

**City of Berlin  
TID #17 Project Plan & District Boundary**

**Project Plan & District Boundary**

**Tax Incremental District No. 17**

**in the  
CITY OF BERLIN, WISCONSIN**



**February 25, 2025**

(Approved Actions)

Organizational Joint Review Board Meeting Held	February 20, 2025
Public Hearing Held	February 25, 2025
Adopted by Planning Commission	February 25, 2025
Adopted by City Council	April 8, 2025
Adopted by Joint Review Board	April 10, 2025

Prepared in part by:



Robert W. Baird & Co.  
Public Finance  
777 E. Wisconsin Ave.  
Milwaukee, WI 53202  
800.792.2473

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TID #17 Project Plan & District Boundary**

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**City of Berlin**  
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**Section 1: City of Berlin Officials**

**City Council**

Joel Bruessel	Mayor
Terry Przybyl	Alderperson Ward 1 and Ward 7
Emmett Durtschi	Alderperson Ward 2
Kristina Boeck	Alderperson Ward 3
Samantha Stobbe	Alderperson Ward 4
Joshua Nigbor	Alderperson Ward 5
Catrina Burgess	Alderperson Ward 6

**City Staff**

Jessi Balcom	City Administrator
Debra Thiel	Deputy Clerk-Treasurer
Tim Ludolph	Planning & Development Director

**Planning Commission**

Joel Bruessel-Mayor	Mary Kubiak
Vacant	Paul Hanan
Carol Hughes	Victoria Hill
Terry Przybyl	

**Joint Review Board**

Jessi Balcom	City Representative- Chairperson
Nina Krenz	Green Lake County
Tara Wendt	Moraine Park Technical College
Tricia Polakowski	Berlin Area School District
Susan Thom	Public Member

## **Section 2: Introduction and Description of District**

The City of Berlin ("city") plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the city. The city works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and potential debt financing.

Tax Increment District ("TID") No. 17 contains approximately 35.58 acres on the parcels adjacent to Canal Street, South Washington Street, and Van Horn Street. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the completion of Phase 1 of the district which is proposed for a 3-10 duplex development directly off Canal Street which will serve as a mix of condo and rental units. Tax Incremental financing is also being proposed for the completion of Phase 2 of the district which incorporates the remaining lots within the Ruddock's subdivision located adjacent to Canal Street, South Washington Street, and Van Horn Street. Lastly tax incremental financing is being proposed to assist within Phase 2 for the future development of a parcel that could serve as either a major subdivision or additional multi-family housing. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #17 also include the planned future expansion of water and sewer utility enhancements, storm sewer and road extensions/improvements, regional lift station, regional stormwater facility, and possible future park and recreational amenity additions. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The city anticipates various public improvement project cost expenditures of approximately \$12,785,895 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants, utilities

improvements, street improvements and amenities, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the city projects a preliminary and conservative cash flow analysis indicating \$17,224,831 in tax increment over the two phases of development. The TID increment will primarily be used to pay for any debt service costs of the TID, and project development incentives. The increment will also be used for potential future public improvement projects. The city projects land and improvement values (construction incremental value) of approximately \$4,250,000 will be created in Phase 1 of the TID by the end of 2030. The city projects land and improvement values (construction incremental value) of approximately \$61,000,000 will be created in Phase 2 of the TID by the end of 2036. This additional value will be a result of the improvements made, and projects undertaken within the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

### **Section 3: Summary of Findings**

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

1. That "but for" the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city. In making this determination, the city has considered the following information:

- Development within the TID has not occurred at the pace anticipated by the city. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the city has concluded that public investment will be required to fully achieve the city's objectives for this area.
- To achieve its objectives, the city has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the city, and benefit not only the city, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

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- To make the area included within the TID suitable for development, the city will need to make a substantial investment to pay costs of some or all the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the city has determined that development of the area will not occur at the pace or levels desired solely because of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the city has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected, and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the city reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the city surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the city.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the city.
7. The city estimates that 15% of the territory within the district will be devoted to retail business at the end of the district's maximum

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expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

8. The city confirms 31.76% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement in sec.66.1105(2)(f)(3) of being less than 35%. Residential housing density is at least three units per acre.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Current Zoning	Future Proposed Uses
7	N/A	206-01836-0000	Timothy & Kristine Johnson	8.30	23.33%	Agriculture	Newly Platted Residential
25	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01457-0000	Timothy & Kristine Johnson	1.6	4.50%	Agriculture	Newly Platted Residential
29	Ruddocks Add Lots 2,3,4,5,6,7 & BLK 7	206-01468-0000	Timothy & Kristine Johnson	1.4	3.93%	Agriculture	Newly Platted Residential

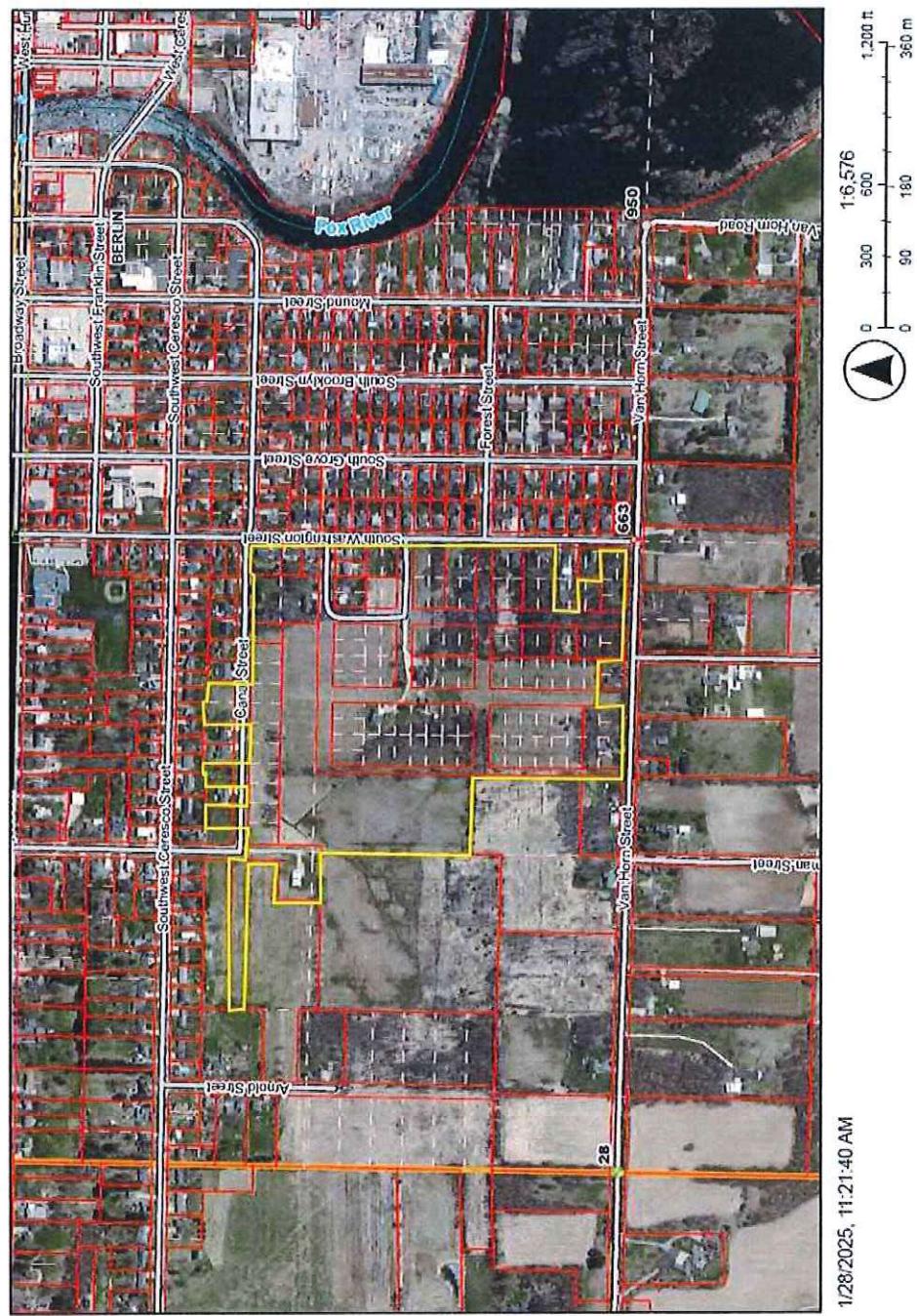
31.76% Newly Platted Residential Percentage

9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

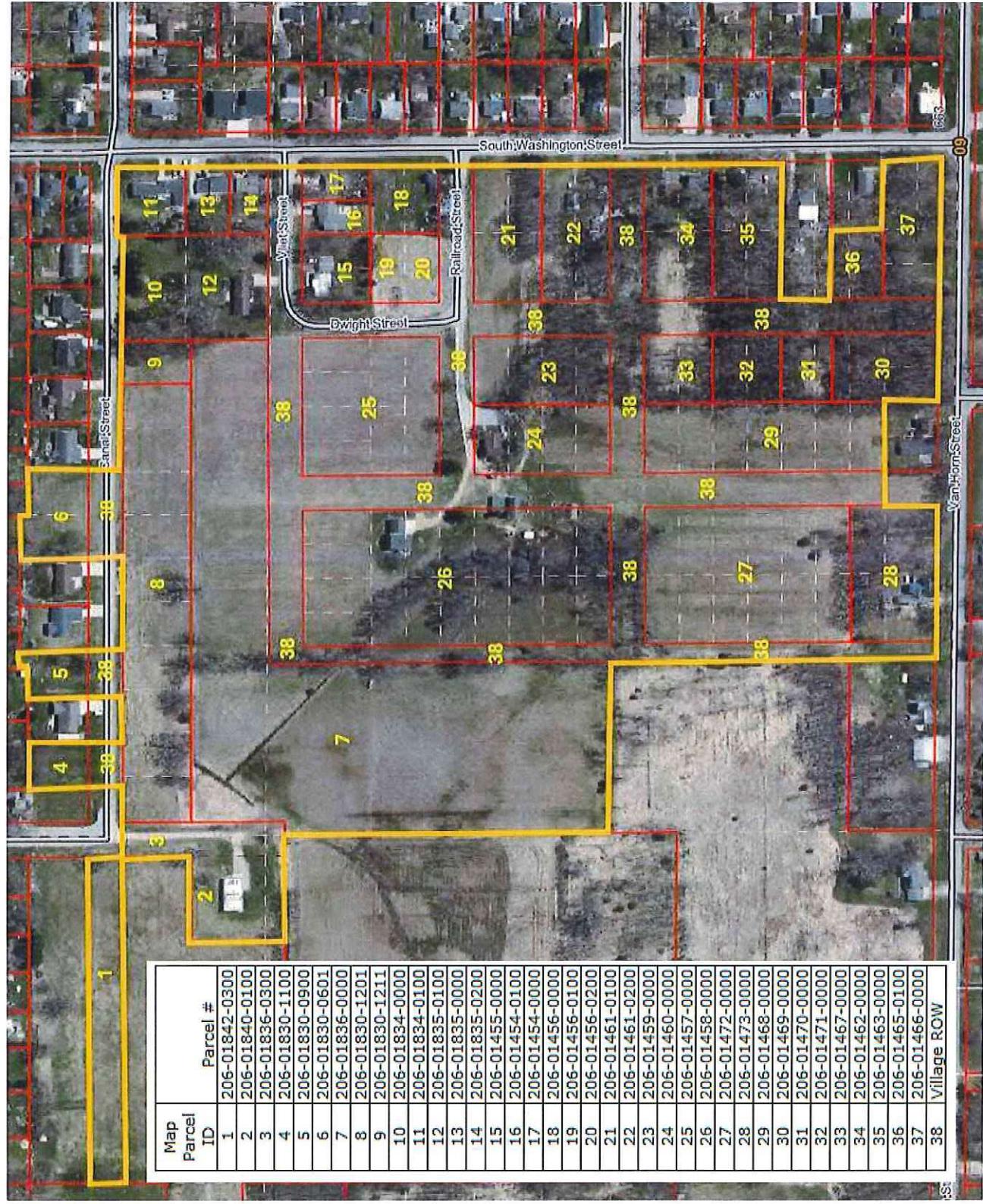
## Section 4: Map of Proposed District Boundary

The below Map is reflective of the 01/01/2025 parcel list.

City of Berlin TID # 17 Proposed Boundary Map

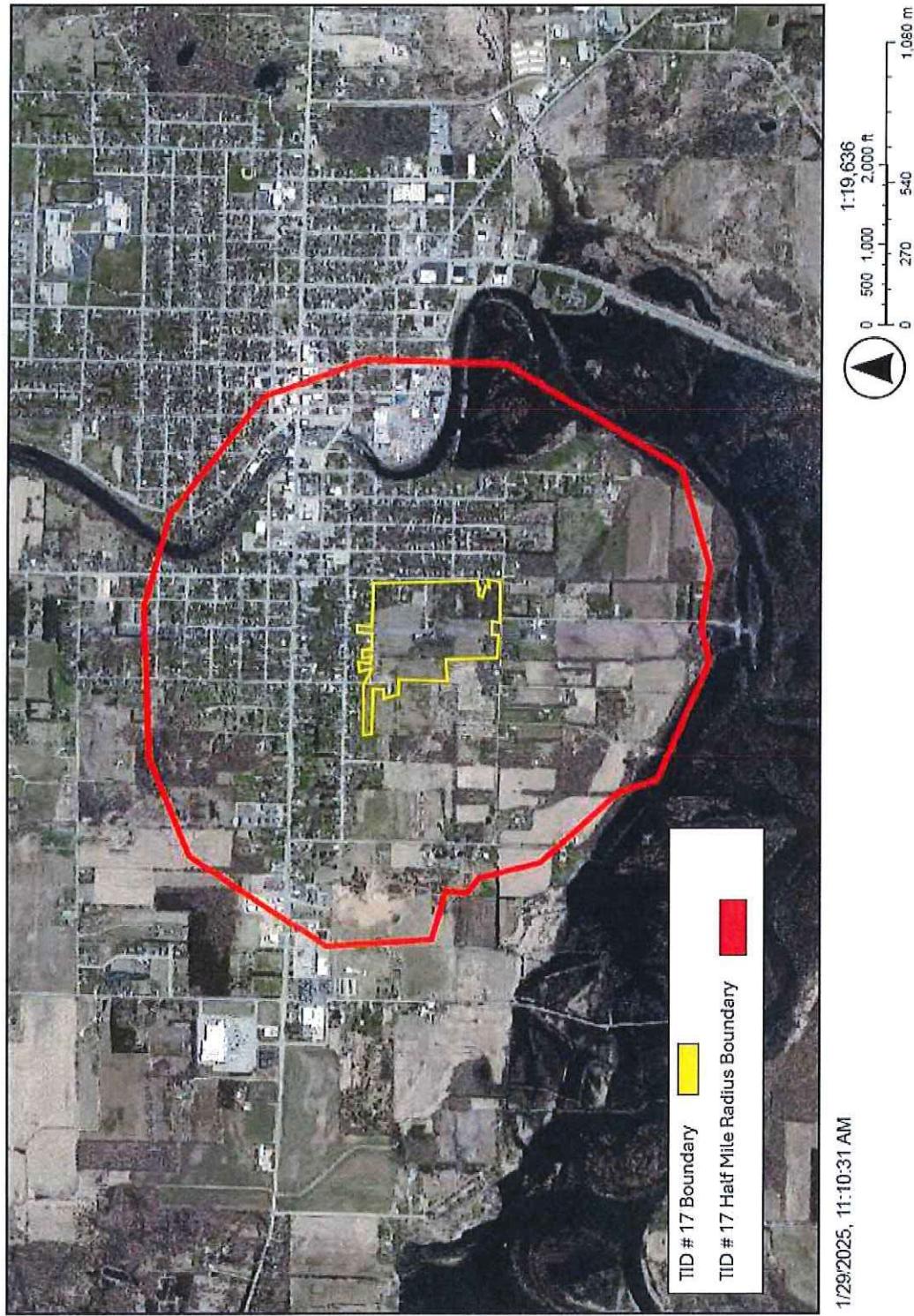


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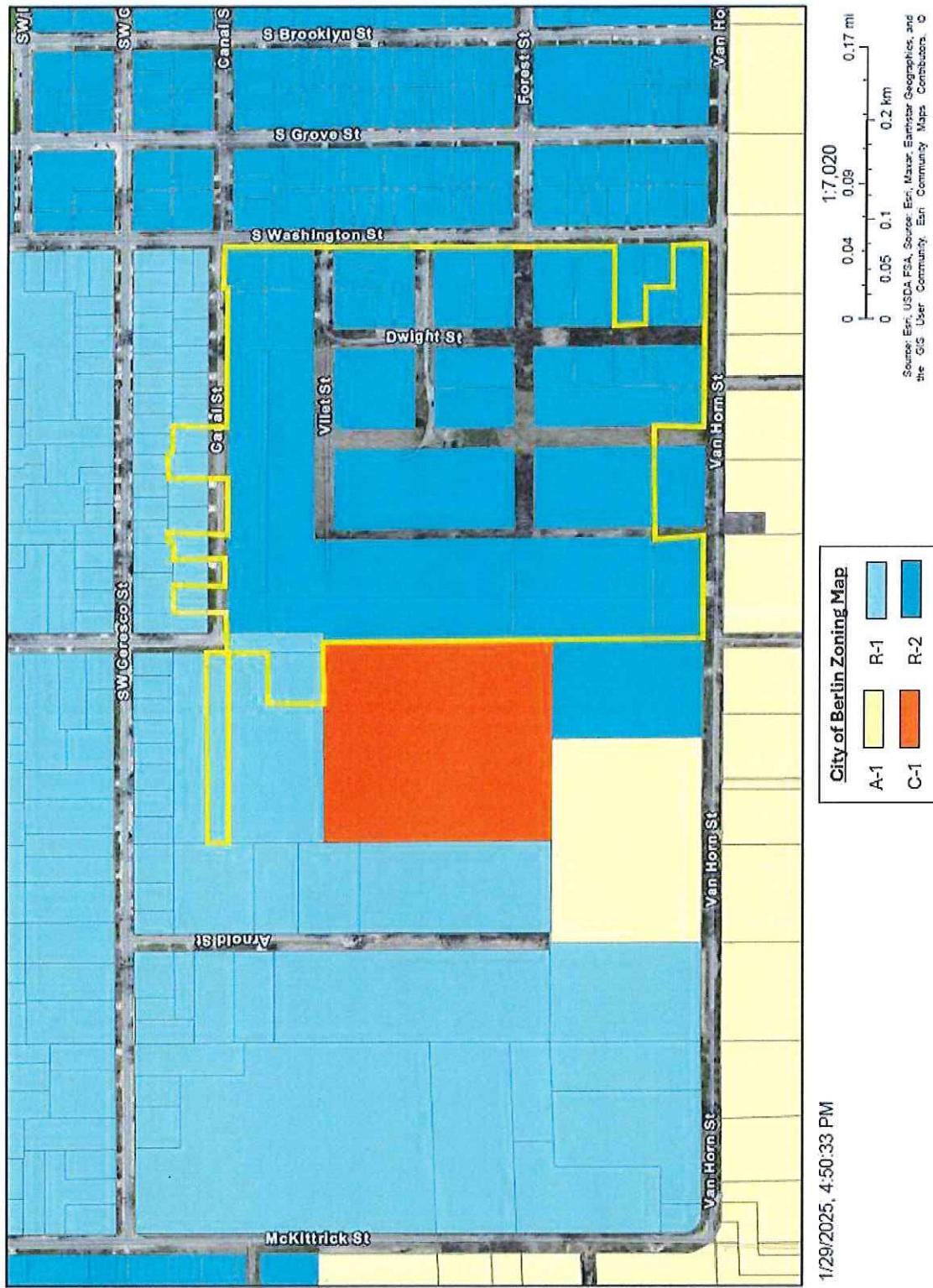
## Section 5: One Half Mile Radius Map of Proposed District Boundary

City of Berlin TID # 17 1/2 Mile Radius Map



## Section 6: Map Showing Existing Uses and Conditions

TID # 17 Existing Zoning Uses and Conditions Map



## Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2025 parcel list.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Current Zoning	Future Proposed Uses	Land	Improvements	Total Assessed Valuation	Total Estimated Equalized Valuation
1	Lot 1 CSM 795 V3 SEC 9 209 S Kosuth Street	206-01842-0300	City of Berlin	0.952	2.688%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
2	Lot 2 CSM Map 795 V3 SEC 9	206-01840-0100	City of Berlin	0.688	1.933%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
3	Holt's Add Lot 1 of BLK 1	206-01836-0300	City of Berlin	0.475	1.333%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
4	Holt's Add Lot 3 of BLK 1	206-01830-1100	Merritt Revocable Trust	0.237	0.677%	Residential	Residential	\$ 22,000.00	\$ 252,500.00	\$ 274,500.00	\$ 257,600.00
5	Holt's Add Lot 6 & 7 BLK 1	206-01830-0900	William Mc Monigal	0.248	0.70%	Residential	Residential	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 10,300.00
6	N/A	206-01836-0000	William Mc Monigal	0.51	1.433%	Residential	Residential	\$ 22,000.00	\$ -	\$ 22,000.00	\$ 20,600.00
7	Holt's ADD Lot 1-10 BLK 2	206-01830-1201	Timothy & Kristine Johnson	8.30	23.33%	Agriculture	Newly Platted Residential	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,400.00
8	3721/376 Canal Street	206-01830-1211	William Mc Monigal	2.546	7.15%	Residential	Residential	\$ 800.00	\$ -	\$ 800.00	\$ ?
9	Lot 1 CSM 2496 V12 SEC 9	206-01834-0000	Kailee Sobecki & Myron Bongard	0.25	0.71%	Residential	Residential	\$ 800.00	\$ -	\$ 800.00	\$ ?
10	193 S Washington Street	206-01834-0100	Jill A. Briske	0.39	1.10%	Residential	Residential	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 23,500.00
11	325 Vlier Street	206-01835-0100	Kailee Sobecki & Myron Bongard	0.743	2.09%	Residential	Residential	\$ 23,500.00	\$ 161,000.00	\$ 184,500.00	\$ 173,200.00
12	201 S Washington Street	206-01835-0000	Brandon L Johnson	0.3	0.84%	Residential	Residential	\$ 21,500.00	\$ 225,500.00	\$ 247,000.00	\$ 231,900.00
13	209 S Washington Street	206-01835-0200	Chad & Jessica Martin	0.227	0.64%	Residential	Residential	\$ 22,000.00	\$ 194,500.00	\$ 216,500.00	\$ 203,200.00
14	338 Vlier Street	206-01855-0000	Keith & Mason Willhite	0.404	1.14%	Residential	Residential	\$ 21,500.00	\$ 169,000.00	\$ 190,500.00	\$ 178,800.00
15	346 Vlier Street	206-01854-0100	Ryan & Haley Reitz	0.202	0.57%	Residential	Residential	\$ 23,500.00	\$ 96,000.00	\$ 119,500.00	\$ 112,200.00
16	227 S Washington Street	206-01854-0000	Chad & Lindsay Geis	0.202	0.57%	Residential	Residential	\$ 20,500.00	\$ 246,000.00	\$ 266,500.00	\$ 250,100.00
17	243 S Washington Street	206-01856-0000	Victor & Diana Shrock	0.403	1.13%	Residential	Residential	\$ 20,500.00	\$ 151,500.00	\$ 172,000.00	\$ 161,400.00
18	Ruddocks Add Lot 4 BLK 1	206-01856-0100	Habitat for Humanity	0.2	0.56%	Residential	Residential	\$ 23,500.00	\$ 54,000.00	\$ 72,500.00	\$ 72,800.00
19	Ruddocks Add Lot 5 BLK 1	206-01856-0200	Habitat for Humanity	0.2	0.56%	Residential	Residential	\$ 20,500.00	\$ -	\$ 20,500.00	\$ 19,200.00
20	265 S Washington Street	206-01861-0100	Peggy L Mortensen	0.807	2.27%	Residential	Residential	\$ 21,000.00	\$ -	\$ 21,000.00	\$ 19,700.00
21	265 S Washington Street	206-01861-0200	Adam Salerno	0.808	2.27%	Residential	Residential	\$ 27,500.00	\$ 13,500.00	\$ 41,000.00	\$ 38,500.00
22	Ruddocks Add Lots 1-4,5 & BLK 4	206-01859-0000	Timothy & Kristine Johnson	0.81	2.27%	Commercial	Commercial	\$ 27,500.00	\$ 110,000.00	\$ 137,500.00	\$ 129,000.00
23	386 Railroad Street	206-01860-0000	Timothy & Kristine Johnson	1.6	4.50%	Agriculture	Newly Platted Residential	\$ 400.00	\$ -	\$ 400.00	\$ ?
24	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01857-0000	Timothy & Kristine Johnson	3.6	10.12%	Residential	Residential	\$ 48,000.00	\$ 228,000.00	\$ 276,000.00	\$ 259,100.00
25	Ruddocks Add Lots 1 Thru 18 BLK 3	206-01858-0000	Gerald & Alice Resop	2.401	6.75%	Residential	Residential	\$ 48,000.00	\$ 228,000.00	\$ 276,000.00	\$ 259,100.00
26	Ruddocks Add Lots 1 Thru 7 & Lots 14 Thru 18 BLK 3	206-01842-22000	Alan L Resop	1.001	2.81%	Residential	Residential	\$ 35,000.00	\$ 115,000.00	\$ 150,000.00	\$ 140,800.00
27	Ruddocks Add Lots 1 Thru 7 & Lots 14 Thru 18 BLK 3	206-01842-23000	Timothy & Kristine Johnson	1.4	3.93%	Agriculture	Newly Platted Residential	\$ 300.00	\$ -	\$ 300.00	\$ ?
28	417 Van Horn Street	206-01863-0000	Michael & Patti Horn	0.622	1.75%	Residential	Residential	\$ 25,500.00	\$ -	\$ 25,500.00	\$ 23,900.00
29	Ruddocks Add Lots 11,12,13 & S1/2 Of Lot 14 BLK 7	206-01846-0000	City of Berlin	0.302	0.85%	Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
30	Ruddocks Add N1/2 Of Lot 14 & All of Lot 15 BLK 7	206-01847-0000	Liz Botello	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ -	\$ 33,500.00	\$ 22,100.00
31	Ruddocks Add Lots 16 & 17 BLK 7	206-01847-0000	Gloria Barrera	0.806	2.27%	Residential	Residential	\$ 27,500.00	\$ 178,500.00	\$ 206,000.00	\$ 193,300.00
32	Ruddocks Add Lots 16 & 17 BLK 7	206-01847-0000	Liz Botello	0.806	2.27%	Residential	Residential	\$ 27,500.00	\$ 61,000.00	\$ 88,500.00	\$ 83,100.00
33	289 S Washington Street	206-01846-0000	Donald F Johnson Survivors Tru	0.303	0.85%	Residential	Residential	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 21,100.00
34	297 S Washington Street	206-01846-0100	Raymond H Stumpner	0.667	1.87%	Residential	Residential	\$ 26,000.00	\$ -	\$ 26,000.00	\$ 24,400.00
35	Ruddocks Add Lots 9,10,11,12, BLK 6	206-01846-0000	Village Row	35.58	100.0%			\$712,700.00	\$2,484,000.00	\$3,196,700.00	\$2,998,401.00
36			Total Acreage								
37											

31.76% Newly Platted Residential Percentage

## **Section 8: Equalized Valuation Test**

The following calculations demonstrate that the city is following s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the city. With TID #17, the value increment of all existing Tax Increment Districts will be approximately 5.14%.

### Valuation Test Compliance Calculation

2024 Projected Equalized Valuation (TID IN)	\$ 428,483,600
Limit for 12% Test	\$ 51,418,032
Increment Value of Existing TIDs	\$ 18,825,700
Projected Base Value of New TID	<u>\$ 3,196,700</u>
Total Value Subject to Test	\$ 22,022,400
Compliance (\$22,022,400 < \$51,418,032)	Meets Requirement

## **Section 9: Statement of Kind, Number and Location of Proposed Projects**

The city expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

### **1. VLIET STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Vliet Street from S. Washington to Juila Street

TOTAL: \$767,280

DESCRIPTION: Improvements to Vliet Street from S. Washington to Juila Street consisting of approximately 960 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

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**2. RAILROAD STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Railroad Street from S. Washington to Chase Street

TOTAL: \$479,550

DESCRIPTION: Improvements to Railroad Street from S. Washington to Chase Street consisting of approximately 600 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

**3. FOREST STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Forest Street from S. Washington to Julia Street

TOTAL: \$755,550

DESCRIPTION: Improvements to Forest Street from S. Washington to Julia Street consisting of approximately 960 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

**4. DWIGHT STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Dwight Street from Vliet to Van Horn Street

TOTAL: \$927,130

DESCRIPTION: Improvements to Dwight Street from Vliet to Van Horn Street consisting of approximately 1,160 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

**5. CHASE STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Chase Street from Vliet to Forest Street

TOTAL: \$495,535

DESCRIPTION: Improvements to Chase Street from Vliet to Forest Street consisting of approximately 620 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

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**6. JULIA STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Julia Street from Vliet to Van Horn Street

TOTAL: \$1,127,575

DESCRIPTION: Improvements to Julia Street from Vliet to Van Horn Street consisting of approximately 1,160 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

**7. CANAL STREET/INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Canal Street from S. Kossuth to Pierce Street

TOTAL: \$2,631,200

DESCRIPTION: Improvements to Canal Street from S. Kossuth to Pierce Street consisting of approximately 2,600 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

**8. REGIONAL LIFT STATION FACILITY IMPROVEMENTS**

LOCATION: Entire TID, ½ mile radius

TOTAL: \$474,950

DESCRIPTION: Creation of new regional lift station to include force main, electricity & SCADA/Telemetry upgrades and improvements for boundary and within half mile radius.

**9. REGIONAL STORM WATER FACILITY IMPROVEMENTS**

LOCATION: Entire TID, ½ mile radius

TOTAL: \$227,125

DESCRIPTION: Creation of new regional storm water facility to serve storm water runoff for new development within district and to align with runoff within half mile radius.

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**10. DEVELOPER INCENTIVES**

LOCATION: Entire TID, ½ mile radius

TOTAL: \$4,400,000

DESCRIPTION: Developer is proposing to build 3-10 duplexes consisting of a mix of condos and rental units. Each unit is estimated to be a mix of 2- and 3-bedroom units. Developer is requesting \$20,000 per unit to help offset costs and reach a more marketable price point. Developer Incentives are also being proposed to assist in the completion of the remaining lots within the Ruddock's subdivision located adjacent to Canal Street, South Washington Street, and Van Horn Street. Lastly developer incentives are proposed to assist with the future development of a parcel within the district that could serve as either a major subdivision or additional multi-family housing.

**11. PARK AND RECREATIONAL TRAIL IMPROVEMENTS**

LOCATION: Entire TID, ½ mile radius

TOTAL: \$450,000

DESCRIPTION: Future road/trail improvements to Longcroft Park, Forsyth Park, and West Park with added recreational amenities such as playgrounds, exercise equipment, playing fields, etc. due to additional single/multi-family residential developments.

**12. ADMINISTRATIVE / FINANCE COSTS/ORGANIZATIONAL FEES**

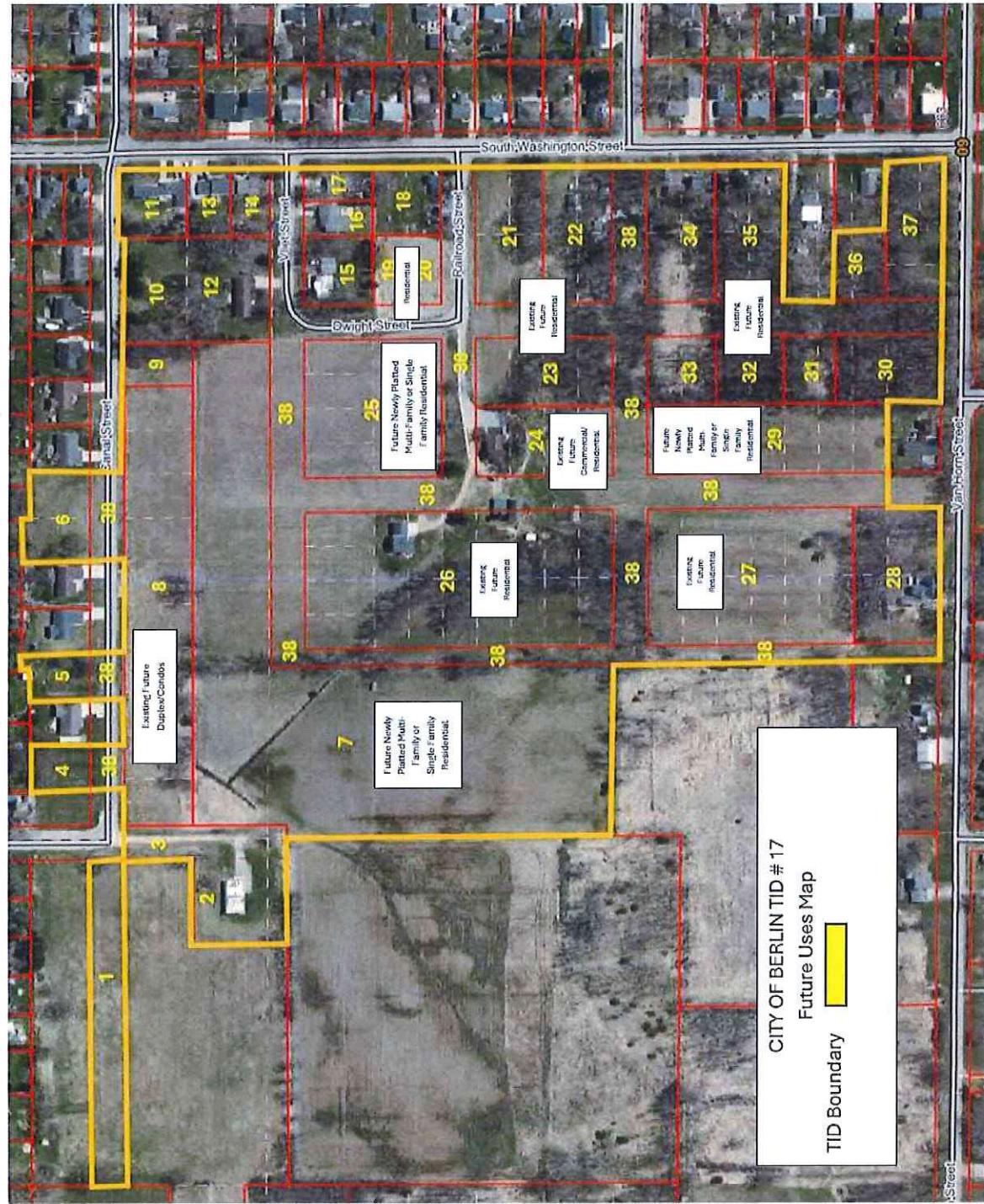
LOCATION: Entire TID, ½ mile radius

TOTAL: \$50,000

**DESCRIPTION: 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 city 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 city employees in connection with the implementation of the plan.

## Section 10: Maps Showing Proposed Improvements and Future Uses



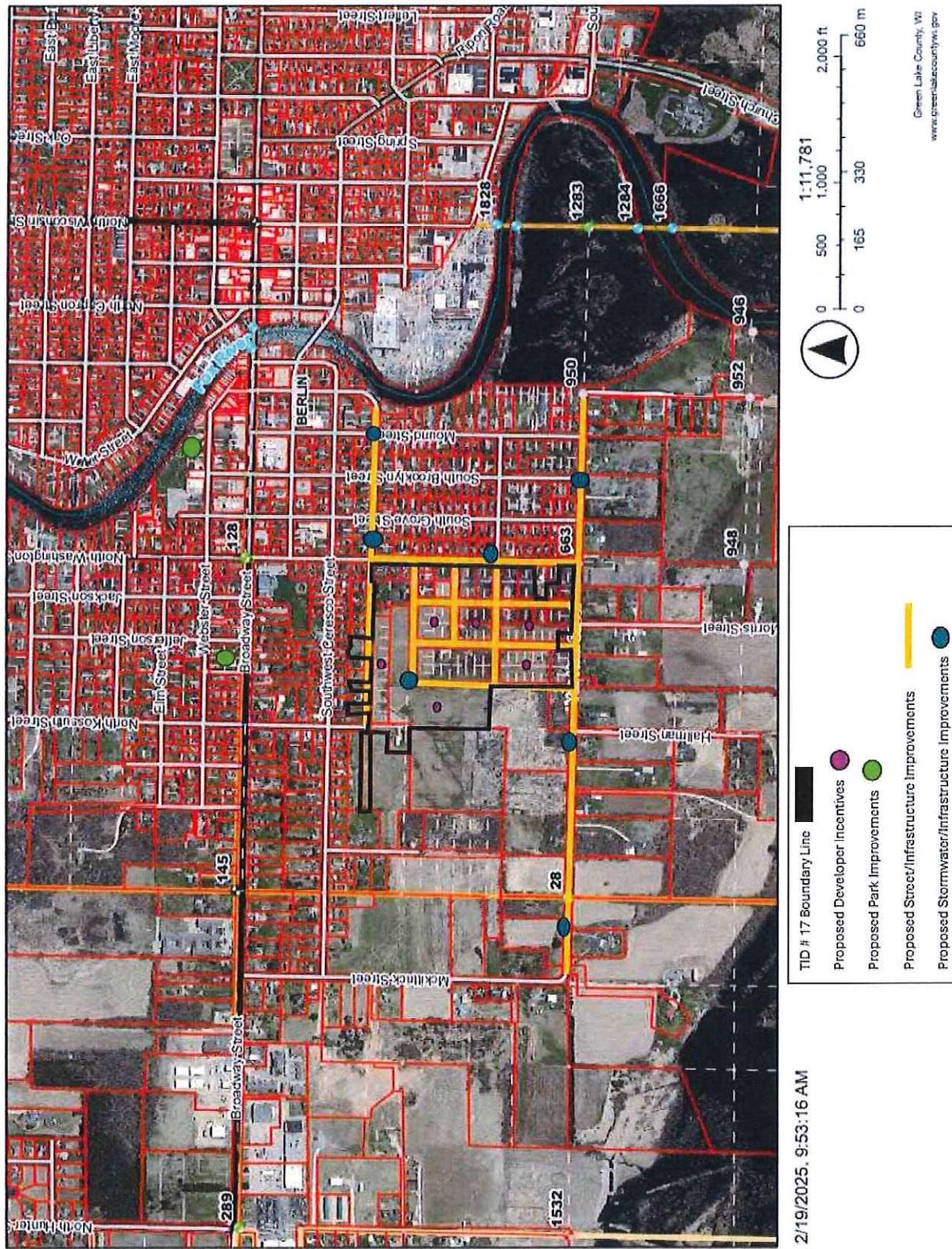
CITY OF BERLIN TID # 17

Future Uses Map

TID Boundary

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**City of Berlin TID # 17 Proposed Project Improvements**



**Section 11: Detailed List of Project Costs**

1. VLIET STREET/INFRASTRUCTURE IMPROVEMENTS	\$767,280
2. RAILROAD STREET/INFRASTRUCTURE IMPROVEMENTS	\$479,550
3. FOREST STREET/INFRASTRUCTURE IMPROVEMENTS	\$755,550
4. DWIGHT STREET/INFRASTRUCTURE IMPROVEMENTS	\$927,130
5. CHASE STREET/INFRASTRUCTURE IMPROVEMENTS	\$495,535
6. JULIA STREET/INFRASTRUCTURE IMPROVEMENTS	\$1,127,575
7. CANAL STREET/INFRASTRUCTURE IMPROVEMENTS	\$2,631,200
8. REGIONAL LIFT STATION FACILITY IMPROVEMENTS	\$474,950
9. REGIONAL STORM WATER FACILITY IMPROVEMENTS	\$227,125
10. DEVELOPER INCENTIVES	\$4,400,000
11. PARK AND RECREATIONAL TRAIL IMPROVEMENTS	\$450,000
12. ADMINISTRATIVE / FINANCE COSTS/ORGANIZATIONAL FEES	\$50,000
<b>ESTIMATED TOTAL</b>	<b>\$12,785,895</b>

The project cost is based on current prices and preliminary estimates. The city reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the plan are estimates based on the best information available. The city retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the plan.

**City of Berlin**  
**TID #17 Project Plan & District Boundary**

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

## **Section 12: Economic Feasibility**

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The city has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur over two phases, 2) a projection of tax increments to be collected resulting from the phases developments and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs with the phased developments.

To evaluate the economic feasibility of TID #17 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a phased proforma analysis of TID #17. The phased proforma analyzes expenses based on project plan costs of TID #17 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #17 tax increments will be used to fund project costs and implementation of this plan will also require that the city issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2046, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

## **Section 13: Method of Financing and Timing of When Costs are to be Incurred.**

The city plans to fund project costs with cash received from future TID #17 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the city may choose to utilize.

**City of Berlin**  
**TID #17 Project Plan & District Boundary**

**General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)**

The city may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

**Community Development Authority Lease Revenue Bonds:**

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the city may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the city and therefore do not count against the city's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

**Tax Increment Revenue Bonds**

The city has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the city and therefore do not count against the cities' borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

**Utility Revenue Bonds**

The city can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the city that represent service of the system to the city. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the city must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the city utilizes utility revenues other than tax increments to repay a portion of the bonds, the city must reduce the total eligible Project Costs in an equal amount.

**Board of Commissioners of Public Lands State Trust Fund Loans**

**City of Berlin**  
**TID #17 Project Plan & District Boundary**

The city may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

**Bonds/Incentive Issued to Developers ("Pay as You Go" Financing)**

The city may issue a bond or incentive to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or incentive are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation or incentive over the life of the district, the city's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the city and therefore do not count against the city's borrowing capacity.

**Federal/State Loan and Grant Programs**

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the city at its convenience and as dictated by the nature of the projects as they are implemented.

**Plan Implementation**

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The city anticipates making total project expenditures of approximately \$12,785,895 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the creation resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The city reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal

interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved, and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the city reserves the right to use alternate financing solutions for the projects as they are implemented.**

### **Section 14: Annexed Property**

There are no lands proposed for inclusion within the TID that were annexed by the city on or after January 1, 2005.

### **Section 15: Proposed Changes in Zoning Ordinances**

The city is in the process of reviewing and updating their comprehensive plan which may intern result in updates or changes to the zoning ordinances. Although at this time the city does not anticipate any zoning changes to the parcels within the district any changes in zoning that may take place throughout the life of the TID will be consistent with the city's updated Comprehensive Land Use Plan-Future Land Use Map.

### **Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances**

The city is in the process of reviewing and updating its comprehensive plan. The city at the time of creating this project plan does not anticipate that the TID will require any major changes in the master plan, building codes, map and city ordinances to implement this project plan. If there are changes to the master plan, building code, map and city ordinances the proposed developments and uses will be consistent with the updated Berlin Comprehensive Plan.

### **Section 17: Relocation**

The city does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the

**City of Berlin  
TID #17 Project Plan & District Boundary**

implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

**Section 18: Orderly Development of the City**

The creation of the TID will enable the city to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the city.

**Section 19: A List of Estimated Non-Project Costs**

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The city does not anticipate any non-project costs for the TID currently.

**Section 20: City Attorney Opinion**

Exhibit B contains a signed opinion from the city attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

TID 17 Hypo Status Phase 1

City of Berlin

## **Hypothetical Tax Increment District**

Hypothetical Cash Flow Proforma Analysis - TID # 17 Phase 1

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Assumptions	
Annual Inflation During Life of TID.	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).	\$17.42
Annual Adjustment to Tax rate.	0.00%
Investment rate.	0.00%
Data above dashed line are actual	

Type of GL add

2025 TID Inception

2040 Final Year to Incur TIF Related Costs  
 2045 Maximum Legal Life of TIF (20 Years)  
 2046 Final Tax Collection Year

(1) Per City estimate

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The material "advice" within the meaning of Section 10B of the Securities Exchange Act of 1934 or the rules thereunder.

do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as

TID 17 Hypo Status Phase 2

# City of Berlin

## Hypothetical Tax Increment District

Hypothetical Cash Flow Proforma Analysis - TID # 17 Phase 2

Assumptions	Value
Annual Inflation During Life of TID	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value)	\$17.42
Annual Adjustment to Tax rate	0.00%
Investment rate	0.00%

Type of TID: Mixed-Use	2025 TID Inception	2040 Final Year to TID	2045 Maximum Leg.	2046 Final Tax Coll.
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(1) Per City estimate

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McClellan, who was commanding the Department of the Pacific, was sent to California to take command of the Army of the Pacific.

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## SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

City of Berlin - TID # 17					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2025	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 1,113.73	\$ 303	\$ 379	\$ 396	\$ 35
2028	\$ 17,045.60	\$ 4,644	\$ 5,799	\$ 6,065	\$ 539
2029	\$ 33,136.78	\$ 9,027	\$ 11,273	\$ 11,789	\$ 1,047
2030	\$ 201,813.88	\$ 54,979	\$ 68,655	\$ 71,802	\$ 6,379
2031	\$ 372,177.75	\$ 101,390	\$ 126,611	\$ 132,414	\$ 11,763
2032	\$ 544,245.26	\$ 148,265	\$ 185,146	\$ 193,632	\$ 17,202
2033	\$ 707,581.44	\$ 192,761	\$ 240,711	\$ 251,744	\$ 22,365
2034	\$ 872,550.99	\$ 237,703	\$ 296,832	\$ 310,437	\$ 27,579
2035	\$ 952,070.23	\$ 259,365	\$ 323,884	\$ 338,729	\$ 30,092
2036	\$ 1,036,739.66	\$ 282,431	\$ 352,687	\$ 368,853	\$ 32,768
2037	\$ 1,122,255.79	\$ 305,728	\$ 381,779	\$ 399,278	\$ 35,471
2038	\$ 1,208,627.07	\$ 329,257	\$ 411,162	\$ 430,007	\$ 38,201
2039	\$ 1,221,827.08	\$ 332,853	\$ 415,652	\$ 434,703	\$ 38,618
2040	\$ 1,235,159.08	\$ 336,485	\$ 420,187	\$ 439,447	\$ 39,040
2041	\$ 1,248,624.40	\$ 340,154	\$ 424,768	\$ 444,237	\$ 39,465
2042	\$ 1,262,224.37	\$ 343,859	\$ 429,395	\$ 449,076	\$ 39,895
2043	\$ 1,275,960.35	\$ 347,600	\$ 434,068	\$ 453,963	\$ 40,329
2044	\$ 1,289,833.68	\$ 351,380	\$ 438,787	\$ 458,899	\$ 40,768
2045	\$ 1,303,845.75	\$ 355,197	\$ 443,554	\$ 463,884	\$ 41,211
2046	\$ 1,317,997.93	\$ 359,052	\$ 448,368	\$ 468,919	\$ 41,658
<b>TOTALS</b>	<b>\$ 17,224,831</b>	<b>\$ 4,692,434</b>	<b>\$ 5,859,697</b>	<b>\$ 6,128,275</b>	<b>\$ 544,425</b>

**SECTION 22: EXHIBIT B CITY ATTORNEY OPINION**

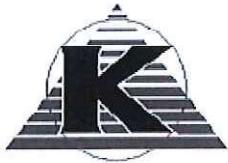
**ENTER ATTORNEY OPINION**

**City of Berlin  
TID #17 Project Plan & District Boundary**

**SECTION 23: EXHIBIT C TID # 17 BOUNDARY LEGAL  
DESCRIPTION**

City of Berlin, WI  
TID #17 Boundary Description

February 21, 2025



**KUNKEL ENGINEERING GROUP**  
107 Parallel Street  
Beaver Dam, WI 53916  
Phone (920) 356-9447 / Fax (920) 356-9454

**City of Berlin – TID #17 Boundary Description**

Situated in Northwest 1/4 of Sections 9, Township 17 North, Range 13 East, in the City of Berlin, Green Lake County, Wisconsin and more particularly described as follows:

Commencing at the North 1/4 corner of Said Section Corner 9; Thence Southerly along the east line of the Northwest 1/4 of said Section 9 to a point of intersection of a easterly projection of the north lot line of Lot 2 of CSM #2496 on Record with the Green Lake County Register of Deeds Office In Volume 12 of Page 2496 or as Document #97299; Thence Westerly along the easterly projection of the north lot line of said Lot 2 to the northeast corner of Lot 2 of said CSM #2496 said northeast corner of Lot 2 is also the intersection of the south right of way line of Canal Street and the west right of way line of South Washington Street and Point of Beginning of the description;

1. Thence Southerly along the west right of way line of South Washington Street to a point of intersection with the north right of way line of Vliet Street, said intersection is also the southeast corner of Lot 2 of CSM #1038 on Record with the Green Lake County Register of Deeds Office in Volume 4 on Page 1038;
2. Thence Southerly across the Vliet Street intersection to the intersection of the south right of way line of Vliet Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 1 of Ruddocks Addition Plat;
3. Thence Southerly along the west right of way line of South Washington Street to the intersection of the north right of way on Railroad Street and the west right of way line of South Washington Street, said corner is also the southeast corner of Lot 6 of Block 1 of said Ruddocks Addition Plat;
4. Thence Southerly across the Railroad Street right of way to an intersection of the south right of way line of Railroad Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 5 of said Ruddocks Addition Plat;
5. Thence Southerly along the west right of way of South Washington Street to a intersection of the north right of way line of the undeveloped Forest Street and the west right of way line of South Washington Street, said intersection

**City of Berlin  
TID #17 Project Plan & District Boundary**

City of Berlin, WI  
TID #17 Boundary Description

February 21, 2025

is also the southeast corner of Lot 8 of Block 5 of said Ruddocks Addition Plat;

6. Thence Southerly across the undeveloped Forest Street right of way to the intersection of the south right of way line of Forrest Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 6 of said Ruddocks Addition Plat;
7. Thence Southerly along the west right of way line of South Washington Street to the southeast corner of Lot 16 of Block 6 of said Ruddocks Addition Plat;
8. Thence Westerly along the south lot line of said Lot 16 and Lot 5 of Block 6 of said Ruddocks Addition Plat to the southwest corner of said Lot 5, said point is on the east right of way line of undeveloped Dwight Street;
9. Thence Southerly along the west lot lines of Lot 6 and Lot 7 to the midpoint of the west lot line of Lot 7 of Block 6 of said Ruddocks Addition Plat;
10. Thence Easterly along the south line of the north half of Lot 7 to the midpoint of the east lot line of said Lot 7;
11. Thence Southerly along the east lot line of Lot 7 and of Lot 8 to the southeast corner of Lot 8 of Block 6 of said Ruddocks Addition Plat, said lot corner is also the northwest corner of Lot 12 of Block 6 of said Ruddocks Addition Plat;
12. Thence Easterly along the north lot line of Lot 12 to the west right of way line of South Washington Street and the northeast corner of said Lot 12;
13. Thence Southerly along the west right of way line of South Washington Street to a point of intersection with the north right of way line of Van Horn Street, said intersection is also the southeast corner of Lot 11 of Block 6 of said Ruddocks Addition Plat;
14. Thence Westerly along the north right of way line of Van Horn Street to an intersection with the east right of way line of the undeveloped Dwight Street, said intersection is also the southwest corner of Lot 9 of Block 6 of said Ruddocks Addition Plat;
15. Thence Westerly across the undeveloped Dwight Street right of way to the intersection of the north right of way line of Van Horn Street and the west right of way line of the Dwight Street right of way, said intersection is also the southeast corner of Lot 12 of Block 7 of said Ruddocks Addition Plat;
16. Thence Westerly along the north right of way line of Van Horn Road to the southwest corner of Lot 11 of Block 7 of said Ruddocks Addition Plat;
17. Thence Northerly along the west lot line of Lot 11 to the northwest corner of said Lot 11, said corner is also the southeast corner of Lot 8 of Block 7 of said Ruddocks Addition Plat;
18. Thence Westerly along the south lot line of Lot 8 to the southwest corner of said Lot 8, said corner is also on the east right of way line of the undeveloped Chase Street;

**City of Berlin  
TID #17 Project Plan & District Boundary**

City of Berlin, WI  
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February 21, 2025

19. Thence Westerly across the said Chase Street right of way to a point on the west right of way line for the undeveloped Chase Street, said point also being the northeast corner of Lot 12 of Block 8 of said Ruddocks Addition Plat;
20. Thence Southerly along the west right of way of said Chase Street to an intersection of said right of way line and the north right of way line of Van Horn Street, said intersection is also the southeast corner of Lot 12 of Block 8 of said Ruddocks Addition Plat;
21. Thence Westerly along the north right of way line of Van Horn Street to the intersection of said right of way line and the east right of way line of undeveloped Julia Street, said intersection is also the southwest corner of Lot 9 of Block 8 of said Ruddocks Addition Plat;
22. Thence westerly across the Julia Street intersection to the intersection of the north right of way line of Van Horn Street and the west right of way line of Julia Street;
23. Thence Northerly along the west right of way line of the undeveloped Julia Street to a point on the west right of way line, said point is the southeast corner of lands described in Warranty Deed #183080 that is recorded with the Green Lake County Register of Deeds Office;
24. Thence Westerly along the lot line of lands described in said deed to the southwest corner of said lands;
25. Thence Northerly along the west lot line of said lands to a point the west lot line of said lands meets the south lot line of Lot 2 of CSM #795 that is recorded with the Green Lake County Register of Deeds Office;
26. Thence Westerly along the south lot line of Lot 2 and Lot 3 of CSM #795 to the southwest corner of said Lot 3;
27. Thence Northerly along the west lot line of Lot 3 to the northwest corner of said Lot 3;
28. Thence Easterly along the north lot line of Lot 3 to the northeast corner of said Lot 3, said corner is also on the west lot line of Lot 2 of CSM #795;
29. Thence Northerly along the west lot line of Lot 2 to the northwest corner of said Lot 2, said corner also being southeast corner of Lot 1 of CSM #795 and the intersection point of the south right of way line of Canal Street and the west right of way line of South Kossuth Street;
30. Thence Westerly along the south lot line of Lot 1 to the southwest corner of said Lot 1;
31. Thence Northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1;
32. Thence Easterly along the north lot line of Lot 1 the northeast corner of said Lot 1, said corner also being a point on the west right of way line of South Kossuth Street;
33. Thence Southerly along the west right of way line of South Kossuth Street to the intersection point of the south right of way line of Canal Street, said point also being the southeast corner of Lot 1 of CSM #795;

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34. Thence Easterly along the south right of way line of Canal Street to the point of intersection of a southerly projection of the west lot line of Lot 1 of Block 1 of Holt's Addition Plat which is on record with the Green Lake County Register of Deeds Office;
35. Thence northerly along said southerly projection to the southwest corner of Lot 1 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
36. Thence northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1;
37. Thence Easterly along the north lot line of Lot 1 to the northeast corner of said Lot 1;
38. Thence Southerly along the east lot line of Lot 1 to the southeast corner of said Lot 1, said corner also being on the north right of way line of Canal Street;
39. Thence Southerly along a southerly projection of the east lot line of Lot 1 to a point of intersection on the south right of way line of Canal Street;
40. Thence Easterly along the south right of way line of Canal Street to a point of intersection of a southerly projection of the west lot line of Lot 3 of Block 1 of Holt's Addition Plat meets;
41. Thence Northerly along said southerly projection to the southwest corner of Lot 3 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
42. Thence Northerly along the west lot line of Lot 3 to the northwest corner of said Lot 3;
43. Thence Easterly along the north lot line of Lot 3 to the southerly north corner of said Lot 3;
44. Thence Northerly along the north lot line of Lot 3 to the northerly north corner of said Lot 3;
45. Thence Easterly along the north lot line of Lot 3 to the northeast corner of said Lot 3;
46. Thence Southerly along the east lot line of Lot 3 to the southeast corner of said Lot 3, said corner also being on the north right of way line of Canal Street;
47. Thence Southerly along a southerly projection of the east lot line of said Lot 3 to a point of intersection on the south right of way line of Canal Street;
48. Thence Easterly along the south right of way line of Canal Street to a point of intersection of the southerly projection of the west lot line of Lot 6 of Block 1 of Holt's Addition Plat meets;
49. Thence Northerly along said southerly projection to the southwest corner of Lot 6 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
50. Thence Northerly along the west lot line of Lot 6 of Block 1 of Holt's Addition Plat to the northwest corner of said Lot 6;

**City of Berlin  
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51. Thence Easterly along the north lot line of Lot 6 to the northeast corner of said Lot 6;
52. Thence Southerly along the east lot line of Lot 6 to the northwest corner of Lot 7 of Block 1 of Holt's Addition Plat;
53. Thence Easterly along the north lot line of Lot 7 to the northeast lot corner of said Lot 7;
54. Thence Southerly along the east lot line of Lot 7 to the southeast corner of said Lot 7, said corner also being on the north right of way line of Canal Street;
55. Thence Southerly along a southerly projection of the east lot line of said Lot 7 to a point of intersection on the south right of way line of Canal Street;
56. Thence Easterly along the south right of way line of Canal Street to the northeast corner of Lot 1 of said CSM #2496, said corner also being on the west lot line of Lot 2 of CSM #2496;
57. Thence northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1, said corner also being on the south right of way line of Canal Street;
58. Thence Easterly along the north lot line of Lot 1 and the south right of way line of Canal Street to the northeast corner of said Lot 1 and the Point of Beginning

End of Description

**SECTION 24: DISCLAIMER TEXT**

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