

**PROJECT PLAN AMENDMENT NO. 3 FOR  
TAX INCREMENTAL DISTRICT NO. 2**



Organizational Joint Review Board Meeting Held:	May 19, 2022
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Approval by Plan Commission	May 24, 2022
Adoption by Common Council	June 7, 2022
Approval by Joint Review Board	June 21, 2022

**TAX INCREMENTAL DISTRICT NO. 2  
PROJECT PLAN AMENDMENT NO. 3**

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**TAX INCREMENTAL DISTRICT NO. 2**  
**AMENDMENT NO. 3 OF**  
**PROJECT AREA REDEVELOPMENT PLAN**

**I. INTRODUCTION**

NOTE: some of the enclosed items have not changed from the original Project Plan, Amendment No. 1, or Amendment No. 2 for Tax Incremental District No. 2. Reference all project plans for complete information on this District.

**A. General Summary of Tax Incremental Financing**

This section is intended for those readers not familiar with Tax Increment Financing (TIF) to provide general information regarding TIF. Starting in 1975, Wisconsin enacted legislation enabling local governments to establish what is currently titled a Tax Incremental District (TID). Wisconsin Statute §66.1105, Tax Increment Law, describes the procedures required to establish a District.

Properties within a TID are not tax exempt, and pay levy annually like other property owners.

In basic terms, TIF divides tax revenue from properties in the District into two categories: Taxes on the pre-development value of the tax base when the district was created (the tax increment base) are kept by each taxing body, while the taxes from the increased value of property resulting from redevelopment (the tax increment) are deposited in a Tax Increment Fund, which is maintained by the City. Money in the Tax Increment Fund is used to repay bonds that are issued to finance improvements or redevelopment projects within the District. Using this method, the City does not incur expenses from the general fund and does not need to raise taxes to support the redevelopment projects. After a TID is terminated or “closed”, all taxing bodies have the advantage of the enhanced tax base.

For additional information, copies of the City/Village Wisconsin Tax Incremental Finance Manual are available for review or purchase at the City Administration Building, 2424 15<sup>th</sup> Avenue, South Milwaukee, or can be reviewed at the Wisconsin Department of Revenue website: <https://www.revenue.wi.gov/Pages/SLF/tif.aspx>

**B. Intent of this Document and Approval Process**

This document has been prepared as an amendment to the project and redevelopment plan for Tax Incremental District No. 2, the 2011 Amendment effective January 1, 2012 (“Amendment No. 1”), and the 2018 Amendment effective August 8, 2018 (“Amendment No. 2”) in the City of South Milwaukee to comply with Wisconsin Statutes. For the purposes of this document, the term “Project Plan” shall mean the Redevelopment Plan as defined under

§66.1331(3) and Project Plan as referenced under §66.1105(4)(h). This document amends the original Project Plan, Amendment No. 1, and Amendment No. 2 for TID No. 2 to continue serving as a donor tax incremental district per §66.1105(6)(f). The boundary of TID No. 2 is not being amended with this Plan.

On July 5, 2000, the City of South Milwaukee Common Council adopted Resolution No. 00-24, which created Tax Incremental District No. 2 and approved the Project Plan. On August 1, 2000, the Joint Review Board approved said Resolution. Thereafter, the City of South Milwaukee Common Council adopted Resolution No. 11-26 on October 18, 2011, which amended the TID No. 2 Project Plan. The Joint Review Board approved said resolution on October 24, 2011. Subsequently, the City of South Milwaukee Common Council adopted Resolution No. 18-15 on July 10, 2018, which amended the TID No. 2 Project Plan. The Joint Review Board approved said resolution on August 8, 2018. Since creation of the TID, the Common Council first authorized the Community Development Authority (CDA) and now the Plan Commission to proceed with various redevelopment projects in accordance with the Project Plan. Applicable resolutions, maps and findings are published in the original TID No. 2 Project Plan on file at the City Administration Building, 2424 15<sup>th</sup> Avenue. Together, the existing Project Plan, Amendment No. 1, and Amendment No. 2 are used as the official plan to guide redevelopment activities within the TID. This document shall be considered as fully incorporated and part of the original Project Plan, Amendment No. 1, and Amendment No. 2 to the Project Plan, except where modified by this document.

TID No. 2 is designated as a blight elimination TID. The effective date is January 1, 2000. The City has a 22-year expenditure period and a maximum of 27 years to close the TID. The Plan Commission is the primary agent for implementing the Project Plan. Plan Commission responsibilities include implementing the plan and assisting with the redevelopment of vacant, blighted and underutilized properties. Wisconsin Statutes require that changes in district boundaries or additional projects require formal amendment to the Project Plan, involving public review and Common Council approval.

### **C. Projects Completed (or initiated) within Project Area No. 2 (TID No. 2) Since 2000**

Amendments to a Project Plan are required to indicate whether items have changed since the original report. The following information provides a non-comprehensive summary to indicate activity since the TID No. 2 Project Plan, Amendment No. 1, and Amendment No. 2. Within TID No. 2, redevelopment activities have been implemented with authorization of the Common Council, consistent with the objectives of the TID Project Plan, Amendment No. 1, and Amendment No. 2, and are summarized below. Map 1-A shows the TID No. 2 Boundary and existing land uses in the district.

- 2002: Conducted Market Analysis
- 2009: Rehabilitated N. Chicago Avenue: new curb and gutter, sidewalk, and pavement

**TAX INCREMENTAL DISTRICT NO. 2 – PROJECT SUMMARY**  
**As of April 2022**

Project Title/Address	Project Description / Status as of April 2022	Estimated Costs/ Redevelopment Incentives
<p>222 N. Chicago Avenue</p> <p>(N. Chicago Avenue, Davis and 11<sup>th</sup> Avenue parcels formerly referred to as the Gateway Parcel)</p> <p>(Walmart)</p>	<p>Includes 1010 Davis, 211 11<sup>th</sup>, 234 N. Chicago, and 200 – 230 N. Chicago with acquisition expenses as described below.</p> <p>Developer and City entered into a purchase agreement for \$500,000 sale price to develop a Walmart neighborhood market retail store. Sale closed in April 2012 and included \$500,000 for initial remediation activities reimbursement to developer. Other project costs include previously constructed improvements to N. Chicago Avenue along 222 N. Chicago of \$204,306 and on site improvements including storm sewer relay, water main and remediation activities. Construction of Walmart complete. Remediation complete with applicable expenses reimbursed to Walmart Real Estate in 2013 totaling \$1,180,958.</p>	<p>Costs to date: \$2,062,717</p>
<p>1010 Davis Avenue 211 11<sup>th</sup> Avenue</p>	<p>Properties acquired 12/2005 and were combined with 200-230 N. Chicago Avenue for larger redevelopment area.</p> <p>Purchase and sale agreement from previous owner includes \$150,000 in environmental escrow for remediation, which was conducted as part of 222 N. Chicago Avenue retail development.</p>	<p>Costs to date: \$469,331.11</p>
<p>234 N. Chicago Avenue (Stramowski Heating)</p>	<p>Property acquired to assemble all parcels in block between Carroll Ave and Davis Ave along N. Chicago.</p> <p>\$12,000 CDBG funds used to cover part of demolition in Summer 2007. Unknown UST discovered and punctured during demolition. Has been cleared.</p>	<p>Costs to date: \$245,960.23</p>
<p>200 N. Chicago Avenue 208 N. Chicago Avenue 212 N. Chicago Avenue 230 N. Chicago Avenue</p>	<p>CDA acquired four blighted, underutilized properties, demolished structures, coordinated environmental cleanup and assembled the parcels. Parcels have been combined with parcels to east at 1010 Davis and 211 11<sup>th</sup> Avenue and to south at 234 S. Chicago Ave, to form a 3.63-acre site for redevelopment now referred to as 222 N. Chicago Avenue.</p> <p>City purchased 212 N. Chicago Avenue for \$135,000. Demolition complete.</p> <p>City purchased 208 N. Chicago Avenue on 12/17/03 for \$200,000 total for purchase and relocation costs. Demolition complete.</p> <p>DNR issued conditional closure on 04-06-07.</p> <p>Intergovernmental agreement for back taxes and foreclosure for 200 N. Chicago Avenue executed on 5/7/03. City had title as of June 30, 2003. Brownfield Site Assessment Grant (SAG) received for 200 N. Chicago Avenue to investigate extent of underground tank contamination. CDA contracted with Advent Environmental to perform the Phase I environmental assessment of the site and remove the four underground storage tanks. Celerity (formerly Advent) completed Phase II. CDA authorized additional site investigation and submitted for DNR site closure without further work.</p>	<p>Costs to date: \$789,169.56 (\$20,530.31) PECFA Reimbursement (10) \$768,639.25</p>

	City acquired 230 N. Chicago Avenue in Sept. 2004, based on bankruptcy of tenant (Interstate Bakeries). Now part of 222 N. Chicago Avenue redevelopment parcel.	
1101, 1105, 1115, 1123 College (Sahagian)	<p>City initially desired to acquire all parcels, but appraisal of 1115 (Body shop) was higher than expected and it was deemed difficult to get a positive return based on site size.</p> <p>CDA and Council approved acquisition of 1101 and 1105 College for \$223,500 (closed 2/06). A survey indicated a building encroachment from 1115 College. \$8,494.03 has been received for the land on which the building encroaches. The property is being promoted for sale and development. Body shop was demolished in 2015 per court order. Property was sold by owner to a private party and demolition expenses were recouped.</p> <p>In 2017, a local chiropractor purchased land associated with 1101-1115 College Avenue for the construction of a one-story, ~6,500 square foot office building. The building was completed in 2018. The City provided a development incentive of \$225,000.</p>	<p>Costs to date: \$417,226.97</p> <p>Redevelopment Incentive: \$225,000</p>
221 N. Chicago Avenue	<p>Acquisition of property and demolition of structure, parcel sold to developer for construction of six condominium units.</p> <p>Common Council passed a Resolution of Intent to Acquire on 9/17/02. Acquisition complete on 5/6/03.</p> <p>CDA received purchase offer from HDC contractors for up to eight condominiums, pending approval of site plan, etc.</p> <p>Rezoning Public Hearing for 6 units on 11/16/04. Council adopted resolution 04-62 on 12-07-04. Complete.</p>	<p>Project Costs: \$156,944.75</p> <p>(plus \$13,000 paid by CDBG for demo)</p> <p>Land Sale (\$40,000)</p> <p>Service Fees (\$4,000)</p> <p>TIF Cost: \$112,944.75</p>
312/314 N. Chicago Avenue 1012 Carrington Avenue 1016 Carrington Avenue (Carrington Place)	<p>Construction of three duplex condominiums with attached garages. (Est. assessment of \$1,050,000 when complete)</p> <p>All units now sold. Developer acquired 1012 Carrington and received TIF assistance for CDA to acquire 312/314 N. Chicago Avenue and 1016 Carrington Avenue. Council passed resolution of intent on 4/15/03 to acquire 312/314 N. Chicago Avenue. Jurisdictional offer of \$114,000 was accepted by owner; closed 03-30-04.</p> <p>Council approved purchase of 1016 Carrington on 4/15/03 (\$115,000). Acquisition complete 6/30/03. CDA approved demolition contract 02-09-04.</p> <p>Council authorized CDA to proceed (Res. 04-18) on 03-16-04. CDA held public hearing on sale of land 04-12-04.</p>	<p>Acquisition and demolition costs: \$277,620.67</p> <p>Land sale: (\$100,000)</p> <p>Redevelopment Incentives: \$20,000</p> <p>TIF Cost: \$197,620.67</p>
112 N. Chicago Avenue	New Taco Bell Restaurant – Complete	No TIF funds provided.



#### **D. District Value/Increment**

The boundary of TID No. 2 includes territory where private property has been improved that did not require the CDA to incur project costs, but development or redevelopment of the land provided increment for the TID.

As of January 1, 2000, the effective date of the TID, the tax incremental base value for property in TID No. 2 was \$ 6,394,400 as determined by the State of Wisconsin Department of Revenue (DOR). The equalized value of taxable property in the TID increased from 2001 to 2007, peaking at \$21,067,600. Thereafter, based on real estate values, the value of property in the district decreased and the DOR revalued TIDs in the state. TID No. 2 was revalued at a 17% reduction in 2010, and 14.5% in 2011. As of September 1, 2011, the equalized value of taxable property in TID No. 2 was \$14,755,000. Since that time, TID No. 2 has accommodated redevelopment and investment such that its equalized value of taxable property in 2020 was \$37,064,400 and \$32,908,700 in 2021. The Annual DOR letters are on file with the City.

#### **E. Description of Amended Plan**

Planned activities include, but are not limited to, the following items. The Plan Commission/Common Council is not mandated to proceed with expenditures for projects or to implement projects listed.

##### Allocation of Positive Tax Increments to eligible TIDs:

Debt payments for TID No. 2 ceased in 2018. Satisfied debt payments has led to higher positive increments in the TID No. 2 fund balance after 2018. As such, it is possible in the future for TID No. 2 to allocate positive tax increments to eligible TIDs thereafter.

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

TID No. 2 of the City of South Milwaukee was created primarily as a blight elimination TID under Wisconsin Statutes §66.1105 in order to improve a portion of the city, enhance the value of property, broaden the property tax base, and relieve the tax burden of residents and property owners when the TID closes. The Plan Commission and Common Council contemplate expending funds on TID activities. Section §66.1105(2)(f) defines various project costs that can be considered “eligible” costs within a TID.

Any cost directly or indirectly related to achieving the objectives of promoting redevelopment and blight elimination, rehabilitation, or conservation can be considered “project costs” and eligible to be paid from tax increments of this tax incremental district, including but not limited to the list below.

**A. Capital Construction:**

Capital construction costs can include costs for infrastructure improvements to serve projects such as street improvements, water main, sanitary sewer, storm sewer, and upgrading to natural gas or electrical services. Capital costs can also include costs contributed to construction of new buildings, remodeling, repair or reconstruction of existing buildings.

**B. Site Preparation/Improvements:**

Site development activities required to make sites suitable for reuse include, but are not limited to: excavation of material, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, razing existing structures, relocating power lines, installing utilities, signs, fencing, lighting and related activities.

**C. Environmental Remediation**

Includes asbestos removal prior to demolition of structures, environmental studies or investigation, testing, clean-up or remediation to make sites suitable for reuse. Expenditures to date include underground storage tank removals, asbestos abatement with building demolition, soil sampling and investigation.

**D. Real Estate Acquisition:**

Costs may include, but are not limited to, purchase of fee title, easements, appraisals, consultant fees, closing costs, surveying and mapping, lease and/or sale of property at below market price to encourage or make feasible a blight elimination or redevelopment project.

**E. Relocation Costs:**

Relocation of existing businesses for redevelopment projects or relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as outlined in Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

**F. Redevelopment Funds:**

The Common Council may allocate funds for the purpose of acquiring property, entering into financial (development) agreements with property owners or developers or any other activity authorized by Wisconsin Statutes to be undertaken by the Council. This may include payments which are found to be necessary or convenient to the implementation of the Project Plan.

**G. Promotion and Development:**

Promotion and development of TID No. 2 including professional services for marketing, recruitment, realtor commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of development organizations are all eligible costs under this section.

#### **H. Administration & Planning:**

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and design and engineering services, permits necessary for the public work, judgments or claims for damages, professional assistance with the general administration of TID No. 2, and others directly involved with the projects over the expenditure period.

#### **I. Organization:**

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, designers, planners, surveyors, appraisers, title companies, map makers, and other contracted services related to the TID.

#### **J. Financing:**

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance, ***allocation of positive tax increment to other tax incremental districts***, and other expenses related to financing.

### **III. DETAILED LIST OF PROJECT COSTS**

The table below shows the estimated expenditures anticipated for major categories of project costs for amended projects in TID No. 2 as described under Section I. E. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances at the time of construction or implementation. Attachment A depicts a preliminary Tax Increment Pro Forma and Attachment B depicts TID 2 Anticipated Financials based on total TID expenditures for existing debt and proposed expenditures.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to changing conditions in the District. The City will generally use overall benefit to the City and economic feasibility; i.e., the availability of future revenue to support additional project costs, in determining the actual budget for project cost items over the course of the District's expenditure period and throughout the life of the District.

**SOUTH MILWAUKEE TID NO. 2 AMENDED PROJECT COSTS \*  
FORECAST BEGINNING 2024**

Cost Category	Projected Expenditures
A. Capital Construction	
B. Site Preparation/Improvements	
C. Environmental Remediation	
D. Real Estate Acquisition	
E. Relocation Costs	
F. Redevelopment Funds	
G. Promotion and Development	
H. Administration & Planning	
I. Organization	\$40,000
J. Financing **	\$2,545,127
<b>TOTAL</b>	<b>\$2,585,127</b>

\* Excludes preexisting debt payments

\*\* Allocation of positive tax increment to eligible recipient TIDs

#### IV. ECONOMIC FEASIBILITY STUDY

In order to evaluate the economic feasibility of the amended District, City staff projected the amount of tax incremental revenue to be reasonably generated from the District. While the following factors are part of determining economic feasibility, they were not included in the projections and analysis conducted by City staff:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.

#### TIF Revenues

Utilizing an average inflation rate of zero percent (0%), projected increment of \$0, and an initial full-value tax rate of .0259041, which is assumed to remain constant, the projected TIF Revenue from TID No. 2 will be as shown in the Tax Increment Pro Forma in Attachment A.

The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Project Costs in Section III.

#### Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. As previously stated, there are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are

sufficient TID revenues in each year to pay all costs. The Anticipated Financials in Attachment B summarize the assumed cash flow and debt service plan.

#### **IV A. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS**

Pursuant to Wis. Stats. § 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that approximately 73% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period. Building square footages, while an alternative way to assess retail percentage, were not readily available for analysis at the time of this amendment.

<b>Estimate of Property to be Devoted to Retail Business</b>	
<i>Lot Area Devoted to Retail (acres)</i>	16.78
<i>Total Lot Area (acres)</i>	22.93
<i>Percentage of Lot Area Devoted to Retail</i>	73%

#### **V. FINANCING METHODS AND TIMETABLE**

Attachment A depicts a preliminary Tax Increment Pro Forma and Attachment B depicts the Anticipated Financials or “cash flow worksheet” which show the timing of increment, revenue, and debt of TID No. 2. The Common Council is not mandated to make the improvements defined in the Project Plan or subsequent amendments.

#### **VI. PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, BUILDING CODES, MAP AND CITY ORDINANCES**

The City has proposed no changes to zoning ordinances, master plans, building codes, maps, or City ordinances in association with this Amendment.

#### **VII. MAPS SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY IN THE DISTRICT**

See Maps 1-A, 1-B, 2-A, and 2-B.

#### **VIII. MAPS SHOWING PROPOSED IMPROVEMENTS AND USES IN THE DISTRICT**

Not applicable.

#### **XI. LIST OF ESTIMATED NON-PROJECT COSTS**

This amendment will allow for TID No. 2 to allocate positive tax increments to other eligible Tax Incremental Districts.

**X. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS**

No persons are expected to be displaced or relocated as a result of this Amendment to the Project Plan.

**XI. STATEMENT INDICATING HOW THE PROJECT PLAN PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF SOUTH MILWAUKEE**

Successful implementation of this amendment to TID No. 2 is intended to allow for the financial health and eventual closure of other eligible Tax Incremental Districts. Therefore, it is anticipated that the City and overlying taxing jurisdictions shall benefit from having financially healthy districts return to the tax rolls in the future.

**XII. DISTRICT BOUNDARIES**

TID No. 2 district boundaries are as described in the Project Plan and Amendment No. 1; no changes to the territory are resulting from this amendment. An updated parcel and ownership list is included as Attachment C.

**XIII. SIGNED ATTORNEY'S OPINION THAT THE PLAN IS COMPLETE AND COMPLIES WITH THE LAW**

See Attachment D.

**Attachment A**

City of South Milwaukee, Wisconsin												
TID 2 Tax Increment Pro Forma												
During Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Tax Value - Jan. 1	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Value, Beginning of Year		\$ 27,415,300	\$ 33,463,600	\$ 30,603,900	\$ 37,064,400	\$ 32,908,700	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300
Net Value of Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inflation Increment	0	0	0	0	0	0	0	0	0	0	0	0
Tax Incremental Value	\$ 23,581,600	\$ 21,020,900	\$ 27,069,200	\$ 24,209,500	\$ 30,670,000	\$ 26,514,300	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900
Value, End of Year	\$ 29,976,000	\$ 27,415,300	\$ 33,463,600	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300
Tax Rate (\$1,000)	25.54	25.36	25.94	26.30	27.22	27.58	27.91	27.91	27.91	27.91	27.91	27.91
Est. Increment Collected	\$ 619,799	\$ 640,749	\$ 580,311	\$ 726,392	\$ 633,457	\$ 786,199	\$ 643,026	\$ 643,026	\$ 643,026	\$ 643,026	\$ 643,026	\$ 643,026
<b>Collection Year</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
DISCLAIMER: All numbers post-2022 are projections/estimates. The projections are based upon the information available as of December 31, 2021. The actual numbers will change.												
<b>Assumptions:</b>												
Base Value =	\$ 6,394,400											
Estimated Tax Rate =	27.91											
Estimated Inflation Rate =	0.00%											

## Attachment B

TID 2 Anticipated Financials												
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Est. Increment	\$ 619,799	\$ 640,749	\$ 580,311	\$ 726,392	\$ 633,457	\$ 786,199	\$ 643,026	\$ 643,026	\$ 643,026	\$ 643,026	\$ 643,026	\$ 643,026
Land Sale	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Income*	\$ 16,103	\$ 22,014	\$ 42,828	\$ 56,140	\$ 31,973	\$ 38,339	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Est. Revenue</b>	<b>\$ 635,902</b>	<b>\$ 737,763</b>	<b>\$ 623,139</b>	<b>\$ 782,532</b>	<b>\$ 665,430</b>	<b>\$ 824,538</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>
Debt Payments	\$ 319,375	\$ 314,500	\$ 408,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Investments***	\$ -	\$ 195,394	\$ 38,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allocation to Recipient TID	\$ -	\$ -	\$ -	\$ 701,240	\$ 633,457	\$ 2,526,313	\$ 633,026	\$ 633,026	\$ 633,026	\$ 633,026	\$ 633,026	\$ 646,049
Misc. Expenses**	\$ 11,525	\$ 11,763	\$ 45,648	\$ 11,630	\$ 11,772	\$ 11,778	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
<b>Total Est. Expenses</b>	<b>\$ 330,900</b>	<b>\$ 521,657</b>	<b>\$ 492,848</b>	<b>\$ 712,870</b>	<b>\$ 645,229</b>	<b>\$ 2,538,091</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 648,026</b>	<b>\$ 661,049</b>
Annual Balance	\$ 305,002	\$ 216,106	\$ 130,291	\$ 69,662	\$ 20,201	\$ (1,713,553)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (13,023)
<b>Fund Balance Est.</b>	<b>\$ 1,290,316</b>	<b>\$ 1,506,422</b>	<b>\$ 1,636,713</b>	<b>\$ 1,706,375</b>	<b>\$ 1,726,576</b>	<b>\$ 13,023</b>	<b>\$ 13,023</b>	<b>\$ 13,023</b>	<b>\$ 13,023</b>	<b>\$ 13,023</b>	<b>\$ 13,023</b>	<b>\$ -</b>
*Misc Income is generally tax exempt computer aid from the state and investment income.												
** Misc. Expenses generally include audit fees, administrative fees, annual state fees, etc.												
***Capital Investment-2017 TIF assistance for medical office at 11th & College, 2018 reimbursement to general fund (CIP) for earlier expenses e.g. N. Chicago impr. and balance of medical office building assistance.												
DISCLAIMER: All numbers post-2021 are projections/estimates. The projections are based upon the information we have as of December 31, 2021. The actual numbers will change.												



Attachment C

DISTRICT		OWNER		PROPERTY_LOCATION	CURRENT_LAND	CURRENT_BLDG	CURRENT_TOTAL	STATE	TOTAL_ACRE
ACCOUNT_NO	_NO	OWNER_NAME_1	OWNER_NAME_2		_VALUE	_VALUE	_VALUE	CLASS	
7230003000	2	MARIC DEJA		310 CHICAGO AVE	50000	79000	129000	160	0.17
7230008000	2	MACKOWIAK, RONALD L		1020 CARRINGTON AVE	43000	76000	119000	160	0.08
7230009000	2	LEGARRETA ADORNO, WESLEY M		1024 CARRINGTON AVE	50000	79000	129000	160	0.17
7230010000	2	SHEHU AGIM	ZHANTA SHEHU	1021 DAVIS AVE	50000	95000	145000	160	0.17
7230015001	2	LUETZOW INDUSTRIES		1105 DAVIS AVE	59300	495300	554600	360	0.00
7230017000	2	PD HOMES LLC		1109 DAVIS AVE	25000	0	25000	260	0.00
7230018000	2	LUETZOW INDUSTRIES		1122 CARRINGTON AVE	31000	0	31000	260	0.00
7230019000	2	GALE GARY	DEBRA GALE	1118 CARRINGTON AVE	21000	64000	85000	260	0.00
7230020000	2	LUETZOW INDUSTRIES		1114 CARRINGTON AVE	31400	0	31400	360	0.00
7230021000	2	LUETZOW INDUSTRIES		1110 CARRINGTON AVE	31400	0	31400	360	0.00
7230022000	2	WOJES JACK B	MARY M WOJES	1106 CARRINGTON AVE	34000	59000	93000	260	0.00
7230023000	2	KURUCZ DONALD		1100 CARRINGTON AVE	52000	71000	123000	160	0.22
7230024000	2	DUPELLMAN THOMAS M	LAURIE M DUPELLMAN	1103 CARRINGTON AVE	48000	68000	116000	160	0.29
7230025000	2	RFRJAR ROBINSON LLC		1109 CARRINGTON AVE	22000	46000	68000	260	0.00
7230026000	2	ORCHOLSKI KEITH A	MARY F ORCHOLSKI	1111 CARRINGTON AVE	50000	67000	117000	160	0.17
7230027000	2	HEFFNER STEVEN RAY	JANE A HEFFNER	1115 CARRINGTON AVE	50000	91000	141000	160	0.17
7230028000	2	ANDERSON INVEST HOLDINGS CARRINGTON	AVE LLC A WI LLC	1121 CARRINGTON AVE	21000	141000	162000	260	0.00
7230029000	2	ANDERSON INVESTMENT HOLD CARRINGTON	AVE LLC, A WI LLC	1123 CARRINGTON AVE	13000	0	13000	260	0.00
7230030000	2	ANDERSON INVESTMENT HOLD CARRINGTON	AVE LLC A WI LLC	1125 CARRINGTON AVE	13000	0	13000	260	0.00
7230031000	2	ANDERSON INVESTMENT HOLD CARRINGTON	AVE LLC A WI LLC	1127 CARRINGTON AVE	17000	0	17000	260	0.00
7230084001	2	MCKENDRY FAMILY LLC		1123 COLLEGE AVE	51000	0	51000	260	0.00
7230085000	2	MCKENDRY FAMILY LLC		110 -12 EDGAR AVE	45000	182000	227000	260	0.00
7230086000	2	ALLIANCE INVESTMENT GROUP, LLC		116 EDGAR AVE	34900	190200	225100	360	0.00
7230087000	2	RACINE JOHN J		124 EDGAR AVE	35000	69000	104000	260	0.00
7230091000	2	WITTMAN HOLDING LLP		108 11TH AVE	54900	287500	342400	360	0.00
7230092000	2	WITT JEFFREY J		1100 CARROLL AVE	30000	60000	90000	260	0.00
7230093001	2	WITT JEFFREY L		1108 CARROLL AVE	38000	95000	133000	260	0.00
7230093002	2	WITT JEFFREY L		1104 CARROLL AVE	37000	85000	122000	260	0.00
7230094000	2	SCHOOL DIST OF SO MILW	MAINT & STORAGE BLDG	109 EDGAR AVE	0	0	0	860	0.00
7230095001	2	SUNDANCE INC PETER LYDERS-PETERSEN		112 CHICAGO AVE	374000	520000	894000	260	0.00
7230098000	2	SMITH MICHAEL P		102 CHICAGO AVE	51000	144000	195000	260	0.00
7230220000	2	SHAFEEQ SHAHBAZ	SHERRY BONG	1301 1A COLLEGE AVE	21000	71000	92000	160	0.02
7230221000	2	MILLER FAMILY TRUST DTD 8/24/16		1301 1B COLLEGE AVE	21000	71000	92000	160	0.02
7230222000	2	BUCHHOLZ SANDRA L		1301 1C COLLEGE AVE	21000	71000	92000	160	0.02
7230223000	2	GAYLE, FRANKLYN D	CRISTINA I GAYLE & ALLYSA M &	1301 1D COLLEGE AVE	21000	71000	92000	160	0.02
7230224000	2	FURLONG PATRICK M		1301 1E COLLEGE AVE	27000	83000	110000	160	0.02
7230225000	2	PAPA EDUARD	ITEN PAPA	1301 1F COLLEGE AVE	27000	83000	110000	160	0.02
7230226000	2	BLAINE, EDWARD T	DAWN L BLAINE	1301 1G COLLEGE AVE	27000	83000	110000	160	0.02
7230227000	2	UNGER JOSEPH E		1301 1H COLLEGE AVE	27000	83000	110000	160	0.02
7230228000	2	JENSEN BEVERLY D		1301 2A COLLEGE AVE	21000	71000	92000	160	0.02
7230229000	2	JANTZ, TIMOTHY		1301 2B COLLEGE AVE	21000	71000	92000	160	0.02
7230230000	2	SCHRADER, DONALD	ROBERTA SCHRADER	1301 2C COLLEGE AVE	21000	71000	92000	160	0.02
7230231000	2	O'CONNELL MAUREEN		1301 2D COLLEGE AVE	21000	71000	92000	160	0.02
7230232000	2	ISMAILI SKENDER	REMZIJE ISMAILI	1301 2E COLLEGE AVE	27000	83000	110000	160	0.02
7230233000	2	THOMOLLARI SPIRO	GARENTINA THOMOLLARI	1301 2F COLLEGE AVE	27000	83000	110000	160	0.02
7230234000	2	MAHSEM FRANCIS J	CONSTANCE L MAHSEM	1301 2G COLLEGE AVE	27000	83000	110000	160	0.02
7230235000	2	LATHROP JOHN H		1301 2H COLLEGE AVE	27000	83000	110000	160	0.02
7230236000	2	WALTERS, ROSE MARIE		1301 3A COLLEGE AVE	21000	71000	92000	160	0.02
7230237000	2	WESLEY LIFE ESTATE SHEILA H		1301 3B COLLEGE AVE	21000	71000	92000	160	0.02
7230238000	2	BLASKOWSKI MARY L		1301 3C COLLEGE AVE	21000	71000	92000	160	0.02
7230239000	2	EILEEN S NOWAK REVOCABLE TRUST OF 2021		1301 3D COLLEGE AVE	21000	71000	92000	160	0.02
7230240000	2	LARSON JEFFERY A		1301 3E COLLEGE AVE	27000	83000	110000	160	0.02
7230241000	2	PAPA TONI	SONILA PAPA	1301 3F COLLEGE AVE	27000	83000	110000	160	0.02
7230242000	2	WOODS STEVEN A		1301 3G COLLEGE AVE	27000	83000	110000	160	0.02
7230243000	2	DUBBERT, KANDY		1301 3H COLLEGE AVE	27000	83000	110000	160	0.02
7230244000	2	GNEISER, PENELOPE		1301 4A COLLEGE AVE	21000	71000	92000	160	0.02
7230245000	2	HAMILTON MICHAEL W		1301 4B COLLEGE AVE	21000	71000	92000	160	0.02
7230246000	2	DOERNER WILLIAM	KAREN DOERNER	1301 4C COLLEGE AVE	21000	71000	92000	160	0.02
7230247000	2	DEAN, LISA ALENE		1301 4D COLLEGE AVE	21000	71000	92000	160	0.02
7230248000	2	JANKU ERJON		1301 4E COLLEGE AVE	27000	83000	110000	160	0.02
7230249000	2	SABANOVSKI IZET	ZELIJA SABANOVSKI	1301 4F COLLEGE AVE	27000	83000	110000	160	0.02
7230250000	2	WILSON, CATHYRN M		1301 4G COLLEGE AVE	27000	83000	110000	160	0.02
7230251000	2	SOWA, SAMANTHA CLAUDIA		1301 4H COLLEGE AVE	27000	83000	110000	160	0.02
7230252000	2	BARTELT REVOCABLE TRUST EILEEN C		1301 5A COLLEGE AVE	21000	71000	92000	160	0.02
7230253000	2	HOWARD PHILIP E JR	CONNIE M HOWARD	1301 5B COLLEGE AVE	21000	71000	92000	160	0.02
7230254000	2	YUMANG, NENITA	KERRY YAMAT	1301 5C COLLEGE AVE	21000	71000	92000	160	0.02
7230255000	2	BOURNE HEIDI L		1301 5D COLLEGE AVE	21000	71000	92000	160	0.02
7230256000	2	CELA PERPARIM	ANILA SALLAKU	1301 5E COLLEGE AVE	27000	83000	110000	160	0.02
7230257000	2	ZIELINSKI MARK R		1301 5F COLLEGE AVE	27000	83000	110000	160	0.02
7230258000	2	MELVILLE MICHAEL W		1301 5G COLLEGE AVE	27000	83000	110000	160	0.02
7230259000	2	DLUGI MATTHEW R		1301 5H COLLEGE AVE	27000	83000	110000	160	0.02
7230260000	2	SIEKIERSKI CHRISTINE A		1301 6A COLLEGE AVE	21000	71000	92000	160	0.02
7230261000	2	METTERNICH, JOHN	JUDY METTERNICH	1301 6B COLLEGE AVE	21000	71000	92000	160	0.02
7230262000	2	LUEDTKE, CARROLL R	LORRAINE LUEDTKE	1301 6C COLLEGE AVE	21000	71000	92000	160	0.02

7230263000	2 ESTES, JANICE M		1301 6D COLLEGE AVE	21000	71000	92000	160	0.02
7230264000	2 KASSEES, SAMIE	HANNA GEORGE NAKHLEH	1301 6E COLLEGE AVE	27000	83000	110000	160	0.02
7230265000	2 TOMAICH MICHELLE		1301 6F COLLEGE AVE	27000	83000	110000	160	0.02
7230266000	2 MURRAR MAJIDAH K		1301 6G COLLEGE AVE	27000	83000	110000	160	0.02
7230267000	2 YBANEZ ANTHONY D		1301 6H COLLEGE AVE	27000	83000	110000	160	0.02
7230268000	2 EREMIJA MIROSLAVA		1301 7A COLLEGE AVE	21000	71000	92000	160	0.02
7230269000	2 BREAKER, RYAN C		1301 7B COLLEGE AVE	21000	71000	92000	160	0.02
7230270000	2 SORENSON JR JAMES K		1301 7C COLLEGE AVE	21000	71000	92000	160	0.02
7230271000	2 MITCHELL, PATRICIA M		1301 7D COLLEGE AVE	21000	71000	92000	160	0.02
7230272000	2 KULWICKI LISA M		1301 7E COLLEGE AVE	27000	83000	110000	160	0.02
7230273000	2 NELSON, LINDA G		1301 7F COLLEGE AVE	27000	83000	110000	160	0.02
7230274000	2 VAN EPEREN, SHANNON	SARAH MCKINNON	1301 7G COLLEGE AVE	27000	83000	110000	160	0.02
7230275000	2 CASTRO RAFAEL		1301 7H COLLEGE AVE	27000	83000	110000	160	0.02
7230276000	2 PAGE SANDRA A		1301 8A COLLEGE AVE	21000	71000	92000	160	0.02
7230277000	2 RYBICKI, RITA S REVOCABLE TRUST	DATED MARCH 29, 2018	1301 8B COLLEGE AVE	21000	71000	92000	160	0.02
7230278000	2 BLAIR REVOCABLE TRUST		1301 8C COLLEGE AVE	21000	71000	92000	160	0.02
7230279000	2 MAGYOROSI RONALD J		1301 8D COLLEGE AVE	21000	71000	92000	160	0.02
7230280000	2 KURTH BARBARA A		1301 8E COLLEGE AVE	27000	83000	110000	160	0.02
7230281000	2 RATZ KARL S		1301 8F COLLEGE AVE	27000	83000	110000	160	0.02
7230282000	2 FARAH SALAHUDDIN	ILEANA BARROSO	1301 8G COLLEGE AVE	27000	83000	110000	160	0.02
7230283000	2 ANTONIEWICZ LIFE ESTATE ERVIN R & RITA	ANTONIEWICZ CHILDREN	1301 8H COLLEGE AVE	27000	83000	110000	160	0.02
7230300000	2 STRASSER FAMILY TRUST JEROME P AND NANCY		1016 CARRINGTON AVE	30000	97000	127000	160	0.02
7230301000	2 NELSON DANIEL P		1014 CARRINGTON AVE	30000	97000	127000	160	0.02
7230302000	2 GRINDE STEVEN D	RACHEL BURTON-GRINDE	1012 CARRINGTON AVE	30000	97000	127000	160	0.02
7230303000	2 GORSKI ELIZABETH		1010 CARRINGTON AVE	30000	97000	127000	160	0.02
7230304000	2 HART LAWRENCE E	LOUISE M HART	312 CHICAGO AVE	25000	101000	126000	160	0.02
7230305000	2 TORGERSON JUDITH ANNE		314 CHICAGO AVE	25000	97000	122000	160	0.02
7239006000	2 KYL INVESTMENT TRUST	LANNY R AND YOSHIKO HANKS TRUST	1223 COLLEGE AVE	276000	489000	765000	260	0.00
7239007003	2 SOUTH TOWNE I APTS LLP		101 SOUTHTOWNE DR	22000	0	22000	260	0.00
7239007004	2 1333 COLLEGE AVENUE LLC		103 SOUTHTOWNE DR	72000	0	72000	260	0.00
7239009000	2 WAL-MART REAL ESTATE BUSINESS TRUST		222 CHICAGO AVE	1464000	10536000	12000000	260	0.00
7239010000	2 BK-NORTH CHICAGO LLC		240 CHICAGO AVE	295000	856000	1151000	260	0.00
7239011000	2 SCHEUING LLC		1113 COLLEGE AVE	163200	1136800	1300000	260	0.75
7240424000	2 VOS, JILL M		221 UNI CHICAGO AVE	20000	75000	95000	160	0.02
7240425000	2 GREEN, MELISSA		221 #2 CHICAGO AVE	20000	72000	92000	160	0.02
7240426000	2 OSTROWSKI BERNICE C		221 UNI CHICAGO AVE	26000	88000	114000	160	0.02
7240427000	2 KAZIMOVSKI, FATMIR	ELMAZE KAZIMOVSKA	221 #4 CHICAGO AVE	26000	86000	112000	160	0.02
7240428000	2 SCHAEFER, NEIL		221 UNI CHICAGO AVE	20000	72000	92000	160	0.02
7240429000	2 KURTZ WILLIAM R	MARGARET G KURTZ	221 UNI CHICAGO AVE	20000	75000	95000	160	0.02

**Attachment D**

**WESOLOWSKI, REIDENBACH & SAJDAK, S.C.**  
**ATTORNEYS AT LAW**  
**11402 WEST CHURCH STREET**  
**FRANKLIN, WISCONSIN 53132**

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JANE C. KASSIS,  
LEGAL SECRETARY

June 8, 2022

Mayor Jim Shelenske  
City of South Milwaukee  
2424 15<sup>th</sup> Avenue  
South Milwaukee, WI 53172

**RE: Tax Increment District No. 2 – Project Plan Amendment No. 3**  
**Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105**

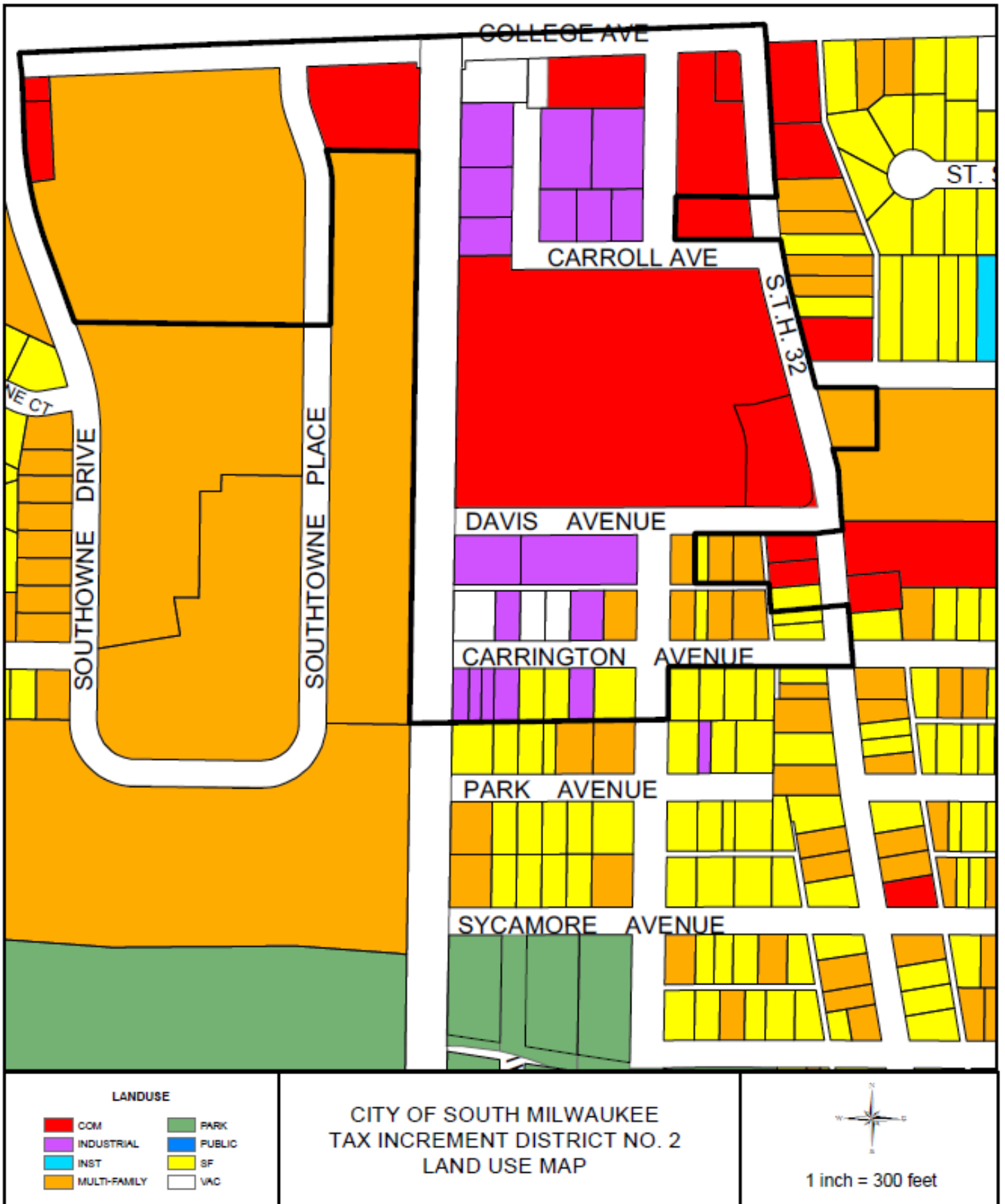
Dear Mayor Shelenske:

As City Attorney for the City of South Milwaukee, I have reviewed the Amended Project Plan for the City of South Milwaukee Tax Increment District No. 2 and, in my opinion, have determined that it complies with Wis. Stat. §66.1105. This opinion is prepared pursuant to Wis. Stat. §66.1105(4).

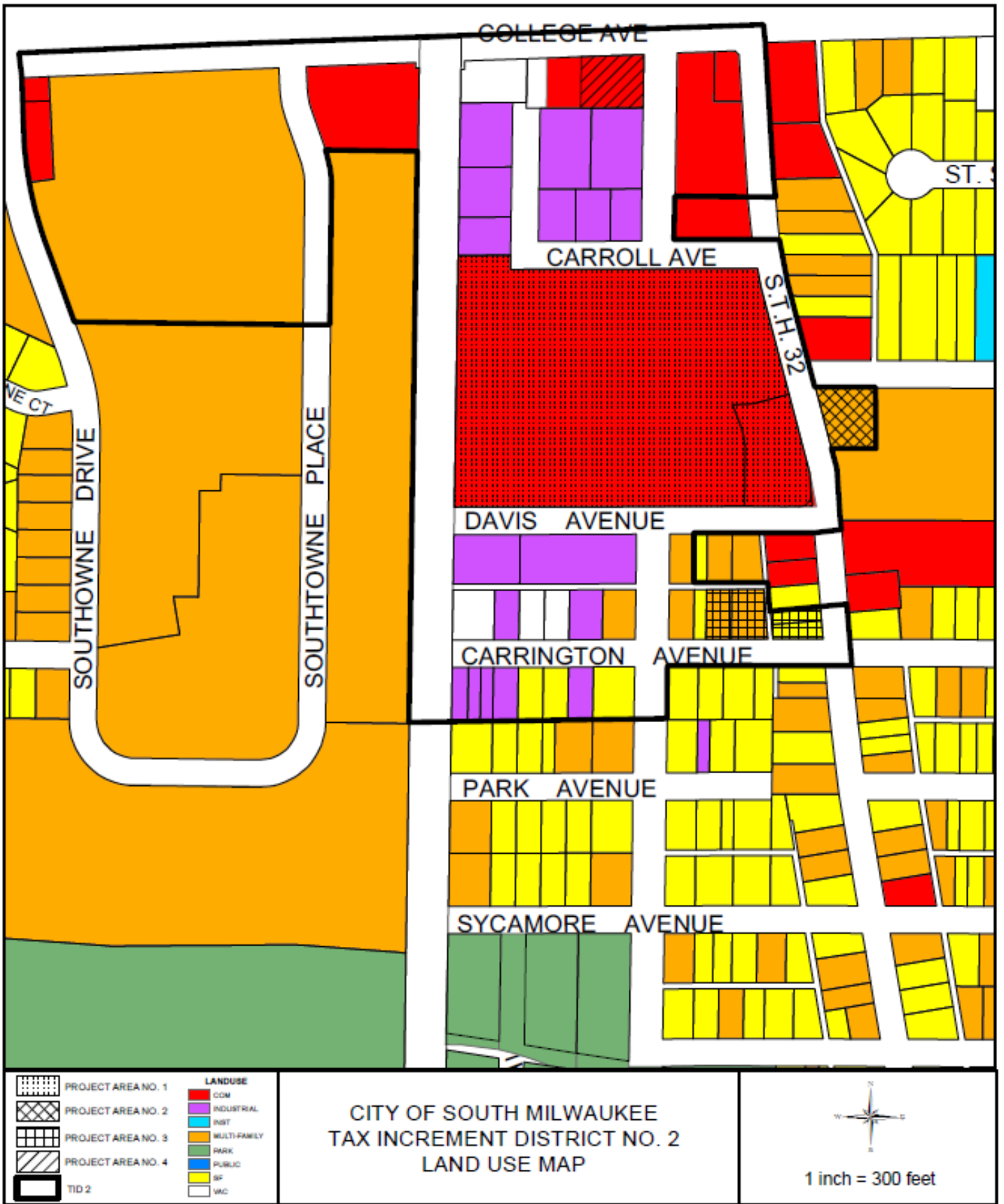
Sincerely,

*Christopher Smith*

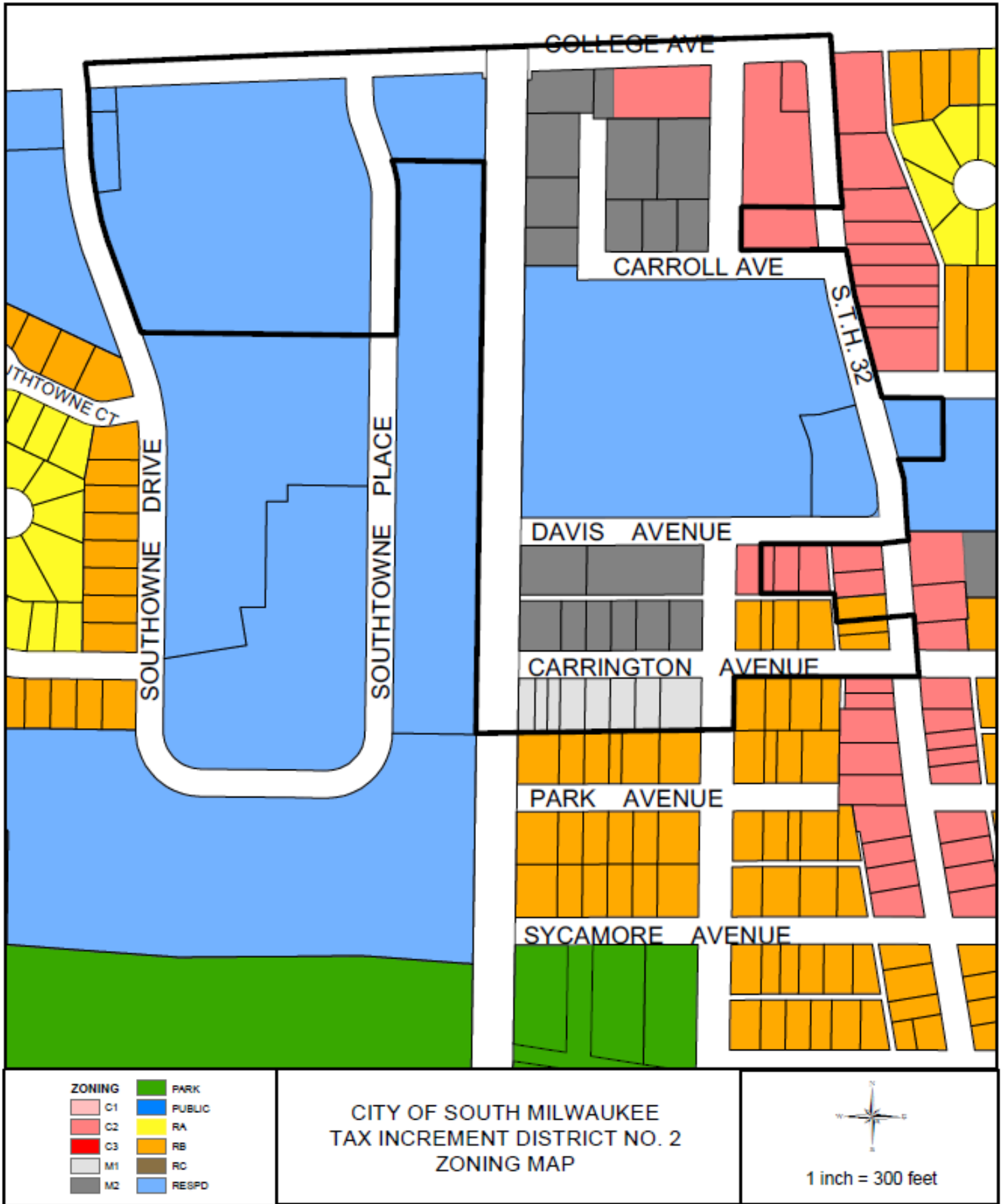
Christopher R. Smith  
City Attorney  
City of South Milwaukee



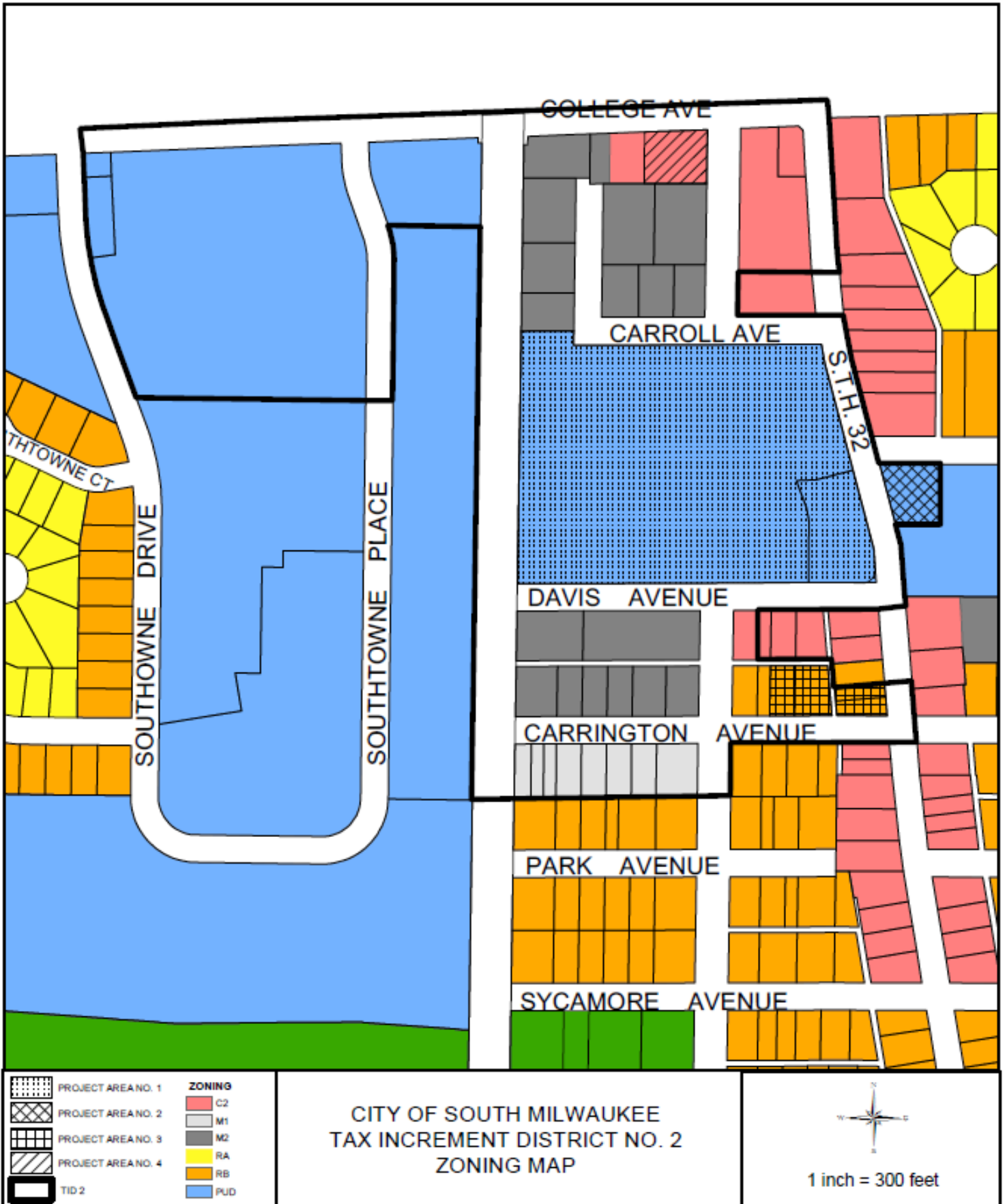
Map 1-A



Map 1-B



Map 2-A



Map 2-B