

**Project
Plan**

Tax Incremental District No. 2

In the

VILLAGE OF MARSHALL, WISCONSIN



March 27, 2018

Organizational Joint Review Board Meeting Held..... March 06, 2018
Public Hearing Held..... March 12, 2018
Adopted by Planning Commission..... March 12, 2018
Adopted by Village Board.....March 27, 2018
Approved by Joint Review Board.....March 29, 2018

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**Village of Marshall
TID #2 Project Plan**

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Village of Marshall Officials

Village Board

Marlin E. Hensler Jr.	President
Chad Diedrick	Trustee
Ryan Frey	Trustee
Tara Gibbons	Trustee
Chelsea Haugen	Trustee
Scott Michalak	Trustee
John Schuepbach	Trustee

Village Staff

Adam Ruechel	Administrator/Treasurer
Lindsey Johnson	Village Clerk
Denise Bleecker	Deputy Clerk/Treasurer

Planning Commission

Marlin E. Hensler Jr. Chairperson, Village President	Tara Gibbons, Trustee
Chelsea Haugen, Trustee Alternate	William Blaschka
Dennis Riley	Vickie Vick-Peck
May Jo Eggers	Susan Wollin

Joint Review Board

Adam Ruechel	Village Representative
Charles Hicklin	Dane County
Dr. Tim Casper	Madison Area Technical College
Dr. Barbara Sramek	Marshall School District
Dennis Kindschi	Public Member

Introduction and Description of District

The Village of Marshall, Wisconsin (the "Village") located in close proximity and lying just east of Wisconsin's capital city of Madison, Marshall is a growing village with a rich history and friendly people. Marshall is a special community because it combines small town living with the advantages of a nearby large metropolitan area that combines the convenience of urban amenities with a great culture to live, work, play and learn in. The Marshall Community Library offers a wide variety of programs and services for all ages. The Village provides a full range of municipal services such as police and fire protection, municipal water, sanitary sewer and storm sewer, outstanding recreational amenities and programs consisting of our state ranked Bird's Ruins Disc Golf Course, Charles Langer Family Park, youth and adult sports leagues, our nature based playground and facilities at Converse Park, and Firemen's Park. The Village also has the Maunasha River running through Firemen's Park which offers residents and tourists the ability to canoe and kayak. These amenities allow the Village to flourish as a development area for residential, business, commercial retail, office, and industrial development.

The Village has a history of successful economic development programming using Tax Incremental Financing ("TIF") by providing public improvements to encourage and promote industrial, commercial and residential development and redevelopment. The goal is to increase the tax base, to provide for and preserve employment opportunities within the Village, and to create and enhance tourism opportunities with the area and region. The Village works with developers and property owners to provide infrastructure improvements and/or cash grants as incentives for development and/or redevelopment. Residential infrastructure will be developer financed; Village owned property improvements will be financed by TIF increments.

Tax Incremental District No. 2 (the "TID") is being created by the Village under the authority provided by Wisconsin Statute Section 66.1105. The TID is created as a "Mixed Use District" development where 50 percent of the land within the TID is suitable for a combination of industrial, commercial, or residential uses. Housing density within the TID must be at least 3 units per acre. The maximum life of the TID is 20 years from the date of adoption of the Creation Resolution by the Village Board and can be extended an additional 3 years with Joint Review Board approval.

The expenditure period is 15 years, and the Village anticipates various public improvement project cost expenditures identified in the project plan of approximately \$14,840,000 during the TID's expenditure period.

As a result of the creation of this TID, the Village projects that additional land and improvements value (incremental value) of approximately

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\$10,000,000 will be created as a result of new development. This additional value will be a result of the improvements made and projects undertaken with the TID.

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

Summary of Findings

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

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In making this determination, the Village has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the Village. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the Village has concluded that public investment will be required to fully achieve the Village’s objectives for these areas.
 - To achieve its objectives, the Village has determined that it must take an active role in encouraging development and redevelopment by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of these areas will complement existing venues in the area, promote housing, additional tourism, and benefit, not only the Village, but all overlapping taxing jurisdictions, adjacent communities, and the region. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make areas included within the TID suitable for development or redevelopment, the Village will need to make a substantial investment to pay for the costs of some or all of the projects listed in the project plan. Due to the public investment that is required, the Village has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

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2. The economic benefits of the Tax Incremental District, as measured by increased housing and property values, business and personal income, and employment, 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 and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the Village.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the Village.
7. 20.3% of territory within the TID will be devoted to retail business.

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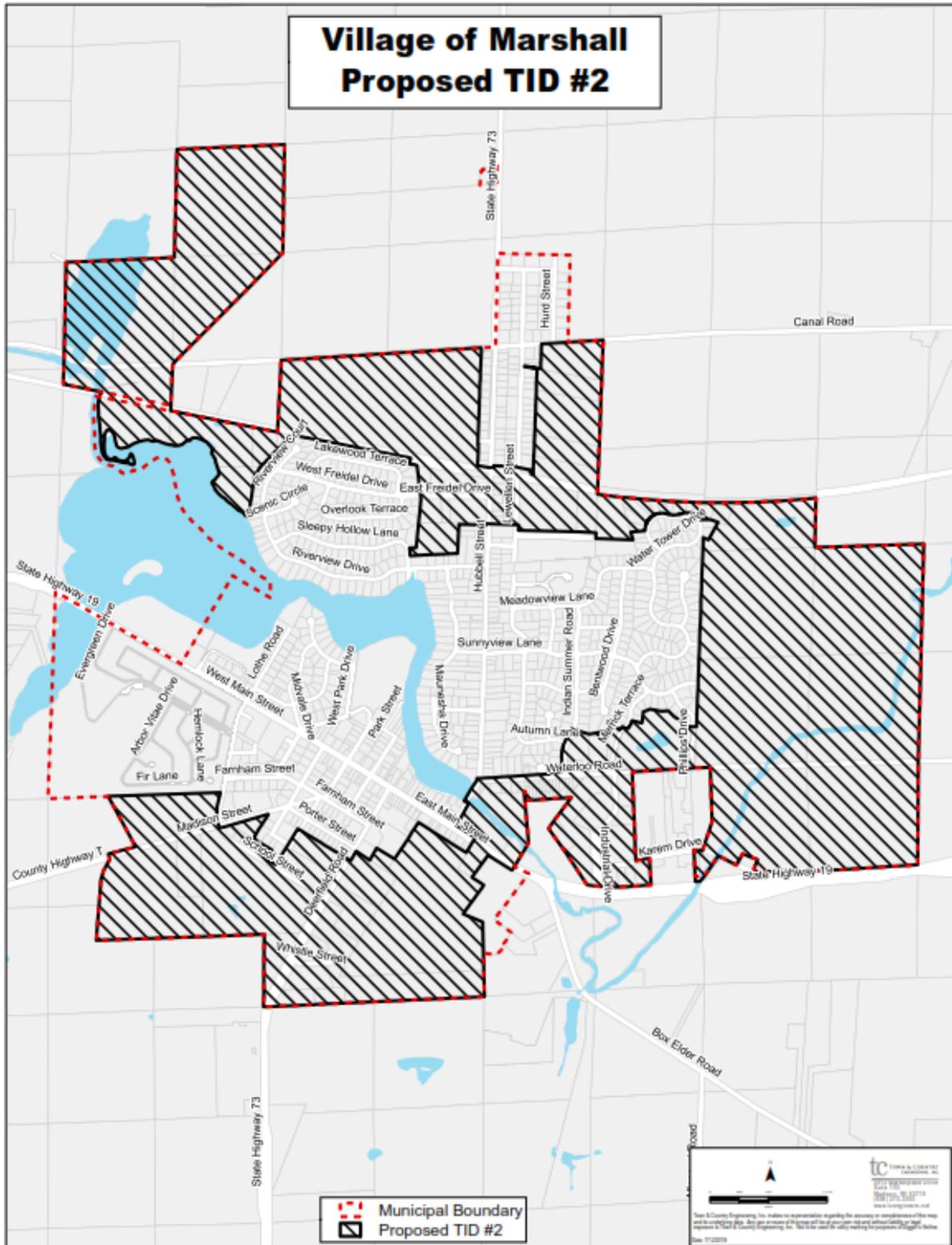
8. The TID is being created by the Village as a Mixed Use District. The following table summarizes the criteria for a Mixed Use District and indicates for each criterion listed that the Village by this project plan has met the requirements.

Criteria	Criteria Met
50% of land within TID suitable for commercial/industrial/residential	✓
Newly platted residential is no more than 35% of the area of the TID	✓
Residential housing density is at least 3 units per acre	✓
Maximum Life: 20 Years	✓
Maximum Life Extension: 23 Years with JRB approval	✓
Expenditure Period of 15 Years	✓

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Map of Proposed District Boundary

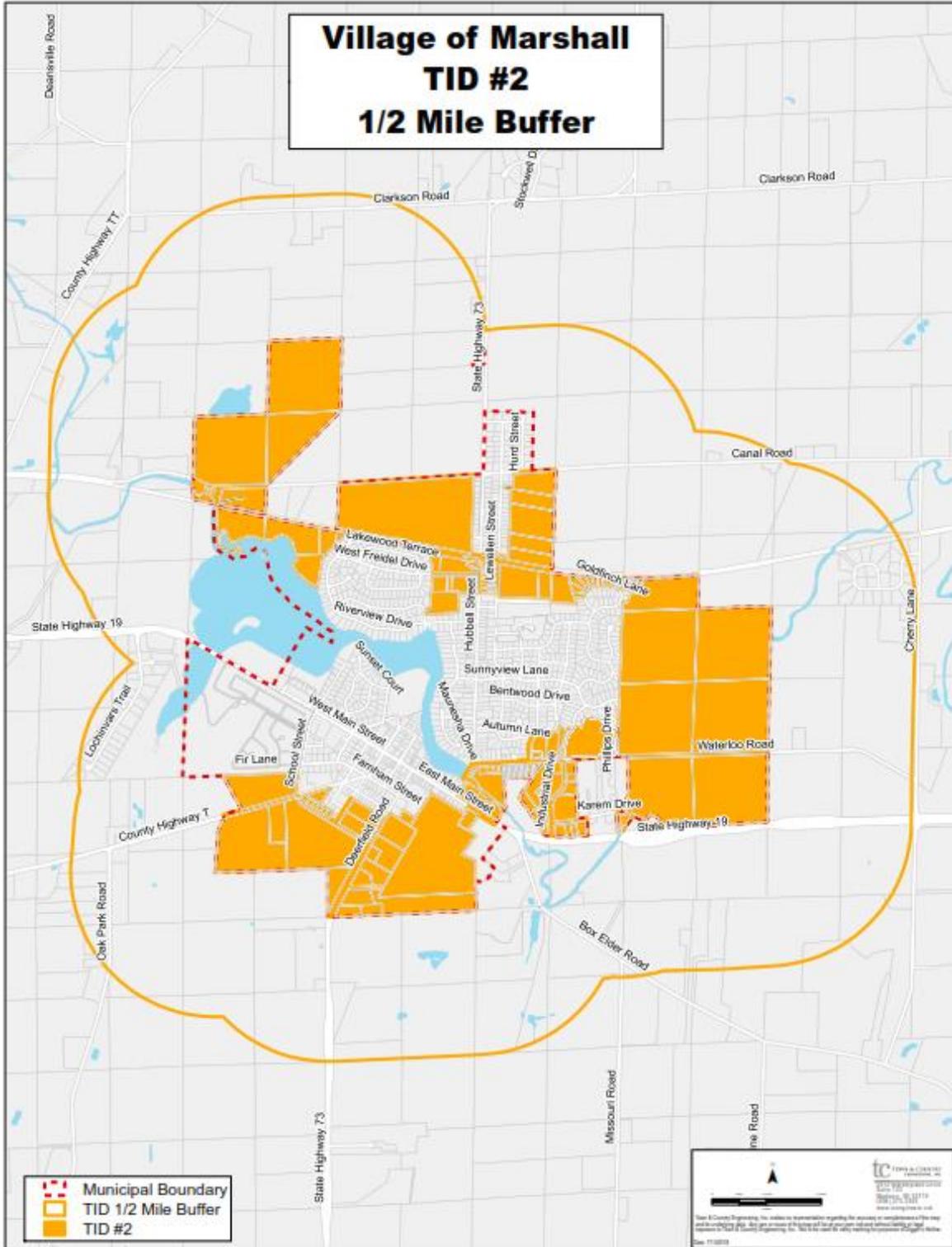
Current Map is reflective of the 01/01/2018 parcel list.



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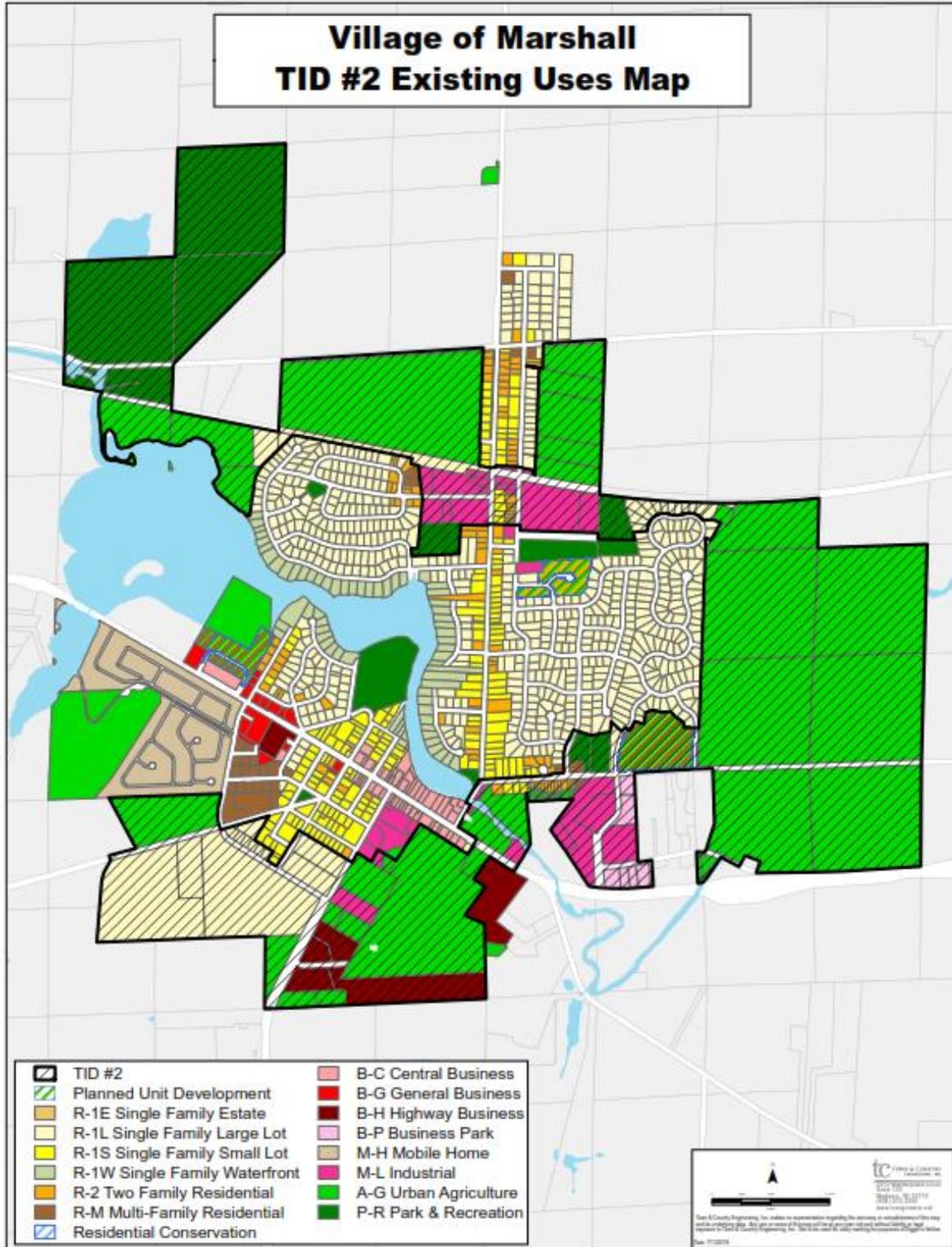
Map Showing Village of Marshall 1/2 Mile TID # 2 Radius

Current Maps are reflective of the 01/01/2018 parcel list.



Map Showing Village of Marshall TID # 2 Existing Uses

Current Maps are reflective of the 01/01/2018 parcel list.



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Preliminary Parcel List and Analysis - Current list is reflective of the 01/01/2017 parcel list.

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-033-8445-1 Marshall, Village of PO Box 45 Marshall, WI 53559	6205 State Highway 73 LOT 1 CSM 12824 CS81/160&161-12/16/2009 DESCR AS SEC 3-8-12 PRT NE1/4SW1/4 (CONT 0.921 ACRES) Section: Acres: 0.921	0.92	\$ -	\$ -
0812-044-8000-1 Marshall, Village of Charles Langer Famil Park Marshall, WI 53559	SEC 4-8-12 NE1/4SE1/4 Section: Acres: 0.000	0.00	\$ -	\$ -
0812-044-9000-9 Marshall, Village of Charles Langer Famil Park Marshall, WI 53559	860 Canal Rd SEC 4-8-12 SW1/4SE1/4	0.00	\$ -	\$ -
0812-044-9500-4 Marshall, Village of Charles Langer Famil Park Marshall, WI 53559	SEC 4-8-12 PRT SE1/4SE1/4 LYG NW OF LN BEG SW COR SD 1/41/4 TH RNG N49DEGE 1935. 4 FT TO SEC E LN Section: Acres: 0.000	0.00	\$ -	\$ -
0812-091-8202-0 Philip R. Sussek 5487 Walden Bay Dr Waunakee, WI 53597	SEC 9-8-12 PRT NE1/4NE1/4 LYG SLY OF RR R/W EXC NORTH LAKEWOOD ESTATES 1ST ADD & EXC R27740/20 Section: Acres: 11.820	11.82	\$ 11,800.00	\$ 11,912.84
0812-091-8275-3 Village O. Marshall 130 S Pardee St Marshall, WI 53559	814 Riverview Ct SEC 9-8-12 PRT NE1/4NE1/4 & PRT NW1/4NE1/4 LYG ELY OF WATERLOO CREEK & SLY OF RR R/W EXC MAUNESHA LAKE ESTATES & EXC 100 FT DUE W OF	1.00	\$ -	\$ -
0812-091-8500-9 Marshall, Village of Charles Langer Famil Park Marshall, WI 53559	SEC 9-8-12 NW1/4NE1/4 NLY OF RR Section: Acres: 0.000	0.00	\$ -	\$ -
0812-091-8700-7 Philip R. Sussek 5487 Walden Bay Dr Waunakee, WI 53597	SEC 9-8-12 PRT NW1/4NE1/4 LYG SLY OF RR R/W & ELY OF WATERLO O CREEK CL EXC R277 40/20 Section: Acres: 15.800	15.80	\$ 15,800.00	\$ 15,951.09
0812-091-9600-6 Joseph J. Freidel Jr Janice Freidel 606 Riverview Dr Marshall, WI 53559	606 Riverview Dr SEC 9-8-12 PRT SE1/4NE1/4 & PRT NE1/4SE1/4 A PROPOSED NATURE PARK BOUNDED BY A L INE COMMENCING AT A PT ON NW COR LOT 29 TH Section: Acres: 4.000	4.00	\$ 4,000.00	\$ 4,038.25

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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-101-2033-4 James Herman Family Partnership 233 E Main St Marshall, WI 53559	ASSESSOR'S PLAT OUTLOT 123 EXC W 158 FT THF Section: Acres: 0.000	4.30	\$ 1,200.00	\$ 1,211.48
0812-101-2104-8 James Herman Family Partnership 233 E Main St Marshall, WI 53559	ASSESSOR'S PLAT OUTLOT 124 EXC W 158 FT THF Section: Acres: 0.000	5.00	\$ 1,400.00	\$ 1,413.39
0812-101-2215-4 James Herman Family Partnership 233 E Main St Marshall, WI 53559	ASSESSOR'S PLAT OUTLOT 125 EXC W 158 FT THF Section: Acres: 0.000	10.00	\$ 2,850.00	\$ 2,877.25
0812-101-2336-8 David Wahlquist Mary B. Wahlquist 1114 Lewellen St	ASSESSORS PLAT OUTLOT 126 EXC WLY 156.65 FT MEASURED NORMAL TO W LN SD OL 126 Section: Acres: 0.000	4.97	\$ 1,400.00	\$ 1,413.39
0812-101-4540-6 Marshall, Village of PO Box 45 Marshall, WI 53559	515 Best Built Pkwy CSM 5356 CS24/230&231 R10595/36&37 PRT OL 120 ASSESSORS PLAT EXC R30337/71	0.00	\$ -	\$ -
0812-101-4560-1 Growmark Inc PO Box 359 Jefferson, WI 53549	814 Lewellen St LOT 1 CSM 13481 CS87/339-341 04/02/2013 F/K/A SEC 10-08-12 ASSESSORS PLAT PRTS O F OUTLOTS 120 & 121 ALL OF CSM 4785 & PRT CSM 5356 (9.080 Section: Acres: 0.000	9.08	\$ -	\$ -
0812-101-4580-8 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	ASSESSOR'S PLAT OUTLOT 121A Section: Acres: 0.000	0.00	\$ 40,000.00	\$ 40,382.51
0812-101-5060-5 Elizabeth Blake 727 Lewellen St Marshall, WI 53559	727 Lewellen St LOT 1 CSM 8781 CS48/272&273-12/30/97 F/K/A LOT 2 CSM 7767 CS40/342&343-3/13/95 F /K/A LEWELLEN ADDN LOTS 71, 72 & N1/2 LOT 73 DESCR AS SEC Section: Acres: 0.150	0.15	\$ 139,300.00	\$ 140,632.11
0812-101-5063-2 Allen E. Drauschke 729 Lewellen St Marshall, WI 53559	729 Lewellen St LOT 2 CSM 8781 CS48/272&273-12/30/97 F/K/A LOT 2 CSM 7767 F/K/A LEWELLEN ADDN LO TS 71, 72 & N1/2 LOT 73 DESCR AS SEC 10-8-12 PRT Section: Acres: 0.123	0.12	\$ 139,300.00	\$ 140,632.11
0812-101-5065-0 Owen M. Schulz Melissa A. Skalitzky 733 Lewellen St Marshall, WI 53559	733 Lewellen St LOT 1 CSM 9384 CS53/178&179-7/23/99 F/K/A LOT 1 CSM 7767 CS40/342&343-3/13/95 F /K/A LEWELLEN ADDN LOTS 71, 72 & PRT 73 DESCR AS SEC 10-8-12 Section: Acres: 0.123	0.12	\$ 142,600.00	\$ 143,963.66

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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-101-5067-8 Jonathan Copley Joellen Copley 735 Lewellen St	735 Lewellen St LOT 2 CSM 9384 CS53/178&179-7/23/99 F/K/A LOT 1 CSM 7767 CS40/342&343 F/K/A LEWELLEN ADDN LOTS 71, 72 & PRT 73 DESCR AS SEC 10-8-12 PRT Section:	0.12	\$ 141,000.00	\$ 142,348.36
0812-101-5070-3 Gregory T. Virgin 728 Hubbell St Marshall, WI 53559	728 Hubbell St LEWELLEN ADDN LOT 9 & N1/2 LOT 8	0.30	\$ 146,000.00	\$ 147,396.18
0812-101-5081-0 Michael D. Bickett 736 Hubbell St Marshall, WI 53559	736 Hubbell St LEWELLEN ADD LOT 10	0.20	\$ 133,900.00	\$ 135,180.47
0812-101-5088-3 Marcos P. Dominguez Sarah M. Dominguez 742 Hubbell St	742 Hubbell St LOT 1 CSM 9098 CS51/91&92-11/12/98 F/K/A LOTS 11 70 & PRT LOTS 12 & 69 LEWELLEN 'S ADDN DESCR AS SEC 10-8-12 PRT W1/2NE1/4 (.35 ACRES)	0.35	\$ 155,800.00	\$ 157,289.89
0812-101-5093-6 Jeremy Reisdorfer 741 Lewellen St Marshall, WI 53559	741 Lewellen St LOT 1 CSM 9138 CS51/198&199-12/21/98 F/K/A LOT 2 CSM 9098 CS51/91&92 F/K/A LEWELLEN ADDN LOTS 11, 70 & PRT LOTS 12 & 69 DESCR AS SEC 10-8-12	0.12	\$ 134,900.00	\$ 136,190.03
0812-101-5098-1 Robert A. Walker 739 Lewellen St Marshall, WI 53559	739 Lewellen St LOT 2 CSM 9138 CS51/198&199-12/21/98 F/K/A LOT 2 CSM 9098 CS51/91&92-11/12/98 F/ K/A LEWELLEN ADDN LOTS 11, 70 & PRT LOTS 12 & 69 DESCR AS Section:	0.12	\$ 134,500.00	\$ 135,786.20
0812-101-5104-2 Gerald C. Weikert 810 Hubbell St Marshall, WI 53559	810 Hubbell St LEWELLEN ADD N1/2 LOT 12, ALL LOT 13	0.30	\$ 132,900.00	\$ 134,170.90
0812-101-5114-0 Lairy Eldridge 816 Hubbell St Marshall, WI 53559	816 Hubbell St LEWELLEN ADD LOT 14	0.20	\$ 85,500.00	\$ 86,317.62
0812-101-5125-7 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	822 Hubbell St LEWELLEN ADD LOTS 15, & 66	0.40	\$ 95,100.00	\$ 96,009.43
0812-101-5137-3 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	813 Lewellen St LEWELLEN ADD LOT 67	0.20	\$ 75,300.00	\$ 76,020.08

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0812-101-5149-9 Alan R. Motl 982 Canal Rd Marshall, WI 53559	805 Lewellen St LOT 1 CSM 7519 CS39/57 R27946/68-7/13/94 DESCR AS LEWELLEN'S ADD LOT 68 & N1/2 L OT 69	0.30	\$ 221,500.00	\$ 223,618.17
0812-101-6827-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	879 Goldfinch Ln AMERRICKAS DREAM LOT 47	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6838-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	873 Goldfinch Ln AMERRICKAS DREAM LOT 48	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6849-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	867 Goldfinch Ln AMERRICKAS DREAM LOT 49	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6871-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	855 Goldfinch Ln AMERRICKAS DREAM LOT 51	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6882-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	849 Goldfinch Ln AMERRICKAS DREAM LOT 52	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6893-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	843 Goldfinch Ln AMERRICKAS DREAM LOT 53	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6904-1 Benito Mena Liliana Garcia 837 Goldfinch Ln	837 Goldfinch Ln AMERRICKAS DREAM LOT 54	0.00	\$ 204,400.00	\$ 206,354.65
0812-101-6915-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	831 Goldfinch Ln AMERRICKAS DREAM LOT 55	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6926-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	825 Goldfinch Ln AMERRICKAS DREAM LOT 56	0.00	\$ 31,800.00	\$ 32,104.10

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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-101-6937-1 Andy Likwarz Lisa Wanless 819 Gold Finch Ln	819 Goldfinch Ln AMERRICKAS DREAM LOT 57	0.00	\$ 221,700.00	\$ 223,820.09
0812-101-6948-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	813 Goldfinch Ln AMERRICKAS DREAM LOT 58 SUBJ TO ACCESS ESMT AGRMT IN DOC #3683380 & DOC #3739982	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-6959-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	807 Goldfinch Ln AMERRICKAS DREAM LOT 59	0.00	\$ 31,800.00	\$ 32,104.10
0812-101-9720-8 Marshall, Village of PO Box 45 Marshall, WI 53559	605 Best Built Pkwy SEC 10-8-12 PRT SE1/4NE1/4 DESCR AS COM AT E1/4 COR SD SEC 10 TH S87DEG57'50"W A LG S LN SD NE1/4 801.07 FT TH N15DEG14'48"W 199.49 FT Section:	4.47	\$ -	\$ -
0812-102-0101-4 James Herman Family Partnership 233 E Main St Marshall, WI 53559	Canal Rd ASSESSOR'S PLAT PRT OUTLOT 1 LYG NE OF RR R/W EXC PLAT OF FREIDEL'S ROLLING MEAD OWS	65.00	\$ 18,450.00	\$ 18,626.43
0812-102-4005-3 Village O. Marshall 130 S Pardee St Marshall, WI 53559	Riverview Ct ASSESSORS PLAT PRT OUTLOT 1 EXC R376/208, R434/431, R527/587, R638/153, R29223/4 6, FREIDEL PLAT, NORTH LAKEWOOD ESTATES, FIRST ADDN Section:	0.50	\$ -	\$ -
0812-102-4006-2 Marshall, Village of PO Box 45 Marshall, WI 53559	Riverview Dr ASSESSOR'S PLAT PRT OUTLOT 1 LOC IN SEC 10-8-12 PRT SE1/4NW1/4 DESCR AS COM AT S1/4 COR SD SEC 10 TH N03DEG04'27"E ALG N -S 1/4 LN	0.00	\$ -	\$ -
0812-102-6100-3 Wayne L. Kiefer 594 Riverview Dr Marshall, WI 53559	112 E Freidel Dr LOT 1 CSM 6444 CS31/208 R16140/72-6/20/91 DESCR AS SEC 10-8- 12 PRT SE1/4NW1/4 B EING PRT OF OUTLOT 1 ASSESSORS PLAT VILLA GE OF	1.14	\$ 76,700.00	\$ 77,433.47
0812-102-7835-1 Village O. Marshall PO Box 45 Marshall, WI 53559	LOT 1 CSM 10461 C561/349&351-7/11/2002 F/K/A ASSESSORS PLAT VIL MARSHALL PRT OUT LOT 1 & OUTLOT 5 DESCR AS SEC 10-8-12 PRT SE1/4NW1/4 Section: Acres: 1.825	1.83	\$ -	\$ -
0812-102-7850-1 Jaeger Living Tr 356 Clarkson Rd Waterloo, WI 53594	LOT 2 CSM 10461 C561/349&351-7/11/2002 F/K/A ASSESSORS PLAT VIL MARSHALL PRT OUT LOT 1 & OUTLOT 5 DESCR AS SEC 10-8-12 PRT SE1/4NW1/4 Section: Acres: 0.654	0.65	\$ 51,100.00	\$ 51,588.66

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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-102-7865-1 Melniva LLC PO Box 75 Marshall, WI 53559-0075	809 Hubbell St LOT 3 CSM 10461 C561/349&351-7/11/02 F/K/A ASSESSORS PLAT VIL MARSHALL PRT OUTLO T 1 & OUTLOT 5 DESCR AS SEC 10-8-12 PRT SE1/4NW1/4	3.22	\$ -	\$ -
0812-102-7904-9 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	100 E Freidel Dr ASSESSOR'S PLAT OUTLOT 4 EXC N 90 FT OF E 210 FT & EXC CSM 4976	3.32	\$ 398,800.00	\$ 402,613.67
0812-102-7914-7 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	815 Hubbell St LOT 1 CSM 4976 C522/147 R8391/72-7/1/86 DESCR AS ASSESSOR'S PLAT PRT OUTLOT 4 (7 992 SQ FT EXC RD R/W)	0.18	\$ 60,600.00	\$ 61,179.51
0812-102-7924-5 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	825 Hubbell St ASSESSOR'S PLAT PRT OUTLOT 4 BEG NE COR SD OUTLOT ON C/L DEPOT ST TH W 210 FT TH S 90 FT TH E 210 FT TO SD ST C/L TH N ALG SD C/L 90 FT Section:	0.34	\$ 140,200.00	\$ 141,540.71
0812-103-6814-1 Marshall, Village of PO Box 45 Marshall, WI 53559	345 W Park Dr ASSESSORS PLAT OUTLOT 43 & ALSO INCL SEC 10-8-12 PRT SW1/4 DESCR AS BEG AT SW CO R OF SEC 10 TH N4DEG30'E ALG W LN OF SEC 10 949.08	12.29	\$ -	\$ -
0812-103-7704-0 Blaschka Dam LLC 132 Hubbell St Marshall, WI 53559	132 Hubbell St ASSESSORS PLAT OUTLOT 34	0.75	\$ 51,500.00	\$ 51,992.49
0812-104-4396-9 Marshall, Village of PO Box 45 Marshall, WI 53559	DEER HAVEN ADDITION PUBLIC PARK Section: Acres: 0.000	0.00	\$ -	\$ -
0812-104-4406-6 Richard J. Allen N7065 Ashley Dr Pardeeville, WI 53954	447 Waterloo Rd DEER HAVEN ADDN LOT 36	0.48	\$ 287,400.00	\$ 290,148.37
0812-104-6012-1 Brett P. Weisensel Malinda R. Weisensel 224 Phillips Dr	224 Phillips Dr AMERRICKAS DREAM LOT 2	0.33	\$ 267,800.00	\$ 270,360.93
0812-104-6023-1 Darren Radke Laurie A. Radke 230 Phillips Dr	230 Phillips Dr AMERRICKAS DREAM LOT 3	0.32	\$ 240,600.00	\$ 242,900.82

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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6034-1 Jeffrey Drake Aimee Drake 236 Phillips Dr	236 Phillips Dr AMERRICKAS DREAM LOT 4	0.29	\$ 190,700.00	\$ 192,523.64
0812-104-6045-1 Joseph Borszich Jessica Borszich 242 Phillips Dr	242 Phillips Dr AMERRICKAS DREAM LOT 5	0.39	\$ 268,800.00	\$ 271,370.50
0812-104-6056-1 Mares Castillo, Mari Carmen 813 Sunnyview Ln Marshall, WI 53559	813 Sunnyview Ln AMERRICKAS DREAM LOT 6	0.40	\$ 208,300.00	\$ 210,291.94
0812-104-6067-1 Lucas Millin 807 Sunnyview Ln Marshall, WI 53559	807 Sunnyview Ln AMERRICKAS DREAM LOT 7	0.00	\$ 210,600.00	\$ 212,613.94
0812-104-6078-1 Derek Fike Alysa Fike 243 Merrick Ter	243 Merrick Ter AMERRICKAS DREAM LOT 8	0.31	\$ 209,300.00	\$ 211,301.51
0812-104-6089-1 Matthew R. Stensven Tiffany S. Stensven 237 Merrick Ter	237 Merrick Ter AMERRICKAS DREAM LOT 9	0.25	\$ 217,000.00	\$ 219,075.14
0812-104-6100-1 Jeffrey A. Harms Carla J. Johnson 231 Merrick Ter	231 Merrick Ter AMERRICKAS DREAM LOT 10	0.22	\$ 231,200.00	\$ 233,410.93
0812-104-6111-1 Cameron E. Knuteson 225 Merrick Ter Marshall, WI 53559	225 Merrick Ter AMERRICKAS DREAM LOT 11	0.24	\$ 196,600.00	\$ 198,480.06
0812-104-6701-1 Dawn Nelson 101 Paradise Cir Marshall, WI 53559	101 Paradise Cir PARADISE CROSSING UNIT 1-1	0.00	\$ 133,400.00	\$ 134,675.69
0812-104-6703-1 Jill A. Fularczyk 102 Paradise Cir Marshall, WI 53559	102 Paradise Cir PARADISE CROSSING UNIT 1-2	0.00	\$ 121,600.00	\$ 122,762.84

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6705-1 Paradise Crossing LLC 3281 Timber Ln Verona, WI 53593	103 Paradise Cir PARADISE CROSSING UNIT 1-3	0.00	\$ 75,000.00	\$ 75,717.21
0812-104-6707-1 Paradise Crossing LLC 3281 Timber Ln Verona, WI 53593	104 Paradise Cir PARADISE CROSSING UNIT 1-4	0.00	\$ 75,000.00	\$ 75,717.21
0812-104-6709-1 Paradise Crossing LLC 3281 Timber Ln Verona, WI 53593	105 Paradise Cir PARADISE CROSSING UNIT 1-5	0.00	\$ 75,000.00	\$ 75,717.21
0812-104-6711-1 Paradise Crossing LLC 3281 Timber Ln Verona, WI 53593	106 Paradise Cir PARADISE CROSSING UNIT 1-6	0.00	\$ 75,000.00	\$ 75,717.21
0812-104-6713-1 Paradise Crossing LLC 3281 Timber Ln Verona, WI 53593	107 Paradise Cir PARADISE CROSSING UNIT 1-7	0.00	\$ 75,000.00	\$ 75,717.21
0812-104-6715-1 Paradise Crossing LLC 3281 Timber Ln Verona, WI 53593	108 Paradise Cir PARADISE CROSSING UNIT 1-8	0.00	\$ 75,000.00	\$ 75,717.21
0812-104-6717-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	201 Paradise Cir PARADISE CROSSING UNIT 2-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6719-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	202 Paradise Cir PARADISE CROSSING UNIT 2-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6721-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	203 Paradise Cir PARADISE CROSSING UNIT 2-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6723-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	204 Paradise Cir PARADISE CROSSING UNIT 2-4	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6725-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	205 Paradise Cir PARADISE CROSSING UNIT 2-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6727-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	206 Paradise Cir PARADISE CROSSING UNIT 2-6	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6729-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	207 Paradise Cir PARADISE CROSSING UNIT 2-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6731-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	208 Paradise Cir PARADISE CROSSING UNIT 2-8	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6733-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	301 Paradise Cir PARADISE CROSSING UNIT 3-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6735-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	302 Paradise Cir PARADISE CROSSING UNIT 3-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6737-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	303 Paradise Cir PARADISE CROSSING UNIT 3-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6739-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	304 Paradise Cir PARADISE CROSSING UNIT 3-4	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6741-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	305 Paradise Cir PARADISE CROSSING UNIT 3-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6743-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	306 Paradise Cir PARADISE CROSSING UNIT 3-6	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6745-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	307 Paradise Cir PARADISE CROSSING UNIT 3-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6747-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	308 Paradise Cir PARADISE CROSSING UNIT 3-8	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6749-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	401 Paradise Cir PARADISE CROSSING UNIT 4-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6751-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	402 Paradise Cir PARADISE CROSSING UNIT 4-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6753-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	403 Paradise Cir PARADISE CROSSING UNIT 4-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6755-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	404 Paradise Cir PARADISE CROSSING UNIT 4-4	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6757-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	405 Paradise Cir PARADISE CROSSING UNIT 4-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6759-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	406 Paradise Cir PARADISE CROSSING UNIT 4-6	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6761-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	407 Paradise Cir PARADISE CROSSING UNIT 4-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6763-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	408 Paradise Cir PARADISE CROSSING UNIT 4-8	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6765-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	501 Paradise Cir PARADISE CROSSING UNIT 5-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6767-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	502 Paradise Cir PARADISE CROSSING UNIT 5-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6769-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	503 Paradise Cir PARADISE CROSSING UNIT 5-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6771-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	504 Paradise Cir PARADISE CROSSING UNIT 5-4	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6773-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	505 Paradise Cir PARADISE CROSSING UNIT 5-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6775-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	506 Paradise Cir PARADISE CROSSING UNIT 5-6	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6777-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	507 Paradise Cir PARADISE CROSSING UNIT 5-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6779-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	508 Paradise Cir PARADISE CROSSING UNIT 5-8	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6781-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	601 Paradise Cir PARADISE CROSSING UNIT 6-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6783-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	602 Paradise Cir PARADISE CROSSING UNIT 6-2	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6785-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	603 Paradise Cir PARADISE CROSSING UNIT 6-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6787-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	604 Paradise Cir PARADISE CROSSING UNIT 6-4	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6789-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	605 Paradise Cir PARADISE CROSSING UNIT 6-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6791-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	606 Paradise Cir PARADISE CROSSING UNIT 6-6	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6793-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	607 Paradise Cir PARADISE CROSSING UNIT 6-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6795-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	608 Paradise Cir PARADISE CROSSING UNIT 6-8	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6797-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	701 Paradise Cir PARADISE CROSSING UNIT 7-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6799-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	702 Paradise Cir PARADISE CROSSING UNIT 7-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6801-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	703 Paradise Cir PARADISE CROSSING UNIT 7-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6803-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	704 Paradise Cir PARADISE CROSSING UNIT 7-4	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6805-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	705 Paradise Cir PARADISE CROSSING UNIT 7-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6807-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	706 Paradise Cir PARADISE CROSSING UNIT 7-6	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6809-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	707 Paradise Cir PARADISE CROSSING UNIT 7-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6811-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	708 Paradise Cir PARADISE CROSSING UNIT 7-8	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6813-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	801 Paradise Cir PARADISE CROSSING UNIT 8-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6815-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	802 Paradise Cir PARADISE CROSSING UNIT 8-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6817-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	803 Paradise Cir PARADISE CROSSING UNIT 8-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6819-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	804 Paradise Cir PARADISE CROSSING UNIT 8-4	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6821-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	805 Paradise Cir PARADISE CROSSING UNIT 8-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6823-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	806 Paradise Cir PARADISE CROSSING UNIT 8-6	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-6825-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	807 Paradise Cir PARADISE CROSSING UNIT 8-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6827-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	808 Paradise Cir PARADISE CROSSING UNIT 8-8	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6829-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	901 Paradise Cir PARADISE CROSSING UNIT 9-1	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6831-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	902 Paradise Cir PARADISE CROSSING UNIT 9-2	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6833-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	903 Paradise Cir PARADISE CROSSING UNIT 9-3	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6835-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	904 Paradise Cir PARADISE CROSSING UNIT 9-4	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6837-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	905 Paradise Cir PARADISE CROSSING UNIT 9-5	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6839-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	906 Paradise Cir PARADISE CROSSING UNIT 9-6	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6841-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	907 Paradise Cir PARADISE CROSSING UNIT 9-7	0.00	\$ 10,300.00	\$ 10,398.50
0812-104-6843-1 Dam Holdings LLC PO Box 280 Lake Geneva, WI 53147-0280	908 Paradise Cir PARADISE CROSSING UNIT 9-8	0.00	\$ 10,300.00	\$ 10,398.50

**Village of Marshall
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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-104-9730-3 Marshall, Village of PO Box 45 Marshall, WI 53559	CSM 8251 CS44/236&237 R33258/28&29-6/21/96 DESCR AS SEC 10-8 -12 PRT SE1/4SE1/4 (2.803 ACRES INCL R/W) Section: Acres: 0.000	0.00	\$ -	\$ -
0812-112-9201-3 Marshall, Village of PO Box 45 Marshall, WI 53559	LOT 1 CSM 4943 CS22/77&78 R8175/54&55-5/22/86 DESCR AS SEC 11-8-12 PRT SW1/4NW1/ 4 (1 SQ ACRE) TOG W/ACCESS ESMT AGRMT IN DOC Section: Acres: 0.000	1.00	\$ -	\$ -
0812-112-9270-1 Lee Merrick Foundation Inc 5675 Box Elder Rd Marshall, WI 53559	743 Water Tower Dr SEC 11-8-12 PRT SW1/4NW1/4 LYG S OF RR R/W EX 1 SQ ACRE AS DESCR IN R7817/45 & ALSO EXC DOC #3484735	17.51	\$ 266,700.00	\$ 269,250.41
0812-113-8001-1 Barth Family Enterprises LLC 4659 Tonyawatha Trl Monona, WI 53716	SEC 11-8-12 NE1/4SW1/4 Section: Acres: 0.000	41.00	\$ 26,100.00	\$ 26,349.59
0812-113-8501-1 Barth Family Enterprises LLC 4659 Tonyawatha Trl Monona, WI 53716	SEC 11-8-12 NW1/4SW1/4 Section: Acres: 0.000	41.00	\$ 31,100.00	\$ 31,397.40
0812-113-9001-1 Barth Family Enterprises LLC 4659 Tonyawatha Trl Monona, WI 53716	510 Waterloo Rd SEC 11-8-12 SW1/4SW1/4	41.30	\$ 103,900.00	\$ 104,893.58
0812-113-9501-1 Barth Family Enterprises LLC 4659 Tonyawatha Trl Monona, WI 53716	SEC 11-8-12 SE1/4SW1/4 Section: Acres: 0.000	41.30	\$ 31,050.00	\$ 31,346.93
0812-142-8001-1 Barth Family Enterprises LLC 4659 Tonyawatha Trl Monona, WI 53716	SEC 14-8-12 NE1/4NW1/4 Section: Acres: 0.000	41.50	\$ 20,000.00	\$ 20,191.26
0812-142-8501-1 Barth Family Enterprises LLC 4659 Tonyawatha Trl Monona, WI 53716	SEC 14-8-12 NW1/4NW1/4 EXC PRT LYG E OF WATERLOO CREEK & S OF STH 19, EXC CSM 16 55, & EXC PCL DESCR AS COM SEC NW COR TH S 941.8 Section: Acres: 0.000	34.50	\$ 18,400.00	\$ 18,575.96
0812-151-2007-6 Kayliene D. Peschel Teresa A. Peterson 432 Waterloo Rd	432 Waterloo Rd LOT 1 CSM 7864 CS41/244&245 R30060/65&66-6/14/95 F/K/A LOT 2 & OUTLOT 2 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-12	0.08	\$ 122,100.00	\$ 123,267.62

**Village of Marshall
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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-151-2010-1 Kayliene D. Peschel Teresa A. Peterson 432 Waterloo Rd	Waterloo Rd OUTLOT 1 CSM 7864 CS41/244&245 R30060/65&66-6/14/95 F/K/A LOT 2 & OUTLOT 2 WATER LOO ROAD ESTATES DESCR AS SEC 15-8-12	0.00	\$ 100.00	\$ 100.96
0812-151-2013-8 Kathleen M. Martin 438 Waterloo Rd Marshall, WI 53559	OUTLOT 2 CSM 7864 CS41/244&245 R30060/65&66-6/14/95 F/K/A LO T 2 & OUTLOT 2 WATE RLOO ROAD ESTATES DESCR AS SEC 15-8-12 Section: Acres: 0.000	0.00	\$ 7,900.00	\$ 7,975.55
0812-151-2017-4 Kathleen M. Martin 438 Waterloo Rd Marshall, WI 53559	438 Waterloo Rd LOT 2 CSM 7864 CS41/244&245 R30060/65&66-6/14/95 F/K/A LOT 2 & OUTLOT 2 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-12	0.09	\$ 122,100.00	\$ 123,267.62
0812-151-2019-2 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	444 Waterloo Rd LOT 1 CSM 8027 CS42/324&325 R31376/15&16-11/20/95 F/K/A LOT 3 & OUTLOT 3 WATERLO O ROAD ESTATES DESCR AS SEC 15-8-12	0.11	\$ 130,200.00	\$ 131,445.08
0812-151-2026-3 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	450 Waterloo Rd LOT 2 CSM 8027 CS42/324&325 R31376/15&16-11/20/95 F/K/A LOT 3 & OUTLOT 3 WATERLO O ROAD ESTATES DESCR AS SEC 15-8-1	0.14	\$ 130,000.00	\$ 131,243.17
0812-151-2030-7 Julie A. Schwartz 502 Waterloo Rd Marshall, WI 53559	502 Waterloo Rd LOT 1 CSM 7946 CS42/117&118 R30770/43&44-9/8/95 F/K/A LOT 4 & OUTLOT 4 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-12 PRT NW1/4NE1/4	0.15	\$ 122,800.00	\$ 123,974.32
0812-151-2037-0 Josephine H. Anderson 508 Waterloo Rd Marshall, WI 53559	508 Waterloo Rd LOT 2 CSM 7946 CS42/117&118 R30770/43&44-9/8/95 F/K/A LOT 4 & OUTLOT 4 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-12 PRT NW 1/4NE1/4	0.15	\$ 122,800.00	\$ 123,974.32
0812-151-2044-1 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	514 Waterloo Rd LOT 1 CSM 8844 CS49/119&120-3/11/98 F/K/A LOT 5 & OUTLOT 5 WATERLOO ROAD ESTATES DESCR AS SEC 15- 8-12 PRT NW1/4NE1/4 (.150 ACRES)	0.15	\$ 130,100.00	\$ 131,344.13
0812-151-2051-2 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	520 Waterloo Rd LOT 2 CSM 8844 CS49/119&120-3/11/98 F/K/A LOT 5 & OUTLOT 5 WATERLOO ROAD ESTATES DESCR AS SEC 15- 8-12 PRT NW1/4NE1/4 (.149 ACRES)	0.15	\$ 129,300.00	\$ 130,536.48
0812-151-2056-7 Gregory J. Lang 526 Waterloo Rd Marshall, WI 53559	526 Waterloo Rd WATERLOO ROAD ESTATES LOT 6	0.24	\$ 227,200.00	\$ 229,372.68

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-151-2060-1 Gregory J. Lang Randy L. Harbort 526 Waterloo Rd	538 Waterloo Rd LOT 1 CSM 10209 CS60/1&2-10/16/2001 F/K/A WATERLOO ROAD ESTATES LOT 7 & OUTLOT 7 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.121)	0.12	\$ 146,000.00	\$ 147,396.18
0812-151-2064-1 William A. Lobre Deborah K. Lobre 544 Waterloo	544 Waterloo Rd LOT 2 CSM 10209 CS60/1&2-10/16/2001 F/K/A WATERLOO ROAD ESTATES LOT 7 & OUTLOT 7 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.121)	0.12	\$ 147,500.00	\$ 148,910.52
0812-151-2068-1 Gregory J. Lang Randy L. Harbort 526 Waterloo Rd	OUTLOT 1 CSM 10209 CS60/1&2-10/16/2001 F/K/A WATERLOO ROAD ESTATES LOT 7 & OUTLO T 7 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.102 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2072-1 William A. Lobre Deborah K. Lobre 544 Waterloo	OUTLOT 2 CSM 10209 CS60/1&2-10/16/2001 F/K/A WATERLOO ROAD ESTATES LOT 7 & OUTLO T 7 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.060 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2078-1 Taylor J. Hellenbrand 104 E Main St Marshall, WI 53559	550 Waterloo Rd WATERLOO ROAD ESTATES LOT 8	0.22	\$ 275,000.00	\$ 277,629.79
0812-151-2102-1 Gretchen Stohl Alan P. Warczak 420 Waterloo Rd	LOT 1 CSM 10183 CS59/288&289-9/21/2001 F/K/A WATERLOO ROAD ESTATES LOT 1 & OUTLO T 1 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.074 Section: Acres: 0.000	0.07	\$ 140,500.00	\$ 141,843.58
0812-151-2105-1 Jerrod O. Storlie 426 Waterloo Rd Marshall, WI 53559	426 Waterloo Rd LOT 2 CSM 10183 CS59/288&289-9/21/2001 F/K/A WATERLOO ROAD ESTATES LOT 1 & OUTLO T 1 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.079	0.08	\$ 146,600.00	\$ 148,001.91
0812-151-2108-1 Gretchen Stohl Alan P. Warczak 420 Waterloo Rd	OUTLOT 1 CSM 10183 CS59/288&289-9/21/2001 F/K/A WATERLOO ROAD ESTATES LOT 1 & OU TLOT 1 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.159 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2111-1 Jerrod O. Storlie 426 Waterloo Rd Marshall, WI 53559	Waterloo Rd OUTLOT 2 CSM 10183 CS59/288&289-9/21/2001 F/K/A WATERLOO ROAD ESTATES LOT 1 & OU TLOT 1 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (0.151	0.00	\$ 100.00	\$ 100.96
0812-151-2119-1 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	OUTLOT 1 CSM 8027 CS42/324&325 R31376/15&16-11/20/95 F/K/A LOT 3 & OUTLOT 3 WATE RLOO ROAD ESTATES DESCR AS SEC 15-8-1 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96

**Village of Marshall
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Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-151-2126-2 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	OUTLOT 2 CSM 8027 CS42/324&325 R31376/15&16-11/20/95 F/K/A LOT 3 & OUTLOT 3 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-1 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2130-6 Julie A. Schwartz 502 Waterloo Rd Marshall, WI 53559	OUTLOT 1 CSM 7946 CS42/117&118 R30770/43&44-9/8/95 F/K/A LOT 4 & OUTLOT 4 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-1 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2137-9 Josephine H. Anderson 508 Waterloo Rd Marshall, WI 53559	OUTLOT 2 CSM 7946 CS42/117&118 R30770/43&44-9/8/95 F/K/A LOT 4 & OUTLOT 4 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-1 Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2144-0 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	OUTLOT 1 CSM 8844 CS49/119&120-3/11/98 F/K/A LOT 5 & OUTLOT 5 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (.082) Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2151-1 A K Rentals LLC 356 N Birdsey St Columbus, WI 53925	OUTLOT 2 CSM 8844 CS49/119&120-3/11/98 F/K/A LOT 5 & OUTLOT 5 WATERLOO ROAD ESTATES DESCR AS SEC 15-8-12 PRT NW1/4NE1/4 (.082) Section: Acres: 0.000	0.00	\$ 100.00	\$ 100.96
0812-151-2156-6 Gregory J. Lang 526 Waterloo Rd Marshall, WI 53559	WATERLOO ROAD ESTATES OUTLOT 6 Section: Acres: 0.000	0.00	\$ 500.00	\$ 504.78
0812-151-8085-1 Marshall, Village of PO Box 45 Marshall, WI 53559	SEC 15-8-12 PRT NE1/4 DESCR AS COM NE COR SEC 15 TH W ALG C/L WATERLOO RD & N LN NE1/4 SEC 15 772.20 FT TO NW COR ST MARY'S Section: Acres: 0.000	0.00	\$ -	\$ -
0812-151-8090-1 Marshall, Village of PO Box 45 Marshall, WI 53559	LOT 3 CSM 11052 CS66/204-205 04-29-04 DESCR AS SEC 15-08-12 PRT OF NE1/4 NE1/4 & PRT NW1/4 NE1/4 (3.305 ACRE) Section: Acres: 0.000	3.31	\$ -	\$ -
0812-151-8160-1 Cripps Rev Family Tr, Gary L & Joanne M	LOT 1 CSM 11052 CS66/204&205-4/29/2004 F/K/A LOT 1 CSM 9594 CS55/92&95-2/3/2000 DESCR AS SEC 15-8-12 PRT NE1/4 NE1/4 (1.00 ACRE) Section: Acres: 0.000	1.00	\$ 188,700.00	\$ 190,504.51
0812-151-8170-1 Marshall, Village of PO Box 45 Marshall, WI 53559	LOT 2 CSM 11052 CS66/204-205 04-29-04 DESCR AS SEC 15-08-12 PRT OF NE1/4 NE1/4 & PRT NW1/4 NE1/4 (1.899 ACRE) Section: Acres: 0.000	0.00	\$ -	\$ -

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-151-8200-1 Marshall, Village of PO Box 45 Marshall, WI 53559	616 W Karem Dr LOT 2 CSM 9594 CS55/92&95-2/3/2000 DESCR AS SEC 15-8-12 PRT NE1/4NE1/4 (4.431 AC RES)	0.00	\$ -	\$ -
0812-151-8201-8 Marshall, Village of PO Box 45 Marshall, WI 53559	R3183/4-10/26/81 LOT 1 CSM 3780 CS15/279 R3079/34-9/8/81 DES CR AS SEC 15-8-12 P RT NW1/4NE1/4 COM SEC NE COR TH W 1313.77 FT TH Section: Acres: 0.000	0.00	\$ -	\$ -
0812-151-8300-1 5 Willows LLC PO Box 12 McFarland, WI 53558	615 W Karem Dr LOT 1 CSM 12238 CS75/306&307-8/23/2007 F/K/A LOT 3 CSM 10043 CS58/291&296-5/11/2 001 F/K/A LOT 3 CSM 9594 CS55/92&95-2/3/2000 F/K/A LOTS 1 & 2	0.97	\$ 216,800.00	\$ 218,873.23
0812-151-8315-1 5 Willows LLC PO Box 12 McFarland, WI 53558	LOT 2 CSM 12238 CS75/306&307-8/23/2007 F/K/A LOT 3 CSM 10043 CS58/291&296-5/11/2 001 F/K/A LOT 3 CSM 9594 CS55/92&95-2/3/2000 F/K/A LOTS 1 & 2 Section: Acres: 0.000	0.60	\$ 39,400.00	\$ 39,776.78
0812-151-8330-1 5 Willows LLC PO Box 12 McFarland, WI 53558	LOT 3 CSM 12238 CS75/306&307-8/23/2007 F/K/A LOT 3 CSM 10043 CS58/291&296-5/11/2 001 F/K/A LOT 3 CSM 9594 CS55/92&95-2/3/2000 F/K/A LOTS 1 & 2 Section: Acres: 0.000	0.61	\$ 40,100.00	\$ 40,483.47
0812-151-8345-1 5 Willows LLC PO Box 12 McFarland, WI 53558	LOT 4 CSM 12238 CS75/306&307-8/23/2007 F/K/A LOT 3 CSM 10043 CS58/291&296-5/11/2 001 F/K/A LOT 3 CSM 9594 CS55/92&95-2/3/2000 F/K/A LOTS 1 & 2 Section: Acres: 0.000	0.61	\$ 63,800.00	\$ 64,410.11
0812-151-8551-5 Cheryl Curry 1338 W American St Freeport, IL 61032	318 Waterloo Rd LOT 1 CSM 3253 CS12/367&368 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4	0.56	\$ 162,000.00	\$ 163,549.18
0812-151-8562-2 Justin D. Pauley Ashleigh E. Pauley 324 Waterloo Rd	324 Waterloo Rd LOT 2 CSM 3253 CS12/367&368 DESCR AS SEC 15-8-12 PRT NW1/4NE1/4	0.46	\$ 178,100.00	\$ 179,803.14
0812-151-8580-0 Blaschka Dam LLC 132 Hubbell St Marshall, WI 53559	132 Hubbell St SEC 15-8-12 PRT NW1/4 NE1/4 BEG SEC N1/4 COR TH E 116.16 FT TH S32DEGW TO W LN T H N TO POB	0.00	\$ 5,100.00	\$ 5,148.77
0812-151-8590-8 James Herman Family Partnership 233 E Main St Marshall, WI 53559	SEC 15-8-12 PRT NW1/4NE1/4 COM INTERS C/LS STH 19 & STH 73 TH S56DEG35'E 874.6 F T TO POB TH N56DEG35'W TO INTERS C/L STH 19 & SEC Section: Acres: 0.000	9.04	\$ 86,450.00	\$ 87,276.71

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-151-8600-5 Marshall, Village of PO Box 45 Marshall, WI 53559	405 E Main St D555/14 & R3183/5-10/26/81 SEC 15-8-12 PRT NW1/4 NE1/4 BEG I NTER STH 19 CL & VI L E LIMITS LN TH NWLY ALG SD CL & 215 FT TH NELY & PARA SD Section:	0.00	\$ -	\$ -
0812-151-8620-1 George A. Kennedy Cheryl Kennedy 414 Waterloo Rd	414 Waterloo Rd SEC 15-8-12 PRT NW1/4 NE1/4 COM SEC N1/4 COR TH N87DEGE 466 FT TO POB TH CONT N8 7DEGE 90 FT TH S2DEGE 165 FT TH S87DEGW 90 FT TH N 165	0.27	\$ 136,900.00	\$ 138,209.16
0812-151-8630-9 Michael R. Wells Joyce C. Maly 404 Waterloo Rd	404 Waterloo Rd SEC 15-8-12 PRT NW1/4 NE1/4 BEG 386 FT E OF NW COR TH S 165 FT E 80 FT N 165 FT W 80 FT TO POB	0.24	\$ 165,300.00	\$ 166,880.74
0812-152-2663-1 Steven J. Felper Crystal D. Negroni 405 Madison St	405 Madison St LOT 1 CSM 5038 CS22/267-269 R8775/36-38-9/11/86 F/K/A ASSR'S PLAT PRT OUTLOT 63 & ALSO INCL & DESCR AS SEC 16-8-12 PRT NE1/4NE1/4 & SEC Section:	1.18	\$ 165,900.00	\$ 167,486.48
0812-152-2750-5 Medina Union Free High School PO Box 76 Marshall, WI 53559	Waterloo Rd ASSESSORS PLAT PRT OF OUTLOT 63 COM SW COR OL 64 TH S56DEG26'E 678.75 FT S35DEG3 4'W 264 FT N56DEG26'W 678.75 FT N33DEG34'E 264 FT TO Section:	0.00	\$ -	\$ -
0812-152-2820-0 Marshall Grade School #2 PO Box 76 Marshall, WI 53559	321 William St ASSESSORS PLAT OUTLOT 64	0.00	\$ -	\$ -
0812-152-4116-1 William E. Blaschka Lorraine J. Blaschka PO Box 214 Marshall, WI 53559	453 Deerfield Rd LOT 1 CSM 10669 CS63/195&196-2/6/2003 F/K/A LOT 1 CSM 7846 CS41/202&203 R29897/6 5&66-5/23/95 F/K/A LOT 1 CSM 5631 CS26/127 R11900/77-9/1/88	5.22	\$ 442,950.00	\$ 447,185.87
0812-152-4130-1 WI Electric Power Co PO Box 2046 Milwaukee, WI 53201	ASSESSORS PLAT PRT OUTLOT 63 COM SW COR SEC 15- 8-12 NW1/4 ON STH 73 C/L TH N30DE GE 1282.75 FT TO POB TH CON N30DEGE ALG SD C/L Section: Acres: 0.000	0.00	\$ -	\$ -
0812-152-5009-1 Scheel Income Tr, George D 5676 State Highway 73 Marshall, WI 53559	5676 State Highway 73 ASSESSORS PLAT OUTLOT 65 EXC TO DOT IN R23543/9 EXC CSM 11053	2.00	\$ 2,000.00	\$ 2,019.13
0812-152-5050-1 Marshall, Village of PO Box 45 Marshall, WI 53559	LOT 1 CSM 11053 CS66/206-207 04-29-04 DESCR AS SEC 15-08-12 PRT OF SW1/4 NW1/4 (2.00 ACRE) Section: Acres: 0.000	0.00	\$ -	\$ -

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-152-6007-1 James Herman Family Partnership 233 E Main St Marshall, WI 53559	233 E Main St ASSR PLAT OL 63 & LANDS SEC 16-8-12 PRT NE1/4 NE1/4 LYG S OF CTH T & N OF SCHOOL ST EXC COM SW COR OL 64 TH S56DEG26'E 678.75 FT TH Section:	50.87	\$ 14,450.00	\$ 14,588.18
0812-152-6010-1 Blume & Sons LLC 1924 Yelk Rd Marshall, WI 53559	377 Deerfield Rd SEC 15-8-12 PRT NW1/4 DESC IN DOC 5074671 AS COM W 1/4 COR SD SEC TH N29-50-38E 1532.06FT TO WLY COR CSM 10669 TH N29-32-55E 225.0FT TO Section:	6.33	\$ 59,500.00	\$ 60,068.99
0812-152-9215-1 Marshall, Village of PO Box 45 Marshall, WI 53559	471 Deerfield Rd LOT 1 CSM 14139 CS95/198&200-12/11/2015 F/K/A LOT 2 CSM 12702 CS80/117&119-6/3/2 009 F/K/A ASSR PLAT OL 63 & PRT LOT 1 CSM 4906	0.00	\$ -	\$ -
0812-152-9230-1 Marshall, Village of PO Box 45 Marshall, WI 53559	465 Deerfield Rd LOT 2 CSM 14139 CS95/198&200-12/11/2015 F/K/A LOT 2 CSM 12702 CS80/117&119-6/3/2 009 F/K/A ASSR PLAT OL 63 & PRT LOT 1 CSM 4906	0.00	\$ -	\$ -
0812-152-9245-1 Marshalls Little Campgrounds LLC 209 S Main St Pardeeville, WI 53954	114 Whistle St LOT 3 CSM 14139 CS95/198&200-12/11/2015 F/K/A LOT 2 CSM 12702 CS80/117&119-6/3/2 009 F/K/A ASSR PLAT OL 63 & PRT LOT 1 CSM 4906	14.13	\$ -	\$ -
0812-161-8061-6 James Herman Family Partnership 233 E Main St Marshall, WI 53559	SEC 16-8-12 PRT N1/2 NE1/4 DESCR AS BEG NE COR SEC 16 TH S85DEG58'35"W ALG N LN SD NE1/4 1915.00 FT TH S31DEG24'06"E 774.20 FT TO S R/W Section: Acres: 0.000	15.33	\$ 4,350.00	\$ 4,391.60
0812-161-8100-8 Jt School Dist #2 PO Box 76 Marshall, WI 53559	369 School St SEC 16-8-12 PRT NE1/4NE1/4 & PRT SE1/4NE1/4 & PRT OL 63 ASSE 55ORS PLAT DESCR AS COM NW COR SEC 15 TH N89DEG51'E 208.40 F T ALG N LN Section:	0.00	\$ -	\$ -
0812-161-8203-4 Marshall Public Schools PO Box 76 Marshall, WI 53559	623 Madison St SEC 16-8-12 PRT NE1/4 DESCR AS COM AT NE COR SD SEC 16 TH S01DEG31'49"E ALG E LN NE1/4 SD SEC 16 270.52 FT TH S72DEG05'51"W 828.37 FT TH Section:	0.00	\$ -	\$ -
0812-161-8286-5 Holy Trinity Lutheran Church PO Box 52 Marshall, WI 53559	605 Madison St SEC 16-8-12 PRT NE1/4NE1/4 COM AT NE COR SD SEC 16 TH S1DEG 31'33"E ALG E LN NE1 /4 SEC 16 270.57 FT TH S72DEG05'51"W ALG CL CTH T 828.21	5.24	\$ -	\$ -
0812-161-8300-6 Courtney Hoffman 406 School St Marshall, WI 53559	406 School St SEC 16-8-12 PRT NE1/4NE1/4 COM S COR OL 63C ASSR PLAT TH S33DEG36'W 132 FT TH N5 6DEG26'W 200 FT TO POB TH CONT N56DEG26'W 100 FT TH Section:	0.30	\$ 227,100.00	\$ 229,271.72

**Village of Marshall
TID #2 Project Plan**

Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-161-8310-4 Darren Timm Kristine Timm 408 School St	408 School St SEC 16-8-12 PRT NE1/4NE1/4 COM S COR ASSESSOR PLAT OL 63C TH S33DEGW 132 FT TH N 56DEGW 300 FT TO POB TH CONT N56DEGW 90 FT	0.27	\$ 220,500.00	\$ 222,608.61
0812-161-8320-2 Jeffrey D. Wilke Terri L. Wilke 410 School St	410 School St SEC 16-8-12 PRT NE1/4NE1/4 COM S COR OUTLOT 63C ASSESSOR'S P LAT TH S33DEG36MINW 132 FT TH N56DEG26MINW 390 FT ALG NE LN SCHOOL RD Section:	0.28	\$ 187,900.00	\$ 189,696.86
0812-161-8330-0 Owen Raisbeck Darlene Raisbeck 412 School St	412 School St R517/221 SEC 16-8-12 PRT NE1/4 NE1/4 COM S COR OUTLOT 63C AS SESSORS PLAT TH S33 DEG 132 FT TH N56DEGW ALG NE LN SCHOOL R D 495 FT TO	0.34	\$ 169,200.00	\$ 170,818.04
Parcels Acres Total Assessed Value Total Market Value				
212 546.96 \$ 12,765,450 \$ 12,887,524				

Manufacturing Parcels				
Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-101-4560-1 Growmark Inc PO Box 359 Jefferson, WI 53549	814 Lewellen St LOT 1 CSM 13481 CS87/339-341 04/02/2013 F/K/A SEC 10-08-12 ASSESSORS PLAT PRTS O F OUTLOTS 120 & 121 ALL OF CSM 4785 & PRT CSM 5356 (9.080 Section: Acres: 0.000	9.08	\$ 1,908,400.00	\$ 1,926,649.76
0812-102-7865-1 Melniva LLC PO Box 75 Marshall, WI 53559-0075	809 Hubbell St LOT 3 CSM 10461 CS61/349&351-7/11/02 F/K/A ASSESSORS PLAT VIL MARSHALL PRT OUTLO T 1 & OUTLOT 5 DESCR AS SEC 10-8- 12 PRT SE1/4NW1/4 Section: Acres: 3.219	3.22	\$ 583,800.00	\$ 589,382.80
Parcels Acres Total Assessed Value Total Market Value				
2 12.30 \$ 2,492,200 \$ 2,516,033				

Personal Property Parcels				
Owner	Property Description	Acres	Assessment Total	Market Value Total
0812-102-7924-5 Marshall Towne Millwork LLC 825 Hubbell St Marshall, WI 53559	825 Hubbell St ASSESSOR'S PLAT PRT OUTLOT 4 BEG NE COR SD OUTLOT ON C/L DEPOT ST TH W 210 FT TH S 90 FT TH E 210 FT TO SD ST C/L TH N ALG SD C/L 90 FT Section: Acres: 0.336	0.34	\$ 20,900.00	\$ 21,100

Parcels	Acres	Total Assessed Value	Total Market Value
1	0.34	\$ 20,900	\$ 21,100

Equalized Valuation Test

The following calculations demonstrate that the Village is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the Village.

Valuation Test Compliance Calculation

2017 Equalized Valuation (TID IN)	\$ 213,221,500
Limit for 12% Test	\$ 25,586,580
Increment Value of Existing TIDs	\$ 0
Projected Base Value of New TID	<u>\$ 15,424,657</u>
Total Value Subject to Test	\$ 15,424,657
Compliance ($\$15,424,657 < \$25,586,580$)	Meets Requirement

Statement of Kind, Number and Location of Proposed Projects

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

IMPROVEMENT #1
CAMPGROUND DEVELOPMENT
LOCATION: SOUTH CENTRAL TID AREA

TOTAL: \$1,000,000

DESCRIPTION: Construction of 4 deluxe cabins, construction of Whistle Street cul de sac, roadways/paving of parking lot, finalization of landscaping and development cost.

**Village of Marshall
TID #2 Project Plan**

IMPROVEMENT #2
FIREMEN'S PARK REDEVELOPMENT
LOCATION: WITHIN 1/2 MILE OUTER BOUNDARY OF TID
TOTAL: \$2,300,000

DESCRIPTION: Redevelopment of parking lot/streets, construction of new playground facility, Kayak/Canoe launch, remodeling and updates to existing buildings, creation of new park pavilion, construction of splash pad, and addition of walking paths and gazebos throughout park.

IMPROVEMENT #3
DEVELOPMENT OF SECOND WATER TOWER
LOCATION: SOUTH CENTRAL TID Area
TOTAL: \$2,000,000

DESCRIPTION: Land acquisition costs and constructions costs towards the development of a second water tower for the village.

IMPROVEMENT #4
BUSINESS PARK
LOCATION: NORTH CENTRAL TID Area
TOTAL: \$2,000,000

DESCRIPTION: Acquisition of land to promote industrial park within village. Land acquisition costs, infrastructure costs related to roads, water, sewer and storm water management improvements, and incentives for industrial developers.

IMPROVEMENT #5
LAND ACQUISITIONS
LOCATION: Throughout TID Area
TOTAL: \$500,000

DESCRIPTION: Acquisition of land to promote commercial and residential development within the TID.

IMPROVEMENT #6
SINGLE/MULTI FAMILY RESIDENTIAL DEVELOPMENT
LOCATION: Throughout TID Area
TOTAL: \$500,000

DESCRIPTION: Developer incentives to support the expansion of single family or multi-family housing within the TID.

**Village of Marshall
TID #2 Project Plan**

IMPROVEMENT #7
HOTEL DEVELOPMENT
LOCATION: SOUTH CENTRAL TID AREA
TOTAL: \$4,500,000

DESCRIPTION: Development of potential 45 unit two story hotel facility.

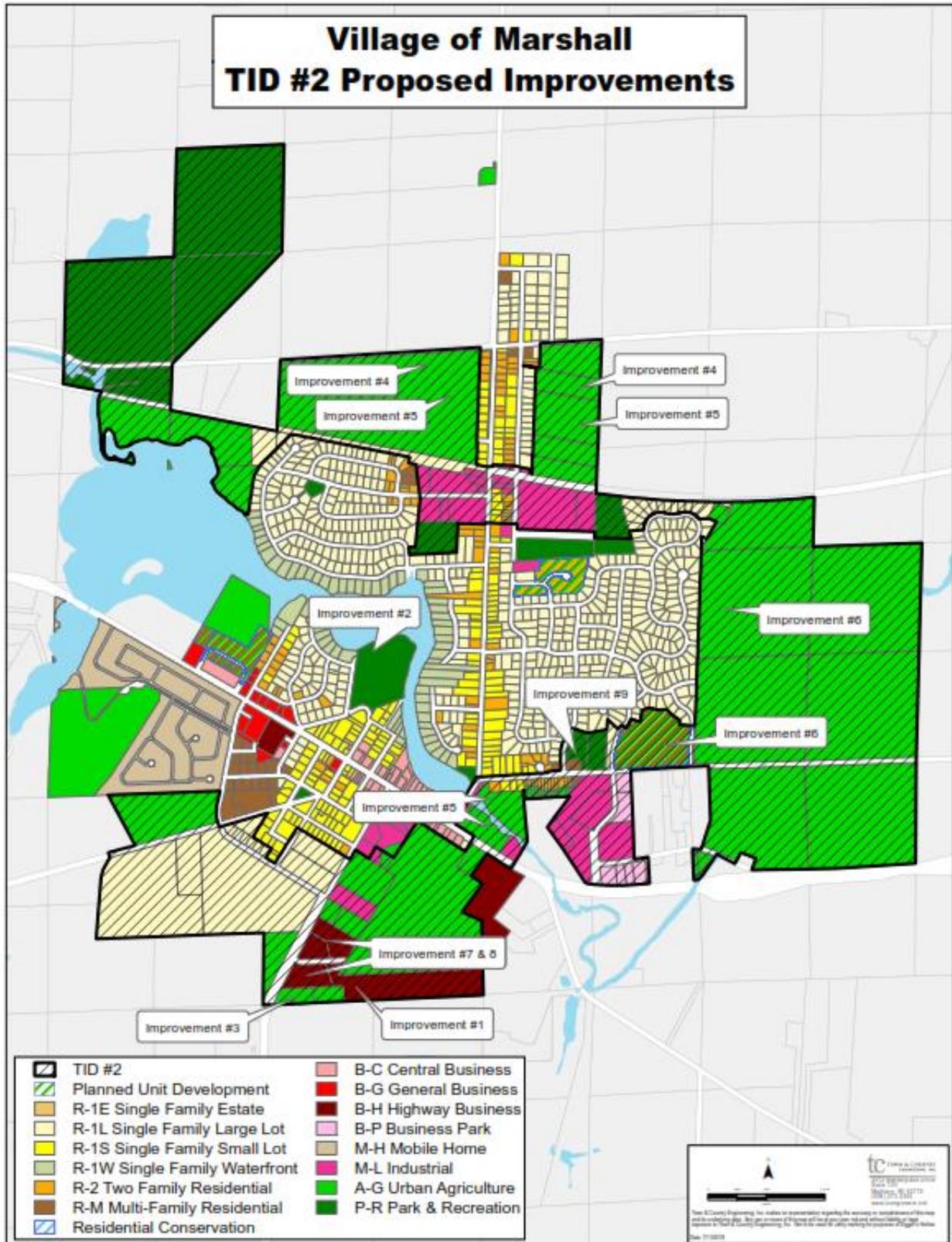
IMPROVEMENT #8
WEDDING CENTER/RENTAL FACILITY
LOCATION: SOUTH CENTRAL TID AREA
TOTAL: \$1,500,000

DESCRIPTION: Development of potential wedding barn/expo rental hall facility.

IMPROVEMENT #9
MARSHALL COMMUNITY LIBRARY ENHANCEMENTS
LOCATION: SOUTH EAST TID AREA
TOTAL: \$540,000

DESCRIPTION: Building renovations to address community needs along with expansion of library technology to improve safety/security standards.

Map Showing Proposed Improvements and Uses



Detailed List of Project Costs

Campground Development	\$1,000,000
Firemen’s Park Redevelopment	\$2,300,000
Water Tower	\$2,000,000
Business Park	\$2,000,000
Land Acquisitions	\$500,000
Single/Multi-Family Residential Development	\$500,000
Hotel Development	\$4,500,000
Wedding Center/Rental Facility Development	\$1,500,000
Library Technology/Building Renovation Improvements	\$540,000
Total	\$14,840,000

All costs are based on current prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between creation of the TID and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. Total project costs shall not exceed \$14.84 million. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

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

Economic Feasibility

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

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

In order to evaluate the economic feasibility of TID#2 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID#2. The proforma analyzes expenses based on project plan costs of TID#2 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID#2 tax increments will be used to fund projects costs and implementation of this Plan will also require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. In 2039, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred

The Village plans to fund project costs with cash received from future TID#2 tax increments. Implementation of this Plan will also require that the Village issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

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

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TID #2 Project Plan**

Board of Commissioners of Public Lands State Trust Fund Loans

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

Note Anticipation Notes (NAN)

The Village may issue NAN's to finance in the interim the cost of Projects included within the Plan. This financing will give the Village time to ensure projects are complete and/or applicable revenues are in place to support long-term bonds.

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

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

CDA Lease Revenue Bonds

These bonds may be issued by the Community Development Authority (CDA) of the Village for economic development and redevelopment projects included in this plan. Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

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

**Village of Marshall
TID #2 Project Plan**

portion of the bonds; the Village must reduce the total eligible Project Costs in an equal amount.

Federal/State Loan Grant Programs

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

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

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The Village anticipates making total project expenditures of approximately \$14,840,000 to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Village Board. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with cash received in the form of tax increment collections and debt proceeds.

Developer agreements between the Village and property owners will be in place prior to making any public expenditure in direct support of development projects. These agreements can provide for development guarantees or a payment in lieu of development. Developer Incentives may be provided in the form of "Developer Funded Grants." A percentage of the incremental development may be paid to the developer to incentivize the development. The Village anticipates providing developer incentives ranging from 0 – 20% of the incremental value of the development. The incentive (if any) would be paid with available incremental tax revenue ranging from 0-50% annually. Developer incentives in the form of construction/land incentives, utility infrastructure incentives and deferred assessment forgiveness incentives may also be provided. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties. Any and all developer incentives shall be memorialized via a formal development agreement. The order in which

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public improvements are made should be adjusted in accordance with development and execution of developer agreements.

The Village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the Village on or after January 1, 2004.

Proposed Changes in Zoning Ordinances

The Village does not anticipate that the TID will require any changes in zoning ordinances to implement this project plan. To the extent current zoning of individual parcels is inconsistent with the future uses of land listed in this plan, the Village may consider rezoning of those parcels.

Proposed Changes in Master Plan, Map, Building Codes and Village Ordinances

The Village does not anticipate that the TID will require any changes in the master plan, map, building codes, and Village ordinances to implement this project plan.

Relocation

The Village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Orderly Development of the Village

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

A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Village anticipates non-project costs within the TID totaling approximately \$787,000 with regards to costs of constructing or expanding administrative buildings, libraries or community and recreational buildings with regard to IMPROVEMENT #2 and IMPROVEMENT #9 above.

Village Attorney Opinion

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

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS



Preliminary

Village of Marshall
Tax Increment District No. 2
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.75%
2017 Gross Tax Rate (per \$1000 Equalized Value)	\$23.98
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%
Data above dashed line are actual	

Year	Background Data				Revenues			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	
	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	
	<i>(1)</i>							
	Base Value							
	\$15,424,657							
2018	\$15,424,657	\$1,500,000	\$1,500,000	\$23.98	\$0	\$0	\$0	2018
2019	\$16,924,657	\$6,000,000	\$7,965,428	\$23.98	\$0	\$0	\$0	2019
2020	\$23,390,085	\$1,000,000	\$9,608,655	\$23.98	\$35,970	\$0	\$35,970	2020
2021	\$25,033,312	\$1,000,000	\$11,297,071	\$23.98	\$191,011	\$0	\$191,011	2021
2022	\$26,721,728	\$500,000	\$12,531,919	\$23.98	\$230,416	\$0	\$230,416	2022
2023	\$27,956,576		\$13,300,725	\$23.98	\$270,904	\$0	\$270,904	2023
2024	\$28,725,382		\$14,090,673	\$23.98	\$300,515	\$0	\$300,515	2024
2025	\$29,515,330		\$14,902,344	\$23.98	\$318,951	\$0	\$318,951	2025
2026	\$30,327,001		\$15,736,337	\$23.98	\$337,894	\$0	\$337,894	2026
2027	\$31,160,994		\$16,593,264	\$23.98	\$357,358	\$0	\$357,358	2027
2028	\$32,017,921		\$17,473,757	\$23.98	\$377,357	\$0	\$377,357	2028
2029	\$32,898,414		\$18,378,464	\$23.98	\$397,906	\$0	\$397,906	2029
2030	\$33,803,121		\$19,308,049	\$23.98	\$419,021	\$0	\$419,021	2030
2031	\$34,732,706		\$20,263,199	\$23.98	\$440,716	\$0	\$440,716	2031
2032	\$35,687,856		\$21,244,615	\$23.98	\$463,007	\$0	\$463,007	2032
2033	\$36,669,272		\$22,253,020	\$23.98	\$485,912	\$0	\$485,912	2033
2034	\$37,677,677		\$23,289,156	\$23.98	\$509,446	\$0	\$509,446	2034
2035	\$38,713,813		\$24,353,786	\$23.98	\$533,627	\$0	\$533,627	2035
2036	\$39,778,443		\$25,447,693	\$23.98	\$558,474	\$0	\$558,474	2036
2037	\$40,872,350		\$26,571,683	\$23.98	\$584,004	\$0	\$584,004	2037
2038	\$41,996,340		\$27,726,582	\$23.98	\$610,236	\$0	\$610,236	2038
		\$10,000,000			\$7,422,725	\$202	\$7,422,927	

Year	Hypothetical 2018 Projects		Hypothetical 2019-2020 Projects				TID Status			Year
	\$1,500,000 Note Anticipation Note Dated May 1, 2018	\$1,500,000 G.O. Refunding Bonds Dated May 1, 2019	\$1,000,000 Taxable G.O. Ref. Bonds (2) Dated November 1, 2020	\$2,500,000 G.O. Refunding Bonds (2) Dated November 1, 2020	(p)	(q)	(r)			
	Expenditures							Annual Balance	Year End Cumulative Balance	Cost Recovery
	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)		
	(Callable 2/1/2019)	Principal	Interest	Principal	Interest	Principal	Interest	Combined Expenditures		
	(3/1/19)	(3/1)	(3/1 & 9/1)	(3/1)	(3/1 & 9/1)	(3/1)	(3/1 & 9/1)		(December 31)	
	Interest		AVG=		AVG=		AVG=			
	2.57%		4.25%		4.75%		4.50%			
2018	\$38,550							\$0	\$0	\$0
2019								\$0	\$0	\$0
2020								\$85,000	(\$49,030)	(\$49,030)
2021		\$80,000	\$62,050		\$39,583		\$93,750	\$275,383	(\$84,372)	(\$133,402)
2022		\$85,000	\$58,544	\$115,000	\$44,769		\$112,500	\$415,813	(\$185,397)	(\$318,799)
2023		\$85,000	\$54,931	\$120,000	\$39,188		\$112,500	\$411,619	(\$140,715)	(\$459,514)
2024		\$90,000	\$51,213	\$125,000	\$33,369		\$112,500	\$412,081	(\$111,566)	(\$571,080)
2025		\$95,000	\$47,281	\$130,000	\$27,313		\$112,500	\$412,094	(\$93,142)	(\$664,222)
2026		\$100,000	\$43,138	\$135,000	\$21,019		\$112,500	\$411,656	(\$73,262)	(\$737,984)
2027		\$105,000	\$38,781	\$145,000	\$14,369		\$112,500	\$415,650	(\$58,292)	(\$796,276)
2028		\$110,000	\$34,213	\$150,000	\$7,363		\$112,500	\$414,075	(\$36,218)	(\$832,994)
2029		\$110,000	\$29,538	\$80,000	\$1,900	\$80,000	\$110,700	\$412,138	(\$14,231)	(\$847,225)
2030		\$115,000	\$24,756			\$165,000	\$105,188	\$409,944	\$9,077	(\$838,148)
2031		\$120,000	\$19,763			\$175,000	\$97,538	\$412,300	\$28,416	(\$809,732)
2032		\$130,000	\$14,450			\$180,000	\$89,550	\$414,000	\$49,007	(\$760,725)
2033		\$135,000	\$8,819			\$190,000	\$81,225	\$415,044	\$70,868	(\$689,858)
2034		\$140,000	\$2,975			\$195,000	\$72,563	\$410,538	\$98,908	(\$590,949)
2035						\$355,000	\$60,188	\$415,188	\$118,440	(\$472,509)
2036						\$370,000	\$43,875	\$413,875	\$144,599	(\$327,910)
2037						\$385,000	\$26,888	\$411,888	\$172,116	(\$155,794)
2038						\$405,000	\$9,113	\$414,113	\$196,123	\$40,329 Expenditure Recovered
		\$1,500,000	\$575,450	\$1,000,000	\$226,671	\$2,500,000	\$1,576,075	\$7,824,896		

Type of TID: Mixed-Use
2018 TID Inception (3/27/2018)
2033 Final Year to Incur TIF Related Costs
2038 Maximum Legal Life of TID (20 Years)

(1) Increment per Village Estimates.
(2) Assumes Bonds preceded by Note Anticipation Notes in 2019.

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EXHIBIT B
VILLAGE ATTORNEY OPINION



TAQLaw International Lawyers

Brion T. Winters
Direct Telephone
414-276-1561
wtaki@vonbriesen.com

March 23, 2018

Mr. Adam Ruechel
Village of Marshall
130 S. Pardee St., P.O. Box 45
Marshall, WI 53559

Re: Project Plan for Tax Incremental District No. 2 of the Village of Marshall, Wisconsin

Dear Mr. Ruechel:

We have acted as attorneys for the Village of Marshall in connection with the proposed creation of Tax Incremental District No. 2 of the Village of Marshall (the "**District**") and the review of the Project Plan for the District dated March 27, 2018 (the "**Project Plan**").

In connection with the creation of the District, we have reviewed the Project Plan, and such other documents as we deem necessary to enable us to give this opinion.

Based upon our review, and reliance on the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes.

Very truly yours,

von BRIESEN & ROPER, s.c.



Brion T. Winters

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**EXHIBIT C
TID #2 BOUNDARY DESCRIPTION**

Parts of Sections 4, 9, 10, 11, 14, 15, and 16, T8N, R12E, Village of Marshall, Dane County, Wisconsin, described as follows:
Beginning at the West ¼ Corner of Section 15; thence North, 870 feet, more or less, along the West line of the Northwest ¼ of Section 15; thence S86°01'09"W, 2060 feet, more or less; thence N02°00'40"E, 751.11 feet; thence N15°54'04"E, 97.05 feet; thence N29°51'28"E, 154.35 feet to the Southerly right-of-way line of County Highway T; thence N17°51'44"W, 73.00 feet to the Northerly right-of-way line of County Highway T; thence 72°08'16"E, 381.86 feet along said Northerly right-of-way line; thence N31°24'06"W, 706.31 feet; thence West, 740 feet, more or less, along the South line of the Southeast ¼ of Section 9; thence North, 1160 feet, more or less, along the West line of the Southeast ¼ of Section 9 to the shore of the Marshall Mill Pond; thence Northeasterly, 310 feet, more or less along said shore; thence East, 1010 feet, more or less to the Southerly right-of-way line of Evergreen Boulevard; thence Southeasterly, 250 feet, more or less along said Southerly right-of-way line; thence Southwesterly, 1284 feet, more or less; thence S31°24'06"E, 200 feet, more or less, to the South line of the Southeast ¼ of Section 9; thence East along said South line to the Westerly right-of-way line of School Street; thence S9°09'47"W, 186.51 feet along said Westerly right-of-way line; thence continuing along said Westerly right-of-way line along a curve to the left having a radius of 426.85 feet and a long chord bearing and length of S4°22'11"E, 199.77 feet to the Northerly right-of-way line of County Highway T; thence S17°54'09"E, 66.00 feet to the Southerly right-of-way line of County Highway T; thence N75°06'04"E, 617.11 feet along said Southerly right-of-way line; thence S31°32'00"W, 137.08 feet along the Southeasterly line of Lot 1, Certified Survey Map No. 5038; thence continuing along said Southeasterly line S31°49'08"W, 65.08 feet; thence continuing along said Southeasterly line S32°49'16"W, 132.08 feet; thence S56°54'44"E, 266.06 feet along the Southwesterly lines of Lots 2 and 3, Certified Survey Map No. 5038 and the Southwesterly line of Outlot 63C, Assessor's Plat of the Village of Marshall; thence S33°34'W, 132 feet to the Northeasterly right-of-way line of School Street; thence S56°26'E, 132 feet along said Northeasterly right-of-way line to the Northwesterly right-of-way line of William Street; thence N33°34'E, 520.5 feet along said Northwesterly right-of-way line to the Southwesterly line of J.H. Porter's First Addition to the Village of Marshall; thence S56°26'E, 763.35 feet along said Southwesterly line to the Southeasterly right-of-way line of Deerfield Road; thence N30°40'E, 132 feet along said Southeasterly right-of-way line to the Southwesterly line of Certified Survey Map No. 1005; thence

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S56°30'E, 366 feet, more or less, along said Southwesterly line and its Southeasterly extension; thence N02°39'32"E, 200 feet, more or less; thence N75°08'08"E, 300 feet, more or less to the Southeasterly line of Certified Survey Map No. 8875; thence N33°22'31"E, 320 feet, more or less, along said Southeasterly line and its Northeasterly extension to the Southwesterly line of Certified Survey Map No. 7860; thence S56°35'00"E, 710 feet, more or less, along said Southwesterly line and the Southwesterly line of Block 66, Original Plat of the Village of Marshall, and its Southeasterly extension to the Northwesterly line of Lot 1, Certified Survey Map No. 12702; thence N32°15'08"E, 217 feet, more or less, to the Northeasterly right-of-way line of East Main Street; thence N56°35'00"W, 298 feet, more or less, along said Northeasterly right-of-way line to the Southeasterly right-of-way line of Hubbell Street; thence N30°12'E, 330 feet, more or less, along said Southeasterly right-of-way line to the Southerly shore of the Maunasha River; thence N59°48'W, 66 feet to the Northwesterly right-of-way line of Hubbell Street; thence Northwesterly, 1650 feet, more or less, along the Southerly shore of the Maunasha River to the Southeasterly line of Marshall Fireman's Park; thence S76°48'13"W, 360 feet, more or less, along said Southeasterly line; thence continuing along said Southeasterly line S31°50'00"W, 98.10 feet to the Northerly right-of-way line of Park Street; thence along said Northerly right-of-way line along a curve to the left having a radius of 116.50 feet and a long chord bearing and length of N54°58'10"W, 201.14 feet; thence continuing along said Northerly right-of-way line S65°20'54"W, 69.94 feet; thence continuing along said Northerly right-of-way line S63°49'37"W, 54.98 feet to the Easterly right-of-way line of West Park Drive; thence N09°55'25"E, 686 feet, more or less, along said Easterly right-of-way to the Easterly line of Certified Survey Map No. 12028; thence N55°14'45"E, 19 feet, more or less, along said Easterly line; thence continuing along said Easterly line N34°51'26"W, 43 feet, more or less, to the Southerly shore of the Maunasha River; thence Northeasterly along said Southerly shore 750 feet, more or less; thence S86°58'E, 300 feet, more or less, to the Northwest corner of Lot 7, Maunasha Terrace, said corner being on the Northerly shore of the Maunasha River; thence Southerly and Southeasterly along said Northerly shore 2200 feet, more or less, to the Westerly right-of-way line of Hubbell Street; thence N30°12'E, 139 feet, more or less, along said Westerly right-of-way line; thence continuing along said Westerly right-of-way line N03°40'10"E, 22 feet, more-or-less, to the intersection with the Westerly extension of the Northerly right-of-way line of Waterloo Road; thence N87°52'45"E, 884 feet, more or less, along said Westerly extension and Northerly right-of-way line; thence continuing along said Northerly right-of-way line N02°01'26"E, 17.04 feet; thence continuing along said Northerly right-of-way line N87°52'45"E, 138.36 feet; thence continuing along said Northerly right-of-way line along a curve to the left having a radius of 25.00 feet and a long chord bearing and length of

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N42°52'32.5"E, 35.36 feet to the Westerly right-of-way line of Indian Summer Road; thence N02°07'40"W, 131.44 feet along said Westerly right-of-way line; thence continuing along said Westerly right-of-way line along a curve to the right having a radius of 445.00 feet and a long chord bearing and length of N12°44'40"E, 228.43 feet; thence continuing along said Westerly right-of-way line N27°37'E, 129.00 feet; thence continuing along said Westerly right-of-way line along a curve to the left having a radius of 396.00 feet and long chord bearing and length of N24°05'19"E, 48.74 feet; thence S69°26'22"E, 66 feet to the Easterly right-of-way line of Indian Summer Road; thence S72°36'10"E, 159.96 feet along the South line of Lot 35, Deer Haven; thence N80°58'02"E, 239.14 along the South lines of Lots 16 and 17, Brookstone Fields Phase I; thence N04°38'50"E, 109.14 feet along the East line of said Lot 17; thence S46°59'59"E, 175.94 feet along the Southwesterly line of Lot 12, Amerricka's Dream to the Westerly right-of-way line Merrick Terrace; thence along said Westerly right-of-way line along a curve to the right having a radius of 300.00 feet and a long chord bearing and length of N45°44'05"E, 66.10 feet; thence S56°28'06"E, 60 feet to the Easterly right-of-way line of Merrick Terrace; thence along said Easterly right-of-way line along a curve to the left having a radius of 230.00 feet and a long chord bearing and length of N32°59'19"E, 135.03 feet to the Northerly line of Lot 1, Amerricka's Dream; thence along said Northerly line S74°04'56"E, 125.00 feet; thence continuing along said Northerly line N07°19'26"E, 138.17 feet; thence continuing along said Northerly line N70°21'35"E, 89.86 feet; thence continuing along said Northerly line S78°00'00"E, 127.03 feet; thence continuing along said Northerly line N88°32'03"E, 99.07 feet; thence continuing along said Northerly line S44°04'04"E, 120.38 feet; thence continuing along said Northerly line S54°42'06"E, 98.18 feet; thence continuing along said Northerly line S04°07'02"E, 65.69 feet; thence continuing along said Northerly line S86°33'27"E, 126.69 feet to the Westerly right-of-way line of Phillips Drive; thence N03°26'40"E, 35.71 feet along Westerly right-of-way line; thence S86°33'20"E, 60 feet to the Easterly right-of-way line of Phillips Drive; thence S86°33'20"E, 1.00 feet along the North line of Outlot 4, Amerricka's Dream to the East line of Amerricka's Dream; thence N03°26'40"E, 2123.82 feet along said East line to the East ¼ Corner of said Section 10; thence continuing N03°26'40"E, 18.61 feet along the Northerly extension of said East line to the Southerly extension of the Easterly line of Lot 60, Amerricka's Dream; thence N30°14'43"E, 386.73 feet along said Southerly extension and the Easterly lines of said Lot 60 and Lot 59, Amerricka's Dream; thence N68°15'26"W, 101.42 feet along the Northerly line of said Lot 59; thence continuing along said Northerly line N89°56'10"W, 123.45 feet to the Northerly right-of-way line of Goldfinch Lane; thence along said Northerly right-of-way line along a curve to the left having a radius of 200.00 feet and a long chord bearing and length of N70°40'05"W, 240.41

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feet; thence continuing along said Northerly right-of-way line along a curve to the right having a radius of 190.00 feet and a long chord bearing and length of N89°28'02"W, 186.84 feet; thence continuing along said Northerly right-of-way line along a curve to the left having a radius of 200.00 feet and a long chord bearing and length of S65°49'01"W, 272.08 feet; thence continuing along said Northerly right-of-way line along a curve to the left having a radius of 247.00 feet and a long chord bearing and length of S12°17'19"W, 91.46 feet to the Northeast corner of Lot 46, Amerricka's Dream; thence S86°29'59"W, 176.54 feet to the West line of Amerricka's Dream; thence Westerly, 428 feet, more or less, to the North right-of-way line of Best Built Parkway; thence N87°52'36"W, 960.43 feet along said North right-of-way line to the East right-of-way line of Lewellen Street; thence N02°07'40"E, 66 feet, more or less, along said East right-of-way line to the Easterly extension of the South line of Certified Survey Map No. 8781; thence S89°29'45"W, 66 feet along said extension to the West right-of-way line of Lewellen Street; thence continuing S89°29'45"W, 264 feet, more or less, along the South line of Certified Survey Map No. 8781 and its Westerly extension to the East right-of-way line of Hubbell Street; thence continuing S89°29'45"W, 66 feet to the West right-of-way line of Hubbell Street; thence S00°00'00"E, 18 feet, more or less, along said West right-of-way line to the South line of Certified Survey Map No. 10461; thence N89°56'25"W, 338.40 feet along said South line to the East line of Outlot 1, Assessor's Plat of the Village of Marshall; thence S3°20'W, 357 feet, more or less, to a Northerly line of First Addition to North Lakewood Estates; thence S88°21'05"W, 589.76 feet along said Northerly line to the Easterly right-of-way line Sleepy Hollow Road; thence N01°40'50"W, 66.42 feet along said Easterly right-of-way line; thence continuing along said Easterly right-of-way line along a curve to the left having a radius of 145.00 feet and a long chord bearing and length of N07°21'52.5"W, 28.72 feet to the South line of Lot 57, First Addition to North Lakewood Estates; thence N88°21'05"E, 81.90 feet along said South line; thence N05°39'34"E, 307.39 feet along the East line of said Lot 57; thence continuing N05°39'34"E, 292.00 feet along the Easterly line of Second Addition to North Lakewood Estates to the South right-of-way line of Freidel Drive; thence N07°18'05"W, 66.63 feet to the North right-of-way line of Freidel Drive; thence N06°18'17"W, 355.39 feet along an Easterly line of Second Addition to North Lakewood Estates; thence continuing along said Easterly line N77°53'00"W, 91.93 feet; thence continuing along said Easterly line N12°07'00"E, 74.00 feet to the Southerly right-of-way line of the Wisconsin & Southern Railroad; thence N77°53'35"W, 1479.92 feet along said Southerly right-of-way line to the Northwesterly line of First Addition to North Lakewood Estates; thence S44°22'57"W, 378.93 feet along said Northwesterly line; thence continuing along said Northwesterly line S45°02'21"W, 182.30 feet to the North corner of Lot 29, North Lakewood Estates; thence S31°15'00"W, 150.00 feet along a Westerly line of North

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Lakewood Estates; thence continuing along said Westerly line $S08^{\circ}30'00''W$, 476.10; thence Southwesterly, 20 feet, more or less, to the Northerly shore of the Maunasha River; thence Northwesterly, 4,700 feet, more or less, along said Northerly shore to the Northerly right-of-way line of the Wisconsin & Southern Railroad; thence $N74^{\circ}15'30''W$, 470 feet, more or less, along said Northerly right-of-way line to the West line of the Northeast $\frac{1}{4}$ of Section 9; thence $N06^{\circ}37'E$, 186.35 feet along said West line to the South $\frac{1}{4}$ Corner of Section 4; thence $N06^{\circ}12'E$, 1329.2 feet along the West line of the Southeast $\frac{1}{4}$ of Section 4; thence $S87^{\circ}18'E$, 1312.3 along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4; thence $N06^{\circ}48'E$, 1340.4 feet along the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4; thence $S87^{\circ}30'E$, 1314.0 feet along the North line of the Southeast $\frac{1}{4}$ of Section 4; thence $S05^{\circ}31'W$, 1327.1 along the East line of the Southeast $\frac{1}{4}$ of Section 4; thence $S49^{\circ}06'W$, 1935.4 feet to the South line of the Southeast $\frac{1}{4}$ of Section 4; thence $S06^{\circ}37'W$, 566.8 feet to the Southerly right-of-way line of the Wisconsin & Southern Railroad; thence $S74^{\circ}15'30''E$, 1337.8 feet along said Southerly right-of-way line to the West line of the Northwest $\frac{1}{4}$ of Section 10; thence $N00^{\circ}09'53''E$, 886.43 feet along said West line to the Northwest Corner of Section 10; thence $N84^{\circ}53'E$, 2466.12 feet along the North line of the Northwest $\frac{1}{4}$ of Section 10 to the West line of Freidel's Rolling Meadows; thence $S00^{\circ}39'W$, 1182.53 feet along said West line to the Westerly extension of the North line of Outlot 2, Assessor's Plat of the Village of Marshall; thence $S89^{\circ}18'E$, 8 feet along said Westerly extension to the West line of said Outlot 2; thence $S3^{\circ}20'W$, 264 feet, more or less, along said West line to the Northerly right-of-way line of the Wisconsin & Southern Railroad; thence $S77^{\circ}37'E$, 133.9 feet along said Northerly right-of-way line to the West right-of-way line of Hubbell Street; $N62^{\circ}02'E$, 77 feet, more or less, to the East right-of-way line of Hubbell Street; thence $N03^{\circ}20'E$, 27 feet along said East right-of-way line to the North line of Outlot 122A, Assessor's Plat of the Village of Marshall; thence $S86^{\circ}40'E$, 264 feet along said North line to West right-of-way line of Lewellen Street; thence $S66^{\circ}15'E$, 70.4 feet to the East right-of-way line of Lewellen Street; thence $S77^{\circ}37'E$, 133.25 feet along the Northerly line of Outlot 122, Assessor's Plat of the Village of Marshall; thence $S03^{\circ}20'W$, 55 feet along the East line of said Outlot 122 to the Northerly right-of-way line of the Wisconsin & Southern Railroad; thence $S77^{\circ}37'E$, 26.7 feet along said Northerly right-of-way line; thence $N03^{\circ}20'E$, 1300 feet, more or less, to the Northerly line of Outlot 126, Assessor's Plat of the Village of Marshall; thence $N79^{\circ}09'W$, 159.4 feet along said Northerly line to the East right-of-way line of Lewellen Street; thence $N00^{\circ}32'02''E$, 7 feet, more or less, along said East right-of-way line to the Southerly line of Certified Survey Map No. 13646; thence $S81^{\circ}58'58''E$, 200.48 feet along said Southerly line; thence $N00^{\circ}32'02''E$, 302.84 feet to the North line of the Northeast $\frac{1}{4}$ of Section 10; thence $N84^{\circ}45'00''E$, 760 feet, more or less, along said North line to the

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Northerly extension of the East line of the Assessor's Plat of the Village of Marshall; thence S3°20'W, 1963 feet, more or less, to the Southerly right-of-way line of the Wisconsin & Southern Railroad; thence along said Southerly right-of-way line along a curve to the left having a radius of 11,509.19 feet and a long chord bearing and length of S81°51'57"E, 324.01 feet to the Northwest corner of Americkka's Dream; thence continuing along said Southerly right of way line along a curve to the left having a radius of 11,613.87 feet and a long chord bearing and length of S88°28'52"E, 2343.63 feet to the East line of the Southwest ¼ of the Northwest ¼ of Section 11; thence S03°14'16"W, 623.85 feet along said East line to the Northwest corner of the Northeast ¼ of the Southwest ¼ of Section 11; thence N89°58'44"E, 1354.85 feet along the North line of said Northeast ¼ of the Southwest ¼ to the Center of Section 11; thence S02°57'31"W, 2647.42 feet along the East line of said Southwest ¼ to South ¼ Corner of Section 11; thence S00°37'58"W, 1285.42 feet along the East line of the Northwest ¼ of Section 14 to the Northerly right-of-way line of State Highway 19; thence S87°12'00"W, 978.43 feet along said Northerly right-of-way line; thence continuing along said Northerly right-of-way line N89°59'22"W, 550.66 feet; thence continuing along said Northerly right-of-way line along a curve to the right having a radius of 1399.66 feet and a long chord bearing and length of N82°49'40"W, 461.98 feet; thence along the Northerly right-of-way line of Karem Drive N73°32'47"W, 103.56 feet; thence N23°42'24"E, 137.00 feet; thence N66°17'36"W, 200.70 feet; thence S23°42'24"W, 170.00 feet to the center line of Karem Drive; thence N64°51'36"W, 208.01 feet along said center line; thence S33°01'24"W, 355.10 feet to the Northerly right-of-way line of State Highway 19; thence S79°16'28"W, 26.97 feet along said Northerly right-of-way line; thence continuing along said Northerly right-of-way line S87°01'28"W, 65.31 feet to the East line of Certified Survey Map No. 10043; thence N01°20'32"W, 382.66 feet along said East line and the East line of Certified Survey Map No. 4604 to the center line of Karem Drive; thence along said center line along a curve to the right having a radius of 523.25 feet and a long chord bearing and length of S85°57'46"E, 109.41 feet to the Easterly line of Certified Survey Map No. 1655; thence N20°32'10"E, 381.96 feet along said Easterly line; thence continuing along said Easterly line N01°07'01"W, 667.12 feet to the North line of the Northwest ¼ of the Northwest ¼ of Section 14; thence S89°41'23"W, 184.00 feet along said North line to the Northeast Corner of Section 15; thence S87°53'57"W, 772.18 feet along the North line of the Northeast ¼ of Section 15 to the Northwest corner of Certified Survey Map No. 12863; thence S01°09'08"E, 1109.48 feet along the West line of Certified Survey Map No. 12863 to the center line of West Karem Drive; thence N81°53'16"E, 167.33 feet along said center line to the center line of Karem Drive; thence S00°58'18"W, 318.63 feet along said center line to the Northerly right-of-way line of State Highway 19; thence S89°18'50"W,

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245.03 feet along said Northerly right-of-way line; thence continuing along said Northerly right-of-way line along a curve to the right having a radius of 2471.48 feet and a long chord bearing and length of N84°25'28"W, 539.13 feet; thence N31°49'32"W, 491.96 feet to the South corner of Certified Survey Map No. 3780; thence continuing N31°49'32"W, 351.97 feet along the Southwesterly line of Certified Survey Map No. 3780; thence N40°25'10"E, 157.50 along the Northwesterly line of Certified Survey Map No. 3780; thence continuing N40°25'10"E, 321.67 feet; thence West, 32.15 feet to the Southeast Corner of Waterloo Road Estates; thence continuing West, 518.93 feet along the South line of Waterloo Road Estates; thence North, 105 feet, more or less, along the West line of Waterloo Road Estates; thence West, 16 feet, more or less; thence South, 623 feet, more or less; thence Southwesterly, 395 feet, more or less, to the Southerly right-of-way line of East Main Street; thence along said Southerly right-of-way line along a curve to the left having a radius of 2601.48 feet and long chord bearing and length of N58°40'46"W, 123 feet, more or less; thence continuing along said Southerly right-of-way line N57°20'00"W, 232.96 feet to the North corner of Certified Survey Map No. 13542; thence S35°46'40"W, 342.05 feet along a Westerly line of Certified Survey Map No. 13542; thence continuing along said Westerly line S57°28'11"E, 172.89 feet; thence continuing along said Westerly line S35°46'40"W, 433.90 feet; thence continuing along said Westerly line S66°57'01"E, 261.01 feet; thence continuing along said Westerly line S00°55'23"E, 224.33 feet; thence S80°11'40"E, 258.22 feet to an Easterly line of Certified Survey Map No. 13542; thence S45°30'34"E, 31.35 along said Easterly line; thence continuing along said Easterly line S44°29'26"W, 152.14 feet; thence N83°34'55"W, 168.75 feet along the Southerly line of Certified Survey Map No. 13542 to the East line of the Northwest ¼ of Section 15; thence S00°55'23"E, 537.00 feet along said East line to the South line of the Northwest ¼ of Section 15; thence S87°39'03"W, 2712.09 feet along said South line to the West ¼ Corner of Section 15 and the point of beginning.

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