

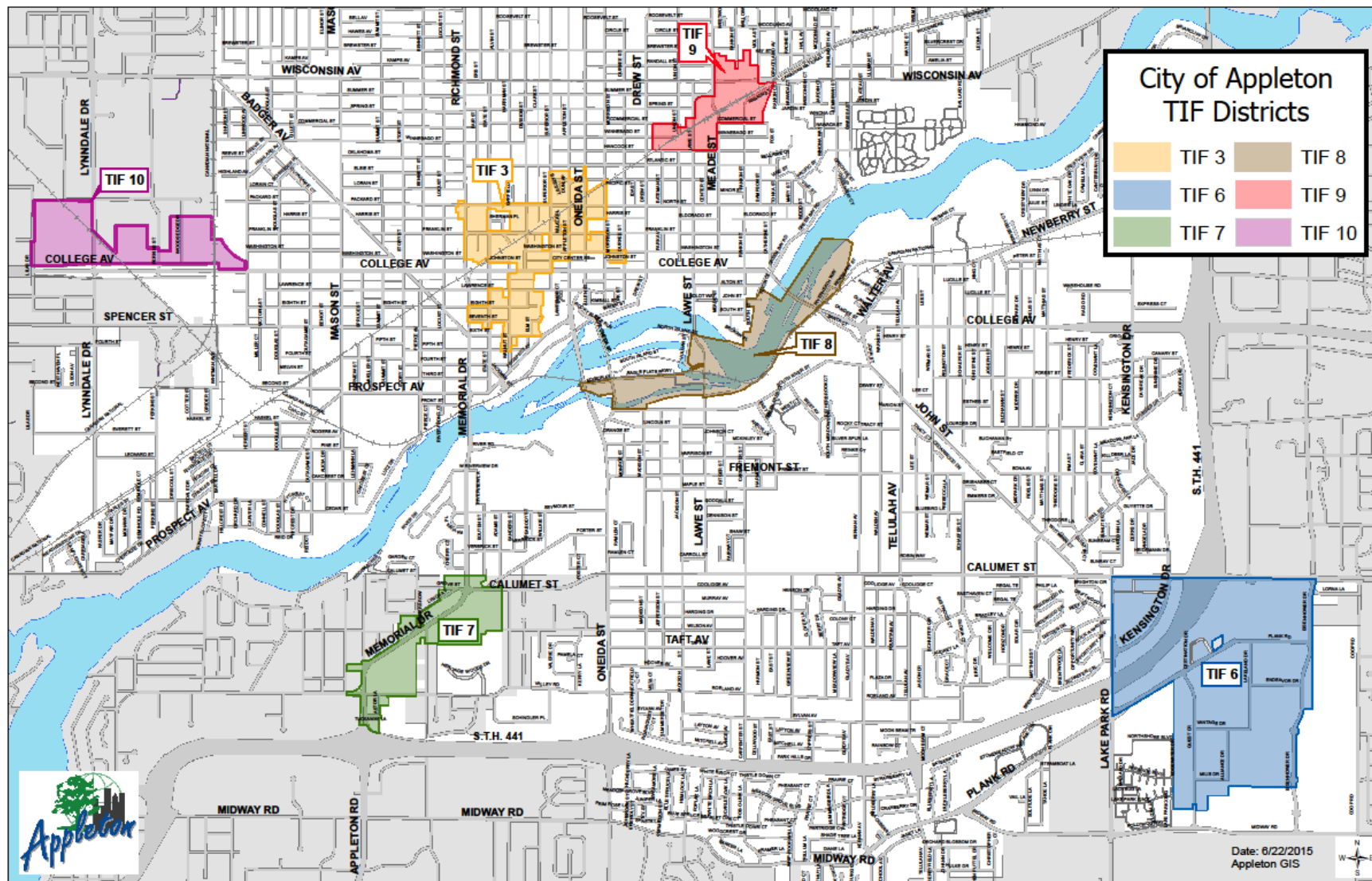
# Overview of Appleton's TIF Districts







# Appleton's active TIF Districts





# TIF District 2014-2015 Change

## 2015 Locally Assessed values

6/9/15

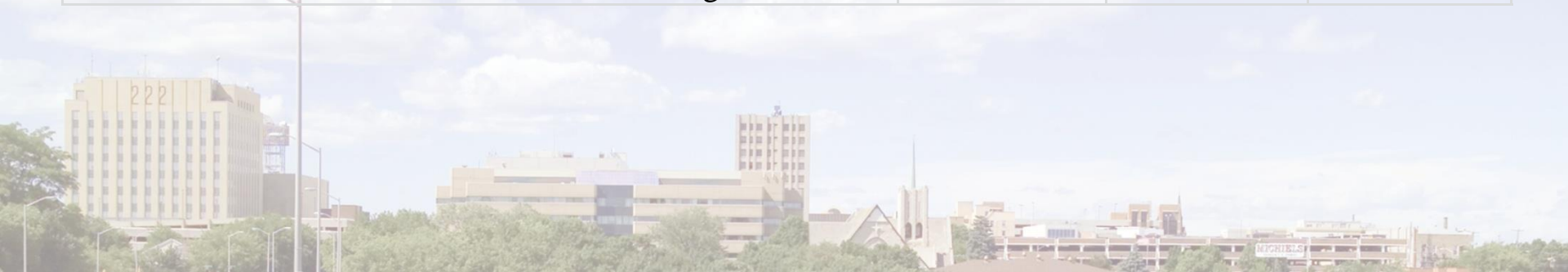
TID #	3	6	7	8	9	10
2015	\$58,085,600	\$101,520,300	\$38,031,500	\$16,448,700	\$2,398,400	\$25,554,000
2014	\$58,039,800	\$102,207,000	\$37,628,600	\$13,336,700	\$2,410,400	\$25,354,600
\$ change	\$45,800	-\$686,700	\$402,900	\$3,112,000	-\$12,000	\$199,400
% change	0.1%	-0.7%	1.1%	23.3%	-0.5%	0.8%

Both real estate and personal property values are included above.

State assessed manufacturing values are not included. They will be published in November.

TID 9 contains 89% manufacturing value. Preliminary manufacturing values show +.5% change in TID 9 overall.

All other TIDs contain 12% or less of manufacturing value.





- Major changes were the Richmond Terrace units (+\$495,000) because of new build-out, and
- \$215,600 reduction in value of the former Gill Tech Building.

- Additional build-out of 400 North/ Richmond Terrace.
- Conversion of 318 W. College to office (former Park Central)
- Conversion of 342 W. College to restaurant (former Luna Bldg)





# TIF District #6



## TIF # 6

- The only significant change was a reduction of \$560,700 to the Best Buy and Office Max property.

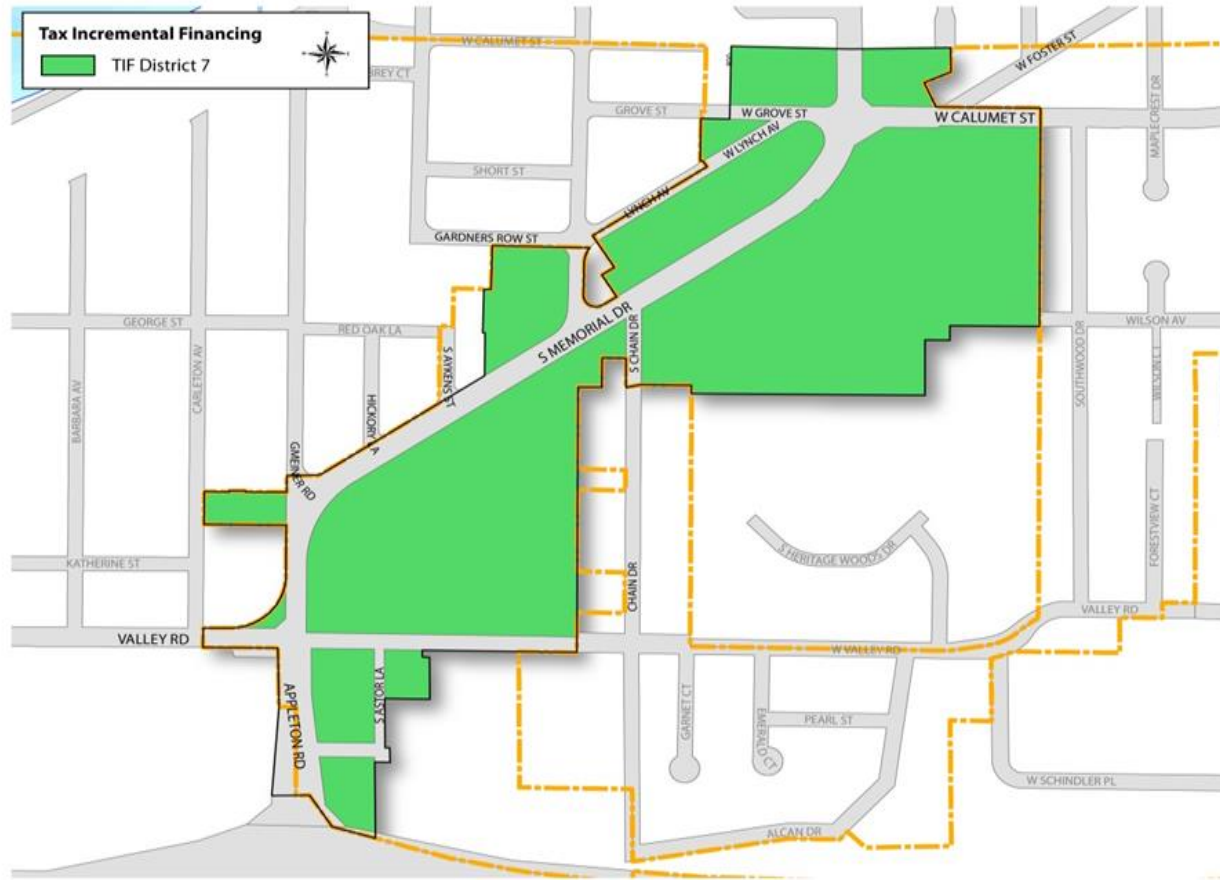
## 2016 Forecast:

- New Crunch Fitness on Kensington Drive.
- Only two years left (2016, 2017) of construction seasons to make investments

TID #	Type of TID	Base Year	Maximum Life
TID 6	Industrial after 1995	2000	February 14, 2023

TID #	6
2015	\$101,520,300
2014	\$102,207,000
\$ change	-\$686,700
% change	-0.7%

# TIF District #7



**TIF # 7**

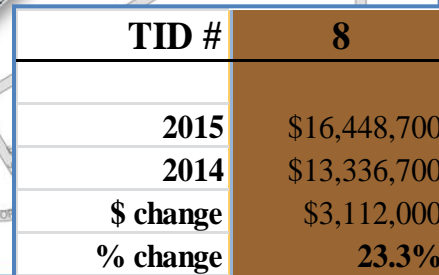
- Overall a \$400,000 increase in personal property value (primarily Secura).
- No significant changes to real estate values

## 2016 Forecast:

- Secura build-out of former Kohl's Dept. Store.

<b>TID #</b>	<b>7</b>
<b>2015</b>	\$38,031,500
<b>2014</b>	\$37,628,600
<b>\$ change</b>	\$402,900
<b>% change</b>	<b>1.1%</b>

TID #	Type of TID	Base Year	Maximum Life
TID 7	Rehabilitation/Conservation	2007	September 5, 2034



TID #	Type of TID	Base Year	Maximum Life
TID 8	Blight	2009	May 20, 2036

- Residential improvements increased by \$715,300 due to the completion of two RiverHeath condos and by \$2,410,000 because of more work completed on the Evergreen apartment building now with commercial units (Factotum USA, Regency Wealth Management) on the first floor.

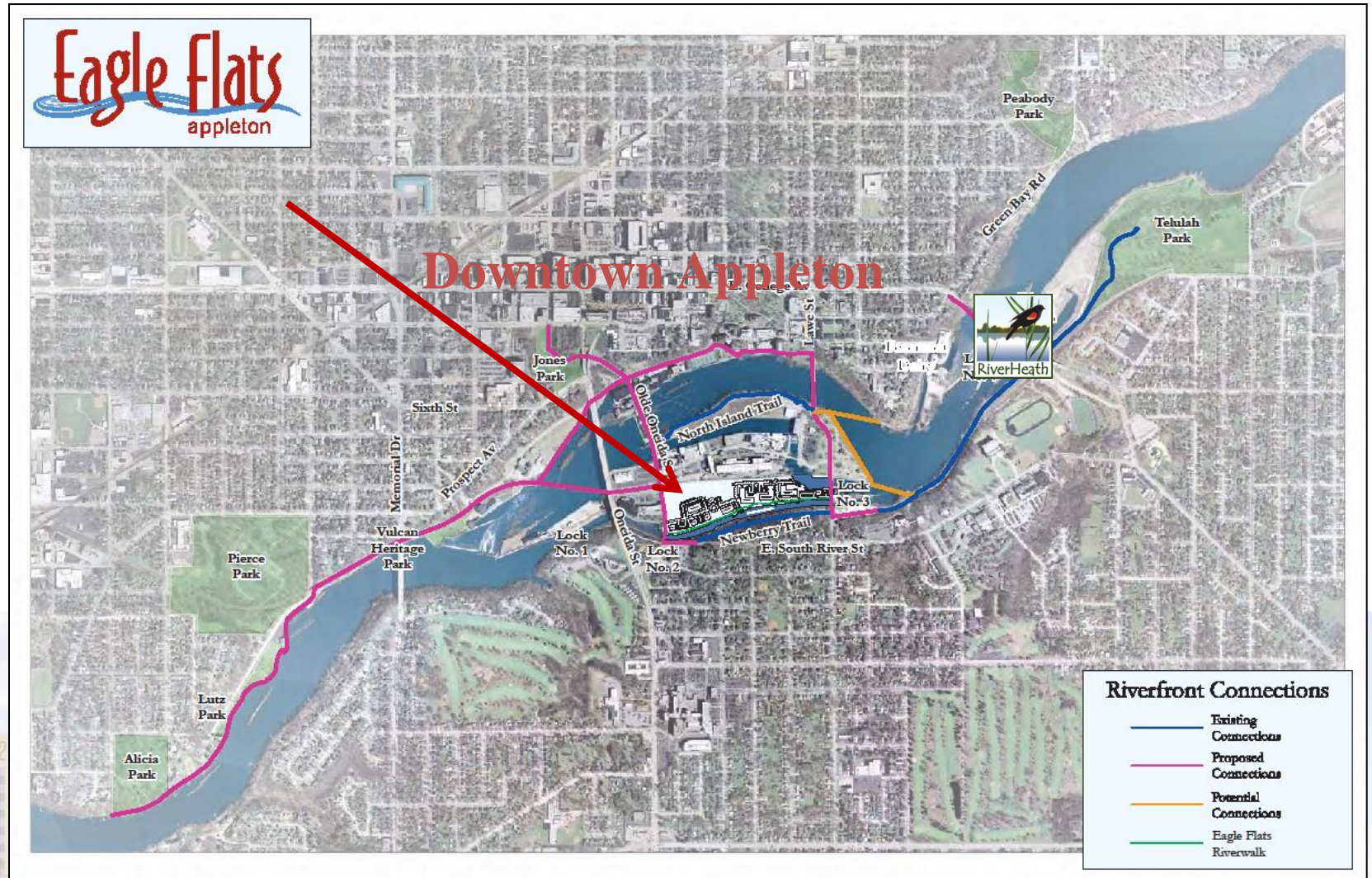
## 2016 Forecast:

- New build-out of The Draw at Eagle Flats (former Riverside Papers office building, Lawe St).



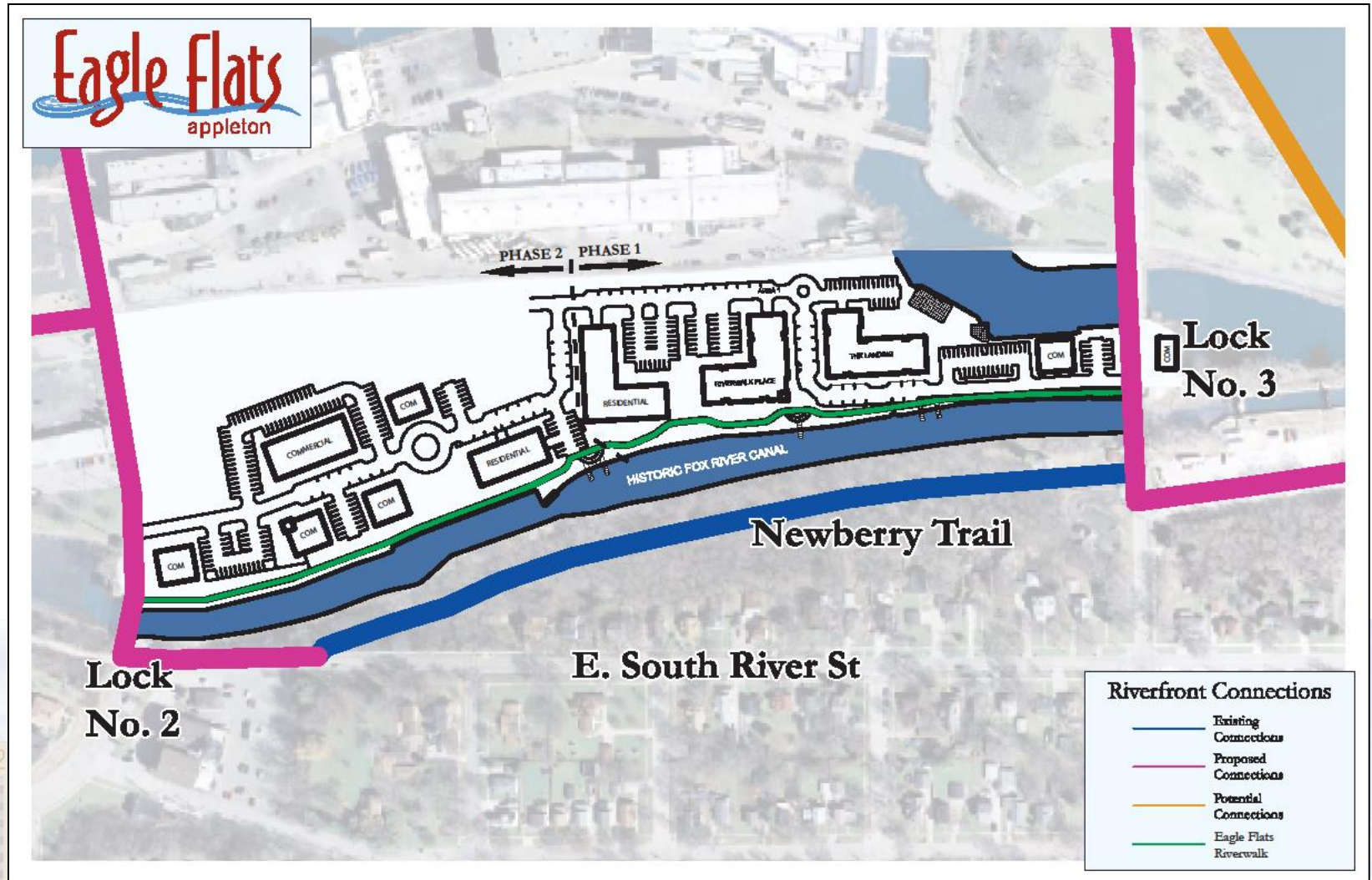


# Eagle Flats





# Eagle Flats



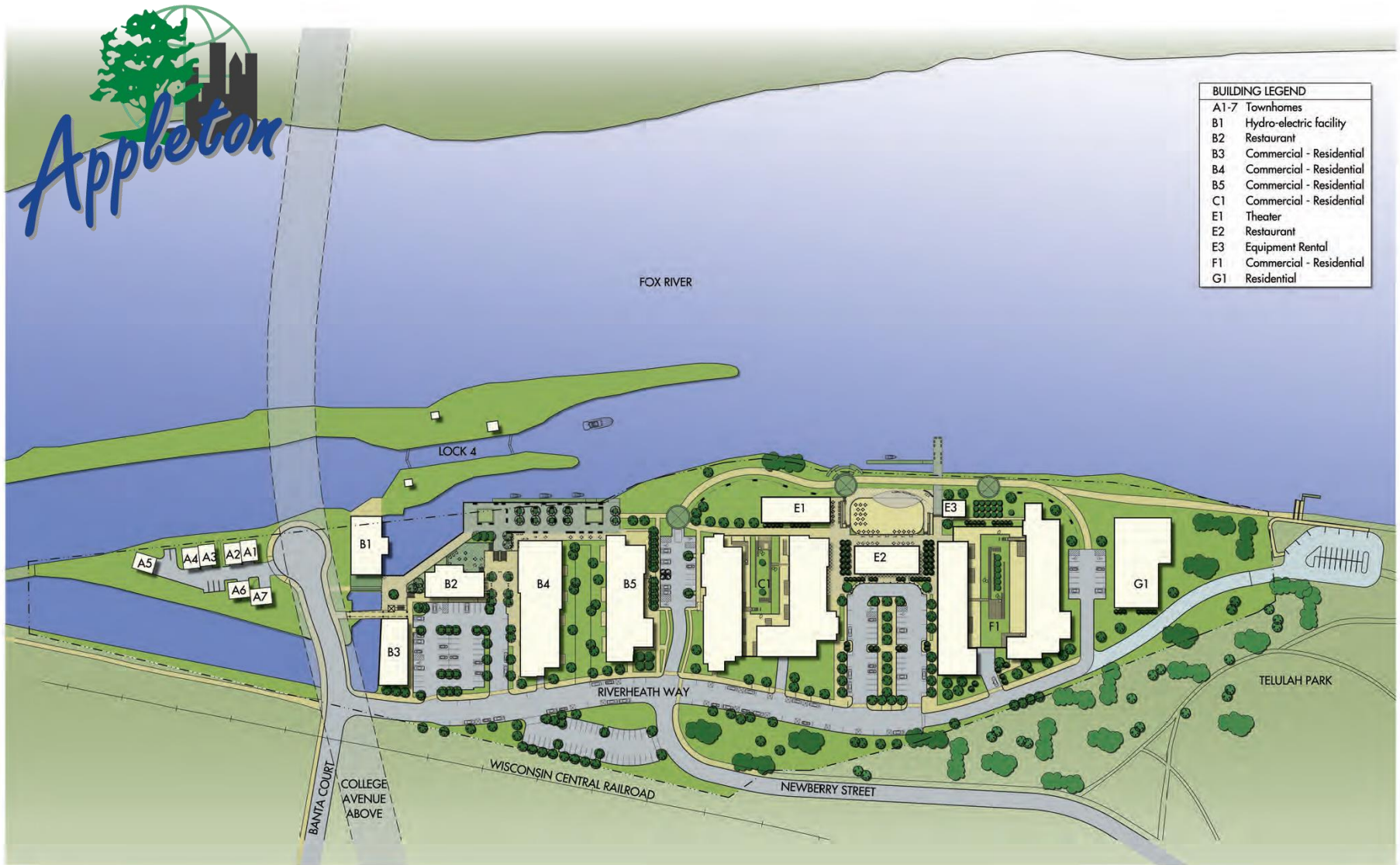




# RiverHeath







BUILDING LEGEND	
A1-7	Townhomes
B1	Hydro-electric facility
B2	Restaurant
B3	Commercial - Residential
B4	Commercial - Residential
B5	Commercial - Residential
C1	Commercial - Residential
E1	Theater
E2	Restaurant
E3	Equipment Rental
F1	Commercial - Residential
G1	Residential

## RIVERHEATH

MASTER PLAN  
1" = 60'-0"  
May 10, 2011

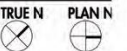
Engberg Anderson Project No. 071711



TANESAY  
DEVELOPMENT

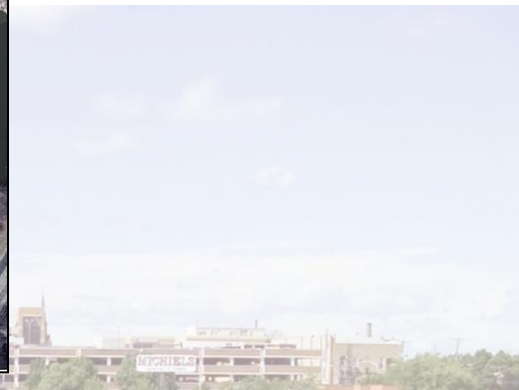
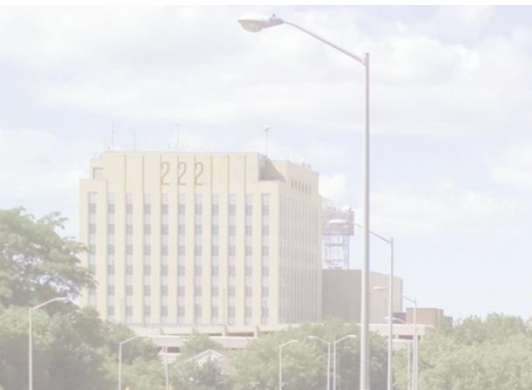
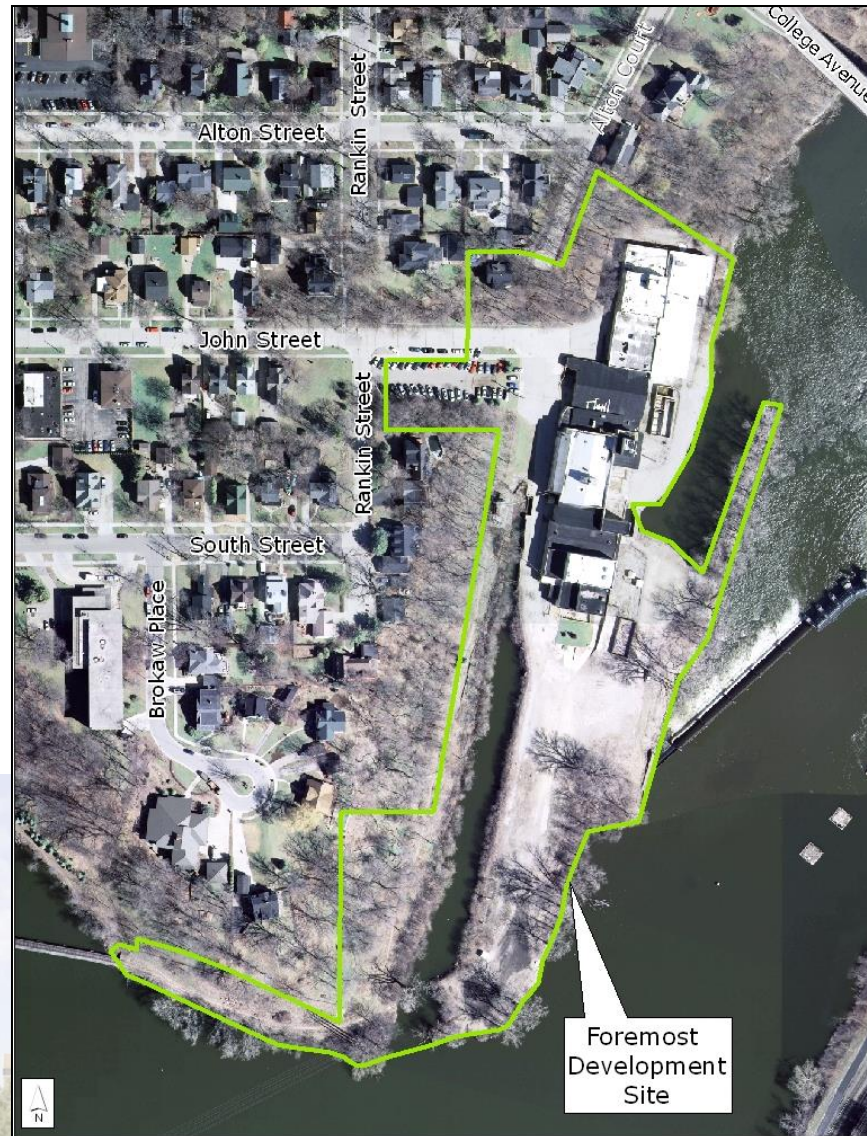


0 30' 60' 120'





# Foremost

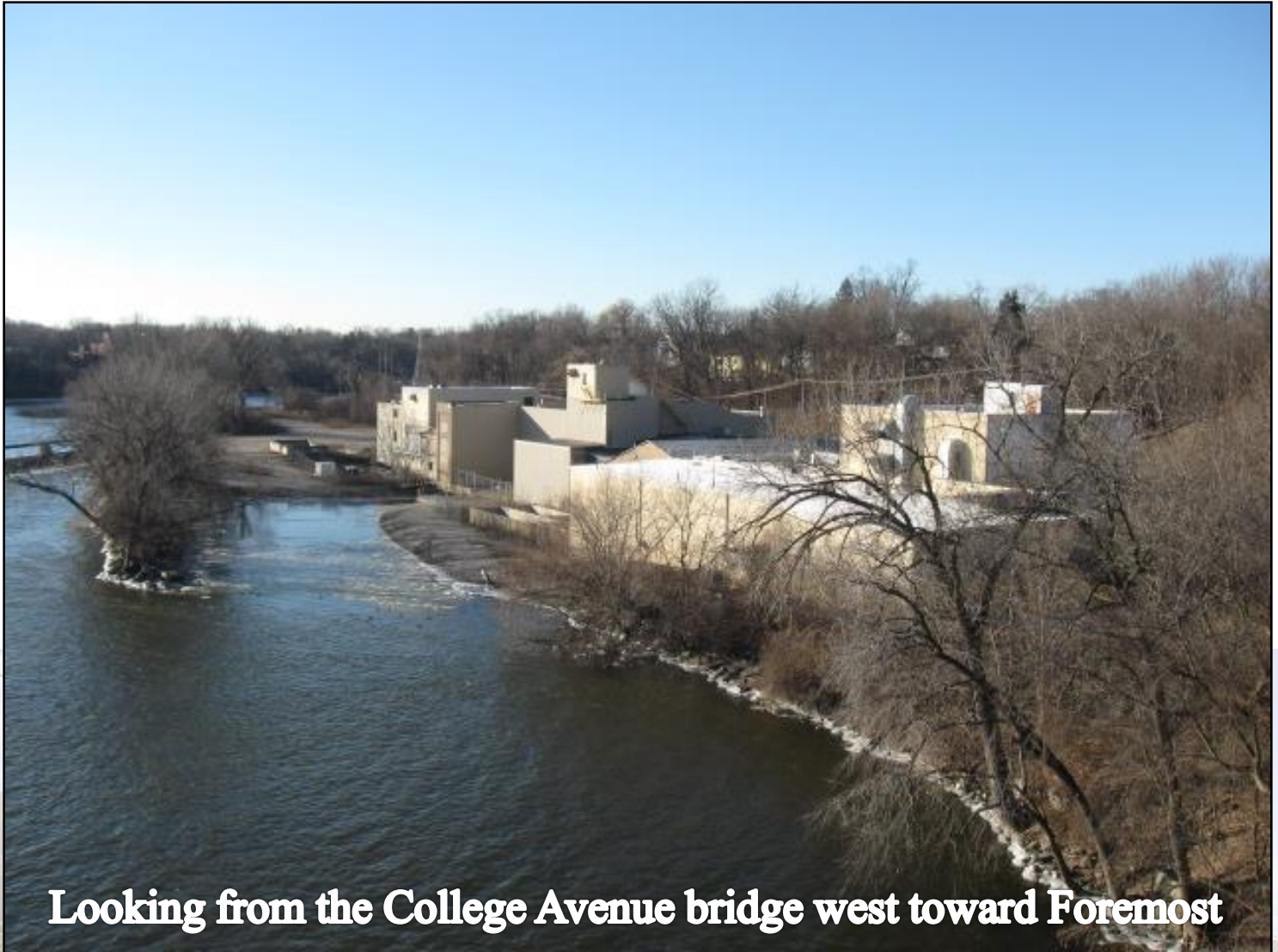






# Foremost

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**Looking from the College Avenue bridge west toward Foremost**



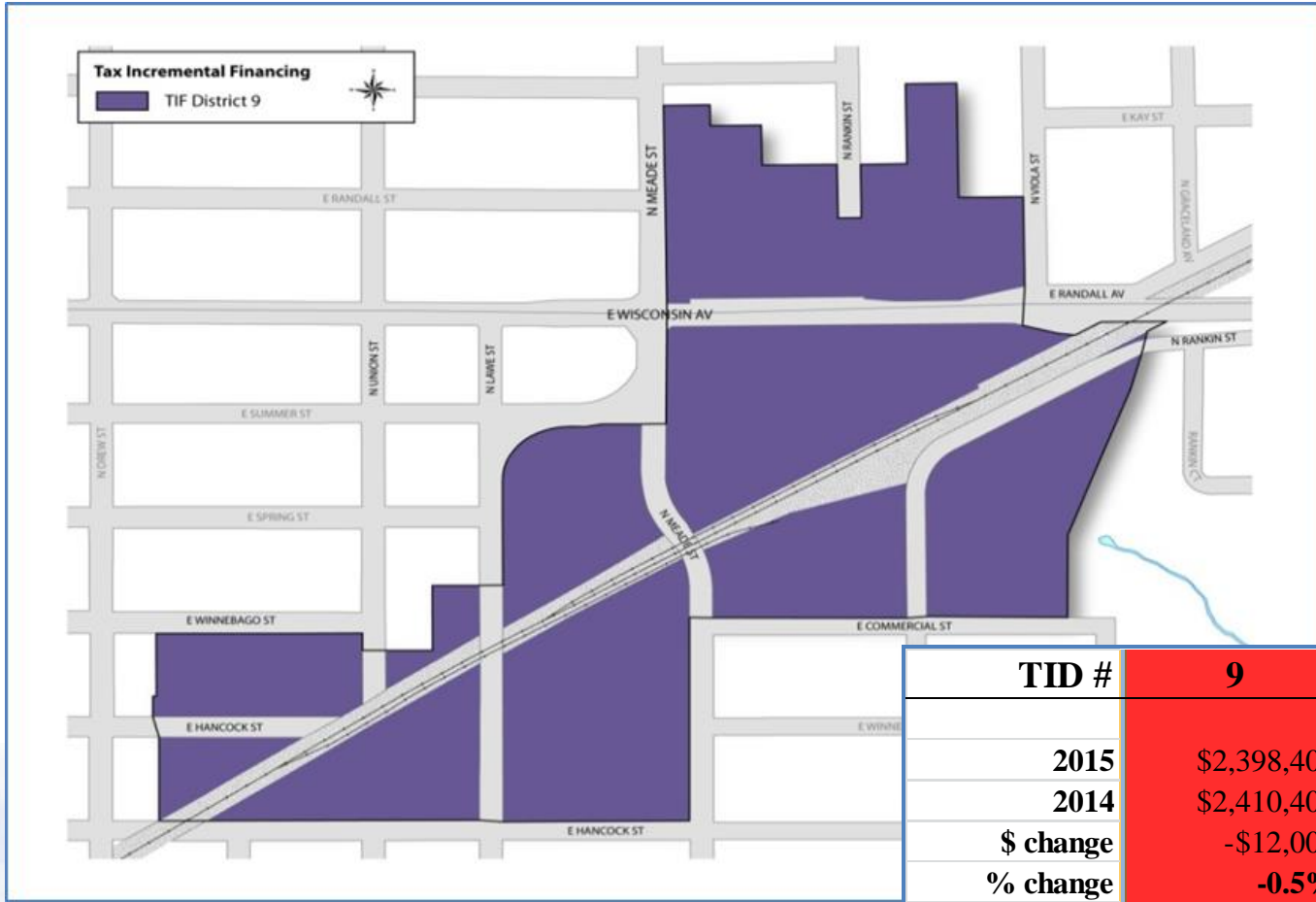
8 acre site for future residential use  
and public access







# TIF District #9



## TIF # 9

- No major changes.
- Union Square Apartments saw an increase in land value due to a higher use and a decrease for razing for a net no change.

## 2016 Forecast:

- New Union Square development with 20 townhouses and 30 apartments.

TID #	Type of TID	Base Year	Maximum Life
TID 9	Blight	2013	September 18, 2040



# Union Square

Exhibit B: Development Area - Union Square Apartments

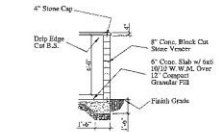
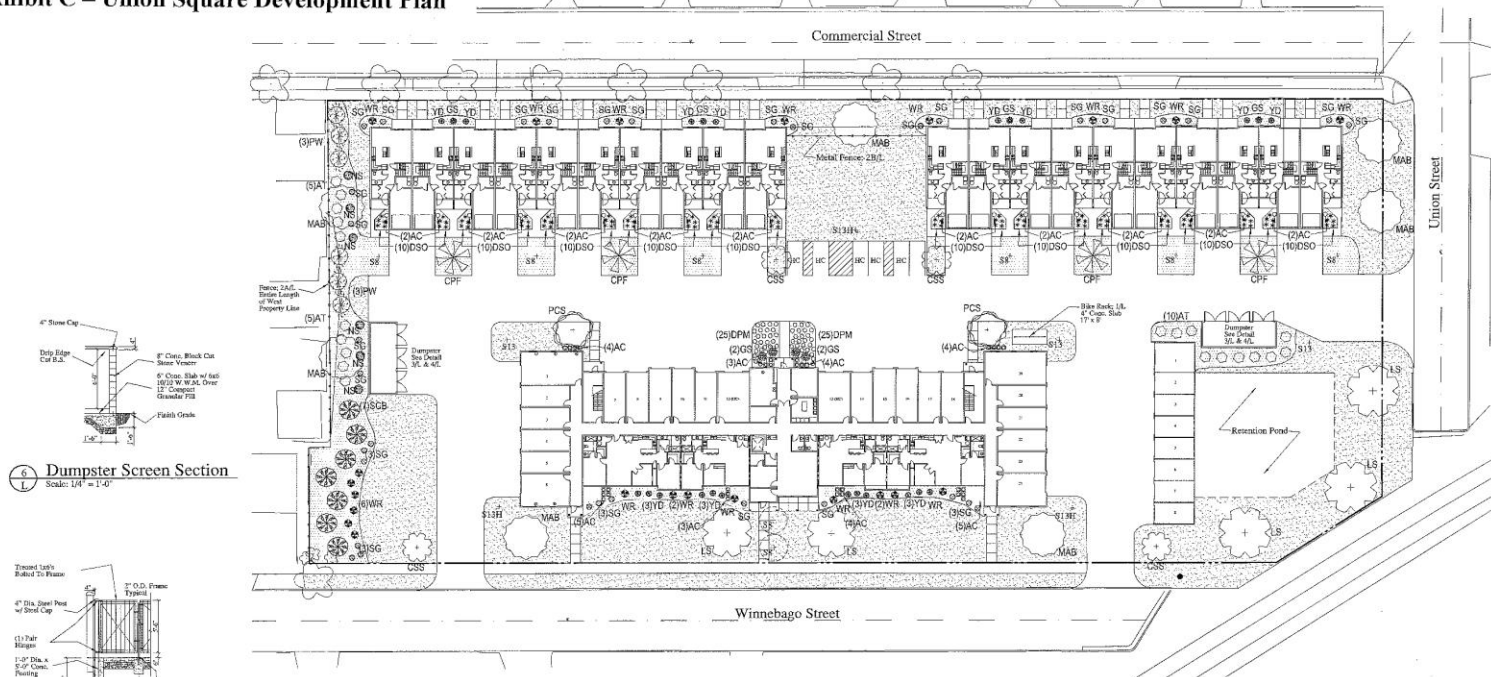




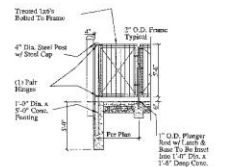


# Union Square

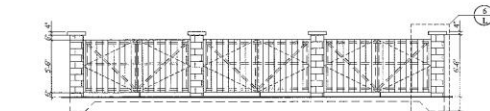
Exhibit C – Union Square Development Plan



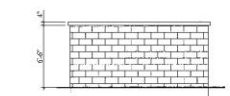
6 Dumpster Screen Section  
Scale: 1/4" = 1'-0"



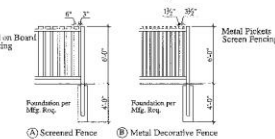
5 Dumpster Screen Section  
Scale: 1/4" = 1'-0"



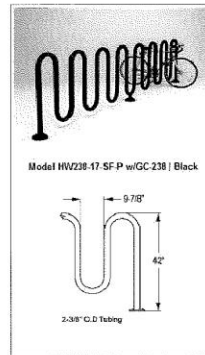
4 Dumpster Front Elevation  
Scale: 1/4" = 1'-0"



1 Dumpster Side Elevation  
Scale: 1/4" = 1'-0"

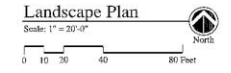


2 Fence Elevations  
Scale: 1/4" = 1'-0"



3 Heavy-Duty Winder / Wave Bike Rack  
Scale: None

Legend					
Common Name	Qty	Size	Botanical Name	Minutiae	
Plants, Perennial					
Daylily, Pardon Me	DPM 50	1 Gal	Hemerocallis 'Pardon Me'	1.5x1.5'	
Daylily, Stella de Oro	DSO 100	1 Gal	Hemerocallis 'Stella de Oro'	1x1'	
Shrub, Deciduous					
Goldmound Spirea	GS 4	18-24"	Spiraea japonica 'Goldmound'	3x4'	
Ninebark, Summerwine	NS 6	18-24"	Physocarpus opulifolius Seward	5x5'	
Spirea, Goldflame	SG 34	18-24"	Spiraea japonica 'Goldflame'	4x4'	
Wedelia, Wine and Roses	WR 22	18-24"	Wedelia 'Wine and Roses'	3x3'	
Shrub, Evergreen Conifer					
Yew, Densiformis	YD 20	18-24"	Taxus x media 'densiformis'	4x5'	
Tree, Deciduous					
Crapeapple, Fragrant Fire	CFF 4	18-24"	Malus 'Praefire'	20x20'	
Crapeapple, Spring Snow	CSS 4	18-24"	Malus 'Spring Snow'	25x25'	
Locust, Shademaster	LS 3	18-24"	Gleditsia inaequalis 'Shademaster'	50x40'	
Maple, Autumn Blaze	MAB 2	18-24"	Acer x freemontii 'Autumn Blaze'	50x40'	
Pear, Cleveland Select	PCS 2	18-24"	Pyrus calleryana 'Cleveland Select'	40x20'	
Tree, Evergreen					
Arbutus, Ladyham	AT 20	18-24"	Thuja occidentalis 'Ladyham'	15x30'	
Spruce, Colorado Blue	SCB 7	18-24"	Picea pungens	8x10'	
Pine, White	PW 6	18-24"	Pinus strobus	60x30'	
A/C Condensing Units	AC 52	18-24"		2x2	



Landscaping Notes:  
Planting relative to the commercial grade plan is shown.  
Planting relative to the residential grade plan is shown.  
Planting relative to the parking grade plan is shown.  
Planting relative to the parking grade plan is shown.  
Planting relative to the parking grade plan is shown.  
Planting relative to the parking grade plan is shown.

Note:  
See Civil Plans for Utility Locations.

08/30/2014  
City Permit

TOM W. MEIKLEJOHN, III AIA  
ARCHITECT  
79 East Division Street  
Fond du Lac, Wisconsin  
p (920) 922-3163

COMMONWEALTH  
CONSTRUCTION CORPORATION  
1000 W. Wisconsin  
Fond du Lac, WI 54601  
p (920) 922-870 FAX (920) 922-871



New Building For:  
Union Square Apartments  
414 East Winnebago Street  
Appleton, WI

2014.39

Landscape



# TIF District #10



## TIF # 10

- Increase of \$205,500 because of permit work at Taco Bell located at 2840 W. College & Lighting by Design & Extreme Audio at 211 N Lyndale .

## 2016 Forecast

- Continue to respond to inquiries about former Kmart Site and adjacent properties.

TID #	Type of TID	Base Year	Maximum Life
TID 10	Blight	2013	September 18, 2040

TID #	10
2015	\$25,554,000
2014	\$25,354,600
\$ change	\$199,400
% change	0.8%



# *Thank You*

For more information contact Monica Klaeser  
Appleton Community Development at (920)832-3943  
[monica.klaeser@appleton.org](mailto:monica.klaeser@appleton.org)

