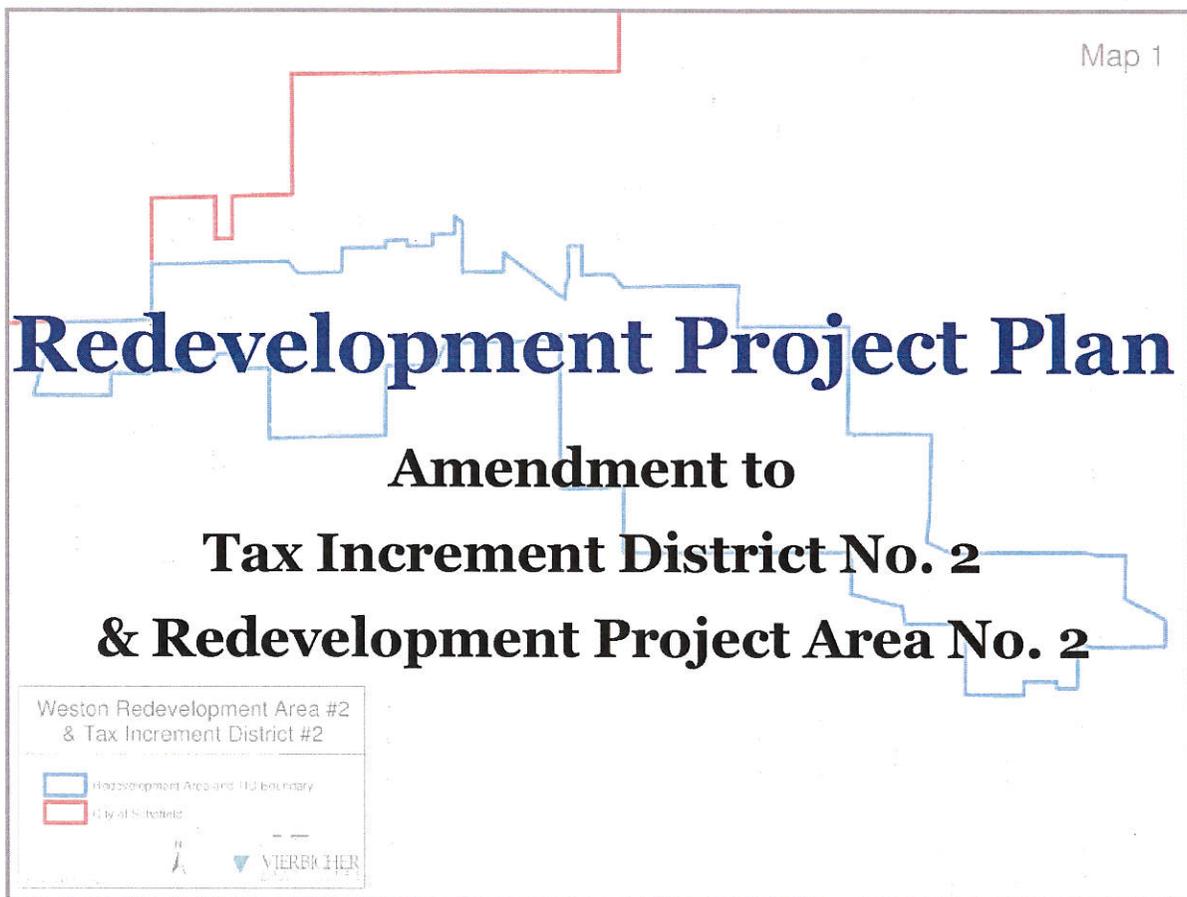


❖❖ Village of Weston, Wisconsin





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Phone 608-826-0532 • Fax 608-826-0530 • 800-261-3898
www.vierbicher.com

Date: January 5, 2006

Project No. 12034600

Re: Weston Redevelopment Project Plan

File: Weston TID No. 2

Attn: John Jacobs
To: Village of Weston
5500 Schofield Ave.
Weston, WI 54476-4395

WE ARE SENDING

Attached

Under separate cover via _____ the following items:

- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order Record Dwg's

Copies	Date	No.	Description
2	1/5/06	1	Village of Weston, Redevelopment Project Plan, Amendment to TID No. 2 & Redevelopment Project Area No. 2

THESE ARE TRANSMITTED AS CHECKED BELOW:

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 As requested Returned for corrections Return _____ corrected prints
 For review and comment For your file _____
 FOR BIDS _____ (Date) RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to _____ Signed Ken Maly

If enclosures are not as noted, kindly notify us at once.

Redevelopment Project Plan & Boundary Amendment
Tax Increment District No. 2 &
Redevelopment Project Area No. 2
Village of Weston, WI

Prepared For:
Village of Weston

Prepared By:
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

Originally Approved by Village Board on May 17, 2004

Amendment 1 Proposed for Village Board
Approval on January 3, 2005

Weston Village Board

Vilas Machmueller

Dave Diesen

Fred Schuster

Steve Meinel

Jon Ziegler

Sharon Jaeger

Barb Ermeling

Weston Community Development Authority

Vilas Machmueller

Dan Zagzebski

John Evans

Ron Jones

Steve Meinel

Todd Hagedorn

Mary Jo Johnson

Vierbicher Associates, Inc.

Project Manager – Gary Becker

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Financial Attachments

- # 1: Planned Project Costs
- # 2: Financing Summary
- # 3: Debt Service Plan
- # 4: Tax Increment Pro Forma
- # 5: Cash Flow Worksheet
- # 6: Analysis of Overlying Taxing Jurisdictions

Amendment No. 1 Resolutions, Notices & Minutes

- # 7: Timetable
- # 8: Notice to Overlying Taxing Jurisdictions of Amendment to TID No. 2 Boundary
- #9: Joint Review Board Plan Approval
- # 10: Village Board Resolution Amending Tax Increment District No. 2 and Redevelopment Area No. 2
- # 11: Public Hearing Notice
- # 12: Public Hearing Notice Proof of Publication
- # 13: Joint Review Board Meeting Minutes
- # 14: Minutes of CDA Public Hearing No. 1 on Boundary and Project Plan Amendment for TID No. 2
- # 15: Minutes of CDA Public Hearing No. 2 on Boundary and Project Plan Amendment for TID No. 2
- # 16: Community Development Authority Approval of Boundary and Project Plan Amendment
- #17: Joint Review Board Organizational Meeting Notice
- #18: Joint Review Board Final Meeting Notice
- #19: Public Hearing Notice to Property Owners

REDEVELOPMENT PROJECT PLAN
TAX INCREMENT DISTRICT NO. 2 &
REDEVELOPMENT PROJECT AREA NO. 2
VILLAGE OF WESTON, WISCONSIN

I. INTRODUCTION

This project and redevelopment plan for Tax Increment District No. 2 (TID No. 2) and Redevelopment Project Area No. 2 in the Village of Weston has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and 66.1333(6)(b)2. The Redevelopment Project Plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. This project plan also includes a detailed description of the Tax Increment District and Redevelopment Project Area boundaries.

This is to be used as the official plan that guides redevelopment activities within TID No. 2 and Redevelopment Project Area No. 2. Implementation of the plan and construction of the proposed improvements will require a case-by-case authorization by the CDA and Village Board. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Village Board or CDA is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review and Village Board approval.

As stated in the Village Board resolution approving this plan (appendix no. 20), the Redevelopment Project Plan conforms to the General Plan of the Village of Weston.

A. Approval Process

1. Original Redevelopment Area No. 2 & TID No. 2 Boundary Areas

The Village of Weston Village Board met on February 16, 2004 and directed Vierbicher Associates, Inc. to prepare a draft redevelopment Project Plan and preliminary boundaries to create TID No. 2 and Redevelopment Project Area No. 2. The Village of Weston Community Development Authority (CDA) is authorized to prepare the plans necessary for both TID No. 2 and Redevelopment Project Area No. 2. The Board also authorized the formation of a Joint Review Board at that time.

The CDA created Redevelopment Project Area No. 2 and discussed the formation of TID No. 2 on February 16, 2004. At its meeting on March 1, 2004, the Village Board declared Redevelopment Project Area No. 2 to be a blighted area in need of redevelopment. A draft redevelopment project plan was reviewed by the CDA on March 15, 2004. As a result of the discussion, revisions to the plan were made and a public hearing date was set. Notice of the Public Hearing was sent to the overlying taxing jurisdictions on March 19, 2003, and published in the Wausau Daily Herald on

March 24, 2004 and March 31, 2004. Owners of property within the boundaries of TID No. 2 and Redevelopment Project Area No. 2 were notified by certified mail on March 22, 2004 of the proposed designation of blight within TID No. 2 and Redevelopment Project Area No. 2 and of the Public Hearing.

An organizational meeting of the Joint Review Board was held on March 29, 2004. A second meeting of the Joint Review Board was held on April 29, 2004 to resolve issues raised by the overlying taxing jurisdictions.

A Public Hearing was held on the TID No. 2 Boundary and Redevelopment Project Plan on April 12, 2004. The CDA approved the TID No. 2 boundary and Redevelopment Project Plan following the public hearing and recommended to the Village Board for adoption on May 17, 2004.

The Redevelopment Project Plan for TID No. 2 and Redevelopment Project Area No. 2 was adopted by resolution of the Village Board on May 17, 2004. The CDA certified this plan after the Village Board meeting on the same day. The Joint Review Board met on June 3, 2004 to approve the Village Board Resolution creating TID No. 2. Documentation of all resolutions, notices and minutes can be found as attachments to this Project Plan.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 2 in the Village of Weston.

2. Approval for Amendment No. 1 to TID No. 2 & Redevelopment Area No. 2

On September 13, 2004, the CDA discussed the TID amendment process and recommended that the Village Board authorize them to proceed with the amendment. The Village of Weston Village Board met on September 20, 2004 and directed Vierbicher Associates, Inc. to prepare an amendment to the project plan and boundary of TID No. 2 and Redevelopment Area No. 2. The Village of Weston Community Development Authority (CDA) is authorized to prepare the amendments to both areas. The Joint Review Board that was established to create the original TID No. 2 boundary was still active and the same members participated in the process of making Amendment No. 1.

Redevelopment Area No. 2 is being amended to include two additional parcels (#621728080120080000 & #621728080120070000). The amendment was triggered by plans by Kwik Trip to purchase two parcels adjacent to their existing store, combine the parcels, and create a larger facility. The existing Kwik Trip is inside the original Redevelopment Area No. 2 boundary. The Village wanted to encourage this expansion with TIF funding. In addition, their plans would have combined parcels outside of the boundary with one inside the boundary, creating the need for an amendment in the next couple years.

Since the amended TID No. 2 boundary is similar to the boundary for Redevelopment Area No. 2 (with the exception of the two new parcels), the plans for

projects within this boundary were already discussed in detail with members of the Village Board, CDA, and Joint Review Board during the formation of Redevelopment Area No. 2 and the original TID No. 2.

Two public hearings were held during the amendment process due to changes in the plan. Notice of the 1st Public Hearing was sent to the overlying taxing jurisdictions on October 14, 2004, and published in the Wausau Daily Herald on October 21, 2004 and October 28, 2004. Owners of property within the boundaries of TID No. 2 and were notified by mail on October 15, 2004 of the Public Hearing. The 1st Public Hearing was held on the Redevelopment Area No. 2 and TID No. 2 Boundary and Project Plan amendments on November 8, 2004.

A coordination meeting of the Joint Review Board was held on November 4, 2004. The JRB was informed of the intention to amend both TID No. 2 and Redevelopment Area No. 2.

Notice of the 2nd Public Hearing was sent by mail to the overlying taxing jurisdictions and to owners of property within the boundary by certified mail on November 16, 2004. The notice was published in the Wausau Daily Herald on November 23, 2004 and November 30, 2004. The 2nd Public Hearing was held on the Redevelopment Area No. 2 and TID No. 2 Boundary and Project Plan amendments on December 13, 2004. Only notices and minutes of the 2nd public hearing are included in the project plan.

The CDA approved the Redevelopment Area No. 2 and TID No. 2 Boundary and Redevelopment Project Plan amendments following the 2nd public hearing and recommended the amendment to the Village Board for adoption on January 3, 2005.

The TID No. 2 Project Plan and boundary amendment was adopted by resolution of the Village Board on January 3, 2005. The Joint Review Board met on January 20, 2005 to approve the Village Board Resolution amending TID No. 2 and Redevelopment Area No. 2. Documentation of all resolutions, notices and minutes can be found as attachments to this Project Plan.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan amendments will be submitted to the Wisconsin Department of Revenue and used as the basis for the amendment of Tax Increment District No. 2 and Redevelopment Area No. 2 in the Village of Weston.

B. Joint Review Board

The TID No. 2 project plan was reviewed and approved by a Joint Review Board (JRB) as required by Wisconsin Statutes consisting of:

Village of Weston
Vilas Machmueller
5500 Schofield Avenue
Weston, WI 54476-4395

North Central Technical College
Jean Trempe
1000 W. Campus Drive
Wausau, WI 54401

Marathon County Board
Kristi Kordus, Finance Director
500 Forest Street
Wausau, WI 54403

At-Large
Amy Carstens
8607 Callon Avenue
Weston, WI 54476

D.C. Everest School District

Tom Owens
6300 Alderson Street
Weston, WI 54476

The JRB held its organizational meeting on March 29, 2004 at which members voted to accept Amy Carstens as the At-Large Member and Vilas Machmueller as the JRB Chairman. On June 3, 2004 the JRB met and approved the boundary and project plan of TID No. 2.

On November 4, 2004 the JRB met to discuss Amendment No. 1 to both TID No. 2 and Redevelopment Area No. 2. On January 20, 2005 the JRB met to approve the amendments to the boundary and project plans for TID No. 2 and Redevelopment Area No. 2.

C. Plan of Redevelopment for Redevelopment Area No. 2 and TID No. 2

Inventory of Area

Redevelopment Area No. 2 and TID No. 2 include 70 parcels and approximately 111 acres (including public right-of-way) just south of Schofield Avenue. The boundary includes the Schofield Avenue corridor, approximately one parcel deep, from Business 51 to Birch Street and a block of mostly residential homes between Willow and Alderson Streets. The boundary of both areas can be seen on Map #1.

Underutilized, deteriorated, vacant, and obsolete parcels and improvements characterize a large part of the area. Other areas of the district consist of properties on which there have been recent investments. The Village and CDA intend to use the tools and powers authorized by State statutes to promote the redevelopment of this area and prevent further deterioration.

The Village Board passed a resolution declaring the area blighted on March 1, 2004. Overall, 6.8 percent of the total area inside the boundary was vacant and 55.4 percent of the real property area was found to be blighted. Table 1 shows an inventory of property within the project area. Map #2 shows which parcels were found to be blighted, vacant, or both.

Table 1: Inventory of Property within Redevelopment Area No. 2 and TID No. 2

	Parcels	Acres	Percentage
Blighted Property	46	55.6	61.2 % (of real property)
Vacant Property	7	7.6	6.8 % (of total area)
Real Property	71	90.8	100 %
Right of Way		20.2	18.2 % (of total area)
Total Boundary Area		111.0	100 %

The district is currently served by public transportation, provided by the Wausau Area Transit Service (WATS). This project plan calls for new bus stops and shelters along Schofield Avenue to enhance public transportation access to the area.

The entire District is served by Village sanitary sewer and water service. A Village storm sewer also serves the District. Electric power is provided by Wisconsin Public Service Corporation. Natural gas service is provided by Wisconsin Gas Co. Public utilities are adequate to serve proposed redevelopment of the District with the exception of older sanitary sewer and water lines which may be in need of replacement as redevelopment occurs.

There are no recreational facilities within the District, however, the District is well served by nearby parks and recreational trails. There are no community facilities within the District. Police, fire, Village Hall, a school and several churches serve the District within a 15-block radius.

Redevelopment Plans

The plan of redevelopment includes transitioning the corridor to one with commercial-only uses. Map #3 shows the current zoning of the parcels. With the exception of two parcels on Schofield Avenue, and eight parcels between Willow and Alderson Streets, the current zoning of the parcels is all B-3 commercial or B-4 office. The only zoning changes anticipated are the conversion of these residential parcels to B3 or B4 as redevelopment occurs. Presently, the Village does not intend to forcefully convert these residential properties, but rather provide incentives to encourage business growth and job creation in the corridor. The Village believes that the highest and best use for these properties will be realized over time. Current land use can be seen on Map #4 and future land use is shown on Map #5.

The Village and CDA will encourage the redevelopment of this corridor by improving Village infrastructure and providing development incentives to property owners. The improvements began in 2004 inside the boundaries of the original TID No. 2. The rest of the corridor will become part of TID No. 2 as the result of this boundary amendment after October 1, 2004 and improvements in those areas will begin after that time. To the right is a table of the planned municipal expenditures within Redevelopment Area No. 2 and TID No. 2.

Village of Weston Redevelopment Area No. 2 and TID No. 2 Planned Public Improvements	
Proposed Improvements	Estimated Cost
Streetscape Improvements	\$1,650,000
Engineering & Contingency	\$150,000
CDA Redevelopment Funds	\$300,000
Advertising & Promotion	\$10,000
Relocation Costs	\$0
Administration Costs	\$115,000
TIF Organizational Costs	\$65,000

The Streetscape Improvements item includes resurfacing for Alderson Street, traffic control devices and streetscaping funds for Schofield Avenue. The Schofield Avenue improvements will include sidewalks, landscaping, planted medians, banners, bus stops, and turn lanes. A computerized rendering of the proposed look of Schofield Avenue can be seen on the following page. The CDA Redevelopment Funds are incentive grants to assist private property owners to re-configure their internal roadway systems, and encourage redevelopment of private property. This will reduce the number of uncontrolled access points to Schofield Avenue and improve traffic safety for vehicles, bicycles, and pedestrians.

Private Property Redevelopment Projects

Considerable progress has already been made in 2004, inside the original TID No. 2 boundary. A strip mall was constructed on a vacant lot just east of Wendy's (#19228081730948). Renovation projects also occurred at the old Country Market and the Pick & Save. Total estimated value added in 2004 is \$2,950,000.



SCHOFIELD AVENUE - EXISTING VIEW
Looking North at Wendy's



SCHOFIELD AVENUE - PROPOSED VIEW
Looking North at Wendy's



SCHOFIELD AVENUE - EXISTING VIEW
Looking South at Wendy's



SCHOFIELD AVENUE - PROPOSED VIEW
Looking South at Wendy's

Between 2005 and 2007, several large projects are expected to occur which would add an estimated \$8 million in value to the TID. The projects include a renovation to the Farm & Home Center façade; construction of a new Wausau Bank on the vacant outlot in front of Target; construction on the outlot of the old County Market; redevelopment of the SE Corner of Schofield Avenue & Business 51; and construction of an Abbotsford State Bank where the Marshfield Clinic is currently located. The Village also expects a new outlot to be created and development to occur in the Farm & Home Center parking lot.

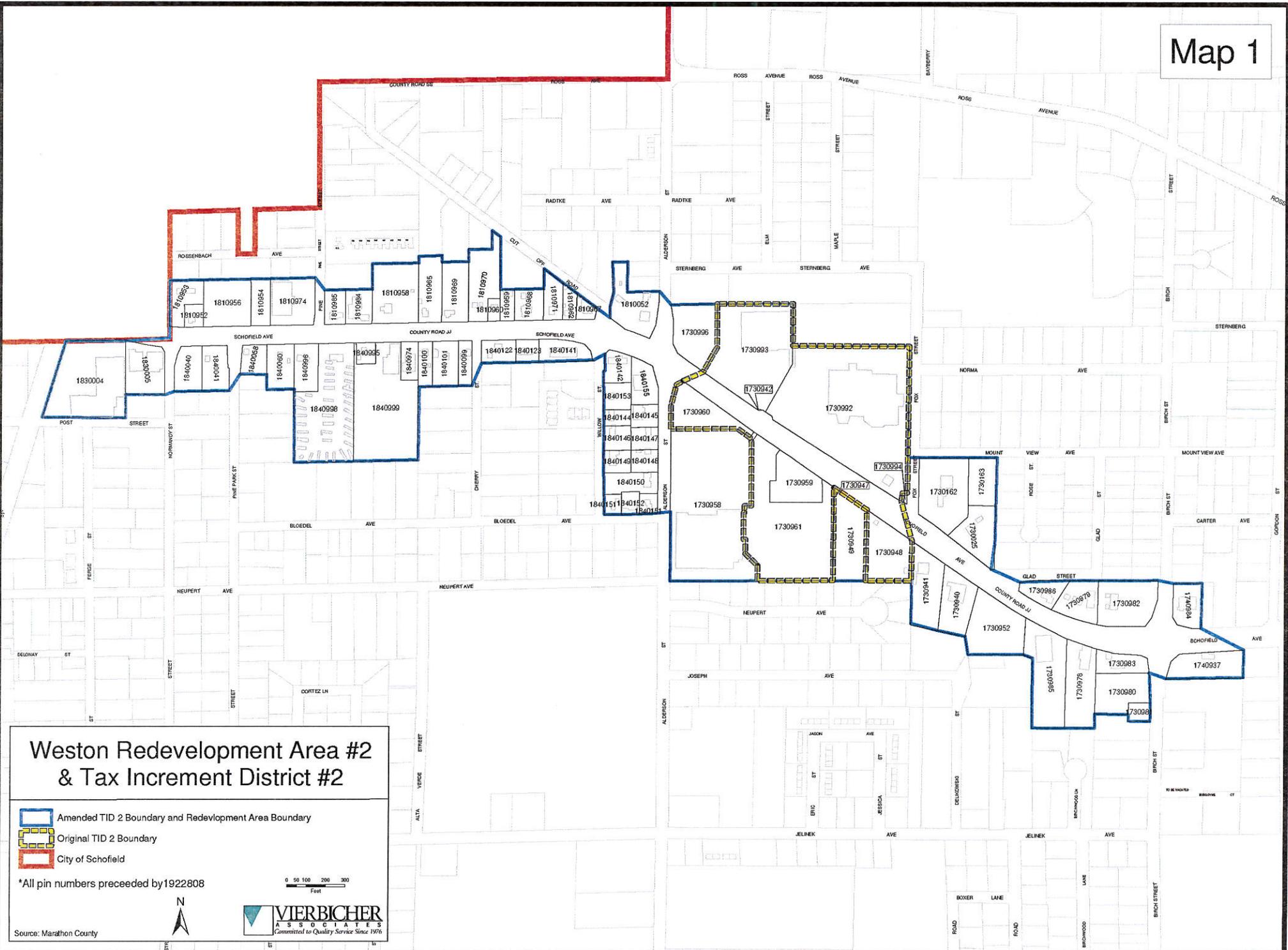
The 2004 equalized value of the property within Redevelopment Area No. 2 was approximately \$20,727,732.00. The projects outlined above would bring the equalized value of Redevelopment Area No. 2 to \$42,946,051 by 2008--an increase of 48 percent. The locations of these improvements can be seen on Map No. 6 and more details about each project is included in the Economic Feasibility Study component of the Project Plan, which begins on page 26.

The Village also anticipates a considerable increase in general property values resulting from both appreciation and the benefits to the area resulting from the planned public and private investments. These private investments are all premised on a commitment by the Village to make public improvements along the Schofield Avenue corridor along with the possibility of developing a workforce training initiative. A labor force training program, partially funded with TIF revenues, could enhance business skills such as retail management, business management, and restaurant management.

These improvements will stabilize the commercial activity inside TID No. 2 and begin the revitalization of the entire Schofield Avenue Corridor. Planned site improvements will improve traffic flow within the corridor, reduce safety hazards to motorists, bicyclists, and pedestrian, improve traffic flow within parking lots, provide proper traffic devices and lanes, and make overall streetscape improvements. The Village plans to encourage further redevelopment by making certain sites suitable for construction, providing redevelopment incentives to property owners, and enforcing Village zoning ordinances and guidelines throughout.

Both land coverage and building intensity within the redevelopment project area would increase from projects outlined in this plan. A number of improvements are planned for underutilized and vacant lots which will intensify the land use within the boundary. Increasing the intensity of land uses and building density is a key component in revitalizing this redevelopment area. The current intensity of land uses and building density is illustrated on Map No. 2. It is estimated that 133 people currently live within the redevelopment area boundary, most of which are in one mobile home park. This is a density of 1.2 people per acre over the entire redevelopment area. Population density within the boundary is expected to decrease as the residential properties transition to commercial uses.

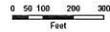
Photos documenting existing conditions in TID No. 2 are on pages 9 - 11.

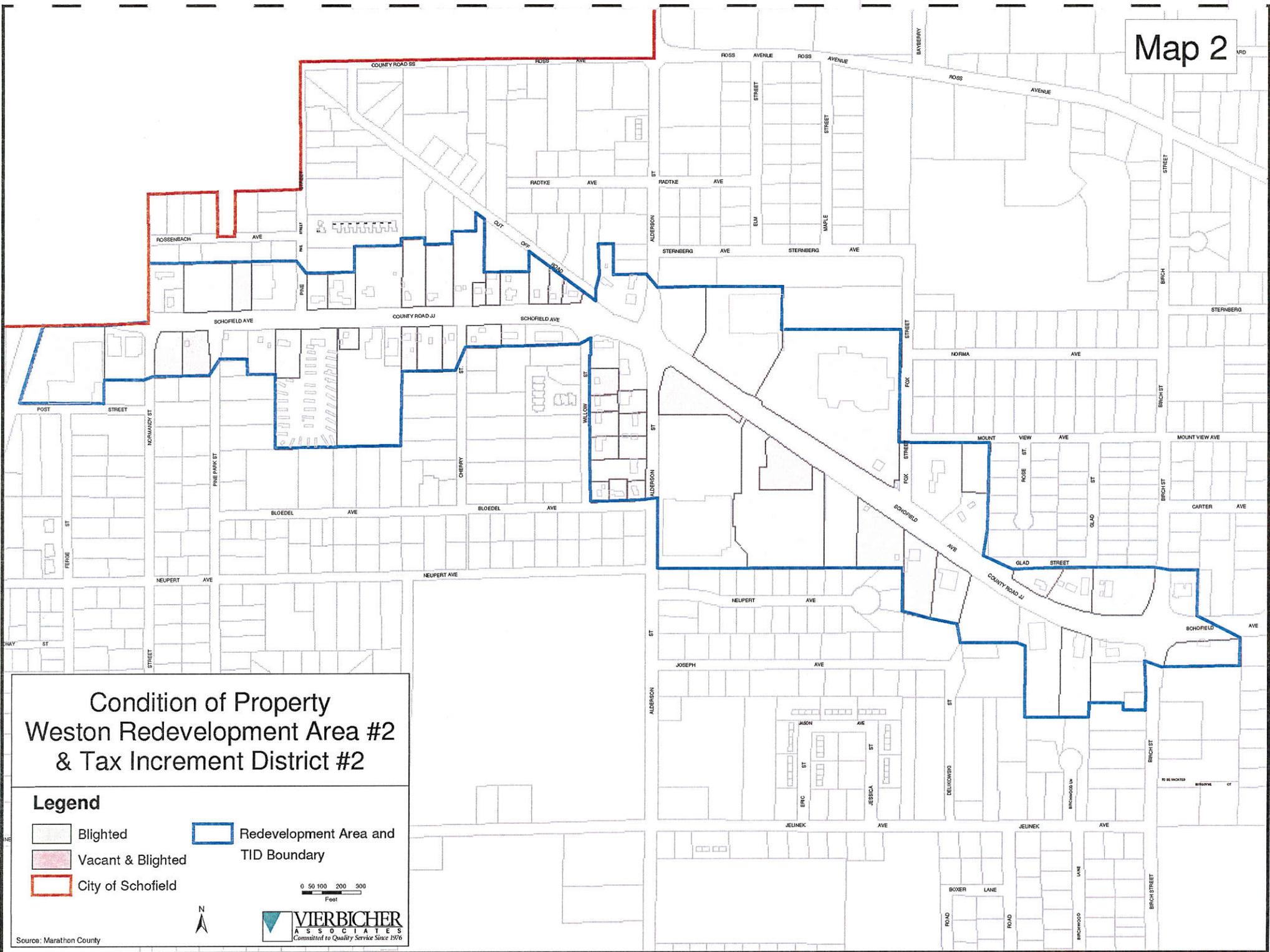


Weston Redevelopment Area #2 & Tax Increment District #2

- Amended TID 2 Boundary and Redevelopment Area Boundary
- Original TID 2 Boundary
- City of Schofield

*All pin numbers preceded by 1922808





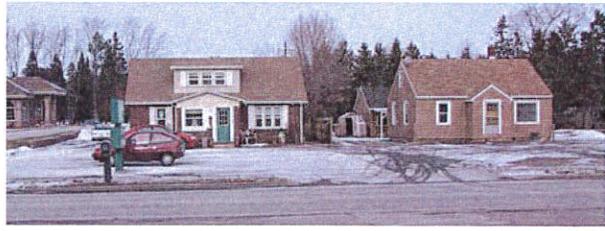
Condition of Property Weston Redevelopment Area #2 & Tax Incremental District #2

Legend

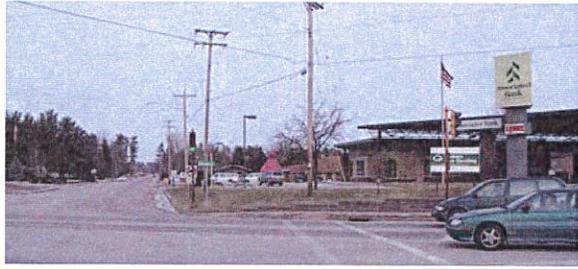
- Blighted
- Vacant & Blighted
- City of Schofield
- Redevelopment Area and TID Boundary



Source: Marathon County

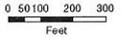




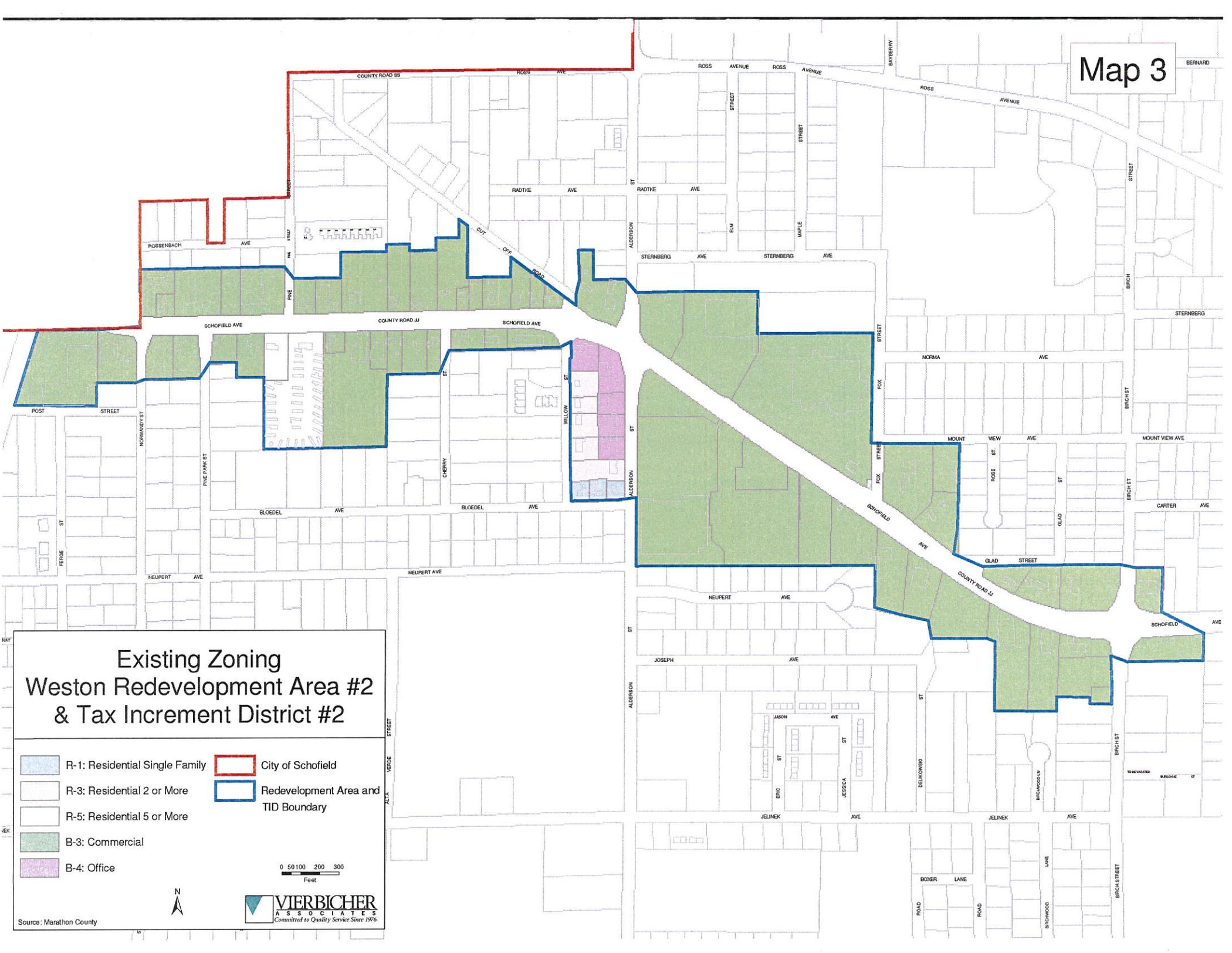


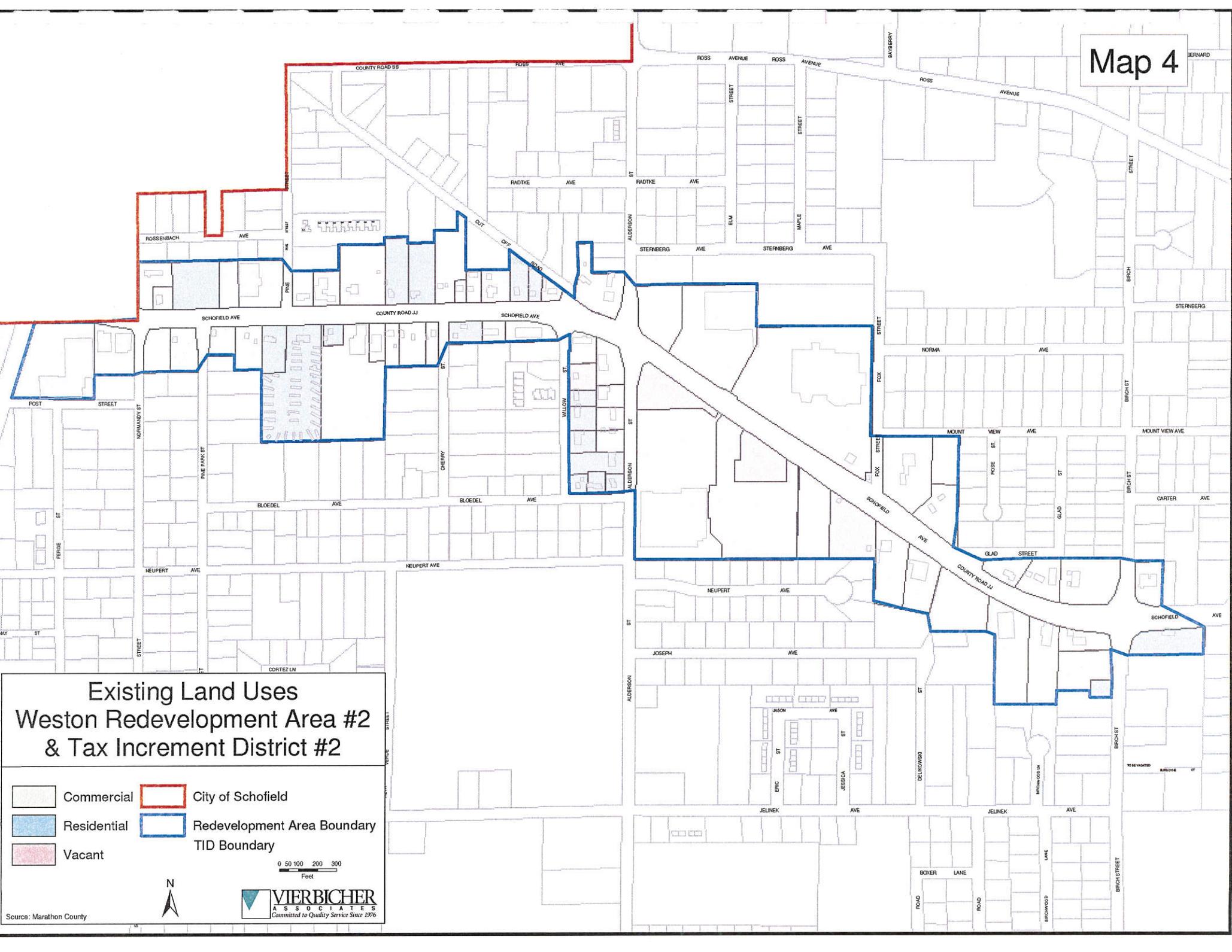
Existing Zoning Weston Redevelopment Area #2 & Tax Increment District #2

- R-1: Residential Single Family
- R-3: Residential 2 or More
- R-5: Residential 5 or More
- B-3: Commercial
- B-4: Office
- City of Schofield
- Redevelopment Area and TID Boundary



Source: Marathon County



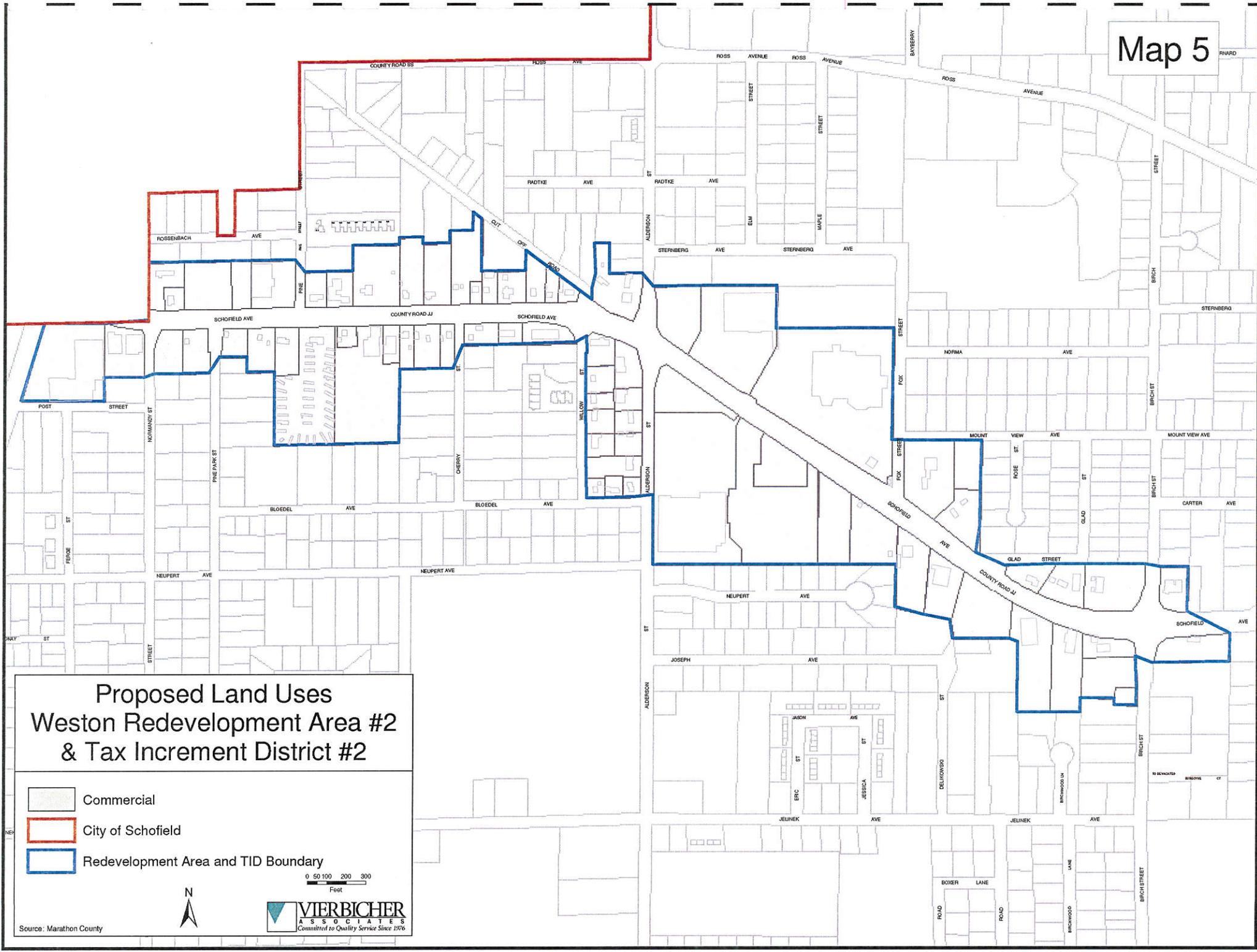


Existing Land Uses Weston Redevelopment Area #2 & Tax Increment District #2

- Commercial
- Residential
- Vacant
- City of Schofield
- Redevelopment Area Boundary
TID Boundary



Source: Marathon County



Proposed Land Uses Weston Redevelopment Area #2 & Tax Increment District #2

- Commercial
- City of Schofield
- Redevelopment Area and TID Boundary

0 50 100 200 300
Feet



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

TID No. 2 and Redevelopment Project Area No. 2 of the Village of Weston were created to eliminate blight and promote industrial development as authorized in Wisconsin Statutes 66.1105 and 66.1333. TID No. 2 and Redevelopment Project Area No. 2 are created in order to promote the redevelopment of blighted property, stimulate commercial revitalization and industrial development, create jobs, improve a portion of the Village, enhance the value of property, and broaden the property tax base. The Village and CDA contemplate expending funds on planning, street, sewer and water improvements, financial incentives and site improvements to promote redevelopment and industrial development activities.

Any cost directly or indirectly related to achieving the objectives of blight elimination or industrial development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgements or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas:

A. Infrastructure for Development of the Area:

Infrastructure costs most often include projects located within the boundaries of the TID. Infrastructure costs for projects located outside the TID, benefiting or necessary for the development within the TID may also be eligible TID projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Proposed infrastructure improvements may include:

1. Street reconstruction, relocation, removal or upgrading and alley removal to facilitate development within the District. Street infrastructure includes sidewalks, curb & gutter, bike lanes, streetlights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic.
2. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
3. Construct, upgrade and/or relocate storm water drainage facilities and related appurtenances.
4. Construct, upgrade and/or relocate water system components and related appurtenances.
5. Install or improve primary and secondary electric service including installing above or below ground electric distribution lines and related appurtenances.

6. Install or improve natural gas service.
7. Install or improve telecommunication and/or cable television service including installing above or below ground distribution lines and related appurtenances.

Other infrastructure projects unknown at this time, but consistent with the purpose of TID No. 2 may be eligible project costs. Such eligibility will be determined by the Village Board at the time the projects are being considered.

B. Site Improvements:

Site improvement activities required to make sites suitable for reuse include, but are not limited to: environmental studies, environmental cleanups, stripping topsoil, grading, compacted granular fill, topsoil replacement, soil stabilization, access drives, parking areas, landscaping, storm water detention areas, razing existing structures, relocating power lines, utilities, signs, fencing, and related activities. Other site preparation activities, unknown at this time, may be eligible costs as long as they are consistent with the purpose of TID No. 2 and approved by the Village Board.

C. CDA Redevelopment Funds:

The Village may provide funds to the CDA for the purpose of implementing the project plan of TID NO. 2 or any other activity authorized by Wisconsin Statutes to be undertaken by such an Authority within TID NO. 2 and consistent with implementation of the TID NO. 2 project plan. A labor force training program is also being considered to enhance business skills such as retail management, business management, and restaurant management.

D. Advertising & Promotion:

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

E. Real Estate Acquisition:

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

F. Relocation Costs:

Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plans, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195.

G. Administrative Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the general administration of TID No. 2, and others directly involved with the projects over the seven year expenditure period.

H. Organization Costs:

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

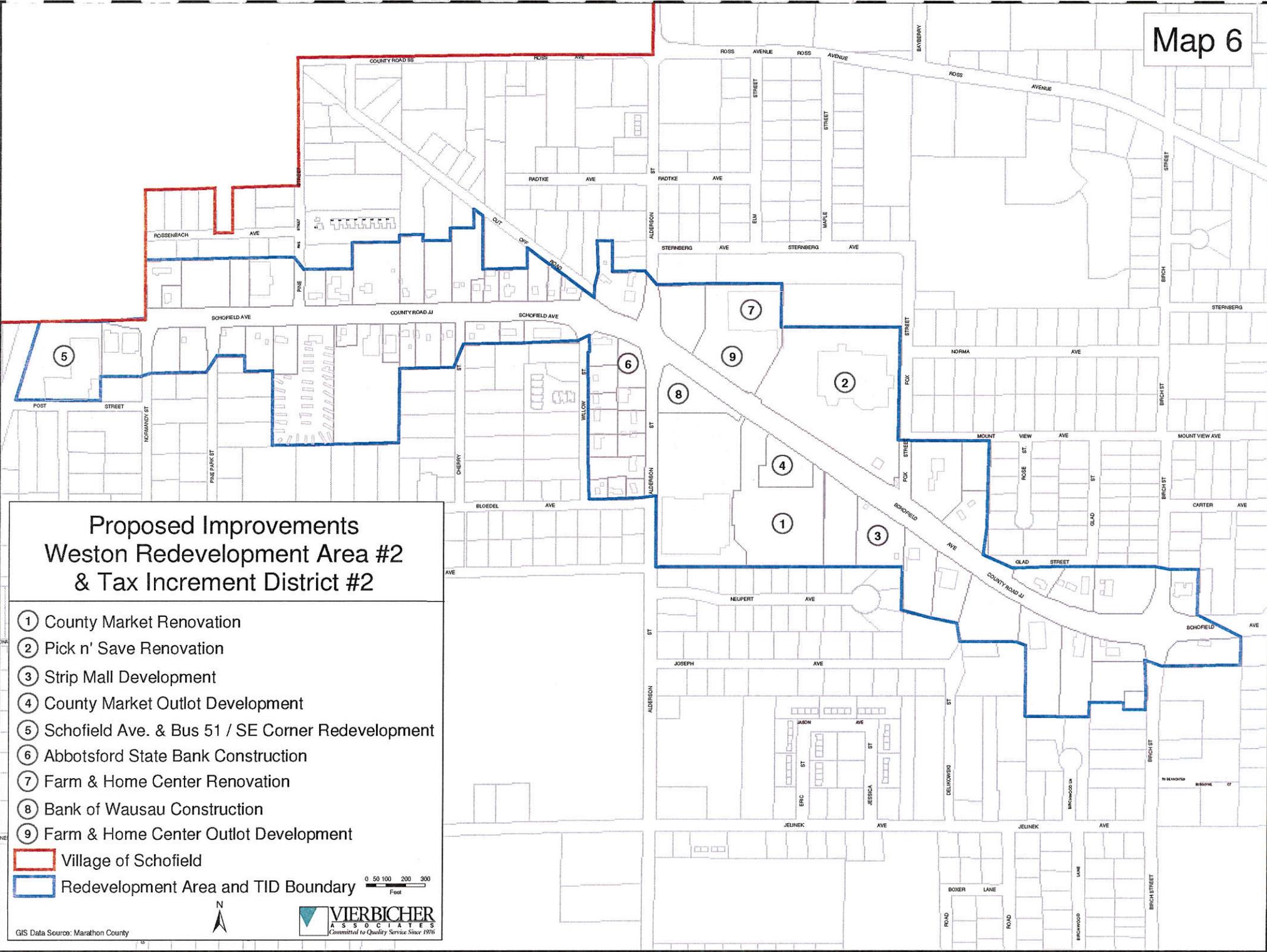
I. Discretionary Payments:

Payments made, in the discretion of the Village Board, which are found to be necessary or convenient to the creation of TID NO. 2 or the implementation of the TID NO. 2 project plan, including but not limited to, incentive grants for the redevelopment of private property.

J. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 2. These projects may be implemented in varying degrees in response to development needs.



Proposed Improvements Weston Redevelopment Area #2 & Tax Incremental District #2

- ① County Market Renovation
- ② Pick n' Save Renovation
- ③ Strip Mall Development
- ④ County Market Outlot Development
- ⑤ Schofield Ave. & Bus 51 / SE Corner Redevelopment
- ⑥ Abbotsford State Bank Construction
- ⑦ Farm & Home Center Renovation
- ⑧ Bank of Wausau Construction
- ⑨ Farm & Home Center Outlot Development

Village of Schofield

Redevelopment Area and TID Boundary



III. DETAILED LIST OF PROJECT COSTS FOR TID NO. 2

The table below describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID NO. 2. This format follows Dept. of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements”.

All costs listed are based on 2004 prices and are preliminary estimates. The Village reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2004 and the time of construction or implementation. The Village should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as Attachment #1.

The Village may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities which will help the Village accomplish the purposes of TID NO. 2. The Village will generally use overall benefit to the Village and economic feasibility, i.e. the availability of future revenue to support additional project costs, in determining the actual budget for project cost items over the course of the TID’s expenditure period.

WESTON TID NO. 2 PLANNED PROJECT COSTS			
Proposed Improvements	Total Cost	Others Share	TID Share
A. Infrastructure Improvements	\$1,800,000	-0-	\$1,800,000
B. CDA Redevelopment Funds	\$300,000	-0-	\$300,000
C. Advertising & Promotion	\$10,000	-0-	\$10,000
D. Relocation Costs	\$0	-0-	\$0
E. Administration Costs	\$115,000	-0-	\$115,000
F. TIF Organizational Costs	\$65,000	-0-	\$65,000
G. Discretionary Payments	\$0	-0-	\$0
TID SHARE SUBTOTAL	\$2,290,000	-0-	\$2,290,000
Inflation Cost Adjustment			\$0
Capitalized Interest			\$172,151
Financing Costs (<i>Interest less Capitalized Interest, Financing Fees</i>)			\$749,087
TOTAL TID EXPENDITURE			\$3,301,975

IV. ECONOMIC FEASIBILITY STUDY FOR TID NO. 2

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 2 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

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

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: Engineering News-Record Construction Cost Index History - <http://enr.construction.com/cost/costcci.asp>). Appreciation of land values in Weston have averaged about 7.5% between 2000 and 2003 (source: Wisconsin Dept. of Revenue, *Property Tax Master Data File 2000 - 2003*). The inflation rate, for the purpose of making projections of equalized value, will be 1.5 percent. Inflation for purposes of projecting future project costs is assumed to be 1.5 percent.

B. Increase in Property Value

The formation of TID No. 2 will enable the Village to make various improvements and provide funding that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The increase in property valuation is estimated from the following projects. Other improvements and redevelopment projects, which were not anticipated at the time this Project Plan was prepared, may occur within the TID.

- 1) County Market Renovation.....\$700,000
Parcel #19228081730961 - Façade change to meet Village building codes.
Construction of internal roadways inside parking lot to improve traffic circulation. Construction occurred in 2004.
- 2) Pick n' Save Renovation\$1,000,000
Parcel #19228081730992 – Construction of internal roadways inside parking lot to improve traffic circulation. Construction occurred in 2004.

- 3) Strip Mall Development.....\$1,250,000
Parcel #19228081730959 – Construction of a 20,000 square foot strip mall on the vacant lot on the southeast corner of TID No. 2. Construction occurred in 2004.
- 4) County Market Outlot Development\$750,000
Parcel #19228081730959 – Construction of a new commercial structure on the vacant outlot inside the County Market parking lot. Construction is expected to occur in 2005.
- 5) Redevelopment of SE Corner of Schofield Ave. & Bus 51.\$4,000,000
Parcel #1922808183004 – Partial or complete redevelopment of the parcel at the SE corner of Schofield & Business 51 for construction of new commercial development. The new construction is expected to add \$4 million in value to the current value of the property. Construction is expected to occur in 2005.
- 6) Abbotsford State Bank Construction\$2,500,000
Parcel #19228081840155 – The Abbotsford State Bank has chosen the location that currently holds the Marshfield Clinic to build a new bank. The construction is expected to add \$2.5 million in new value and occur in 2005.
- 7) Farm & Home Center Renovation.....\$600,000
Parcel #19228081730993 - Façade change to meet Village building codes. Construction is expected to occur in 2005 or 2006. For cash flow projections, the increment will be split between 2005 and 2006.
- 8) Bank of Wausau Construction.....\$950,000
Parcel #19228081730960 – This parcel will be split into two parcels, one for a new Bank of Wausau location, which will add \$800,000 in value; and one for a new office building, which will add \$150,000 in value. Construction is expected to occur in 2006.
- 9) Farm & Home Center Outlot Development.....\$800,000
Parcel #19228081730993 – An outlot will be created in the existing Farm & Home Center Parcel and sold to a yet unknown developer for commercial development. Construction is expected between 2005 and 2008. For cash flow projections, the increment will be spread over the four year period.
- 10) Seven Strategic Properties Currently for Sale.....\$2,000,000
These valuable lots are currently for sale and Village Officials expect them to be purchased and developed with new commercial structures over the next several years. At full build-out, the value would be approximately \$2 to \$3.5 million. Construction is expected between 2005 and 2008. For cash flow projections, the value of \$2 million will be spread over the four year period.

Below is a Matrix of the Construction Increment timing between 2004 and 2008:

Construction Increment Matrix

		2004	2005	2006	2007	2008
1	County Market Renovation	700,000				
2	Pick n' Save Renovation	1,000,000				
3	Strip Mall Development	1,250,000				
4	County Market Outlot		\$750,000			
5	SE Corner of Schofield & Bus. 51		\$4,000,000			
6	Abbotsford State Bank		\$2,500,000			
7	Farm & Home Center		\$300,000	\$300,000		
8	Bank of Wausau			\$950,000		
9	Farm & Home Center Outlot		\$200,000	\$200,000	\$200,000	\$200,000
10	Seven Miscellaneous Parcels		\$500,000	\$500,000	\$500,000	\$500,000
	Total	\$2,950,000	\$8,250,000	\$1,950,000	\$700,000	\$700,000
		0		0	0	0

Although not included in the estimates, the Village believes there will be much more value generated in the TID as project activities improve conditions and spur other investment throughout the Schofield Avenue Corridor. For example, five to seven properties are expected to convert to commercial uses in the Normandy Street / Willow Street area that could result in a total incremental value of \$2 million to \$3.5 million, depending on use.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the Village between 1997 and 2003.

Year	Mill Rate/\$1,000	Percent Change
1997	\$23.28	--
1998	\$22.30	-4.21%
1999	\$22.11	-0.85%
2000	\$22.90	3.57%
2001	\$22.22	-2.97%
2002	\$22.90	3.06%
2003	\$22.13	-3.36%

The full value rate has been generally decreasing since 1997 – about -4.9 percent between 1997 and 2003 or an average of -.8% per year. With state budget shortfalls predicted for the next five years and growing fiscal pressures on municipalities, it is unlikely that local tax rates will drop any further. The 2003 tax rate of .02213 with 0% change will be used in this project plan to project TID revenues.

D. TIF Revenues

Utilizing a property appreciation rate of 1.5 percent, projected construction increment of \$10,950,000 over the life of TID No. 2 and an initial full-value tax rate of .02213, which is projected to remain constant, the projected TIF Revenue from TID No. 2 will be as shown in the Tax Increment Pro-forma in Attachment #4. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs. The Village anticipates borrowing additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 summarizes the assumed cash flow.

V. FINANCING METHODS AND TIMETABLE FOR TID NO. 2

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 2, is the ability of the Village to finance desired projects to encourage development. Financial resources available to the Village include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs. Additionally, the CDA may finance project costs within a TID and the Village may apply TID revenue to the CDA to service the debt incurred to finance eligible projects within the TID.

General obligations of the Village are limited by state law to five percent of the equalized property value. The Village had a 2003 total debt capacity of \$29,881,665 and \$16,365,995 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$13,515,670. This is more than adequate financing capacity to finance the planned project costs of \$2,290,000 plus capitalized interest. Not all anticipated project costs will need to be borrowed. For example, TID administration costs will be relatively small on an annual basis and can be paid out of Village operating funds and reimbursed from the TID when funds are available.

The Village has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the Village to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the Village's constitutional debt capacity.

The Village may utilize revenue bonds repaid from fees for services charged by the Village. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued, however, the Village must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The Village can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the Village's constitutional debt limit.

B. Timetable

The maximum life of the TID will be twenty-seven years, a four-year extension may be requested. The Village of Weston can incur TIF expenses up to five years before the un-extended termination date of TID No. 2. The Village Board is not mandated to make the improvements defined in this plan; each project will require case by case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is

scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. Projects are expected to begin in 2004 and occur periodically throughout the expenditure period.

Timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment # 4) and TID Cash Flow (Attachment #5) worksheets.

C. Description of Methods of Financing and Time Such Costs or Related Monetary Obligations are to be Incurred

Financing for the projects shown above will be done as summarized in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3. The actual number, timing, and amounts of debt issues will be determined by the Village at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the seven-year expenditure period, unless relocation requires extending beyond the seven-year period.

VI. ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing Districts overlying the Village of Weston TID No. 2 include Marathon County, D.C. Everest School District, North Central Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 2 in 2004. Total TIF Increment over the life of the district is divided by a proportionate share of each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6.

Many of the projects planned for the TID would not occur or would occur at significantly lower values but for the availability of tax incremental financing. TID No. 2 is a mechanism to make improvements in an area of Weston which is experiencing blighting influences and to support growth in the Village's tax base. All taxing jurisdictions will benefit from the increased property values, public safety, and community vitality, which will result from the projects planned in TID No. 2. The Village of Weston is aware of the problems caused by the sudden increase in values that occurs when the TID is dissolved, especially to the school district. The Village will explore the possibility of dissolving the TID over a number of years to ease the transition.

VII. MAPS SHOWING EXISTING LAND USES AND ZONING

SEE MAPS #3 and #4, pages 16 and 17.

VIII. MAPS SHOWING PROPOSED IMPROVEMENTS

SEE MAP #6, page 25.

IX. PROPOSED CHANGES IN THE MASTER PLAN, MAPS, BUILDING CODES AND VILLAGE ORDINANCES

The Village of Weston has a Community Master Plan. No changes in the Master Plan, Official Map, Building Codes, Zoning Ordinance or Village Ordinances are required to implement this project plan. One goal of the project is to encourage the residential parcels inside the boundary to convert to commercial uses, but zoning designations will not change until individual redevelopment proposals are brought to the Village by property owners or developers.

X. A LIST OF ESTIMATED NON-PROJECT COSTS

There are no project costs planned for TID No. 2 which would directly benefit property outside the TID, therefore there are no "non-project" costs.

XI. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 2 and Redevelopment Project Area No. 2. The following is the method proposed to be followed by the Village or CDA if future projects require displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaces will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce (DOC). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOC. The Village will file a relocation plan with the DOC and shall keep records as required in Wisconsin Statutes 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

XII. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE VILLAGE OF WESTON

The creation of TID No. 2 will encourage the development of blighted and otherwise economically distressed and underutilized property in the Village. Creation of the TID will also promote development of the tax base of the Village and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID NO. 2 will build tax base for the Village and overlying taxing jurisdictions and improve the safety and welfare of the area.

XIII. DISTRICT BOUNDARIES

Prior to considering the specific area to include within the TID, the Planning Commission established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of district plus value increments of all other districts cannot exceed 12% of the total value of equalized taxable property in the Village.
2. A minimum of 50 percent of the TID must be a blighted area, in need of rehabilitation or conservation or suitable and zoned for industrial use.
3. All lands within the TID shall be contiguous.
4. Property standing vacant for an entire 7-year period immediately preceding adoption of the resolution creating a tax incremental district may not comprise more than 25% of the area in the tax incremental district, unless the tax incremental district is suitable for industrial sites.

Boundary Description:

Village of Weston, Redevelopment Project Area No. 2 & TID No. 2

An area of land located in the Southeast Quarter and the Southwest Quarter and the Northwest Quarter of Section 17, and the Northeast Quarter and the Southeast Quarter and the Southwest Quarter of Section 18, Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin bound by the following described line;

Commencing at the northeast corner of Lot 1, Certified Survey Map, Volume 35, Page 74, being the Point of Beginning;

Thence Southerly, 584 feet more or less, along the west right of way line of Fox Street to the west extension of the south right-of-way line of Mount View Avenue;

Thence Easterly, 60 feet more or less, to the northwest corner of Lot 1, Certified Survey Map, Volume 29, Page 86;

Thence Easterly, 400 feet more or less, to the northeast corner of Lot 2, Certified Survey Map, Volume 32, Page 56;

Thence Southerly, 589 feet more or less to the southeast corner of Lot 1, Certified Survey Map, Volume 32, Page 56;

Thence Westerly, 18 feet more or less, to the northerly right of way line Schofield Avenue;

Thence Southeasterly, 164 feet more or less to the south right of way line of Glad Street;

Thence Easterly, 727 feet more or less to the west right of way line of Birch Street;

Thence Southeasterly, 61 feet more or less, to the southwest corner of Lot 3, Certified Survey Map, Volume 5, Page 118;

Thence Easterly, 160 feet more or less, to the southeast corner Lot 3, Certified Survey Map, Volume 5, Page 118;

Thence Southerly, 236 feet more or less, to the northerly right of way line Schofield Avenue;

Thence Southeasterly, 250.07 feet more or less, to the southerly right of way line Schofield Avenue;

Thence Southerly, 145 feet more or less;

Thence Westerly, 400 feet more or less;

Thence Northwesterly, 92 feet more or less, to the southeast corner of Parcel 1, Certified Survey Map, Volume 14, Page 41;

Thence Southerly, 260 feet more or less, along the westerly right-of-way line of Birch street to the northeast corner of Lot 1, Birch Street Addition;

Thence Westerly, 112.7 feet more or less, along the north line of Lot 1, Birch Street Addition;

Thence Northerly, 39 feet more or less, along the north line of Lot 1, Birch Street Addition;

Thence Westerly, 175 feet more or less, along the north line of Lot 1, Birch Street Addition;

Thence Southerly, 75 feet more or less, to the southeast corner of Certified Survey Map, Volume 17, Page 223;

Thence Westerly, 320 feet more or less;

Thence Northerly, 366 feet more or less;

Thence Northwesterly, 50 feet more or less, to the southeast corner of Parcel 1, Certified Survey Map, Volume 20, Page 188

Thence Westerly, 287 feet more or less, to the southwest corner of Parcel 1, Certified Survey Map, Volume 20, Page 188;

Thence Northwesterly, 96 feet more or less, to the southeast corner of Parcel 2, Certified Survey Map, Volume 43, Page 48;

Thence Northwesterly, 286 feet more or less, to the southwest corner of Parcel 1, Certified Survey Map, Volume 43, Page 48;

Thence Northerly, 233 feet more or less, to the southeast corner of Parcel B, Certified Survey Map, Volume 38, Page 172;

Thence Westerly, 1255 feet more or less, to the southwest corner of Lot 1, Certified Survey Map, Volume 17, Page 293;

Thence Northerly, 365 feet more or less, to the extension of the north right of way line of Bloedel Avenue;

Thence Westerly, 345 feet more or less, along the extension of the north right of way line of Bloedel Avenue and the north right of way line of Bloedel Avenue to the east right of way line of Willow Street;

Thence Northerly, 800 feet more or less, along the east right of way line of Willow Street to a point that is east of the southeast corner of Parcel 1, Certified Survey Map, Volume 15, Page 104;

Thence Westerly, 583 feet more or less, along the south line of Lot 16 and Lot 1, Block 3, Krueger's Addition to Pine Park Addition to the east right of way line of Cherry Street;

Thence Southwesterly, 129 feet more or less, to the southeast corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Westerly, 289 feet more or less, along the south line of Lot 7, Block 1, Krueger's Addition to Pine Park Addition to the southwest corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Southerly, 382 feet more or less, to the southeast corner of , Certified Survey Map, Volume 14, Page 8;

Thence Westerly, 640 feet more or less;

Thence Northerly, 383 feet more or less, to the southeast corner of Lot 2, Certified Survey Map, Volume 36, Page 180;

Thence Westerly, 142 feet more or less, to the southwest corner of Lot 2, Certified Survey Map, Volume 36, Page 180

Thence Northerly, 80.00 to the north line of the south 80 feet of Lot 1, Block 3, Pine Park Addition;

Thence Westerly, 142 feet more or less along the north line of the south 80 feet of Lot 1, Block 3, Pine Park Addition

Thence Southwesterly, 95 feet more or less, to the southeast corner of Lot 2, Block 1, Pine Park Addition;

Thence Westerly, 284 feet more or less along the south line of Lot 2 and Lot 1, Block 1, Pine Park Addition;

Thence Southwesterly, 53 feet more or less, to the northeast corner of the south 124 feet of Lot 9, Block 1, Myrea's Acre Lots;

Thence Westerly, 184 feet more or less, along the south 124 feet of Lot 9 and Lot 8, Block 1, Myrea's Acre Lots;

Thence Southerly 124 feet more or less, to the southwest corner of Lot 8, Block 1, Myrea's Acre Lots;

Thence Westerly, 430 feet more or less, along the north right of way line of Post Street to the easterly right of way line of State Highway 51;

Thence Northeasterly, 418 feet more or less, along the easterly right of way line of State Highway 51 to the north line of Block 1, Myrea's Acre Lots;

Thence Easterly, 535 feet more or less, along the north line of Block 1, Myrea's Acre Lots

to a point that is in the extension of the west line of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Northerly, 306 feet more or less, along the extension and the west line of Parcel 1, Certified Survey Map, Volume 25, Page 120 to the northwest corner of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Easterly, 750 feet more or less, along the north lines of Parcel 1, Certified Survey Map, Volume 25, Page 120, Parcel 21, Certified Survey Map, Volume 19, Page 56, and Parcel 2, Certified Survey Map, Volume 10, Page 175 to the west right of way line of Pine Street;

Thence Southeasterly, 82 feet more or less, to the east right of way line of Pine Street;

Thence Easterly, 240 feet more or less, to east line of the west 240 feet of Certified Survey Map, Volume 7, Page 57;

Thence Northerly, 133 feet more or less, along the east line of the west 240 feet of Certified Survey Map, Volume 7, Page 57 to the north line of Certified Survey Map, Volume 7, Page 57;

Thence Easterly, 239 feet more or less, to the northeast corner of Certified Survey Map, Volume 7, Page 57;

Thence Northerly, 46.2 feet more or less to a line that is 360 feet north of and parallel with the north right of way of County Highway JJ;

Thence Easterly, 120 feet more or less, along a line that is 360 feet north of and parallel with the north right of way of County Highway JJ;

Thence Southerly, 35 feet more or less, to a line that is 325 feet north of and parallel with the north right of way of County Highway JJ;

Thence Easterly, 140 feet more or less, along a line that is 325 feet north of and parallel with the north right of way of County Highway JJ;

Thence Northerly, 69 feet more or less to the northwest corner of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Easterly, 120 feet more or less, along the northerly line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Northerly, 96 feet more or less, along the northerly line of Lot 2, Certified Survey Map, Volume 42, Page 155 to the southerly right of way line of Cut Off Road;

Thence Southeasterly, 55 feet more or less, along the southerly right of way line of Cut Off Road;

Thence Southerly, 277.5 feet more or less along the east line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Easterly, 225 feet more or less, along a line that is 175 feet north of and parallel with the north right of way of County Highway JJ

Thence Northerly, 104 feet more or less, to the northwest corner of Lot 1, Certified Survey Map, Volume 16, Page 120;

Thence Southeasterly, 427 feet more or less, along the southerly right of way line of Cut Off Road;

Thence Northerly, 295 feet more or less;

Thence Easterly, 78 feet more or less;

Thence Southerly, 160 feet more or less,

Thence Easterly, 168 feet more or less, to the west right of way line of Alderson Street;

Thence Southeasterly, 93 feet more or less, to the northwest corner of Lot 1, Certified Survey, Volume 20, Page 273;

Thence Easterly, 641 feet more or less, along the north line of Lot 1, Certified Survey, Volume 20, Page 273, and Lot 1, Certified Survey, Volume 10, Page 271;

Thence Southerly, 225 feet more or less, along the east line of Lot 1, Certified Survey, Volume 10, Page 271;

Thence Easterly, 603 feet more or less, along the north line of Lot 1, Certified Survey Map, Volume 35, Page 74 to the Point of Beginning.

Excepting any wetlands.

Containing 112.3 acres more or less.

Excepting any wetlands.

XIV. VILLAGE BOARD RESOLUTION

See Village Board Resolution on following pages.

FINANCIAL ATTACHMENTS

Attachment #1 - Planned Project Costs
Village of Weston
TID No. 2
12/10/2004

TID COSTS TO SERVE PROJECT				
	AMOUNT	% Paid By		Costs Allocated to Project
		Project	Other	
A. Infrastructure				
Streetscape Improvements	\$1,650,000	100%	0%	\$1,650,000
Engineering & Contingency	\$150,000	100%	0%	\$150,000
Total Infrastructure	\$1,800,000	100%	0%	\$1,800,000
B. CDA Redevelopment Funds				
Promote Blight Elimination & Redevelopment	\$300,000	100%	0%	\$300,000
Total CDA Redevelopment Funds	\$300,000			\$300,000
C. Advertising and Promotion				
	\$10,000	100%	0%	\$10,000
Total Advertising and Promotion	\$10,000	100%	\$0	\$10,000
D. Relocation Costs				
	\$0	100%	0%	\$0
Total Relocation Costs	\$0	100%	0%	\$0
E. Administration Costs				
Village Staff	\$80,000	100%	0%	\$80,000
Professional Fees	\$25,000	100%	0%	\$25,000
Audits	\$10,000	100%	0%	\$10,000
Total Administration Costs	\$115,000	100%	0%	\$115,000
F. TIF Organizational Costs				
Professional Fees	\$50,000	100%	0%	\$50,000
Village Staff & Publishing	\$15,000	100%	0%	\$15,000
Total Organization Costs	\$65,000	100%	0%	\$65,000
G. Discretionary Payments				
TID Redevelopment Expenses	\$0	100%	0%	\$0
Total Discretionary Costs	\$0	100%	0%	\$0
Total Project Costs	\$2,290,000	100%	0%	\$2,290,000
H. Interest, Fin. Fees, Less Cap. Interest				\$749,087
Plus Capitalized Interest				\$277,181
Subtotal				\$1,026,268
TOTAL TID EXPENDITURE				\$3,316,268

Attachment #2 - Financing Summary
Village of Weston
TID No. 2

TID Activities	Loan #1 Jul-04	Loan #2 Jan-06	Loan #3 NA	Total
A. Infrastructure	\$1,164,000	\$636,000	\$0	\$1,800,000
B. CDA Redevelopment Funds	\$180,000	\$120,000	\$0	\$300,000
C. Advertising and Promotion	\$6,000	\$4,000	\$0	\$10,000
D. Relocation Costs	\$0	\$0	\$0	\$0
E. Administration Costs	\$0	\$115,000	\$0	\$115,000
F. TIF Organizational Costs	\$50,000	\$15,000	\$0	\$65,000
G. Discretionary Payments	\$0	\$0	\$0	\$0
Subtotal	\$1,400,000	\$890,000	\$0	\$2,290,000
H. Inflation Factor Cost Adj. @ 3% per year	\$0	\$0	\$0	\$0
I. Grants	\$0	\$0	\$0	\$0
J. Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
Total Cost For Borrowing	\$1,400,000	\$890,000	\$0	\$2,290,000
K. Capitalized Interest	\$138,591	\$41,981	\$0	\$180,572
L. Reserve Fund	\$240,200	\$152,699	\$0	
M. Financing Fees	\$36,302	\$22,136	\$0	\$58,438
N. Subtotal	\$1,815,092	\$1,106,816	\$0	\$2,921,908
O. Less Interest Earned	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$1,815,092	\$1,106,816	\$0	\$2,921,908

**Attachment #3 - Debt Service Plan
Village of Weston
TID No. 2
Tax Exempt Bond**

Principal:		\$1,574,892	Project Cost:		\$1,400,000	
Interest:		4.40%	Finance Fees:		\$36,302	
Term:		14 Years	Interest Earned:		\$0.00	
# of Principal Payments:		9				
Date of Issue:		Jul-04	Capitalized			
Total TID Cost of Loan:		\$1,941,211	Interest:		\$138,591	
YEAR	PRINCIPAL PMNT #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT	Apply Surplus to Principal
2004	0	\$1,574,892	\$0	\$0	\$0	\$0
2005	0	\$1,574,892	\$0	\$69,295	\$69,295	\$0
2006	0	\$1,574,892	\$0	\$69,295	\$69,295	\$0
2007	1	\$1,574,892	\$146,395	\$69,295	\$215,690	\$0
2008	2	\$1,428,498	\$152,836	\$62,854	\$215,690	\$0
2009	3	\$1,275,661	\$159,561	\$56,129	\$215,690	\$0
2010	4	\$1,116,100	\$166,582	\$49,108	\$215,690	\$0
2011	5	\$949,519	\$173,911	\$41,779	\$215,690	\$0
2012	6	\$775,608	\$181,563	\$34,127	\$215,690	\$0
2013	7	\$594,044	\$189,552	\$26,138	\$215,690	\$0
2014	8	\$404,492	\$197,892	\$17,798	\$215,690	\$0
2015	9	\$206,600	\$206,600	\$9,090	\$215,690	\$0
2016	10	\$0	\$0	\$0	\$0	\$0
2017	11	\$0	\$0	\$0	\$0	\$0
2018	12	\$0	\$0	\$0	\$0	\$0
2019	13	\$0	\$0	\$0	\$0	\$0
2020	14	\$0	\$0	\$0	\$0	\$0
2021	15	\$0	\$0	\$0	\$0	\$0
2022	16	\$0	\$0	\$0	\$0	\$0
2023	17	\$0	\$0	\$0	\$0	\$0
2024	18	\$0	\$0	\$0	\$0	\$0
2025	19	\$0	\$0	\$0	\$0	\$0
2026	20	\$0	\$0	\$0	\$0	\$0
2027	21	\$0	\$0	\$0	\$0	\$0
2028	22	\$0	\$0	\$0	\$0	\$0
2029	23	\$0	\$0	\$0	\$0	\$0
2030	24	\$0	\$0	\$0	\$0	\$0
2031	25	\$0	\$0	\$0	\$0	\$0
TOTAL			\$1,574,892	\$504,909	\$2,079,801	\$0

Attachment #3 Continued - Debt Service Plan
Village of Weston
TID No. 2
Tax Exempt Bond

Principal	\$954,117	Project Cost:	\$890,000
Interest	4.40%	Finance Fees:	\$22,136
Term	10 Years	Interest Earned:	\$0.00
# of Principal Payments	8	Capitalized Interest:	\$41,981
Date of Issue	Jan-06		
Total TID Cost of Loan:	\$1,194,485		

YEAR	Principal Pmnt #	UNPAID PRINCIPAL	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL PAYMENT	Apply Surplus to Principal
2004	0	\$0	\$0	\$0	\$0	\$0
2005	0	\$954,117	\$0	\$0	\$0	\$0
2006	0	\$954,117	\$0	\$41,981	\$41,981	\$0
2007	0	\$954,117	\$0	\$41,981	\$41,981	\$0
2008	1	\$954,117	\$102,082	\$41,981	\$144,063	\$0
2009	2	\$852,036	\$106,573	\$37,490	\$144,063	\$0
2010	3	\$745,462	\$111,263	\$32,800	\$144,063	\$0
2011	4	\$634,200	\$116,158	\$27,905	\$144,063	\$0
2012	5	\$518,041	\$121,269	\$22,794	\$144,063	\$0
2013	6	\$396,772	\$126,605	\$17,458	\$144,063	\$0
2014	7	\$270,167	\$132,176	\$11,887	\$144,063	\$0
2015	8	\$137,991	\$137,991	\$6,072	\$144,063	\$0
2016	9	\$0	\$0	\$0	\$0	\$0
2017	10	\$0	\$0	\$0	\$0	\$0
2018	11	\$0	\$0	\$0	\$0	\$0
2019	12	\$0	\$0	\$0	\$0	\$0
2020	13	\$0	\$0	\$0	\$0	\$0
2021	14	\$0	\$0	\$0	\$0	\$0
2022	15	\$0	\$0	\$0	\$0	\$0
2023	16	\$0	\$0	\$0	\$0	\$0
2024	17	\$0	\$0	\$0	\$0	\$0
2025	18	\$0	\$0	\$0	\$0	\$0
2026	19	\$0	\$0	\$0	\$0	\$0
2027	20	\$0	\$0	\$0	\$0	\$0
2028	21	\$0	\$0	\$0	\$0	\$0
2029	22	\$0	\$0	\$0	\$0	\$0
2030	23	\$0	\$0	\$0	\$0	\$0
2031	24	\$0	\$0	\$0	\$0	\$0
TOTAL		\$954,117	\$282,349	\$1,236,466	\$0	\$0

Attachment #4 - Tax Increment ProForma
Village of Weston
TID No. 2
12/10/2004

ORIGINAL BOUNDARY BASE VALUE	\$9,440,000
AMENDED AREA BASE VALUE	\$20,727,732
TOTAL BASE VALUE	\$30,167,732
2004 TAX RATE	0.021
INFLATION INCREMENT	1.5%
ANNUAL INCREASE IN TAX RATE	0.0%

YEAR	PREVIOUS VALUATION	INFLATION INCREMENT	TIF INCREMENT		TOTAL VALUATION	CUMULATIVE INCREMENT	TIF TAX RATE	TIF REVENUE
			Construction	Land				
2004	\$30,167,732	\$0.00	\$2,950,000	\$0	\$33,117,732	\$2,950,000	0.021000	\$0
2005	\$33,117,732	\$496,765.98	\$8,250,000	\$0	\$41,864,498	\$11,696,766	0.021000	\$0
2006	\$41,864,498	\$627,967.47	\$1,950,000	\$0	\$44,442,465	\$14,274,733	0.021000	\$61,950
2007	\$44,442,465	\$666,636.98	\$700,000	\$0	\$45,809,102	\$15,641,370	0.021000	\$245,632
2008	\$45,809,102	\$687,136.54	\$700,000	\$0	\$47,196,239	\$17,028,507	0.021000	\$299,769
2009	\$47,196,239	\$707,943.58	\$0	\$0	\$47,904,183	\$17,736,451	0.021000	\$328,469
2010	\$47,904,183	\$718,562.74	\$0	\$0	\$48,622,745	\$18,455,013	0.021000	\$357,599
2011	\$48,622,745	\$729,341.18	\$0	\$0	\$49,352,086	\$19,184,354	0.021000	\$372,465
2012	\$49,352,086	\$740,281.30	\$0	\$0	\$50,092,368	\$19,924,636	0.021000	\$387,555
2013	\$50,092,368	\$751,385.52	\$0	\$0	\$50,843,753	\$20,676,021	0.021000	\$402,871
2014	\$50,843,753	\$762,656.30	\$0	\$0	\$51,606,410	\$21,438,678	0.021000	\$418,417
2015	\$51,606,410	\$774,096.14	\$0	\$0	\$52,380,506	\$22,212,774	0.021000	\$434,196
2016	\$52,380,506	\$785,707.59	\$0	\$0	\$53,166,213	\$22,998,481	0.021000	\$450,212
2017	\$53,166,213	\$797,493.20	\$0	\$0	\$53,963,706	\$23,795,975	0.021000	\$466,468
2018	\$53,963,706	\$809,455.60	\$0	\$0	\$54,773,162	\$24,605,430	0.021000	\$482,968
2019	\$54,773,162	\$821,597.43	\$0	\$0	\$55,594,759	\$25,427,028	0.021000	\$499,715
2020	\$55,594,759	\$833,921.39	\$0	\$0	\$56,428,681	\$26,260,949	0.021000	\$516,714
2021	\$56,428,681	\$846,430.21	\$0	\$0	\$57,275,111	\$27,107,379	0.021000	\$533,968
2022	\$57,275,111	\$859,126.67	\$0	\$0	\$58,134,238	\$27,966,506	0.021000	\$551,480
2023	\$58,134,238	\$872,013.57	\$0	\$0	\$59,006,251	\$28,838,519	0.021000	\$569,255
2024	\$59,006,251	\$885,093.77	\$0	\$0	\$59,891,345	\$29,723,613	0.021000	\$587,297
2025	\$59,891,345	\$898,370.18	\$0	\$0	\$60,789,715	\$30,621,983	0.021000	\$605,609
2026	\$60,789,715	\$911,845.73	\$0	\$0	\$61,701,561	\$31,533,829	0.021000	\$624,196
2027	\$61,701,561	\$925,523.42	\$0	\$0	\$62,627,084	\$32,459,352	0.021000	\$643,062
2028	\$62,627,084	\$939,406.27	\$0	\$0	\$63,566,491	\$33,398,759	0.021000	\$662,210
2029	\$63,566,491	\$953,497.36	\$0	\$0	\$64,519,988	\$34,352,256	0.021000	\$681,646
2030	\$64,519,988	\$967,799.82	\$0	\$0	\$65,487,788	\$35,320,056	0.021000	\$701,374
2031	\$65,487,788	\$982,316.82	\$0	\$0	\$66,470,105	\$36,302,373	0.021000	\$721,397
TOTAL			\$14,550,000	\$0				\$12,606,497

Attachment #5 - Tax Increment Cash Flow
Village of Weston
TID No. 2
12/10/2004

YEAR	BEGINING BALANCE	REVENUES					EXPENSES		ANNUAL SURPLUS (DEFICIT)	BALANCE AFTER SURPLUS TO PRINCIPAL
		CAPITAL INTEREST	TIF REVENUES	INTEREST INCOME	LAND SALES	TOTAL REVENUES	DEBT SERVICE	OTHER EXPENSES		
2004	0	0	0	0	0	0	0	0	0	0
2005	0	69,295	0	0	0	69,295	69,295	0	0	0
2006	0	69,295	61,950	0	0	131,245	111,276	0	19,969	19,969
2007	19,969	69,295	245,632	399	0	315,327	257,671	0	57,655	77,624
2008	77,624	69,295	299,769	1,552	0	370,617	359,753	0	10,864	88,488
2009	88,488	0	328,469	1,770	0	330,239	359,753	0	(29,515)	58,974
2010	58,974	0	357,599	1,179	0	358,778	359,753	0	(975)	57,999
2011	57,999	0	372,465	1,160	0	373,625	359,753	0	13,872	71,871
2012	71,871	0	387,555	1,437	0	388,993	359,753	0	29,240	101,111
2013	101,111	0	402,871	2,022	0	404,894	359,753	0	45,141	146,251
2014	146,251	0	418,417	2,925	0	421,342	359,753	0	61,589	207,841
2015	207,841	0	434,196	4,157	0	438,353	359,753	0	78,600	286,441
2016	286,441	0	450,212	5,729	0	455,941	0	0	455,941	742,382
2017	742,382	0	466,468	14,848	0	481,316	0	0	481,316	1,223,698
2018	1,223,698	0	482,968	24,474	0	507,442	0	0	507,442	1,731,140
2019	1,731,140	0	499,715	34,623	0	534,338	0	0	534,338	2,265,478
2020	2,265,478	0	516,714	45,310	0	562,024	0	0	562,024	2,827,502
2021	2,827,502	0	533,968	56,550	0	590,518	0	0	590,518	3,418,019
2022	3,418,019	0	551,480	68,360	0	619,840	0	0	619,840	4,037,860
2023	4,037,860	0	569,255	80,757	0	650,012	0	0	650,012	4,687,872
2024	4,687,872	0	587,297	93,757	0	681,054	0	0	681,054	5,368,926
2025	5,368,926	0	605,609	107,379	0	712,987	0	0	712,987	6,081,913
2026	6,081,913	0	624,196	121,638	0	745,834	0	0	745,834	6,827,748
2027	6,827,748	0	643,062	136,555	0	779,617	0	0	779,617	7,607,364
2028	7,607,364	0	662,210	152,147	0	814,358	0	0	814,358	8,421,722
2029	8,421,722	0	681,646	168,434	0	850,081	0	0	850,081	9,271,803
2030	9,271,803	0	701,374	185,436	0	886,810	0	0	886,810	10,158,613
2031	10,158,613	0	721,397	203,172	0	924,570	0	0	924,570	11,083,182
TOTAL		277,181	12,606,497	1,515,772	0	14,399,450	3,316,268	0		

* These projects could be completed, and the TID closed, as early as 2018. This depends on the terms of financing, among other factors.

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID - 2004 TO 2026**

	% of Mill Rate by Jurisdiction	Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Taxes Captured by TIF District Not Distributed to Jurisdictions	Annual Taxes Collected Before TID	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
SCHOOL	41.0%	\$259,650	\$5,166,784	\$259,650	\$572,099	\$312,450
STATE	0.9%	\$5,725	\$113,931	\$5,725	\$12,615	\$6,890
VTAE	8.6%	\$54,392	\$1,082,347	\$54,392	\$119,844	\$65,453
COUNTY	26.6%	\$168,615	\$3,355,276	\$168,615	\$371,518	\$202,903
VILLAGE	22.9%	\$145,140	\$2,888,158	\$145,140	\$319,795	\$174,655
TOTAL TIF	100.0%	\$633,522	\$12,606,497	\$633,522	\$1,395,872	\$762,350

Note: The anticipated life of TID #2 is shorter than the maximum life.

**RESOLUTIONS, NOTICES
& MINUTES**

ATTACHMENT NO. 7

TID TIMETABLE

**VILLAGE OF WESTON
AMENDMENT FOR TAX INCREMENT DISTRICT No. 2**

Summary of Activities and Timetable
November 12, 2004

ACTIVITY	PARTY RESPONSIBLE	DATE
1. Prepare Project Schedule and Work Plan	Vierbicher Associates	8/16/2004 - 8/23/2004
2. Preparation of Amended TID Boundary Map, Draft TID Project Plan Amendment, and Amendment Resolutions	Vierbicher Associates	8/24/2004 – 9/13/2004
3. CDA Working Meeting #1 <ul style="list-style-type: none"> • Review Schedule • Review amended TID Boundary • Review planned TID Activities and Financials • If Changes Needed, Set Date for Next CDA Review Meeting. If no Changes Needed, Establish Date for Public Hearing. 	CDA/Vierbicher Associates	9/13/2004
4. Village Board Meeting Authorize CDA and Vierbicher Associates to proceed with TID Project Plan & Amendment	Village Board	9/20/2004
5. Notify Taxing Entities of TID Amendment, Confirm Joint Review Board Representation	Vierbicher Associates	9/21/2004
6. Notify Property Owners of TID Amendment Public Hearing (<i>At Least 20 Days Prior to Public Hearing</i>)	CDA/ Vierbicher Associates	10/18/2004
7. Send Public Notice for TID Amendment Public Hearings to Taxing Entities	Vierbicher Associates	10/22/2004
8. Publish Notice for TID Amendment Public Hearings (<i>Class II</i>)	CDA/Vierbicher Associates	10/21/2004 & 10/28/2004
9. Joint Review Board Meeting (<i>Within 14 days after notice of Public Hearing</i>)	Joint Review Board / Vierbicher Associates	11/4/2004
10. 1 st Public Hearing – TID Boundary & Project Plan Amendment (<i>at least 7 days after last insertion of public notice; at least 15 days after notifying property owners</i>)	CDA/ Vierbicher Associates	11/8/2004 5:00 pm
11. Notify Property Owners of 2 nd TID Amendment Public Hearing (<i>At Least 20 Days Prior to Public Hearing</i>)	CDA/ Vierbicher Associates	11/16/2004
12. Send Public Notice for 2 nd TID Amendment Public Hearings to Taxing Entities	Vierbicher Associates	11/16/2004
13. Publish Notice for 2 nd TID Amendment Public Hearings (<i>Class II</i>)	CDA/Vierbicher Associates	11/23/2004 & 11/30/2004
14. 2 nd Public Hearing – TID Boundary & Project Plan Amendment (<i>at least 10 days after last insertion of public notice; at least 20 days after notifying property owners</i>)	CDA/ Vierbicher Associates	12/13/2004 5:00 pm
15. CDA Meeting <i>Adopt Resolution Approving TID Boundary & Project Plan Amendment to Village Board for Approval</i>	CDA/ Vierbicher Associates	12/13/2004 5:00 pm
16. Approve TID Amendment Resolution (<i>Not less than 14 days after public hearing</i>)	Village Board	1/4/2005
17. Approval of TID by JRB (<i>Within 30 days of Village Board approval</i>) <ul style="list-style-type: none"> • Notify Municipality of JRB Approval (<i>within 7 days of action</i>) 	Joint Review Board / Vierbicher Associates	1/20/2005

18. Submit TID Amendment Package to Wisconsin Department of Revenue (with \$1,000 application fee to WDOR)	Clerk/Assessor/ Vierbicher Associates	7/15/2005 – 12/31/2005
19. Wisconsin Department of Revenue TID Certification	Wis. Dept. of Revenue	2/1/2006

Notes:

1. Weston Village Board meets the 1st and 3rd Mondays at 6:00 p.m.
2. Weston CDA meets as needed.

ATTACHMENT NO. 8

**NOTICE TO OVERLYING TAXING
JURISDICTIONS OF AMENDMENT TO TID
NO. 2 BOUNDARY**



September 21, 2004

Keith Langenhahn, Chair
Marathon County Board
500 Forest Street
Wausau, WI 54403

Re: Village of Weston Amendment of Tax Increment District No. 2

Dear Mr. Langenhahn:

The Village of Weston is amending the Tax Increment District (TID) No. 2 boundary and Project Plan. The Village Board authorized proceeding with the amendment of the district at its September 20, 2004 Village Board Meeting. Plans for this amendment were also presented to the Joint Review Board members who reviewed the original TID No. 2 in early 2004.

The Joint Review Board originally established to create TID No. 2 is still active and the Village intends to use the same members. From your organization, the representative is Kristi Kordus, Marathon County Finance Director. If you need to change the appointed person for some reason, inform Dean Zuleger, Village of Weston Administrator. Otherwise, we will be contacting Ms. Kordus directly to confirm a meeting date. We expect the meeting to take place sometime in late October.

The Village has retained Vierbicher Associates, Inc. to assist with the creation of TID No. 2. Technical questions regarding the TID creation may be addressed to Gary Becker at Vierbicher Associates, Inc., (608) 826-0532 or e-mail gbec@vierbicher.com. The Village's point of contact will be Dean Zuleger and he can be reached at (715) 359-6114.

Sincerely,

Vilas Machmueller
Village President,
Village of Weston

cc: Dean Zuleger, Village Administrator, Village of Weston

Weston Municipal Center

5500 Schofield Avenue ▪ Weston, Wisconsin 54476-4395 ▪ Phone: (715) 359-6114 ▪ Fax: (715) 359-6117



September 21, 2004

Kristine Gilmore, Superintendent
D.C. Everest School District
6300 Alderson St.
Weston, WI 54476

Re: Village of Weston Amendment of Tax Increment District No. 2.

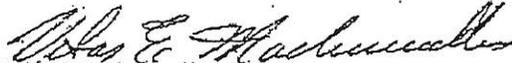
Dear Ms. Gilmore:

The Village of Weston is amending the Tax Increment District (TID) No. 2 boundary and Project Plan. The Village Board authorized proceeding with the amendment of the district at its September 20, 2004 Village Board Meeting. Plans for this amendment were also presented to the Joint Review Board members who reviewed the original TID No. 2 in early 2004.

The Joint Review Board originally established to create TID No. 2 is still active and the Village intends to use the same members. From your organization, the representative is Tom Owens. If you need to change the appointed person for some reason, inform Dean Zuleger, Village of Weston Administrator. Otherwise, we will be contacting Mr. Owens directly to confirm a meeting date. We expect the meeting to take place sometime in late October.

The Village has retained Vierbicher Associates, Inc. to assist with the creation of TID No. 2. Technical questions regarding the TID creation may be addressed to Gary Becker at Vierbicher Associates, Inc., (608) 826-0532 or e-mail gbec@vierbicher.com. The Village's point of contact will be Dean Zuleger and he can be reached at (715) 359-6114.

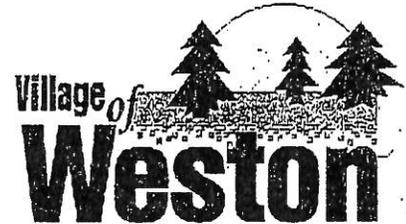
Sincerely,


Vilas Machmueller
Village President,
Village of Weston

cc: Dean Zuleger, Village Administrator, Village of Weston

Weston Municipal Center

5500 Schofield Avenue ▪ Weston, Wisconsin 54476-4395 ▪ Phone: (715) 359-6114 ▪ Fax: (715) 359-6117



September 21, 2004

Dr. Robert Ernst, President
North Central Technical College
1000 W. Campus Dr.
Wausau, WI 54401

Re: Village of Weston Amendment of Tax Increment District No. 2

Dear Dr. Ernst:

The Village of Weston is amending the Tax Increment District (TID) No. 2 boundary and Project Plan. The Village Board authorized proceeding with the amendment of the district at its September 20, 2004 Village Board Meeting. Plans for this amendment were also presented to the Joint Review Board members who reviewed the original TID No. 2 in early 2004.

The Joint Review Board originally established to create TID No. 2 is still active and the Village intends to use the same members. From your organization, the representative is Jean Trempe. If you need to change the appointed person for some reason, inform Dean Zuleger, Village of Weston Administrator. Otherwise, we will be contacting Ms. Trempe directly to confirm a meeting date. We expect the meeting to take place sometime in late October.

The Village has retained Vierbicher Associates, Inc. to assist with the creation of TID No. 2. Technical questions regarding the TID creation may be addressed to Gary Becker at Vierbicher Associates, Inc., (608) 826-0532 or e-mail gbec@vierbicher.com. The Village's point of contact will be Dean Zuleger and he can be reached at (715) 359-6114.

Sincerely,

Vilas Machmueller
Village President,
Village of Weston

cc: Dean Zuleger, Village Administrator, Village of Weston

Weston Municipal Center

5500 Schofield Avenue ■ Weston, Wisconsin 54476-4395 ■ Phone: (715) 359-6114 ■ Fax: (715) 359-6117

ATTACHMENT NO. 9

JRB PLAN APPROVAL

**VILLAGE OF WESTON JOINT REVIEW BOARD
RESOLUTION CONCERNING
TAX INCREMENT DISTRICT #2**

WHEREAS, the Village of Weston Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Village of Weston amending Tax Increment District No. 2; and

WHEREAS, the Weston Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Weston Village Board on January 4, 2005; and

This Resolution is adopted this 20th day of January, 2005 by a majority vote of the Joint Review Board.


Vilas E. Machmueller, Chairperson

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on January 20, 2005.

Motion was made by TREMPER and seconded by KORDUS to adopt the resolution.
Vote was 4 in favor and 0 against. Resolution adopted.

ATTACHMENT NO. 10

**VILLAGE BOARD RESOLUTION AMENDING
TAX INCREMENT DISTRICT NO. 2 AND
REDEVELOPMENT AREA NO. 2**

RESOLUTION NO. VW-01-05

**VILLAGE BOARD
OF THE
VILLAGE OF WESTON, WISCONSIN**

**RESOLUTION APPROVING
AMENDMENTS TO REDEVELOPMENT AREA NO. 2 REDEVELOPMENT
PLAN & BOUNDARY AND
TAX INCREMENT DISTRICT NO. 2 PROJECT PLAN & BOUNDARY**

WHEREAS, the Village of Weston is authorized by Wisconsin Statutes 66.1105 (4)(h) to amend the Project Plan and boundary of Tax Increment District (TID No. 2) and by Wisconsin Statutes 66.1333(8)(d) to amend the Redevelopment Plan and boundary of Redevelopment Area No. 2; and

WHEREAS, the Community Development Authority conducted public hearings on said plan and boundary amendments after duly notifying property owners and overlying taxing jurisdictions of said public hearings; and

WHEREAS, the Community Development Authority approved said boundary and plan amendments for TID No. 2 and Redevelopment Area No. 2 and recommended the amendments to the Village Board of the Village of Weston for adoption;

NOW, THEREFORE BE IT RESOLVED THAT pursuant to Wisconsin Statutes 66.1333(6)(b)(2), the Village Board hereby approves the amended Redevelopment Plan and boundary for Redevelopment Area No. 2 as recommended by the Community Development Authority.

BE IT FURTHER RESOLVED, the Village Board of the Village of Weston hereby adopts the amended TID No. 2 Project Plan and boundary of TID No. 2 as recommended by the Community Development Authority; and

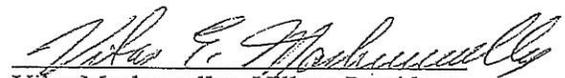
BE IT FURTHER RESOLVED, the amended boundaries for TID No. 2 and Redevelopment Area No. 2 shall be those attached and marked as Exhibit A (map) and B (description) to this Resolution and contains only whole units of property as are assessed for property tax purposes; and

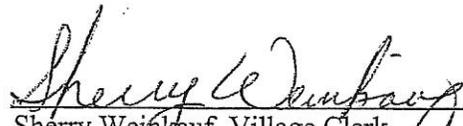
BE IT FURTHER RESOLVED, the Village Board hereby confirms that less than 25% of the real property within the amended TID No. 2 has stood vacant for an entire 7 year period prior to the adoption of this resolution; and

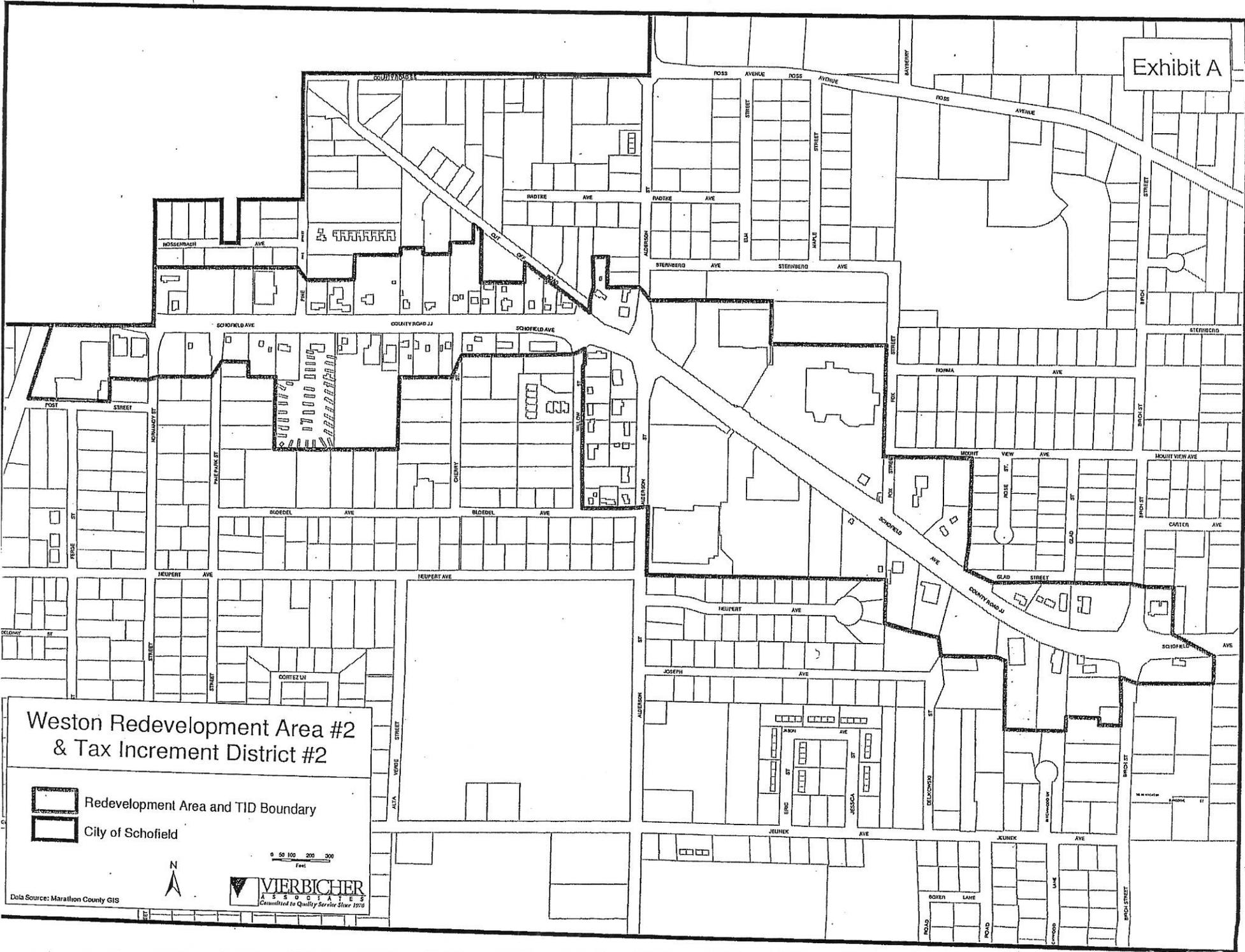
BE IT FURTHER RESOLVED, the Weston Village Board makes the following findings:

1. The amended plans for TID No. 2 and Redevelopment Area No. 2 are in conformance with the goal of eliminating blight and promoting redevelopment as described in the original Project Plans; and
2. Not less than 50 percent, by area, of the real property within the amended district is blighted; and
3. The improvement of the area being added to TID No. 2 and Redevelopment Area No. 2 is likely to enhance significantly the value of all other real property in TID No. 2; and
4. The project costs described in the amended project plans directly serve to eliminate blight and are consistent with the purpose for which TID No. 2 and Redevelopment Area No. 2 were created; and
5. The aggregate value of equalized taxable property of TID No. 2 as amended, plus all increment in existing districts does not exceed 12% of the total value of equalized taxable property within the Village.

This Resolution is duly adopted by the Village Board of the Village of Weston at a regularly scheduled meeting on January 4, 2005.


Vilas Machmueller, Village President


Sherry Weinkauff, Village Clerk



Weston Redevelopment Area #2 & Tax Increment District #2

-  Redevelopment Area and TID Boundary
-  City of Schofield



0 50 100 200 300
Feet



Data Source: Marathon County GIS

VILLAGE OF WESTON
TID NO. 2 AND REDEVELOPMENT AREA NO. 2
BOUNDARY DESCRIPTION

An area of land located in the Southeast Quarter and the Southwest Quarter and the Northwest Quarter of Section 17, and the Northeast Quarter and the Southeast Quarter and the Southwest Quarter of Section 18, Town 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin bound by the following described line;

Commencing at the northeast corner of Lot 1, Certified Survey Map, Volume 35, Page 74, being the Point of Beginning;

Thence Southerly, 584 feet more or less, along the west right of way line of Fox Street to the west extension of the south right-of-way line of Mount View Avenue;

Thence Easterly, 60 feet more or less, to the northwest corner of Lot 1, Certified Survey Map, Volume 29, Page 86;

Thence Easterly, 400 feet more or less, to the northeast corner of Lot 2, Certified Survey Map, Volume 32, Page 56;

Thence Southerly, 589 feet more or less to the southeast corner of Lot 1, Certified Survey Map, Volume 32, Page 56;

Thence Westerly, 18 feet more or less, to the northerly right of way line Schofield Avenue;

Thence Southeasterly, 164 feet more or less to the south right of way line of Glad Street;

Thence Easterly, 727 feet more or less to the west right of way line of Birch Street;

Thence Southeasterly, 61 feet more or less, to the southwest corner of Lot 3, Certified Survey Map, Volume 5, Page 118;

Thence Easterly, 160 feet more or less, to the southeast corner Lot 3, Certified Survey Map, Volume 5, Page 118;

Thence Southerly, 236 feet more or less, to the northerly right of way line Schofield Avenue;

Thence Southeasterly, 250.07 feet more or less, to the southerly right of way line Schofield Avenue;

Thence Southerly, 145 feet more or less;

Thence Westerly, 400 feet more or less;

Thence Northwesterly, 92 feet more or less, to the southeast corner of Parcel 1, Certified Survey Map, Volume 14, Page 41;

Thence Southerly, 260 feet more or less, along the westerly right-of-way line of Birch street to the northeast corner of Lot 1, Birch Street Addition;

Thence Westerly, 112.7 feet more or less, along the north line of Lot 1, Birch Street Addition;

Thence Northerly, 39 feet more or less, along the north line of Lot 1, Birch Street Addition;

Thence Westerly, 175 feet more or less, along the north line of Lot 1, Birch Street Addition;

Thence Southerly, 75 feet more or less, to the southeast corner of Certified Survey Map, Volume 17, Page 223;

Thence Westerly, 320 feet more or less;

Thence Northerly, 366 feet more or less;

Thence Northwesterly, 50 feet more or less, to the southeast corner of Parcel 1, Certified Survey Map, Volume 20, Page 188

Thence Westerly, 287 feet more or less, to the southwest corner of Parcel 1, Certified Survey Map, Volume 20, Page 188;

Thence Northwesterly, 96 feet more or less, to the southeast corner of Parcel 2, Certified Survey Map, Volume 43, Page 48;

Thence Northwesterly, 286 feet more or less, to the southwest corner of Parcel 1, Certified Survey Map, Volume 43, Page 48;

Thence Northerly, 233 feet more or less, to the southeast corner of Parcel B, Certified Survey Map, Volume 38, Page 172;

Thence Westerly, 1255 feet more or less, to the southwest corner of Lot 1, Certified Survey Map, Volume 17, Page 293;

Thence Northerly, 365 feet more or less, to the extension of the north right of way line of Bloedel Avenue;

Thence Westerly, 345 feet more or less, along the extension of the north right of way line of Bloedel Avenue and the north right of way line of Bloedel Avenue to the east right of way line of Willow Street;

Thence Northerly, 800 feet more or less, along the east right of way line of Willow Street to a point that is east of the southeast corner of Parcel 1, Certified Survey Map, Volume 15, Page 104;

Thence Westerly, 583 feet more or less, along the south line of Lot 16 and Lot 1, Block 3, Krueger's Addition to Pine Park Addition to the east right of way line of Cherry Street;

Thence Southwesterly, 129 feet more or less, to the southeast corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Westerly, 289 feet more or less, along the south line of Lot 7, Block 1, Krueger's Addition to Pine Park Addition to the southwest corner of Lot 7, Block 1, Krueger's Addition to Pine Park Addition;

Thence Southerly, 382 feet more or less, to the southeast corner of , Certified Survey Map, Volume 14, Page 8;

Thence Westerly, 640 feet more or less;

Thence Northerly, 383 feet more or less, to the southeast corner of Lot 2, Certified Survey Map, Volume 36, Page 180;

Thence Westerly, 142 feet more or less, to the southwest corner of Lot 2, Certified Survey Map, Volume 36, Page 180

Thence Northerly, 80.00 to the north line of the south 80 feet of Lot 1, Block 3, Pine Park Addition;

Thence Westerly, 142 feet more or less along the north line of the south 80 feet of Lot 1, Block 3, Pine Park Addition

Thence Southwesterly, 95 feet more or less, to the southeast corner of Lot 2, Block 1, Pine Park Addition;

Thence Westerly, 284 feet more or less along the south line of Lot 2 and Lot 1, Block 1, Pine Park Addition;

Thence Southwesterly, 53 feet more or less, to the northeast corner of the south 124 feet of Lot 9, Block 1, Myrea's Acre Lots;

Thence Westerly, 184 feet more or less, along the south 124 feet of Lot 9 and Lot 8, Block 1, Myrea's Acre Lots;

Thence Southerly 124 feet more or less, to the southwest corner of Lot 8, Block 1, Myrea's Acre Lots;

Thence Westerly, 430 feet more or less, along the north right of way line of Post Street to the easterly right of way line of State Highway 51;

Thence Northeasterly, 418 feet more or less, along the easterly right of way line of State Highway 51 to the north line of Block 1, Myrea's Acre Lots;

Thence Easterly, 535 feet more or less, along the north line of Block 1, Myrea's Acre Lots to a point that is in the extension of the west line of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Northerly, 306 feet more or less, along the extension and the west line of Parcel 1, Certified Survey Map, Volume 25, Page 120 to the northwest corner of Parcel 1, Certified Survey Map, Volume 25, Page 120;

Thence Easterly, 750 feet more or less, along the north lines of Parcel 1, Certified Survey Map, Volume 25, Page 120, Parcel 21, Certified Survey Map, Volume 19, Page 56, and Parcel 2, Certified Survey Map, Volume 10, Page 175 to the west right of way line of Pine Street;

Thence Southeasterly, 82 feet more or less, to the east right of way line of Pine Street;

Thence Easterly, 240 feet more or less, to east line of the west 240 feet of Certified Survey Map, Volume 7, Page 57;

Thence Northerly, 133 feet more or less, along the east line of the west 240 feet of Certified Survey Map, Volume 7, Page 57 to the north line of Certified Survey Map, Volume 7, Page 57;

Thence Easterly, 239 feet more or less, to the northeast corner of Certified Survey Map, Volume 7, Page 57;

Thence Northerly, 46.2 feet more or less to a line that is 360 feet north of and parallel with the north right of way of County Highway JJ;

Thence Easterly, 120 feet more or less, along a line that is 360 feet north of and parallel with the north right of way of County Highway JJ;

Thence Southerly, 35 feet more or less, to a line that is 325 feet north of and parallel with the north right of way of County Highway JJ;

Thence Easterly, 140 feet more or less, along a line that is 325 feet north of and parallel with the north right of way of County Highway JJ;

Thence Northerly, 69 feet more or less to the northwest corner of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Easterly, 120 feet more or less, along the northerly line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Northerly, 96 feet more or less, along the northerly line of Lot 2, Certified Survey Map, Volume 42, Page 155 to the southerly right of way line of Cut Off Road;

Thence Southeasterly, 55 feet more or less, along the southerly right of way line of Cut Off Road;

Thence Southerly, 277.5 feet more or less along the east line of Lot 2, Certified Survey Map, Volume 42, Page 155;

Thence Easterly, 225 feet more or less, along a line that is 175 feet north of and parallel with the north right of way of County Highway JJ

Thence Northerly, 104 feet more or less, to the northwest corner of Lot 1, Certified Survey Map, Volume 16, Page 120;

Thence Southeasterly, 427 feet more or less, along the southerly right of way line of Cut Off Road;

Thence Northerly, 295 feet more or less:

Thence Easterly, 78 feet more or less;

Thence Southerly, 160 feet more or less,

Thence Easterly, 168 feet more or less, to the west right of way line of Alderson Street;

Thence Southeasterly, 93 feet more or less, to the northwest corner of Lot 1, Certified Survey, Volume 20, Page 273;

Thence Easterly, 641 feet more or less, along the north line of Lot 1, Certified Survey, Volume 20, Page 273, and Lot 1, Certified Survey, Volume 10, Page 271;

Thence Southerly, 225 feet more or less, along the east line of Lot 1, Certified Survey, Volume 10, Page 271;

Thence Easterly, 603 feet more or less, along the north line of Lot 1, Certified Survey Map, Volume 35, Page 74 to the Point of Beginning.

Excepting any wetlands.

Containing 112.3 acres more or less.

ATTACHMENT NO. 11

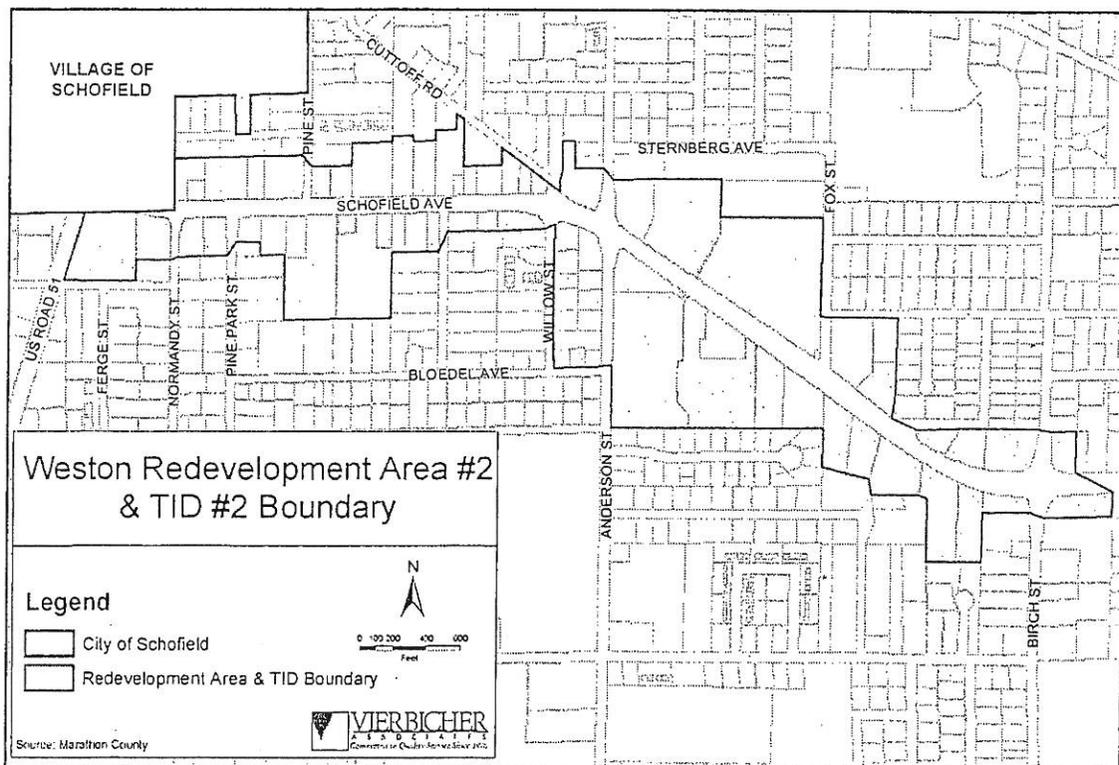
PUBLIC HEARING NOTICE

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL FINANCE
DISTRICT (TID) NO. 2

NOTICE IS HEREBY GIVEN that on Monday, November 8, at 5:00 p.m., the Village of Weston will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e) and 66.1333(6)(b)3 of Wisconsin State Statutes at Village Hall, 5500 Schofield Avenue, Weston, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed TIF Project Plan, TIF District Boundary, and amendment of said Tax Increment District. As part of the Project Plan, cash grants may be made by the Village to owners, lessees, or developers of property within TID No. 2.

A copy of the TIF Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Dean Zuleger, Village Administrator, Village of Weston, 5500 Schofield Avenue; Phone (715) 359-6114.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District follows:



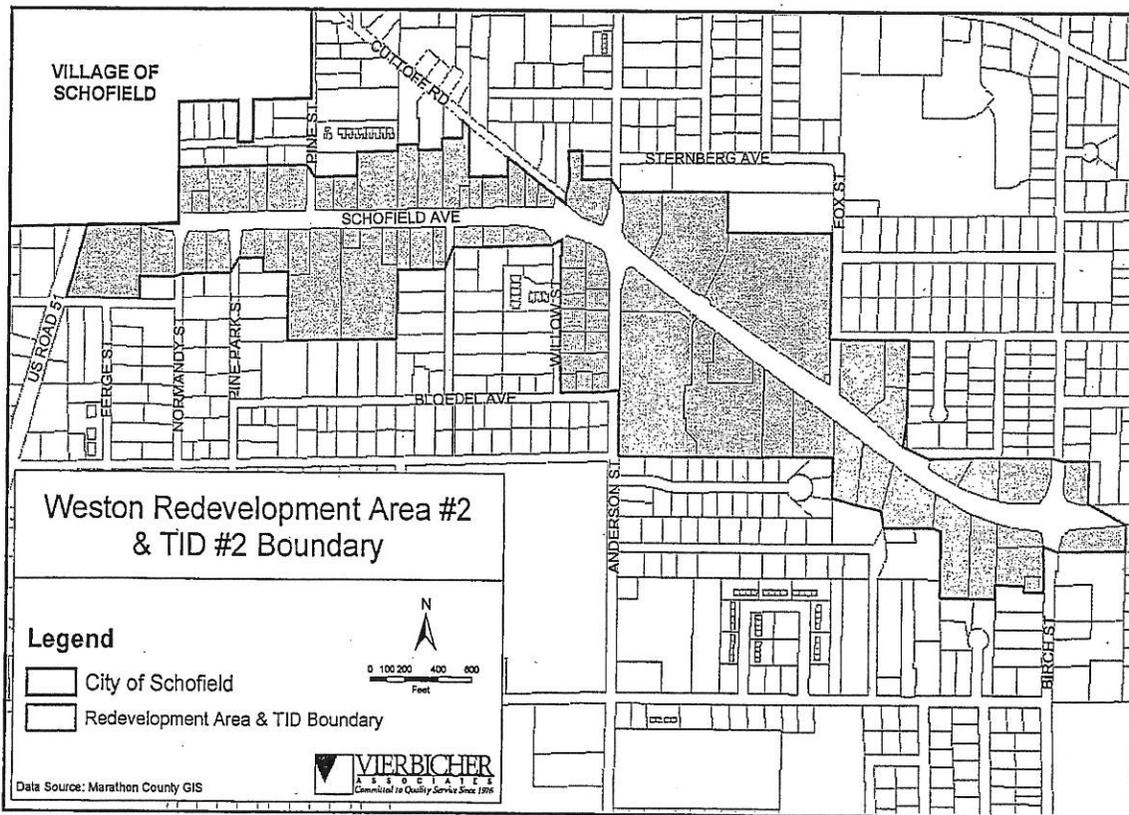
Publication Dates: October 21, 2004
October 28, 2004
Sent to Overlying Taxing Jurisdictions: October 15, 2004

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING ON BOUNDARY AND
PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL FINANCE
DISTRICT (TID) NO. 2 AND REDEVELOPMENT AREA NO. 2

NOTICE IS HEREBY GIVEN that on Monday, December 13, at 5:00 p.m., the Village of Weston will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e) and 66.1333(6)(b)3 of Wisconsin State Statutes at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the boundary amendment of the TIF District and Redevelopment Area. As part of the Project Plan, cash grants may be made by the Village to owners, lessees, or developers of property within TID No. 2 and Redevelopment Area No. 2.

A copy of the TIF Project Plan and amended boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Dean Zuleger, Village Administrator, Village of Weston, 5500 Schofield Avenue; Phone (715) 359-6114.

A map showing the boundaries of the amended Redevelopment Area and amendment Tax Increment District follows:



Publication Dates: November 28, 2004
December 5, 2004

Sent to Overlying Taxing Jurisdictions: November 22, 2004

ATTACHMENT NO. 12

**PUBLIC HEARING NOTICE
PROOF OF PUBLICATION**

STATE OF WISCONSIN }
 Marathon County

Genia Lovett, being duly sworn, doth depose and say that he (she) is an authorized representative published at Wausau, Wisconsin, the annexed is a true copy, therein on

1-28-04
 12-05-04

December 9, 2005

(Title)

Marathon County, Wisconsin

2

Extra Copies

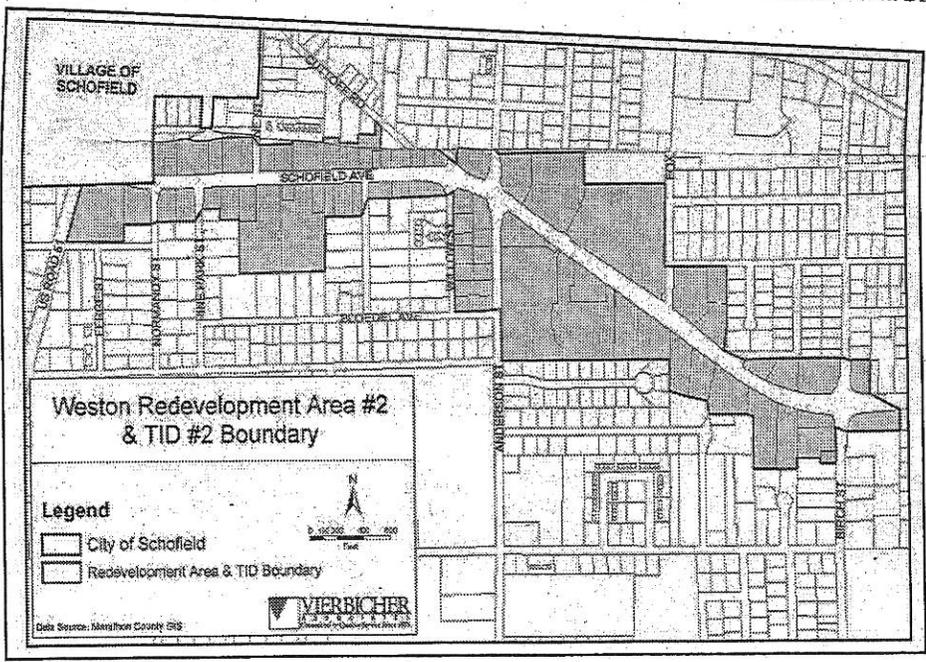
Total \$

VILLAGE OF WESTON
 NOTICE OF PUBLIC HEARING ON BOUNDARY AND
 PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL FINANCE
 DISTRICT (TID) NO. 2 AND REDEVELOPMENT AREA NO. 2

NOTICE IS HEREBY GIVEN that on Monday, December 13, at 5:00 p.m., the Village of Weston will hold a Public Hearing pursuant to sections 66.1105(4)(a), 66.1105(4)(e) and 66.1333(6)(b)3 of Wisconsin State Statutes at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the boundary amendment of the TIF District and Redevelopment Area. As part of the Project Plan, cash grants may be made by the Village to owners, lessees, or developers of property within TID No. 2 and Redevelopment Area No. 2.

A copy of the TIF Project Plan and amended boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Dean Zuleger, Village Administrator, Village of Weston, 5500 Schofield Avenue; Phone (715) 359-6114.

A map showing the boundaries of the amended Redevelopment Area and amendment Tax Increment District follows:



Publication Dates: November 28, 2004
 December 5, 2004
 Sent to Overlying Taxing Jurisdictions: November 22, 2004

Morgan

im

399

Liter

parking

Bacardi
Light & Gold

Rum

\$1199

Liter

STATE OF WISCONSIN
Marathon County } ss.

Genia Lovett

, being duly

sworn, doth depose and say that he (she) is an authorized representative of The Daily Herald, a newspaper published at Wausau, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

11-28-04

12-05-04

(Signed)

Genia Lovett
Publisher

(Title)

Subscribed and sworn to before me

December 9, 2005

Daniel Strand
Notary Public, Marathon County, Wisconsin

My Commission expires

5/27/07

No. Lines

No. Times

2

\$

Extra Copies

Total \$

ATTACHMENT NO. 13

JOINT REVIEW BOARD MEETING MINUTES



**VILLAGE OF WESTON
JOINT REVIEW BOARD (JRB) MINUTES
ORGANIZATIONAL MEETING ON THE AMENDMENT OF
TAX INCREMENT DISTRICT #2**

Thursday, November 4th, 2004

Members Present: Village President Vilas Machmueller, Tom Owens (D.C. Everest School District), Jean Trempe (Northcentral Technical College), and Amy Carstens (Village At-Large Resident Member)
Members Excused: Kristi Kordus (Marathon County)
Others Present: Ken Maly (Vierbicher Associates), Village Administrator Dean Zuleger, and Village Finance Director John Jacobs

1. CALL TO ORDER

Village President Machmueller called the meeting to order at 4:00 p.m.

2. ROLL CALL

Jacobs called the roll of the JRB. All members were present, except for Kordus who was excused.

3. APPOINTMENT OF CHAIRPERSON

President Machmueller called for nominations for the Chairperson of the JRB.

***M/S Owens/Trempe: To appoint Vilas Machmueller as the Chairperson of the JRB. Q/C**

4. APPOINTMENT OF AT-LARGE MEMBER

President Machmueller explained that at a previous Village Board meeting, the Village Board had recommended the appointment of Amy Carstens to the JRB, in the capacity of the At-Large Village of Weston Resident.

***M/S Trempe/Owens: To appoint Amy Carstens to the JRB serving in the capacity as the Village of Weston Resident At-Large member. Q/C**

5. APPROVE MINUTES FROM JUNE 3, 2004 MEETING

***M/S Trempe/Carstens: To approve the JRB minutes from the 6/3/04 meeting. Q/C**

6. REVIEW OF TID #2 AMENDED BOUNDARY

Ken Maly, from Vierbicher Associates, reviewed the Project Redevelopment Plan Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2 as amended. Jacobs/Maly indicated that two additional parcels would need to be added yet to the TIF #2 amended boundary area, since the Quik Trip convenience store has requested to expand and purchase the High Roller Skating Rink and the Bertha Kohl property that is south of the skating rink. Maly also distributed a "supplemental data" sheet to recap the information in the proposed amended project plan. The total project costs are estimated to be \$2,435,000 according to the plan. The total tax increments to be received during the maximum life of the TIF would be \$10,345,072 by 2031. The incremental property value increase is expected to be \$20,163,635 after 2018.

Zuleger said that there is some additional speculative development possible in TIF #2 that has not been incorporated into the proposed project plan. Maly said that the Village will have four TIF boundary amendments available for TIF #2, with this proposed amendment to become Amendment #1. This means that three TIF boundary amendments would remain, if the Village seeks to closeout TIF #2 in 3 stages, when the entire debt service of TIF #2 has been fully repaid, said Jacobs.

ATTACHMENT NO. 14

**MINUTES OF PUBLIC HEARING NO. 1 ON
BOUNDARY AND PROJECT PLAN
AMENDMENT FOR TID NO. 2**



VILLAGE OF WESTON
COMMUNITY DEVELOPMENT AUTHORITY (CDA) MINUTES

Monday, November 8th, 2004

Members Present: Chairperson Evans, Village President Machmueller, Hagedorn, Jones, and Zagzebski
Members Absent: Trustee Meinel and Johnson
Others Present: Administrator Zuleger, Finance Director Jacobs, and Gary Becker –Vierbicher Associates
There were also 9 visitors present.

1. CALL TO ORDER

Chairperson Evans called the meeting to order at 5:00 p.m.

2. ROLL CALL

Evans noted that Hagedorn, Jones, and Zagzebski were present. Evans/Jacobs noted that Meinel and Johnson were absent. Jacobs indicated that Machmueller would be arriving a bit late. Machmueller arrived at 5:15pm. Zagzebski left at 5:30pm.

3. APPROVAL OF 9/13/04 CDA MEETING MINUTES

*M/S Zagzebski/Jones: To approve the CDA minutes from the 9/13/04 meeting. Q/C

4. DISCUSSION OF CDA HANDOUT MATERIALS

Jacobs informed the CDA Committee that this public hearing held today would be a preliminary final meeting for the approval of the TIF District #2 amendment. He reported that the Kwik Trip property had requested to add 2 additional parcels into the TIF District amendment boundary area after the public hearing notice had been published in the newspaper. Therefore, a second public hearing would be held in December to finalize the amendment project plan and boundary area for TIF District #2. He concluded that no action would be required from the CDA after the public hearing at today's meeting. Zuleger provided additional information on the Kwik Trip proposed development project.

5. READ PUBLIC HEARING NOTICE – On Boundary and Project Plan Amendment for Tax Incremental Finance District (TID) No. 2

Zuleger read the public hearing notice.

6. OPEN PUBLIC HEARING – On Boundary and Project Plan Amendment for Tax Incremental Finance District (TID) No. 2

*M/S Zagzebski/Jones: To approve the opening of the public hearing at 5:07pm. Q/C

7. VISUAL PRESENTATION OF SCHOFIELD AVENUE BUSINESS CORRIDOR STREETSCAPE REDEVELOPMENT IMPROVEMENTS

Zuleger presented a PowerPoint presentation of the proposed Schofield Avenue Business Corridor Streetscape Redevelopment Improvements scheduled for 2005, based upon the Damon Farber principles (and reviewed by CWE, who is working with the Village on this project). Zuleger informed the audience that all materials for the streetscape project could be built locally by Applied Laser, J&D Tube Benders, Wausau Tile, and Wausau Supply. There would be self-irrigating poles, which would handle the ease of watering a number of the planters and hanging baskets. Zuleger also added that Target has donated land in the development project area for a projected amphitheater area. Design and driveway access for all local businesses have been considered in the design plan, said Zuleger. He concluded that this streetscape project would cost approximately \$2.2 million, with this project being considered a limited borrowing project for enhancing the commercial business district, with debt service payments to be repaid with the new tax increment valuation that is projected to arise from within the boundary area of this business district within the coming years.

Gary Becker reported that the Village had created this TIF District #2 earlier in 2004. Now that the State TIF Law changed effective 10/01/2004 to allow municipalities to expand the maximum TIF valuation from 7% to 12%, the Village was proceeding to expand the TIF District #2 boundary and project plan area at this time. He mentioned that in May 2004, there was already \$6 million on new increment projected within the original TIF District #2 boundary area. In addition, the proposed expanded TIF District boundary area is projected to create over \$14 million on new

increment at this time, said Becker. He concluded that the payoff of this TIF District #2 would be 13.5 – 14 years, while the maximum TIF life is 27 years under the new law.

Zuleger commented on some of the proposed developments that would be occurring in TIF District #2 during the coming years, including these: Bread Store, Mini Mall, Kwik Trip, Big Lots/Walgreen's, and Layne Northwest.

8. PUBLIC COMMENTS

Robert/Mona Schwartz – 5415 Willow Street: They live next to the proposed Abby State Bank property and do not want any water draining into their yard. Zuleger responded that all draining points would be directed to Schofield Avenue, while the parking lots would be pitched to the street. Zuleger added that he has been working two months with Abby State Bank already, and he could also work with the Schwartz's on drainage in their neighborhood while commenting on the site plan for the bank project.

Question was asked, "What is blight"? Zuleger said that it deals with empty buildings and redevelopment for the area. Becker mentioned that it is defined as old/obsolete areas, which have higher intensity of land use, whereby this Schofield Avenue Business Corridor Area does qualify under the definition of blight.

Question was asked about the upkeep of the planters. Zuleger responded that the Village's Park Department would be responsible for the maintenance of them.

Question was asked about the snow removal for this area. Zuleger responded that a snowblower would be used, and that 2-3 snow storage lots would be obtained for dumping excess snow.

Questions on drainage for the area were asked. Zuleger responded that the Richflex, Mount View, and neighboring street areas were included in the Village's CIP Budget for street reconstruction during the next several areas, to address the major concerns for drainage.

Questions on fencing and median installation were asked, which could obstruct vision and make it slightly more difficult for drivers. Zuleger responded that both items were taken into consideration in the Damon Farber design.

Question on Lowes coming to the Village was asked. Zuleger responded that Menards and Lowes are still possible, with as many as three locations being considered in the Village of Weston at the present time.

9. CLOSE PUBLIC HEARING – On Boundary and Project Plan Amendment for Tax Incremental Finance District (TID) No. 2

*M/S Machmueller/Jones: To approve the closing of the public hearing at 5:34pm. Q/C

10. REQUEST FOR DEBT SERVICE RESERVE FUND ACCOUNT INVESTMENT AGREEMENT

Jacobs reviewed the contents of the proposed investment agreement and explained the reason for switching from Associated Trust Company. Evans commented on requiring collateralization of escrow funds held with any financial institution and felt that a request for proposal (RFP) should be sent out to all banks, allowing any bank to bid on the escrow funds. << The consensus of the CDA members present at the meeting at that time was to proceed with an RFP for the debt service reserve fund escrow account and include it in the February 2005 capital borrowing for consideration. >>

11. PREVIEW OF 2005 CIP BUDGET FOR TIF DISTRICTS #1 & #2

Jacobs distributed the 2005 CIP Budgets for TIF Districts #1 & #2. Zuleger distributed the TIF District #2 Retail Grant Matrix that had been requested from the CDA at a previous meeting. Zuleger reviewed the grant matrix with the Committee. *M/S Jones/Machmueller: To approve the TIF District #2 "Retail Grant Matrix" as presented. Q/C

Zuleger reviewed the CIP Budget for 2005/2006 projects for both TIF Districts #1 & #2. Q/Evans if the CIP Budget numbers were still projections for 2005 and 2006. Zuleger answered that they were the best projections at the present time.

Jacobs reminded the CDA that after the TIF District #2 - Amendment #1 would be approved in December 2004, there would still be 3 amendments available for TIF District #2, which could allow this TIF to be gradually reduced in size (closed) over multiple years and brought back onto the tax rolls at a slightly quicker pace instead of all in one step. This would be pleasing to the DC Everest School District, due to funding reasons, said Jacobs.

12. ACTION ITEMS OF COMMITTEE

- Recommendation to add the 2 proposed parcels to the Project Plan Amendment Boundary Area for TID No. 2
*M/S Machmueller/Jones: To recommend the inclusion of the 2 proposed parcels adjacent to the Quik Trip property to be included in the Project Plan Amendment Boundary Area for TID No. 2 Q/C
- Establish date for public hearing
*M/S Machmueller/Hagedorn: To set the date for the next CDA public hearing on December 13, 2004, beginning at 5:00 p.m. Q/C

13. SET NEXT MEETING DATE

The next meeting date was set for Monday, December 13, 2004 at 5:00 p.m.

14. ADJOURN

*M/S Machmueller/Jones to adjourn the meeting at 5:54 p.m. Q/C

Respectfully submitted,



John Jacobs
CDA Executive Director/Secretary

ATTACHMENT NO. 15

**MINUTES OF PUBLIC HEARING NO. 2 ON
BOUNDARY AND PROJECT PLAN
AMENDMENT FOR TID NO. 2**



VILLAGE OF WESTON
COMMUNITY DEVELOPMENT AUTHORITY (CDA) MINUTES

Monday, December 13th, 2004

Members Present: Trustee Meinel, Village President Machmueller, Hagedorn, Johnson, Jones, and Zagzebski
Members Absent & Excused: Chairperson Evans
Others Present: Administrator Zuleger, Finance Director Jacobs, and Ken Maly – Vierbicher Associates
There was also 1 visitor present.

1. CALL TO ORDER

Village President Machmueller called the meeting to order at 5:03 p.m.

2. ROLL CALL

Jacobs noted that Machmueller, Hagedorn, Johnson, Jones, and Zagzebski were present. Jacobs noted that Evans was excused. Meinel arrived at 5:06 p.m.

3. APPROVAL OF 11/08/04 CDA MEETING MINUTES

*M/S Zagzebski/Hagedorn: To approve the CDA minutes from the 11/08/04 meeting. Q/C

4. DISCUSSION OF CDA HANDOUT MATERIALS

Zuleger updated the CDA on development prospects within the proposed amended TIF District #2 boundary area, including the Layne Northwest property. He said that all roundabouts have been removed from the project plan, due to cost concerns and public disapproval/possible public confusion with them. Zuleger also mentioned that a possible outlot in front of the former County Market building may also be developed yet.

After Meinel entered the meeting at 5:06 p.m., Village President Machmueller turned the gavel over to Vice Chairperson Meinel for the remainder of the CDA meeting.

Maly reviewed the updated boundary area for TIF District #2 – Amendment #1, which now includes the High Roller Skating Rink and Bertha Kole parcels. He added that the projected closeout date for TIF District #2 would be 2015 (per Attachment #5), at which time all debt for TIF #2 would have been paid off with new tax increment dollars. Jacobs reminded the Committee of the promise given to the DC Everest School District that the closeout of any of the Village's TIF Districts would be done in phases, instead of all at one time. Therefore, he suggested that if the Village is projecting a closeout year of 2015, then the Village could schedule a possible "phased-out" closure of TIF #2 over a succession of years leading up to the final closeout year of 2015 by using the Village's three remaining TIF amendments to closeout TIF District #2. He concluded that this phased-out closure process could then assist the Village's tax rate stabilization for a possible period of 2013-2015.

Maly/Jacobs reviewed the final updated planned project costs (Attachment #1) which now total \$2,290,000 before interest, financing fees, and capitalized interest. Zuleger/Jacobs informed the CDA that the Village would now be budgeting an estimated \$2.2 million for the Streetscape redevelopment project of 2004-2005 including administration fees. Jacobs said that \$1.4 million was previously borrowed in 2004, with the remaining \$800,000 planned to be borrowed for in 2005. Zuleger said the Alderson Street resurfacing project previously scheduled for the 2007 CIP Budget was removed and would now be incorporated into the Streetscape redevelopment project.

5. READ PUBLIC HEARING NOTICE – On Boundary and Project Plan Amendment for Tax Incremental Finance District (TID) No. 2

Zuleger read the public hearing notice.

6. OPEN PUBLIC HEARING – On Boundary and Project Plan Amendment for Tax Incremental Finance District (TID) No. 2

Meinel opened the public hearing at 5.09 p.m.

7. PUBLIC COMMENTS

There were no public comments from the audience.

8. CLOSE PUBLIC HEARING – On Boundary and Project Plan Amendment for Tax Incremental Finance District (TID) No. 2

Meinel closed the public hearing at 5:10 p.m.

9. ACTION ITEMS OF COMMITTEE

- Resolution #CDA-08-04: Resolution Approving Amendments to Project Area No. 2 Redevelopment Plan and Tax Increment District No. 2 Project Plan & Boundary.

*M/S Machmueller/Johanson: To approve Resolution #CDA-08-04: Resolution Approving Amendments to Project Area No. 2 Redevelopment Plan and Tax Increment District No. 2 Project Plan & Boundary.

Q/C

10. SET NEXT MEETING DATES

Jacobs reported that the next meeting dates for the CDA Committee would be on January 17, 2005, to adopt the 2005 preliminary capital borrowing resolutions for TIF Districts #1 and #2 and on February 21, 2005, to award the 2005 CDA Revenue Bonds and adoption of the final borrowing resolutions.

He also informed the CDA that the Village Board would be adopting the 2005 CIP Budgets for both TIF Districts #1 & #2 on December 20, 2004. Jacobs added that the Village Board would approve the TIF District #2 amendment at their January 4, 2005 meeting, while the Joint Review Board would approve the amendment in January 2005 sometime after January 4th. Maly mentioned that the amendment certification packet would be forwarded to the Department of Revenue after the Joint Review Board approval.

11. ADJOURN

*M/S Machmueller/Jones to adjourn the meeting at 5:14 p.m. Q/C

Respectfully submitted,



John Jacobs

CDA Executive Director/Secretary

ATTACHMENT NO. 16

**COMMUNITY DEVELOPMENT AUTHORITY
APPROVAL OF BOUNDARY AND PROJECT
PLAN AMENDMENT**

COMMUNITY DEVELOPMENT AUTHORITY
OF THE
VILLAGE OF WESTON, WISCONSIN

RESOLUTION APPROVING
AMENDMENTS TO PROJECT AREA NO. 2 REDEVELOPMENT PLAN AND
TAX INCREMENT DISTRICT NO. 2 PROJECT PLAN & BOUNDARY

WHEREAS, the Village of Weston Community Development Authority has prepared and reviewed Amendments to the Redevelopment Plan and boundary for Project Area No. 2 and finds the Amendments to be feasible and conforming to the requirements described ss. 66.1333(11); and

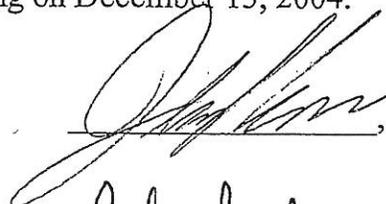
WHEREAS, the Village of Weston Community Development Authority has prepared and reviewed Amendments to the Project Plan and boundary for Tax Increment District (TID) No. 2 and finds the Amendments to be feasible and conforming to the requirements described in ss. 66.1105(4)(h); and

WHEREAS, the Village of Weston Community Development Authority has invited the public and all property owners within Project Area No. 2 and TID No. 2 to review the Amendments and comment upon such Amendments at a Public Hearing held on December 13, 2004 and that the Public Hearing was duly noticed in conformance with ss. 66.1333(6)(b)3 and 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the Village of Weston Community Development Authority hereby approves the Amended boundary for Project Area No. 2 and Tax Increment District No. 2 and the amended Redevelopment Plan for Project Area No. 2 and the amended Project Plan for TID No. 2; and

BE IT FURTHER RESOLVED that Village of Weston Community Development Authority hereby submits the Amendments for Project Area No. 2 and Tax Increment District No. 2 to the Weston Village Board for approval.

This Resolution is being adopted by the Village of Weston Community Development Authority at a duly scheduled meeting on December 13, 2004.

 , Chair

 , Secretary

ATTACHMENT NO. 17

**JOINT REVIEW BOARD
ORGANIZATIONAL MEETING NOTICE**



VILLAGE OF WESTON
JOINT REVIEW BOARD
ORGANIZATIONAL MEETING ON THE AMENDMENT OF
TAX INCREMENT DISTRICT #2

VILLAGE OF WESTON
CONFERENCE ROOM
5500 SCHOFIELD AVENUE
WESTON, WI 54476

Thursday, November 4, 2004 - 4:00 p.m.

MEETING AGENDA

1. CALL TO ORDER – President Machmueller
2. ROLL CALL – Finance Director Jacobs
3. APPOINTMENT OF CHAIRPERSON
4. APPOINTMENT OF AT-LARGE MEMBER
5. REVIEW OF TID #2 AMENDED BOUNDARY – Ken Maly, Vierbicher Associates
6. SET NEXT MEETING DATE for TID #2 APPROVAL
7. ADJOURN

The purpose of this meeting is to organize the Joint Review Board and to review a proposed Project Plan and district boundary amendment for Tax Increment District #2, pursuant to Section 66.1105 of the Wisconsin Statutes. The meeting should be completed in less than 1 hour. The Village of Weston has contracted Vierbicher Associates, Inc. to assist in the amendment of Tax Increment District #2. If you have any questions about the duties of the Joint Review Board or want to discuss this TIF district before the meeting, you may contact Gary Becker from Vierbicher Associates at (608) 826-0532.

Faxed to Wausau Daily Herald

By:

Date/Time:

It is possible that members of, and possibly a quorum of members of other government bodies of the municipality, may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any governmental body at the above-mentioned meeting other than the governmental body specifically referred to in this notice.

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, call the Clerk at the Weston Municipal Center, 715-359-6114.

ATTACHMENT NO. 18

**JOINT REVIEW BOARD
FINAL MEETING NOTICE**



VILLAGE OF WESTON
JOINT REVIEW BOARD
ON THE AMENDMENT OF TAX INCREMENT DISTRICT #2

VILLAGE OF WESTON
Conference Room
5500 SCHOFIELD AVENUE
WESTON, WI 54476

THURSDAY, January 20, 2005 - 4:00 p.m.

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE JRB MINUTES OF NOVEMBER 4, 2004 MEETING
4. REVIEW OF 10/21/04 REDEVELOPMENT PROJECT PLAN TAX INCREMENT DISTRICT NO. 2 AND REDEVELOPMENT PROJECT AREA NO. 2
5. REVIEW RESOLUTION #CDA-08-04 as approved by the Community Development Authority on 12/13/04
6. REVIEW RESOLUTION #VW-01-05 as approved by the Village Board of the Village of Weston on 1/04/05
7. APPROVAL OF JOINT REVIEW BOARD RESOLUTION CONCERNING AMENDING TAX INCREMENT DISTRICT NO. 2
8. SET NEXT MEETING DATE (or Disband the Joint Review Board)
9. ADJOURN

Faxed to Wausau Daily Herald

By: JJ

Date/Time: 1/19/05 3:10 PM

It is possible that members of, and possibly a quorum of members of other government bodies of the municipality, may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any governmental body at the above-mentioned meeting other than the governmental body specifically referred to in this notice.

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ATTACHMENT NO. 19

**PUBLIC HEARING NOTICE TO PROPERTY
OWNERS**

VIERBICHER ASSOCIATES, INC.

November 23, 2004

MARTIN & MARSHA KAPCHINSKI
2306 HEMLOCK
SCHOFIELD WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Property Address: 2606 Schofield Avenue

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

Since we are also amending the redevelopment area, we are required by 66.1333(6)(b)3 of Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the Village nor the Community Development Authority is currently planning to take any property for urban renewal within Redevelopment Project Area No. 2.

The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

114 WEST BLACKITAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

An amendment of the TID and Redevelopment Project Area will expand the means for the Village to provide funds to encourage sound development that may not otherwise occur. In fact, as a property owner within the TID, you may request assistance for making improvements to your property that will result in greater property values. I encourage you to call me to discuss any ideas you may have.

Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

Martin + Marsha Kapchinski
2306 Hemlock
Schofield WI 54476

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 Agent
 Addressee

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C. Date of Delivery
11-24-04

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 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

VIERBICHER ASSOCIATES, INC.

November 17, 2004

A & M INVESTORS LLC
2915 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730940

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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Since we are also amending the redevelopment area, we are required by 66.1333(6)(b)3 of Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the Village nor the Community Development Authority is currently planning to take any property for urban renewal within Redevelopment Project Area No. 2.

The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

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MADISON, WI 53744-4010
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Fax (608) 826-0530

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(715) 359-2003
Fax (715) 359-4753

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P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

A & M INVESTORS, LLC
 2915 SCHOFIELD AVE
 WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

Alice Sliwicki

B. Received by (Printed Name) C. Date of Delivery

Alice Sliwicki *11-18-04*

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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) 7004 0550 0001 3454 1481

VIERBICHER ASSOCIATES, INC.

November 17, 2004

ROBERT ANTON
2300 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810971, 19228081810968

Dear Property Owner:

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November 17, 2004

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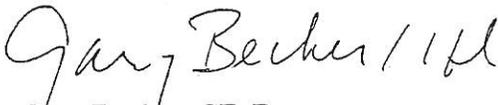
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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

ROBERT ANTON
2300 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
(Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] Agent Addressee

B. Received by (Printed Name) *Cathy M. Berlin* C. Date of Delivery *11-18-04*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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4. Restricted Delivery? (Extra Fee) Yes

VIERBICHER ASSOCIATES, INC.

November 17, 2004

ASSOCIATED BANK
ATTN: FACILITIES MGNT
1305 MAIN ST
STEVENS POINT WI 54481

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730996

Dear Property Owner:

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(608) 326-1051
Fax (608) 326-1052

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November 17, 2004

Page 2

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p style="text-align: center; font-weight: bold;"> ASSOCIATED BANK, FACILITIES MANAGEMENT 1305 MAIN STREET STEVENS POINT, WI 54481 </p>	<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p>
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.2em; font-weight: bold;">7004 0550 0001 3454 1528</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

CSK AUTO INC
ATT PROP MGMT
645 E MISSOURI AVE
SUITE 400
PHOENIX AZ 85012

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730985

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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Fax (608) 524-8218

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p>CSK AUTO, INC., ATTN: PROPERTY MANAGEMENT 645 E. MISSOURI AVE, SUITE 400 PHOENIX, AZ 85012</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7004 0550 0001 3453 5091</p>

VIERBICHER ASSOCIATES, INC.

November 17, 2004

LAYNE CHRISTIANSON CO
DBA LAYNE WESTERN CO INC
1900 SHAWNEE MISSION
PARKWAY
MISSION WOODS KS 66205

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730982

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail						
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<p style="font-size: 1.5em; font-weight: bold;">7004 0550 0001 3453 5213</p>							

VIERBICHER ASSOCIATES, INC.

November 17, 2004

GEORGE BABL & SONS INC
% JEAN CARLSON
4707 INDIGO RD
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081830005

Dear Property Owner:

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November 17, 2004

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VIERBICHER ASSOCIATES, INC.

Gary Becker

Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p>GEORGE BABL & SONS, INC. C/O JEAN CARLSON 4707 INDIGO RD WAUSAU, WI 54401</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0001 3453 5190</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

BARTIG INVESTMENTS INC
7904 WALDEN BLVD
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840974

Dear Property Owner:

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Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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PS Form 3800, June 2002 See Reverse for Instructions

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BARTIG INVESTMENTS, INC.
7904 WALDEN BLVD.
WAUSAU, WI 54401

2. Article Number
(Transfer from service label)

7004 0550 0001 3454 1535

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
X *William Bartig*
- B. Received by (Printed Name) C. Date of Delivery
 _____ 01-18-04
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

VIERBICHER ASSOCIATES, INC.

November 17, 2004

BROKAW CREDIT UNION
PO BOX 199
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810958

Dear Property Owner:

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November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

7004 0550 0001 3454 1542

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1. Article Addressed to:

BROKAW CREDIT UNION
2006 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

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 Addressee

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LYMAN CLINE

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Domestic Return Receipt

102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

KEN & JANE BRZEZINSKI
ROSE & JAMES BARTELLS
2113 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840099, 19228081810965, 19228081840122,
19228081840101, 19228081840041, 19228081840040

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.

Gary Becker / 101

Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

Ken + Jane Brzezinski
ROSE AND JAMES BARTELS
2113 SCHOFIELD AVE
WESTON, WI 54476

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A. Signature
 Agent
 Addressee
Jane Brzezinski

B. Received by (Printed Name)
Jane Brzezinski

C. Date of Delivery
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VIERBICHER ASSOCIATES, INC.

November 17, 2004

STANLEY J BUDLESKI
CONSTANCE L BUDLESKI
2215 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840123

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

STANLEY AND CONSTANCE
BUDLESKI
2215 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
(Transfer from service label)

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Connie Budleski Addressee

B. Received by (Printed Name) C. Date of Delivery
Connie Budleski *11-19-04*

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4. Restricted Delivery? (Extra Fee) Yes

VIERBICHER ASSOCIATES, INC.

November 17, 2004

DONALD L CHAMPAN
1803 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840058

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/ifi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

DONALD CHAMPAN
1803 SCHOFIELD AVE
WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

Lori Thorson

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

DANIEL A CHRISTIANSON
PENNY L CHRISTIANSON
5417 WILLOW ST
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840146

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.


Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

DANIEL AND PENNY
CHRISTIANSON
5417 WILLOW ST
WESTON, WI 54476

2. Article Number
(Transfer from service label)

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A. Signature Agent Addressee
X Dan Christianson

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Dan Christianson 11-18-04

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4. Restricted Delivery? (Extra Fee) Yes

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

DAYTON HUDSON CORP #364
PROPERTY TAX DEPT
TPN 0950
PO BOX 9456
MINNEAPOLIS MN 55444

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730958

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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(608) 524-6468
Fax (608) 524-8218

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P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

521 METRO DRIVE, SUITE 205
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(715) 359-2003
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November 17, 2004

Page 2

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

0550 0001 3453 5350
7004

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<p>1. Article Addressed to:</p> <p>DAYTON HUDSON CORP #364 2707 SCHOFIELD AVE WESTON, WI 54476</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7004 0550 0001 3453 5350</p>
PS Form 3811, August 2001	Domestic Return Receipt 102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

CURT S DRAEGER
REVA R DRAEGER
N2120 COUNTY ROAD S
ANTIGO WI 54409

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810970

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

4905 ESHE 1000 0550 4002

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1. Article Addressed to:

CURT AND REVA DRAEGER
N2120 COUNTY ROAD S
ANTIGO, WI 54409

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Nancy Williams Agent Addressee

B. Received by (Printed Name) Nancy Williams C. Date of Delivery 11/18/04

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 if YES, enter delivery address below: No

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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7004 0550 0001 3453 5084

VIERBICHER ASSOCIATES, INC.

November 17, 2004

FAMILY VIDEO MOVIE CLUB
1022 E ADAMS
SPRINGFIELD IL 62703

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810052

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

7004 0550 0001 3453 5152

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1. Article Addressed to:

FAMILY VIDEO MOVIE CLUB
1022 E. ADAMS
SPRINGFIELD, IL 62703

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A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

Adrian Sharpe 11/27

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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7004 0550 0001 3453 5152

VIERBICHER ASSOCIATES, INC.

November 17, 2004

FEHRMAN DEVELOPMENT INC
2404 SHOREY AVE
ROTHSCHILD WI 54474

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840060

Dear Property Owner:

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

FEHRMAN DEVELOPMENT, INC.
 2404 SHOREY AVE
 ROTHSCHILD, WI 54474

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X *Marcy Fehrman* Addressee

B. Received by (Printed Name) *Marcy Fehrman*

C. Date of Delivery *11 23 04*

D. Is delivery address different from item 1? Yes
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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7004 0550 0001 3453 5169

VIERBICHER ASSOCIATES, INC.

November 17, 2004

HIGA REVOCABLE TRUST AG
8740 BIRD LAKE RD
LAKE TOMAHAWK WI 54539

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730960

Dear Property Owner:

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.

Gary Becker (fl)

Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p style="text-align: center;">HIGA REVOCABLE TRUST 8740 BIRD LAKE RD LAKE TOMAHAWK, WI 54539</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7004 0550 0001 3454 1597</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

VIERBICHER ASSOCIATES, INC.

November 17, 2004

HPI PROPERTIES LLC
202 GRAND AVE
WAUSAU WI 54403

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730948

Dear Property Owner:

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P.O. BOX 542
RAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

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November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

EOBT 454E 1000 0550 4001

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PS Form 3800, June 2002 See Revs

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1. Article Addressed to:

HPI PROPERTIES LLC
202 GRAND AVE
WAUSAU, WI 54403

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *Joan E. Jarosz*

C. Date of Delivery *11/22/04*

D. Is delivery address different from item 1? Yes
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3. Service Type

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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number *7004 0550 0001 3454 1603*
(Transfer from service label)

VIERBICHER ASSOCIATES, INC.

November 17, 2004

H R DISTRIBUTORS INC
2311 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840141

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

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The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

0987 4546 1000 0550 7004

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PS Form 3800, June 2002 See Reverse for Instructions

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

HR DISTRIBUTORS, INC.
2311 SCHOFIELD AVE
WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

[Signature]

B. Received by (Printed Name) Agent Addressee

CHADREWS

C. Date of Delivery

11/18/04

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type

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Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7004 0550 0001 3454 1580

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

DANIEL L HAASE
ELISABETH HAASE
1906 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810985

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

7004 0550 0001 3453 5114

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1. Article Addressed to:

DANIEL AND ELISABETH HAASE
1906 SCHOFIELD AVE
WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Elisabeth Haase

B. Received by (Printed Name) C. Date of Delivery
ELISABETH HAASE 11-18-04

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

JOHN S HAASE
DANIEL L HAASE
1918 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810984

Dear Property Owner:

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November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p>JOHN HAASE AND DANIEL HAASE 1918 SCHÖFIELD AVE WESTON, WI 54476</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		<p>7004 0550 0001 3454 1641</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

INTERCITY STATE BANK
962 GRAND AVE
SCHOFIELD WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730162

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERCITY STATE BANK
 962 GRAND AVE
 SCHOFIELD, WI 54476

2. Article Number
 (Transfer from serv)

7004 0550 0001 3454 1610

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 x *Bernie Kreuzer* Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
 BERNIE KREUZER 11-18-00
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
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 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

VIERBICHER ASSOCIATES, INC.

November 17, 2004

JOUAPAO PLAZA LLC
3308 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081740984

Dear Property Owner:

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November 17, 2004

Page 2

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0001 3454 1658</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

DAVE L KASTEN
GENE H KASTEN
1810 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810974, 19228081810954

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

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The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

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P.O. BOX 44010
MADISON, WI 53744-4010
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Fax (608) 826-0530

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Fax (715) 359-4753

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November 17, 2004

Page 2

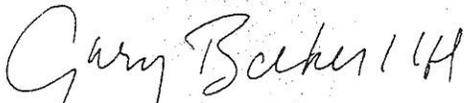
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VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

DAVE KASTEN AND GENE KASTEN
 1810 SCHOFIELD AVE
 WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Dave Kasten Agent
 Addressee

B. Received by (Printed Name)
 DAVE KASTEN

C. Date of Delivery

D. Is delivery address different from item 1? Yes
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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7004 0550 0001 3453 5121**

VIERBICHER ASSOCIATES, INC.

November 17, 2004

MARJORIE KNISS
2108 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810969

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauf, Clerk, Village of Weston

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PS Form 3800, June 2002

See Reverse for Instructions

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1. Article Addressed to:

MAJORIE KNISS
2108 SCHOFIELD AVE
WESTON, WI 54476

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T. Hucton Agent Addressee
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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

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PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

WILLIAM A KNUTSON
611 N 48TH AVE
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840142

Dear Property Owner:

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November 17, 2004

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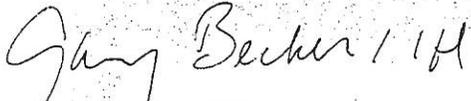
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Sincerely,

VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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PS Form 3800, June 2002 See Reverse for Instructions

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<p>1. Article Addressed to:</p> <p>WILLIAM KNUTSON 611 N 48TH AVE WAUSAU, WI 54401</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7004 0550 0001 3453 5336</p>
<p>PS Form 3811, August 2001</p>	<p>Domestic Return Receipt 102595-02-M-1035</p>

VIERBICHER ASSOCIATES, INC.

November 17, 2004

BERTHA B KOLE (LIFE ESTATE)
ELAINE POLLEY
5904 BIRCH ST
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730981

Dear Property Owner:

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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PS Form 3800, June 2002 See reverse for instructions

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1. Article Addressed to:

BERTHA B KOLE (LIFE ESTATE)
ELAINE POLLEY
5904 BIRCH STREET
WESTON WI 54476

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Bertha B Kole Agent Addressee

B. Received by (Printed Name)

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4. Restricted Delivery? (Extra Fee) Yes

7004 0550 0001 3453 5374

November 17, 2004

ALLAN L LAPORTE
2406 BLOEDEL AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840152

Dear Property Owner:

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November 17, 2004

Page 2

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 10px;">ALLAN LAPORTE 2406 BLOEDEL AVE WESTON, WI 54476</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p style="text-align: center; font-size: large;">7004 0550 0001 3454 1498</p>

VIERBICHER ASSOCIATES, INC.

November 17, 2004

GARY W LAPORTE
3233 PYKE RD
MOSINEE WI 54455

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840149

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

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The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

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Fax (608) 524-8218

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P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

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P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
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Fax (608) 326-1052

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November 17, 2004

Page 2

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

EP15 534E 1000 0550 4002 7004

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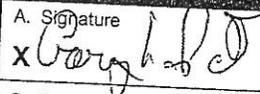
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<p>1. Article Addressed to:</p> <p style="text-align: center;">GARY LAPORTE 3233 PYKE RD MOSINEE, WI 54455</p>	<p>3. Service Type</p> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0001 3453 5183</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

L&L OF MANITOWOC INC
709 S SUPERIOR ST
ANTIGO WI 54409

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730952

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L & L OF MANITOWOC, INC.
~~709 S. SUPERIOR ST~~
 ANTIGO, WI 54409

2. Article Number
 (Transfer from service label)

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 Addressee

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4. Restricted Delivery? (Extra Fee) Yes

VIERBICHER ASSOCIATES, INC.

November 17, 2004

EDWARD R LAPORTE
5815 BIRCH ST
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081740937

Dear Property Owner:

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PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
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November 17, 2004

Page 2

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VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p>EDWARD LAPORTE 5815 BIRCH ST WESTON, WI 54476</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0001 3453 5145</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

LENARD C LAPORTE
SUSANNA M LAPORTE
5510 ALDERSON ST
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840150, 19228081840148, 19228081840151,
19228081840151

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November 17, 2004

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Sincerely,
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Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEONARD AND SUSANNA
LAPORTE
5510 ALDERSON ST
WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

Leonard Laporte

B. Received by (Printed Name) Agent Addressee

Leonard Laporte

C. Date of Delivery

11/18/04

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type

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Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7004 0550 0001 3453 5220

November 17, 2004

MACCO'S FLOOR COVERING
2035 LARSEN RD
GREEN BAY WI 54303

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730978

Dear Property Owner:

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November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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<p>1. Article Addressed to:</p> <p style="text-align: center; margin-top: 20px;">MACCO'S FLOOR COVERING 2035 LARSEN RD GREEN BAY, WI 54303</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p>	<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.2em;">7004 0550 0001 3453 5244</p>	

November 17, 2004

MARSHFIELD CLINIC
1000 N OAK AVE
MARSHFIELD WI 54449

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840155, 19228081840153

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

Since we are also amending the redevelopment area, we are required by 66.1333(6)(b)3 of Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the Village nor the Community Development Authority is currently planning to take any property for urban renewal within Redevelopment Project Area No. 2.

The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

400 VIKING DRIVE
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REEDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717

P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

November 17, 2004

Page 2

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

7004 0550 0001 3453 5275

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <i>Jennifer Hansen</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Jennifer Hansen</i></p> <p>C. Date of Delivery <i>11-18-04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>1. Article Addressed to:</p> <p>MARSHFIELD CLINIC 1000 N OAK AVE MARSHFIELD, WI 54449</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		7004 0550 0001 3453 5275	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

ANTHONY P MORICE
DIANE M MORICE
802 E LAKESHORE DR
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730941

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

400 VIKING DRIVE
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REEDSBURG, WI 53959
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Fax (608) 524-8218

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P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
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Fax (715) 359-4753

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P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

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The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

November 17, 2004

Page 2

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,

VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

ANTHONY AND DIANE MORICI
 802 E LAKESHORE DRIVE
 WAUSAU, WI 54401

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Diane M. Morici*

- Agent
 Addressee

B. Received by (Printed Name)

DIANE M. MORICI

C. Date of Delivery

111804

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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4. Restricted Delivery? (Extra Fee)

Yes

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PS Form 3811, August 2001

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102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

MARGARET OTT
2310 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810962

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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PRAIRIE DU CHIEN, WI 53821-0542
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November 17, 2004

Page 2

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Sincerely,
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Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

MARGARET OTT
2310 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
(Transfer from service label)

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A. Signature Agent
x Margaret Ott Addressee

B. Received by (Printed Name) Yes
margaret ott No

C. Date of Delivery
11-19-04

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Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

NORTH WEND FOODS LLC
PO BOX 2270
WAUSAU WI 54402

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730949

Dear Property Owner:

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November 17, 2004

Page 2

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

6997 454E 1000 0550 4002

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
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1. Article Addressed to: NORTH WEND FOODS, LLC 2835 SCHOFIELD AVE WESTON, WI 54476	B. Received by (Printed Name) <i>Ashley Clark</i>	
	C. Date of Delivery	
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7004 0550 0001 3454 1689		

VIERBICHER ASSOCIATES, INC.

November 17, 2004

CHARLES L PERGANDE
SUSANNE PERGANDE
3108 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730979

Dear Property Owner:

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PRAIRIE DU CHIEN, WI 53821-0542
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November 17, 2004

Page 2

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.

Gary Becker / lf

Gary Becker, CEcD
Community Development Specialist

GB/lf

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

CHARLES AND SUSANNE
PERGANDE
3108 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
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 Addressee

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Sue Pergande

C. Date of Delivery
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VIERBICHER ASSOCIATES, INC.

November 17, 2004

PETROLEUM REAL CO INC
%US OIL COMPANY INC
425 S WASH ST BOX 25
COMBINED LCK WI 54113

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730993

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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Fax (608) 524-8218

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P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

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November 17, 2004

Page 2

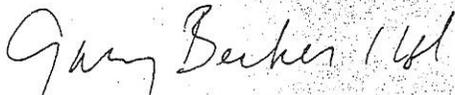
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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>Bob Le Brun</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>11-19-01</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>PETROLEUM REAL CO., INC, C/O US OIL COMPANY, INC. 425 S. WASHINGTON ST COMBINED LOCK, WI 54113</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 050 0001 3454 1467</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

RAYMOND J POZORSKI
1720 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810956

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauf, Clerk, Village of Weston

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1. Article Addressed to:

RAYMOND POZORSKI
1720 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
(Transfer from service label)

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X *R. Pozorski* Agent Addressee

B. Received by (Printed Name) *R. Pozorski* C. Date of Delivery *11-18-04*

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

JIM & JAMIE PROPERTIES
2013 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2; Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840100

Dear Property Owner:

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November 17, 2004

Page 2

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Sincerely,
VIERBICHER ASSOCIATES, INC.

Gary Becker / lfi

Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 10px 0;"> JIM AND JAIME PROPERTIES, LLC. 2013 SCHOFIELD AVE WESTON, WI 54476 </p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.2em; font-weight: bold;">7004 0550 0001 3454 1634</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

THEODORE L PYKE
1925 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840995

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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PS Form 3800, June 2002

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1. Article Addressed to:

THEODORE PYKE
1925 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number

(Transfer from service label)

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PS Form 3811, August 2001

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102595-02-M-1035

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Ted Pyke Addressee

B. Received by (Printed Name) C. Date of Delivery
Ted Pyke *11-18-04*

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- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

November 17, 2004

THOMAS J RICK
VICTORIA L RICK
2202 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810960

Dear Property Owner:

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November 17, 2004

Page 2

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

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2202 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
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102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

LEO & MARY ROUDEBUSH
3704 FRANK STREET
WAUSAU WI 54403

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730980

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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Fax (608) 524-8218

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P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

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Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
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PRAIRIE DU CHIEN, WI 53821-0542
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Fax (608) 326-1052

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November 17, 2004

Page 2

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauf, Clerk, Village of Weston

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1. Article Addressed to:

LEO & MARY ROUDEBUSH
 3704 FRANK STREET
 WAUSAU WI 54403

COMPLETE THIS SECTION ON DELIVERY

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 X *Leo P. Roudebush* Agent Addressee

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Leo P. Roudebush 12-1-04

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

KENNETH R RUETHER
PO BOX 347
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840998

Dear Property Owner:

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November 17, 2004

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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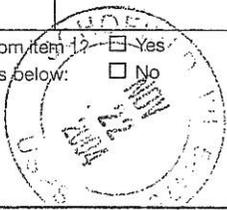
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<p>2. Article Number (Transfer from service label)</p>	<p>7004 0550 0001 3454 1672</p>

VIERBICHER ASSOCIATES, INC.

November 17, 2004

LORRAINE M SCHULTZ
3012 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730986

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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	<p>B. Received by (Printed Name) <i>Lorraine Schultz</i></p> <p>C. Date of Delivery <i>11-18-04</i></p>	
<p>1. Article Addressed to:</p> <p>LORRAINE SCHULTZ 3012 SCHOFIELD AVE WESTON, WI 54476</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
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	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035</p>		

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

ROBERT D SCHWARTZ
MONA SCHWARTZ
5415 WILLOW ST
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840144

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p>ROBERT AND MONA SCHWARTZ 5415 WILLOW ST WESTON, WI 54476</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0001 3454 1726</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

November 17, 2004

SEEHAFER PROFESSIONAL
BLDG LLC
1907 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840996

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November 17, 2004

Page 2

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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<p>1. Article Addressed to:</p> <p>SEEHAFER PROFESSIONAL BLDG LLC 1907 SCHOFIELD AVE WESTON, WI 54476</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 0550 0001 3454 1757</p>	

VIERBICHER ASSOCIATES, INC.

November 17, 2004

ALLEN SHIDELL SR
MARY SHIDELL
E12024 COUNTY ROAD N
WAUSAU WI 54403

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730163

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

Since we are also amending the redevelopment area, we are required by 66.1333(6)(b)3 of Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the Village nor the Community Development Authority is currently planning to take any property for urban renewal within Redevelopment Project Area No. 2.

The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

ALLEN AND MARY SHIDELL
 E12024 COUNTY ROAD N
 WAUSAU, WI 54403

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *Allen Shidell Sr.* Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
Allen Shidell SR *11/18/04*
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VIERBICHER ASSOCIATES, INC.

November 17, 2004

STICHMAN ENTERPRISES LLC
7300 WOODSMOKE RD
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810953

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauf, Clerk, Village of Weston

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1. Article Addressed to:

STICHMAN ENTERPRISES, LLC
7300 WOODSMOKE RD
WAUSAU, WI 54401

2. Article Number

(Transfer from service label)

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- Agent
 Addressee

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4. Restricted Delivery? (Extra Fee)

Yes

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

CHRISTOPHER WASS
MARK D PETERSON
5406 ALDERSON ST
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840147

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

Page 2

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Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

CHRISTOPER WASS, MARK
PETERSON
5406 ALDERSON ST
WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Rose Delrich

B. Received by (Printed Name) C. Date of Delivery
Rose Delrich 11/18/09

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2. Article Number (Transfer from service label) 7004 0550 0001 3454 1573

VIERBICHER ASSOCIATES, INC.

November 17, 2004

WIGGLY FIELD INC
2005 SCHOFIELD AVE
WESTON WI 54476

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840999

Dear Property Owner:

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1. Article Addressed to:

WIGGLY FIELD, INC.
2005 SCHOFIELD AVE
WESTON, WI 54476

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X Angela Duerkop

B. Received by (Printed Name) Agent Addressee
Angela Duerkop

C. Date of Delivery
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2. Article Number
(Transfer from service label) **7004 0550 0001 3453 5329**

November 17, 2004

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Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

VIERBICHER ASSOCIATES, INC.

November 17, 2004

ZRH PARTNERSHIP
1626 OAK ST
LA CROSSEE WI 54603

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730983

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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LACROSSE, WI 54603

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PS Form 3811, August 2001

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Domestic Return Receipt

VIERBICHER ASSOCIATES, INC.

November 17, 2004

VENTURE OF WAUSAU LLC
2905 MOUNTAIN CT
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810959

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

Since we are also amending the redevelopment area, we are required by 66.1333(6)(b)3 of Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the Village nor the Community Development Authority is currently planning to take any property for urban renewal within Redevelopment Project Area No. 2.

The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

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Fax (608) 524-8218

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P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 559-2003
Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

An amendment of the TID and Redevelopment Project Area will expand the means for the Village to provide funds to encourage sound development that may not otherwise occur. In fact, as a property owner within the TID, you may request assistance for making improvements to your property that will result in greater property values. I encourage you to call me to discuss any ideas you may have.

Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

7004 0550 0001 3453 5312

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<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p style="text-align: center;">VENTURE OF WAUSAU, LLC 2905 MOUNTAIN CT WAUSAU, WI 54401</p> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>X</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
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7004 0550 0001 3453 5312

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102595-02-M-1035

VIERBICHER ASSOCIATES, INC.

November 17, 2004

SUPERVALU HOLDINGS INC
ATTN: REAL EST TAX COORD
PO BOX 990
MINNEAPOLIS MN 55440

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730961, 19228081730959

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

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Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

SUPERVALU HOLDINGS, INC.
2709 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
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X Addressee

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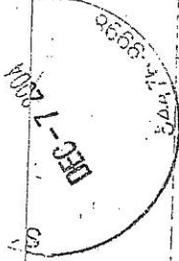
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102595-02-M-1035



VIERBICHER ASSOCIATES, INC.

November 17, 2004

ROUNDY'S INC
CORPORATE OFFICES
23000 ROUNDY DRIVE
PEWAUKEE WI 53072

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730992

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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November 17, 2004

Page 2

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

ROUNDY'S, INC. CORPORATE OFFICES
 23000 ROUNDY DRIVE
 PEWAUKEE, WI 53072

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Addressee

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VIERBICHER ASSOCIATES, INC.

November 17, 2004

QUIK INVESTMENTS
N11037 STATE HWY 32
CLINTONVILLE WI 54929

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810952

Dear Property Owner:

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November 17, 2004

Page 2

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If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/lfi

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

QUIK INVESTMENTS
N11037 STATE HWY 32
CLINTONVILLE, WI 54929

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
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3. Service Type
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 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7004 0550 0001 3454 1696

VIERBICHER ASSOCIATES, INC.

November 17, 2004

ROBERT M PRUEHER
DEBORA L PRUEHER
3201 GOLDENROD RD
WAUSAU WI 54401

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081730025

Dear Property Owner:

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November 17, 2004

Page 2

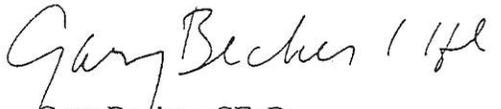
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Sincerely,
VIERBICHER ASSOCIATES, INC.


Gary Becker, CEcD
Community Development Specialist

GB/lfl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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1. Article Addressed to:

ROBERT AND DEBORA
PRUEHER
3201 GOLDENROD RD
WAUSAU, WI 54401

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2. Article Number 7004 0550 0001 3454 1733
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VIERBICHER ASSOCIATES, INC.

November 17, 2004

FIRST INVESTMENT LLC
PO BOX 376
GURNEE IL 60031

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081810967

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

The purpose of this TID is to promote the redevelopment of certain properties within the proposed District. The TID will also finance improvements to certain street and utility infrastructure within the proposed District. The projects being proposed for TID No. 2 will increase the Village's property tax base, support the economic development of the Schofield Avenue corridor, improve the health and safety of the corridor and support the general improvement of property.

Since we are also amending the redevelopment area, we are required by 66.1333(6)(b)3 of Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the Village nor the Community Development Authority is currently planning to take any property for urban renewal within Redevelopment Project Area No. 2.

The Village is establishing TID No. 2 for the purpose of blight elimination; therefore, State law requires the Village to make a finding that not less than 50% of the real property within the proposed TID is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

November 17, 2004

Page 2

Most of the area within the proposed TID No. 2 meets the technical definition of "blighted area" due to the general deterioration of structures and site improvements such as streets, driveways and parking lots. Conditions within the District are preventing the orderly growth and development of the Village and contribute to this finding of blight.

An amendment of the TID and Redevelopment Project Area will expand the means for the Village to provide funds to encourage sound development that may not otherwise occur. In fact, as a property owner within the TID, you may request assistance for making improvements to your property that will result in greater property values. I encourage you to call me to discuss any ideas you may have.

Pursuant to Wisconsin Statute 66.1105(4)(c), this is a notification that the above amendment is being proposed and that a Public Hearing will be held at 5:00 p.m. on December 13, 2004, at Weston Village Hall, 5500 Schofield Avenue. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the boundary amendment to TID No. 2 and Redevelopment Area No. 2. You are welcome to attend this hearing.

If you have any questions, or require additional information, please contact me at (608) 826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Gary Becker, CEcD
Community Development Specialist

GB/fl

Enclosure: TID Boundary Map

cc: Sherry Weinkauff, Clerk, Village of Weston

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FIRST INVESTMENT, LLC.
2312 SCHOFIELD AVE
WESTON, WI 54476

2. Article Number
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VIERBICHER ASSOCIATES, INC.

November 17, 2004

CDS INVESTMENTS OF
MARATHON COUNTY
387 SCOUT ROAD
MOSINEE WI 54455

VIA CERTIFIED MAIL

Re: Notice of Tax Increment District No. 2, Amendment No. 1 and
Redevelopment Project Area No. 2, Amendment No. 1 Public Hearing
Parcel No. 19228081840145

Dear Property Owner:

The Village of Weston Village Board has established Tax Increment District (TID) No. 2 and Redevelopment Project Area No. 2. You have probably received letters regarding this project over the last year. This letter is to inform you that the Village of Weston Community Development Authority is in the process of amending the boundary of Redevelopment Area No. 2 to include two additional parcels and amending TID No. 2 to cover the same area as Redevelopment Area No. 2. A map of the proposed amended boundary of TID No. 2 and Redevelopment Area No. 2 is attached.

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1. Article Addressed to:

CDS INVESTMENTS OF
 MARATHON COUNTY
 387 SCOUT ROAD
 MOSINEE, WI 54455

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