



October 13, 2015 – Walworth County Board of Supervisors

**Report of the County Clerk Regarding
Communications Received After the Agenda Mailing**

The following items were placed on Supervisors' desks and are attached to this cover sheet:

County Clerk

Kimberly S. Bushey
County Clerk

- Claim – None.
- Wisconsin Department of Administration Final Estimate of January 1, 2015 Population for Walworth County (To be referred to the Executive Committee)
- Correspondence from Ehlers regarding Village of Darien Tax Incremental District No. 3 (This correspondence and the complete packet including:
 - Joint Review Board Agenda – October 6, 2015
 - Notice of Joint Review Board Meeting
 - Official Proceedings Village of Darien Joint Review Board – September 2, 2015
 - Joint Review Board Resolution Approving the Creation of Tax Incremental District No. 3
 - Resolution No. 15-10 Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 3
 - Resolution No. PC2015-01 Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3
 - Project Plan for the Creation of Tax Incremental District No. 3 – September 22, 2015will be referred to the Finance Committee and can be viewed in the County Clerk's Office)
- Correspondence from Joyce Reed, Potters Lake District – Requesting a questionnaire of various district board members as to time spent and fair compensation (To be referred to the Land Conservation Committee)
- Correspondence from Sasha's Farm Fresh LLC regarding the request to cancel the October 13, 2015 hearing for A-4 Zoning of W2699 State Road 11 Lafayette, WI – Note: This correspondence relates to County Zoning Agency Report Item #3 (To be placed on file)
- *Walworth County Aging & Disability Resource Center News*, October 2015 – To be placed on file

These items were received after the agenda mailing before the meeting. Other items that were placed on the Supervisors' desks at the meeting are not included on this report. Please contact the County Clerk's office for information regarding those items.



RECEIVED
WALWORTH COUNTY CLERK

2015 OCT 13 AM 9:11

WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR

SCOTT A. NEITZEL
SECRETARY

Division of Intergovernmental Relations
Post Office Box 8944
Madison, WI 53708-8944
Voice (608) 266-0288
Fax (608) 267-6917

KIMBERLY BUSHEY
CLERK, WALWORTH COUNTY
PO BOX 1001
ELKHORN, WI 53121-1001

October 10, 2015

Dear County Clerk:

The final estimate of the January 1, 2015 population for Walworth County is 102,469. This represents a change of 241 persons (0.24%) since the 2010 Census.

<u>Municipality</u>	<u>2010 Census Count</u>	<u>2015 Final Estimate</u>
Town of Bloomfield	6,278	1,600
Town of Darien	1,693	1,698
Town of Delavan	5,285	5,250
Town of East Troy	4,021	4,044
Town of Geneva	4,993	5,017
Town of Lafayette	1,979	1,965
Town of La Grange	2,454	2,459
Town of Linn	2,383	2,402
Town of Lyons	3,698	3,696
Town of Richmond	1,884	1,886
Town of Sharon	907	898
Town of Spring Prairie	2,181	2,176
Town of Sugar Creek	3,943	3,935
Town of Troy	2,353	2,352
Town of Walworth	1,702	1,692
Town of Whitewater	1,471	1,485
Village of Bloomfield	0	4,685
Village of Darien	1,580	1,591
Village of East Troy	4,281	4,341
Village of Fontana-on-Geneva Lake	1,672	1,676
Village of Genoa City	3,036	3,045
Village of Mukwonago	101	151
Village of Sharon	1,605	1,591
Village of Walworth	2,816	2,833
Village of Williams Bay	2,564	2,582
City of Burlington	0	0
City of Delavan	8,463	8,415



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<u>Municipality</u>	<u>2010 Census Count</u>	<u>2015 Final Estimate</u>
City of Elkhorn	10,084	9,924
City of Lake Geneva	7,651	7,727
City of Whitewater	11,150	11,353
<hr/>		
Total for Walworth County	102,228	102,469

Approximately 79,352 of the estimated population for Walworth County are of voting age. The County's voting age population is the summation of the voting age population for all communities within the county. This approximation is a courtesy estimate which helps you comply with Wisconsin Statute 5.66, which requires municipal clerks to approximate the number of electors prior to elections. The voting age population was calculated by applying the census proportion of persons over 18 to the preliminary January 1 estimate, and then multiplying the result by a state-wide factor to account for the general aging of the population.

RECEIVED

OCT 1 2015



EHLERS
LEADERS IN PUBLIC FINANCE

September 30, 2015

WALWORTH COUNTY BOARD

Rebecca Houseman LeMire
Jessica Conley
Bane Thomey
Mark Powell
Mark Stiles

Village Representative
Walworth County
Gateway Technical College District
Delavan - Darien School District
Public Member

RE: Village of Darien Tax Incremental District No. 3

On behalf of the Village of Darien, this letter is to **confirm the meeting of the Joint Review Board (“JRB”) will be held on October 6, 2015 at 3:00 p.m. at the Darien Village Hall, located at 24 N. Wisconsin Street.** The purpose of this meeting is for the JRB to consider approval of the resolution adopted by the Darien Village Board creating Tax Increment District No. 3 (the “District”), and approving its Project Plan.

We would request that you call Paula Czaplewski at 800-552-1171, or e-mail Paula at paula@ehlers-inc.com, as soon as possible to confirm your attendance at this meeting.

To assist the JRB in its deliberation, copies of the Plan Commission resolution adopted September 2, 2015, and the Village Board resolution adopted September 21, 2015 are enclosed with this letter, and along with the Project Plan, constitute the public record in this matter. Also enclosed is a copy of the notice of the meeting as published, the minutes from the organizational JRB meeting, an agenda for this meeting, as well as a proposed “Resolution Creating Tax Incremental District No. 3, Darien, Wisconsin” for consideration by the JRB. In addition, you will find enclosed a copy of the final Project Plan.

In considering whether to approve its Resolution creating the District, the JRB, as required by Section 66.1105(4m)(c), Wisconsin Statutes, is to consider the following:

- A. Whether the development expected in the Tax Incremental District would occur without the use of tax incremental financing;
- B. Whether the economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements;
- C. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

To assist the Board in its analysis of the enclosed information, we are providing the following brief narrative as it relates to each of the criteria outlined above.

FINDING # 1. WOULD DEVELOPMENT OCCUR WITHOUT TAX INCREMENTAL FINANCING?

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

- Some of the sites proposed for development have remained vacant for more than 20 years, primarily due to lack of adequate infrastructure. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Village that the continued use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Village.
- In order to make the areas included within the District suitable for development, the Village will need to make a substantial investment to pay for the costs of: installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.

FINDING # 2. ECONOMIC BENEFIT

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

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

FINDING # 3. DO THE BENEFITS OF THE PROPOSAL OUTWEIGH THE TAX INCREMENTS TO BE PAID?

- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2015. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2015 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

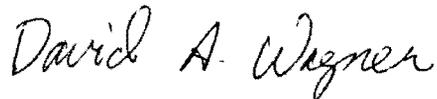
- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

CONCLUSION

Based on the information contained in the Project Plan, the findings of the Plan Commission and the Village Board as provided for in their respective resolutions, the Village therefore respectfully requests favorable consideration by the JRB.

Sincerely,

EHLERS & ASSOCIATES, INC.



David A. Wagner, CIPMA
Senior Financial Advisor - Vice President

cc: Brad Lochowicz, Village of Darien Attorney
Kurt Zipp, Village President
Nancy Russell, County Board Chair
David Bretl, County Administrator
Bryan Albrecht, Technical College President
Susan Debe, Assist. To CFO & VP of Finance & Admin., Gateway Technical College
Robert Crist, School District Superintendent
Walworth County Metro Sewer District
Paula Czaplewski, TIF & Continuing Disclosure Coordinator, Ehlers



question
Joyce Ketchpaw
to:
Sheril Oldenburg
10/01/2015 09:32 PM
Show Details

RECEIVED
WALWORTH COUNTY CLERK
2015 OCT -2 AM 8:57

History: This message has been forwarded.

Hi Sheril,

Joyce Reed here, Potters Lake District. At our annual meeting recently the subject of increasing the salaries of board members (not me or I assume, the Town Rep) but rather the Treas, Pres. and Sec. The new secretary mentioned she had done some homework and Lauderdale Lake Dist. I think it was, pays the president \$5,000. per year.

Well, I can see a potential for a huge problem here and am requesting that your office send out a questionnaire to various lake districts in the area, especially those similar in size. I know our out going president put in extra hours beyond our meetings to work on issues concerning the farmer and his run off, including working with Brian. He kept abreast of issues, worked with the company that does our lake plan and submits treatment requests to the state and also does the treatment. When we have a lot of rain he works with the crew reading the water level at the dam and arranging the siphons. Likewise our Sec. does extra things, stays up to date on lake issues, I think there is limited correspondence but he does put things on the web site too.

Our treasurer would be using Quickbooks, also used by our past treasurer. We have 2 part time employees during boating season and of course some bills.

How would you go about determining amount of time spent as board member and how would you recommend we determine a fair compensation? Do you think you could do a questionnaire for the various district board members for me? We won't be needing it until our next annual meeting, but I'd like you to know about this need and request now.

Thank you!

Joyce Reed

SASHA'S FARM FRESH LLO

Nevada License NV20151490190

RECEIVED
WALWORTH COUNTY CLERK

2015 OCT -9 PM 2:46

October 9, 2015

Walworth County

Land Use & Resource Management

100 West Walworth

Elkhorn, WI 53121

Good afternoon Mr. Weidensee,

Bob Anderson my business associate and friend met with you today. We appreciate your insight and time.

Please find this Email my request to CANCEL the October 13, 2015 hearing for A-4 Zoning of W2699 State Road 11 Lafayette, WI.

To prove evidence of ownership of this property, find attached closing documents from 9/22/2015. I have yet to receive Title/Deed copies and it is in my IRA trust.

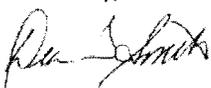
Bob Anderson and I will complete the form required and be sure a check for \$85.00 will be presented no later than next Monday October 12, 2015 to have this property back to the original zoning of A-1.

Bob Anderson described our project going forward, will have a 40' hydroponic container to grow vegetables year round. Bob Anderson and I will also be submitting plans to Walworth County on the concrete pad and layout of this container.

Once approved, and installed, Angie Sullivan of the Wisconsin Department of Agriculture will work with me on providing a sanitary certification for our actual produce which will be sold to local Southern Wisconsin and Chicago area restaurants.

I may be reached at 707-477-2128. Although I am located and incorporated as a Nevada LLC, my wife and I do own a home and have since 2012 at N3001 Lake Forest Circle, Lake Geneva, WI 53147. I mention as we did not choose this farmland for hobby or investment purposes only but wish to conduct all business in the State of Wisconsin where possible.

Sincerely,



Dean T. Smith-Owner

Sasha's Farm Fresh, LLC