

February 25, 2021

Project Plan

Tax Incremental District No. 7

Canopy Hill Development

Village of Union Grove, Wisconsin

Organizational Joint Review Board Meeting Held: December 7, 2020

Public Hearing Held: December 7, 2020

Approval by Plan Commission: December 7, 2020

Adoption by Village Board: March 1, 2021

Approval by the Joint Review Board: March 15, 2021

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 7 (“District”) is a proposed Mixed-Use District comprising approximately 235 acres located throughout the Village. The District will be created to pay the costs of infrastructure improvements on the Canopy Hill site which will be provided through the payment of developer incentives (“Project”). The Village has partnered with Canopy Hill Development, Inc. (“Developer”) for this TID. In addition to the incremental property value that will be created, the Village expects the Project will result in a variety of housing opportunities and jobs during the construction period.

Authority

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$24M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs do not include an estimated 5% interest on the Municipal Revenue Obligation, which is the financing mechanism to be used to pay incentives to the developer. Including the interest on the MRO, the expenditure increases to approximately \$39M.

Incremental Valuation

The Village projects that new land and improvements value of approximately 92.7M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan. Additionally, the developer has committed to another \$9.3M in development to occur in TID 4, which is to be partially overlaid by this TID.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate enough tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with necessary infrastructure for the development to occur.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

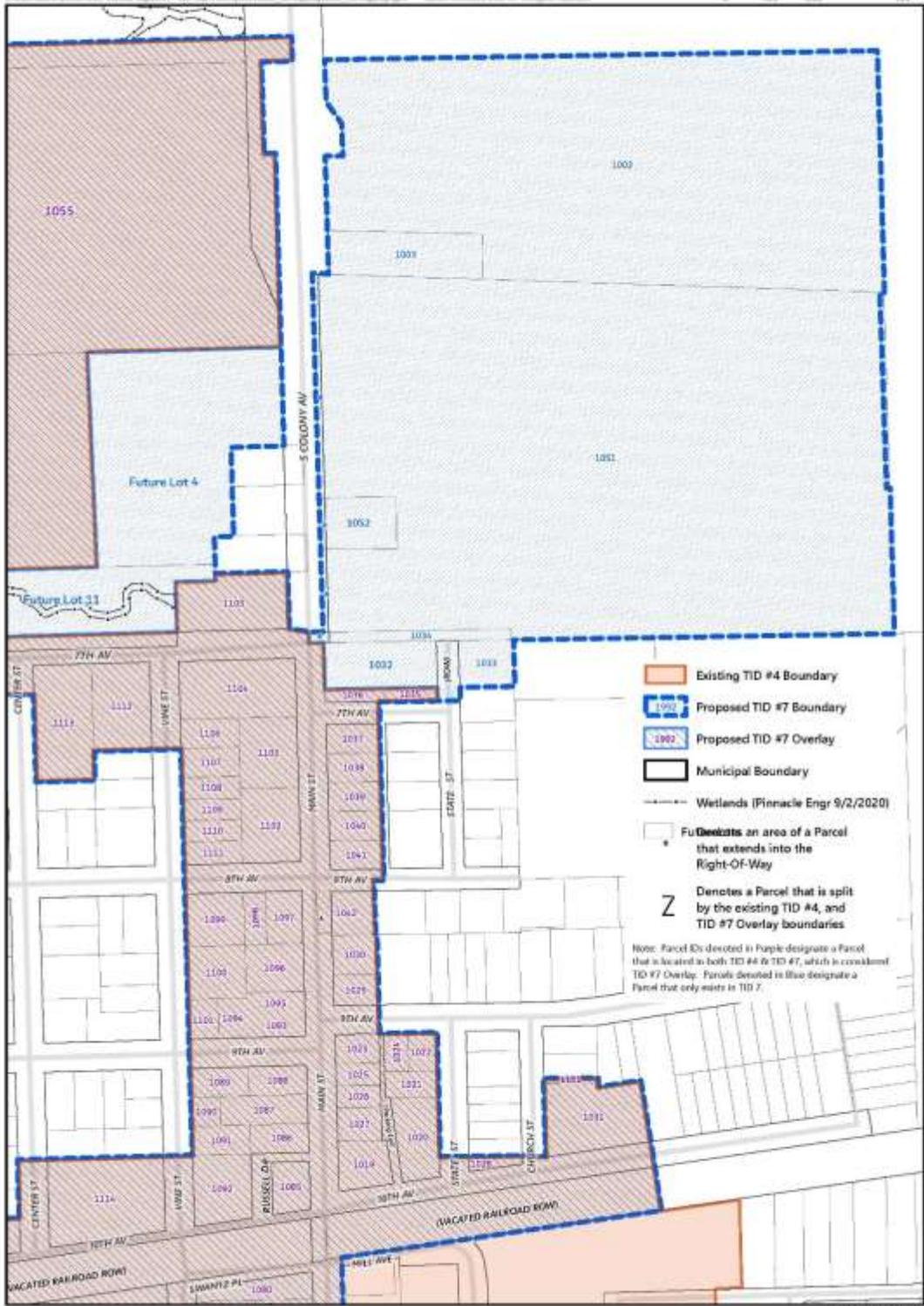
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). [Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3. a.
5. Based on the foregoing finding, this TID is designated as a mixed-use.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village 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, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:

Preliminary Maps of Proposed District Boundary

Maps Found on Following Pages.

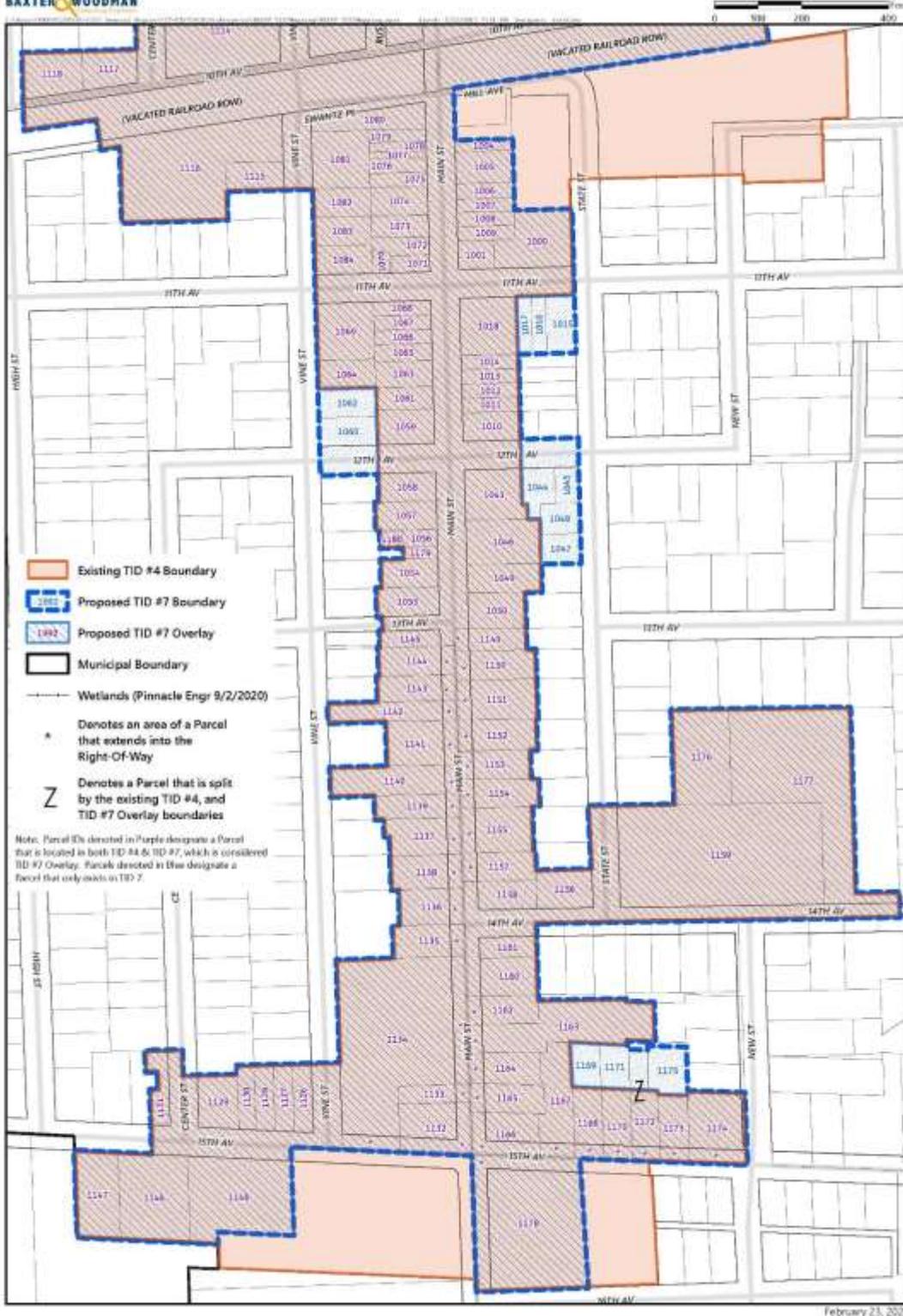


February 23, 2021



EXISTING TID NO. 4 & PROPOSED TID NO. 7 BOUNDARIES

Map 2 of 3, Central Area
Village of Union Grove, WI



February 23, 2021

EXISTING TID NO. 4 & PROPOSED TID NO. 7 BOUNDARIES

Map 1 of 3, South Area
 Village of Union Grove, WI

SECTION 3:

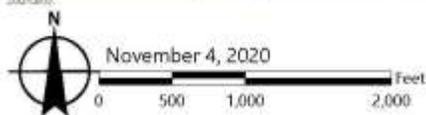
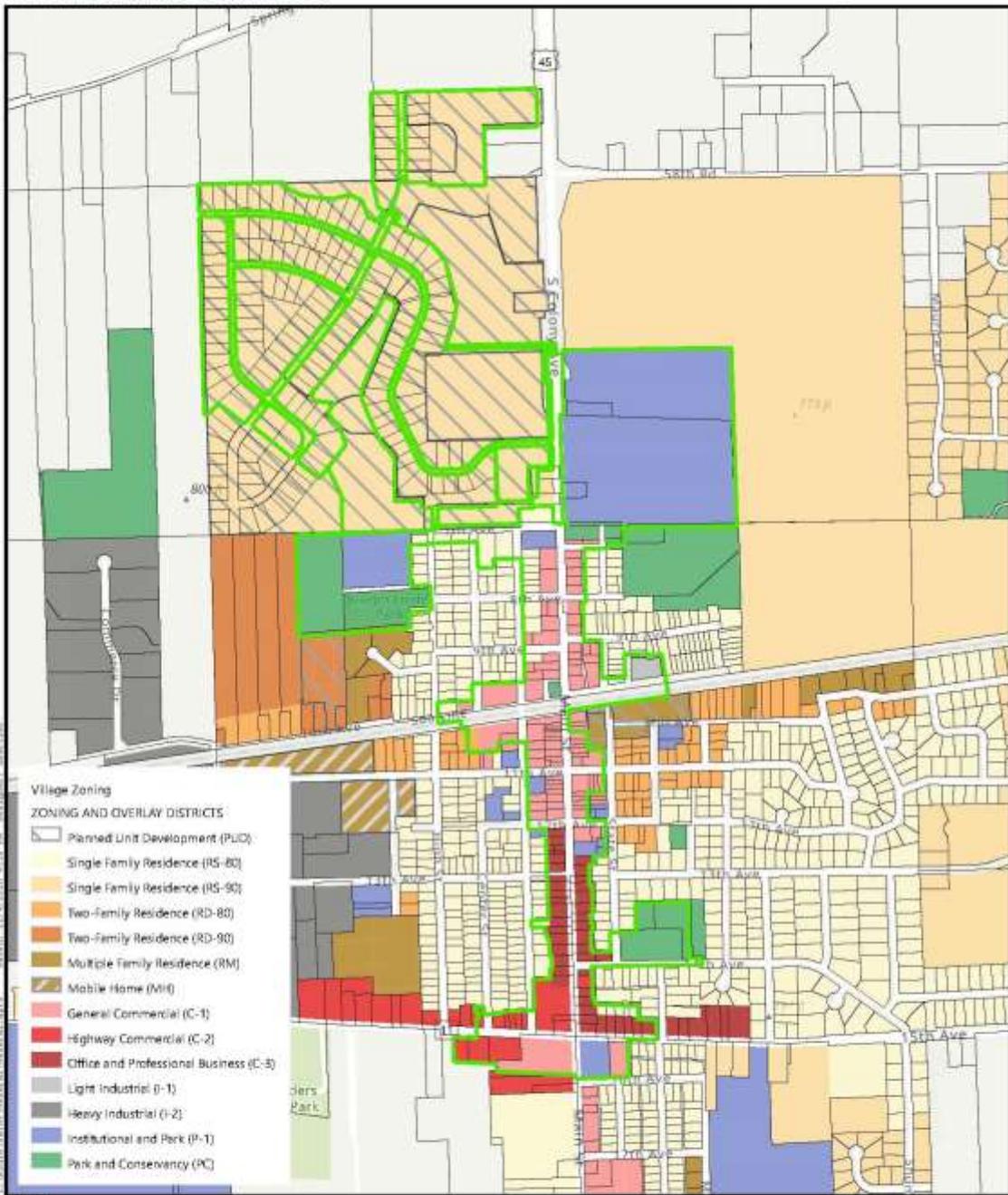
Map Showing Existing Uses and Conditions

Map Found on Following Page.

CANOPY HILL: PROPOSED TID 7 OVERLAY BOUNDARY

WITH ZONING DISTRICTS

Village of Union Grove, WI



SECTION 4: Preliminary Parcel List and Analysis

This Can be Found on Following Pages.

Village of Union Grove

TID No. 7

Base Property Information

Assessment Roll Classification?
 (Residential = Class 1,
 Commercial = Class 2,
 Manufacturing = Class 3, Ag =
 Class 4, Undeveloped = Class
 5, Ag Forest = Class 5M, Forest
 = Class 6, Other = Class 7 &
 Exempt = X)

| Property Information | | | | Assessment Information 1 | | | | Equalized Value | | | | District Classification | | | | | | |
|----------------------|-----------------|-----------------|-------------------------------|--------------------------|---------------------------------------|---|--------|-----------------|-------|---------|-----------------------|-------------------------|---------|-------|---------|--|---------------------------|----|
| Map Ref # | Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial, Commercial, Business, Existing Residential, Suitable for Mixed Use | Newly Platted Residential | |
| Future Lot 1 | TBD | Colony Ave | The Newport Group Ltd | 42.57 | | 4 | 30,541 | 0 | 0 | 30,541 | 88.69% | 34,436 | 0 | 0 | 34,436 | 0 | 42.57 | 5 |
| Future Lot 3 | TBD | Colony Ave | The Newport Group Ltd | 42.70 | | | 24,894 | 0 | 0 | 24,894 | 88.69% | 28,069 | 0 | 0 | 28,069 | 0 | 42.70 | 5 |
| Future Lot 4 | TBD | Colony Ave | The Newport Group Ltd | 4.07 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0 | 4.07 | 5 |
| Future Lot 5 | TBD | Colony Ave | The Newport Group Ltd | 6.60 | | | 3,848 | 0 | 0 | 3,848 | 88.69% | 4,339 | 0 | 0 | 4,339 | 0 | 6.60 | 5 |
| Future Lot 6 | TBD | Colony Ave | The Newport Group Ltd | 0.59 | | | 344 | 0 | 0 | 344 | 88.69% | 388 | 0 | 0 | 388 | 0.59 | 0.00 | 5 |
| Future Lot 9 | TBD | Colony Ave | The Newport Group Ltd | 4.89 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 4.89 | 0.00 | 5 |
| Future Lot 10 | TBD | Colony Ave | The Newport Group Ltd | 8.52 | | | 4,967 | 0 | 0 | 4,967 | 88.69% | 5,601 | 0 | 0 | 5,601 | 8.52 | 0.00 | 5 |
| Future Lot 11 | TBD | Colony Ave | The Newport Group Ltd | 2.26 | | | 1,318 | 0 | 0 | 1,318 | 88.69% | 1,486 | 0 | 0 | 1,486 | 2.26 | 0.00 | 5 |
| 1000 | 186032129002000 | 908 11th Ave | Daniel S Partnership | 0.48 | | 4 | 18,000 | 607,600 | 0 | 625,600 | 88.69% | 20,296 | 685,107 | 0 | 705,404 | 0.48 | 0 | 2 |
| 1001 | 186032129003000 | 1035 Main St | Rally Properties LLC | 0.12 | | 4 | 19,400 | 0 | 0 | 19,400 | 88.69% | 21,875 | 0 | 0 | 21,875 | 0.12 | 0 | 2 |
| 1002 | 186032129006011 | 3303 Colony Ave | Union Grove Union High School | 13.98 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 13.98 | 0 | X4 |
| 1003 | 186032129006021 | Colony Ave | Union Grove Union High School | 0.81 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.81 | 0 | X4 |
| 1004 | 186032129012000 | 1013 Main St | DCNH Enterprises LLC | 0.08 | | 4 | 11,800 | 193,000 | 0 | 204,800 | 88.69% | 13,305 | 217,620 | 0 | 230,925 | 0.08 | 0 | 2 |
| 1005 | 186032129013000 | 1017 Main St | R&R Club LLC | 0.23 | | 4 | 16,100 | 140,200 | 7,000 | 163,300 | 88.69% | 18,154 | 158,084 | 7,893 | 184,131 | 0.23 | 0 | 2 |
| 1006 | 186032129015000 | 1023 Main St | DCNH Enterprises LLC | 0.11 | | 4 | 36,500 | 165,000 | 0 | 201,500 | 88.69% | 41,156 | 186,048 | 0 | 227,204 | 0.11 | 0 | 2 |
| 1007 | 186032129016000 | 1027 Main St | Kevin Becker | 0.09 | | 4 | 14,200 | 67,900 | 0 | 82,100 | 88.69% | 16,011 | 76,562 | 0 | 92,573 | 0.09 | 0 | 2 |
| 1008 | 186032129017000 | 1029 Main St | Main Street Lofts LLC | 0.10 | | 4 | 15,600 | 230,600 | 2,300 | 248,500 | 88.69% | 17,590 | 260,016 | 2,593 | 280,199 | 0.10 | 0 | 2 |
| 1009 | 186032129018000 | 1033 Main St | UGMT Properties LLC | 0.10 | | 4 | 15,600 | 136,400 | 1,100 | 153,100 | 88.69% | 17,590 | 153,800 | 1,240 | 172,630 | 0.10 | 0 | 2 |
| 1010 | 186032129021000 | 1129 Main St | Main Street Properties LLC | 0.20 | | 4 | 20,500 | 219,500 | 1,200 | 241,200 | 88.69% | 23,115 | 247,500 | 1,353 | 271,968 | 0.20 | 0 | 2 |
| 1011 | 186032129023000 | 1125 Main St | Kurhajec Trust John & Maureen | 0.10 | | 4 | 15,600 | 140,600 | 1,200 | 157,400 | 88.69% | 17,590 | 158,535 | 1,353 | 177,478 | 0.10 | 0 | 2 |
| 1012 | 186032129025000 | 1121 Main St | DCNH Enterprises LLC | 0.10 | | 4 | 15,200 | 98,600 | 0 | 113,800 | 88.69% | 17,139 | 111,178 | 0 | 128,317 | 0.10 | 0 | 1 |
| 1013 | 186032129027000 | 1117 Main St | Brian Torgerson | 0.10 | | 4 | 15,600 | 138,000 | 0 | 153,600 | 88.69% | 17,590 | 155,604 | 0 | 173,194 | 0.10 | 0 | 2 |
| 1014 | 186032129029000 | 1113 Main St | Marquette Savings & Loan | 0.10 | | 4 | 15,200 | 0 | 0 | 15,200 | 88.69% | 17,139 | 0 | 0 | 17,139 | 0.10 | 0 | 1 |
| 1015 | 186032129030000 | 905 11th Ave | Daniel S Partnership | 0.20 | | | 31,300 | 7,500 | 0 | 38,800 | 88.69% | 35,293 | 8,457 | 0 | 43,749 | 0.20 | 0 | 2 |

Village of Union Grove

TID No. 7

Base Property Information

Assessment Roll
Classification?
(Residential = Class 1,
Commercial = Class 2,
Manufacturing = Class 3, Ag =
Class 4, Undeveloped = Class
5, Ag Forest = Class 5M, Forest
= Class 6, Other = Class 7 &
Exempt = X)

| Property Information | | | | Assessment Information 1 | | | | Equalized Value | | | | District Classification | | | | | |
|----------------------|-----------------|-----------------|--|--------------------------|---------------------------------------|---|---------|-----------------|---------|-----------|-----------------------|-------------------------|-----------|---------|-----------|--|---------------------------|
| Map Ref # | Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial, Commercial, Business, Existing Residential, Suitable for Mixed Use | Newly Platted Residential |
| 1016 | 186032129031000 | 907 11th Ave | Dylan Smith | 0.10 | | | 15,200 | 91,100 | 0 | 106,300 | 88.69% | 17,139 | 102,721 | 0 | 119,860 | 0.10 | 0 |
| 1017 | 186032129032000 | 911 11th Ave | Robert Kordus Jr | 0.10 | | | 15,200 | 96,000 | 0 | 111,200 | 88.69% | 17,139 | 108,246 | 0 | 125,385 | 0.10 | 0 |
| 1018 | 186032129033000 | 1101 Main St | Marquette Savngs & Loan | 0.40 | | 4 | 51,400 | 335,000 | 32,700 | 419,100 | 88.69% | 57,957 | 377,734 | 36,871 | 472,562 | 0.40 | 0 |
| 1019 | 186032129055010 | 951 Main St | Village Crossing LLC | 0.29 | | 4 | 125,200 | 1,606,900 | 104,700 | 1,836,800 | 88.69% | 141,171 | 1,811,881 | 118,056 | 2,071,108 | 0.29 | 0 |
| 1020 | 186032129055020 | 910 10th Ave | Village Crossing LLC | 0.42 | | 4 | 74,800 | 365,200 | 0 | 440,000 | 88.69% | 84,342 | 411,786 | 0 | 496,128 | 0.42 | 0 |
| 1021 | 186032129060000 | 908 State St | Tina Hartlage, Duane Hartlage | 0.16 | | 4 | 25,200 | 83,000 | 0 | 108,200 | 88.69% | 28,415 | 93,588 | 0 | 122,002 | 0.16 | 0 |
| 1022 | 186032129061000 | 902 State St | Tina Hartlage, Duane Hartlage | 0.13 | | 4 | 19,800 | 79,500 | 0 | 99,300 | 88.69% | 22,326 | 89,641 | 0 | 111,967 | 0.13 | 0 |
| 1023 | 186032129062000 | 901 Main St | John Ward Properties LLC | 0.15 | | 4 | 24,000 | 310,000 | 4,300 | 338,300 | 88.69% | 27,062 | 349,545 | 4,849 | 381,455 | 0.15 | 0 |
| 1024 | 186032129062000 | 901 Main St | John Ward Properties LLC | 0.11 | | 4 | 24,000 | 310,000 | 0 | 334,000 | 88.69% | 27,062 | 349,545 | 0 | 376,606 | 0.11 | 0 |
| 1025 | 186032129063000 | 907 Main St | DCNH Enterprises LLC | 0.11 | | 4 | 17,500 | 71,600 | 0 | 89,100 | 88.69% | 19,732 | 80,734 | 0 | 100,466 | 0.11 | 0 |
| 1026 | 186032129064000 | 909 Main St | Mary Diane Brinkman | 0.11 | | 4 | 17,500 | 99,600 | 0 | 117,100 | 88.69% | 19,732 | 112,305 | 0 | 132,038 | 0.11 | 0 |
| 1027 | 186032129065000 | 919 Main St | Boneta Zeimetz, Robert Zeimetz | 0.17 | | 4 | 28,000 | 152,600 | 0 | 180,600 | 88.69% | 31,572 | 172,066 | 0 | 203,638 | 0.17 | 0 |
| 1028 | 186032129067000 | 10th Ave | Wesley Parrish | 0.07 | | 4 | 5,600 | 0 | 0 | 5,600 | 88.69% | 6,314 | 0 | 0 | 6,314 | 0.07 | 0 |
| 1029 | 186032129075000 | 815 Main St | BONNIE SORENSON | 0.16 | | 4 | 16,200 | 240,000 | 2,800 | 259,000 | 88.69% | 18,267 | 270,615 | 3,157 | 292,039 | 0.16 | 0 |
| 1030 | 186032129076000 | 809 Main St | William Blum & Janet Blum Living Trust | 0.21 | | 4 | 30,800 | 91,400 | 0 | 122,200 | 88.69% | 34,729 | 103,059 | 0 | 137,788 | 0.21 | 0 |
| 1031 | 186032129084000 | 925 Church Rd | Robert Kordus, S M Kordus | 0.79 | | 4 | 33,500 | 105,000 | 0 | 138,500 | 88.69% | 37,773 | 118,394 | 0 | 156,168 | 0.79 | 0 |
| 1032 | 186032129129001 | Main St | Union Grove Village of | 0.62 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.62 | 0 |
| 1033 | 186032129129001 | Main St | Union Grove Village of | 0.30 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.30 | 0 |
| 1034 | 186032129129001 | Main St | Union Grove Village of | 0.25 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.25 | 0 |
| 1035 | 186032129129002 | 709 7th Ave | Robert Kordus | 0.08 | | 4 | 8,500 | 0 | 0 | 8,500 | 88.69% | 9,584 | 0 | 0 | 9,584 | 0.08 | 0 |
| 1036 | 186032129129003 | 709 7th Ave | Robert Kordus | 0.09 | | 4 | 14,200 | 69,900 | 0 | 84,100 | 88.69% | 16,011 | 78,817 | 0 | 94,828 | 0.09 | 0 |
| 1037 | 186032129129004 | 715 Main St | Meredith Holdings LLC | 0.18 | | 4 | 28,400 | 98,700 | 0 | 127,100 | 88.69% | 32,023 | 111,290 | 0 | 143,313 | 0.18 | 0 |
| 1038 | 186032129129009 | 727 Main St | Ted Beardsley, Colleen Beardsley | 0.18 | | 4 | 27,700 | 129,700 | 0 | 157,400 | 88.69% | 31,234 | 146,245 | 0 | 177,478 | 0.18 | 0 |
| 1039 | 186032129129010 | 733 Main St | John Peter Ott, Gwen Marie Ott | 0.18 | | 4 | 27,700 | 116,400 | 0 | 144,100 | 88.69% | 31,234 | 131,248 | 0 | 162,482 | 0.18 | 0 |
| 1040 | 186032129129018 | 739 Main St | Timothy Mallach, Marie Mallach | 0.18 | | 4 | 27,700 | 105,900 | 0 | 133,600 | 88.69% | 31,234 | 119,409 | 0 | 150,642 | 0.18 | 0 |
| 1041 | 186032129129019 | 916 8th Ave | Kathleen Toman | 0.18 | | 4 | 27,700 | 132,000 | 0 | 159,700 | 88.69% | 31,234 | 148,838 | 0 | 180,072 | 0.18 | 0 |
| 1042 | 186032129151000 | 803 Main St | James Paul James, Sandra Jean James | 0.30 | | 4 | 39,900 | 127,700 | 0 | 167,600 | 88.69% | 44,990 | 143,990 | 0 | 188,980 | 0.30 | 0 |
| 1043 | 186032129167000 | 1201 Main St | 1201 Main LLC | 0.36 | | 4 | 17,600 | 355,000 | 7,900 | 380,500 | 88.69% | 19,845 | 400,285 | 8,908 | 429,038 | 0.36 | 0 |
| 1044 | 186032129168000 | 1201 Main St | 1201 Main LLC | 0.17 | | | 22,700 | 3,300 | 0 | 26,000 | 88.69% | 25,596 | 3,721 | 0 | 29,317 | 0.17 | 0 |
| 1045 | 186032129170000 | 1201 Main St | 1201 Main LLC | 0.10 | | | 15,900 | 2,000 | 0 | 17,900 | 88.69% | 17,928 | 2,255 | 0 | 20,183 | 0.10 | 0 |
| 1046 | 186032129171000 | 1215 Main St | Union Grove Village of | 0.40 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.40 | 0 |
| 1047 | 186032129172000 | 1216 Main St | Union Grove Village of | 0.14 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.14 | 0 |
| 1048 | 186032129173000 | State St | Union Grove Village of | 0.15 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.15 | 0 |
| 1049 | 186032129174000 | 1221 Main St | Bryan Murdoch, Terri Murdoch | 0.26 | | 4 | 37,400 | 157,300 | 0 | 194,700 | 88.69% | 42,171 | 177,366 | 0 | 219,537 | 0.26 | 0 |
| 1050 | 186032129176000 | 1231 Main St | Dale Erdmann | 0.25 | | 4 | 36,100 | 95,900 | 0 | 132,000 | 88.69% | 40,705 | 108,133 | 0 | 148,838 | 0.25 | 0 |
| 1051 | 186032129243000 | Main St | School Union Free High | 23.12 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 23.12 | 0 |
| 1052 | 186032129244000 | Main St | School Union Free High | 0.47 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.47 | 0 |
| 1053 | 186032130001000 | 1228 Main St | Olson Irrevocable Trust | 0.22 | | 4 | 24,000 | 214,800 | 0 | 238,800 | 88.69% | 27,062 | 242,201 | 0 | 269,262 | 0.22 | 0 |
| 1054 | 186032130003000 | 1222 Main St | RPKB Investments LLC | 0.20 | | 4 | 30,100 | 320,000 | 300 | 350,400 | 88.69% | 33,940 | 360,820 | 338 | 395,098 | 0.20 | 0 |
| 1055 | 186032130004010 | 3320 Colony Ave | Church St Robert Ballarmine | 13.34 | | 4 | 32,500 | 165,000 | 0 | 197,500 | 88.69% | 36,646 | 186,048 | 0 | 222,694 | 13.34 | 0 |

Village of Union Grove

TID No. 7

Base Property Information

Assessment Roll
Classification?
(Residential = Class 1,
Commercial = Class 2,
Manufacturing = Class 3, Ag =
Class 4, Undeveloped = Class
5, Ag Forest = Class 5M, Forest
= Class 6, Other = Class 7 &
Exempt = X)

| Property Information | | | | | | Assessment Information 1 | | | | Equalized Value | | | | District Classification | | | | |
|----------------------|-----------------|----------------|--|---------|---------------------------------------|---|--------|---------|--------|-----------------|-----------------------|--------|-----------|-------------------------|-----------|--|---------------------------|----|
| Map Ref # | Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial, Commercial, Business, Existing Residential, Suitable for Mixed Use | Newly Platted Residential | |
| 1056 | 186032130005000 | 1216 Main St | Ellen Cayemberg | 0.07 | | 4 | 30,100 | 130,000 | 0 | 160,100 | 88.69% | 33,940 | 146,583 | 0 | 180,523 | 0.07 | 0 | 2 |
| 1057 | 186032130007000 | 1208 Main St | 1208 Main Street LLC | 0.21 | | 4 | 30,100 | 224,500 | 3,300 | 257,900 | 88.69% | 33,940 | 253,138 | 3,721 | 290,799 | 0.21 | 0 | 2 |
| 1058 | 186032130009000 | 1200 Main St | Duane Hartlage, Tina Hartlage | 0.20 | | 4 | 24,000 | 164,400 | 3,300 | 191,700 | 88.69% | 27,062 | 185,371 | 3,721 | 216,154 | 0.20 | 0 | 1 |
| 1059 | 186032130011000 | 1120 Main St | All Saints Medical Center Inc | 0.24 | | 4 | 30,100 | 990,100 | 3,300 | 1,023,500 | 88.69% | 33,940 | 1,116,400 | 3,721 | 1,154,061 | 0.24 | 0 | 2 |
| 1060 | 186032130012000 | 1120 Main St | All Saints Medical Center Inc | 0.20 | | | 31,300 | 0 | 0 | 31,300 | 88.69% | 35,293 | 0 | 0 | 35,293 | 0.20 | 0 | 2 |
| 1061 | 186032130013000 | 1120 Main St | St Lukes Memorial Hospital | 0.16 | | 4 | 31,300 | 0 | 0 | 31,300 | 88.69% | 35,293 | 0 | 0 | 35,293 | 0.16 | 0 | 2 |
| 1062 | 186032130014000 | 1120 Main St | St Lukes Memorial Hospital | 0.20 | | | 31,300 | 0 | 0 | 31,300 | 88.69% | 35,293 | 0 | 0 | 35,293 | 0.20 | 0 | 2 |
| 1063 | 186032130015000 | 1114 Main St | Arron Lunn | 0.18 | | 4 | 28,400 | 110,800 | 1,000 | 140,200 | 88.69% | 32,023 | 124,934 | 1,128 | 158,084 | 0.18 | 0 | 2 |
| 1064 | 186032130016000 | 1115 Vine St | Leo De Brabander | 0.20 | | 4 | 24,000 | 110,600 | 0 | 134,600 | 88.69% | 27,062 | 124,708 | 0 | 151,770 | 0.20 | 0 | 1 |
| 1065 | 186032130017000 | 1110 Main St | Randall Jarvis, Richard Jarvis | 0.12 | | 4 | 18,500 | 122,000 | 0 | 140,500 | 88.69% | 20,860 | 137,563 | 0 | 158,423 | 0.12 | 0 | 2 |
| 1066 | 186032130018000 | 1106 Main St | TEC Holdings LLC | 0.10 | | 4 | 15,600 | 115,000 | 0 | 130,600 | 88.69% | 17,590 | 129,670 | 0 | 147,260 | 0.10 | 0 | 2 |
| 1067 | 186032130019000 | 1104 Main St | Joseph Piccione, Jeanne Piccione | 0.10 | | 4 | 15,600 | 90,300 | 0 | 105,900 | 88.69% | 17,590 | 101,819 | 0 | 119,409 | 0.10 | 0 | 2 |
| 1068 | 186032130020000 | 1100 Main St | Abbot Trust Cheryl Ann | 0.10 | | 4 | 15,600 | 225,000 | 0 | 240,600 | 88.69% | 17,590 | 253,702 | 0 | 271,292 | 0.10 | 0 | 2 |
| 1069 | 186032130021000 | 1021 11th Ave | Lodge No 288 F & A M Trustees of Union G | 0.40 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.40 | 0 | X4 |
| 1070 | 186032130022000 | 1010 11th Ave | GTAK Real Estate LLC | 0.05 | | 4 | 6,100 | 82,900 | 0 | 89,000 | 88.69% | 6,878 | 93,475 | 0 | 100,353 | 0.05 | 0 | 1 |
| 1071 | 186032130023000 | 1036 Main St | GTAK Real Estate LLC | 0.08 | | 4 | 12,900 | 285,000 | 7,500 | 305,400 | 88.69% | 14,546 | 321,356 | 8,457 | 344,358 | 0.08 | 0 | 2 |
| 1072 | 186032130024000 | 1030 Main St | 7108 43rd Avenue LLC | 0.11 | | 4 | 17,500 | 120,500 | | 138,000 | 88.69% | 19,732 | 135,871 | 0 | 155,604 | 0.11 | 0 | 2 |
| 1073 | 186032130025000 | 1024 Main St | Gary Hummelt | 0.15 | | 4 | 23,200 | 210,000 | 3,700 | 236,900 | 88.69% | 26,159 | 236,788 | 4,172 | 267,120 | 0.15 | 0 | 2 |
| 1074 | 186032130028000 | 1020 Main St | Lincolnshire Estates LLC | 0.20 | | 4 | 31,300 | 185,000 | | 216,300 | 88.69% | 35,293 | 208,599 | 0 | 243,892 | 0.20 | 0 | 2 |
| 1075 | 186032130029000 | 1018 Main St | Richard Jarvis, Randall Jarvis | 0.10 | | 4 | 15,600 | 172,500 | 2,200 | 190,300 | 88.69% | 17,590 | 194,505 | 2,481 | 214,575 | 0.10 | 0 | 2 |
| 1076 | 186032130030000 | 1014 Main St | TKML Investments LLC | 0.10 | | 4 | 15,600 | 109,500 | | 125,100 | 88.69% | 17,590 | 123,468 | 0 | 141,058 | 0.10 | 0 | 2 |
| 1077 | 186032130031000 | 1012 Main St | CMKA LLC | 0.05 | | 4 | 7,600 | 175,000 | | 182,600 | 88.69% | 8,569 | 197,324 | 0 | 205,893 | 0.05 | 0 | 2 |
| 1078 | 186032130032000 | 1010 Main St | TWM Investments LLC | 0.07 | | 4 | 9,900 | 135,000 | 3,200 | 148,100 | 88.69% | 11,163 | 152,221 | 3,608 | 166,992 | 0.07 | 0 | 2 |
| 1079 | 186032130033000 | 1002 Main St | PINE ACRES PROPERTY MANAGEMENT, LLC | 0.09 | | 4 | 13,300 | 155,500 | | 168,800 | 88.69% | 14,997 | 175,336 | 0 | 190,333 | 0.09 | 0 | 2 |
| 1080 | 186032130036000 | 1000 Main St | Vioski Properties LLC | 0.28 | | 4 | 43,400 | 776,200 | 20,300 | 839,900 | 88.69% | 48,936 | 875,215 | 22,890 | 947,040 | 0.28 | 0 | 2 |
| 1081 | 186032130037000 | Vine St | Union Grove Village of | 0.40 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.40 | 0 | X4 |
| 1082 | 186032130039000 | 1021 Vine St | VENUSTIANO T OVIEDO | 0.20 | | 4 | 24,000 | 132,800 | 0 | 156,800 | 88.69% | 27,062 | 149,740 | 0 | 176,802 | 0.20 | 0 | 1 |
| 1083 | 186032130040000 | 1027 Vine St | Douglas Coleman, Nickademas Huguez | 0.20 | | 4 | 24,000 | 84,100 | 0 | 108,100 | 88.69% | 27,062 | 94,828 | 0 | 121,890 | 0.20 | 0 | 1 |
| 1084 | 186032130041000 | 1010 11th Ave | GTAK Real Estate LLC | 0.20 | | 4 | 24,000 | 0 | 0 | 24,000 | 88.69% | 27,062 | 0 | 0 | 27,062 | 0.20 | 0 | 1 |
| 1085 | 186032130042000 | Russell Dr | Union Grove Village of | 0.23 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.23 | 0 | X4 |
| 1086 | 186032130043000 | 914 Main St | Dennis Barkley, Nancy Fox | 0.20 | | 4 | 37,000 | 141,300 | 0 | 178,300 | 88.69% | 41,720 | 159,325 | 0 | 201,045 | 0.20 | 0 | 1 |
| 1087 | 186032130044000 | 908 Main St | ANGELA R THOMAS | 0.30 | | 4 | 33,900 | 133,100 | 0 | 167,000 | 88.69% | 38,224 | 150,079 | 0 | 188,303 | 0.30 | 0 | 1 |
| 1088 | 186032130045000 | 1005 9th Ave | BEL Holdings LLC | 0.20 | | 4 | 24,000 | 195,400 | 0 | 219,400 | 88.69% | 27,062 | 220,326 | 0 | 247,387 | 0.20 | 0 | 1 |
| 1089 | 186032130046000 | 901 Vine St | Randall Treu | 0.20 | | 4 | 24,000 | 108,000 | 0 | 132,000 | 88.69% | 27,062 | 121,777 | 0 | 148,838 | 0.20 | 0 | 1 |
| 1090 | 186032130046001 | 909 Vine St | John Fonk | 0.10 | | 4 | 12,000 | 57,700 | 0 | 69,700 | 88.69% | 13,531 | 65,060 | 0 | 78,591 | 0.10 | 0 | 1 |
| 1091 | 186032130046002 | 911 Vine St | Howard Peterson, Sherry Peterson | 0.20 | | 4 | 24,000 | 103,000 | 0 | 127,000 | 88.69% | 27,062 | 116,139 | 0 | 143,201 | 0.20 | 0 | 1 |

Village of Union Grove

TID No. 7

Base Property Information

Assessment Roll
Classification?
(Residential = Class 1,
Commercial = Class 2,
Manufacturing = Class 3, Ag =
Class 4, Undeveloped = Class
5, Ag Forest = Class 5M, Forest
= Class 6, Other = Class 7 &
Exempt = X)

| Property Information | | | | Assessment Information 1 | | | | | Equalized Value | | | | District Classification | | | | | |
|----------------------|-----------------|----------------|--|--------------------------|---------------------------------------|---|---------|-----------|-----------------|-----------|-----------------------|---------|-------------------------|---------|-----------|--|---------------------------|-----|
| Map Ref # | Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial, Commercial, Business, Existing Residential, Suitable for Mixed Use | Newly Platted Residential | |
| 1092 | 186032130047000 | 1024 10th Ave | Co Union Grove Lbr & Fuel | 0.47 | | 4 | 36,500 | 415,000 | 7,000 | 458,500 | 88.69% | 41,156 | 467,939 | 7,893 | 516,988 | 0.47 | 0 | 2 |
| 1093 | 186032130048030 | 826 Main St | Union Grove Area Foodbank Inc | 0.44 | | 4 | 17,900 | 108,300 | 0 | 126,200 | 88.69% | 20,183 | 122,115 | 0 | 142,298 | 0.44 | 0 | X4 |
| 1094 | 186032130048010 | 830 Main St | Lyle Jaspersen | 0.44 | | 4 | 17,700 | 185,000 | 0 | 202,700 | 88.69% | 19,958 | 208,599 | 0 | 228,557 | 0.44 | 0 | 2 |
| 1095 | 186032130048020 | 826 Main St | Lyle Jaspersen | 0.44 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.44 | 0 | 2 |
| 1096 | 186032130049000 | 816 Main St | Hanke's Union Grove Quikmart LLC | 0.33 | | 4 | 48,200 | 54,700 | 0 | 102,900 | 88.69% | 54,349 | 61,678 | 0 | 116,026 | 0.33 | 0 | 2 |
| 1097 | 186032130050000 | 802 Main St | Hanke's Union Grove Quikmart LLC | 0.22 | | 4 | 35,000 | 121,900 | 0 | 156,900 | 88.69% | 39,465 | 137,450 | 0 | 176,915 | 0.22 | 0 | 2 |
| 1098 | 186032130051000 | 1011 8th Ave | Venustiano Oviedo | 0.14 | | 4 | 16,500 | 167,400 | 0 | 183,900 | 88.69% | 18,605 | 188,754 | 0 | 207,359 | 0.14 | 0 | 1,4 |
| 1099 | 186032130052000 | 801 Vine St | Katterhagen Trust Robert & Mary | 0.36 | | 4 | 37,100 | 211,900 | 0 | 249,000 | 88.69% | 41,833 | 238,931 | 0 | 280,763 | 0.36 | 0 | 1 |
| 1100 | 186032130053000 | 815 Vine St | Nicholas Reisenauer, Theresa Gloeckler | 0.36 | | 4 | 37,200 | 148,000 | 0 | 185,200 | 88.69% | 41,945 | 166,879 | 0 | 208,825 | 0.36 | 0 | 1 |
| 1101 | 186032130055000 | 1022 9th Ave | Samantha Balian, Tyler Lewis | 0.14 | | 4 | 16,600 | 132,800 | 0 | 149,400 | 88.69% | 18,718 | 149,740 | 0 | 168,458 | 0.14 | 0 | 1 |
| 1102 | 186032130056000 | 740 Main St | Katterhagen Trust Robert & Mary | 0.51 | | 4 | 56,600 | 166,300 | 10,500 | 233,400 | 88.69% | 63,820 | 187,514 | 11,839 | 263,173 | 0.51 | 0 | 2 |
| 1103 | 186032130056003 | 720 Main St | Ginski Land Co | 0.49 | | 4 | 55,400 | 289,800 | 7,000 | 352,200 | 88.69% | 62,467 | 326,768 | 7,893 | 397,128 | 0.49 | 0 | 2 |
| 1104 | 186032130057000 | 700 Main St | Union Grove Village of | 0.80 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.80 | 0 | X4 |
| 1105 | 186032130058001 | 628 Main St | Edward Christman, Constance Christman | 0.72 | | 4 | 42,100 | 134,800 | 0 | 176,900 | 88.69% | 47,470 | 151,996 | 0 | 199,466 | 0.72 | 0 | 1 |
| 1106 | 186032130059000 | 719 Vine St | Peter Buisee, Kathleen Buisse | 0.20 | | 4 | 24,000 | 137,200 | 0 | 161,200 | 88.69% | 27,062 | 154,702 | 0 | 181,763 | 0.20 | 0 | 1 |
| 1107 | 186032130060000 | 721 Vine St | Kimberly Wilson | 0.20 | | 4 | 24,000 | 100,500 | 0 | 124,500 | 88.69% | 27,062 | 113,320 | 0 | 140,382 | 0.20 | 0 | 1 |
| 1108 | 186032130061000 | 725 Vine St | Ronald Vemeer, Cynthia Vemeer | 0.15 | | 4 | 18,200 | 89,500 | 0 | 107,700 | 88.69% | 20,522 | 100,917 | 0 | 121,439 | 0.15 | 0 | 1 |
| 1109 | 186032130062000 | 731 Vine St | Ryan Danielson | 0.15 | | 4 | 17,400 | 113,700 | 0 | 131,100 | 88.69% | 19,620 | 128,204 | 0 | 147,824 | 0.15 | 0 | 1 |
| 1110 | 186032130063000 | 737 Vine St | Tracey Storck | 0.15 | | 4 | 17,400 | 116,500 | 0 | 133,900 | 88.69% | 19,620 | 131,361 | 0 | 150,981 | 0.15 | 0 | 1 |
| 1111 | 186032130064000 | 743 Vine St | Robert Katterhagen | 0.16 | | 4 | 18,900 | 125,300 | 0 | 144,200 | 88.69% | 21,311 | 141,284 | 0 | 162,595 | 0.16 | 0 | 1 |
| 1112 | 186032130068000 | 710 Vine St | Peter Kordus, Steven Kordus | 0.60 | | 4 | 40,800 | 143,000 | 0 | 183,800 | 88.69% | 46,005 | 161,242 | 0 | 207,246 | 0.60 | 0 | 1 |
| 1113 | 186032130069000 | 715 Center St | Mountain Domain Sports LLC | 0.80 | | 4 | 29,500 | 155,200 | 0 | 184,700 | 88.69% | 33,263 | 174,998 | 0 | 208,261 | 0.80 | 0 | 2 |
| 1114 | 186032130082000 | 1024 10th Ave | Union Grove Lumber & Coal Co | 1.12 | | 4 | 40,100 | 333,300 | 0 | 373,400 | 88.69% | 45,215 | 375,817 | 0 | 421,032 | 1.12 | 0 | 2 |
| 1115 | 186032130093000 | 1014 Vine St | S&S Real Estate Appraisal Serv | 0.20 | | 4 | 20,500 | 335,000 | 2,300 | 357,800 | 88.69% | 23,115 | 377,734 | 2,593 | 403,442 | 0.20 | 0 | 2 |
| 1116 | 186032130094000 | 1006 Vine St | Kunstman Properties LLC | 1.50 | | 4 | 69,900 | 417,000 | 0 | 486,900 | 88.69% | 78,817 | 470,194 | 0 | 549,011 | 1.50 | 0 | 2 |
| 1117 | 186032130152000 | 1024 10th Ave | Union Grove Lumber & Fuel Co Inc | 0.24 | | 4 | 19,600 | 8,000 | 0 | 27,600 | 88.69% | 22,100 | 9,021 | 0 | 31,121 | 0.24 | 0 | 2 |
| 1118 | 186032130153000 | 1222 10th Ave | James Willems | 0.32 | | 4 | 32,000 | 120,000 | 0 | 152,000 | 88.69% | 36,082 | 135,308 | 0 | 171,390 | 0.32 | 0 | 1 |
| 1119 | 186032130172010 | 1213 7th Ave | Paul Orta, Maria Orta | 0.20 | | 4 | 24,000 | 122,500 | 0 | 146,500 | 88.69% | 27,062 | 138,126 | 0 | 165,188 | 0.20 | 0 | 1 |
| 1120 | 186032130172012 | 1223 7th Ave | Asphalt Contractors Inc | 0.20 | | 4 | 24,000 | 105,600 | 0 | 129,600 | 88.69% | 27,062 | 119,071 | 0 | 146,132 | 0.20 | 0 | 1 |
| 1121 | 186032130176000 | 8th Ave | Union Grove Village of | 6.12 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 6.12 | 0 | X4 |
| 1122 | 186032130176000 | 8th Ave | Union Grove Village of | 0.09 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.09 | 0 | X4 |
| 1123 | 186032130176005 | 704 High St | David Hansen, mary Jo Hansen | 0.20 | | 4 | 23,900 | 114,300 | 0 | 138,200 | 88.69% | 26,949 | 128,880 | 0 | 155,829 | 0.20 | 0 | 1 |
| 1124 | 189032130176010 | 1400 8th Ave | Oak Ridge Care Center Inc | 5.11 | | 4 | 157,700 | 3,858,100 | 125,600 | 4,141,400 | 88.69% | 177,817 | 4,350,252 | 141,622 | 4,669,691 | 5.11 | 0 | 2 |
| 1125 | 186032130177000 | High St | Union Grove Village of | 3.54 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 3.54 | 0 | X4 |
| 1126 | 186032131017000 | 1100 15th Ave | Wisconsin Telephone Co | 0.16 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.16 | 0 | X4 |
| 1127 | 186032131018000 | 1100 15th Ave | Wisconsin Bell Inc | 0.16 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.16 | 0 | X4 |

Village of Union Grove

TID No. 7

Base Property Information

Assessment Roll Classification?
(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)

| Property Information | | | | Assessment Information 1 | | | | | | Equalized Value | | | | District Classification | | | | |
|----------------------|-----------------|----------------|--|--------------------------|---------------------------------------|---|--------|---------|--------|-----------------|-----------------------|---------|---------|-------------------------|-----------|--|---------------------------|----|
| Map Ref # | Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial, Commercial, Business, Existing Residential, Suitable for Mixed Use | Newly Platted Residential | |
| 1128 | 186032131019000 | 1100 15th Ave | Wisconsin Telephone Co | 0.15 | | 4 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.15 | 0 | X4 | |
| 1129 | 186032131020000 | 1118 15th Ave | Highway 11 Investments LLC | 0.26 | | 4 | 26,400 | 337,100 | 7,000 | 370,500 | 88.69% | 29,768 | 380,102 | 7,893 | 417,762 | 0.26 | 0 | 2 |
| 1130 | 186032131021000 | 1114 15th Ave | Square One Investments LLC | 0.13 | | 4 | 13,800 | 90,000 | 0 | 103,800 | 88.69% | 15,560 | 101,481 | 0 | 117,041 | 0.13 | 0 | 2 |
| 1131 | 186032131053000 | 1200 15th Ave | Kevin L Fitzpatrick | 0.17 | | 4 | 17,800 | 129,000 | 2,300 | 149,100 | 88.69% | 20,071 | 145,456 | 2,593 | 168,120 | 0.17 | 0 | 2 |
| 1132 | 186032131069000 | 1436 Main St | Nadeem Rasul | 0.44 | | 4 | 42,600 | 175,000 | 1,100 | 218,700 | 88.69% | 48,034 | 197,324 | 1,240 | 246,598 | 0.44 | 0 | 2 |
| 1133 | 186032131070000 | 1430 Main St | M&M Investments of Union Grove LLC | 0.16 | | 4 | 24,900 | 5,300 | 0 | 30,200 | 88.69% | 28,076 | 5,976 | 0 | 34,052 | 0.16 | 0 | 2 |
| 1134 | 186032131071000 | 1422 Main St | M&M Investments of Union Grove LLC | 2.25 | | 4 | 96,900 | 835,000 | 9,800 | 941,700 | 88.69% | 109,261 | 941,515 | 11,050 | 1,061,826 | 2.25 | 0 | 2 |
| 1135 | 186032131074000 | 1400 Main St | Roert R Niedermeyer | 0.28 | | 4 | 30,000 | 136,400 | 0 | 166,400 | 88.69% | 33,827 | 153,800 | 0 | 187,627 | 0.28 | 0 | 1 |
| 1136 | 186032131076000 | 1358 Main St | Jessica Seligmiller, Patty Seligmiller | 0.28 | | 4 | 33,600 | 146,900 | 0 | 180,500 | 88.69% | 37,886 | 165,639 | 0 | 203,525 | 0.28 | 0 | 1 |
| 1137 | 186032131077000 | 1342 Main St | Christopher Poeschel | 0.33 | | 4 | 32,100 | 120,700 | 0 | 152,800 | 88.69% | 36,195 | 136,097 | 0 | 172,292 | 0.33 | 0 | 1 |
| 1138 | 186032131079000 | 1348 Main St | Amanda Houdek, Jason Houdek | 0.30 | | 4 | 30,900 | 157,700 | 0 | 188,600 | 88.69% | 34,842 | 177,817 | 0 | 212,658 | 0.30 | 0 | 1 |
| 1139 | 186032131081000 | 1336 Main St | Erick Lapointe, Nicole Lapointe | 0.25 | | 4 | 30,000 | 158,200 | 0 | 188,200 | 88.69% | 33,827 | 178,381 | 0 | 212,207 | 0.25 | 0 | 1 |
| 1140 | 186032131082000 | 1332 Main St | Richard Torres | 0.46 | | 4 | 35,300 | 151,300 | 0 | 186,600 | 88.69% | 39,803 | 170,600 | 0 | 210,403 | 0.46 | 0 | 1 |
| 1141 | 186032131083000 | 1326 Main St | Melba Wright | 0.31 | | 4 | 34,300 | 136,700 | 0 | 171,000 | 88.69% | 38,675 | 154,138 | 0 | 192,813 | 0.31 | 0 | 1 |
| 1142 | 186032131085000 | 1320 Main St | Amanda Ellis | 0.31 | | 4 | 33,200 | 106,500 | 0 | 139,700 | 88.69% | 37,435 | 120,085 | 0 | 157,521 | 0.31 | 0 | 1 |
| 1143 | 186032131086000 | 1312 Main St | John Poeschel, Pauline Poeschel | 0.25 | | 4 | 27,800 | 123,200 | 0 | 151,000 | 88.69% | 31,346 | 138,916 | 0 | 170,262 | 0.25 | 0 | 1 |
| 1144 | 186032131088000 | 1304 Main St | David Casebolt, Kim Casebolt | 0.27 | | 4 | 29,200 | 128,000 | 0 | 157,200 | 88.69% | 32,925 | 144,328 | 0 | 177,253 | 0.27 | 0 | 1 |
| 1145 | 186032131091000 | 1300 Main St | Litz Revocable Trust Valiant G & Joann | 0.12 | | 4 | 18,600 | 97,100 | 0 | 115,700 | 88.69% | 20,973 | 109,486 | 0 | 130,459 | 0.12 | 0 | 1 |
| 1146 | 186032131135100 | 1201 15th Ave | Community State Bank | 0.73 | | 4 | 43,300 | 167,900 | 26,300 | 237,500 | 88.69% | 48,823 | 189,318 | 29,655 | 267,796 | 0.73 | 0 | 2 |
| 1147 | 186032131135110 | 1221 15TH Ave | RJV Car Wash LLC | 0.46 | | 4 | 34,900 | 127,200 | 0 | 162,100 | 88.69% | 39,352 | 143,426 | 0 | 182,778 | 0.46 | 0 | 2 |
| 1148 | 186032131135200 | 1141 15th Ave | Lynn Properties LLC | 0.98 | | 4 | 53,000 | 287,900 | 0 | 340,900 | 88.69% | 59,761 | 324,625 | 0 | 384,386 | 0.98 | 0 | 2 |
| 1150 | 186032132003000 | 1305 Main St | Robin Carrol, Shelley Hickman | 0.28 | | 4 | 32,700 | 125,600 | 0 | 158,300 | 88.69% | 36,871 | 141,622 | 0 | 178,493 | 0.28 | 0 | |
| 1149 | 186032132001000 | 1301 Main St | Amy Spinelli | 0.19 | | 4 | 24,800 | 138,700 | 0 | 163,500 | 88.69% | 27,964 | 156,393 | 0 | 184,357 | 0.19 | 0 | 1 |
| 1151 | 186032132005000 | 1313 Main St | Donald Voss, Eileen Voss | 0.39 | | 4 | 36,200 | 138,100 | 0 | 174,300 | 88.69% | 40,818 | 155,716 | 0 | 196,534 | 0.39 | 0 | 1 |
| 1152 | 186032132007000 | 1319 Main St | Matthew Wellwood | 0.30 | | 4 | 33,000 | 151,200 | 0 | 184,200 | 88.69% | 37,210 | 170,488 | 0 | 207,697 | 0.30 | 0 | 1 |
| 1153 | 186032132008000 | 1325 Main St | Jacqueline Hahn | 0.25 | | 4 | 29,700 | 120,700 | 0 | 150,400 | 88.69% | 33,489 | 136,097 | 0 | 169,586 | 0.25 | 0 | 1 |
| 1154 | 186032132009000 | 1333 Main St | Matthew Crenshaw, Gina Crenshaw | 0.27 | | 4 | 32,200 | 119,400 | 0 | 151,600 | 88.69% | 36,308 | 134,631 | 0 | 170,939 | 0.27 | 0 | 1 |
| 1155 | 186032132010000 | 1341 Main St | Leroy Farley | 0.39 | | 4 | 36,000 | 143,800 | 0 | 179,800 | 88.69% | 40,592 | 162,144 | 0 | 202,736 | 0.39 | 0 | 1 |
| 1156 | 186032132013000 | 910 14th Ave | Martin's Garage Inc | 0.26 | | 4 | 26,500 | 100 | 0 | 26,600 | 88.69% | 29,880 | 113 | 0 | 29,993 | 0.26 | 0 | 2 |
| 1157 | 186032132014000 | 1347 Main St | Jed Jackowski | 0.26 | | 4 | 30,200 | 126,600 | 0 | 156,800 | 88.69% | 34,052 | 142,750 | 0 | 176,802 | 0.26 | 0 | 1 |
| 1158 | 186032132015000 | 1355 Main St | Theresa Walter | 0.21 | | 4 | 32,200 | 155,000 | 7,000 | 194,200 | 88.69% | 36,308 | 174,772 | 7,893 | 218,973 | 0.21 | 0 | 2 |
| 1159 | 186032132016000 | 14th Ave | Union Grove Village of | 2.54 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 2.54 | 0 | X4 |
| 1160 | 186032132024000 | 1409 Main St | Stephen Spiering, Nancy Spiering | 0.26 | | 4 | 27,500 | 0 | 0 | 27,500 | 88.69% | 31,008 | 0 | 0 | 31,008 | 0.26 | 0 | 1 |
| 1161 | 186032132025000 | 1401 Main St | Spiering Brothers LLC | 0.14 | | 4 | 23,200 | 177,900 | 4,700 | 205,800 | 88.69% | 26,159 | 200,594 | 5,300 | 232,053 | 0.14 | 0 | 2 |
| 1162 | 186032132026000 | 1417 Main St | Stephen Spiering, Nancy Spiering | 0.25 | | 4 | 29,700 | 100,800 | 0 | 130,500 | 88.69% | 33,489 | 113,658 | 0 | 147,147 | 0.25 | 0 | 1 |
| 1163 | 186032132027000 | 1423 Main St | Kimberly Molitor | 0.85 | | 4 | 26,800 | 123,900 | 0 | 150,700 | 88.69% | 30,219 | 139,705 | 0 | 169,924 | 0.85 | 0 | 1 |

Village of Union Grove

TID No. 7

Base Property Information

Assessment Roll Classification?
 (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)

| Property Information | | | | | | | Assessment Information 1 | | | | Equalized Value | | | | District Classification | | |
|----------------------|-----------------|-------------------|-------------------------------------|---------------|---------------------------------------|---|--------------------------|-------------------|----------------|-------------------|-----------------------|------------------|-------------------|----------------|-------------------------|---|---------------------------|
| Map Ref # | Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial, Commercial, Business, Existing Residential, Suitable for Mixed Use | Newly Platted Residential |
| 1164 | 186032132028000 | 1429 Main St | Adam Braun | 0.27 | | 4 | 30,200 | 114,000 | 0 | 144,200 | 88.69% | 34,052 | 128,542 | 0 | 162,595 | 0.27 | 0 |
| 1165 | 186032132029000 | 1437 Main St | Michael Miller | 0.26 | | 4 | 31,700 | 114,000 | 0 | 145,700 | 88.69% | 35,744 | 128,542 | 0 | 164,286 | 0.26 | 0 |
| 1166 | 186032132030000 | 1443 Main St | Jeffrey Braun | 0.36 | | 4 | 35,700 | 75,000 | 900 | 111,600 | 88.69% | 40,254 | 84,567 | 1,015 | 125,836 | 0.36 | 0 |
| 1167 | 186032132031000 | 910 15th Ave | Charles Riley | 0.44 | | 4 | 29,000 | 152,900 | 0 | 181,900 | 88.69% | 32,699 | 172,404 | 0 | 205,104 | 0.44 | 0 |
| 1168 | 186032132032000 | 902 15th Ave | Jeffrey Mcmillian, Sarah Mcmillian | 0.25 | | 4 | 33,600 | 136,600 | 0 | 170,200 | 88.69% | 37,886 | 154,025 | 0 | 191,911 | 0.25 | 0 |
| 1169 | 186032132033001 | 902 15th Ave | Jeffrey Mcmillian, Sarah Mcmillian | 0.15 | | | 800 | 0 | 0 | 800 | 88.69% | 902 | 0 | 0 | 902 | 0.15 | 0 |
| 1170 | 186032132034000 | 830 15th Ave | Main Street Properties LLC | 0.25 | | 4 | 29,700 | 162,200 | 0 | 191,900 | 88.69% | 33,489 | 182,891 | 0 | 216,379 | 0.25 | 0 |
| 1171 | 186032132035000 | 830 15th Ave | Main Street Properties LLC | 0.16 | | | 800 | 0 | 0 | 800 | 88.69% | 902 | 0 | 0 | 902 | 0.16 | 0 |
| 1172 | 186032132036000 | 824 15th Ave | Steven Lambert | 0.33 | | 4 | 14,700 | 140,200 | 0 | 154,900 | 88.69% | 16,575 | 158,084 | 0 | 174,660 | 0.33 | 0 |
| 1173 | 186032132037000 | 816 15th Ave | Jacob Germain, Yessenia Germain | 0.24 | | 4 | 28,800 | 75,000 | 0 | 103,800 | 88.69% | 32,474 | 84,567 | 0 | 117,041 | 0.24 | 0 |
| 1174 | 186032132038000 | 800 15th Ave | Tamara Erickson | 0.50 | | 4 | 37,000 | 145,800 | 0 | 182,800 | 88.69% | 41,720 | 164,399 | 0 | 206,119 | 0.50 | 0 |
| 1175 | 186032132042000 | 816 Pond St | Santiago Gomez Jr | 0.22 | | | 32,100 | 94,100 | 0 | 126,200 | 88.69% | 36,195 | 106,104 | 0 | 142,298 | 0.22 | 0 |
| 1176 | 186032132063000 | 14th Ave | Union Grove Village of | 0.66 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.66 | 0 |
| 1177 | 186032132071000 | 14th Ave | Union Grove Village of | 1.84 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 1.84 | 0 |
| 1178 | 186032132075000 | 925 15th Ave | Village of Union Grove | 1.77 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 1.77 | 0 |
| 1181 | 186032129084000 | 925 Church Rd | Robert Kordus, S M Kordus | 0.03 | | 4 | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 0.03 | 0 |
| 1182 | 186032119038000 | 2808 Colony Ave S | Trinity Evangelical Lutheran Church | 1.51 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 1.51 | 0 |
| 1183 | 186032119038001 | 2908 Colony Ave S | Trinity Evangelical Lutheran Church | 2.51 | | | 0 | 0 | 0 | 0 | 88.69% | 0 | 0 | 0 | 0 | 2.51 | 0 |
| Total Acreage | | | | 235.41 | | | 4,449,811 | 28,899,900 | 424,800 | 33,774,511 | | 5,017,443 | 32,586,466 | 478,989 | | 139.4693 | 95.94 |
| | | | | | | | | | | | | | | | | 59.25% | 40.75% |
| | | | | | | | | | | | | | | | | A total of 16.17 acres of future lots 1 & 3 will be used for Right of Way. This reduces the newly platted residential from 95.94 to 79.77 acres, resulting in the % of newly platted residential being 33.88%. | |
| | | | | | | | | | | | | | | | | Estimated Base Value | 38,082,897 |

Notes: **1**Assessed valuations as of 1-1-2020. Actual base value will be determined using 1-1-2021 assessed values.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$28,483,964 This value is less than the maximum of \$47,207,712 in equalized value that is permitted for the Village.

| Village of Union Grove, Wisconsin Tax Increment District # 7 Valuation Test Compliance Calculation | |
|---|---|
| District Creation Date | 1/1/2021 |
| | Valuation Data Currently Available 2020 |
| Total EV (TID In) | 393,397,600 |
| 12% Test | 47,207,712 |
| Increment of Existing TIDs | |
| TID #4 | 13,696,100 |
| TID #5 | 11,704,800 |
| TID #6 | 2,490,000 |
| Total Existing Increment | 27,890,900 |
| Projected Base of New or Amended District | 38,082,897 |
| Less Value of Any Underlying TID Parcels | 37,489,833 ▼ |
| Total Value Subject to 12% Test | 28,483,964 |
| Compliance | PASS |

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village and/or developer expects to make with the intent of being reimbursed by the Village, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number, and location of potential Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit.

Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village

construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping;

lighting of streets, sidewalks, parking areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

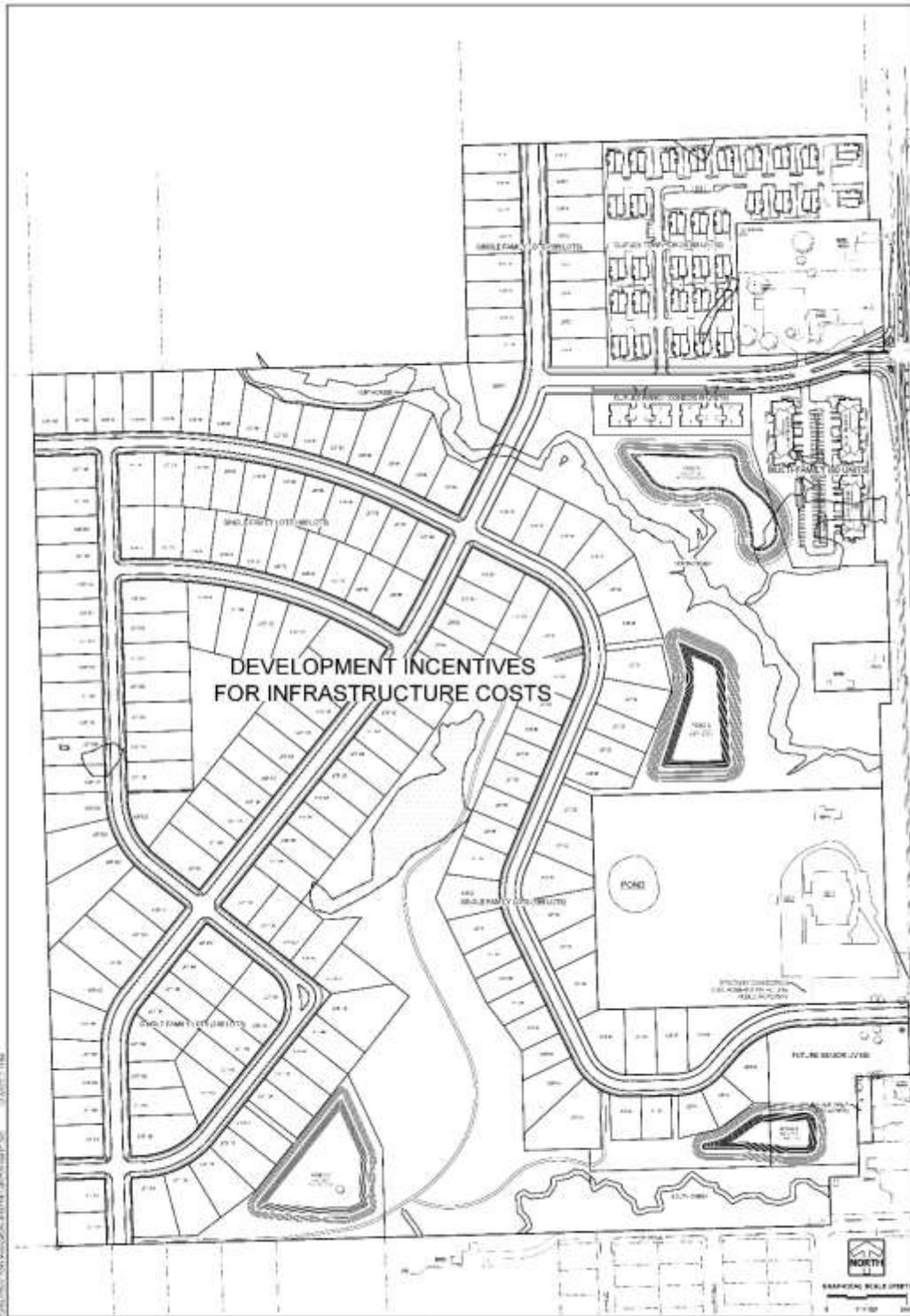
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

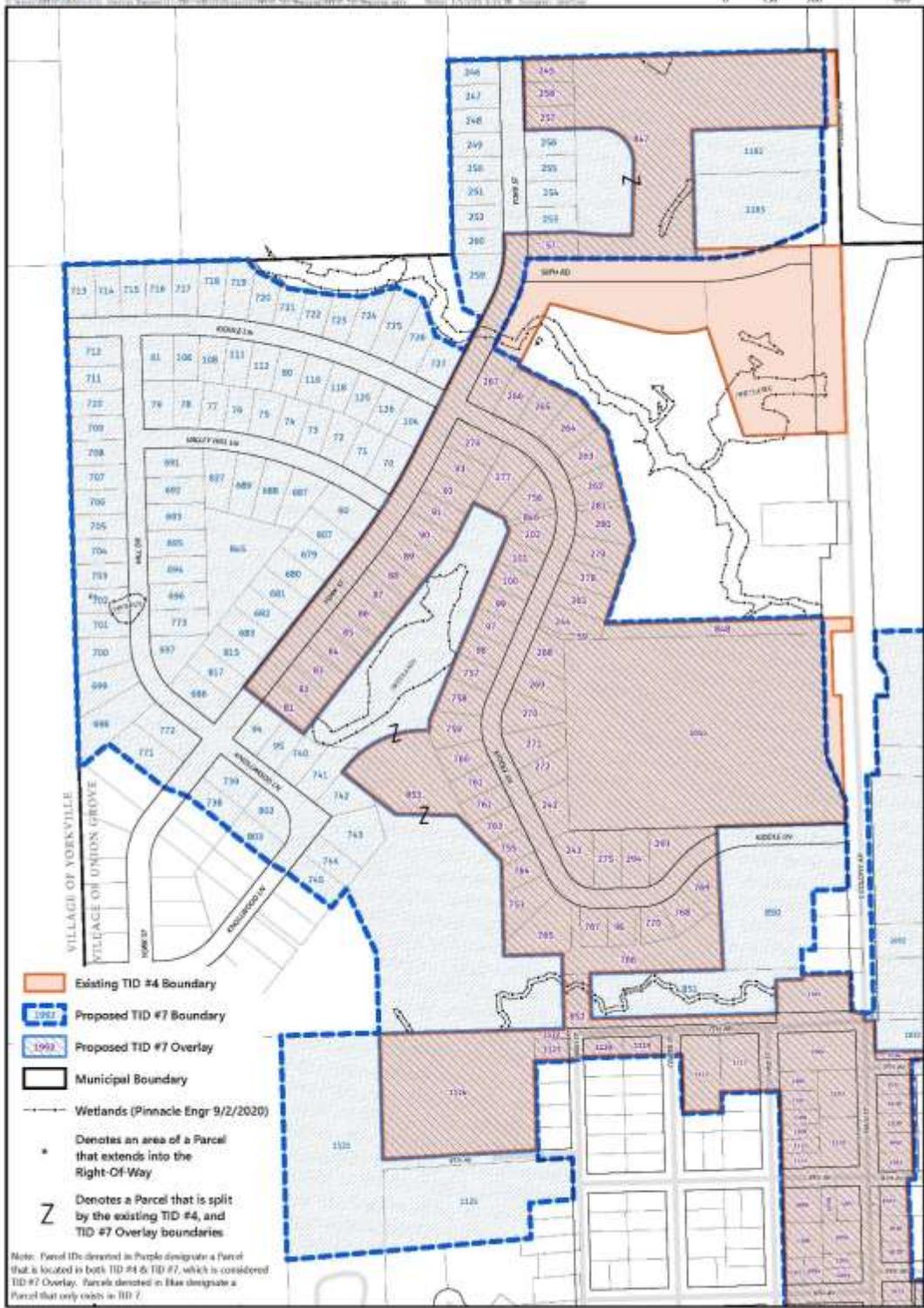
SECTION 7:

Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.



CANOPY HILL - PROJECT PLAN 11/20/2020
 PINNACLE ENGINEERING GROUP 3010 WATSON AVENUE SUITE 100 DUBLIN, OHIO 43017 (614) 891-1000 WWW.PEAGROUP.COM PLAN | DESIGN | DELIVER PEGJOB# 859.00

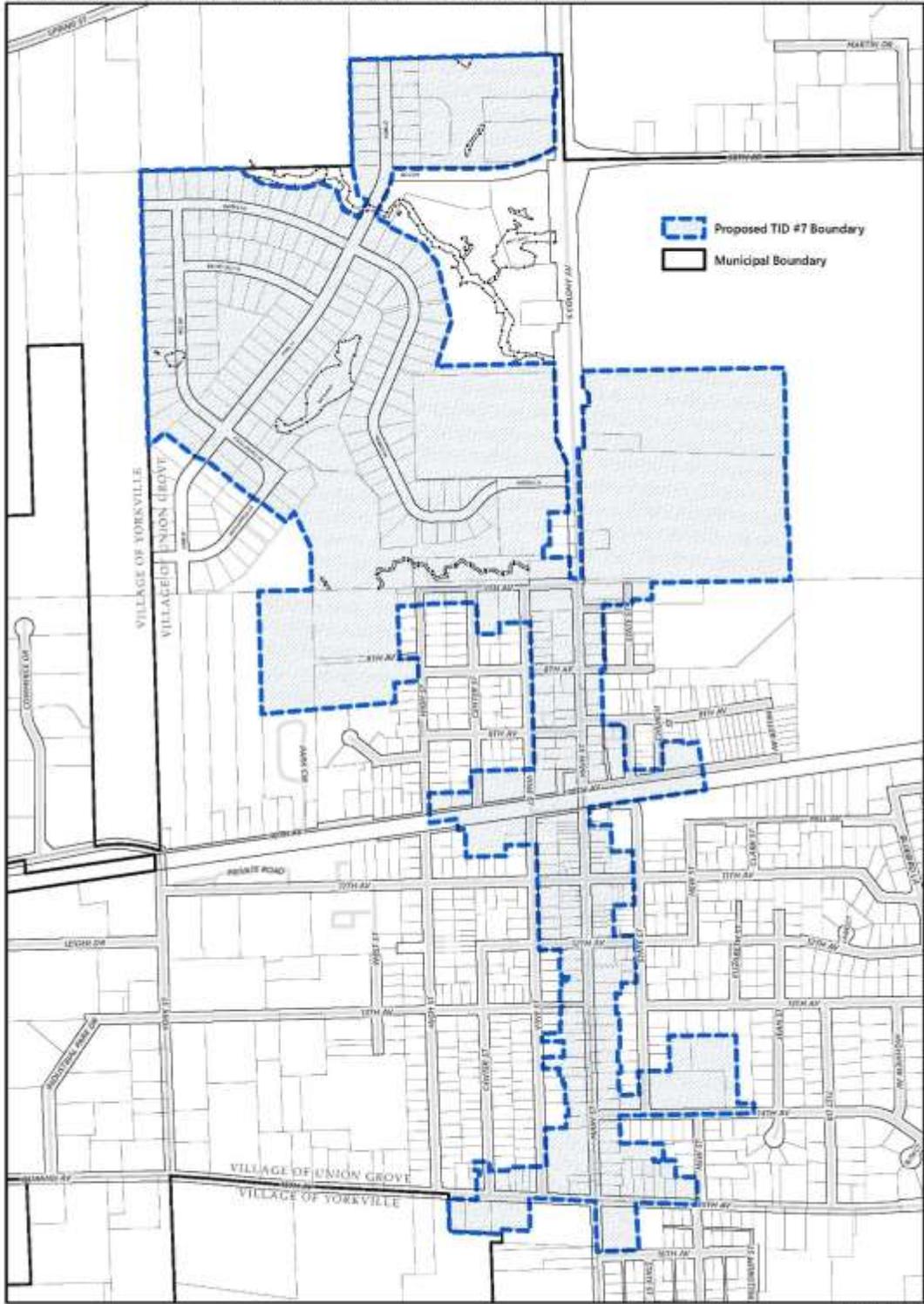


January 5, 2021



EXISTING TID NO. 4 & PROPOSED TID NO. 7 BOUNDARIES

Map 3 of 3, North Area
Village of Union Grove, WI



January 5, 2021



PROPOSED TID NO. 7 OVERALL BOUNDARY

Village of Union Grove, WI

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (The eligible project costs are listed below). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Development Incentives: Issued through an MRO - \$22,435,000 + 5% interest.

Administrative & Professional Services Costs: Approximately \$1,800,000.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$92,775,000 in incremental value by 1-1-28. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of \$20.49 per thousand of equalized value with a 1% economic appreciation over the life of the TID. The Project would generate \$35.5M in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Village of Union Grove

Tax Increment District #7

Development Assumptions

| Construction Year | | Single Family Homes (163) | Townhomes (60 Units) | Senior Units (50 Units) | Annual Anticipated Increment Value | Construction Year | |
|-------------------|------|---------------------------|----------------------|-------------------------|------------------------------------|-------------------|---|
| 1 | 2021 | 13,855,000 | | | 13,855,000 | 2021 | 1 |
| 2 | 2022 | 30,515,000 | 3,250,650 | 2,000,000 | 35,765,650 | 2022 | 2 |
| 3 | 2023 | 46,835,000 | 7,150,650 | 4,000,000 | 57,985,650 | 2023 | 3 |
| 4 | 2024 | 58,055,000 | 11,050,650 | | 73,105,650 | 2024 | 4 |
| 5 | 2025 | 63,835,000 | 14,950,650 | | 82,785,650 | 2025 | 5 |
| 6 | 2026 | 69,275,000 | 18,850,650 | | 92,125,650 | 2026 | 6 |
| 7 | 2027 | 69,275,000 | 19,500,000 | | 92,775,000 | 2027 | 7 |
| 8 | 2028 | | | | | 2028 | 8 |
| Totals | | <u>69,275,000</u> | <u>19,500,000</u> | <u>4,000,000</u> | | | |

Notes: Single Family Homes are \$425K per (lot & home) & Townhomes are \$325,000 per (lot & unit).

Phase 1 - TID 4: 60 Multi-Family Units & 4 Duplexes.

Phase 2 - TID 7: 163 SF Lots and 60 Townhomes.

Table 1 – Development Assumptions

Village of Union Grove

Tax Increment District #7

Tax Increment Projection Worksheet - Amended

| | | | | | |
|--------------------------------|-----------------|-----------|--------------------------|------------|----------------------------|
| Type of District | Mixed Use | | Base Value | 38,082,897 | Apply to Base Value |
| District Creation Date | October 2, 2020 | | Appreciation Factor | 1.00% | |
| Valuation Date | Jan 1, | 2021 | Base Tax Rate | \$20.49 | |
| Max Life (Years) | 20 | | Rate Adjustment Factor | | |
| Expenditure Period/Termination | 15 | 10/2/2035 | | | |
| Revenue Periods/Final Year | 20 | 2042 | Tax Exempt Discount Rate | 4.00% | |
| Extension Eligibility/Years | Yes | 3 | Taxable Discount Rate | 5.00% | |
| Eligible Recipient District | No | | | | |

| Construction Year | Valuation Year | Value Added | Inflation Increment | Total Increment Plus | | | Revenue Year | Tax Rate | Tax Increment | Tax Exempt | Taxable NPV |
|-------------------|----------------|-------------------|---------------------|----------------------|------------|-------------|----------------------------------|----------|-------------------|-----------------|-------------|
| | | | | Increment | Inflation | Revenue | | | | NPV Calculation | Calculation |
| 1 | 2021 | 13,855,000 | 2022 | 0 | 13,855,000 | 13,855,000 | 2023 | \$20.49 | 283,897 | 252,384 | 245,241 |
| 2 | 2022 | 21,910,650 | 2023 | 138,550 | 35,765,650 | 35,904,200 | 2024 | \$20.49 | 735,699 | 881,262 | 850,502 |
| 3 | 2023 | 22,220,000 | 2024 | 359,042 | 57,985,650 | 58,344,692 | 2025 | \$20.49 | 1,195,518 | 1,863,890 | 1,787,222 |
| 4 | 2024 | 15,120,000 | 2025 | 583,447 | 73,105,650 | 73,689,097 | 2026 | \$20.49 | 1,509,934 | 3,057,213 | 2,913,957 |
| 5 | 2025 | 9,680,000 | 2026 | 736,891 | 82,785,650 | 83,522,541 | 2027 | \$20.49 | 1,711,427 | 4,357,757 | 4,130,237 |
| 6 | 2026 | 9,340,000 | 2027 | 835,225 | 92,125,650 | 92,960,875 | 2028 | \$20.49 | 1,904,824 | 5,749,593 | 5,419,497 |
| 7 | 2027 | 649,350 | 2028 | 929,609 | 92,775,000 | 93,704,609 | 2029 | \$20.49 | 1,920,064 | 7,098,604 | 6,657,187 |
| 8 | 2028 | | 2029 | 937,046 | 92,775,000 | 93,712,046 | 2030 | \$20.49 | 1,920,216 | 8,395,834 | 7,836,033 |
| 9 | 2029 | | 2030 | 937,120 | 92,775,000 | 93,712,120 | 2031 | \$20.49 | 1,920,218 | 9,643,170 | 8,958,744 |
| 10 | 2030 | | 2031 | 937,121 | 92,775,000 | 94,649,242 | 2032 | \$20.49 | 1,939,420 | 10,854,526 | 10,038,686 |
| 11 | 2031 | | 2032 | 946,492 | 92,775,000 | 95,595,734 | 2033 | \$20.49 | 1,958,814 | 12,030,939 | 11,077,487 |
| 12 | 2032 | | 2033 | 955,957 | 92,775,000 | 96,551,691 | 2034 | \$20.49 | 1,978,402 | 13,173,417 | 12,076,714 |
| 13 | 2033 | | 2034 | 965,517 | 92,775,000 | 97,517,208 | 2035 | \$20.49 | 1,998,186 | 14,282,939 | 13,037,876 |
| 14 | 2034 | | 2035 | 975,172 | 92,775,000 | 98,492,380 | 2036 | \$20.49 | 2,018,168 | 15,360,455 | 13,962,422 |
| 15 | 2035 | | 2036 | 984,924 | 92,775,000 | 99,477,304 | 2037 | \$20.49 | 2,038,350 | 16,406,889 | 14,851,747 |
| 16 | 2036 | | 2037 | 994,773 | 92,775,000 | 100,472,077 | 2038 | \$20.49 | 2,058,733 | 17,423,138 | 15,707,193 |
| 17 | 2037 | | 2038 | 1,004,721 | 92,775,000 | 101,476,798 | 2039 | \$20.49 | 2,079,320 | 18,410,072 | 16,530,051 |
| 18 | 2038 | | 2039 | 1,014,768 | 92,775,000 | 102,491,566 | 2040 | \$20.49 | 2,100,114 | 19,368,536 | 17,321,562 |
| 19 | 2039 | | 2040 | 1,024,916 | 92,775,000 | 103,516,482 | 2041 | \$20.49 | 2,121,115 | 20,299,352 | 18,082,920 |
| 20 | 2040 | | 2041 | 1,035,165 | 92,775,000 | 104,551,646 | 2042 | \$20.49 | 2,142,326 | 21,203,318 | 18,815,273 |
| Totals | | 92,775,000 | | 16,296,457 | | | Future Value of Increment | | 35,534,743 | | |

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 2 - Tax Increment Projection Worksheet

Financing and Implementation

Table 3. provides a summary of the District's financing plan. The Village will fund the developer incentives through a Municipal Revenue Obligation (MRO). The Village doesn't anticipate financing capital related to this TID through a traditional debt financing.

Issued in 2021:

Development Incentives: Issued through an MRO - \$22,435,000 + 5% interest.

Throughout the TID Life:

Administrative & Professional Services Costs: Approximately \$1,800,000.

Table 3 - Financing Plan

Based on the Project Cost expenditures as included within cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by 2042, which is the final revenue collection year, to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

| Village of Union Grove | | | | | | | | | | | |
|---|--------------------|--------------------|----------------|--|------------------------------------|--|--|--------------------|-----------------------|------------|-------|
| Tax Increment District #7 | | | | | | | | | | | |
| Cash Flow Projection - Road & Signalization Paid by Developer | | | | | | | | | | | |
| Year | Projected Revenues | | | 5% of Increment Retained By Village - (Admin & Road) | MRO Payment @5% | Expenditures | | | Balances | | Year |
| | Tax Increments | Additional Revenue | Total Revenues | | | Municipal Revenue Obligation (MRO) \$ 22,435,000 | 50-50 Split Up to an additional \$4.5M | Total Expenditures | Annual | Cumulative | |
| 2022 | | | 0 | | 100% of Remaining Increment | | | 0 | 0 | 0 | 2022 |
| 2023 | 283,897 | | 283,897 | 14,195 | 269,702 | 23,273,562 | | 283,897 | 0 | 0 | 2023 |
| 2024 | 735,699 | | 735,699 | 36,785 | 698,914 | 23,703,381 | | 735,699 | 0 | 0 | 2024 |
| 2025 | 1,195,518 | | 1,195,518 | 59,776 | 1,135,742 | 23,696,021 | | 1,195,518 | 0 | 0 | 2025 |
| 2026 | 1,509,934 | | 1,509,934 | 75,497 | 1,434,437 | 23,374,663 | | 1,509,934 | 0 | 0 | 2026 |
| 2027 | 1,711,427 | | 1,711,427 | 85,571 | 1,625,856 | 22,836,248 | | 1,711,427 | 0 | 0 | 2027 |
| 2028 | 1,904,824 | | 1,904,824 | 95,241 | 1,809,583 | 22,077,999 | | 1,904,824 | 0 | 0 | 2028 |
| 2029 | 1,920,064 | | 1,920,064 | 96,003 | 1,824,060 | 21,266,635 | | 1,920,064 | 0 | 0 | 2029 |
| 2030 | 1,920,216 | | 1,920,216 | 96,011 | 1,824,205 | 20,414,551 | | 1,920,216 | 0 | 0 | 2030 |
| 2031 | 1,920,218 | | 1,920,218 | 96,011 | 1,824,207 | 19,519,862 | | 1,920,218 | 0 | 0 | 2031 |
| 2032 | 1,939,420 | | 1,939,420 | 96,971 | 1,842,449 | 18,561,284 | | 1,939,420 | 0 | 0 | 2032 |
| 2033 | 1,958,814 | | 1,958,814 | 97,941 | 1,860,873 | 17,535,431 | | 1,958,814 | 0 | 0 | 2033 |
| 2034 | 1,978,402 | | 1,978,402 | 98,920 | 1,879,482 | 16,438,746 | | 1,978,402 | 0 | 0 | 2034 |
| 2035 | 1,998,186 | | 1,998,186 | 99,909 | 1,898,277 | 15,267,493 | | 1,998,186 | 0 | 0 | 2035 |
| 2036 | 2,018,168 | | 2,018,168 | 100,908 | 1,917,260 | 14,017,745 | | 2,018,168 | 0 | 0 | 2036 |
| 2037 | 2,038,350 | | 2,038,350 | 101,917 | 1,936,432 | 12,685,379 | | 2,038,350 | 0 | 0 | 2037 |
| 2038 | 2,058,733 | | 2,058,733 | 102,937 | 1,955,796 | 11,266,061 | | 2,058,733 | 0 | 0 | 2038 |
| 2039 | 2,079,320 | | 2,079,320 | 103,966 | 1,975,354 | 9,755,242 | | 2,079,320 | 0 | 0 | 2039 |
| 2040 | 2,100,114 | | 2,100,114 | 105,006 | 1,995,108 | 8,148,141 | | 2,100,114 | 0 | 0 | 2040 |
| 2041 | 2,121,115 | | 2,121,115 | 106,056 | 2,015,059 | 6,439,736 | | 2,121,115 | 0 | 0 | 2041 |
| 2042 | 2,142,326 | | 2,142,326 | 107,116 | 2,035,210 | 4,624,753 | Unpaid | 2,142,326 | 0 | 0 | 2042 |
| Total | 35,534,743 | 0 | 35,534,743 | 1,776,737 | 33,758,006 | | 0 | 35,534,743 | | | Total |
| Notes: | | | | | | | | | Projected TID Closure | | |

Table 4 - Cash Flow

SECTION 10: 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. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village 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.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for the proposed development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed use development, providing necessary public infrastructure improvements and appropriate financial incentives for private development to occur. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

Legal Opinion Found on Following Page.



PRUITT, EKES & GEARY, S.C.

Timothy J. Pruitt
Elaine Sutton Ekkes
Christopher A. Geary

Office Administrator:
Eileen M. Zaffiro

245 Main Street, Suite 404, Racine, WI 53403 Phone: 262-456-1216 Facsimile: 262-456-2086 www.peglawfirm.com

February 19, 2021

Village Board
c/o Rebecca Wallendal
Village Clerk
Village of Union Grove
925 – 15th Avenue
Union Grove, WI 53182

RE: Project Plan for Creation of Tax Incremental District No. 7

Dear Village Board Members:

Wisconsin Statute Section 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute Section 66.1105.

As attorneys for the Village of Union Grove, we have reviewed the proposed Project Plan for the Village of Union Grove Tax Incremental District No. 7 and have determined that it is complete and complies with the provisions of Section 66.1105 of the Wisconsin Statutes.

Sincerely,

PRUITT, EKES & GEARY, S.C.

A handwritten signature in black ink that reads "Timothy J. Pruitt".

Timothy J. Pruitt
tpruitt@peglawfirm.com

TJP:emz

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

| Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction. | | | | | | | |
|---|---------------|---------------------------|------------------------|---|-----------------------------------|------------|--------------|
| Statement of Taxes Data Year: | | | | 2019 | | Percentage | |
| Racine County | | | | 1,142,952 | | | 14.15% |
| Gateway Technical College | | | | 266,346 | | | 3.30% |
| Village of Union Grove | | | | 2,434,880 | | | 30.15% |
| UHS District of Union Grove Union High School District | | | | 1,360,510 | | | 16.85% |
| School District of Union Grove J1 | | | | 2,871,147 | | | 35.55% |
| Total | | | | 8,075,835 | | | |
| Revenue Year | Racine County | Gateway Technical College | Village of Union Grove | UHS District of Union Grove School District | School District of Union Grove J1 | Total | Revenue Year |
| 2023 | 40,179 | 9,363 | 85,596 | 47,827 | 100,932 | 283,897 | 2023 |
| 2024 | 104,122 | 24,264 | 221,815 | 123,941 | 261,558 | 735,699 | 2024 |
| 2025 | 169,199 | 39,429 | 360,451 | 201,405 | 425,034 | 1,195,518 | 2025 |
| 2026 | 213,697 | 49,799 | 455,248 | 254,374 | 536,817 | 1,509,934 | 2026 |
| 2027 | 242,214 | 56,444 | 515,999 | 288,319 | 608,452 | 1,711,427 | 2027 |
| 2028 | 269,585 | 62,822 | 574,308 | 320,900 | 677,209 | 1,904,824 | 2028 |
| 2029 | 271,742 | 63,325 | 578,903 | 323,467 | 682,627 | 1,920,064 | 2029 |
| 2030 | 271,763 | 63,330 | 578,949 | 323,493 | 682,681 | 1,920,216 | 2030 |
| 2031 | 271,763 | 63,330 | 578,949 | 323,493 | 682,682 | 1,920,218 | 2031 |
| 2032 | 274,481 | 63,963 | 584,739 | 326,728 | 689,509 | 1,939,420 | 2032 |
| 2033 | 277,226 | 64,603 | 590,586 | 329,995 | 696,404 | 1,958,814 | 2033 |
| 2034 | 279,998 | 65,249 | 596,492 | 333,295 | 703,368 | 1,978,402 | 2034 |
| 2035 | 282,798 | 65,901 | 602,457 | 336,628 | 710,402 | 1,998,186 | 2035 |
| 2036 | 285,626 | 66,560 | 608,482 | 339,994 | 717,506 | 2,018,168 | 2036 |
| 2037 | 288,482 | 67,226 | 614,566 | 343,394 | 724,681 | 2,038,350 | 2037 |
| 2038 | 291,367 | 67,898 | 620,712 | 346,828 | 731,927 | 2,058,733 | 2038 |
| 2039 | 294,281 | 68,577 | 626,919 | 350,296 | 739,247 | 2,079,320 | 2039 |
| 2040 | 297,224 | 69,263 | 633,188 | 353,799 | 746,639 | 2,100,114 | 2040 |
| 2041 | 300,196 | 69,956 | 639,520 | 357,337 | 754,106 | 2,121,115 | 2041 |
| 2042 | 303,198 | 70,655 | 645,915 | 360,911 | 761,647 | 2,142,326 | 2042 |
| | | 5,029,140 | 1,171,958 | 10,713,794 | 5,986,424 | 12,633,427 | 35,534,743 |

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.