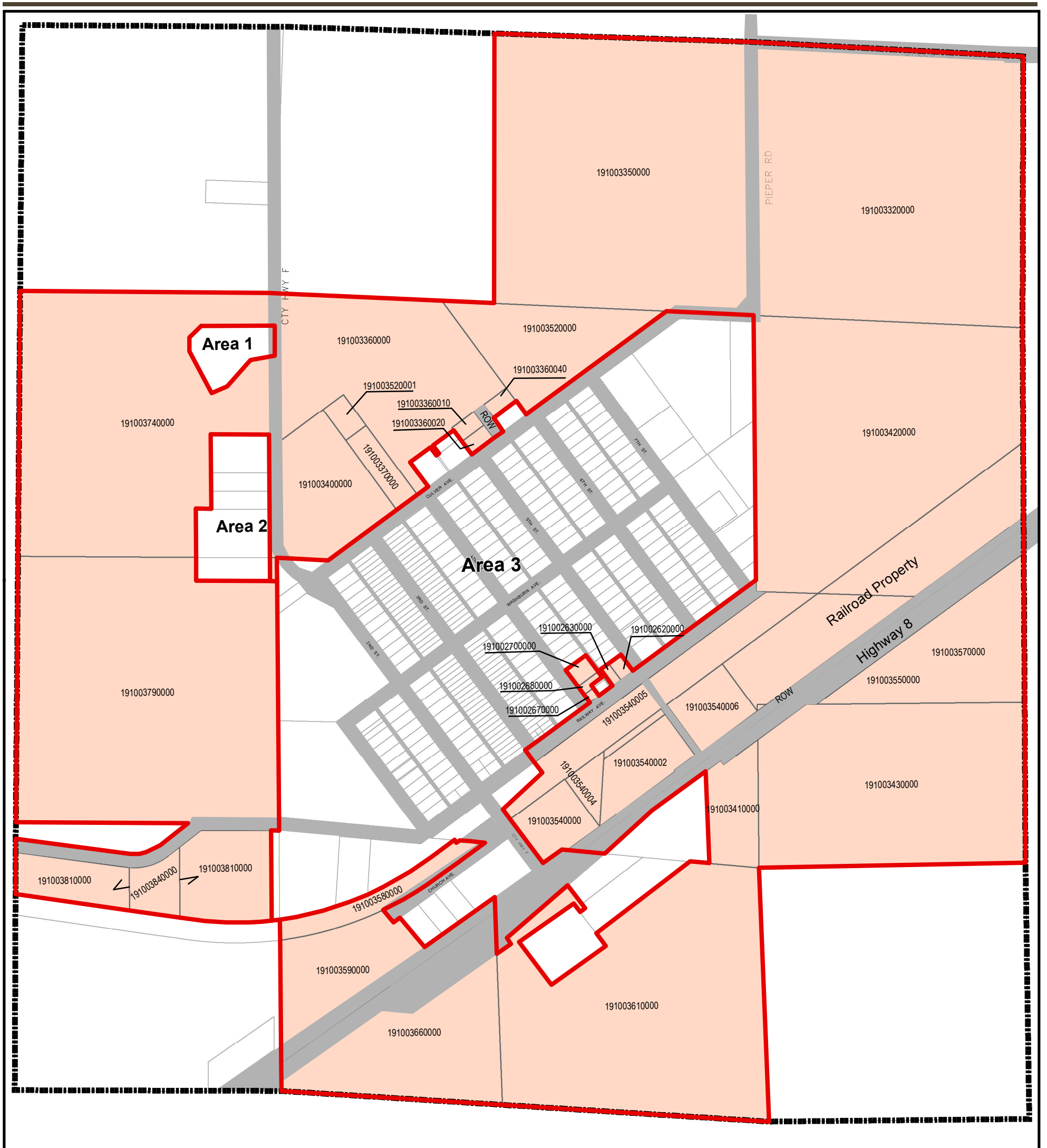
VILLAGE OF WEYERHAEUSER
RUSK COUNTY, WI

LEGEND

- TID Boundary
- Village Limits
- TID Parcels 2013
- Tax Parcels 2013

DATA SOURCES: MSA - GIS
BASE DATA PROVIDED BY RUSK CO LAND INFORMATION
AERIAL IMAGERY PROVIDED BY 2010 NAIP





Downtown Detail

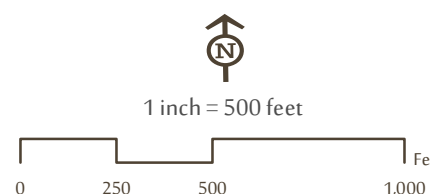
TAX INCREMENTAL DISTRICT- SEPTEMBER 2013

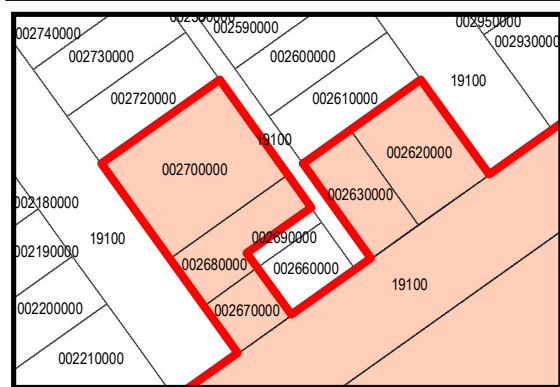
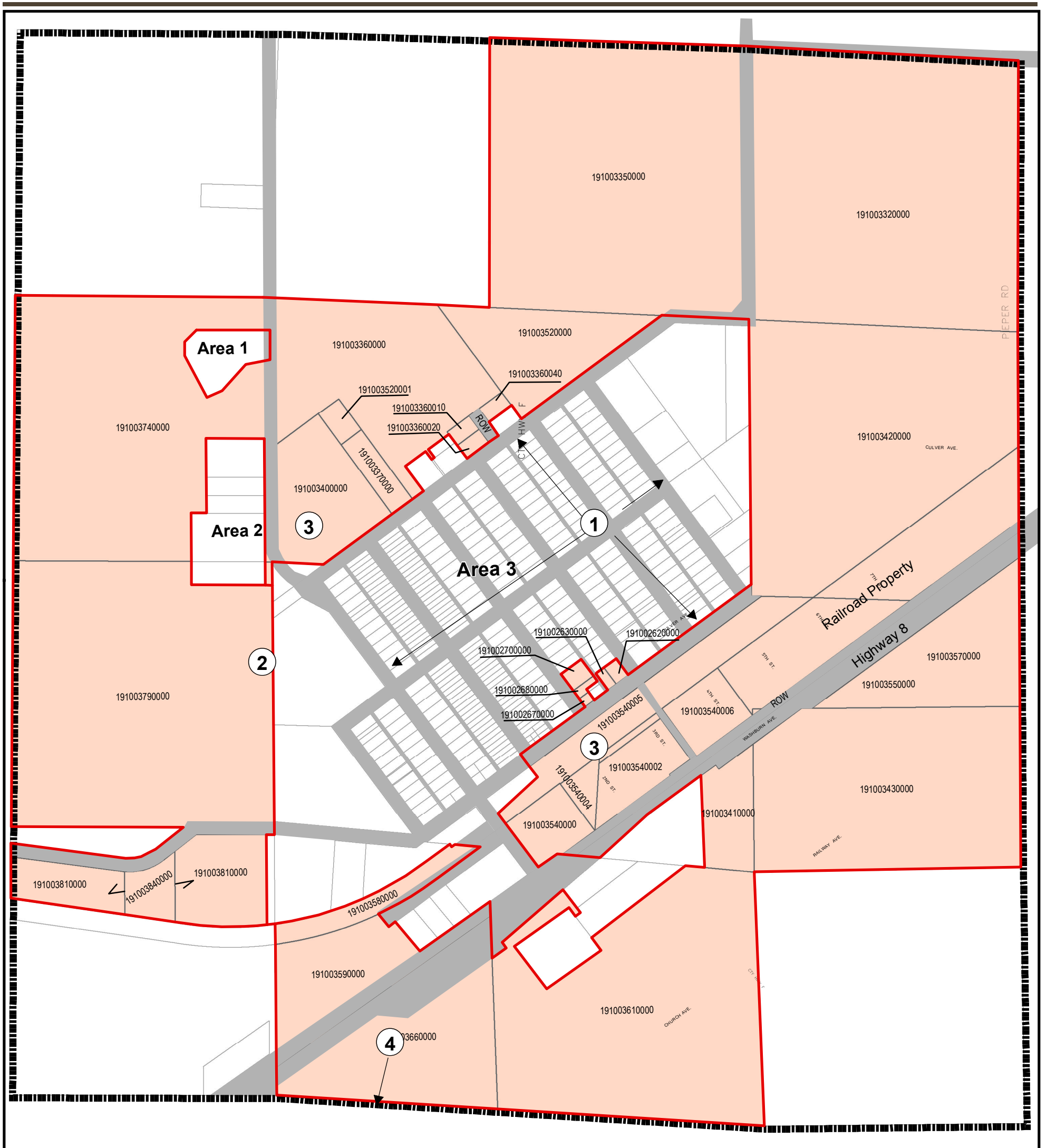
VILLAGE OF WEYERHAEUSER
RUSK COUNTY, WI

LEGEND

- TID Boundary
- Village Limits
- TID Parcels 2013
- Tax Parcels 2013

DATA SOURCES: MSA - GIS
BASE DATA PROVIDED BY RUSK CO LAND INFORMATION
AERIAL IMAGERY PROVIDED BY 2010 NAIP





Downtown Detail

TIF District #1 - Village of Weyerhaeuser Project		Map Location
Street & Infrastructure Improvements	Acquisition, Demolition, and Relocation	1 & Other Locations
Site Preparation	Park & Recreation Improvements	Various Locations
Building Renovation	Equipment	Various Locations
Waste Water Treatment Plant Upgrades	Development Incentive/Reimbursements	2
		3
		Not Location Specific
		4
		Various Locations

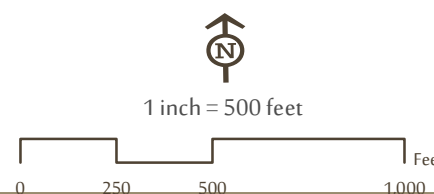
TAX INCREMENTAL DISTRICT- PROJECT LOCATION MAP

VILLAGE OF WEYERHAEUSER
RUSK COUNTY, WI

LEGEND

- TID Project Reference No.
- TID Boundary
- Village Limits
- TID Parcels 2013
- Tax Parcels 2013

DATA SOURCES: MSA - GIS
BASE DATA PROVIDED BY RUSK CO LAND INFORMATION
AERIAL IMAGERY PROVIDED BY 2010 NAIP



APPENDIX B
RESOLUTIONS

Resolution No. 03-2013

**Recommendation by the Village of Weyerhaeuser Plan Commission
to the Village Board
to Adopt the Project Plan
for Tax Increment Financing District #1**

WHEREAS, the Weyerhaeuser Plan Commission has complied with all legal requirements pertaining to the preparation of a Project Plan for the creation of Tax Increment Financing District #1; and

WHEREAS, the principal objectives of said District are to promote and encourage the orderly development of the Village of Weyerhaeuser; and

WHEREAS, it has been determined that more than fifty percent of the area designated as Tax Increment Financing District #1 is suitable for mixed-use development as defined by WI Statutes 66.1105(2)(cm); and

WHEREAS, the equalized value increment of all existing TIF Districts and the equalized value of Tax Increment Financing District #1 does not exceed twelve (12) percent of the total value of equalized taxable property within the Village; and

WHEREAS, the District is a geographically contiguous area consisting of whole units of property as assessed for general property tax purposes (tax parcels); and


WHEREAS, it has been determined that the improvement of said property is likely to enhance significantly the value of substantially all of the other real property in said District; and

WHEREAS, the project costs relate directly to promote mixed use development in said District; and

WHEREAS, the Weyerhaeuser Plan Commission has conducted a public hearing on the creation of Tax Increment Financing District #1 and on the Project Plan intended for use as a guide for development and expenditures in said Tax Increment District;

NOW, THEREFORE, BE IT RESOLVED, that the Weyerhaeuser Village Plan Commission recommends adoption of the project plan for Tax Increment Financing District #1 to the Village Board.

Adopted by the Village of Weyerhaeuser Plan Commission on this 28th day of August 2013.


Ervin Murray, Plan Commission Chair


Kathleen Stewart, Clerk/Treasurer

Resolution No. 04-2013
Adopting Project Plan for Tax Increment
Financing District #1, Village of Weyerhaeuser

WHEREAS, the Village of Weyerhaeuser intends to promote commercial and industrial development and redevelopment for the purpose of stabilizing and expanding the community's economic base; and

WHEREAS, the Wisconsin Legislature has established legislation allowing municipalities to create Tax Increment Financing Districts to encourage development by allowing municipalities to recover associated project costs before overlying taxing jurisdictions benefit from the additional values created; and

WHEREAS, the Weyerhaeuser Plan Commission has prepared and adopted a Project Plan which has the purpose of stimulating development and redevelopment and encouraging growth and development of the Village; and

WHEREAS, said Project Plan specifies the kind, number and location of all proposed public improvements and contains a detailed listing of estimated project costs; and

WHEREAS, it has been demonstrated in said Project Plan that the creation and operation of a Tax Increment Financing District is economically feasible and is in conformity with the Village's comprehensive plan; and

WHEREAS, included in the Project Plan is a description of the methods of financing all estimated project costs and the time when costs or monetary obligations related thereto may be incurred; and

WHEREAS, the Project Plan also includes appropriate maps showing existing uses and conditions of real property in the District, as well as proposed improvements and land uses in the District; and

WHEREAS, the Project Plan demonstrates that the creation and operation of the District will promote the orderly development of the Village of Weyerhaeuser; and

WHEREAS, the Weyerhaeuser Plan Commission conducted a public hearing on August 28, 2013 at which time interested parties were afforded an opportunity to express their views on the proposed Project Plan and the creation of said District; and

WHEREAS, the Village of Weyerhaeuser has complied with all provisions of Wisconsin Statutes 66.1105 and other relevant laws in the preparation of the Project Plan and the creation of the District and said plan includes an attorney's opinion stating that the plan is complete and complies with this section.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Weyerhaeuser hereby adopts the Project Plan for Tax Increment Financing District #1; and

BE IT FURTHER RESOLVED, that the Village of Weyerhaeuser intends to implement the various provisions of the Project Plan based on a periodic review of said plan; and

BE IT FURTHER RESOLVED, that the Village of Weyerhaeuser intends to comply with all relevant laws pertaining to the implementation of said plan, including the completion of required audits, the publication of annual reports, and necessary cooperation with the Department of Revenue.

Adopted by the Weyerhaeuser Village Board on this 11th day of September, 2013 on a motion by Tom Busch, seconded by Bob Burdorf by the following roll call vote:

Aye: 3
Nye: 0
Absent: 0

Ervin Murray
Ervin Murray, President

ATTEST:

Kathleen Stewart
Kathleen Stewart, Clerk/Treasurer

Resolution No. 05-2013
Creating Tax Increment Financing District #1
Village of Weyerhaeuser

WHEREAS, the Village Board of Weyerhaeuser has adopted a resolution adopting the Project Plan for Tax Increment Financing District #1; and

WHEREAS, the boundaries for Tax Increment Financing District #1 have been defined by the Weyerhaeuser Plan Commission and a description of said boundaries is:

Starting at the southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, T34N, R8W, this being the point of beginning, thence north 4,000 feet, thence west 2,640 feet, thence south 1320 feet, thence west 2,340 feet, thence south 2,600 feet, thence east 860 feet, thence southwesterly 300 feet, thence westerly 600 feet, thence south 285 feet, thence easterly 1320 feet, thence south 840 feet, thence east 2,415 feet, thence north 1,260 feet, thence east 1,320 feet to the point of beginning and excepting all wetlands and the following areas:

Area 1: Starting at the southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, T34N, R8W, thence south 160 feet, this being the point of beginning, thence west 365 feet, thence southwesterly 85 feet, thence south 75 feet, thence southeasterly 230 feet, thence easterly 95 feet, thence north easterly 180 feet, thence easterly 105 feet, thence north 145 feet to the point of beginning, and,

Area 2: Starting at the southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, T34N, R8W, thence south 700 feet, thence west 33 feet, this being the point of beginning, thence west 280 feet, thence south 370 feet, thence west 70 feet, thence south 350 feet, thence south 350 feet, thence east 350 feet, thence north 720 feet to the point of beginning, and,

Area 3: Starting at the southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, T34N, R8W, this being the point of beginning, thence south 1,310 feet, thence southwesterly 755 feet, thence northwesterly 100 feet, thence southwesterly 140 feet, thence southeasterly 100 feet, thence southwesterly 80 feet, thence northwesterly 128 feet, thence northeasterly 64 feet, thence northwesterly 128 feet, thence southwesterly 100 feet, thence southeasterly 192 feet, thence southwesterly 400 feet, thence southeasterly 150 feet, thence southwesterly 260 feet, thence southeasterly 330 feet, thence northeasterly 65 feet, thence east 210 feet, thence northeasterly 660 feet, thence south 450 feet, thence west 100 feet, thence southwesterly 590 feet, thence southeasterly 90 feet, thence southwesterly 325 feet, thence northwesterly 265 feet, thence northeasterly 325 feet, thence southeasterly 60 feet, thence northeasterly 35 feet, thence northwesterly 150 feet, thence southwesterly 400 feet, thence southeasterly 35 feet, thence southwesterly 85 feet, thence north 280 feet, thence southwesterly 410 feet, thence northwesterly 190 feet, thence south westerly 40 feet, thence northwesterly 80 feet, thence northeasterly 575 feet, thence west 150 feet, thence southwesterly 990 feet, thence north 445 feet, thence east 35 feet, thence north 1,320 feet, thence east 260 feet, thence northeasterly 615 feet, thence northwesterly 160 feet, thence northeasterly 265 feet, thence southeasterly 160 feet, thence northeasterly 260 feet, thence northeasterly 90 feet, thence northeasterly 200 feet, thence southeasterly 90 feet, thence northeasterly 855 feet, thence east 420 feet to the point of beginning.

and,

WHEREAS, it has been determined that not less than fifty percent of the land area within the boundaries of said Tax Increment Financing District is suitable for mixed use development as defined by WI Statutes 66.1337(2m); and

WHEREAS, the boundaries of Tax Increment Financing District #1 includes only those whole units of property as are assessed for general property tax purposes and the aggregate value of equalized taxable property of said District and all other Districts does not exceed twelve percent of the total value of equalized taxable property within the Village of Weyerhaeuser; and

WHEREAS, it has been determined that the desired development would not occur but for the use of tax increment financing and that improvement of said property is likely to enhance significantly the value of substantially all of the other real property in said District; and

WHEREAS, newly platted residential development does not exceed 35%, by area, of the real property within the District as indicated in the Project Plan; and

WHEREAS, if cost related to newly platted residential development is incurred, the development has:

- 1) has a density of at least 3 units per acre, or,
- 2) is located in a conservation subdivision as defined in WI Statutes 66.1027(1)(a), or,
- 3) is located in a traditional neighborhood development as defined in WI Statutes 66.1027(1)(c); and

WHEREAS, pursuant to WI Statutes 66.1105.(5)(b), it is estimated that 25% of the territory of Tax Increment Financing District #1 will be retail business at the end of the maximum expenditure period; and

WHEREAS, the project plan is feasible and in conformity with the Village's comprehensive plan and that the project costs relate directly to mixed use development within the District; and

WHEREAS, the Weyerhaeuser Plan Commission conducted a public hearing on August 28, 2013 on the creation of Tax Increment Financing District #1 and on the Project Plan intended for use as a guide for development and expenditures in said Tax Increment District; and

WHEREAS, the Weyerhaeuser Plan Commission and the Village Board have complied with all legal requirements pertaining to the preparation and adoption of a Project Plan and to the creation of Tax Increment Financing District #1.

NOW, THEREFORE, BE IT RESOLVED, that the Weyerhaeuser Village Board creates by name Tax Increment Financing District #1 and declares the District to be a "mixed-use development district" with an effective date of creation as September 11, 2013, and

BE IT FURTHER RESOLVED, that the Village Board intends to implement the various provisions of the Project Plan for Tax Increment Financing District #1 based on a periodic review of the provisions of said Project Plan; and

BE IT FURTHER RESOLVED, that the Village of Weyerhaeuser intends to comply with all relevant laws pertaining to the operation of the District, including the completion of required audits, the publication of annual reports and necessary cooperation with the Department of Revenue.

Adopted by the Weyerhaeuser Village Board on this 11th day of September, 2013 on a motion by Tom Bush, seconded by Bob Burdorf by the following roll call vote:

Aye:	<u>3</u>
Nye:	<u>0</u>
Absent:	<u>0</u>

Ervin Murray
Ervin Murray, President

ATTEST:

Kathleen Stewart
Kathleen Stewart, Clerk/Treasurer

APPENDIX C

LETTERS TO TAXING JURISDICTIONS

SAMPLE LETTER

August 13, 2013

Superintendent, Chetek-Weyerhaeuser School District
President, Wisconsin Indianhead Technical College
Chairperson, Rusk County Board of Supervisors
President, Village of Weyerhaeuser

Dear _____:

The Village of Weyerhaeuser is in the process of creating Tax Increment Financing (TIF) District #1 for the Village of Weyerhaeuser. Pursuant to WI Statutes 66.1105(4m), a joint review board consisting of a member from the county, the Village, the school district, and, the vocational/technical education district, must be formed. This joint review board must meet within 14 days after the first publication of the notice of public hearing (August 14th) to choose a chairperson and a citizen member. Please appoint your representative to this board and notify me by August 21st. The first meeting of the Joint Review Board will be held on August 28, 2013 at 5:45 p.m. at the Weyerhaeuser Village Hall located at N3840 2nd Street, Weyerhaeuser Wisconsin. The agenda is attached.

Also, pursuant to WI Statutes 66.1105(4)(e) and (h), the Village is notifying the chief executive officer of all local governmental entities having the power to levy taxes and the school district in which the TIF District is located of the public hearing to be held on the proposed creation of TIF District #1. A copy of the notice is attached.

If you have any questions regarding this matter, feel free to contact me at 715-353-2571.

Sincerely,

Kathleen Stewart, Clerk/Treasurer
Village of Weyerhaeuser

Attachment: Joint Review Board Agenda – August 28, 2013
Public Hearing Notice

CLASS II NOTICE

Publish: August 14, and August 21, 2013

**NOTICE OF PUBLIC HEARING
TAX INCREMENTAL FINANCE DISTRICT #1
VILLAGE OF WEYERHAEUSER**

Notice is hereby given of a public hearing to be held by the Plan Commission of the Village of Weyerhaeuser on Wednesday, August 28, 2013 at 6:00 p.m. at the Weyerhaeuser Village Hall, N3840 2nd Street, Weyerhaeuser, Wisconsin. The purpose of the public hearing is to solicit public input on the proposed Project Plan, boundaries, and creation of Tax Increment Financing District (TIF) #1. Cash grants to developers may be provided.

A copy of the proposed Project Plan is available at the office of the Village Clerk, N3840 2nd Street, Weyerhaeuser, Wisconsin 54895.

Kathleen Stewart, Village Clerk
Village of Weyerhaeuser, Wisconsin

APPENDIX D

AFFIDAVIT OF PUBLICATION

PROOF OF PUBLICATION

AFFIDAVIT OF PUBLICATION

State of Wisconsin }
Rusk County } ss.

Leslie A. Harmon being duly sworn, on oath says that
he (she) is an authorized representative of THE LADYSMITH NEWS, a weekly
newspaper of general circulation published at Ladysmith, in said county; that a
notice of which the annexed is a printed copy taken from said newspaper, was
published therein on

..... August 22, 2013

.....
.....
.....
.....
.....

Signed *Leslie A. Harmon*
General Manager Title

Subscribed and sworn to before me this 22nd day of
August 2013.

Sally A. Carlson
Notary Public, Rusk County, Wisconsin

My commission expires 8-1-2017

Fees:
Lines
Fol.
..... 4 Inches 1 wks. s. 32.40
Plus 50% for tab.
Affidavit Fee..... \$ 1.00
TOTAL..... s. 33.40



VILLAGE OF WEYERHAEUSER
TIF DISTRICT #1
JOINT REVIEW BOARD MEETING
August 28, 2013 - 5:45 p.m.
Meyerhaeuser Village Hall
N3840 2nd Street
Meyerhaeuser, Wisconsin

Agenda:
1. Call to Order
2. Selection of Chairperson
3. Selection of Citizen Member
4. Adjournment

PROOF OF PUBLICATION

AFFIDAVIT OF PUBLICATION

State of Wisconsin }
Rusk County } ss.

Leslie A. Harmon

..... being duly sworn, on oath says that he (she) is an authorized representative of THE LADYSMITH NEWS, a weekly newspaper of general circulation published at Ladysmith, in said county: that a notice of which the annexed is a printed copy taken from said newspaper, was published therein on

..... August 15, 2013

..... August 22, 2013

Signed

Leslie A. Harmon
.....
General Manager Title

Subscribed and sworn to before me this 22nd day of

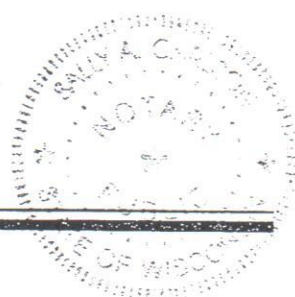
..... August 2013

Sally A. Carlson
.....
Notary Public, Rusk County, Wisconsin

My commission expires 8-1-2017

Fees:

Lines
Fol.
4.50 Inches 2 wks. \$ 72.90
Plus 50% for tab.
Affidavit Fee \$ 1.00
TOTAL \$ 73.90



NOTICE OF PUBLIC HEARING
TAX INCREMENTAL FINANCE DISTRICT #1
VILLAGE OF WEYERHAEUSER

Notice is hereby given of a public hearing to be held by the Plan Commission of the Village of Weyerhaeuser on Wednesday, August 20, 2013 at 6:00 p.m. at the Weyerhaeuser Village Hall, N3840 2nd Street, Weyerhaeuser, Wisconsin. The purpose of the public hearing is to solicit public input on the proposed Project Plan, boundaries, and creation of Tax Incremental Financing District (TIF) #1. Cash grants to developers may be provided.

A copy of the proposed Project Plan is available at the office of the Village Clerk, N3840 2nd Street, Weyerhaeuser, Wisconsin 54895.

Kathleen Stewart, Village Clerk
Village of Weyerhaeuser, Wisconsin

MSA

PROOF OF PUBLICATION

AFFIDAVIT OF PUBLICATION

State of Wisconsin }
Rusk County } ss.

Leslie A. Harmon

..... being duly sworn, on oath says that he (she) is an authorized representative of THE LADYSMITH NEWS, a weekly newspaper of general circulation published at Ladysmith, in said county: that a notice of which the annexed is a printed copy taken from said newspaper, was published therein on

..... September 19, 2013

Signed Leslie A. Harmon
General Manager Title

Subscribed and sworn to before me this 19th day of September 2013.

Sally A. Carlson
Notary Public, Rusk County, Wisconsin

My commission expires 8-1-2017

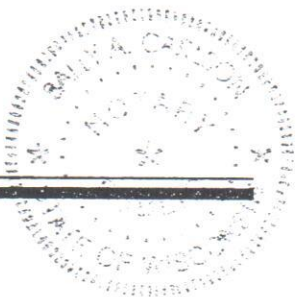
Fees:

Lines
Fol.
4 Inches 1 wks. \$ 32.40
Plus 50% for tab.
Affidavit Fee..... \$ 1.00
TOTAL..... \$ 33.40

VILLAGE OF WEYERHAEUSER
JOINT REVIEW BOARD MEETING

September 25, 2013 - 5:00 p.m.
Weyerhaeuser Village Hall
N3840 - 2nd Street
Weyerhaeuser

Agenda:
1. Call to Order
2. Discuss and Take Action on Resolution for TRF #1
3. Adjournment



APPENDIX E

JOINT REVIEW BOARD RESOLUTION

**Joint Review Board Resolution
Tax Increment Financing District #1
Village of Weyerhaeuser**

WHEREAS, the Village Board of Weyerhaeuser has adopted a resolution creating Tax Increment Financing District #1; and

WHEREAS, the Joint Review Board for Tax Increment Financing District #1 has reviewed the public record, planning documents, and resolutions passed by the local legislative body; and

WHEREAS, the Project Plan includes all of the elements required in Wisconsin Statutes 66.1105(4)(f); and,

WHEREAS, the Joint Review Board has determined that, in its judgement, the development described in the Project Plan for TIF #1 would not occur without the creation of the Tax Increment Financing District #1; and

NOW, THEREFORE, BE IT RESOLVED, that the Joint Review Board for Tax Increment Financing District #1 does hereby approve of the creation of Tax Increment Financing District #1 for the Village of Weyerhaeuser.

Adopted this 25th day of September, 2013.



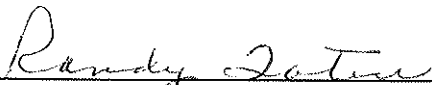
Tom Bush, Village Representative



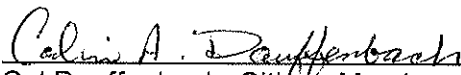
Tammy Lenbom, Chetek-Weyerhaeuser School District Representative



Craig Fowler, WITC Representative



Randy Tatur, Rusk County Representative



Cal Dauffenbach, Citizen Member

APPENDIX F

ATTORNEY'S OPINION

TERRENCE L. DUNST

Telephone (715) 246-3800
Facsimile (815) 927-0411
tdunst@bakkenorman.com

1200 Heritage Dr.
P.O. Box 308
New Richmond, WI 54017

September 19, 2013

Kathleen Stewart
Village of Weyerhaeuser
N3840 2nd St.
Weyerhaeuser, WI 54895

Re: Village of Weyerhaeuser, Wisconsin Tax Incremental District Number 1

Dear Kathleen:

As Attorney for the Village of Weyerhaeuser, I have reviewed the August 14, 2013 Project Plan for Tax Incremental District No. 1 located in the Village which was provided to me by MSA Professional Services, Inc..

In my opinion the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes.

Sincerely,

BAKKE NORMAN, S.C.



Terrence L. Dunst

TLD: ac

Gary L. Bakke
Thomas R. Schumacher
Timothy J. O'Brien
Peter M. Reinhardt
Robert J. Richardson
David C. Schoenberger
Bridget M. Finke
Terrence L. Dunst
Deanne M. Koll
Adam M. Jarchow
Tamara M. Skoglund
Kathleen R. Avoles
Thomas W. Griesheimer

APPENDIX G

BASE PACKET

**EQUALIZED VALUE DETERMINATION REQUEST
CREATION/TERRITORY AMENDMENT**

EFFECTIVE CREATION DATE: JANUARY 1, 2013

County Rusk
<input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City
Municipality Weyerhaeuser
CoMun Code 54 191
TID Number 001

Return To:
Wisconsin Dept. of Revenue
Tax Incremental Finance
PO Box 8971 MS 6-97
Madison, WI 53708-8971
OR email
tif@revenue.wi.gov

Select one: Regular (s. 66.1105) Town (s. 60.85)

Select one: Creation Add Territory Subtract Territory

PART I. TAXING JURISDICTIONS AFFECTED

Identify all taxing jurisdictions authorized to levy taxes on property within the tax incremental district. Include the name of the jurisdiction and its identifying number (located on property tax bill). If the TID is in more than one county or has an annexation, **a complete separate set of forms are required.**

	Name of Taxing Jurisdictions	Jurisdiction Number
Municipality	Weyerhaeuser	191
School District(s) If more than two districts, enter in "Other".	Chetek-Weyerhaeuser	1080
Technical College	Wisconsin Indianhead Technical College	1700
Union High School		
Special District (i.e. Lake, Sanitary, Sewer) If more than one district, enter in "Other".		
Other		

PART II. DECLARATION

I declare that this application and attachments have been examined by me and, to the best of my knowledge and belief, are true, correct, and complete. I hereby request the Department of Revenue to determine the equalized value of this tax incremental district.

Clerk's name	Telephone Number
Kathleen Stewart	715-353-2571
E-mail address	Date
weyvil@bevcomm.net	

PART III. INDIVIDUAL TO CONTACT FOR ADDITIONAL INFORMATION

Name and Title	E-mail address
Dave Rasmussen, Senior Planner	drasmussen@msa-ps.com
Address	Telephone number
MSA Professional Service, Incorporated, 15 W. Marshall Street, Rice Lake, WI 54868	715-234-1009

ALL FORMS AND ATTACHMENTS MUST BE COMPLETE AND CORRECT TO THE SATISFACTION OF THE DEPARTMENT OF REVENUE

County Rusk
<input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City
Municipality Name Weyerhaeuser
CoMun Code 54 191
Tax Incremental District Number 001

CITY/VILLAGE/TOWN LEGAL REQUIREMENTS FOR CREATIONS AND TERRITORY AMENDMENTS

Created under Wis. Stats. s. 66.1105 and s. 60.85

Creation Add Territory Subtract Territory

Requirements	Dates	
Letter and hearing notice sent by first class mail to chief executive or administrator of all local government entities having power to levy taxes on TID property and to school districts involved (by Planning Commission). Include copies prior to public hearing publication	8/13/13	
Joint Review Board Notice – published as a class 1 notice. Include proof of publication (affidavit from the publishing newspaper verifying date including a readable photocopy of the actual notice).	8/21/13	
Owners of property found blighted or in need of rehabilitation , identified to be included in the proposed TID, should be notified of the finding and date of the project plan hearing at least 15 days prior to date of public hearing (not required for industrial or mixed-use districts). For towns: All owners of property identified to be included in the proposed TID shall be notified of the proposed findings and the date of the hearing to be held at least 15 days prior to the date of the hearing.		
Hearing notice published as a class 2 notice by Planning Commission. Include proof of publication (affidavit from the publishing newspaper verifying both dates including a readable photocopy of the actual notice.).	1st Date	8/14/13
	2nd Date	8/21/13
Public hearing held (by Planning Commission). Date should be included in planning commission resolution.	8/28/13	
Project plan resolution adopted by Planning Commission.	8/28/13	
Project plan - checklist PE-109 and resolution checklist PE-222 adopted by the Local Legislative Body. (See the checklists above for requirements.)	9/11/13	
Joint Review Board Notice – published as a class 1 notice. Include proof of publication (affidavit from the publishing newspaper verifying date including a readable photocopy of the actual notice).	9/18/13	
Project plan resolution adopted by the Joint Review Board (within 30 days after receiving creation resolution). JRB approval based on criteria listed in Wis. Stats. s. 66.1105(4m)(c) or s. 60.85(4)(c). For towns: Not less than 10 days nor more than 30 days after receiving the creation resolution.	9/25/13	

OVERLAPPING TIF DISTRICTS	
Are any parcels in this TID also in all or part of any other TIF district?	Yes No
If "YES," indicate which TIF district(s) are overlapped.	<input type="checkbox"/> <input checked="" type="checkbox"/>

CITY OR VILLAGE ANNEXATION OF TID PARCELS	
Were any parcels in this TID annexed from another municipality after Jan. 1 in the creation year?	Yes No
If "YES," indicate the date of the annexation and	Date
from what municipality.	Municipality

County Rusk
Municipality Weyerhaeuser
CoMun Code 54 191
TID Number 001

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2013
(Assessed value of real property as of the above date.)

[Instructions](#)

Jurisdiction Numbers		1080		1700							
Parcel Number (from assessment roll, no key numbers)	Classification	Chetek-Weyerhaeuser School District	School District	Indianhead Technical College	Union High School	Special District	Other	Overlapping TID #	Land	Improvements	Total
191002620000	2	X		X					4,300	28,100	32,400
191002630000	2	X		X					5,000	29,000	34,000
191002670000 (1)	2	X		X							
191002680000 (1)	2	X		X							
191002700000	2	X		X					5,800	8,100	13,900
190003320000	4	X		X					7,500		7,500
190003350000	4	X		X					11,800		11,800
190003360000	4	X		X					3,100		3,100
190003400000	x	X		X							
190003410000	1	X		X					8,500	33,000	41,500
190003420000	4	X		X					3,200		3,200
190003430000	6	X		X					28,600		28,600
190003520000	4	X		X					1,300		1,300
190003520001	x	X		X							
190003540000 (2)	2	X		X							
190003540002	2	X		X					24,900	261,800	286,700
190003540004	x	X		X							
190003540005	x	X		X							
190003540006	2	X		X					12,800	89,600	102,400
190003550000	x	X		X							

County Rusk
Municipality Weyerhaeuser
CoMun Code 54 191
TID Number 001

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2013
(Assessed value of real property as of the above date.)

[Instructions](#)

Jurisdiction Numbers		1080		1700							
Parcel Number (from assessment roll, no key numbers)	Classification	Chetek-Weyerhaeuser School District	School District	Indianhead Technical College	Union High School	Special District	Other	Overlapping TID #	Land	Improvements	Total
190003570000	2	X		X					600		600
190003580000	x	X		X							
190003590000	7	X		X					6,100	64,500	70,600
190003610000	6	X		X					33,700		33,700
190003660000	4	X		X					4,600		4,600
190003740000	4	X		X					1,600		1,600
190003790000	7	X		X					13,200	62,700	75,900
190003810000	4	X		X					2,900		2,900
(1) Assessed with											
191002630000											
(2) County Owned											
Totals									179,500	576,800	756,300

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2013

[Instructions](#)

County Rusk
Municipality Weyerhaeuser
CoMun Code 54 191
TID Number 001

Jurisdiction Numbers		1080							
Owner's Name & Site Street Location	Chetek-Weyerhaeuser School District	School District	Special District	Overlapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
Chippewa Valley Bank-W14336 Highway 8	x						800		800
Direct TV-through out Village	x							12,500	12,500
Dish Network-though out Village	x							2,100	2,100
Heartland Coompanies LLC-Hwy 8	x					5,900	10,000	2,200	18,100
Totals						5,900	10,800	16,800	33,500

County Rusk
Municipality Weyerhaeuser
CoMun Code 54 191
TID Number 001

**TID PARCEL LIST
MUNICIPAL-OWNED PROPERTY**

Effective Creation Date: January 1, 2013

[Instructions](#)

Jurisdiction Numbers		1080		1700									
Parcel Number (from assessment roll, no key numbers)	Classification	Chetek- Weyerhae user School District	School District	Wisconsin Indianhead Technical College	Union High School	Special District	Other	Overlapping TID #	Land	Improve- ments	Personal Property	Acres/Lot Size	Property's Current Use
190003360010	x	x		x					5,800			0.26	vacant
190003360020	x	x		x					5,800			0.26	vacant
190003360040	x	x		x					5,800			0.26	vacant
190003370000	x	x		x					5,800			1.22	vacant
190003840000	x	x		x					5,800			1.53	vacant
Totals									29,000				29,000

County Rusk
Municipality Weyerhaeuser
CoMun Code 54 191
TID Number 001

**TID MANUFACTURING
REAL PROPERTY LIST**

Effective Creation Date: January 1, 2013

[Instructions](#)

Jurisdiction Numbers				1080			Access manufacturing full values.			
Owner's Name & Site Street Location	Chetek- Weyerhaeuser School District	School District	Special District	Local Parcel Number	DOR Parcel Number	Overlapping TID #	Acres	Land	Improvements	Total
None										
Totals										

TID MANUFACTURING PERSONAL PROPERTY LIST

County
Rusk
Municipality
Weyerhaeuser
CoMun Code
54 191
TID Number
001

Effective Creation Date: January 1, 2013

[Instructions](#)

Jurisdiction Numbers	1080			Access manufacturing full values						
Business Name & Site Street Location	Chetek- Weyerhaeuser School District	School District	Special District	DOR Account Number	Overlapping TID #	Boats & Other Watercraft	Machinery Tools, & Patterns	Furniture Fixtures & Equipment	All Other Personal Property	Total
None										
Totals										

STATEMENT OF ASSESSMENT - YEAR 2013

TOWN
 VILLAGE } of Weyerhaeuse
 CITY

INSTRUCTIONS

If you have zero values and they are not showing up, go to Tools > Options > View Tab > check Zero values, then click OK.

COUNTY of Rusk
TID No. 001

When completing this document do not write over shaded areas.

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)
		Land (Col. A)	Improvements Col. B)				
1	Residential - Class 1	1	1		8,500	33,000	41,500
2	Commercial - Class 2	9	5		53,400	416,600	470,000
4	Agricultural - Class 4	8			36,000		36,000
5	Undeveloped - Class 5						
5m	Agricultural Forest - Class 5m						
6	Forest - Class 6	2		62,300	62,300		
7	Other - Class 7	2		2	19,300		127,200
8	TOTAL ALL COLUMNS	22	8		179,500	576,800	756,300
9	Number of Personal Owners in Roll			4	NOTE: If lines 10 through 13 contain any values please fill in line 9.		
10	Boats and Other Watercraft not Exempt						
11	Machinery, Tools and Patterns			5,900			
12	Furniture, Fixtures and Equipment			10,800			
13	All Other Personal Property Not Exempt			16,800			
14	TOTAL OF PERSONAL PROPERTY, TOTAL OF LINES 10 Through 13						33,500
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						789,800
	School District Codes (Col. A)	SCHOOL DISTRICT NAMES (Col. B)					Assessed Values of School Districts in TID Assessed Value of General Property (Real Estate & Personal Property) Subject to the General Property Tax (Col. C)
16	1080	Chetek-Weyerhaeuser					789,800
17							
18							
19							
20	TOTAL COL. C (must equal line 15 above.)						789,800
SEPARATE UNION HIGH SCHOOL DISTRICTS (In addition to and independent of school districts entered above).							
21							
TECHNICAL SCHOOL DISTRICTS (In addition to and independent of school districts entered above.)							
22	1700	Wisconsin Indianhead Technical College					789,900
23							
	Special District No.	SPECIAL DISTRICT NAMES					Assessed Value of General Property (Include Real Estate & Personal Property)
24							
25							

**TAX INCREMENTAL DISTRICT
ASSESSORS FINAL REPORT
BASE YEAR VALUATION**

2013

TOWN
 VILLAGE
 CITY } of Weyerhaeuser

If you have zero values and they are not showing up, go to
Tools > Options > View Tab > check Zero values, then click
OK.

COUNTY of Rusk
TID No. 001

INSTRUCTIONS

When completing this document do not write over shaded areas.

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)	
		Land (Col. A)	Improvements Col. B)					
1	Residential - Class 1	1	1		8,500	33,000	41,500	
2	Commercial - Class 2	9	5		53,400	416,600	470,000	
4	Agricultural - Class 4	8			36,000		36,000	
5	Undeveloped - Class 5							
5m	Agricultural Forest - Class 5m							
6	Forest - Class 6	2		62,300	62,300			
7	Other - Class 7	2		2	19,300		127,200	146,500
8	TOTAL ALL COLUMNS	22	8		179,500	576,800	756,300	
9	Number of Personal Owners in Roll			4				
10	Boats and Other Watercraft not Exempt							
11	Machinery, Tools and Patterns							5,900
12	Furniture, Fixtures and Equipment							10,800
13	All Other Personal Property Not Exempt							16,800
14	TOTAL OF PERSONAL PROPERTY, TOTAL OF LINES 10 Through 13						33,500	
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						789,800	

SCHOOL DISTRICT

School District Name Chetek-Weyerhaeuser

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)	
		Land (Col. A)	Improvements Col. B)					
1	Residential - Class 1	1	1		8,500	33,000	41,500	
2	Commercial - Class 2	9	5		53,400	416,600	470,000	
4	Agricultural - Class 4	8			36,000		36,000	
5	Undeveloped - Class 5							
5m	Agricultural Forest - Class 5m							
6	Forest - Class 6	2		62,300	62,300			
7	Other - Class 7	2		2	19,300		127,200	146,500
8	TOTAL ALL COLUMNS	22	8		179,500	576,800	756,300	
9	Number of Personal Owners in Roll							
10	Boats and Other Watercraft not Exempt							
11	Machinery, Tools and Patterns							5,900
12	Furniture, Fixtures and Equipment							10,800
13	All Other Personal Property Not Exempt							16,800
14	TOTAL OF PERSONAL PROPERTY, TOTAL OF LINES 10 Through 13						33,500	
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						789,800	

SPECIAL DISTRICT

(check one)

Sanitary or Sewerage District

Lake & Management District

Name _____

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)
		Land (Col. A)	Improvements Col. B)				
1	Residential - Class 1						
2	Commercial - Class 2						
4	Agricultural - Class 4						
5	Undeveloped - Class 5						
5m	Agricultural Forest - Class 5m						
6	Forest - Class 6						
7	Other - Class 7						
8	TOTAL ALL COLUMNS						
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft not Exempt			NOTE: If lines 10 through 13 contain any values please fill in line 9.			
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, TOTAL OF LINES 10 Through 13						
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						

ADDITIONAL SCHOOL OR SPECIAL DISTRICT

(check one)

School District

Union High

Sanitary/Sewerage District

Lake & Management District

Name _____

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)
		Land (Col. A)	Improvements Col. B)				
1	Residential - Class 1						
2	Commercial - Class 2						
4	Agricultural - Class 4						
5	Undeveloped - Class 5						
5m	Agricultural Forest - Class 5m						
6	Forest - Class 6						
7	Other - Class 7						
8	TOTAL ALL COLUMNS						
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft not Exempt			NOTE: If lines 10 through 13 contain any values please fill in line 9.			
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, TOTAL OF LINES 10 Through 13						
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						

REQUIRED CLERK SIGNATURE

County	Rusk
Municipality	Weyerhaeuser
CoMun Code	54 191
TID Number	001

Instructions:
Print the filled out form and then sign it. It can then be scanned and included with the email submission of the Excel forms. This will take the place of your signature on the individual forms, but serve the same purpose: to acknowledge that you have reviewed the documents and that they are correct.

I, Kathleen Stewart, clerk for the Village of do hereby swear and attest that I have reviewed the preceding documents and verified the accuracy of the information contained therein.

Kathleen Stewart *Kathleen Stewart*
Signature Date 10/13/2013

Board of Review Date of Final Adjournment 7/10/2013

REQUIRED ASSESSOR SIGNATURE

County
Rusk
Municipality
Weyerhaeuser
CoMun Code
54 191
TID Number
001

Instructions:

Print the filled out form and then sign it. It can then be scanned and included with the email submission of the Excel forms. This will take the place of your signature on the individual forms, but serve the same purpose: to acknowledge that you have reviewed the documents and that they are correct.

I, Thomas O. Hanson, assessor for the Village of

Weyerhaeuser do hereby swear and attest that I have reviewed the preceding documents and verified the accuracy of the information contained therein.

According to my best skill and judgment, an equitable valuation of municipal-owned property on the PE-619 [not excluded by s. 66.1105(5)(bm) or s. 60.85(5)(c)] is assessed at this percent level of fair market value.

110.00%

The PE-617A (Assessor's Final Report) requires a percent (%) of fair market ratio to the assessment value, at what percent of full value are you assessing all General Property?

110.00%

tomole@charter.net

E-mail Address

Thomas O. Hanson

Signature

10/13/2013

Date

n/a

Company Name