



JOINT REVIEW BOARD SUPPLEMENTAL DATA

**TAX INCREMENTAL FINANCING DISTRICT #9
EAST WISCONSIN AVENUE
CITY OF APPLETON, WISCONSIN**

PREPARED BY:
CITY OF APPLETON
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
SEPTEMBER 2013

JOINT REVIEW BOARD SUPPLEMENTAL DATA

The Tax Increment Finance section in the Wisconsin Statutes defines the specific composition and responsibilities of the Joint Review Board (JRB) for the consideration of a Tax Increment Financing District (TIF District). Wisconsin Statutes Section 66.1105(4)(i) also defines the information the municipality proposing the TIF District must provide the JRB to assist in its review of the TIF District creation. The following is a summary of the composition and responsibilities of the JRB, including the decision criteria defined by TIF Law, and the supplemental data required to be provided by the City of Appleton for the JRB consideration of the proposed TIF District #9

JOINT REVIEW COMPOSITION FOR TIF DISTRICT #9

- One representative chosen by the City of Appleton
- One representative chosen by Outagamie County
- One representative chosen by Appleton Area School District
- One representative chosen by Fox Valley Technical College
- One public member

The public member and the board's chairman were selected by a majority of the other board members before the City of Appleton's Plan Commission public hearing.

RESPONSIBILITIES OF JOINT REVIEW BOARD

- Review the public record, planning documents, and the resolution passed by the local legislative body or plan commission. As part of its deliberations the board may hold additional hearings on the proposal.
- Approve or reject the creation of the district by a majority vote within 30 days of receiving the creation resolution adopted by the Common Council authorizing the proposed TIF District. No district may be created and no project plan amended unless approved by a majority vote of the Joint Review Board.
- Issue a written explanation describing why any proposal it rejects fails to meet one or more of the criteria outlined below.

DECISION BY JOINT REVIEW BOARD

The Joint Review Board shall base its decision to approve or deny the proposed TIF District on the following criteria:

- Whether the development expected in the tax incremental district would occur without the use of tax incremental financing – thus meeting the “but for” requirement.
- Whether the economic benefits of the tax incremental district, as measured by increased employment, business, and personal income and property value, are sufficient to compensate for the costs of the improvements.
- Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

A copy of a resolution authorizing the creation of a TIF District by the Joint Review Board that meets the statutory decision criteria above is included in Appendix A.

TIF DISTRICT SUPPLEMENTAL DATA FOR THE JOINT REVIEW BOARD

[Defined in 66.1105(4)(i)]

1. **The specific items that constitute the project costs; the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.**

The Project Plan for TIF District #9 provides the detailed information on the proposed project costs, total dollar amount, and the total amount of tax increment. Beginning with *Section 2 Statement of Kind, Number and Location of Proposed Public Works and Improvement Projects with the District or the ½ Mile Buffer Zone* on page 7 is the detailed explanation of the types of proposed projects. *Section 4 List of Project Costs* provides the details of the proposed project costs on page 11. *Section 6 Economic Feasibility Study* beginning on Page 13 itemizes the total amount of tax increments projected based on proposed projects over the life of the district. The City of Appleton reserves the right to such additions or deletions to the project list to the full extent allowed by law. The City reserves the right to implement only those projects that remain economically viable as the project period proceeds. Costs identified in the Project Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed.

2. **The amount of the value increment when the project costs in subd. 1 (above) are paid in full and the tax incremental district is terminated.**

The project total value increment and the projected date of the TIF District #9 to be terminated is included in *Section 6 Economic Feasibility Study* beginning on page 13 of the Project Plan.

3. **The reasons why the project costs in subd. 1 (above) may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.**

- Development would not happen on these blighted properties without the creation and assistance of TIF #9 because of unique problems and expenses associated with redevelopment pose higher development costs as compared to ‘greenfield’ development, which is a deterrent to investment in older commercial corridors. When projects don’t make economic sense

businesses and developers look elsewhere for opportunities. For several areas within the District, the presence of historical contamination and the age of the existing structures present challenges to redevelopment that can be assisted with the creation of this District.

- To support and secure its innovation and growth plans, Appvion is contemplating building a product design and innovation center. The innovation center is expected to assist Appvion with the retention of 78 highly skilled scientists/engineering/technical employees and will likely result in future job growth. The close proximity to Appvion's headquarters and existing production area creates an opportunity to increase business efficiencies, encourage better communication and collaboration among its research groups, increase safety, and help retain and attract world-class research and development staff. Appleton is home to Appvion's primary production campus and support facilities. Supporting job retention for this major employer is critically important. Appvion is one of the City of Appleton's top taxpayers and water users. Rehabilitation/conservation of the existing facilities is anticipated with the creation of this District.
- TIF #9 allows the City to encourage redevelopment of blighted areas on the East Wisconsin Avenue commercial corridor as opposed to development on the outer fringes where costs are lower.
- Property owners benefiting from the project(s) pay the costs through increased property taxes, which benefit all of the taxing jurisdictions when the TIF District is closed.
- Property owners in other taxing jurisdictions will in all likelihood pay no more than they would had if the district not been created because the value increments experienced would not have occurred without the TIF, so all things being equal, their share of the levies would be the same.
- Ultimately the entire community benefits from the redevelopment of blighted areas by creating safer, more aesthetically pleasing commercial corridors and neighborhoods, retaining jobs and supporting the creation of new jobs in our community.

4. **The share of the projected tax increment in subd. 1 estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.**

The share of the projected tax increment from each overlying taxing district based on the proposed projects are included on page 17 *Section 6 Economic Feasibility Study*, of the Project Plan.

5. **The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments in subd. 4.**

- Increased property values would probably not occur without the creation of TIF #9. When the TIF is terminated, the increased property values will become part of the tax base for all jurisdictions.
- The District will foster economic growth and stability. It will provide opportunities for

existing businesses to grow and expand without the need to leave the community.

- The new development(s) will result in the creation of new jobs and retention of others. The additional employment opportunities will help the local economy through the purchase of goods and services, the purchase or lease of residential property, and ultimately the payment of taxes.
- The new development(s) will serve as a catalyst to other development(s) along the commercial corridor.
- The redevelopment will remove blight and provide a better climate to do business.
- By maintaining an attractive environment for private investment, the City will help insure a healthy tax base and economy.

6. A copy of the plan commission and board/council TID resolutions.

Copies of the resolutions adopted by the Plan Commission (signed) and Common Council are included as Appendix B. The signed copy of the Common Council resolution will be provided in hard copy to the Joint Review Board at the September 19, 2013 meeting.

7. Copies of planning documents and public record.

Copies of the following planning documents and public records are also being provided by the City of Appleton as separate attachments:

- Minutes from the August 26, 2013 City Plan Commission public hearing and meeting adopting the boundaries and Project Plan of TIF District #9. A copy of the video record of the meeting is also available online for public viewing at www.appleton.org.
- Minutes from the September 18, 2013 Common Council meeting adopting the creation resolution for TIF District #9. (Will be provided as soon as available from Clerk's Office – a video record of the Common Council proceedings is immediately available online at www.appleton.org).

APPENDIX A

**RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT # 9
JOINT REVIEW BOARD OF THE CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton, Wisconsin, seeks to create Tax Incremental District # 9; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board shall convene to review the proposal; and

WHEREAS, the Joint Review Board consists of one representative chosen by the school district, one representative chosen by the vocational, technical, and adult education district, and one representative chosen by the county, all of whom have the power to levy taxes on property within Tax Incremental District # 9, and one representative chosen by the City and one public member; and

WHEREAS, the public member and board’s chairperson were selected by a majority vote of the other board members before the public hearing under 66.1105(4)(a) was held; and

WHEREAS, all Board members were appointed and the first Board meeting held within 14 days after the notice was published under 66.1105(4)(a); and

WHEREAS, the Board has reviewed the public record, planning documents, and the resolutions passed by the local legislative body or Plan Commission under 66.1105 subsections (4)(f), (4)(g), and (4)(gm);

NOW, THEREFORE BE IT RESOLVED by the Joint Review Board for Tax Incremental District #9 of the City of Appleton, Wisconsin, that:

1. The development expected in the tax incremental district would not occur without tax increment financing.
2. The economic benefits of the tax incremental district, as measured by increased employment, business, and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the Joint Review Board approves the creation of this tax incremental district.

Passed and adopted this _____ day of _____, 2013.

TIF District #9 Joint Review Board

Approve ___/Deny ___	_____	Lisa A. Remiker, City of Appleton
Approve ___/Deny ___	_____	Brian Massey , Outagamie County
Approve ___/Deny ___	_____	Don Hietpas, Appleton Area School District
Approve ___/Deny ___	_____	Faith Schiedermayer, Fox Valley Technical College
Approve ___/Deny ___	_____	Wayne Defferding, Public Member

APPENDIX B

PLAN COMMISSION RESOLUTION

A RESOLUTION DESIGNATING THE PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT #9 CITY OF APPLETON, WISCONSIN

WHEREAS, Section 66.1105 of the Wisconsin Statutes (the Tax Increment Law) provides the authority and establishes procedures for creating tax incremental districts and approving the project plans; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on August 26, 2013 held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries thereof, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of the public hearing was sent to the chief executive officers of Outagamie County and the Fox Valley Technical College District (the other entities having the power to levy taxes on property located within the proposed District) and the Board of Education of the Appleton Area School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, the Plan Commission, after due consideration following the said public hearing, determined the creation of a tax incremental district within the area described by the boundary description attached to this resolution as Exhibit A hereof will provide the City of Appleton with a viable method of financing the cost of needed public works and improvement projects within said area, thereby creating incentives and opportunities for appropriate private development, including new development and rehabilitation of existing development, which will contribute to the overall development of the City of Appleton; and

WHEREAS, it finds that not less than 50 percent by area of real property within such district is blighted within the meaning of Wisconsin Statute Section 66.1105 and 66.1333; and

WHEREAS, it finds the improvement of the area in Tax Incremental District #9 is likely to enhance significantly the value of substantially all the other real property in the district; and

WHEREAS, the City of Appleton Plan Commission has prepared a Project Plan for Tax Incremental District # 9, attached as Exhibit B, which includes:

1. Intent and purpose of Tax Increment Financing District #9;
2. A statement of the kind, number, and location of all proposed public works and improvements projects within the district and the ½ mile buffer zone;
3. Qualification of the proposed TIF District based on City valuation;
4. A list of estimated project costs;
5. A statement on non-project costs;
6. An economic feasibility study;
7. A description of the methods of financing and the time when such costs or monetary obligations are to be incurred;

8. Proposed changes of zoning ordinances, master plan, map, building codes, maps, and City ordinances;
9. A statement indicating how the creation of the district promotes orderly development of the City;
10. Estimate of property to be devoted to retail use;
11. A statement of a proposed method for the relocation of any persons or businesses to be displaced;
12. A map showing the district boundaries and a map of the ½ mile buffer zone;
13. A map showing existing uses and conditions of real property in such district;
14. A map showing proposed improvements and public works projects by development areas;
15. A listing of the parcels and legal description of the district; and
16. An opinion of the City Attorney on the compliance of the project plan with Wisconsin Statutes, Section 66.1105(4); and

WHEREAS the project costs directly serve to eliminate blighted conditions in the area, consistent with the purpose for which the tax incremental district is created; and

WHEREAS the equalized value of taxable property in the district, plus the value increment of all other existing districts does not exceed 12% of the total value of equalized taxable property within the City; and

WHEREAS the percentage of territory within the Tax Incremental District #9 that is estimated will be devoted to retail business at the end of the maximum expenditure period is less than 10%; and

WHEREAS the boundaries for Tax Incremental District #9 does not include any annexed territory not within the boundaries of the City of Appleton on January 1, 2004; and

WHEREAS less than 25% of the area of Tax Incremental District #9 has been vacant for a period of 7 years or more; and

WHEREAS the Project Plan is economically feasible and is in conformity with the City of Appleton Comprehensive Plan 2010-2030; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may create any tax incremental district, the Plan Commission must designate the boundaries of such district and submit its recommendation concerning the creation of such district to the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Appleton as follows:

1. That the Plan Commission hereby designates the boundaries specified in the boundary description attached to this resolution as Exhibit A hereof and entitled "Boundary Description of Tax Incremental District #9, City of Appleton", as the boundaries of said Tax Incremental District #9, and recommends that the said district be created by the Common Council of the City of Appleton within the area enclosed by the said boundaries.
2. That the Plan Commission hereby adopts such Project Plan for Tax Incremental District #9, attached to this Resolution as Exhibit B, and recommends to the Common Council the approval of such Project Plan as its creation promotes the orderly development of the City.


3. That the Plan Commission hereby recommends that the Common Council adopt the Resolution attached to this Resolution as Exhibit C hereof and entitled "A Resolution Creating, Describing, and Making Certain Findings and Approving a Project Plan for Tax Incremental District #9, City of Appleton, Wisconsin", and thereby formally create the said district as of January 1, 2013 and approve its Project Plan in accordance with the provisions of the Tax Increment Law.

Adopted this 26th day of August, 2013



Timothy M. Hanna, Mayor

Attest:



Charlene M. Peterson, City Clerk

EXHIBIT A
BOUNDARY DESCRIPTION OF TAX INCREMENTAL DISTRICT #9

DESCRIPTION: A TRACT OF LAND BEING PART OF THE SW ¼ OF SECTION 24, THE NW ¼ OF SECTION 25 AND THE NE ¼ OF SECTION 26, ALL IN T.21N., R.17E., OUTAGAMIE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE N.89°20'56"E. 33.00' ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 24 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF MEADE STREET AND BEING THE POINT OF BEGINNING;
THENCE N.00°51'39"W. 604.5' M/L ALONG SAID EXTENSION AND THEN THE EAST LINE OF MEADE STREET TO THE NW CORNER OF LOT 1 OF KUBITZ PLAT;
THENCE EASTERLY 120' M/L ALONG THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;
THENCE SOUTHERLY 60' ALONG THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF;
THENCE EASTERLY 132' M/L ALONG THE SOUTH LINE OF KUBITZ PLAT TO A POINT 285' M/L EAST OF THE WEST LINE OF THE SW ¼ OF SECTION 24;
THENCE SOUTHERLY 115.5' PARALLEL TO THE WEST LINE OF THE SW ¼ OF SAID SECTION 24;
THENCE EASTERLY 195' M/L ALONG A NORTH LINE OF TAX PARCEL NO.31-1-6562-18 TO THE WEST LINE OF RANKIN STREET;
THENCE SOUTHERLY 154' ALONG THE WEST LINE OF RANKIN STREET TO THE SOUTH LINE THEREOF;
THENCE EASTERLY 60.00' ALONG THE SOUTH LINE OF RANKIN STREET TO THE EAST LINE THEREOF;
THENCE NORTHERLY 154' ALONG THE EAST LINE OF RANKIN STREET TO THE NORTH LINE OF LANDS DESCRIBED IN W.D. DOC. No.1813454;
THENCE EASTERLY 119.82' ALONG THE NORTH LINE OF LANDS DESCRIBED IN SAID W.D. DOC. No.1813454 TO THE NE CORNER THEREOF;
THENCE NORTHERLY 231' M/L ALONG THE WEST LINE OF LANDS DESCRIBED IN VOL.51D.590 AND VOL.77D.251 TO THE NORTH LINE OF TAX PARCEL 31-1-6562-28;
THENCE EASTERLY 132' M/L ALONG THE NORTH LINE OF SAID TAX PARCEL 31-1-6562-28 TO THE WEST LINE OF FOX'S PLAT;
THENCE SOUTHERLY 327.5' M/L ALONG THE WEST LINE OF FOX'S PLAT TO THE NW CORNER OF LOT 5 OF SAID FOX'S PLAT;
THENCE EASTERLY 167.43' (RECORDED AS 168') ALONG THE NORTH LINE OF SAID LOT 5 TO THE WEST LINE OF VIOLA STREET;
THENCE SOUTHERLY 260' M/L ALONG THE WEST LINE OF SAID VIOLA STREET TO THE NW CORNER OF VIOLA STREET AND WISCONSIN AVENUE;
THENCE S.13°24'W. 111.34' M/L TO THE SOUTHERLY LINE OF WISCONSIN AVENUE;
THENCE S.75°56'34"E. 115.88' ALONG THE SOUTHERLY LINE OF WISCONSIN AVENUE;
THENCE S.83°33'36"E. 43.57' ALONG THE SOUTHERLY LINE OF WISCONSIN AVENUE TO THE NORTHWESTERLY LINE OF THE CANADIAN NATIONAL RAILROAD;
THENCE NORTHEASTERLY 75.93' M/L ALONG THE NORTHWESTERLY LINE OF SAID CANADIAN NATIONAL RAILROAD TO THE SOUTHERLY LINE OF WISCONSIN AVENUE;
THENCE N.89°20'56"E. 171.26' ALONG THE SOUTHERLY LINE OF SAID WISCONSIN AVENUE TO THE SOUTHEASTERLY LINE OF SAID CANADIAN NATIONAL RAILROAD;
THENCE SOUTHWESTERLY 52' M/L ALONG THE SOUTHEASTERLY LINE OF SAID

CANADIAN NATIONAL RAILROAD TO THE NORTHEASTERLY EXTENSION OF THE WESTERLY LINE OF TAX PARCEL NO.31-1-1190-00;
THENCE SOUTHWESTERLY 178' M/L ALONG SAID EXTENSION AND THEN ALONG THE WESTERLY LINE OF SAID TAX PARCEL NO.31-1-1190-00 TO AN ANGLE POINT IN SAID WESTERLY LINE;
THENCE CONTINUE SOUTHWESTERLY 434.87' M/L ALONG THE WESTERLY LINE OF SAID TAX PARCEL NO.31-1-1190-00 AND THEN THE WESTERLY LINE OF TAX PARCEL NO.31-1-1191-00 TO AN ANGLE POINT IN SAID LINE;
THENCE SOUTHERLY 252.9' PARALLEL TO THE EAST LINE OF RANKIN STREET TO THE NORTH LINE OF COMMERCIAL STREET;
THENCE WESTERLY 367.5' TO THE NORTHEAST CORNER OF COMMERCIAL STREET AND RANKIN STREET;
THENCE WESTERLY 60' TO THE NORTHWEST CORNER OF COMMERCIAL STREET AND RANKIN STREET;
THENCE WESTERLY 499.41' ALONG THE NORTH LINE OF COMMERCIAL STREET TO THE NORTHEAST CORNER OF COMMERCIAL STREET AND MEADE STREET;
THENCE CONTINUE WESTERLY 60.0' ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF COMMERCIAL STREET TO THE WEST LINE OF MEADE STREET;
THENCE SOUTHERLY 590.6' ALONG THE WEST LINE OF MEADE STREET TO THE NORTHWEST CORNER OF MEADE STREET AND HANCOCK STREET;
THENCE WESTERLY 486.37' ALONG THE NORTH LINE OF HANCOCK STREET TO THE NORTHEAST CORNER OF HANCOCK STREET AND LAWE STREET;
THENCE NORTHWESTERLY 60.4' M/L TO THE SOUTHEAST CORNER OF BLOCK 10 OF BATEMANS ADDITION TO THE 1ST WARD, ALL ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF THE CITY OF APPLETON;
THENCE WESTERLY 707' M/L ALONG THE SOUTH LINE OF BLOCK 10 AND THEN BLOCK 9 OF SAID BATEMANS ADDITION TO THE 1ST WARD, ALL ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF THE CITY OF APPLETON TO THE SOUTHEASTERLY LINE OF THE CANADIAN NATIONAL RAILROAD;
THENCE CONTINUE WESTERLY 121' M/L TO A POINT ON THE NORTH LINE OF HANCOCK STREET WHERE IT INTERSECTS THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8 OF BLOCK 11 OF HERMAN ERBS ADDITION TO THE 1ST WARD, ALL ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF THE CITY OF APPLETON;
THENCE NORTHERLY 241' M/L ALONG SAID EXTENSION AND THEN THE WEST LINE OF LOT 8 AND THEN LOT 3 OF SAID BLOCK 11 TO THE SOUTH LINE OF WINNEBAGO STREET;
THENCE NORTHWESTERLY 63.3' M/L TO A POINT ON THE NORTH LINE OF WINNEBAGO STREET, SAID POINT BEING ON THE EAST LINE OF THE WEST 100' OF LOT 7 OF BLOCK 10 OF HERMAN ERBS ADDITION TO THE 1ST WARD, ALL ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF THE CITY OF APPLETON;
THENCE NORTHERLY 60.25' ALONG EAST LINE OF THE WEST 100' OF SAID LOT 7 TO THE NORTH LINE THEREOF;
THENCE EASTERLY 10.00' M/L ALONG THE NORTH LINE OF SAID LOT 7;
THENCE NORTHERLY 180.75' M/L ALONG THE WEST LINE OF THE EAST 10' OF LOT'S 6, 5 AND 4 OF SAID BLOCK 10 TO THE SOUTH LINE OF COMMERCIAL STREET;
THENCE EASTERLY 533.4' ALONG THE SOUTH LINE OF COMMERCIAL STREET TO THE SOUTHWEST CORNER OF COMMERCIAL STREET AND UNION STREET;
THENCE SOUTHERLY 51' M/L ALONG THE WEST LINE OF UNION STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 60' OF LOT 6 OF BLOCK 15 OF HERMAN ERBS ADDITION TO THE 1ST WARD, ALL ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF THE CITY OF APPLETON;

THENCE EASTERLY 182' ALONG SAID EXTENSION AND THEN THE SOUTH LINE OF THE NORTH 60' OF LOT 6 OF SAID BLOCK 15 TO THE EAST LINE THEREOF;
THENCE NORTHERLY 184' M/L ALONG THE EAST LINE OF LOTS 6 AND 1 TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 15;
THENCE EASTERLY 181.6' M/L ALONG THE NORTH LINE OF SAID 4 AND ITS EASTERLY EXTENSION TO THE EAST LINE OF LAWE STREET;
THENCE NORTHERLY 325' M/L ALONG THE EAST LINE OF LAWE STREET TO A POINT OF CURVATURE;
THENCE CONTINUE ALONG LAWE STREET R/W IN A NORTHEASTERLY DIRECTION 227.15' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 171.00' TO A POINT ON THE SOUTH LINE OF SUMMER STREET;
THENCE EASTERLY 28.90' M/L ALONG THE SOUTH LINE OF SUMMER STREET;
THENCE NORTHEASTERLY 59.11' ALONG THE SOUTH LINE OF SUMMER STREET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 233.00';
THENCE EASTERLY 171.35' M/L ALONG THE SOUTH LINE OF SUMMER STREET AND ITS EASTERLY EXTENSION TO THE EAST LINE OF MEADE STREET;
THENCE NORTHERLY 58.19' M/L ALONG THE EAST LINE OF MEADE STREET TO AN ANGLE POINT IN SAID EAST LINE;
THENCE CONTINUE NORTHERLY 27.99' M/L ALONG THE EAST LINE OF MEADE STREET TO AN ANGLE POINT IN SAID EAST LINE;
THENCE CONTINUE NORTHERLY 194.8' M/L ALONG THE EAST LINE OF MEADE STREET (Per PARTIAL STREET VACATION RECORDED IN VOL.735 ON PAGE 555 AS DOCUMENT NO.596290 OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS OFFICE) AND ITS NORTHERLY EXTENSION THEREOF TO A POINT 33.00' SOUTH OF THE NORTH LINE OF THE NW ¼ OF SAID SECTION 25;
THENCE NORTHEASTERLY 33.2' M/L TO A POINT ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 25, SAID POINT BEING 33.00' EAST OF THE NW CORNER OF SAID SECTION 25 AND ALSO BEING THE POINT OF BEGINNING.

EXHIBIT B

Note – JRB was provided a complete copy of the Project Plan for the August 22, 2013 meeting. Only this cover page is included in this Exhibit for reference rather than duplicating documents.

Final Draft - revised 8/19/2013



**PROJECT PLAN
FOR THE CREATION OF
TAX INCREMENTAL FINANCING DISTRICT #9
EAST WISCONSIN AVENUE
CITY OF APPLETON, WISCONSIN**

DATE ADOPTED BY COMMON COUNCIL: _____
DATE ADOPTED BY JOINT REVIEW BOARD: _____
EXPENDITURE DEADLINE: _____
TID EXPIRATION DATE: _____

COMMON COUNCIL RESOLUTION

A RESOLUTION CREATING, DESCRIBED, AND MAKING CERTAIN FINDINGS AND APPROVING PROJECT PLAN FOR TAX INCREMENTAL DISTRICT #9 CITY OF APPLETON, WISCONSIN

WHEREAS, the overall development of the City of Appleton is recognized as a major need of the City; and

WHEREAS, the City of Appleton desires to create a tax incremental district, in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes (the "Tax Increment Law"), in order to provide a viable method of financing the costs of needed public works and improvement projects within said district and thereby create incentives and opportunities for appropriate private development, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission on August 26, 2013 held a public hearing concerning the proposed creation of a tax incremental district and proposed project plan thereof in the City of Appleton, wherein interested parties were afforded a reasonable opportunity to express their views; and

WHEREAS, prior to its publication, a copy of the notice of the public hearing was sent to the chief executive officers of Outagamie County and the Fox Valley Technical College District (the other entities having the power to levy taxes on property located within the proposed District) and the Board of Education of the Appleton Area School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the proposed tax incremental district and recommended to the Common Council that it create such tax incremental district within the area enclosed by said boundaries, as specified in the boundary description attached to this Resolution as Exhibit A and entitled "Boundary Description of Tax Incremental District #9, City of Appleton"; and

WHEREAS, the City of Appleton Plan Commission has prepared and adopted a Project Plan for Tax Incremental District #9, which includes:

1. Intent and purpose of Tax Increment Financing District #9;
2. A statement of the kind, number, and location of all proposed public works and improvements projects within the district and the ½ mile buffer zone;
3. Qualification of the proposed TIF District based on City valuation;
4. A list of estimated project costs;
5. A statement on non-project costs;
6. An economic feasibility study;

7. A description of the methods of financing and the time when such costs or monetary obligations are to be incurred;
8. Proposed changes of zoning ordinances, master plan, map, building codes, maps, and City ordinances;
9. A statement indicating how the creation of the district promotes orderly development of the City;
10. Estimate of property to be devoted to retail use;
11. A statement of a proposed method for the relocation of any persons or businesses to be displaced;
12. A map showing the district boundaries and a map of the ½ mile buffer zone;
13. A map showing existing uses and conditions of real property in such district;
14. A map showing proposed improvements and public works projects by development areas;
15. A listing of the parcels and legal description of the district; and
16. An opinion of the City Attorney on the compliance of the project plan with Wisconsin Statutes, Section 66.1105(4); and

WHEREAS, the Plan Commission has submitted such Project Plan to the Common Council and recommended approval thereof; and

WHEREAS, the Common Council hereby approves such Project Plan and finds the Plan feasible and in conformity with the master plan:

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Appleton as follows:

1. Pursuant to the Tax Increment Law, there is hereby created in the City of Appleton, a tax incremental district to be known as “Tax Incremental District #9, City of Appleton” the boundaries of which shall be those recommended to the Common Council by the Plan Commission, as specified in the attached Exhibit A.
2. The Common Council hereby finds and declares that:
 - a. Not less than 50 percent by area of real property within such district is blighted within the meaning of Wisconsin Statute Section 66.1105 and 66.1333; and therefore the district is created as a “Blighted District”.
 - b. The improvement of such area is likely to enhance significantly the value of substantially all the other real property in the said tax incremental district; and
 - c. The project costs directly serve to redevelop the area consistent with the purpose for which the district is created; and

- d. The equalized value of taxable property of the district plus the value increment of all existing districts within the city does not exceed 12 percent of the total equalized value of the taxable property within the City of Appleton; and
- e. Finds, pursuant to Section 66.1105(5)(b) that approximately less than 10 percent of the real property within the district will be devoted to retail business at the end of the district's maximum expenditure period;
- f. The boundaries for Tax Incremental District #9 does not include any annexed territory not within the boundaries of the City of Appleton on January 1, 2004; and
- g. Less than 25% of the area of Tax Incremental District #9 has been vacant for a period of 7 years or more; and
- h. The Project Plan is economically feasible and is in conformity with the City of Appleton Comprehensive Plan 2010-2030; and

The District is hereby created as of January 1, 2013. The City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2013, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

The City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property that are within Tax Incremental District #9, specifying thereon the name of the said tax incremental district, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Adopted ____ day of _____, 2013.

Timothy M. Hanna, Mayor

Attest:

Charlene M. Peterson, City Clerk



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Monday, August 26, 2013

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

The meeting was called to order at 4:03 p.m.

2. Roll call of membership

Present: 7 - Alderperson Curt Konetzke, Josh Dukelow, Lisa Carpiaux, Mark Priddis,
Mayor Timothy Hanna, Ross Buetow and Steve Uslabar

Others : 5 - Karen Harkness, Don Harp, Brad Schmidt, Jeff Towne and Jeffrey
Jirschele

Also Present:

*Larry Reddin, Accurate Converters Inc.
Gordon Cowell, 3220 W. College Avenue, Appleton
Andrew Wilson, 1924 W. College Avenue, Appleton
Wayne Defferding, 43 S. Meadows Drive, Appleton
Jeff Boettcher, 2310 W. College Avenue, Appleton
Nancee Boettcher, 407 Still Water Court, Dousman
Roger Hager, 2639 S. Oneida Street, Appleton
Jared Ballin, 1111 Green Grove Road, Appleton
Mike Faucett, W4318 Mackville Road, Appleton
Christine Faucett, W4318 Mackville Road, Appleton
Susan Kirkham, 225 E. Coolidge Avenue, Appleton
Beth Vanderlois, 231 E. Coolidge Avenue, Appleton
Tom Vanderlois, 231 E. Coolidge Avenue, Appleton
Don Hietpas, 611 Timberline Drive, Appleton*

3. Approval of minutes from previous meeting

Alderperson Konetzke moved, seconded by Priddis, that the minutes be
approved. Voice Vote. Motion Carried.

[13-1218](#)

Minutes from 8/12/13

Attachments: [CPC Minutes 8-12-13.pdf](#)

4. Public Hearings/Appealances

[13-1203](#)

Special Use #11-13 - Roger Hager, 2639 S. Oneida Street to establish a new and used boat and travel trailer sales and display lot contingent upon departmental conditions of approval. (Associated with Action Item 13-1205)

Attachments: [Special Use #11-13 attachment.pdf](#)

This item was presented and discussed.

[13-1207](#)

Rezoning #10-13 - Michael and Christine Faucett, 230 E. Coolidge Avenue to rezone a portion of the eastern side from R-1B Single-Family Residential District to C-2 General Commercial District for expansion of an existing business located on the adjacent lot to the east. (Associated with Action Item 13-1208)

Attachments: [Rezoning #10-13 attachment.pdf](#)

This item was presented and discussed.

[13-1210](#)

Tax Incremental Financing District #9 - E. Wisconsin Avenue area. (Associated with Action Item 13-1211)

Attachments: [Public Hearing Notice TIF 9 Attachment.doc](#)

This item was presented and discussed.

[13-1212](#)

Tax Incremental Financing District #10 - W. College Avenue area. (Associated with Action Item 13-1214)

Attachments: [Public Hearing Notice TIF 10 Attachment.doc](#)

This item was presented and discussed.

5. Action Items

[13-1205](#)

Special Use #11-13 - Roger Hager, 2639 S. Oneida Street to establish a new and used boat and travel trailer sales and display lot contingent upon departmental conditions of approval.

Attachments: [Special Use #11-13 attachment.pdf](#)

Proceeds to Council on 9/4/13

Uslabar moved, seconded by Priddis, that the Report Action Item be recommended for approval. Voice Vote. Motion Carried.

[13-1211](#)

Resolution designating the proposed boundaries and approving a project plan for Tax Incremental Financing District #9 - E. Wisconsin Avenue area.

Attachments: [Resolution-City Plan Commission TIF #9 Attachment.doc](#)
[TIF District 9 Project Plan 2013 rev 8-19-13 Attachment.pdf](#)
[Resolution-Common Council TIF #9 Attachment.doc](#)

Aldersperson Konetzke moved, seconded by Carpiaux, that the Report Action Item be recommended for approval. Voice Vote. Motion Carried.

[13-1214](#)

Resolution designating the proposed boundaries and approving a project plan for Tax Incremental Financing District #10 - W. College Avenue area.

Attachments: [Resolution-City Plan Commission TIF #10 Attachment.doc](#)
[TIF District 10 Project Plan 2013 rev 8-19-13 Attachment.pdf](#)
[Resolution-Common Council TIF #10 Attachment.doc](#)

Aldersperson Konetzke moved, seconded by Priddis, that the Report Action Item be recommended for approval. Voice Vote. Motion Carried.

6. Information Items

[13-1208](#)

Rezoning #10-13 - Michael and Christine Faucett, 230 E. Coolidge Avenue to rezone a portion of the eastern side from R-1B Single-Family Residential District to C-2 General Commercial District for expansion of an existing business located on the adjacent lot to the east.

Attachments: [Rezoning #10-13 attachment.pdf](#)

Proceeds to Council on 9/18/13

Dukelow moved, seconded by Priddis, that the Report Action Item be recommended for approval. Voice Vote. Motion Carried.

7. Adjournment

Dukelow moved, seconded by Aldersperson Konetzke, that the meeting be adjourned at 4:55 p.m. Voice Vote. Motion Carried.