

# Project Plan

## Tax Incremental District No. 1

Village of Cochrane, Buffalo County, Wisconsin

March 8, 2019

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## Project Plan

### Tax Incremental District No. 1

#### 1.0 Introduction

The Village of Cochrane, Buffalo County, Wisconsin (the “Village”) desires to consider its Project Plan dated February 1, 2019 (the “2019 Project Plan”) for proposed public capital improvement projects within the 2019 Project Plan Area (the “2019 Project Plan Area”) and a designated Tax Increment District No. 1 (“TID No. 1”). This 2019 Project Plan has been prepared to stimulate new private investment, redevelopment and economic development within the 2019 Project Plan Area.

TID No.1 will be classified as an “Industrial Project District” based on the findings that at least 50 percent, by area, of the real property within TID No. 1 is zoned and suitable for industrial sites under Wis. Stat § 66.1101, et seq., made applicable to villages through Wis. Stat. § 66.1339.

By approving this 2019 Project Plan, the Village has made the following findings, consistent with Wis. Stat § 66.1105(4)(g), as it applies to the 2019 Project Plan Area, being:

- An expenditure period of fifteen (15) years (2019-2033) and a maximum life of 20 years (2019-2038).
- TID No. 1 may be extended three addition years (until 2041), however expenditures remain limited to the first fifteen (15) years of designation (Wis. Stat § 66.1105(7)(am)1, 2, and 3).
- Activities and improvements are and will be related to industrial land uses or related to public improvements that benefit or encourage private investment.
- Activities and improvements are likely to encourage ancillary private investment.
- Activities and improvements are likely to enhance significantly the value of the other real property in the 2019 Project Plan Area, the TID No. 1 and the Village overall.
- Not less than 50 percent, by area, of the real property in TID No. 1 is to be used for industrial land development and projects.
- The equalized value of taxable property within TID No. 1 (plus all existing tax increment districts) does not exceed twelve (12) percent of the total equalized value of taxable property within the Village.
- The project costs are limited to: (i) expenditures related directly to an industrial project or; (ii) the promotion of industrial or manufacturing, development, and (iii) public improvements that benefit or encourage private investment.
- If the resolution designating TID No. 1 is adopted prior to December 1, the effective date for purposes of establishing base value may be either January 1 of the current year or January 1 of the subsequent year at the option of the Village. The Village will designate TID No. 1 with an effective base value date of January 1, 2019.



This 2019 Project Plan confirms, describes and defines the boundaries of the 2019 Project Plan Area, contiguous with TID No. 1, as shown in Figure 1 titled 2019 Project Plan Area (Designated as TID No. 1) Boundary Map. Figure 2 titled Existing Land Uses Map shows the current land uses and conditions of the parcels in the 2019 Project Plan Area as of January 1, 2019. Figure 3 titled Proposed Improvements Map shows the proposed improvements and suitable uses for the 2019 Project Plan Area.

This 2019 Project Plan also describes the proposed public capital improvements projects, existing land uses, property conditions, economic feasibility and method of financing as well as the existing land uses and conditions of the property of the 2019 Project Plan Area and the TID No. 1. Any improved public streets included within said boundaries are intended to stimulate new private investment, redevelopment and economic development in the 2019 Project Plan Area.

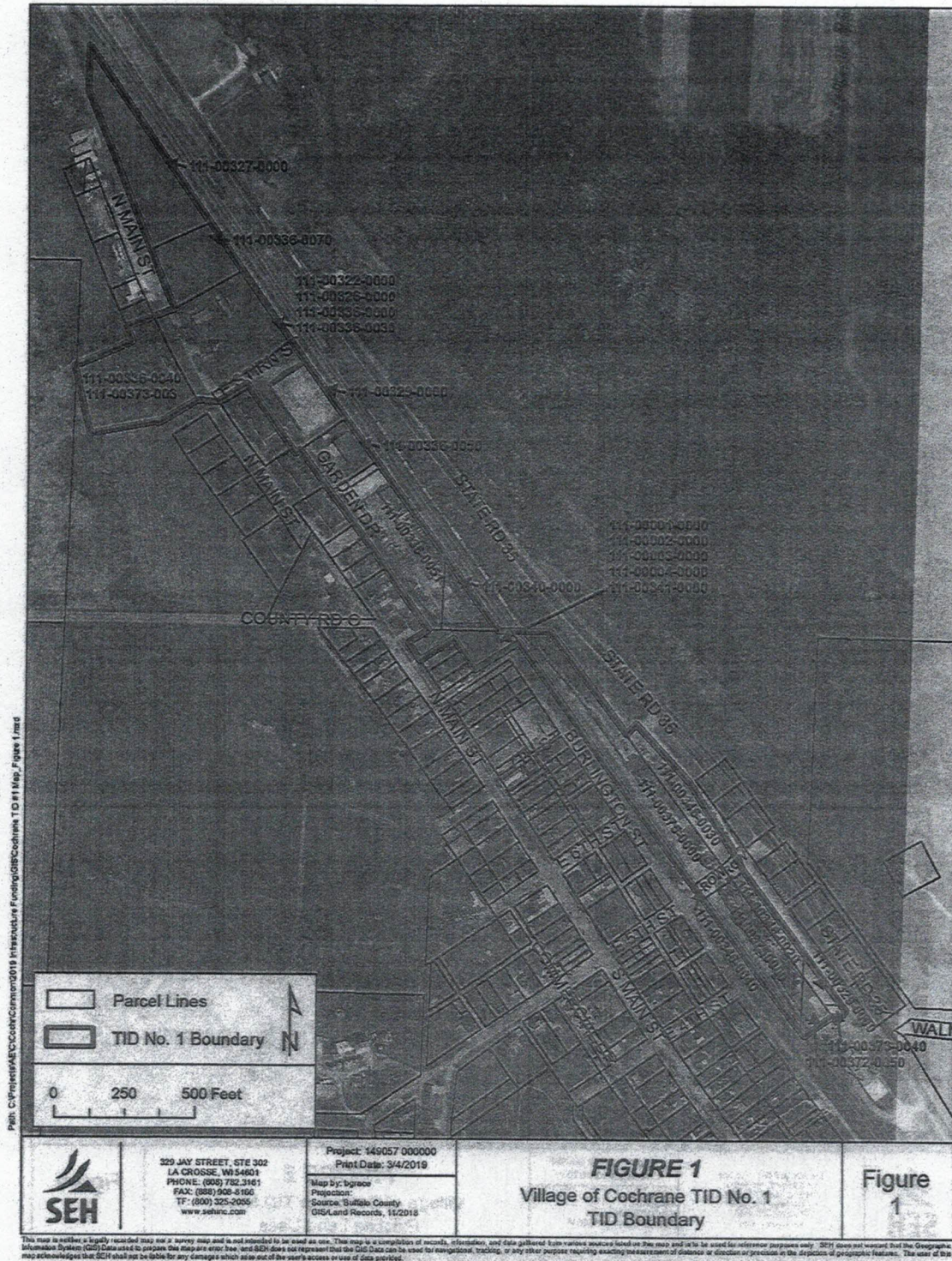
By approving this 2019 Project Plan, the Village has made the following findings consistent with Wis. Stat. § 66.1102(1)(g), as it applies to the 2019 Project Plan Area, being:

- An expenditure period of fifteen (15) years (2019-2033) and a maximum life of 20 years (2019-2038).
- TID No. 1 may be extended three additional years (until 2041), however expenditures remain limited to the first fifteen (15) years of designation (Wis. Stat. § 66.1102(1)(am)1, 2, and 3).
- Activities and improvements are and will be related to industrial land uses or related to public improvements that benefit or encourage private investment.
- Activities and improvements are likely to encourage ancillary private investment.
- Activities and improvements are likely to enhance significantly the value of the other real property in the 2019 Project Plan Area, the TID No. 1 and the Village overall.
- Not less than 50 percent by area of the real property in TID No. 1 is to be used for industrial land development and projects.
- The equalized value of taxable property within TID No. 1 (plus all existing tax increment districts) does not exceed twelve (12) percent of the total equalized value of taxable property within the Village.
- The project costs are limited to: (i) expenditures related directly to an industrial project or; (ii) the promotion of industrial or manufacturing development and (iii) public improvements that benefit or encourage private investment.
- If the resolution designating TID No. 1 is adopted prior to December 1, the effective date for purposes of establishing base value may be either January 1 of the current year or January 1 of the subsequent year at the option of the Village. The Village will designate TID No. 1 with an effective base value date of January 1, 2019.

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Figure 1 – 2019 Project Plan Area (Designated as TID No. 1) Boundary Map

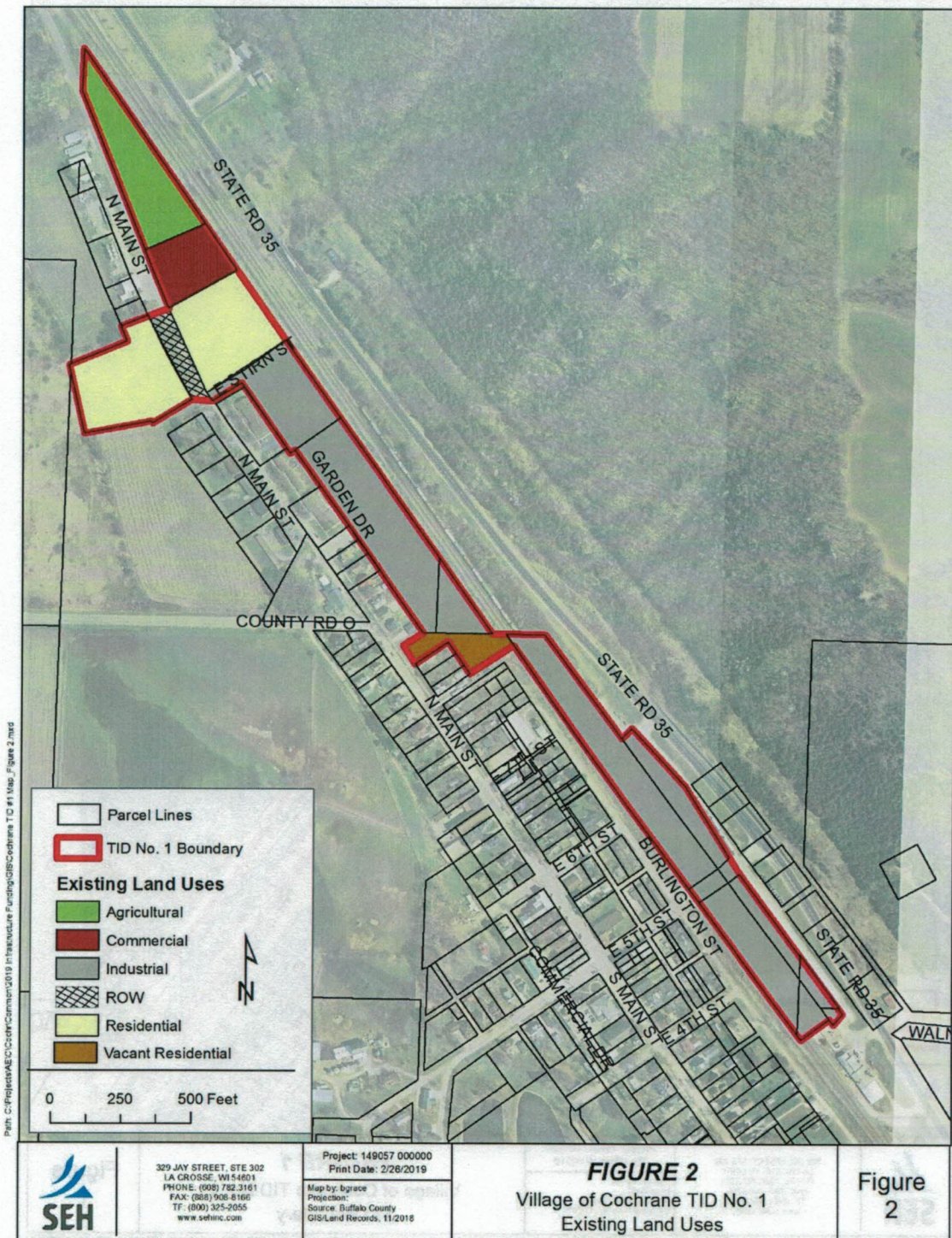


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Figure 2 – Existing Land Uses Map



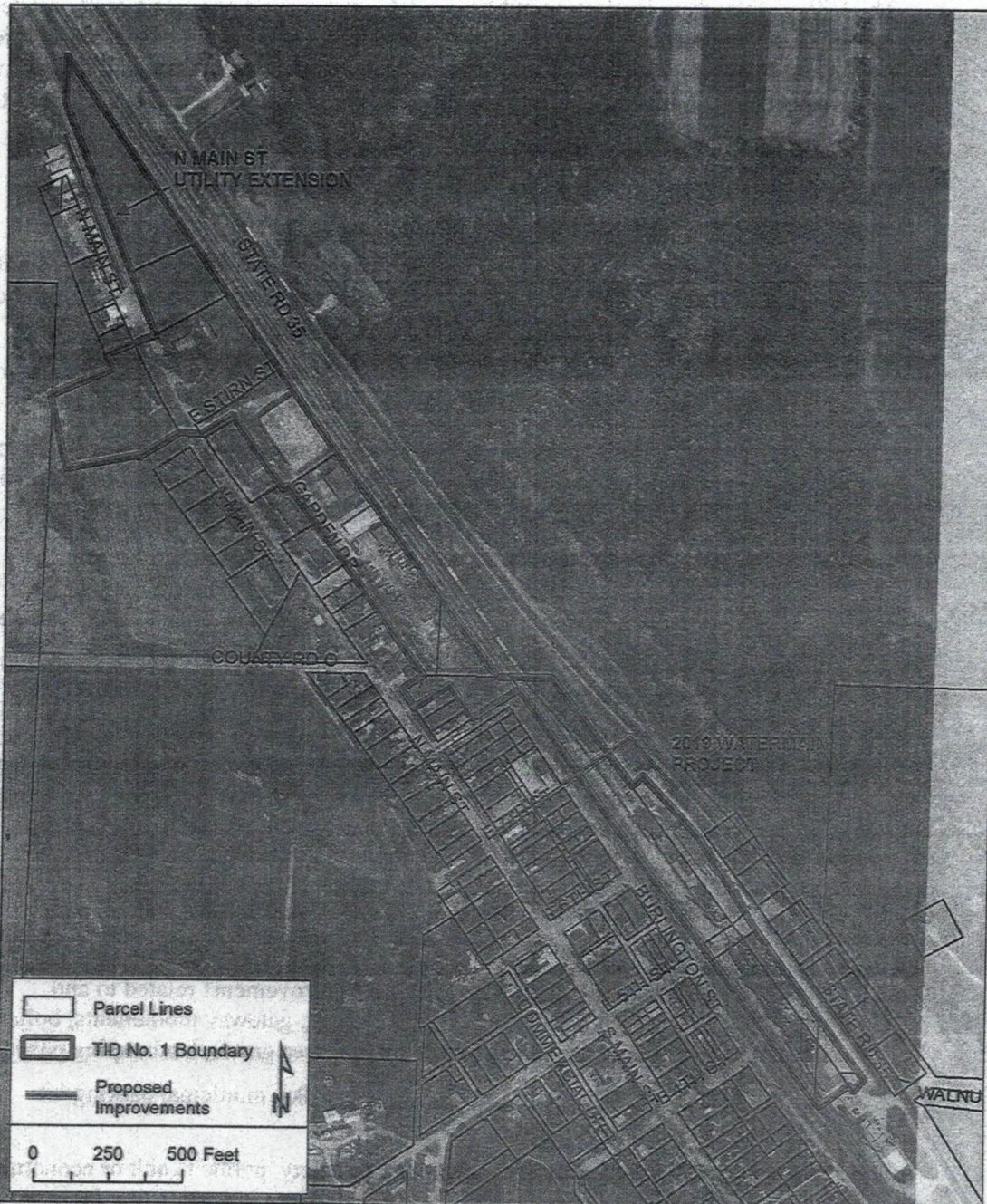
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March 2019

# Figure 3 – Proposed Improvements Map



Path: C:\Projects\NECC\Comm\3019 Infrastructure Funding\GIS\Cochrane TID No. 1 map\_7 page 3.mxd

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Map by: bgrace  
Projection:  
Source: Buffalo County  
GIS/Land Records, 11/2018

## FIGURE 3

### Village of Cochrane No. 1 Proposed Improvements

Figure 3

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map and/or any other product derived from this map shall be liable for any damages which arise out of the user's access or use of data provided.

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## 2.0 Statement of Kind, Number, and Location of Proposed Capital Improvement Projects

The Village intends to implement public capital improvement projects directly related to economic development and redevelopment activities for and as part of the 2019 Project Plan Area. These improvements will be made as investment progresses and in light of relative need and ability to recover incurred public improvement expenses that lead to and stimulate private industrial land uses investment in the 2019 Project Plan Area.

The primary public capital improvement projects intended for the 2019 Project Plan Area is as follows (Phase I Improvements):

1. Installation of a new water main along State Highway 35 within the Village limits between 6<sup>th</sup> Street and 7<sup>th</sup> Street, to loop the Village's water system and to provide a secondary water service to La Crosse Milling Company (See [Figure 3](#)).
2. Extension of water and sewer utilities along North Main Street to the northern area of TID No. 1 (See [Figure 3](#)).

The Village's use of TID No. 1 tax increment revenue may include reimbursement for qualified public capital improvement expenditures made by the Village for the purchase of, for example, non-recurring capital expenditures, such as the following (Phase II Improvements):

- a. Infrastructure for the expansion, development or redevelopment of industrial/mixed-use developments, including water and sanitary sewer extensions or reconstructions, and stormwater improvements;
- b. Street resurfacing, replacement or reconstruction, including essential public right-of-way improvements;
- c. Installation of public utilities including, but not limited to: electric, natural gas, telecommunications, cable television, data information technology, and fiber optics;
- d. Site development including, but not limited to: storm sewers, drainage ways, filling, and grading;
- e. Right-of-way traffic signage and signalization, street and path lighting;
- f. Ancillary right-of-way amenities or improvements related to and including but not limited to: way finding, gateway monuments, bollards, trash receptacles, benches, bike racks, tree grates, landscaping pavers;
- g. Pathways, bike paths, pedestrian sidewalks, municipal parking lot improvements;
- h. Other one-time public works, public safety, public health or economic development projects that the Village determines are either in, serve or are physically connected to TID No. 1 which are in furtherance of the redevelopment and economic development purposes of the 2019 Project Plan; and
- i. Any public capital improvements outside TID No. 1 which comply with Wis. Stat. § 66.1105(2)(f)1.k.



Other eligible and qualified 2019 Project Plan Area expenses authorized, but not necessarily anticipated at this time include, but are not limited to, the following:

3. Administrative costs related to the implementation of this 2019 Project Plan to benefit development, redevelopment and rehabilitation of the 2019 Project Plan Area and the TID No. 1, including: consultant fees, auditor fees, public employee fees, and other salaries and fees incurred throughout its implementation as may be authorized and qualified by existing state statute.
4. Environmental studies and remediation including regulatory fees, floodplain delineations, floodplain hydraulic and hydrologic analysis, environmental remediation including the remove of above or below ground contamination or hazardous materials.
5. Acquisition of real property or easements for right-of-way, site and/or public capital improvements or facilities.
6. Relocation costs related to the implementation of this 2019 Project Plan, including the costs of developing a relocation plan and relocation benefits as required by Wis. Stat. §§ 32.19 and 32.195, as they may pertain to the acquisition of property for identified and listed public capital improvement projects, as may be authorized and qualified by existing state statute.
7. Finance costs related to the implementation of this 2019 Project Plan, including, but not limited to, principal, interest, finance fees, bond or other obligation issuances related expenses, legal fees, insurance and other expenses, as may be authorized and qualified by existing state statute.

For all the above public capital improvement projects identified or as may be qualified, the costs of engineering, design, survey, inspection, materials, construction, installation, acquisition of equipment, restoring property to its original condition, landscaping, legal and other consultant fees, testing, permits, judgments, claims, or damages and other expenses are included as project costs.

### **3.0 Proposed Improvements and Land Uses**

The Village intends to construct a series of public capital improvement projects that will improve the 2019 Project Plan Area and the TID No. 1 as a catalyst to stimulating and facilitating growth predominately in assessed valuation of industrial properties as well as other supporting mixed-use developments.

These public capital improvement projects will be constructed within the fifteen (15) year expenditure period for TID No. 1 (2019-2033).

The Phase I Improvements identified in Section 2 herein, being the 7<sup>th</sup> Street Water Main Loop and the North Main Street Water and Sewer Utility Extension (as detailed in Section 3.1) is anticipated to be constructed within the first two years of designation of TID No. 1 (2019-2020).

The location of the Phase I Improvements is shown in [Figure 3](#) titled Proposed Improvements, with estimated project costs as identified herein under Section 3.2.

The Phase II Improvements (as further detailed in Section 3.1) are anticipated to be constructed from 2021 to 2033 as tax increment revenue is available (pay-as-you-go) to fund or leverage said project improvements.



The proposed improvements and future develop is expected to support the continuation of predominately industrial land uses as well as supporting mixed-use developments within TID No. 1.

### 3.1 2019 Project Plan Area Projects

#### Phase I Improvements:

- 7<sup>th</sup> Street Water Main Loop: The Village proposes to install a water main along State Highway 35 from 6<sup>th</sup> Street (extended) to 7<sup>th</sup> Street (extended) and along 7<sup>th</sup> Street (extended) from State Highway 35 to Burlington Street (See [Figure 3](#)). The water main loop created by this project will improve fire protection within the 2019 Project Plan Area and the Village by increasing flows and providing a redundant water main crossing of the BNSF Railroad (only one crossing currently exists). The project will include clearing and grubbing, stripping topsoil, saw cutting and removing pavements, excavation, jacking and boring, water main, water valves, hydrants, water services, connecting to existing water mains, backfilling and compacting, granular subbase, crushed aggregate base course, hot mix asphalt, top soiling, seeding/mulch/fertilizer, erosion controls, traffic controls, engineering, administration, and permitting.
- North Main Street Water and Sewer Extension: The Village proposes to extend water and sewer utilities to the northern area of TID No. 1 along North Main Street (See [Figure 3](#)). The utility extension will provide water and sewer service to currently undeveloped parcels and will encourage future development of parcels within TID No. 1. The project will include saw cutting and removing pavements, excavation, jacking and boring, water main, water valves, hydrants, water services, connecting to existing water mains, backfilling and compacting, granular subbase, crushed aggregate base course, hot mix asphalt, erosion controls, traffic controls, engineering, administration, and permitting.

Phase II Improvements: The Village may undertake additional public capital improvements within or adjacent to TID No. 1 and which benefit and serve the 2019 Project Plan Area. State Law allows the expenditure of tax increment revenue within one-half mile of a designated tax increment district. These public capital improvements may include land acquisition, relocation, clearing and grubbing, stripping topsoil, saw cutting and removing pavements, site grading, excavation, jacking and boring, water main, water valves, hydrants, water services, connecting to or replacing existing water mains, sanitary sewer, manholes, sewer services, connecting to or replacing existing sanitary sewers, backfilling and compacting, granular subbase, crushed aggregate base course, concrete curb and gutter, concrete sidewalks, hot mix asphalt, railroad crossings, railroad gates, railroad spurs, flood protection, retaining walls, street lighting, top soiling, seeding/mulching/fertilizer, erosion controls, traffic controls, engineering, administration, and permitting.

The Village's use of TID No. 1 tax increment revenue may include reimbursement for qualified public capital improvement expenditures made by the Village for the purchase of, for example, non-recurring capital expenditures, such as: (i) right-of-way traffic signage and signalization, street and path lighting, (ii) ancillary right-of-way amenities or improvements related to and including but not limited to: way finding, gateway



monuments, bollards, trash receptacles, benches, bike racks, tree grates, or landscaping pavers, (iii) pathways, bike paths, pedestrian sidewalks, municipal parking lot improvements or other one-time public works, public safety, public health or economic development projects that the Village determines are either in, serve or are physically connected to TID No. 1 and which are in furtherance of the redevelopment and economic development purposes of the 2019 Project Plan.

**3.2 2019 Project Plan Area: List of Project Costs**

Table 1 below summarizes the Phase I Improvements costs anticipated for 2019 Project Plan Area.

**Table 1:  
Projected Costs**

Project	Cost Subtotal	Cost	TIF Eligible Cost
7th Street Water Main Loop		\$ 185,500	\$ 185,500
Construction	\$ 144,200		
Engineering	\$ 31,300		
Track Monitoring	\$ 10,000		
<b>Subtotal</b>	<b>\$ 185,500</b>		
North Main Street Water and Sanitary Sewer Extension		\$ 160,000	\$ 160,000
Construction	\$ 134,000		
Engineering	\$ 26,000		
<b>Subtotal</b>	<b>\$ 160,000</b>		
Eligible TID Related Planning, Administration and Organization Costs, under Wisc. Stat. 66.1105(2)(f)		\$ 33,200	\$ 33,200
Project Plan Creation Costs	\$ 12,700		
Public Hearing Publication Costs	\$ 500		
Wi-DOR Fee for TID Creation	\$ 1,000		
Legal Fees	\$ 4,000		
Municipal Financial Advisor	\$ 5,000		
Bond Counsel Fees	\$ 10,000		
<b>Subtotal</b>	<b>\$ 33,200</b>		
<b>Project Total</b>		<b>\$ 378,700</b>	<b>\$ 378,700</b>

**3.3 2019 Project Plan Area Proposed Project Schedule**

Based on current objectives and needs of the Village, Table 2 presents a possible schedule for project implementation.

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**Table 2:  
Project Timetable (Direct Project Costs Only)**

Project	2019-2020	2021-2033	Totals
7th Street Water Main Loop Construction, Engineering, Track Monitoring	\$ 185,500	-	\$ 185,500
North Main Street Water and Sanitary Sewer Extension	\$ 160,000	-	\$ 160,000
Phase II Improvements Costs	-	-	-
Planning, Administration and Organization Costs	\$ 33,200	-	\$ 33,200
<b>Project Total</b>	<b>\$ 378,700</b>	<b>\$ -</b>	<b>\$ 378,700</b>

Not all public capital improvement projects will be completed immediately, but over a fifteen (15) year period from 2019 through 2033. Wisconsin statutes permit qualified projects to be completed as part of the 2019 Project Plan for TID No. 1 over a fifteen (15) year period from the designation TID No. 1. In addition, should the development, redevelopment and rehabilitation needs of the Village change or necessitate modification to meet anticipated land use development demands, the Village is not under any obligation to complete all the proposed projects identified in this 2019 Project Plan. The needs of the Village for the 2019 Project Plan Area and the performance of the TID No. 1 will be reviewed annually to determine the appropriate implementation or modification of capital improvement projects identified herein. The estimated eligible project costs are based upon the most current data available as of November 2018 and may be adjusted in the project's total amount shown without modification of this 2019 Project Plan as a budget and financial plan for use of tax increment revenue.

*Note: The Village does not generally construct or improve similar facilities only with user fees and no items are included in project costs which are disallowed by Wis. Stat. § 66.1105(2)(f)2.*

The Village intends to pay the Village's share of costs by any methods allowed by Wis. Stat. § 66.1105 made applicable to villages through Wis. Stat. § 66.1339. In the event that any of such public capital improvement or public works project is not reimbursable out of the anticipated tax increment revenue generated from TID No. 1 and tax increment financing under Wis. Stat. § 66.1105 and 66.1339, in the written opinion of a nationally recognized bond counsel or a court of record rules in a final order that such project or projects shall be deleted here from, the remainder of the projects herein shall be deemed the entirety of the public capital improvement or public works projects for purposes of this 2019 Project Plan.

**3.4 Wetlands**

No wetlands are currently known to exist with the boundaries of the 2019 Project Plan Area. Any wetlands within the designated boundaries of the 2019 Project Plan are excluded from the 2019 Project Plan Area designation and the TID No. 1.

Tax increment revenues for public capital improvements will not be expended within any delineated wetland areas of the 2019 Project Plan Area.



### 4.0 Economic Feasibility

The economic feasibility of the 2019 Project Plan Area is dependent upon the tax incremental revenue generated from incremental captured assessment within TID No. 1. There are three critical components in determining the economic feasibility of the 2019 Project Plan Area:

1. Inflation driven increases in property value.
2. New development increases in property value within the 2019 Project Plan Area.
3. Variances or change in the full value tax rate.

For the purposes of this 2019 Project Plan, the tax rate was held constant.

### 4.1 TID No. 1 Projected Tax Increment Revenue

TID No. 1 property values are expected to increase as a result of the construction of public capital improvements which will generate tax increment revenue to the Village to pay for qualified expenses for public capital improvement projects identified herein, either as: (i) pay-as-you-go as tax increment revenue is generated annually or (ii) a pledge of tax increment revenue to payments on principal and interest of financial instrument obligations (debt service).

Tax increment revenue (income) to the Village from TID No. 1 is projected to come from two sources:

1. Inflation: Historical data suggests three percent increase; however, for this analysis we used a more conservative two percent increase in property value.
2. Property Investment: New investment in the 2019 Project Plan Area is anticipated by property owners as a result of the implementation of this 2019 Project Plan and is identified in Table 3 as Value Added. Throughout the life of the TID, general property improvements will occur within TID No. 1, however the increased assessed valuation associated with these general improvements has not been quantified or applied to this 2019 Project Plan for conservative scenario estimates.

Table 3 presents the estimated projected TID No. 1 tax increment revenue for the remaining life of the allocation provision pursuant to state statute.



**Table 3:  
Projected Tax Increment Revenue**

TID Provision Year	Construction Year	Assessment Year	Tax Payable Year	Inflation Rate Applied	Assessed Value Inflation Increment	Value Added	TID Captured Assessed Value	Net Tax Rate	Tax Increment Revenue
1		2019	2020	0.00%	\$ -		\$ -	18.88	-
2	2019	2020	2021	2.00%	-	100,000	100,000	18.88	1,888
3	2020	2021	2022	2.00%	2,000	540,000	642,000	18.88	12,124
4	2021	2022	2023	2.00%	12,840		654,840	18.88	12,366
5	2022	2023	2024	2.00%	13,097	200,000	867,937	18.88	16,391
6	2023	2024	2025	2.00%	17,359		885,296	18.88	16,719
7	2024	2025	2026	2.00%	17,706		903,001	18.88	17,053
8	2025	2026	2027	2.00%	18,060		921,061	18.88	17,394
9	2026	2027	2028	2.00%	18,421		939,483	18.88	17,742
10	2027	2028	2029	2.00%	18,790		958,272	18.88	18,097
11	2028	2029	2030	2.00%	19,165		977,438	18.88	18,459
12	2029	2030	2031	2.00%	19,549		996,987	18.88	18,828
13	2030	2031	2032	2.00%	19,940		1,016,926	18.88	19,204
14	2031	2032	2033	2.00%	20,339		1,037,265	18.88	19,588
15	2032	2033	2034	2.00%	20,745		1,058,010	18.88	19,980
16	2033	2034	2035	2.00%	21,160		1,079,170	18.88	20,380
17	2034	2035	2036	2.00%	21,583		1,100,754	18.88	20,787
18	2035	2036	2037	2.00%	22,015		1,122,769	18.88	21,203
19	2036	2037	2038	2.00%	22,455		1,145,224	18.88	21,627
20	2037	2038	2039	2.00%	22,904		1,168,129	18.88	22,060
								<b>TOTAL</b>	<b>\$ 331,890</b>
								NPV (2.8%)	\$246,298

**4.2 General Economic Conditions of the Village**

Located in central Wisconsin, the Village, in general, has had limited economic growth over the past several years with a current population estimate of 447. The current unemployment rate is approximately 0.4 percent (American FactFinder-2017). The median household income is \$56,750, 0.02 percent below the state of Wisconsin’s median household income of \$56,759. Per capita income is \$24,814. The private investments anticipated as a result of the implementation of this 2019 Project Plan will benefit the Village overall, leading to increase in per capita income and the quality of life for the Village and Buffalo County residents alike.

**4.3 General Obligation Borrowing Capacity**

The Village has sufficient resources to finance this 2019 Project Plan’s proposed public capital improvement projects. The Village reserves the right to pledge tax increment revenue (income) to qualified financial obligations for identified public capital improvement projects and improvements proposed through the use of debt backed by the General Obligation capacity of the Village. Based upon Table 4 titled Projected Equalized Value and Debt Capacity Analysis, there is sufficient bond (financial obligation) capacity for the Village to issue a general obligation bond as a source of funds to pay **for public capital improvement projects and improvements proposed herein.**

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**Table 4: Projected Equalized Value and Debt Capacity Growth**

Tax Payable Year	Actual Equalized Value	Inflationary Growth of Equalized Value	Projected Equalized Value	New Growth In Village	Projected Equalized Value	Total G.O. Debt Capacity	Existing Debt	Available G.O. Debt Capacity	Projected G.O. Borrowing	G.O. Debt Capacity After TID Borrowing
2020	\$26,495,100	2.00%	\$27,025,002		\$27,025,002	\$1,351,250	\$ -	\$ 1,351,250	\$ -	\$1,351,250
2021	27,025,002	2.00%	27,565,502	\$ 100,000	27,665,502	1,383,275	-	1,383,275	-	1,383,275
2022	27,665,502	2.00%	28,218,812	540,000	28,758,812	1,437,941	-	1,437,941	-	1,437,941
2023	28,758,812	2.00%	29,333,988	-	29,333,988	1,466,699	-	1,466,699	-	1,466,699
2024	29,333,988	2.00%	29,920,668	200,000	30,120,668	1,506,033	-	1,506,033	-	1,506,033
2025	30,120,668	2.00%	30,723,081	-	30,723,081	1,536,154	-	1,536,154	-	1,536,154
2026	30,723,081	2.00%	31,337,543	-	31,337,543	1,566,877	-	1,566,877	-	1,566,877
2027	31,337,543	2.00%	31,964,294	-	31,964,294	1,598,215	-	1,598,215	-	1,598,215
2028	31,964,294	2.00%	32,603,580	-	32,603,580	1,630,179	-	1,630,179	-	1,630,179
2029	32,603,580	2.00%	33,255,651	-	33,255,651	1,662,783	-	1,662,783	-	1,662,783
2030	33,255,651	2.00%	33,920,764	-	33,920,764	1,696,038	-	1,696,038	-	1,696,038
2031	33,920,764	2.00%	34,599,180	-	34,599,180	1,729,959	-	1,729,959	-	1,729,959
2032	34,599,180	2.00%	35,291,163	-	35,291,163	1,764,558	-	1,764,558	-	1,764,558
2033	35,291,163	2.00%	35,996,987	-	35,996,987	1,799,849	-	1,799,849	-	1,799,849
2034	35,996,987	2.00%	36,716,926	-	36,716,926	1,835,846	-	1,835,846	-	1,835,846
2035	36,716,926	2.00%	37,451,265	-	37,451,265		-	-	-	-
2036	37,451,265	2.00%	38,200,290	-	38,200,290		-	-	-	-
2037	38,200,290	2.00%	38,964,296	-	38,964,296		-	-	-	-
2038	38,964,296	2.00%	39,743,582	-	39,743,582		-	-	-	-
2039	39,743,582	2.00%	40,538,454	-	40,538,454		-	-	-	-

**5.0 Financing**

Under Wisconsin law there are several methods of borrowing, some of which apply the debt against a municipality's five percent of total equalized value including taxable property in TID No. 1, and some which do not. The feasibility of financing a specific public capital improvement project at a given time by any particular method will be determined by the Village's current fiscal situation, anticipated capital non-TID needs, rates and terms available, and the amount of money to be borrowed as part of the financial obligation.

Possible financial obligation methods and funding sources available to the Village include:

**General Obligation (G.O.) Municipal Borrowing** from a financial institution, a bank, the State Trust Fund, or other financial or lending institution. This method of borrowing requires little effort or legal expenditures and works particularly well for small principal amounts.

**General Obligation (G.O.) Bonds:**

(a) A general obligation bond is secured by the full faith, credit, and taxing power of the issuer. Only those issuers possessing the ability to levy and collect taxes may issue general obligation bonds. State or local governments are able to issue general obligation bonds based on statutory or constitutional power.

(b) An ad valorem tax (property tax) on the assessed value of real estate is the source of funds the local government uses to support its expenses and debt (G.O. bonds).

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(c) General obligation bonds can often result in lower interest rates based upon credit rating, credit worthiness, and statutory limitations of a municipality.

(d) A municipality may back up a non-general obligation bond in order to reduce negotiated interest rates; however, such obligation is now counted against the municipal debt limitation due to underlying general obligation back-up.

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this 2019 Project Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN).

Revenue Bonds: Predominantly to be used for larger projects, Revenue Bonds do carry associated fees. Revenue Bonds are paid for through revenue generated by a revenue generating body, such as public utilities - water, sanitary, and storm water utilities. These generally do not count against a municipal taxing unit's general obligation borrowing capacity or debt limitation.

Special Assessment "B" Bonds: Municipalities can bond for projects, the costs for which are then paid back to the municipality in the form of special assessments. These bonds also do not normally count against a municipal taxing unit's general obligation borrowing capacity or debt limitation.

Tax Incremental Revenue Bonds: The Village, under Wis. Stat. 66.1105(9), has the authority to issue revenue bonds secured by a commitment or pledge of the tax increment revenue to be collected by the Village. These bonds may be issued directly by the Village, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village; and, therefore are not counted against and do not impact the Village's statutory borrowing capacity. To the extent tax increment revenue collected is insufficient to meet the annual debt service requirements of revenue bonds issued, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Federal/State Loan/Grant Programs: Such funds as Economic Development Administration (EDA) Grants are potentially available to supplement TID qualified expenditures or provide private financing for non-TID project costs that occur within the TID. Other programs include Wisconsin Development Fund Block Grants, Farmers Home Administration Community Facility Loan/Grants, and Transportation Economic Assistance. These programs require local funding to complement their participation.

It is anticipated that the Village will use a form of general obligation borrowing and/or bonding to finance the public capital improvement projects (Phase I and II) identified in this 2019 Project Plan.

The Village has prepared a preliminary Sources and Uses table as an approach to finance the 2019 Project Plan, more specifically for projects discussed in the previous section. Table 5 presents and identifies potential revenue sources needed to meet anticipated expenditures to implement the 2019 Project Plan as presented for consideration and approval. It is important to keep in mind that Table 5 titled Sources and Uses presented hereinafter is a preliminary fiscal approach. Revisions to revenue

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sources may occur dependent upon: (i) the financial position of the Village and its identified revenue sources or (ii) demands and priorities of projects initiated and implemented by the Village over the planning period of the 2019 Project Plan. Village financial policy(ies), priorities and market factors may all impact the finalization of **Table 5: Sources and Uses** prior to the project funding of the 2019 Project Plan.

**Table 5:  
Sources and Uses**

Revenues	Revenues	Total Revenues
Tax Increment District Revenue	\$ 331,890	
Water Utility Pledge	\$ 28,405	
Sanitary Sewer Utility Pledge	\$ 28,405	
Village of Cochrane Pledge	\$ 40,000	
<b>Revenues Total</b>		<b>\$ 428,700</b>
Expenses	Expenses	Total Expenses
7th Street Water Main Loop Construction, Engineering, Track Monitoring	\$ 185,500	
N Main Street Water and Sanitary Sewer Extension	\$ 160,000	
Interest on Principal of Obligation	\$ 50,000	
TID Reimbursable Costs	\$ 33,200	
<b>Expenses Total</b>		<b>\$ 428,700</b>

**6.0 Proposed Zoning Changes**

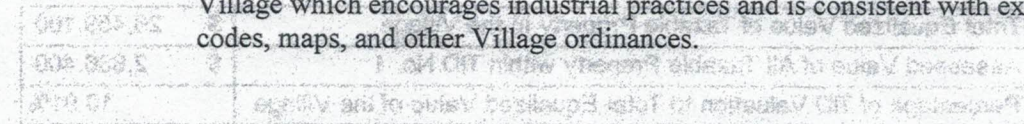
The Village is zoned pursuant to specific zoning classifications identified in the Official Zoning Ordinance of the Village.

There are no proposed zoning changes required or necessary for 2019 Project Plan Area as a result of anticipated new development, redevelopment or rehabilitation of real property.

**7.0 Proposed Changes in the 2013 Land Use Plan**

The Village proposes no changes in the 2013 Land Use Plan in order to implement this 2019 Project Plan. The Village has identified 2019 Project Plan Area as suitable for industrial projects.

There are no anticipated changes proposed to the 2013 Land Use Plan or for any existing Village codes or ordinances (other than those identified under Section 6.0). This 2019 Project Plan is consistent with the development and redevelopment policies of the Village which encourages industrial practices and is consistent with existing building codes, maps, and other Village ordinances.





**8.0 Relocation**

Relocation activities are not foreseen as part of this 2019 Project Plan.

Should the need for a relocation program become necessary as a result of proposed development opportunities, the Village will comply with statutes regarding relocation and file a relocation plan with the Wisconsin Department of Administration (“WDOA”).

If the Village should begin negotiations for the acquisition of property or easements, affected property owners will be provided with an information pamphlet prepared by WDOA. Any person or business to be displaced will be given a pamphlet on relocation benefits.

**9.0 Statement Indicating How Designation of TID No. 1 Promotes the Orderly Development**

This 2019 Project Plan promotes the orderly development and redevelopment of the Village and for the 2019 Project Plan Area by promoting industrial improvements. By doing so, the Village can more easily guide growth within the community so that growth is orderly, harmonious with adjoining land uses, and promotes the health and welfare of the community in general. The watermain looping project improvements planned for 2019 as Phase I, will provide a benefit to the industrial property owners as the watermain project will improve fireflows and serve as a back-up water source to La Crosse Milling Company. The North Main Street utility extension project also planned for Phase I will provide utility service to undeveloped lots, making them readily available for predominantly industrial/mixed-use development.

Planned public capital improvement projects identified in this 2019 Project Plan are also designed to promote safe and efficient traffic circulation and to improve storm water control and handling within and around the 2019 Project Plan Area.

Planned public capital improvement projects will promote safe and orderly development within the 2019 Project Plan Area, TID No. 1 and the community as a whole.

**10.0 Non-Project Costs**

There are no non-project costs identified at this time for 2019 Project Plan Area.

**11.0 Boundary Description**

The 2019 Project Plan Area (TID No. 1) boundary was established under the following criteria:

1. The total equalized value of this area as a TID and all other TIDs is less than twelve (12) percent of the total equalized value within the Village.

**Table 6:  
Total Equalized Value in TID No. 1**

Total Equalized Value of Taxable Property in the Village	\$ 26,459,100
Assessed Value of All Taxable Property within TID No. 1	\$ 2,886,400
Percentage of TID Valuation to Total Equalized Value of the Village	10.91%



- 2. A minimum of 50 percent by area of the real property in TID No. 1 is suitable for industrial projects as defined by statute.

**Table 7**

**Area within TID No. 1 for Industrial Uses**

Total Area within TID No. 1 (in acres)	22.2
Total Area of Parcels with Industrial Land Uses	12.5
Percentage of Industrial Area within TID No. 1	56.3%

- 3. Not less than 50 percent, by area, of the real property within TID No. 1 is to be used for industrial projects.
- 4. The public capital improvements planned to be constructed as part of this 2019 Project Plan's implementation are likely to significantly enhance the value of all other property in TID No. 1 as well as the Village overall.
- 5. The public capital improvement projects and their costs relate directly to promoting predominantly industrial land use development and redevelopment, consistent with the 2013 Land Use Plan of the Village.
- 6. TID No. 1 is a geographically contiguous area consisting of whole tax parcels.

A boundary description of the 2019 Project Plan Area contiguous with TID No. 1 is as follows:

**Boundary Description of the 2019 Project Plan Area and TID No. 1**

Being a part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 5, part of the Northeast ¼ of the Northeast ¼ of Section 8, part of the Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼ of Section 9, all in Township 20 North, Range 12 West, Village of Cochrane, Buffalo County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ of said Section 5; Thence in a northerly direction along the west line of the Southeast ¼ of said Section 5 to its intersection with the easterly right of way of Main Street said point being the point of beginning of the parcel to be described; Thence continuing northerly along the west line of the Southeast ¼ of said Section 5 a distance of 167.95 feet to the southwest right of way of the Burlington Northern Railroad; Thence southeasterly along the southwest right of way of the Burlington Northern Railroad to the northwesterly boundary of lands described in Document No. 261848; Thence northeasterly to the northerly most corner of lands described in Document No. 261848; Thence southeasterly to the easterly most corner of lands described in Document No. 261848; Thence southwesterly along the southeast boundary of lands described in Document No. 261848 to the southwest right of way of the Burlington Northern Railroad; Thence in a southeasterly direction along the southwesterly right of way of the Burlington Northern Railroad to its intersection with the south line of said Section 5; Thence easterly along the south line of said Section 5 to the southwest right of way of STH 35; Thence S38°04'42"W along the southwest right of way of STH 35 a distance of 481.81 feet; Thence N51°55'10"E along the southwesterly right of way of STH 35 a distance of 70.98 feet; Thence S43°54'06"W along the southwesterly right of way of STH 35 a distance of 282.03 feet; Thence S35°32'43"E along the southwesterly right of way of STH 35 a distance of 298.35 feet

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to the northwesterly right of way of 5<sup>th</sup> Street; Thence S53°46'14"W 13.02 feet along the northwesterly right of way of 5<sup>th</sup> Street; Thence southeasterly to the intersection of the southeasterly right of way of 5<sup>th</sup> Street and the southwesterly right of way of STH 35; Thence S37°44'41"E 619.24 feet along the southwesterly right of way of STH 35; Thence S38°38'01"W 50.16 feet to the northeasterly boundary of lands described in Volume 295, Page 344; Thence northwesterly to the northerly most corner of those lands described in Volume 295, Page 344; Thence S52°05'58"W 125.00 feet along the northwesterly boundary of those lands described in Volume 295, Page 344; Thence N37°54'02"W 611 feet more or less to the southerly right of way of 5<sup>th</sup> Street; Thence N37°54'02"W 60.03 feet to the northerly right of way of 5<sup>th</sup> Street; Thence N37°54'02"W 426.10 feet; Thence 498.85 feet along the arc of a curve concave to the northeast with a radius of 13163.20 feet and a chord which bears N36°48'54"W 498.82 feet; Thence N35°43'45"W 132 feet more or less to a point at the intersection of the southeast boundary of lands described in Volume 470, Page 43, Document No. 241482; Thence southwesterly perpendicular to the northeasterly right of way of Main Street to the easterly most corner of lands described in Volume 470, Page 43, Document No. 241482; Thence in a southwesterly direction perpendicular to the northeasterly right of way of Main Street a distance of 127 feet; Thence northwesterly parallel with the northeasterly right of way of Main Street a distance of 175 feet; Thence in a southwesterly direction perpendicular to the northeasterly right of way of Main Street a distance of 140 feet to a point on the northeasterly right of way of Main Street; Thence northwesterly along the northeasterly right of way of Main Street a distance of 70 feet; Thence northeasterly perpendicular to the northeasterly right of way of Main Street a distance of 140 feet to a point on the north line of said Section 8; Thence N36°04'16"W 804.07 feet to a 1" iron pipe on the Southeast line of the property described in Volume 107, Page 685; Thence southwesterly 21.70 feet to the southerly most corner of those lands described in Volume 170, Page 687; Thence northwesterly 293 feet along the southwesterly boundary of lands described in Volume 107, Page 685 to the southeasterly right of way of Stirn Street; Thence southwesterly to the intersection of the southeasterly right of way of Stirn Street and the northeasterly right of way of Main Street; Thence westerly to the intersection of the northwesterly right of way of Stirn Street and the southwesterly right of way of Main Street; Thence S57°02'44"E 162.63 feet along the northwesterly right of way of Stirn Street; Thence N32°57'16"W 9.52 feet along the southerly boundary of Lot 1, Certified Survey Map, Document No. 206275; Thence S78°07'38"W 241.81 feet along the southerly boundary of said Certified Survey Map; Thence N13°46'57"W 253.14 feet along the westerly boundary of said Certified Survey Map; Thence N66°13'57"E 222.90 feet along the northerly boundary of said Certified Survey Map; Thence N23°28'36"W 56.84 feet along the northerly boundary of said Certified Survey Map; Thence N66°31'25"E 102.54 feet along the northerly boundary of said Certified Survey Map to the southwesterly right of way of Main Street; Thence northeasterly at right angles to the southwesterly right of way of Main Street 66 feet to the northeasterly right of way of Main Street; Thence northwesterly along the northeasterly right of way of Main Street to the point of beginning.

No wetlands are known to exist within the boundary of TID No. 1, however any wetlands within the boundary of TID No. 1 are excluded from the 2019 Project Plan Area designation and the TID No. 1.

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Project Plan

Tax Incremental District No. 1

Village of Cochrane, Buffalo County, WI



March 2019

**12.0 Legal Opinion**

A statement from the Village Attorney concerning this 2019 Project Plan and/or TID No. 1 for the Village and its compliance with *Wis. Stat. § 66.1105*, made applicable to villages through *Wis. Stat. § 66.1339*, is attached hereto as APPENDIX A and made a part of this 2019 Project Plan.



**APPENDIX A: Legal Opinion**

(as attached hereto after)



**APPENDIX B: Public Meetings**

Organizational Joint Review Board Meeting Held:	February 20, 2019
Public Hearing Held by Plan Commission:	February 26, 2019
Plan Commission Adoption of Resolution Supporting Creation of TID:	February 26, 2019
Consideration for Adoption by Village Board:	Scheduled for: March 12, 2019
Consideration for Approval by Joint Review Board:	Scheduled for: March 20, 2019



