

AGENDA
CITY OF MENOMONIE
JOINT REVIEW BOARD MEETING

MEETING: Joint Review Board Tax Incremental District #17 Amendment No. 1

PLACE: Menomonie City Hall
Common Council Chambers
800 Wilson Avenue
Menomonie, WI 54751

DATE: September 24, 2025

TIME: 3:30 P.M.

1. Call to order
2. Roll call to determine quorum present representing the City of Menomonie, Dunn County, Menomonie School District, Chippewa Valley Technical College, and Public Member at Large
3. Approval of Minutes – August 25, 2025
4. Discuss & review Tax Incremental District #17 Project Plan Amendment No. 1
5. Review the public record, Project Plan Amendment and related planning documents, Plan Commission resolution recommending adoption of Project Plan Amendment No. 1, and the Resolution of the City of Menomonie Common Council adopting Amendment No. 1 to the Project Plan for Tax Incremental District #17, City of Menomonie, Dunn County, Wisconsin, amending the Project Plan and boundary of the District by adding and subtracting contiguous territory to the District.
6. Consideration/approval of the Resolution adopted by the City of Menomonie Common Council on September 8, 2025, approving Amendment No. 1 to the Project Plan for Tax Incremental District #17, amending the Project Plan and boundary.
7. Adjourn.

Dated: September 17, 2025

Catherine Martin, City Clerk
City of Menomonie

September 10, 2025

SCHOOL DISTRICT OF MENOMONIE AREA
Attn: Rachel Henderson, School Board President
N3060 630th Street
Menomonie, WI 54751

CHIPPEWA VALLEY TECHNICAL COLLEGE
Attn: Dr. Sunem Beaton-Garcia, President
620 West Clairemont Avenue
Eau Claire, WI 54701

DUNN COUNTY
Attn: Dan Dunbar, County Manager
3001 US Highway 12 East, Suite 225
Menomonie, WI 54751

CITY OF MENOMONIE
Attn: Eric Atkinson, City Administrator
800 Wilson Ave
Menomonie, WI 54751

MEMBER AT LARGE
Attn: Randy Eide
522 Oak Park Cir SE
Menomonie, WI 54751

SUBJECT: City of Menomonie - Joint Review Board (JRB) – TID #17 Amendment No. 1

As part of the amendment of the City of Menomonie Tax Incremental District #17 (TID #17), a Joint Review Board (JRB) needs to meet a second time to review and approve the public record and planning documents for proposed TID #17 amendment which is to be held within 45 days after the Common Council considers approval of the amendment resolution for TID #3. This second meeting of the JRB will be held on **Wednesday, September 24, 2025, at 3:30 p.m. in the Council Chambers, Menomonie City Hall, 800 Wilson Ave, Wisconsin 54751**. A copy of the meeting notice is enclosed.

A quorum is required for the City to proceed; therefore, we ask that you ensure the availability of your JRB appointee to attend. Please contact me at your earliest convenience at 715-235-9081 with the name of your representative on the JRB, or with any other questions.

Sincerely,

For the City of Menomonie



Josh Miller
Senior Planner

Enclosure

Cc: Abe Smith, School Board Member, N4433 350th Street, Menomonie, WI 54751
Joe Zydowsky, District Administrator, 215 Pine Avene E, Menomonie, WI 54751
Dan Lytle, Chippewa Valley Technical College, 403 Technology Dr, East, Menomonie, WI 54751
Joni Geroux, Chippewa Valley Technical College, 620 West Clairemont Avenue, Eau Claire, WI 54701
Ken Pearson, Chippewa Valley Technical College, 770 Scheidler Road, Chippewa Falls, WI 54729
David Schofield, Public Works Director, 800 Wilson Ave, Menomonie, WI 54751
Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751
Randy Knack, Mayor, 800 Wilson Ave, Menomonie, WI 54751
Kelly McCullough, Chair, 327 12th Avenue West, Menomonie, WI 54751
Vaughn Hedlund, County Board, 3001 US Highway 12 East, Suite 225, Menomonie, WI 54751

**NOTICE OF JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY
AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT (TID) #17
CITY OF MENOMONIE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Menomonie Joint Review Board (JRB) of Tax Incremental District #17 (TID #17) will meet on Wednesday, September 24, 2025, at 3:30 p.m. in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751. The meeting is open to the public.

The purpose of this meeting is to:

1. Review the public record, Project Plan Amendment and related planning documents, Plan Commission resolution recommending adoption of Project Plan Amendment No. 1, and the Resolution of the City of Menomonie Common Council adopting Amendment No. 1 to the Project Plan for Tax Incremental District #17, City of Menomonie, Dunn County, Wisconsin, amending the Project Plan and boundary of the District by adding contiguous territory to the District.
2. Consideration/approval of the Resolution adopted by the City of Menomonie Common Council on September 8, 2025, approving Amendment No. 1 to the Project Plan for Tax Incremental District #17, amending the Project Plan and boundary.

A copy of the proposed Project Plan Amendment No. 1 for Tax Incremental District #17 is available for review in the Clerk's office, located at City Hall, 800 Wilson Avenue, Menomonie, WI 54751, and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting Catherine Martin, City Clerk, 800 Wilson Avenue, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

Dated: September 10, 2025

Catherine Martin
City Clerk
City of Menomonie

Published: September 17, 2025

City of Menomonie

Joint Review Board Meeting for Amendment of TID #17 and Annual Meeting of TIDs #13, #14, #15, #16, #17, & #18

JOINT REVIEW BOARD MINUTES

1. In Dan Lytle's absence, Eric Atkinson volunteered to be Chairperson pro tem to start the meeting.
2. A meeting of the Joint Review Board was called to order at 2:01 PM on August 25, 2025, in Common Council Chambers, City Hall, 800 Wilson Ave.

Members present included:

Dan Dunbar – Dunn County

Abe Smith – Menomonie School District

Ken Pearson – Chippewa Valley Technical College

Eric Atkinson – City of Menomonie

Randy Eide – Member at Large

Others Present:

Josh Miller – Cedar Corporation

David Schofield – City of Menomonie

3. Consideration and appointment of the Joint Review Board's public member at large
Atkinson called for nominations.

Atkinson nominated Randy Eide to be appointed as public member at large.

Atkinson, motion, Smith, second to approve Randy Eide as public member at large.
All Ayes, motion carried.

4. Selection of Chairperson

Atkinson called for nominations.

Atkinson nominated Eide to be Chairperson of the Joint Review Board.

Atkinson, motion, Pearson, second to approve Randy Eide as Chairperson. All Ayes, motion carried.

Meeting turned over to Eide, Chairperson.

5. Approval of Minutes – October 29, 2024

Smith, motion, Atkinson, second to approve the minutes. All Ayes, motion carried.

6. Review the 2024 TID Annual Reports, performance, and status of the City of Menomonie Tax Incremental Districts #13, #14, #15, #16, #17, & #18.

Miller provided a review of the annual reports, performance and status of the TIDs.

Smith, motion, Pearson, second to receive and place on file.

7. Discuss & review Project Plan Amendment No. 1 of Tax Incremental District #17

Miller and Schofield provided an overview of the Project Plan and reason for the amendment.

8. Confirm next meeting date

Cedar explained that a second meeting of the Joint Review Board meeting is needed for the TID #17 Amendment upon approval by the Common Council.

Atkinson, motion, Eide, second to set the meeting date for 3:30 pm on Wednesday, September 24, 2025 at the City Hall. All Ayes, motion carried.

9. Adjourn

With no further business to discuss, Atkinson, motion, Smith, second to adjourn the meet at 2:44 pm. All Ayes, motion carried.

Respectfully Submitted,

David Schofield



Recording Secretary

Amendment No. 1 Project Plan For Tax Incremental District #17

September 8, 2025

Prepared by the
City of Menomonie, Wisconsin

With assistance from



Initial Joint Review Board:	August 25, 2025
Plan Commission Approval:	August 25, 2025
Council Approval:	September 8, 2025
Joint Review Board Approval:	September 24, 2025

Amendment No. 1 to the Original Project Plan for Tax Incremental District #17 City of Menomonie

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1. Introduction

The City of Menomonie's amended Tax Incremental District (TID) #17 is located east and southeast side of the City. The proposed District is a mix of industrial, commercial, residential, vacant woodlands and farmland and was established and will continue to remain a Mixed-Use District.

TID #17 is generally located on the east and southeast side of the City, located within the City limits. This amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94, and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr.

The City would like to continue to increase its employment base and residential housing stock, by providing land, incentives, and expanding infrastructure to accommodate new or expanding industrial, commercial, and residential development in Menomonie. This land and infrastructure will allow the City to remain competitive with surrounding communities that are seeking to promote expansion. The industrial, commercial, and residential development would increase the tax base and will continue to assist in stimulating positive economic activity in TID #17 and the community as a whole.

The Common Council established the Tax Incremental Plan to provide overall infrastructure improvements. The City also considered incentives that may include, among other things, site development and potential reimbursement of land development costs to a developer.

The City recognizes that without the creation of TID #17 they would not have sufficient financial resources to complete public infrastructure improvement projects within the District. Furthermore, the City recognizes that by using tax increment financing to offset some costs, the municipality may convince developers and property owners to make improvements to private development within the District that may not otherwise occur. This allows the City 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. It is for these reasons that the City of Menomonie created TID #17.

The City now proposes to amend TID #17 by updating its Project Plan as well as adding and subtracting territory to the District. To address a potential development project adjacent to the District, the amendment to TID #17 is needed to add territory to the District to accommodate a potential future business expansion as well as potential future development on other vacant parcels within the District. Additionally, the City desires to remove some large base values from the District. Furthermore, the TID boundary must contain whole,

contiguous parcels and the added territory is needed for the district to remain contiguous and to expand the boundary to include whole parcels due to a parcel reconfiguration. There are no new or additional proposed project costs proposed for this amendment.

Keeping in mind that a positive increment must exist before any revenue is generated, the City will stage any potential public improvements proposed to be paid for with tax incremental financing so that relative certainty of economic feasibility exists. Accordingly, any City improvements will not be commenced until construction of private investments is imminent or has started.

The Project Plan Amendment for TID #17 in the City of Menomonie, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan Amendment establishes the need for the TID Amendment, updates the financial feasibility based on the revised cash flow, as well as adds and subtracts territory. The Project Plan Amendment is to be adopted by resolution of the Joint Review Board and City Council on the recommendation from the City's Planning Commission as the official plan and guide for public and private sector development activities within the boundaries of TID #17.

2. Purpose of Tax Incremental District

The purpose of this Tax Incremental District was to assist in furthering the employment goals of the area as noted previously, and to provide incentive for private investment in the City of Menomonie. The incentive will be provided through the Tax Incremental District in reducing the costs to the development normally associated with the construction and reconstruction of streets, sanitary sewer, watermain, storm drainage, trail, municipal well, and site improvement projects required for new development. These efforts, combined with privately financed development plans in the District, will continue to provide new tax base, expanded employment opportunities, and residential development.

A portion of the TID #17 no longer overlaps with TID #12 as TID #12 has been closed.

The purpose of this amendment, referred to here after as the Plan, the Amendment, or the Plan Amendment, is to:

- Update the financial feasibility analysis to the Project Plan in the District as permitted under Wis. Stat. §66.1105(4)(h)1
- Add and subtract territory to the District as permitted under Wis. Stat. §66.1105(4)(h)2.
- Modify the TID boundary to include whole parcels and ensure the district is contiguous.

3. Benefits and Promotion of Orderly Development

Section 3 of the original Project Plan is adopted by reference. No other changes are proposed.

4. Existing and Proposed Land Use

The original TID boundary is being modified and therefore the Amendment will update the existing and proposed land use maps and information. The proposed District consists of a total of approximately 1,526 acres including rights-of-way (excluding all wetlands) and is a mix of open or vacant land, industrial development, commercial, and residential development. The District is proposed to develop over time with a mix of industrial and commercial development as shown on the Proposed Future Land Use Map (Appendix A). Nearly 67% of the district is zoned and suitable for residential, commercial, and industrial development. The added territory is suitable for industrial development.

Table 1: Acreage based on Suitability (excluding wetlands)

Category	Acreage	Percent
Commercial	207.60	13.60%
Industrial	469.22	30.73%
Institutional	435.30	28.51%
Newly Platted Residential	260.57	17.07%
Residential	82.29	5.39%
ROW	71.84	4.71%
Total	1526.82	100.00%

5. Project Plan of Tax Incremental District #17

Section 5 of the original Project Plan is adopted by reference. All the previously listed project costs are still planned for but no additional project costs are proposed. No other changes are proposed.

6. Economic Feasibility Study

Appendix B includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining project costs will be financed, and a projected cash flow demonstrating the District remains economically viable. Section 6 of the original Project Plan is adopted by reference.

The Common Council and Plan Commission have reviewed the areas available for commercial and industrial development in the amended area and have determined that the proposed development in the District is feasible from an economic and land use standpoint. The City has the resources to finance proposed projects and currently has 70% (approximately \$62 million) remaining in available borrowing capacity. See Appendix B for the financial analysis regarding TID #17's feasibility.

7. Method of Financing and Projected Tax Increment Revenue

Section 7 of the original Project Plan is adopted by reference. No other changes are proposed.

8. Master Plan, Building Codes and City Ordinances

The proposed Project Plan Amendment is feasible and in general conformance with the City's Comprehensive (Master) Plan, Building Codes, Ordinances, and promotes orderly development. In areas where the zoning does not align with the Future Land Use Plan or this Project Plan, the zoning code may be changed to meet the goals and objectives of the Tax Incremental District Project Plan as needed. The amended Tax Incremental District is generally compatible with the existing and future projected development of the property within the City. No changes to the Comprehensive Plan or existing regulations are proposed or needed at this time.

Appendix A contains a Zoning Map of the Tax Incremental District. The majority of the property in the District is suitable for, or currently zoned commercial, industrial, or residential, and is suitable for expanded commercial and industrial use which supports a basic element of the District plan. The rest of the zoning remains the same from the original Project Plan.

9. Financing of Public Improvement Non-Project Costs

Section 9 of the original Project Plan is adopted by reference. No other changes are proposed.

10. Relocation

There are no changes to the original Project Plan regarding relocation efforts, and the Plan Amendment does not propose relocation of any displaced persons by the City of Menomonie. Should any relocation requirements occur, it will be necessary to develop and file a Relocation Plan with the State of Wisconsin comply with Sec. 32.19 Wis. Stats., and keep records as required in Sec. 32.27 Wis. Stats. Any costs incurred for relocation would be considered an eligible project cost under this plan.

11. Equalized Value Test

The following calculations demonstrate that the City is compliant with Wisconsin Statute Section 66.1105(4) (gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the incremental value of all existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. Tables 2 and 3 below along with the maps and tables in Appendix A illustrate the calculations for the most current TID real estate valuations.

Table 2: Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts within the City of Menomonie.

Total Equalized Value (as of January 1, 2025)	Maximum %	Maximum Allowable TID Property Value
\$1,848,890,500	12%	\$221,866,860

Table 3: Calculation of Incremental Value of Existing Tax Incremental Districts plus Base of Proposed Amended District.

Tax Incremental Districts	Value
Total Increment of All Municipal TID's	\$108,959,000
Estimated Net Proposed Amendment for TID #17 Territory (assessed base value less original base value)	-\$6,326,100
Equalized Ratio	68.75%
Estimated Proposed Base Value Change for TID #17 Territory (equalized)	-\$9,201,600
Total Increment plus Proposed Base equalized)	\$99,757,400
Approximate Available Room to remain below 12%	\$122,109,460

Based upon figures effective January 1, 2025, the equalized value of the increment of the existing Tax Incremental Districts within the City, plus the base value of the proposed District Amendment is less than the maximum in equalized value that is permitted for the

City of Menomonie. The actual figures for the Proposed Base will be based on values as of January 1, 2025 and prorated by the Assessor. Based on the available room remaining under the 12% limit, and the 2025 equalized value for the Base, the City remains in compliance with the statutory equalization test and may proceed with the amendment of this District.

12. Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

13. Annexed Property

A Tax Incremental District cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No parcels included in the added territory have been annexed within the last three years.

14. Amendments.

The City has the ability to amend the District up to four times to revise its boundaries; however, there is no limit on the number of Project Plan amendments during a TID's life. This is the first amendment to the District boundaries and Project Plan.

15. Schedule

Wisconsin State Statute §66.1105 prescribes the process for amending a Tax Increment District (TID). The law requires public input in the TID amendment process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to amend the TID including approval by the Planning Commission, City Council, and the Joint Review Board. The following is the formal meeting/action calendar for the City of Menomonie TID #17 amendment process.

- Initial Joint Review Board: August 25, 2025
- Plan Commission Approval: August 25, 2025
- Council Approval: September 8, 2025
- Joint Review Board Approval: September 24, 2025

Appendix A:

Project Plan Maps & Parcel Information

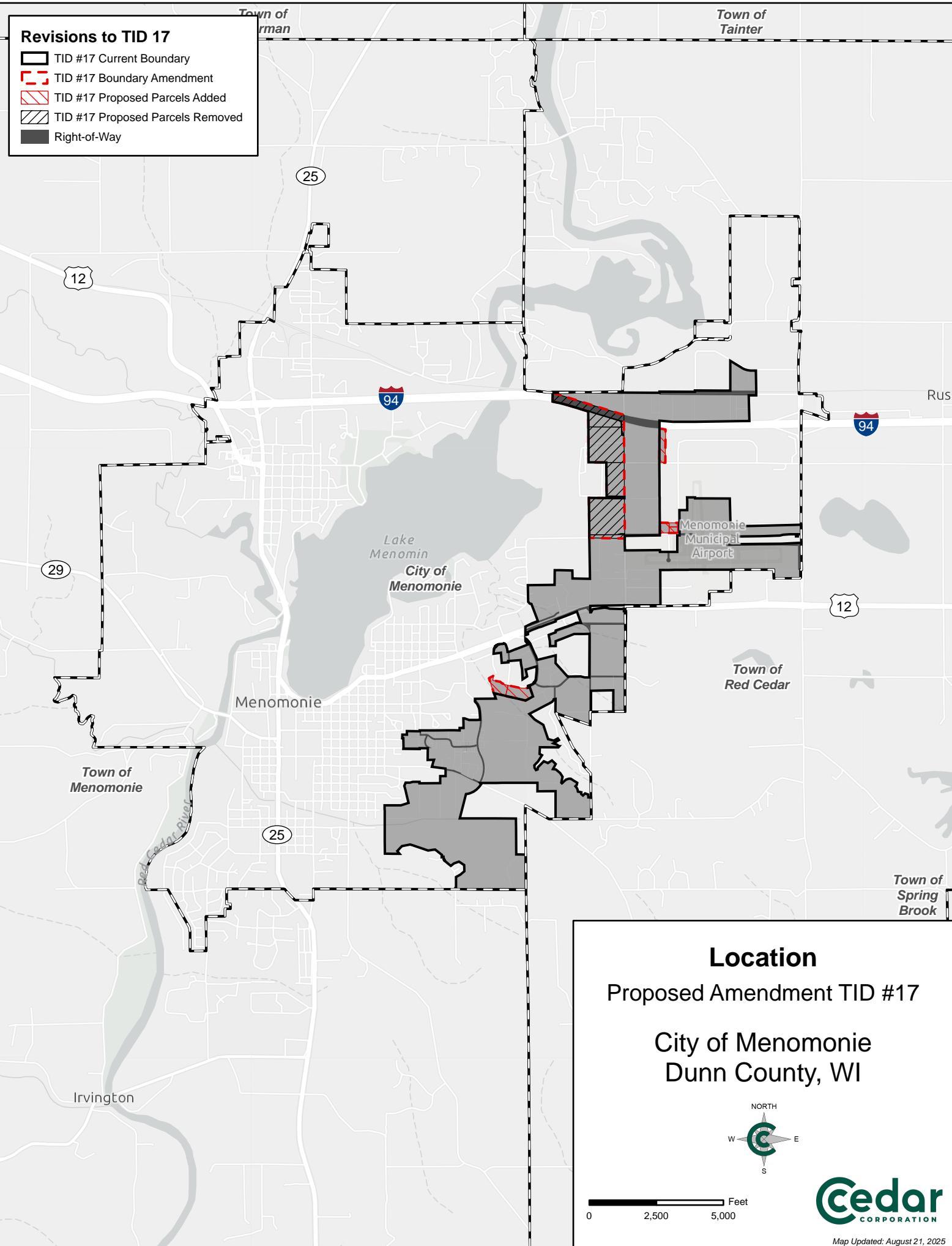
1. Location Map
2. TID Boundary Map
3. ½ Mile Radius Map
4. Existing Uses and Conditions Map
5. Future Uses Map
6. Zoning Map
7. Tax Parcel Map
8. Parcel List
9. Legal Description

Revisions to TID 17

- TID #17 Current Boundary
- TID #17 Boundary Amendment
- TID #17 Proposed Parcels Added
- TID #17 Proposed Parcels Removed
- Right-of-Way

Town of
Irvington

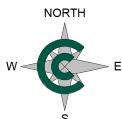
Town of
Tainter



Location

Proposed Amendment TID #17

**City of Menomonie
Dunn County, WI**

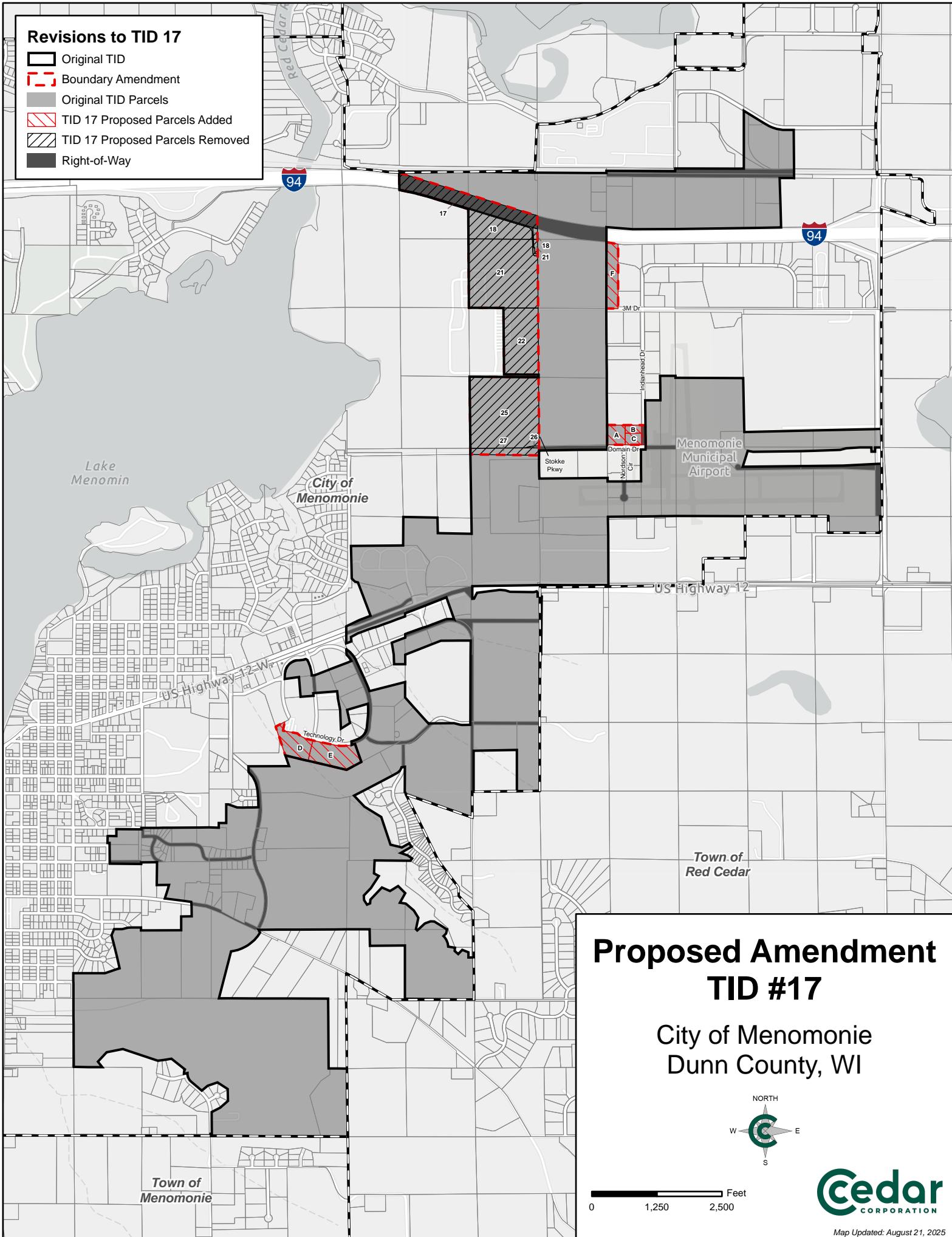


Cedar
CORPORATION

Map Updated: August 21, 2025

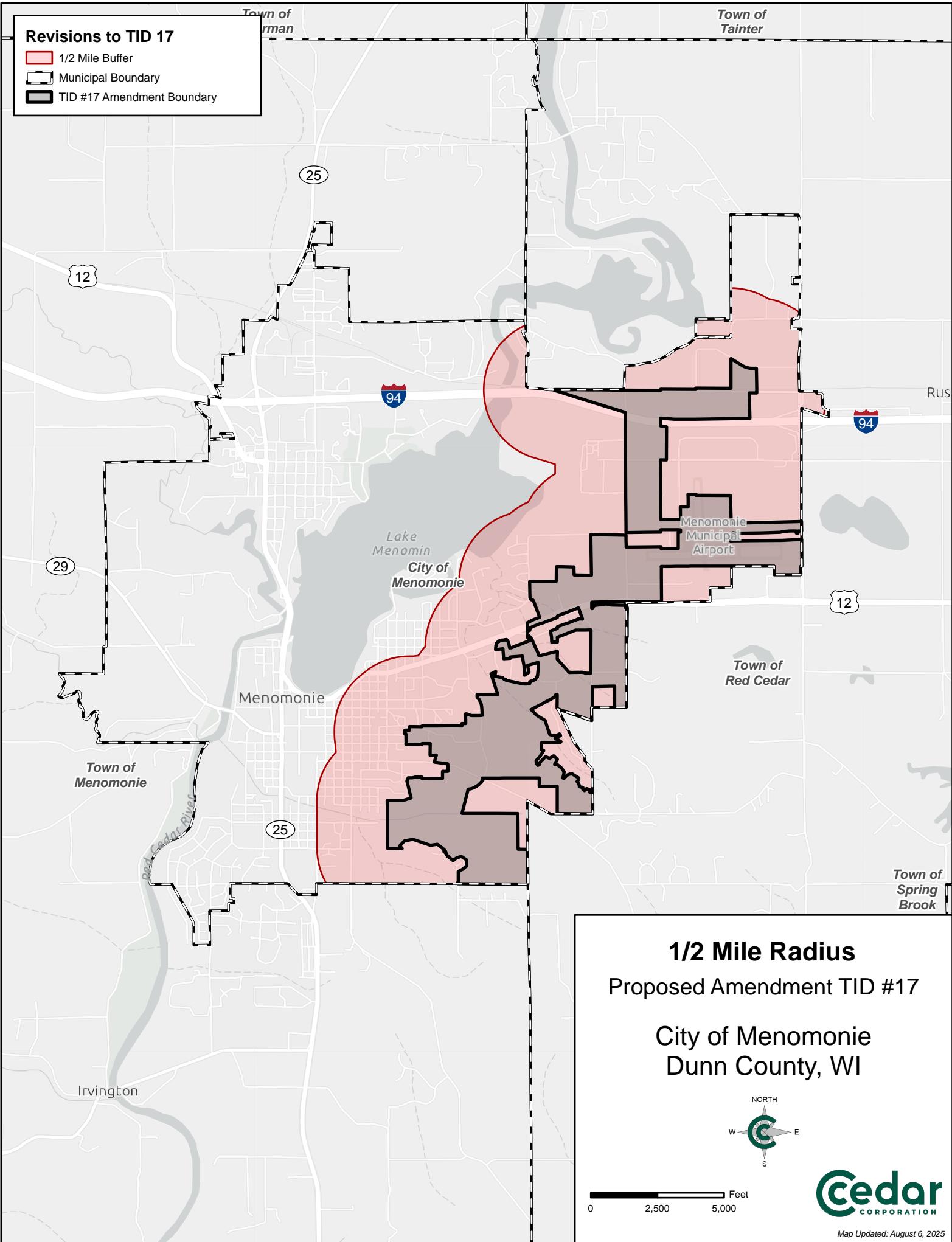
Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way



Rewards to TID 17

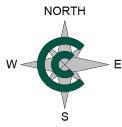
- 1/2 Mile Buffer
- Municipal Boundary
- TID #17 Amendment Boundary



1/2 Mile Radius

Proposed Amendment TID #17

**City of Menomonie
Dunn County, WI**



0 2,500 5,000 Feet

Cedar
CORPORATION

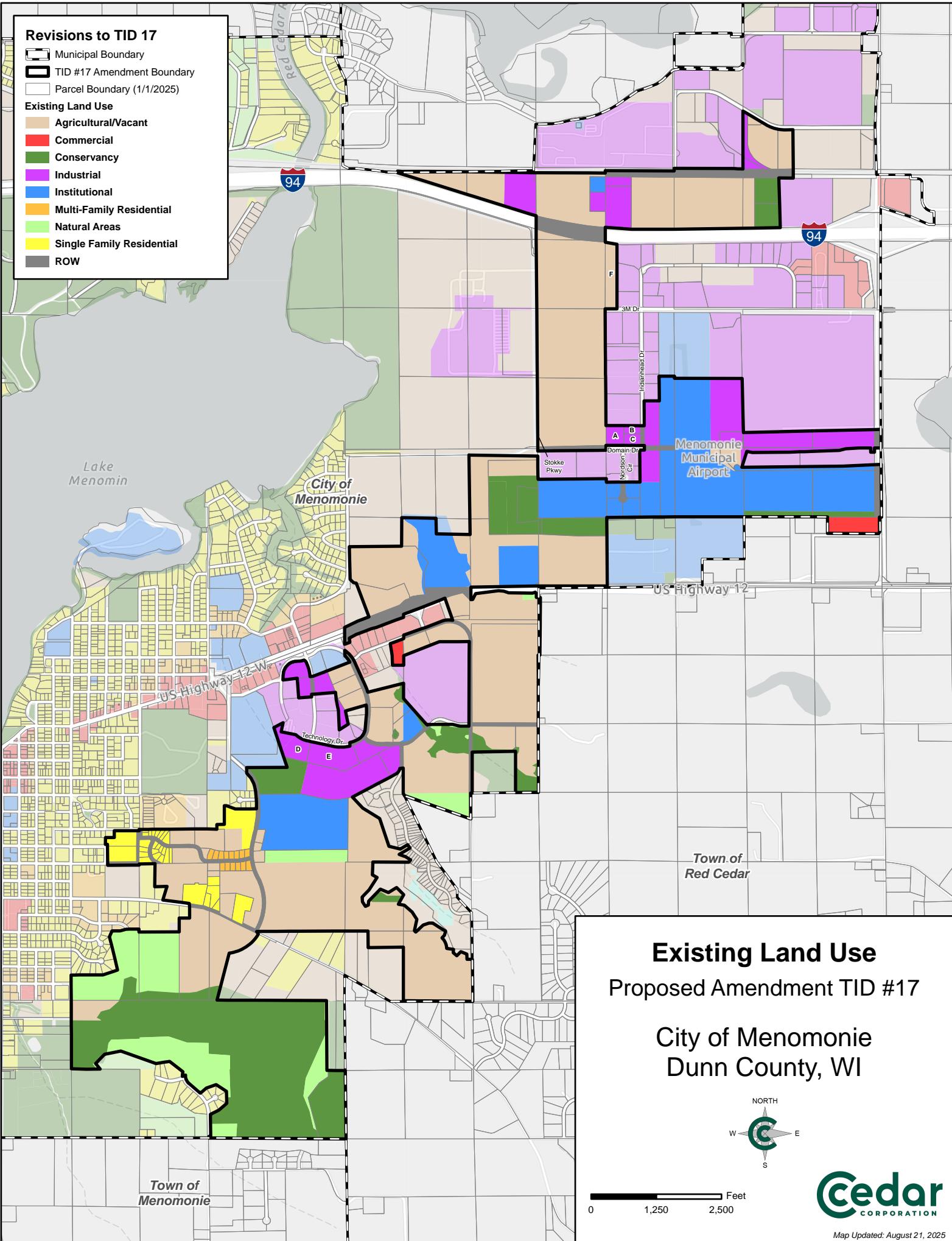
Map Updated: August 6, 2025

Rewards to TID 17

- Municipal Boundary
- TID #17 Amendment Boundary
- Parcel Boundary (1/1/2025)

Existing Land Use

- Agricultural/Vacant
- Commercial
- Conservancy
- Industrial
- Institutional
- Multi-Family Residential
- Natural Areas
- Single Family Residential
- ROW

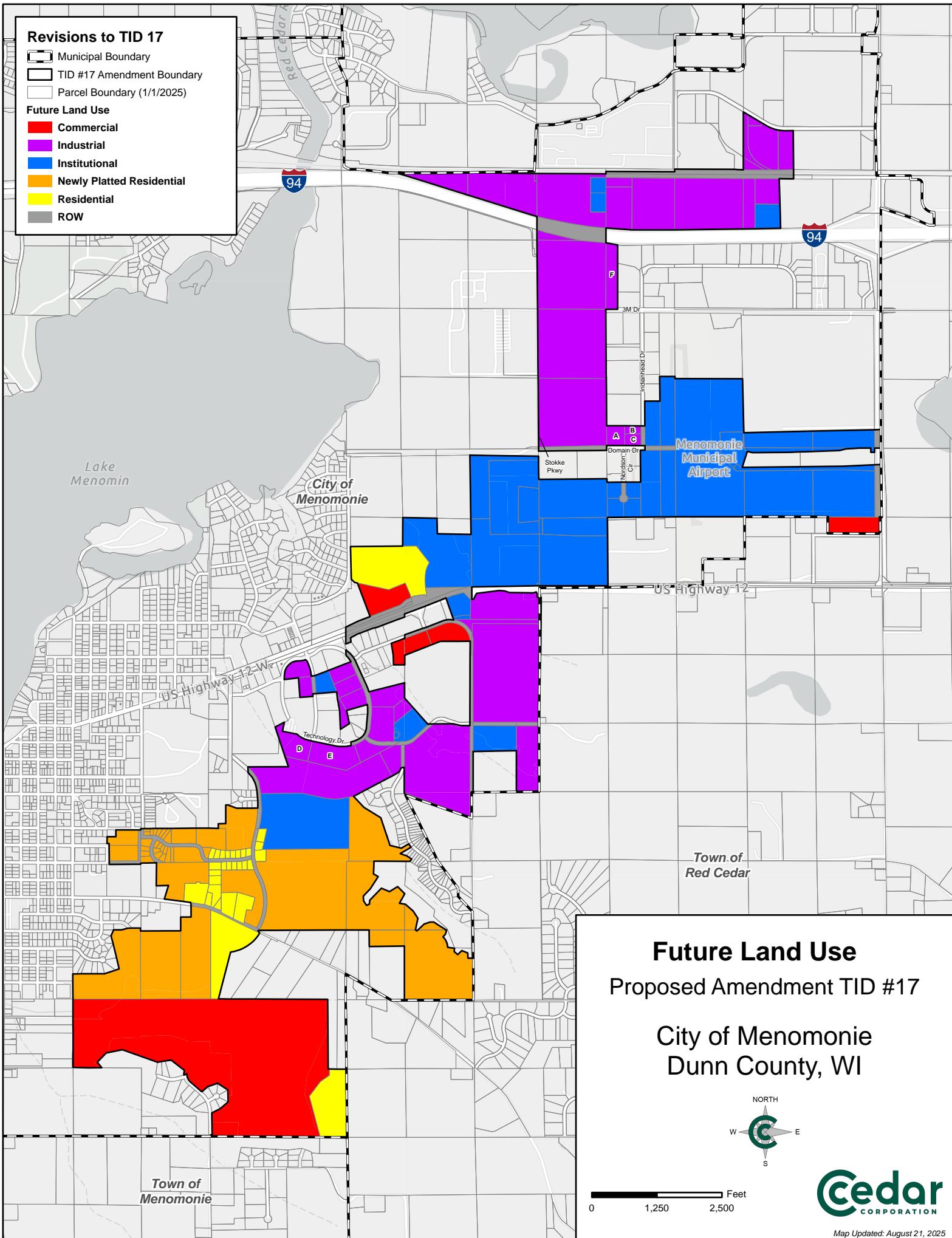


Rvisions to TID 17

- Municipal Boundary
- TID #17 Amendment Boundary
- Parcel Boundary (1/1/2025)

Future Land Use

- Commercial
- Industrial
- Institutional
- Newly Platted Residential
- Residential
- ROW



Future Land Use

Proposed Amendment TID #17

City of Menomonie
Dunn County, WI



0 1,250 2,500 Feet

Cedar
CORPORATION

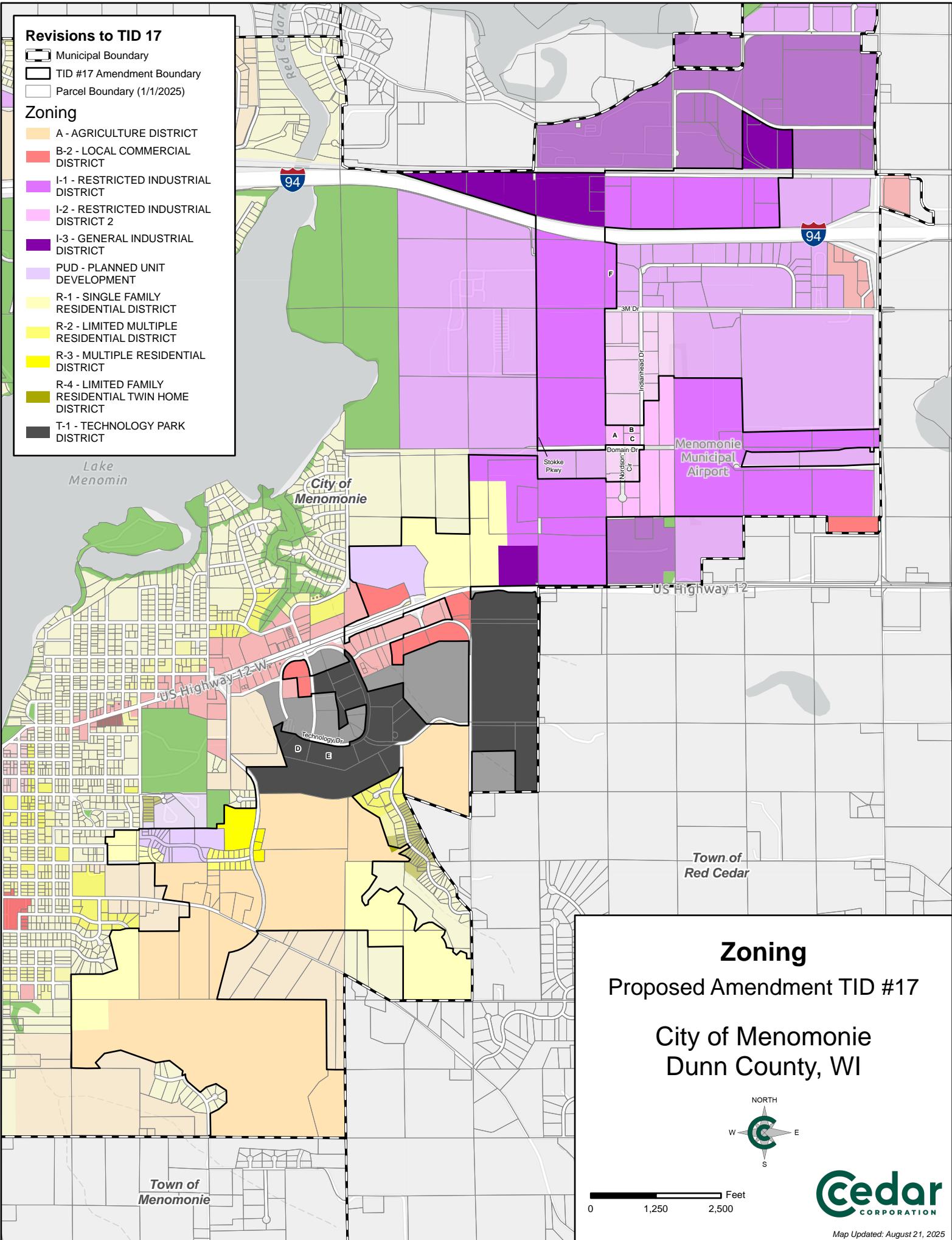
Map Updated: August 21, 2025

Rvisions to TID 17

- Municipal Boundary
- TID #17 Amendment Boundary
- Parcel Boundary (1/1/2025)

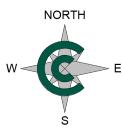
Zoning

- A - AGRICULTURE DISTRICT
- B-2 - LOCAL COMMERCIAL DISTRICT
- I-1 - RESTRICTED INDUSTRIAL DISTRICT
- I-2 - RESTRICTED INDUSTRIAL DISTRICT 2
- I-3 - GENERAL INDUSTRIAL DISTRICT
- PUD - PLANNED UNIT DEVELOPMENT
- R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT
- R-3 - MULTIPLE RESIDENTIAL DISTRICT
- R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT
- T-1 - TECHNOLOGY PARK DISTRICT



Zoning
Proposed Amendment TID #17

City of Menomonie
Dunn County, WI

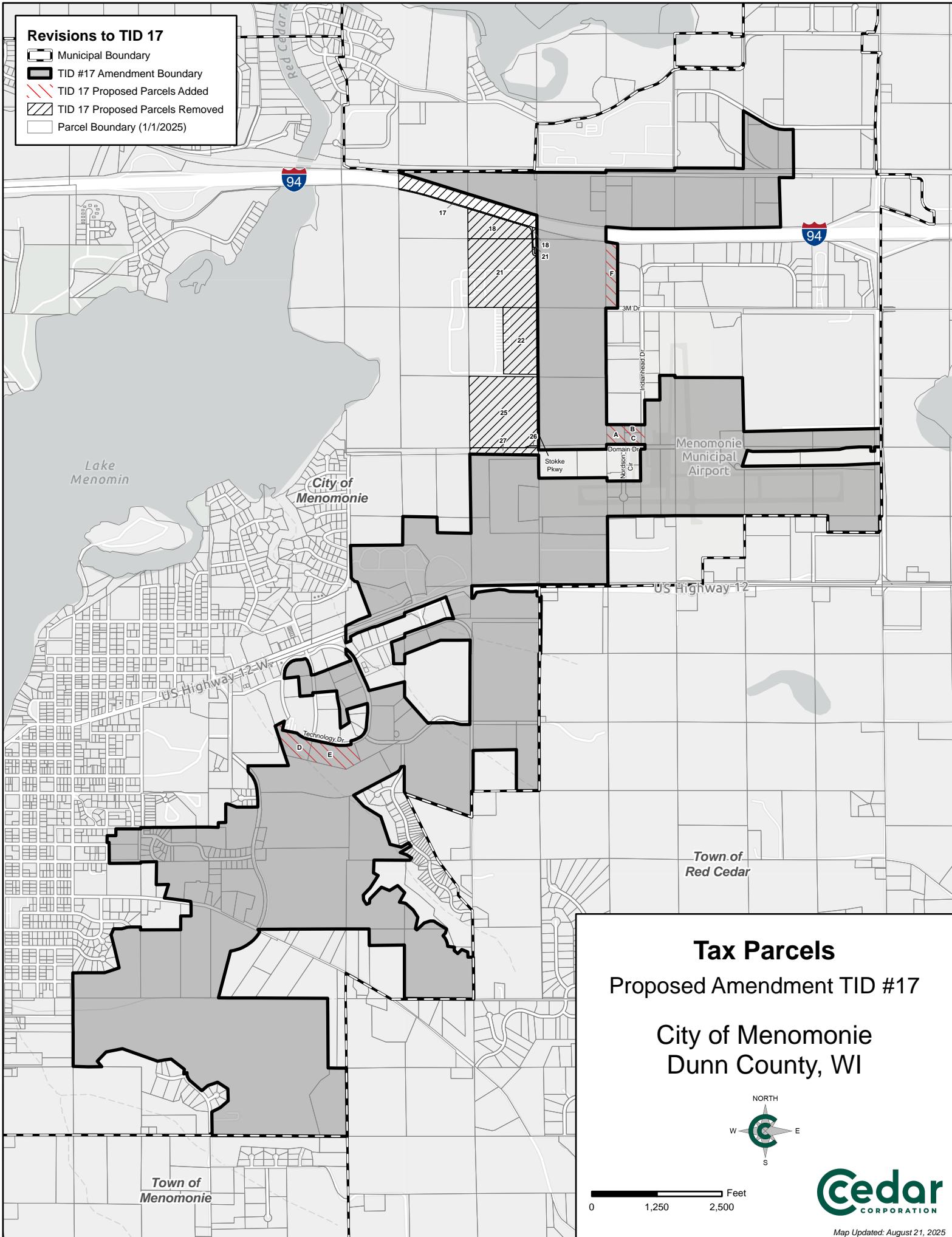


Cedar
CORPORATION

Map Updated: August 21, 2025

Rewards to TID 17

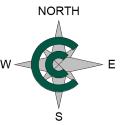
- Municipal Boundary
- TID #17 Amendment Boundary
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Parcel Boundary (1/1/2025)



Tax Parcels

Proposed Amendment TID #17

City of Menomonie
Dunn County, WI



0 1,250 2,500
Feet

Cedar
CORPORATION

Map Updated: August 21, 2025

Table 4 Parcel List

Map No.	Parcel ID	Owner	Total Value
Removed			
17	1725122812183100000	City of Menomonie	\$0
18	1725122812184200007	3M	\$2,200
21	1725122812184300002	3M	\$12,281,100
22	1725122812191200002	3M	\$750,000
25	1725122812191300001	3M	\$7,400
26	1725122812194200001	ROW	\$0
27	1725122812194200002	ROW	\$0
Personal Property			\$668,400
Total Removed			\$13,709,100
Added			
F	1725122812173300001	3M	\$1,300
B	1725122812202300009	PWH Properties LLC	\$697,600
C	1725122812202300010	PWH Properties LLC	\$557,800
A	1725122812202300007	TRI-MART COMPANY, LLC	\$1,133,900
D	1725122813354100026	PHILLIPS PLASTICS CORP	\$4,992,400
E	1725122813254100005	PHILLIPS PLASTICS CORP	\$272,400
Total Added			\$7,383,000
Net Base Value Reduction			\$6,326,100

TID #17 Legal Description

PART OF SECTION 17, 18, 19, 20, 30 AND 31, TOWNSHIP 28 NORTH, RANGE 12 WEST AND SECTION 25, 35 AND 36, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 33, CSM 4572; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 33 AND THE NORTH LINE OF LOT 32, CSM 4572 TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 32 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY OF BADGER DRIVE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF OUTLOT 4, CSM 2691; THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT 4 AND THE EAST LINE OF OUTLOT 3, CSM 2691 TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 94; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 94; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF THE WEST 226 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION 19; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 7 AND LOT 8, CSM 512; THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERN RIGHT-OF-WAY OF INDIANHEAD DRIVE; THENCE NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY TO SOUTHWEST CORNER OF LOT 24, CSM 670; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE WEST LINE OF LOT 20, CSM 511; THENCE NORTH ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF VACATED PUBLIC STREET; THENCE EAST ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 20 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 1, CSM 1016; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1, CSM 1016; THENCE EAST ALONG SAID SOUTH LINE AND THE EASTERN EXTENSION THEREOF TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTH LINE OF LOT 1, CSM 1397;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 2, CSM 1547 TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY OF WALTON AVENUE;
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE WEST ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF 578TH AVENUE;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID 578 AVENUE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4658;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;
THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;
THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE NORTH LINE OF CSM 4810;
THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CSM 4810;
THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE OF CSM 4498 TO THE SOUTHEAST CORNER OF LOT 2, SAID CSM 4498;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, CSM 4498 TO THE SOUTHEAST CORNER OF LOT 3, SAID CSM 4498;
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EASTERN RIGHT-OF-WAY OF 550TH STREET;
THENCE SOUTHERLY ALONG SAID EASTERN RIGHT-OF-WAY TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST LINE OF CSM 4967; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF CSM 4967; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF WHISPER RIDGE NORTH; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHERLY MOST CORNER OF LOT 53 OF SAID WHISPER RIDGE NORTH; THENCE WESTERLY TO THE NORTHERLY MOST CORNER OF LOT 54 OF SAID WHISPER RIDGE NORTH; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 56 OF SAID WHISPER RIDGE NORTH AND THE NORTHEAST CORNER OF OUTLOT 1, CSM 4331; THENCE WEST ALONG THE NORTH LINE OF SAID OUTLOT 1 TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 4331; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF OUTLOT 5 OF WHISPER RIDGE NORTH II; THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT 5 TO THE SOUTHWEST CORNER OF SAID OUTLOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 5 AND THE EASTERN EXTENSION OF SAID OUTLOT 5 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO NORTHEAST CORNER OF LOT 1, CSM 4486; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 4486; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THE NORTH LINE OF LOT 6, CSM 2889 AND THE WESTERLY EXTENSION OF SAID LOT 6 TO THE NORTH LINE OF LOT 1, CSM 3476; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, CSM 3476 TO THE SOUTHEAST CORNER THEREOF AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST LINE OF LOT 1, CSM 1046; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, CSM 768 TO THE NORTHEAST CORNER THEREOF AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTH LINE OF BIRCHWOOD HILLS;
THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF SAID BIRCHWOOD HILLS TO A POINT ON THE EAST LINE OF CRESTWOOD DRIVE AND THE EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION;
THENCE NORTH ALONG SAID EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHEAST CORNER THEREOF;
THENCE WEST ALONG THE NORTH LINE OF SAID BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 769;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF LOT 1, CSM 2011;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHERLY MOST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER OF SOUTH HILL 1ST ADDITION;
THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH HILL 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH HILL 1ST ADDITION TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF BAKKE ADDITION;
THENCE NORTH ALONG THE EAST LINE OF SAID BAKKE ADDITION TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36;
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1, CSM 1085;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION OF SAID LOT 1 TO THE NORTHERLY RIGHT-OF-WAY OF DAIRYLAND ROAD;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 4, CSM 4127;
THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF ESTOVER;
THENCE WEST ALONG SAID SOUTH LINE TO THE TO THE SOUTHWEST CORNER OF SAID ESTOVER;
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 2, CSM 1928;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF 15TH STREET SOUTH;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY OF 15TH STREET TO THE NORtherLY RIGHT-OF-WAY OF 11TH AVENUE EAST;

THENCE WESTERLY ALONG SAID NORtherLY RIGHT-OF-WAY TO THE CENTERLINE OF VACATED 15TH STREET SOUTH;

THENCE NORTH ALONG SAID CENTERLINE TO THE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 8, KELLEYS 1ST ADDITION;

THENCE EAST ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOT 9 AND LOT 8, SAID BLOCK 8 TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHERLY RIGHT-OF-WAY OF 10TH AVENUE EAST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID ESTOVER;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID ESTOVER;

THENCE EAST ALONG THE NORTH LINE OF SAID ESTOVER TO THE WEST LINE OF LOT 1, CSM 3720;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE WESTERLY RIGHT-OF-WAY OF 21ST STREET;

THENCE NORtherLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 1, CSM 1567;

THENCE NORtherly TO SOUTHWEST CORNER OF LOT 3, CSM 775 AND THE WESTERLY MOST CORNER OF LOT 1, CSM 5138;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND THE BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 775;

THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE SOUTH LINE OF LOT 2, FIRST ADDITION TO STOUT TECHNOLOGY PARK;

THENCE EAST ALONG SAID SOUTH LINE AND THE BOUNDARY OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 3594;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1;

THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE EAST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT 68 FEET MORE OR LESS WESTERLY OF THE NORTHWEST CORNER OF LOT 3, CSM 1325;

THENCE NORtherly 66 FEET MORE OR LESS TO THE NORtherLY RIGHT-OF-WAY OF SAID TECHNOLOGY DRIVE EAST;

THENCE EASTERLY ALONG SAID NORtherLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 3, STOUT TECHNOLOGY PARK;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF OUTLOT 1, SAID BLOCK 3 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 1 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE SOUTHEAST CORNER OF LOT 2, SAID BLOCK 3;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION OF SAID LOT 2 TO THE EAST LINE OF LOT 6, BLOCK 2, STOUT TECHNOLOGY PARK;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTH LINE OF LOT 1, SAID BLOCK 2;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1;

THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG SAID EAST LINE TO THE TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE EAST TO THE NORTHWEST CORNER OF LOT 2, BLOCK 3, SAID STOUT TECHNOLOGY PARK;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, THE NORTH LINE OF OUTLOT 1, SAID BLOCK 3 AND THE NORTH LINE OF LOT 10, SAID BLOCK 3 TO THE WESTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;

THENCE NORtherly 150 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY;

THENCE NORtherly 109 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 1, CSM 3593;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 2103;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE TO THE SOUTH LINE OF SAID LOT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KOTHLOW AVENUE;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF 550TH STREET;

THENCE NORtherly TO THE SOUTHEAST CORNER OF SAID LOT 1, CSM 2103;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT 1;

THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 1, CSM 3738;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1, CSM 3738 TO THE SOUTH LINE OF SAID LOT 1;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SCHNEIDER AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY 27 FEET MORE OR LESS;

THENCE NORtherLY 70 FEET MORE OR LESS TO THE NORtherLY RIGHT-OF-WAY OF SAID SCHNEIDER AVENUE;

THENCE EASTERLY ALONG SAID NORtherLY RIGHT-OF-WAY TO THE WEST LINE OF CSM 4810;

THENCE NORtherLY ALONG SAID WEST LINE AND THE WEST LINE OF CSM 3693 TO THE SOUTHERLY RIGHT-OF-WAY OF S.T.H. 29/U.S.H. 12;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4459;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 2, SAID CSM 4459;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 3, CSM 4164;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3;

THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG SAID NORTH LINE TO A POINT 650 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 300 FEET;

THENCE EAST 650 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 19 TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOT 3 AND 4, CSM 3758 TO THE WEST LINE OF LOT 7, CSM 4566;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 7, CSM 520;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE WEST LINE OF LOT 23, CSM 511;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY INDIANHEAD DRIVE EAST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 19;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;

THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG SAID WEST LINE WEST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 94;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO THE NORTHERLY RIGHT-OF-WAY OF SAID UNION PACIFIC RAILROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Excludes all wetlands within TID #17 project boundary.

Appendix B:

Economic Feasibility

Projected Tax Incremental Revenue

A forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed demonstrates that the District is economically feasible. These forecasts are from the original TID creation, but the cash flow projections have been updated to reflect current activities as shown in Table B-7. The rest of the numbers below restate the projections developed as part of the creation of the District.

The Project Costs the City plans to make are expected to create an estimated \$73 million in incremental value over the 20-year life of the District. Estimated project valuations and timing for construction are included in Table B-3. Assuming a projected equalized TID Interim tax rate of \$15.49 per thousand of equalized value in TID #17 could generate as much as \$21.4 million in tax incremental revenue over its 20 year life as shown in Table B-4.

The proposed development would not happen without the creation of the District and the proposed new street will open up more land for additional residential development in the community. The City is in a strong economic condition to have the capacity to finance capital costs for this project and is in need of additional tax base to grow. The impact of the development could spur additional commercial and industrial development in the District. The City has identified a need for industrial and commercial growth. Without the City's assistance, these projects would not happen as proposed.

The initial infrastructure projects are anticipated over the life of the expenditure period. These will likely be financed through the General Obligation Debt. Additional infrastructure projects may be added as more development occurs within the District. Other project costs may be extended throughout the expenditure period or life of the District in the case of financing and administrative costs.

The City of Menomonie anticipates making total expenditures of approximately \$20.5 million over the life of TID #17 on identified project costs. Eligible project expenditures can be made only during the first 15 years of the TID's life. Development incentive payments, if used, will be paid from tax increments as they are collected on a "Pay-As-You-Go" basis, when feasible. Administrative expenses will be paid from the collected tax increments, or from advances from other City fund accounts if those costs exceed cash amounts available. The City will recover any amounts advanced to the District as cash flows permit and may charge interest to the District.

The City anticipates that the District will need to remain open for its entire 20-year life to generate enough tax increment to pay all Project Costs, however this is dependent on the nature and timing of development projects. Note that the assumptions used to create the following table illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within

the TID's maximum life.

The increment value of the District when it terminates in 2042 is projected to be \$73,000,000 of equalized value. This development would likely not occur or would likely occur at significantly lower values but for the creation of the District. TID #17 is a mechanism to make improvements in an area of Menomonie which is in need of mixed use developments and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property values, job creation, creation of developable lots where none currently exist, other economic activity, public safety, and community vitality which will result from the projects and development planned in TID #17. For these reasons the project costs shown in this Project Plan should not be paid by the owners of property that benefit from improvements within the District, or exclusively by the City, but should be shared among all taxing jurisdictions.

Table B-1 Analysis of Impact of Overlying Taxing Jurisdictions

Entity	Name	Rate*	Percent of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportional Share of Tax Increment Diverted Over Life of District
City	Menomonie	0.004713553	30.43%	\$207,461	\$551,551	\$344,089	\$7,075,641
County	Dunn	0.004510759	29.12%	\$198,536	\$527,821	\$329,285	\$6,533,674
School District	Menomonie	0.005604535	36.18%	\$246,677	\$655,808	\$409,131	\$6,771,222
Technical College	CVTC	0.000662788	4.28%	\$29,172	\$77,555	\$48,384	\$994,917
Total		0.015491635	100.00%	\$681,846	\$1,812,735	\$1,130,889	\$21,375,454

*From 2024 Tax Increment Worksheet

Table B-2

City of Menomonie, WI					
Tax Increment District #17					
Estimated Project List					
Project ID	Project Name/Type	Phase I 2023	Phase II 2024	Phase III 2025	Phase IV 2027
1	Schneider Ave Extension - Storm Sewer	192,650			192,650
2	Schneider Ave Extension - Sanitary Sewer	185,300			185,300
3	Schneider Ave Extension - Water Main	303,200			303,200
4	Schneider Ave Extension - Street Construction	1,937,050			1,937,050
5	Schneider Ave Extension - 29th St Right-of-Way - Street Construction	118,350			118,350
6	New Municipal Well Engineering	752,300			752,300
7	11th Ave E - Sidewalk Extension		51,086		51,086
8	CTH B - Water Main Extension		205,500		205,500
9	CTH B - Sanitary Sewer Extension		117,400		117,400
10	CTH B - Street Construction		38,400		38,400
11	New Municipal Electric and Natural Gas Installation	158,500			158,500
12	Stokke Pkwy Trail - Domain Dr to I-94	107,481			107,481
13	USH 12/Stokke Pkwy Trail - Connection	638,220			638,220
14	New Municipal Well		5,516,500		5,516,500
15	<i>New Municipal Well Anticipated Grant</i>		(2,500,000)		(2,500,000)
16	18th St - 17th St to CTH J - Street Extension			2,288,950	2,288,950
17	21st St - 17th St to CTH J - Street Extension			577,460	577,460
18	Mill and Overlay Projects				1,120,000
Total Projects		<u>3,488,850</u>	<u>1,316,587</u>	<u>3,016,500</u>	<u>2,866,410</u>
Total <u>11,808,347</u>					
Notes:					
Note 1 Project costs are estimates and are subject to modification					

Table B-3

City of Menomonie, WI
Tax Increment District #17
Development Assumptions

Construction Year	Actual	Residential	Commercial	Industrial	Annual Total	Construction Year
1 2023		6,500,000		3,000,000	9,500,000	2023 1
2 2024		2,500,000	4,000,000		6,500,000	2024 2
3 2025		2,500,000		4,000,000	6,500,000	2025 3
4 2026		2,500,000	4,000,000		6,500,000	2026 4
5 2027		5,000,000		4,000,000	9,000,000	2027 5
6 2028			4,000,000		4,000,000	2028 6
7 2029				4,000,000	4,000,000	2029 7
8 2030		3,000,000	4,000,000		7,000,000	2030 8
9 2031				4,000,000	4,000,000	2031 9
10 2032			4,000,000		4,000,000	2032 10
11 2033				4,000,000	4,000,000	2033 11
12 2034			4,000,000		4,000,000	2034 12
13 2035				4,000,000	4,000,000	2035 13
14 2036					0	2036 14
15 2037					0	2037 15
16 2038					0	2038 16
17 2039					0	2039 17
18 2040					0	2040 18
19 2041					0	2041 19
Totals	0	22,000,000	24,000,000	27,000,000	73,000,000	

Table B-4

City of Menomonie, WI Tax Increment District #17 Tax Increment Projection Worksheet								
Type of District	Mixed Use			Base Value	0			
District Creation Date	October 17, 2022				Appreciation Factor			
Valuation Date	Jan 1, 2023				Base Tax Rate			
Max Life (Years)	20				Rate Adjustment Factor			
Expenditure Period/Termination	15 10/17/2037				Tax Exempt Discount Rate			
Revenue Periods/Final Year	20 2044				Taxable Discount Rate			
Extension Eligibility/Years	Yes 3				1.50%			
Eligible Recipient District	No							
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2023	9,500,000	2024	0	9,500,000	2025	\$20.98	199,280
2	2024	6,500,000	2025	0	16,000,000	2026	\$20.98	335,630
3	2025	6,500,000	2026	0	22,500,000	2027	\$20.98	471,980
4	2026	6,500,000	2027	0	29,000,000	2028	\$20.98	608,330
5	2027	9,000,000	2028	0	38,000,000	2029	\$20.98	797,122
6	2028	4,000,000	2029	0	42,000,000	2030	\$20.98	881,030
7	2029	4,000,000	2030	0	46,000,000	2031	\$20.98	964,937
8	2030	7,000,000	2031	0	53,000,000	2032	\$20.98	1,111,775
9	2031	4,000,000	2032	0	57,000,000	2033	\$20.98	1,195,683
10	2032	4,000,000	2033	0	61,000,000	2034	\$20.98	1,279,590
11	2033	4,000,000	2034	0	65,000,000	2035	\$20.98	1,363,498
12	2034	4,000,000	2035	0	69,000,000	2036	\$20.98	1,447,406
13	2035	4,000,000	2036	0	73,000,000	2037	\$20.98	1,531,313
14	2036	0	2037	0	73,000,000	2038	\$20.98	1,531,313
15	2037	0	2038	0	73,000,000	2039	\$20.98	1,531,313
16	2038	0	2039	0	73,000,000	2040	\$20.98	1,531,313
17	2039	0	2040	0	73,000,000	2041	\$20.98	1,531,313
18	2040	0	2041	0	73,000,000	2042	\$20.98	1,531,313
19	2041	0	2042	0	73,000,000	2043	\$20.98	1,531,313
Totals	73,000,000		0		Future Value of Increment	21,375,454		

Notes:

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

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

Table B-5

City of Menomonie, WI Tax Increment District #17 Estimated Financing Plan						
	G.O. Bond 2023	G.O. Bond 2024	Clean Water Fund Loan 2025	G.O. Bond 2027	G.O. Bond 2028	Totals
Projects						
Phase I	3,488,850					3,488,850
Phase II		1,316,587				1,316,587
Phase III			3,016,500			3,016,500
Phase IV				2,866,410		2,866,410
Phase V					1,120,000	1,120,000
Total Project Funds	<u>\$3,488,850</u>	<u>\$1,316,587</u>	<u>\$3,016,500</u>	<u>\$2,866,410</u>	<u>1,120,000</u>	<u>\$11,808,347</u>
Estimated Finance Related Expenses						
Municipal Advisor	29,700	21,500	15,000	26,500	19,400	
Bond Counsel	13,000	12,000	10,000	13,000	12,000	
Rating Agency Fee	14,000	14,000		14,000	14,000	
Paying Agent	900	900		900	900	
Underwriter Discount	12.50	51,313	12.50	19,750	12.50	37,000
Debt Service Reserve						0
Capitalized Interest	503,537	191,656				
Total Financing Required	4,101,300	1,576,393	3,041,500	2,957,810	1,166,300	
Rounding	3,701	3,607	0	2,190	20,100	
Net Issue Size	\$4,105,000	\$1,580,000	\$3,041,500	\$2,960,000	1,185,000	\$12,871,500

Table B-6

City of Menomonie, WI

Tax Increment District #17

Cash Flow Projection

Year	Projected Revenues					Expenditures												Balances					
	Tax Increments	Total Revenues	Dated Date: 4,105,000	G.O. Bond 4,105,000	06/01/23	Dated Date: 1,580,000	G.O. Bond 1,580,000	06/01/24	Clean Water Fund Loan 3,041,500	Dated Date: 2,960,000	G.O. Bond 2,960,000	06/01/25	Dated Date: 1,185,000	G.O. Bond 1,185,000	06/01/27	Dated Date: 561,433	G.O. Bond 561,433	06/01/28	Development Incentives	Total Expenditures	Annual	Cumulative	
2023	0	0																20,000	20,000				
2024	0	0	(302,123)	302,123														7,500	7,500	(7,500)	(7,500)	2023	
2025	199,280	199,280	(201,415)	201,415		(114,994)	114,994											7,500	7,500	(7,500)	(15,000)	2024	
2026	335,630	335,630	150,000	3.95%	198,453	(76,663)	76,663		114,283	2.15%	91,198							7,500	7,500	191,780	176,780	2025	
2027	471,980	471,980	155,000	4.05%	192,351	65,000	3.95%	75,379	144,239	2.15%	61,242							7,500	561,433	(225,803)	(49,023)	2026	
																		7,500	700,711	(228,731)	(277,553)	2027	
2028	608,330	608,330	165,000	4.15%	185,789	65,000	4.05%	72,779	147,367	2.15%	58,114	70,000	3.80%	203,750				7,500	975,298	(366,968)	(644,722)	2028	
2029	797,122	797,122	170,000	4.25%	178,753	70,000	4.15%	70,010	150,562	2.15%	54,919	140,000	3.90%	131,330	35,000	3.80%	80,226	7,500	1,088,300	(291,178)	(935,900)	2029	
2030	881,030	881,030	175,000	4.30%	171,378	70,000	4.25%	67,070	153,826	2.15%	51,655	145,000	3.95%	125,736	60,000	3.90%	51,428	7,500	1,078,592	(197,563)	(1,133,462)	2030	
2031	964,937	964,937	185,000	4.35%	163,591	75,000	4.30%	63,970	157,162	2.15%	48,319	150,000	4.05%	119,835	65,000	3.95%	48,974	7,500	1,084,351	(119,414)	(1,252,876)	2031	
2032	1,111,775	1,111,775	195,000	4.50%	155,180	75,000	4.35%	60,726	160,569	2.15%	44,912	160,000	4.15%	113,478	65,000	4.05%	46,374	7,500	1,083,738	28,037	(1,224,839)	2032	
2033	1,195,683	1,195,683	205,000	4.55%	146,129	80,000	4.50%	57,295	164,051	2.15%	41,430	165,000	4.25%	106,651	70,000	4.15%	43,605	7,500	1,086,661	109,022	(1,115,817)	2033	
2034	1,279,590	1,279,590	210,000	4.75%	136,478	85,000	4.55%	53,561	167,604	2.15%	37,873	170,000	4.30%	99,490	70,000	4.25%	40,665	200,000	7,500	1,278,175	1,416	(1,114,401)	2034
2035	1,363,498	1,363,498	225,000	4.90%	125,978	90,000	4.75%	49,490	171,242	2.15%	34,239	180,000	4.35%	91,920	75,000	4.30%	37,565	200,000	7,500	1,287,933	75,565	(1,038,837)	2035
2036	1,447,406	1,447,406	235,000	5.00%	114,590	95,000	4.90%	45,025	174,955	2.15%	30,526	185,000	4.50%	83,843	80,000	4.35%	34,213	200,000	7,500	1,285,651	161,755	(877,082)	2036
2037	1,531,313	1,531,313	245,000	5.10%	102,468	100,000	5.00%	40,198	178,749	2.15%	26,732	195,000	4.55%	75,244	80,000	4.50%	30,673	200,000	7,500	1,281,562	249,751	(627,331)	2037
2038	1,531,313	1,531,313	260,000	5.20%	89,460	105,000	5.10%	35,020	182,624	2.15%	22,857	205,000	4.75%	65,939	85,000	4.55%	26,939	200,000	7,500	1,285,338	245,975	(381,356)	2038
2039	1,531,313	1,531,313	275,000	5.30%	75,413	110,000	5.20%	29,483	186,584	2.15%	18,897	215,000	4.90%	55,803	90,000	4.75%	22,868	200,000	7,500	1,286,546	244,767	(136,589)	2039
2040	1,531,313	1,531,313	290,000	5.35%	60,368	115,000	5.30%	23,575	190,630	2.15%	14,851	225,000	5.00%	44,910	95,000	4.90%	18,403	200,000	7,500	1,285,236	246,077	109,489	2040
2041	1,531,313	1,531,313	305,000	5.40%	44,375	120,000	5.35%	17,318	194,763	2.15%	10,718	240,000	5.10%	33,165	100,000	5.00%	13,575	200,000	7,500	1,286,413	244,900	354,388	2041
2042	1,531,313	1,531,313	320,000	5.45%	27,420	125,000	5.40%	10,733	198,986	2.15%	6,495	250,000	5.20%	20,545	105,000	5.10%	8,398	200,000	7,500	1,280,076	251,237	605,626	2042
2043	1,531,313	1,531,313	340,000	5.50%	9,350	135,000	5.45%	3,679	203,300	2.15%	2,180	265,000	5.30%	7,023	110,000	5.20%	2,860	200,000	7,500	1,285,892	245,421	851,047	2043
Total	21,375,454	21,375,454	4,105,000	(503,538)	2,681,058	1,580,000	(191,656)	966,965	3,041,500	657,156	2,960,000	1,378,660	1,185,000	506,763	2,000,000	177,500	20,544,407				Total		

Table B-7

City of Menomonie, WI

Tax Increment Forecast

TID No. 17 - Mixed-Use

Creation Year 2022
 End of Expenditure Period 2037
 Maximum Life of District (Final Year) 2042
 Final Revenue Collection Year 2043

2024 PE-300	
Ending Fund Balance:	-
Total:	\$454,803

Inflation Factor: 0.00%

Construction Year	Valuation Year	Revenue Year	REVENUES				EXPENSES					Annual Balance	Cumulative Balance
			Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Annual Tax Increment	Estover 2023 State Trust Fund Loan \$505,000	Estover Development Agreement Payments	Menomonie Cottages Development Agreement Payments	Advance Repayment	Total Expenses	
2022	2023	2024	-				-					-	454,803
2023	2024	2025	-		13,133,500	15.49	203,459	41,796	34,877			76,673	126,786
2024	2025	2026	-		21,571,700	15.49	334,181	41,796	34,877	31,692		108,365	225,816
2025	2026	2027	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2026	2027	2028	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2027	2028	2029	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2028	2029	2030	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2029	2030	2031	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2030	2031	2032	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2031	2032	2033	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2032	2033	2034	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2033	2034	2035	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2034	2035	2036	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2035	2036	2037	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124
2036	2037	2038	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124
2037	2038	2039	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124
2038	2039	2040	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124
2039	2040	2041	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124
2040	2041	2042	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124
2041	2042	2043	-		21,571,700	15.49	334,181	41,796	34,877	63,383	909,643	1,049,700	(715,519)

I

Appendix C:

Public Hearing Notices & Approval Documentation

To be added after final approval, before submittal to Department of Revenue

August 12, 2025

SCHOOL DISTRICT OF MENOMONIE AREA
Attn: Rachel Henderson, School Board President
N3060 630th Street
Menomonie, WI 54751

CHIPPEWA VALLEY TECHNICAL COLLEGE
Attn: Dr. Sunem Beaton-Garcia, President
620 West Clairemont Avenue
Eau Claire, WI 54701

DUNN COUNTY
Attn: Dan Dunbar, County Manager
3001 US Highway 12 East, Suite 225
Menomonie, WI 54751

CITY OF MENOMONIE
Attn: Eric Atkinson, City Administrator
800 Wilson Ave
Menomonie, WI 54751

POTENTIAL MEMBER AT LARGE
Attn: Randy Eide
522 Oak Park Cir SE
Menomonie, WI 54751

SUBJECT: City of Menomonie - Proposed Amendment of Tax Incremental District #17

In accordance with Wisconsin Statutes, enclosed is a copy of the Notice of Public Hearing of the City of Menomonie Plan Commission and Notice of the Joint Review Board meeting regarding the proposed amendment of Tax Incremental District #17 (TID #17) in the City of Menomonie, Dunn County, Wisconsin. The Public Hearing will be held on Monday, August 25, 2025, at 7:00 p.m. in the Common Council Chambers at City Hall, 800 Wilson Ave, Menomonie, WI 54751.

As part of the amendment to the District, a Joint Review Board (JRB) needs to be convened as required by law. **The initial organizational meeting of the Joint Review Board to select a chairperson and appoint a member at large and discuss the purpose of the amendment, will be held on Monday, August 25, 2025, at 2:00 p.m.** in the Common Council Chambers at City Hall, 800 Wilson Ave, Menomonie, WI 54751. The Joint Review Board will also review the Annual Reports, performance, and status for Tax Incremental Districts 13, #14, #15, #16, #17, and #18, City of Menomonie, Wisconsin.

The JRB will also meet a second time to review and approve the public record and planning documents for the proposed TID #17 amendment which is to be held within 45 days after the Common Council considers approval of the amendment resolution for TID #17. **The date and time for the second meeting of the JRB will be set at the August meeting.**

Please contact me at your earliest convenience at 715-235-9081 with your representative on the JRB during the proceedings involving the amendment of TID #17, or with any other questions.

Sincerely,

For the City of Menomonie



Josh Miller
Senior Planner

Enclosures

Cc: Abe Smith, School Board Member, N4433 350th Street, Menomonie, WI 54751
Joe Zydowsky, District Administrator, 215 Pine Avene E, Menomonie, WI 54751
Dan Lytle, Chippewa Valley Technical College, 403 Technology Dr, East, Menomonie, WI 54751
Joni Geroux, Chippewa Valley Technical College, 620 West Clairemont Avenue, Eau Claire, WI 54701
Ken Pearson, Chippewa Valley Technical College, 770 Scheidler Road, Chippewa Falls, WI 54729
David Schofield, Public Works Director, 800 Wilson Ave, Menomonie, WI 54751
Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751
Randy Knack, Mayor, 800 Wilson Ave, Menomonie, WI 54751
Kelly McCullough, Chair, 327 12th Avenue West, Menomonie, WI 54751
Randy Eide, Potential Member at Large, 522 Oak Park Cir, Menomonie, WI 54751

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY
AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT (TID) #17
CITY OF MENOMONIE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Menomonie will hold an organizational Joint Review Board (JRB) meeting on Monday, August 25, 2025, at 2:00 p.m. in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751. The purpose of this meeting is to organize a JRB to consider the proposed Project Plan for TID #17 Amendment No. 1, appoint a member at large, select a chairperson, and review the TID Annual Reports, performance, and status for Tax Incremental Districts #13, #14, #15, #16, #17, and #18. The meeting is open to the public.

Copies of the TID Annual Report(s) are available for review in the City Clerk's office located at 800 Wilson Ave, Menomonie, WI 54751 and will be provided upon request. Arrangements for either inspection or receipt of a copy of the annual report(s) may be made by contacting Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Menomonie, will hold a public hearing on Monday, August 25, 2025, at 7:00 p.m., in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751 regarding the proposed boundary and Project Plan Amendment for TID #17 in the City. The proposed amendment will add territory and subtract territory to the District boundaries and update the financial feasibility analysis to the District Project Plan.

City of Menomonie TID #17 is generally located on the east and southeast side of the City, located within the City limits. The amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94 and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr, as shown in the map below.

There are no additional or updated projects costs in this amendment.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan Amendment. A copy of the TID #17 Project Plan Amendment No. 1 is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting Catherine Martin, City Clerk, 800 Wilson Avenue, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

[Insert Map Here]

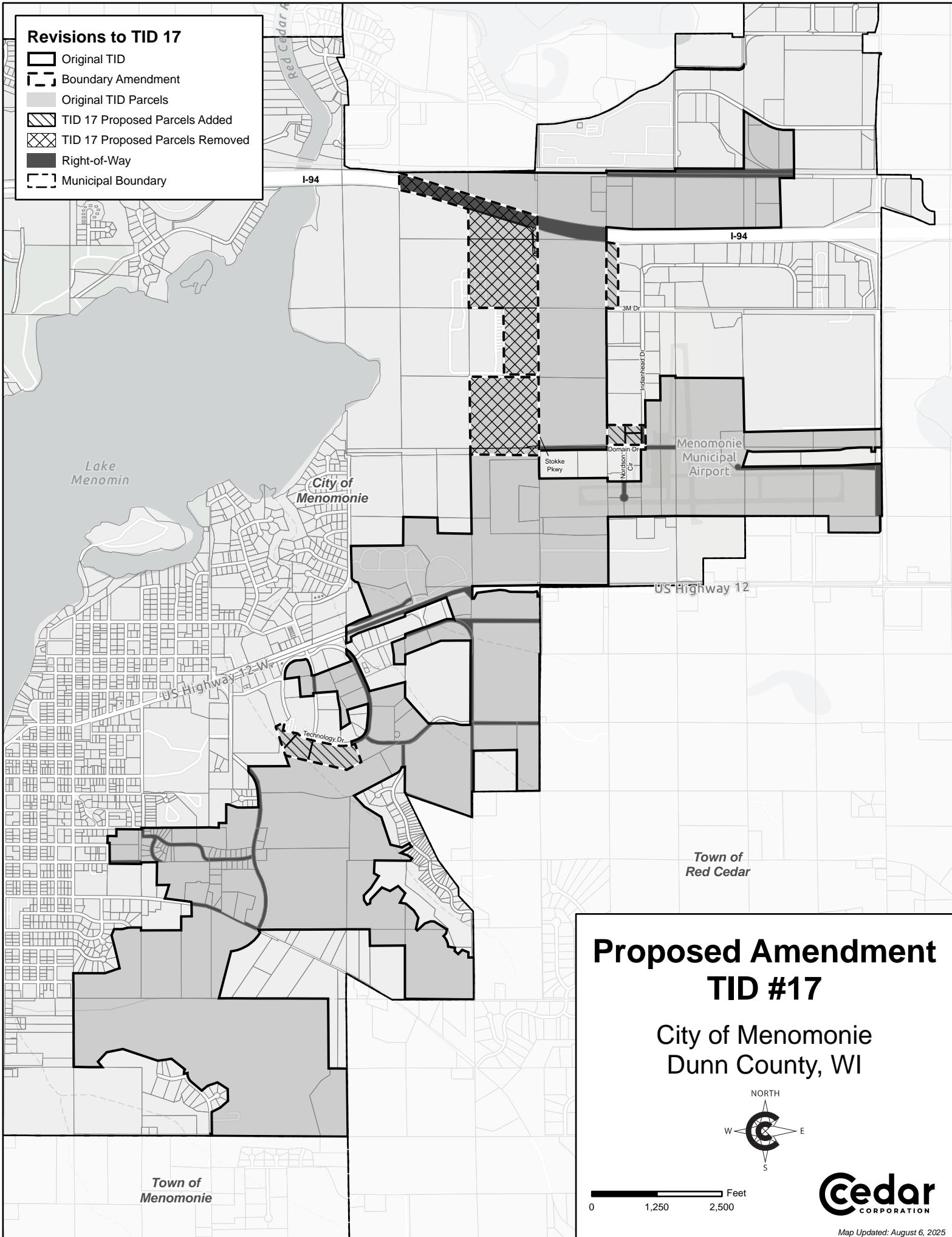
Dated: August 7, 2025

Catherine Martin
City Clerk
City of Menomonie

Published: August 13, 2025

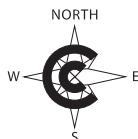
Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way
- Municipal Boundary



Proposed Amendment TID #17

**City of Menomonie
Dunn County, WI**



Map Updated: August 6, 2025

AFFIDAVIT OF PUBLICATION

Colfax Messenger, Dunn County, WI

State of Wisconsin } SS
Dunn County

Carlton R. DeWitt

, being first duly sworn, on oath deposes and says: That he is the printer of the COLFAX MESSENGER which is a newspaper that is published in the Village of Colfax, Dunn County, Wisconsin, and that a notice, of which the printed slip hereto annexed is an exact and true copy, was published in said newspaper on the 13th day of August, 2025, and once in each and every week thereafter for one successive weeks; that the date of the last of such publications was the 13th day of August, 2025, and that said publication was made once in each week for one successive weeks in all.

Subscribed and sworn to before me this

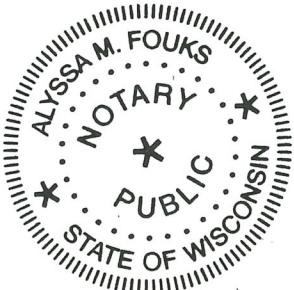
15 day of August, 25 }

Carlton DeWitt

Alyssa M. Fouks

Notary Public, Dunn County, Wisconsin

My Commission Expires 7/5/27



NOTICE OF JOINT REVIEW BOARD MEETING REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT (TID) #17 CITY OF MENOMONIE, WISCONSIN

August 25, 2025 - 2:00 p.m.

NOTICE IS HEREBY GIVEN, that the City of Menomonie will hold an organizational Joint Review Board (JRB) meeting on Monday, August 25, 2025, at 2:00 p.m. in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751. The purpose of this meeting is to organize a JRB to consider the proposed Project Plan for TID #17 Amendment No. 1, appoint a member at large, select a chairperson, and review the TID Annual Reports, performance, and status for Tax Incremental Districts #13, #14, #15, #16, #17, and #18. The meeting is open to the public.

Copies of the TID Annual Report(s) are available for review in the City Clerk's office located at 800 Wilson Ave, Menomonie, WI 54751 and will be provided upon request. Arrangements for either inspection or receipt of a copy of the annual report(s) may be made by contacting Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

NOTICE OF PUBLIC HEARING AND PLAN COMMISSION MEETING REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY AMENDMENT FOR TAX INCREMENTAL DISTRICT (TID) #17 CITY OF MENOMONIE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Menomonie, will hold a public hearing on Monday, August 25, 2025, at 7:00 p.m., in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751 regarding the proposed boundary and Project Plan Amendment for TID #17 in the City. The proposed amendment will add territory and subtract territory to the District boundaries and update the financial feasibility analysis to the District Project Plan.

City of Menomonie TID #17 is generally located on the east and southeast side of the City, located within the City limits. The amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94 and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr, as shown in the map below.

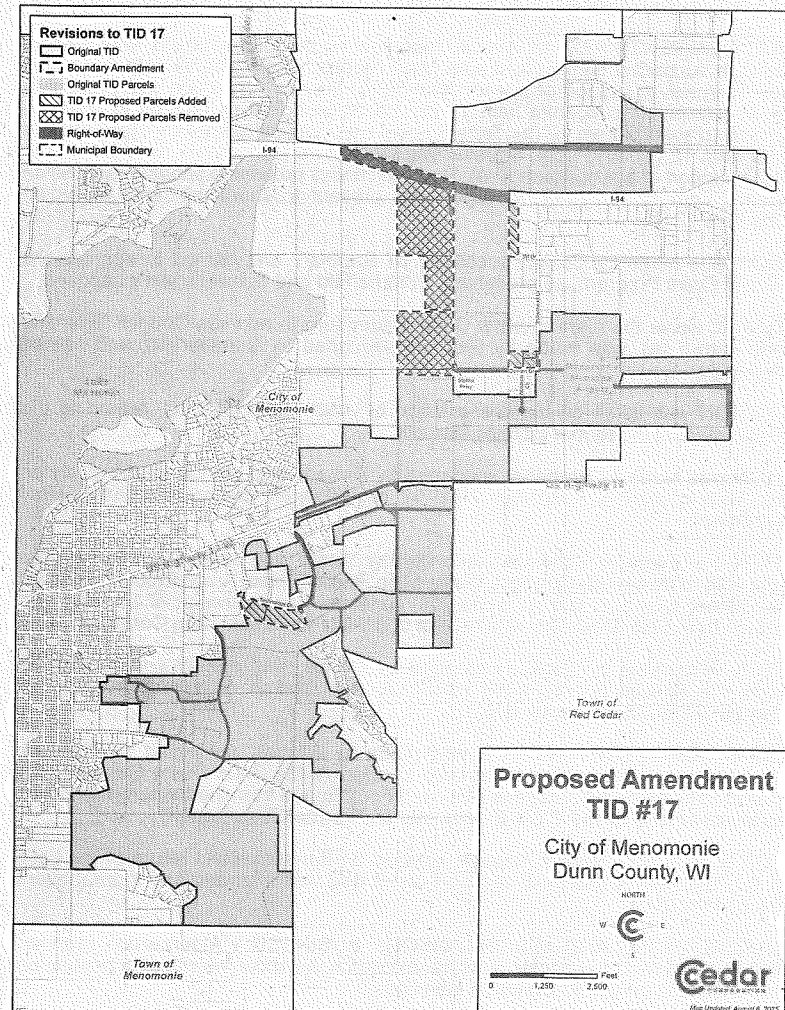
There are no additional or updated projects costs in this amendment.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan Amendment. A copy of the TID #17 Project Plan Amendment No. 1 is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting Catherine Martin, City Clerk, 800 Wilson Avenue, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

Dated: August 7, 2025

Chris Johson
Deputy City Clerk
City of Menomonie

Published: August 13, 2025



RESOLUTION NO. PC2025-01

***RESOLUTION OF THE PLAN COMMISSION
RECOMMENDING PROPOSED BOUNDARY AMENDMENT AND ADOPTING THE PROPOSED
PROJECT PLAN AMENDMENT NO. 1, FOR TAX INCREMENTAL
DISTRICT #17, CITY OF MENOMONIE, WISCONSIN***

WHEREAS, the City of Menomonie directed that a Project Plan Amendment be prepared for Tax Incremental District #17 (TID #17), City of Menomonie, Wisconsin, a mixed-use tax incremental district, amending the District Project Plan to include updated financial feasibility analysis, adding territory, and subtracting territory to the District boundaries; and

WHEREAS, a Public Hearing of the City of Menomonie Plan Commission regarding the proposed Boundary and Project Plan Amendment No. 1 was held on August 25, 2025, after notices were sent to all local governmental entities having power to levy taxes on property located within the district and notice of such hearing was published as a Class 1 notice under Chapter 985 of the Wisconsin Statutes, where all interested parties were given the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the City of Menomonie has determined that the conditions and findings regarding Project Plan Amendment No. 1 comply with Sec. 66.1105(4), Wis. Stats., and that the Amendment includes a modification of the district boundaries by adding whole parcels and contiguous territory and subtracting whole parcels and contiguous territory to TID #17; and

BE IT FURTHER RESOLVED, that the Project Plan Amendment No. 1 for TID #17, contains findings that the Plan is feasible and is in conformity with the master plan of the City; and

BE IT FURTHER RESOLVED, that the equalized value of the taxable property of the District plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City; and

BE IT FURTHER RESOLVED, that the Plan Commission of the City of Menomonie approves and adopts the Project Plan Amendment No. 1 for Tax Incremental District #17, City of Menomonie, Wisconsin and does designate and recommend the proposed amended District boundaries for Common Council approval, City of Menomonie, Wisconsin, pursuant to the provisions of Sec. 66.1105, Wis. Stats.

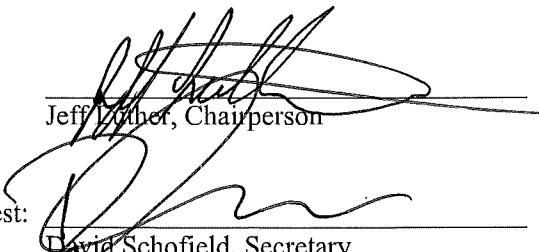
Adopted by the Plan Commission of the City of Menomonie this 25th day of August, 2025.

PLAN COMMISSION
CITY OF MENOMONIE

By:


Jeff Luther, Chairperson

Attest:


David Schofield, Secretary

RESOLUTION NO. 2025-14

***RESOLUTION ADOPTING AND APPROVING AMENDMENT NO. 1 TO THE
PROJECT PLAN AND AMENDING ITS BOUNDARIES OF TAX INCREMENTAL
DISTRICT #17, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN***

WHEREAS, the City of Menomonie directed that a map, boundary description, and Project Plan Amendment No. 1 be prepared for Tax Incremental District #17 (TID #17), City of Menomonie, Dunn County, Wisconsin, a mixed-use district, amending the Project Plan and adding and subtracting contiguous territory to the District boundaries; and

WHEREAS, a Public Hearing of the City of Menomonie Plan Commission regarding Tax Incremental District #17, boundary and Project Plan Amendment No. 1, City of Menomonie, Wisconsin, was held on August 25, 2025, after notices were sent to all local governmental entities having power to levy taxes on property located within the district and notice of such hearing was published as a Class 1 notice under Chapter 985 of the Wisconsin Statutes, where all interested parties were given the opportunity to be heard; and

WHEREAS, the Plan Commission on August 25, 2025, did recommend the amended boundaries of the District, and adoption of Tax Incremental District #17 Project Plan Amendment No. 1, City of Menomonie, Wisconsin to the Common Council; and

WHEREAS, a Joint Review Board was convened on August 25, 2025, in the Common Council Chambers in the City of Menomonie and will meet on September 24, 2025, to consider Amendment No. 1 of the Tax Incremental District as outlined in the Project Plan.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Menomonie has determined that the following conditions and findings regarding Tax Incremental District #17 Project Plan Amendment No. 1, comply with the applicable provisions of Sec. 66.1105(4) Wis. Stats.:

1. The amended boundary contains whole parcels, is contiguous and is described as follows: (See Exhibit A "TID #17 Boundary Description" Attached)
2. That Project Plan for Tax Incremental District #17 contains findings that the plan is feasible and is in conformity with the Master Plan of the City.
3. That not less than 50 percent, by area, of the real property in the amended District is suitable for mixed-use development within the meaning of Sec. 66.1105(2)(cm) Wis. Stats.
4. That improvement of the area is likely to significantly enhance the value of all the other real property within the District.
5. That the equalized value of the District plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable

property within the City.

6. The project costs directly serve in promoting mixed-use development, and project costs directly serve to promote such development consistent for which the tax incremental districts are created and amended under Sec. 66.1105(4) Wis. Stats.
7. Less than 35 percent of the District, as amended, is proposed for newly-platted residential development with a residential housing density of at least three units per acre.
8. The estimated percentage of territory within TID #17 devoted to retail business at the end of the expenditure period is estimated to be less than 35%.
9. TID #17 is a mixed-use District and remains a mixed-use District.
10. For any annexed parcels within the District that were not within the municipality's boundaries on January 1, 2004, the City pledged to pay the Town an amount equal to the property taxes the town levied on the parcels (at the time of annexation) for each of the next five years.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Menomonie hereby amends Tax Incremental District #17 on September 8, 2025, effective January 1, 2025, upon adoption of this resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Common Council of the City of Menomonie hereby approves and adopts Project Plan Amendment No. 1 and amends the boundaries of Tax Incremental District #17, City of Menomonie, Dunn County, Wisconsin, pursuant to the provisions of Sec. 66.1105, Wis. Stats.

Adopted by the Common Council of the City of Menomonie this 8th of September, 2025.

Yes 10 No 0 Absent 1 Abstain 0

COMMON COUNCIL
CITY OF MENOMONIE

By: Randy Knaack
Randy Knaack, Mayor

Attest: Eric Atkinson
Eric Atkinson, City Administrator

EXHIBIT A

Legal Description

PART OF SECTION 17, 18, 19, 20, 30 AND 31, TOWNSHIP 28 NORTH, RANGE 12 WEST AND SECTION 25, 35 AND 36, TOWNSHIP 28 NORTH, RANGE 13 WEST, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 33, CSM 4572;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 33 AND THE NORTH LINE OF LOT 32, CSM 4572 TO THE NORTHEAST CORNER OF SAID LOT 32;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 32 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY OF BADGER DRIVE;
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF OUTLOT 4, CSM 2691;
THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT 4 AND THE EAST LINE OF OUTLOT 3, CSM 2691 TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 94;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 18;
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 94;
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF THE WEST 226 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION 19;
THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 7 AND LOT 8, CSM 512;
THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERN RIGHT-OF-WAY OF INDIANHEAD DRIVE;
THENCE NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY TO SOUTHWEST CORNER OF LOT 24, CSM 670;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE WEST LINE OF LOT 20, CSM 511;
THENCE NORTH ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF VACATED PUBLIC STREET;
THENCE EAST ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20;
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 20 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 1, CSM 1016;
THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1, CSM 1016;

THENCE EAST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTH LINE OF LOT 1, CSM 1397;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 2, CSM 1547 TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY OF WALTON AVENUE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE WEST ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT-OF-WAY OF C.T.H. "B";

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF 578TH AVENUE;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID 578 AVENUE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4658;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE NORTH LINE OF CSM 4810;

THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CSM 4810;

THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE OF CSM 4498 TO THE SOUTHEAST CORNER OF LOT 2, SAID CSM 4498;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, CSM 4498 TO THE SOUTHEAST CORNER OF LOT 3, SAID CSM 4498;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EASTERLY RIGHT-OF-WAY OF 550TH STREET;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST LINE OF CSM 4967;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF CSM 4967;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF WHISPER RIDGE NORTH;

THENCE NORTH ALONG SAID EAST LINE TO THE NORTHERLY MOST CORNER OF LOT 53 OF SAID WHISPER RIDGE NORTH;

THENCE WESTERLY TO THE NORTHERLY MOST CORNER OF LOT 54 OF SAID WHISPER RIDGE NORTH;

THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 56 OF SAID WHISPER RIDGE NORTH AND THE NORTHEAST CORNER OF OUTLOT 1, CSM 4331;

THENCE WEST ALONG THE NORTH LINE OF SAID OUTLOT 1 TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 4331;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF OUTLOT 5 OF WHISPER RIDGE NORTH II;

THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT 5 TO THE SOUTHWEST CORNER OF SAID OUTLOT 5;

THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 5 AND THE EASTERLY EXTENSION OF SAID OUTLOT 5 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO NORTHEAST CORNER OF LOT 1, CSM 4486;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 4486;

THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE WEST ALONG SAID SOUTH LINE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THE NORTH LINE OF LOT 6, CSM 2889 AND THE WESTERLY EXTENSION OF SAID LOT 6 TO THE NORTH LINE OF LOT 1, CSM 3476;

THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, CSM 3476 TO THE SOUTHEAST CORNER THEREOF AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST LINE OF LOT 1, CSM 1046;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, CSM 768 TO THE NORTHEAST CORNER THEREOF AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTH LINE OF BIRCHWOOD HILLS; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID BIRCHWOOD HILLS TO A POINT ON THE EAST LINE OF CRESTWOOD DRIVE AND THE EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION; THENCE NORTH ALONG SAID EAST LINE OF BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID BIRCHWOOD HILLS FIRST ADDITION TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1, CSM 769; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF LOT 1, CSM 2011; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHERLY MOST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER OF SOUTH HILL 1ST ADDITION; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH HILL 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH HILL 1ST ADDITION TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF BAKKE ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID BAKKE ADDITION TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1, CSM 1085; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION OF SAID LOT 1 TO THE NORTHERLY RIGHT-OF-WAY OF DAIRYLAND ROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 4, CSM 4127; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF ESTOVER;

THENCE WEST ALONG SAID SOUTH LINE TO THE TO THE SOUTHWEST CORNER OF SAID ESTOVER;

THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 2, CSM 1928;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF 15TH STREET SOUTH;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY OF 15TH STREET TO THE NORTHERLY RIGHT-OF-WAY OF 11TH AVENUE EAST;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE CENTERLINE OF VACATED 15TH STREET SOUTH;

THENCE NORTH ALONG SAID CENTERLINE TO THE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 8, KELLEYS 1ST ADDITION;

THENCE EAST ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOT 9 AND LOT 8, SAID BLOCK 8 TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHERLY RIGHT-OF-WAY OF 10TH AVENUE EAST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID ESTOVER;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID ESTOVER;

THENCE EAST ALONG THE NORTH LINE OF SAID ESTOVER TO THE WEST LINE OF LOT 1, CSM 3720;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE WESTERLY RIGHT-OF-WAY OF 21ST STREET;

THENCE NORtherly ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 1, CSM 1567;

THENCE NORtherly TO SOUTHWEST CORNER OF LOT 3, CSM 775 AND THE WESTERLY MOST CORNER OF LOT 1, CSM 5138;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND THE BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE EAST LINE OF LOT 2, CSM 775;

THENCE NORTH ALONG SAID EAST LINE AND BOUNDARY OF SAID LOT 1 TO THE SOUTH LINE OF LOT 2, FIRST ADDITION TO STOUT TECHNOLOGY PARK;

THENCE EAST ALONG SAID SOUTH LINE AND THE BOUNDARY OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 3594;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1;

THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE EAST;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT 68 FEET MORE OR LESS WESTERLY OF THE NORTHWEST CORNER OF LOT 3, CSM 1325;

THENCE NORtherly 66 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF SAID TECHNOLOGY DRIVE EAST;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 3, STOUT TECHNOLOGY PARK;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF OUTLOT 1, SAID BLOCK 3 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 1 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE SOUTHEAST CORNER OF LOT 2, SAID BLOCK 3;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION OF SAID LOT 2 TO THE EAST LINE OF LOT 6, BLOCK 2, STOUT TECHNOLOGY PARK;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTH LINE OF LOT 1, SAID BLOCK 2;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1;

THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG SAID EAST LINE TO THE TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE EAST TO THE NORTHWEST CORNER OF LOT 2, BLOCK 3, SAID STOUT TECHNOLOGY PARK;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, THE NORTH LINE OF OUTLOT 1, SAID BLOCK 3 AND THE NORTH LINE OF LOT 10, SAID BLOCK 3 TO THE WESTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;

THENCE NORtherly 150 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY;

THENCE NORtherly 109 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF TECHNOLOGY DRIVE;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 1, CSM 3593;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 1, CSM 2103;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE TO THE SOUTH LINE OF SAID LOT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KOTHLOW AVENUE;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF 550TH STREET;

THENCE NORtherly TO THE SOUTHEAST CORNER OF SAID LOT 1, CSM 2103;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT 1;

THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 1, CSM 3738;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1, CSM 3738 TO THE SOUTH LINE OF SAID LOT 1;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SCHNEIDER AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE EASTERNLY ALONG SAID SOUTHERLY RIGHT-OF-WAY 27 FEET MORE OR LESS;

THENCE NORtherly 70 FEET MORE OR LESS TO THE NORtherly RIGHT-OF-WAY OF SAID SCHNEIDER AVENUE;

THENCE EASTERNLY ALONG SAID NORtherly RIGHT-OF-WAY TO THE WEST LINE OF CSM 4810;

THENCE NORtherly ALONG SAID WEST LINE AND THE WEST LINE OF CSM 3693 TO THE SOUTHERLY RIGHT-OF-WAY OF S.T.H. 29/U.S.H. 12;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 1, CSM 4459;

THENCE EASTERNLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 2, SAID CSM 4459;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 3, CSM 4164;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3;

THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG SAID NORTH LINE TO A POINT 650 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 300 FEET;

THENCE EAST 650 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 19 TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE EASTERNLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOT 3 AND 4, CSM 3758 TO THE WEST LINE OF LOT 7, CSM 4566;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERNLY TO THE SOUTHWEST CORNER OF LOT 7, CSM 520;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE WEST LINE OF LOT 23, CSM 511;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY INDIANHEAD DRIVE EAST;

THENCE NORtherLY ALONG SAID EASTERLY RIGHT-OF-WAY TO THE NORtherLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE WESTERLY ALONG SAID NORtherLY RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 19;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF DOMAIN DRIVE;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF LOT 1, CSM 3717;

THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG SAID WEST LINE WEST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH ALONG SAID WEST LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH ALONG SAID WEST LINE TO THE NORtherLY RIGHT-OF-WAY OF INTERSTATE 94;

THENCE WESTERLY ALONG SAID NORtherLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO THE NORtherLY RIGHT-OF-WAY OF SAID UNION PACIFIC RAILROAD;

THENCE EASTERLY ALONG SAID NORtherLY RIGHT-OF-WAY TO THE WEST LINE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Excludes all wetlands within TID #17 project boundary.

Joint Review Board Meeting #2 Notice

Joint Review Board Meeting #2 Affidavit

Joint Review Board Resolution

Appendix D:

City Attorney's Opinion

September 8, 2025

Catherine Martin
City Clerk
City of Menomonie
800 Wilson Avenue
Menomonie, WI 54751

RE: Amendment No. 1 of Project Plan for Tax Incremental District No. 17

Dear Ms. Martin:

As legal counsel for the City of Menomonie, I have had an opportunity to review the First Amendment to the Project Plan for Tax Incremental District No. 17 and other such documents as I deem necessary to enable me to give this opinion.

Based upon my review, I find said amendment to the plan to be complete and in compliance with Section 66.1105 of the Wisconsin Statutes. I render no opinion with respect to the accuracy, validity, or sufficiency of any statement and/or finding contained in the project plan, but rather would refer you to staff reports and other background data in support of the plan.

Very truly yours,

WELD RILEY, S.C.



Benjamin D. Ludeman

\\WELD-APP\\PMDocs\\63013.0090\\Atty Opinion First Amendment TID 17_20250825.docx

RESOLUTION
JOINT REVIEW BOARD
APPROVING AMENDMENT NO. 1. TO THE PROJECT PLAN OF TAX INCREMENTAL
DISTRICT #17 AND AMENDING ITS BOUNDARIES
CITY OF MENOMONIE, WISCONSIN

WHEREAS, the City of Menomonie directed that a Project Plan Amendment be prepared for Tax Incremental District #17 (TID #17), City of Menomonie, Dunn County, Wisconsin, a mixed-use tax incremental district, amending the District Project Plan by adding project costs, updating the financial feasibility analysis, and adding and subtracting territory to the District boundaries; and

WHEREAS, the Tax Increment Law under Sec. 66.1105 Wis. Stats. provides that a Joint Review Board be convened to review the proposed Project Plan Amendment No. 1 to Tax Increment District #17; and

WHEREAS, the Joint Review Board for Tax Incremental District #17, City of Menomonie, initially convened on August 25, 2025, in accordance with State of Wisconsin Joint Review Board authority; and

WHEREAS, the Joint Review Board has reviewed all documents related to the proposed boundary amendment and Project Plan Amendment No. 1 for Tax Incremental District #17, including the record of the Public Hearing of the Plan Commission and had the opportunity to attend the Public Hearing on August 25, 2025, where the Project Plan was presented; and

WHEREAS, the Joint Review Board has received and reviewed the Resolution of the City Common Council of the City of Menomonie dated September 8, 2025, which adopted Project Plan Amendment No. 1 of Tax Incremental District #17, adding new territory and subtracting territory to the District boundaries, and updating the financial feasibility analysis; and

WHEREAS, the Joint Review Board has considered the Project Plan Amendment No. 1 for TID #17 in accordance with the requirements and criteria of Sec. 66.1105 (4)(h) and (4m) Wis. Stats.; and

WHEREAS, the Joint Review Board has determined that the proposal meets the three criteria specified in Sec. 66.1105(4m)(c) Wis. Stats.,:

1. Development expected in the tax incremental district would not occur without the use of tax incremental financing; and
2. The economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost; and
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts; and

WHEREAS, the Joint Review Board approves projects identified in the Project Plan that may occur outside of the District Boundary, but within a half mile of the District.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board for Tax Incremental District #17, City of Menomonie, does hereby approve Resolution No. 2025-14 of the Common Council, City of Menomonie, to adopt and approve the boundary and Project Plan Amendment No. 1 for Tax Incremental District #17, City of Menomonie, Wisconsin, pursuant to the provisions of Sec. 66.1105 Wis. Stats.

Adopted this 24th day of September, 2025.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT #17
CITY OF MENOMONIE

By:

Randy Eide, Chairperson