

**FINAL DRAFT**



**PROJECT PLAN  
FOR THE CREATION OF  
TAX INCREMENTAL FINANCING DISTRICT #12  
DOWNTOWN WEST  
CITY OF APPLETON, WISCONSIN**

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

SEPTEMBER 2017  
SEPTEMBER 2017  
SEPTEMBER 2039 (22 YEARS)  
SEPTEMBER 2044 (27 YEARS)

# **TAX INCREMENT DISTRICT #12 PROJECT PLAN**

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**TAX INCREMENT DISTRICT #12  
PROJECT PLAN**

**TABLE OF CONTENTS**

1. Intent and Purpose of Tax Increment Financing District #12 .....	4
2. Statement of Kind, Number and Location of Proposed Public Works and Improvement Projects Within the District or the ½ Mile Buffer Zone .....	9
3. Qualification Based on City Valuation .....	12
4. List of Project Costs .....	13
5. List of Non-Project Costs.....	14
6. Economic Feasibility Study .....	15
7. Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations are to be Incurred.....	20
8. Proposed Changes in Zoning Ordinances, Master Plan, Building Codes, Maps and City Ordinances.....	24
9. Orderly Development of the City of Appleton .....	25
10. Estimate of Property to be Devoted to Retail Use .....	26
11. Proposed Relocation Plan for Displaced Persons or Businesses .....	27
12. Map of TIF District #12 Boundaries and TIF District #12 Boundaries with Half Mile Buffer Zone .....	28
13. Map of Existing Uses and Conditions.....	30
14. Map of Proposed Improvements and Public Works Projects by Development Area .....	31
15. Parcel List & Legal Description.....	32
16. Opinion of the City Attorney on the Compliance of the Project Plan with Wisconsin Statute.....	37

# 1

## **INTENT AND PURPOSE OF TAX INCREMENT FINANCING DISTRICT #12**

Tax Increment Financing District Number 12 (the “District”) is being created by the City of Appleton under the authority provided by Wisconsin Statute Section 66.1105 “Tax Increment Law” to eliminate blight and stimulate the rehabilitation and conservation of this urban corridor located along W. College Avenue from approximately the Badger Avenue/Story Street intersection to Walnut Street. A map of the proposed District boundaries is found in Section 12.

This area is primarily characterized by a large vacant community center, a large vacant commercial building, and a mixture of small and medium retail, office, service and hospitality businesses, which have the potential to, and in some cases already have, created a blighting influence on the surrounding area. While a couple property owners have made significant investments in the area, there are still numerous blighted properties that hamper further investment. The District consists of approximately 23 acres of land that is predominately zoned for central business district use.

The District is being created as a “Rehabilitation District” based upon the finding that at least 50%, by area of the real property within the District, is blighted and/or is in need of rehabilitation and/or conservation work within the meaning of Wisconsin Statute Section 66.1337 “Urban Renewal” described below. The map exhibit on page 29 illustrates existing uses and conditions of the District.

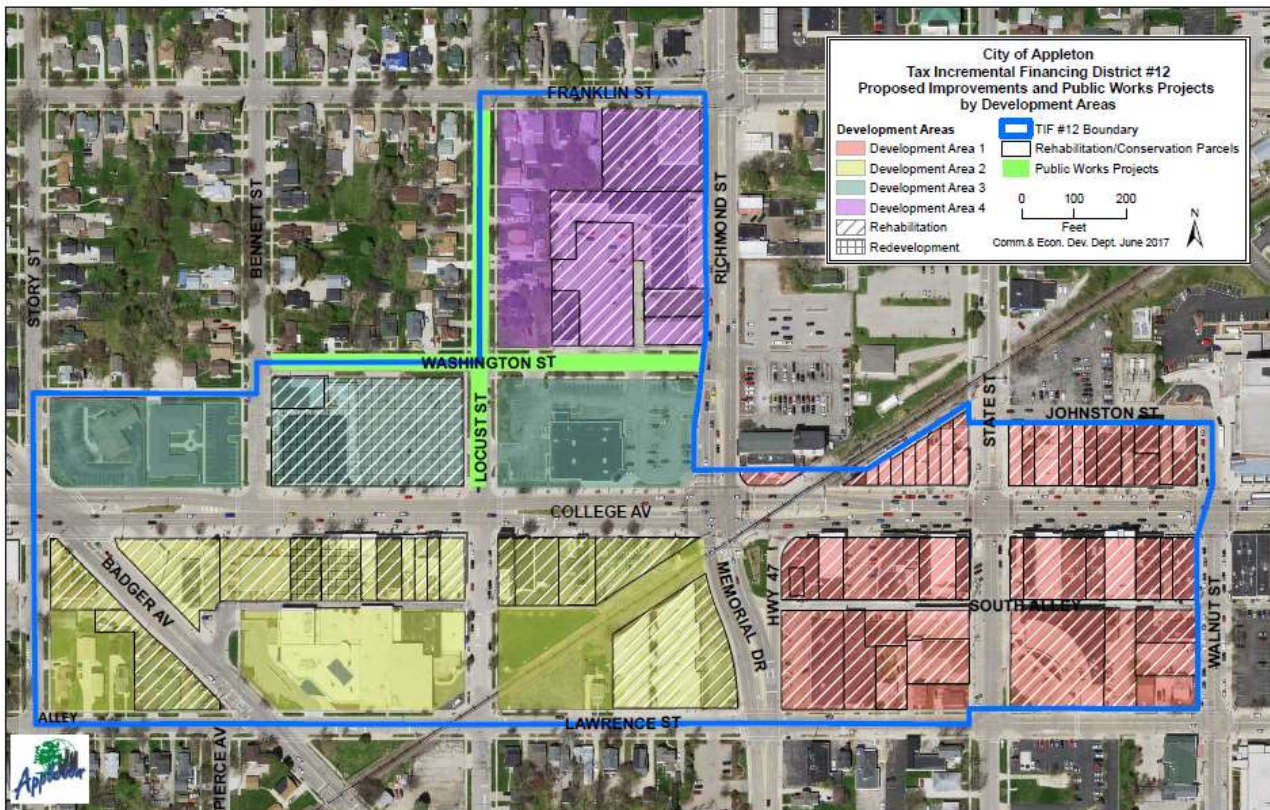
Rehabilitation or conservation work includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

This Project Plan outlines the City of Appleton’s role in assisting with the rehabilitation and conservation of existing properties and business as well as redevelopment of vacant, blighted, and underutilized properties as needed to support the urban renewal of this area. The investment in this District will:

- eliminate blight and foster urban renewal through public and private investment
- enhance the development potential of private property within and adjacent to the District
- stabilize property values in the area
- promote retention, expansion, attraction and reuse through the development of an improved area thereby facilitating the creation of new jobs and increased tax base
- improve the overall appearance of public and private spaces
- strengthen the economic well-being and economic diversity of the area
- provide appropriate financial incentives to encourage business expansion
- maximize the Districts strategic location in Appleton’s Downtown and easy access to U.S. Interstate 41.

There are four identified development areas within the District that include a combination of redevelopment and rehabilitation sites. The following map and narrative highlight the key development areas targeted for rehabilitation/conservation as well as redevelopment in this District that would not happen otherwise but for the creation of this District.



**Development Area #1:** This Development Area comprises approximately 6.5 acres of the approximately 23 acre TIF District and is predominately home to independent businesses in the retail, personal and professional services, hospitality and financial industries. Buildings dating back to 1870 through the 1980s provide a mixture of architectural styles and aesthetic characteristics. See pictures below of the College Avenue portion of this Development Area. There are also about 65 housing units located in this Development Area.

While several businesses have committed significant time and financial investment into improving and maintaining their properties in Development Area #1, there are also a substantial number of properties that are for sale or lease, vacant, or in need of property maintenance. Conservation of the existing businesses is also critical to the economic vitality of this corridor. Taken as a whole, Development Area #1 has 52 of the 56 properties identified as in need of rehabilitation or conservation to ensure the vitality of this business district. Many of these properties would benefit from Property Improvement Grants to mitigate the deteriorated conditions and improve the overall economic vitality and appearance of the corridor.

- **500 WEST College Avenue (North) Block**



- **500 WEST College Avenue (South) Block**



- **600 WEST College Avenue (North) Block**



- **600 WEST College Avenue (South) Block**



**Development Area #2:** This Development Area comprises approximately 7.5 acres of the approximately 23 acre TIF District and is home to a variety of independent businesses, several houses, public services and a youth community center. The businesses include retail, personal and professional services, hospitality and automotive sales and repair. The buildings date back to 1894 and include a variety of architectural styles and aesthetic characteristics. See below for pictures of the College Avenue properties in this Development Area. The most recent construction was the expansion of the Boys & Girls Club in 2010.

Several large properties remain vacant in this area, including 127 S. Memorial Drive, 741 W. College Avenue and 823-827 W. College Avenue. The vacant building at 741 W. College Avenue also recently sold at Sheriff Sale. Rehabilitation of the existing buildings and properties would further enhance the entire area. Since this entire area is also highly visible and an integral part of the Downtown, this Development Area would benefit from increased commercial activity. Redevelopment of the blighted and vacant properties in this Development Area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area. Conservation of the existing businesses is also critical to the economic vitality of this corridor. Many of these properties would benefit from Property Improvement Grants to mitigate the deteriorated conditions and improve the overall appearance of the corridor with 18 of the 25 properties identified as in need of rehabilitation, conservation or redevelopment work.

- **700 WEST College Avenue (South) Block**



- **800 WEST College Avenue (South) Block**



- **900 WEST College Avenue (South) Block**



**Development Area #3:** This Development Area comprises about 5 acres of the approximately 23 acre TIF District and includes several large buildings. Most of the buildings are relatively recent in their construction, from the Capital Credit Union’s building in 1989 to Walgreens in 2000. The now vacant Thompson Center was built in 1972 and includes the largest building in this Development Area at over 23,500 square feet. This site is negatively impacting other properties, has deteriorating property conditions, is not aesthetically pleasing, and needs to be rehabilitated or redeveloped to enhance the overall economic vitality of the area and provide a positive impression for those travelling this corridor. Conservation of the existing businesses is also critical to the economic vitality of this corridor.

- **800 WEST College Avenue (North) Block**



- **900 WEST College Avenue (North) Block**



**Development Area #4:** This Development Area comprises just over 4 acres of the approximately 23 acre TIF District and includes a commercial center with storage units and office building among a couple vacant parcels and single-family homes. The commercial center was built in 1961, and the blue office building at the corner of Richmond and Franklin Streets was built in 1969. Access to the commercial center site can be challenging with the high volume of traffic on Richmond Street, and parking is a challenge as there are a limited number of stalls in the front of the building despite the substantial parking lot behind. The unit on the north end of the center has remained vacant for years. The vacant and underutilized parcels at the corner of Washington Street and Richmond Street present a deteriorated condition in this area. This corridor is a high visibility route into Downtown Appleton. Rehabilitation of the existing buildings and conservation of the businesses along with redevelopment of this blighted site would further enhance the entire area.

- **100 – 200 NORTH Richmond Street (West) Block**





# 2

## **STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENT PROJECTS WITHIN THE DISTRICT OR THE 1/2 MILE BUFFER ZONE**

The following is a list of proposed public works and improvement projects the City either directly, or through other entities, may implement in conjunction with this District. Any costs directly or indirectly related to the public works and improvements are considered “project costs” and eligible to be paid with tax increment revenues of the tax incremental district. The map exhibit in Section 14 Proposed Improvements and Public Works Projects by Development Area illustrates the proposed public works and improvement projects locations.

### **A. Municipal Infrastructure Improvements**

- Construction and/or reconstruction of the streets to facilitate development and rehabilitation projects within the District. Scope of work may include right-of-way acquisition, land assembly, grading, gravel, curb and gutter, asphalt, streetlights, traffic signals, walkways, concrete paving, lighting, signage, and related appurtenances.
- Construction and/or reconstruction of a sanitary sewer collection system to facilitate development and rehabilitation projects within the District. The scope of work may include sewer mains, manholes, laterals, force main, lift stations, and related appurtenances.
- Construction and/or reconstruction of the water distribution system to facilitate development and rehabilitation projects within the District. Projects may include water mains, valves, hydrants, service connections, laterals and other related appurtenances.
- Construction and/or reconstruction of storm water drainage facilities to support development and rehabilitation projects within the District. Projects may include retention or detention basins, biofilters, conveyance systems, storm sewer mains, manholes, inlets, drains and related appurtenances.
- Installation of electric and/or natural gas service or the relocation of existing services to facilitate blight elimination and redevelopment or rehabilitation in the District and provide better service. Acquisition of equipment to service the District.
- Installation of telephone, fiber, and cable or the relocation of existing services to facilitate blight elimination and redevelopment or rehabilitation in the District and provide better service. Acquisition of equipment to service the District.
- The costs associated with the design, implementation, purchase and maintenance of streetscape amenities to improve the aesthetic appearance of this District, including but not limited to, decorative lighting, banners and/or flags, public art, landscaping and/or planters, benches and other pedestrian elements to encourage the viability of the businesses in the district and attract high quality development.

- B. Administrative Costs:** These include, but not limited to, a portion of the salaries of the City employees, professional fees, and others directly involved in the projects for the District over the implementation of the project plan. Audit expenses, state filing fees, and any expenses associated with dissolving the District are also eligible costs.
- C. Organizational Costs:** These include, but are not limited to, publication and printing costs in connection with this Project Plan as well as the fees for the financial consultants, attorney, engineers, planners, surveyors, and other contracted services.
- D. Professional Services:** These include, but are not limited to, those costs incurred for architectural, planning, engineering and legal advice and services.
- E. Financing Costs:** Interest, finance fees, bond discounts, redemption premiums, legal opinions, credit ratings, capitalized interest, insurance and other expenses related to financing. This would also include interest on advances made by the City of Appleton.
- F. Land Assembly, Clearance, and Real Estate Acquisitions:** In order to eliminate blight and promote rehabilitation and redevelopment, it may be necessary to assist developers or for the City to acquire and demolish blighted or underutilized properties within the District. These may include but are not limited to, the cost of acquisitions, clearance/demolition, titles, easements, appraisals, consultant fees, closing costs, surveying and mapping, and the lease and/or the sale of property at or below market price to encourage or make feasible an economic development project that is consistent with the intent of this District.
- G. Relocation Costs:** In the event any property is acquired for the projects, expenses including the cost of the relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes Section 32 are considered eligible project costs.
- H. Development Incentives (Cash Grants and/or Loans) & Property Improvement Grants:** As a partner in the future redevelopment and rehabilitation/conservation of this District, the City of Appleton may enter into agreements with property owners, lessees, or developers for the purpose of sharing costs to encourage the desired kind of improvements based on the purpose of this District and assure tax base is generated sufficient to recover project costs. This assistance is regularly needed in rehabilitation and redevelopment projects to offset the additional costs in re-use versus greenfield development. Not every project will demand the same level of funding. These payments would be negotiated on a project basis in order to attract new taxable property or rehabilitate existing property in the District. No cash grants or loans will be provided until the Common Council adopts a development agreement and a copy of such agreement will be retained in the City's official records for the TID.
- I. Environmental Audits and Remediation:** Costs related to all environmental assessments and remediation will be considered eligible project costs.
- J. Promotion and Development:** Promotion and development of the District including professional services or marketing, recruitment, realtor commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of development organizations.
- K. Project Outside the Tax Increment District:** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the city may undertake projects within territory located within one-half (1/2) mile of the boundary of the district provided that (1) the project is located within the City's corporate boundaries, and (2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs and may

include any project cost that would otherwise be eligible if undertaken within the District. Specific Public Works projects at the time of the District creation in the ½ mile boundary area of this District are not included at this time. Refer to Section 14 for a map of proposed improvements and Public Works projects by development area.

- L. Payments Made at the Discretion of the Common Council:** These payments may include but are not limited to payments which are found to be necessary or convenient to the creation of the District or the implementation of the Project Plan that support the goals of the District as outlined in Section 1.

The above-identified lists of proposed public works projects are the projected activities at this time that may be required in the District. Future development and rehabilitation of this area as it begins to occur may dictate additions or deletions from the above list. The City of Appleton reserves the right to such additions or deletions to the project list to the full extent allowed by the law.

In the event any of the projects are not reimbursable out of the TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of nationally recognized bond counsel or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of the project plan.

The City reserves the right to implement only those projects that remain economically viable as the project period proceeds.

Project costs as outlined in this Project Plan include any eligible expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the City or by the Developer. Project costs incurred by developer must be in accordance with a development agreement as approved by the Common Council. Any income, special assessments, or other revenues, including user fees or charges, will diminish project costs. To the extent the project costs benefit the municipality outside the District, a proportionate share of the cost is not a project cost. Specific Public Works projects identified at the time of the District creation in the ½ mile boundary area of this District are not included in this Project Plan. Costs identified in this plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in this plan are also estimates and subject to change based upon implementation, future assessment policies, and user fee adjustments.

# 3

## QUALIFICATION BASED ON CITY VALUATION

The following calculations demonstrate the City is in compliance with Wisconsin Statute Section 66.1105(4)(gm)4.c, which requires the equalized value of the taxable property in the proposed District, plus the value increment of all existing Tax Increment Districts, does not exceed 12% of the total equalized value of taxable property within the City.

### **STEP 1: Calculation of Maximum Equalized Property Value Allowed within Tax Increment Districts in the City of Appleton**

Equalized Value (as of January 1, 2016)		Maximum Allowable TIF Property Value
\$4,938,725,300	x 12% =	\$592,647,036

### **STEP 2: Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Increment Districts**

Tax Incremental Districts	Equalized Value
TIF District #3 Increment	41,515,600
TIF District #6 Increment	92,707,700
TIF District #7 Increment	17,197,100
TIF District #8 Increment	13,802,500
TIF District #9 Increment	1,763,000
TIF District #10 Increment	1,548,000
Proposed Base of TIF District #11 Creation*	78,547,500
Proposed Base of TIF District #12 Creation*	21,717,000
<b>Total Existing Increment Plus Proposed Bases</b>	<b>\$ 268,798,400</b>

*\*Note: 2017 Base Values are final Assessed Values. The final equalized value ratio will be determined in August. The estimated ratio is 95%. 2017 TID 12 base includes two state assessed personal property full values.*

The equalized value of the increment of existing Tax Incremental Districts within the City, plus the base value of the proposed District, totals **\$268,798,400**. This value equals **5.44%** of the City total equalized value and is substantially less than the maximum of **\$592,647,036** in equalized value permitted for the City of Appleton. The City is, therefore, in compliance with the statutory equalized valuation test and may proceed with creation of this district.

# 4

## LIST OF PROJECT COSTS

All costs are based on 2017 prices and are preliminary estimates that are based on best information available. The plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects understanding the District can be in effect for a twenty-seven year period allowed by Wisconsin Statute. The City of Appleton reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City retains the right to delete projects or change the scope and/or timing of projects implemented as the Common Council individually authorizes them, without amending the Plan.

Project/Activity	Total Cost	Estimated Timing
• Municipal Infrastructure Improvements	\$1,107,300	2018-2024
• Municipal Infrastructure within the ½ Mile Boundary	None included at this time	
• Development Incentives & Property Improvement Grants	\$1,679,176	2017-2040
• Other Costs - Administrative, Professional, Environmental, and Promotion Services Costs. Filing fees and fees charged by State. Audit Costs.	\$124,750	2017-2043
• Financing Costs* <ul style="list-style-type: none"> <li>○ General Fund Advance Interest Expense \$544,663</li> <li>○ General Obligation \$539,809</li> </ul>	\$1,084,472	2017-2043
<b>TOTAL:</b>	<b>\$3,995,698</b>	<b>2014-2040</b>

**\*NOTE:** The financing costs do not include potential interest reimbursement to the developers but an allowance is included in the financial forecast (chart 5) in the line Development contractual payments. The financing costs associated with the proposed project costs for this District are incorporated into the financing schedules for the District. See *Section 7: Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations are to be Incurred* for financing details for the District.

# 5

## LIST OF NON-PROJECT COSTS

There are no anticipated “non-project costs” associated with this Plan.

# 6

## ECONOMIC FEASIBILITY STUDY

The charts and tables on the following pages show the City of Appleton will be able to obtain the necessary funds to implement the proposed projects and revenue from the District will be sufficient to pay for them. Chart 1 presents the City’s equalized value and Chart 2 provides the full faith and credit borrowing capacity of the City. Equalized valuation projections were made using two methods as detailed in Chart 1. The straight-line method was chosen for purposes of this analysis to be conservative. Chart 2 projects the general obligation borrowing capacity of the City taking into account the existing debt of the City, the five-year Capital Improvement Plan, and assuming a 1% increase per year beyond the five-year plan. As shown, the debt balance projected is well below the net borrowing capacity.

Chart 3 projects revenues sufficient to finance all of the projects of the District and Chart 4 presents the allocation of increment by taxing entity assuming similar weighted average components as the 2017 rate.

The pro forma is based on the following assumptions:

- The base value of the District is **\$21,717,000**
- The tax rate is projected at \$23.3889 for 2017 and remaining at this amount for the life of the District.
- Valuations are projected to increase only .5% per year due to inflation.
- The base value of the District is estimated to increase **\$7,747,380** in new construction value based on the following schedule:

Year	Project Increment Added
<b>2017 Base Value Real Estate &amp; Personal Property</b>	<b>\$ 21,717,000</b>
January 1, 2018	\$ 700,000
January 1, 2019	\$ 4,085,300
January 1, 2020	\$ -
January 1, 2021	\$ 1,647,600
January 1, 2022	\$ 1,314,480
January 1, 2023	\$ -
<b>Total Increment (net of base value):</b>	<b>\$ 7,747,380</b>





Chart 2

**CITY OF APPLETON  
GENERAL OBLIGATION BORROWING CAPACITY**

Budget Year	Equalized Value	Gross Debt Limit	Debt Balance	Net G.O. Borrowing Capacity	
2016	4,938,725,300	246,936,265	45,374,327	201,561,938	0.1837
2017	4,938,725,300	246,936,265	53,366,582	193,569,683	0.2161
2018	4,939,425,300	246,971,265	64,850,375	182,120,890	0.2626
2019	4,943,510,600	247,175,530	97,694,521	149,481,009	0.3952
2020	4,943,510,600	247,175,530	109,333,929	137,841,601	0.4423
2021	4,945,158,200	247,257,910	111,859,231	135,398,679	0.4524
2022	4,946,472,680	247,323,634	112,978,000	134,345,634	0.4568
2023	4,946,472,680	247,323,634	114,108,000	133,215,634	0.4614
2024	4,946,472,680	247,323,634	115,249,000	132,074,634	0.4660
2025	4,946,472,680	247,323,634	116,401,000	130,922,634	0.4706
2026	4,946,472,680	247,323,634	117,565,000	129,758,634	0.4753
2027	4,946,472,680	247,323,634	118,741,000	128,582,634	0.4801
2028	4,946,472,680	247,323,634	119,928,000	127,395,634	0.4849
2029	4,946,472,680	247,323,634	121,127,000	126,196,634	0.4898
2030	4,946,472,680	247,323,634	122,338,000	124,985,634	0.4946
2031	4,946,472,680	247,323,634	123,561,000	123,762,634	0.4996
2032	4,946,472,680	247,323,634	124,797,000	122,526,634	0.5046
2033	4,946,472,680	247,323,634	126,045,000	121,278,634	0.5096
2034	4,946,472,680	247,323,634	127,305,000	120,018,634	0.5147
2035	4,946,472,680	247,323,634	128,578,000	118,745,634	0.5199
2036	4,946,472,680	247,323,634	129,864,000	117,459,634	0.5251
2037	4,946,472,680	247,323,634	131,163,000	116,160,634	0.5303
2038	4,946,472,680	247,323,634	132,475,000	114,848,634	0.5356
2039	4,946,472,680	247,323,634	133,800,000	113,523,634	0.5410
2040	4,946,472,680	247,323,634	135,138,000	112,185,634	0.5464
2041	4,946,472,680	247,323,634	136,489,000	110,834,634	0.5519
2042	4,946,472,680	247,323,634	137,854,000	109,469,634	0.5574
2043	4,946,472,680	247,323,634	139,233,000	108,090,634	0.5630
2044	4,946,472,680	247,323,634	140,625,000	106,698,634	0.5686

# CITY OF APPLETON

Tax Incremental District # 12

Chart 3

Revenue Forecast

Base Value	21,717,000	Inflation Factor	0.50%
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	Construction Year	Valuation Year	Revenue year	Inflation Increment	Value Added	Valuation Increment	Land Sales	Tax Rate	District Revenue
	2016	2017	2018	0	0	0	0	23.3889	0
1	2017	2018	2019	108,585	700,000	808,585	0	23.3889	18,912
2	2018	2019	2020	112,628	4,085,300	5,006,513	0	23.3889	117,097
3	2019	2020	2021	133,618	0	5,140,131	0	23.3889	120,222
4	2020	2021	2022	134,286	1,647,600	6,922,017	0	23.3889	161,898
5	2021	2022	2023	143,195	1,314,480	8,379,692	0	23.3889	195,992
6	2022	2023	2024	150,483	0	8,530,175	0	23.3889	199,511
7	2023	2024	2025	151,236	0	8,681,411	0	23.3889	203,049
8	2024	2025	2026	151,992	0	8,833,403	0	23.3889	206,604
9	2025	2026	2027	152,752	0	8,986,155	0	23.3889	210,176
10	2026	2027	2028	153,516	0	9,139,671	0	23.3889	213,767
11	2027	2028	2029	154,283	0	9,293,954	0	23.3889	217,375
12	2028	2029	2030	155,055	0	9,449,009	0	23.3889	221,002
13	2029	2030	2031	155,830	0	9,604,839	0	23.3889	224,647
14	2030	2031	2032	156,609	0	9,761,448	0	23.3889	228,310
15	2031	2032	2033	157,392	0	9,918,840	0	23.3889	231,991
16	2032	2033	2034	158,179	0	10,077,019	0	23.3889	235,690
17	2033	2034	2035	158,970	0	10,235,989	0	23.3889	239,409
18	2034	2035	2036	159,765	0	10,395,754	0	23.3889	243,145
19	2035	2036	2037	160,564	0	10,556,318	0	23.3889	246,901
20	2036	2037	2038	161,367	0	10,717,685	0	23.3889	250,675
21	2037	2038	2039	162,173	0	10,879,858	0	23.3889	254,468
22	2038	2039	2040	162,984	0	11,042,842	0	23.3889	258,280
23	2039	2040	2041	163,799	0	11,206,641	0	23.3889	262,111
24	2040	2041	2042	164,618	0	11,371,259	0	23.3889	265,961
25	2041	2042	2043	165,441	0	11,536,700	0	23.3889	269,831
26	2042	2043	2044	166,269	0	11,702,969	0	23.3889	273,720
27	2043	2044	2045	167,100	0	0	0	23.3889	0

<b>Totals</b>					<b>7,747,380</b>		<b>0</b>		<b>5,570,744</b>
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									<b>2,686,192</b>
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**CITY OF APPLETON**  
**Tax Incremental District # 12**  
**Taxing Entity Breakdown**

Year	City	Appleton Schools	FVTC	Outagamie County	Total Tax Increment
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	6,906	7,329	902	3,775	18,912
2020	42,759	45,380	5,582	23,376	117,097
2021	43,900	46,591	5,731	24,000	120,222
2022	59,119	62,741	7,718	32,320	161,898
2023	71,568	75,955	9,343	39,126	195,992
2024	72,853	77,319	9,511	39,828	199,511
2025	74,145	78,690	9,679	40,535	203,049
2026	75,444	80,067	9,849	41,244	206,604
2027	76,748	81,452	10,019	41,957	210,176
2028	78,059	82,844	10,190	42,674	213,767
2029	79,377	84,241	10,362	43,395	217,375
2030	80,701	85,647	10,535	44,119	221,002
2031	82,032	87,060	10,709	44,846	224,647
2032	83,370	88,478	10,884	45,578	228,310
2033	84,714	89,906	11,059	46,312	231,991
2034	86,065	91,339	11,235	47,051	235,690
2035	87,423	92,780	11,413	47,793	239,409
2036	88,787	94,228	11,591	48,539	243,145
2037	90,158	95,684	11,770	49,289	246,901
2038	91,536	97,146	11,951	50,042	250,675
2039	92,922	98,617	12,130	50,799	254,468
2040	94,314	100,094	12,312	51,560	258,280
2041	95,712	101,579	12,495	52,325	262,111
2042	97,118	103,071	12,678	53,094	265,961
2043	98,531	104,571	12,863	53,866	269,831
2044	99,952	106,077	13,048	54,643	273,720
					5,570,744

# 7

## DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

The City of Appleton expects to finance City project costs primarily from the sale of general obligation notes issued under Wisconsin Statutes 67.12(12). City borrowing will be phased to coincide with need and refinancing schedule as necessary to properly manage the District's affairs. It is anticipated the Developer will attain their own financing; however the City will make developer incentive payments up to 90% of the increment generated to a maximum value agreed upon. The contracted payments will include an allowable interest reimbursement up to 200 basis points above the all-inclusive interest cost on Appleton's general obligation notes. Chart 5 on the subsequent pages presents the detailed financial forecast for the District. Another option for financing is the use of developer-funded or "pay as you go" financing which minimizes the risk of non-performance of the TID to the City, while still assisting development that would not occur without assistance of a tax increment district. The type and method of financing each project in this District shall be made on a project by project basis to support the success of the District.

### **Plan Implementation:**

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in this Plan. However, it is anticipated the improvements will be made over a twenty-two year period based on the statutory guidelines for the tax increment district. Public debt and expenditures should be made at the point private development occurs to assure increment is sufficient to cover expenses.

The order in which public improvements are made should be adjusted in accordance with development and execution of development agreements. The City of Appleton reserves the right to alter the implementation of this Plan to accomplish this objective.

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

<b>CITY OF APPLETON</b>									
<b>Tax Incremental District #12</b>									
<b>Financial Forecast</b>									
									<b>Chart 5</b>
	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Revenues:</b>									
Tax Increments	0	0	18,912	117,097	120,222	161,898	195,992	199,511	203,049
Investment Earnings	0	1	3	5	9	16	100	219	96
Proceeds of G.O. Debt	0	0	0	0	0	0	576,400	530,900	0
General Fund Advance	1,000	28,000	24,000	12,000	10,000	1,000	0	0	25,000
<b>Total Revenues</b>	<b>1,000</b>	<b>28,001</b>	<b>42,915</b>	<b>129,102</b>	<b>130,231</b>	<b>162,914</b>	<b>772,492</b>	<b>730,630</b>	<b>228,145</b>
<b>Expenses:</b>									
Development contractual payments	0	0	14,735	100,804	101,308	136,497	164,849	165,673	166,502
Property Improvement Grants	0	21,000	21,000	21,000	21,000	21,000	0	0	0
Administrative - Filing fees/Audit	1,000	1,650	1,750	1,750	1,900	1,900	8,000	2,000	2,100
Professional, Environmental & Promotion	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Construction Costs	0	0	0	0	0	0	576,400	530,900	0
2023 G.O. Note Interest	0	0	0	0	0	0	0	36,025	28,820
2023 G.O. Note Principal	0	0	0	0	0	0	0	0	0
2024 G.O. Note Interest	0	0	0	0	0	0	0	0	33,181
2024 G.O. Note Principal	0	0	0	0	0	0	0	0	0
General Fund Advance Interest at 5%	25	700	2,086	3,091	3,795	4,260	4,498	4,723	5,584
Allowance for Interest Expense	(25)	(700)	(2,086)	(3,091)	(3,795)	(4,260)	(4,498)	(4,723)	(5,584)
<b>Total Expenses</b>	<b>1,000</b>	<b>27,650</b>	<b>42,485</b>	<b>128,554</b>	<b>129,208</b>	<b>164,397</b>	<b>754,249</b>	<b>739,598</b>	<b>235,603</b>
Excess of Revenues over Expenditures	0	351	430	548	1,023	(1,483)	18,243	(8,968)	(7,458)
Beginning Fund Balance	0	0	351	781	1,329	2,351	869	19,111	10,143
Ending Fund Balance	0	351	781	1,329	2,351	869	19,111	10,143	2,685

<b>CITY OF APPLETON</b>									
<b>Tax Incremental District #12</b>									
<b>Financial Forecast</b>									
									<b>Chart 5</b>
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
206,604	210,176	213,767	217,375	221,002	224,647	228,310	231,991	235,690	239,409
38	33	89	138	134	129	130	132	138	169
0	0	0	0	0	0	0	0	0	0
18,000	15,000	18,000	10,000	7,000	4,000	2,000	561,000	470,000	(140,000)
224,642	225,209	231,856	227,513	228,136	228,776	230,440	793,123	705,828	99,578
167,334	168,171	169,012	169,857	170,706	171,560	172,417	173,280	158,266	94,398
0	0	0	0	0	0	0	0	0	0
2,100	2,250	2,250	2,350	2,350	2,450	2,450	2,600	2,600	2,700
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
28,820	28,820	28,820	28,820	28,820	28,820	28,820	14,410	0	0
0	0	0	0	0	0	0	576,400	0	0
26,545	26,545	26,545	26,545	26,545	26,545	26,545	26,545	13,273	0
0	0	0	0	0	0	0	0	530,900	0
6,938	8,110	9,340	10,507	11,458	12,306	13,071	27,800	54,965	65,963
(6,938)	(8,110)	(9,340)	(10,507)	(11,458)	(12,306)	(13,071)	(27,800)	(54,965)	(65,963)
224,799	225,786	226,627	227,572	228,421	229,375	230,232	793,235	705,039	97,098
(157)	(577)	5,229	(59)	(285)	(599)	208	(112)	789	2,480
2,685	2,528	1,951	7,180	7,121	6,836	6,238	6,445	6,334	7,122
2,528	1,951	7,180	7,121	6,836	6,238	6,445	6,334	7,122	9,602

CITY OF APPLETON									
Tax Incremental District # 12									
Financial Forecast									
							Chart 5		
2036	2037	2038	2039	2040	2041	2042	2043	2044	Totals
243,145	246,901	250,675	254,468	258,280	262,111	265,961	269,831	273,720	5,570,744
181	191	329	366	384	321	256	2,587	9,045	15,239
0	0	0	0	0	0	0	0	0	1,107,300
(175,000)	(175,000)	(180,000)	(220,000)	(220,000)	(96,000)	0	0	0	0
68,326	72,092	71,004	34,834	38,664	166,432	266,217	272,418	282,765	6,693,283
66,714	67,047	67,382	29,968	30,118	0	0	0	0	2,726,599
0	0	0	0	0	0	0	0	0	105,000
2,700	2,800	2,800	2,950	8,950	3,050	3,050	3,150	9,150	84,750
0	0	0	0	0	0	0	0	0	40,000
0	0	0	0	0	0	0	0	0	1,107,300
0	0	0	0	0	0	0	0	0	280,995
0	0	0	0	0	0	0	0	0	576,400
0	0	0	0	0	0	0	0	0	258,814
0	0	0	0	0	0	0	0	0	530,900
61,386	55,705	49,615	42,096	33,201	26,961	18,909	7,570	0	544,663
(61,386)	(55,705)	(49,615)	(42,096)	(33,201)	140,000	245,000	106,223	0	0
69,414	69,847	70,182	32,918	39,068	170,011	266,959	116,943	9,150	6,255,421
(1,088)	2,245	822	1,916	(404)	(3,579)	(742)	155,475	273,615	437,862
9,602	8,515	10,760	11,581	13,497	13,093	9,514	8,771	164,247	0
8,515	10,760	11,581	13,497	13,093	9,514	8,771	164,247	437,862	437,862

# 8

## **PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, BUILDING CODES, MAPS AND CITY ORDINANCES**

There are no changes to building codes or other City ordinances proposed for the implementation of this Project Plan. The City anticipates a portion of the District may require rezoning prior to development that will be consistent with the purpose of the District.



## ORDERLY DEVELOPMENT OF THE CITY OF APPLETON

The District contributes to the orderly development of the City by providing for the elimination of blighting influences, the rehabilitation and redevelopment of these underutilized properties along this major corridor and providing for continued growth in residential, office, and retail development. By improving and maintaining an attractive area for private investment along this corridor, the City will ensure a healthy tax base, job growth/creation and a more vibrant economy.

The Project Plan is complimentary to the adopted City of Appleton's *Comprehensive Plan 2010-2030* (Comprehensive Plan), specifically Chapter 14 Downtown Plan that identifies this corridor of West College Avenue for reinvestment, rehabilitation and redevelopment. The City's recommendations for this corridor and surrounding downtown sites include the following key strategies (below) as adopted on March 15, 2017 in the updated Comprehensive Plan. These key strategies, and the detailed policies to support these efforts, can be found in the Comprehensive Plan – Chapter 14 Downtown Plan Initiatives Section from pages 335 to 362:

- 1.1 *Continue development of entry features on major routes into the downtown*
- 1.3 *Implement appropriate streetscaping projects throughout the downtown*
- 1.5 *Continue to encourage quality urban design throughout the downtown through voluntary measures*
- 2.2 *Pursue opportunities to attract more artists and arts-related businesses to the downtown*
- 3.1 *Encourage mixed-use and mid-density residential redevelopment on under-utilized or marginal sites on the edge of downtown*
- 3.3 *Promote development of neighborhood serving businesses and amenities to meet the basic shopping and service needs of downtown and nearby residents*
- 3.10 *Promote well-designed transitional areas between higher density development downtown and lower density development in adjacent, largely single family neighborhoods*
- 4.1 *Sustain and grow the retail niches which have formed downtown*
- 4.2 *Identify and aggressively recruit target industries*
- 4.3 *Protect the existing retail blocks on College Avenue*
- 4.5 *Facilitate and pursue entrepreneurial business development in the downtown*
- 4.6 *Create opportunities for smaller offices and business services to locate downtown, including north of College Avenue*
- 4.7 *Maintain an environment favorable to larger employers in the downtown*
- 4.8 *Support private sector efforts to redevelop and invest in downtown*

# 10

## ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL USE

Pursuant to Section 66.1105(5)(b) of the Wisconsin State Statutes, the City estimates that approximately 44% of the real property within the District will be devoted to retail business at the end of the District's maximum expenditure period.

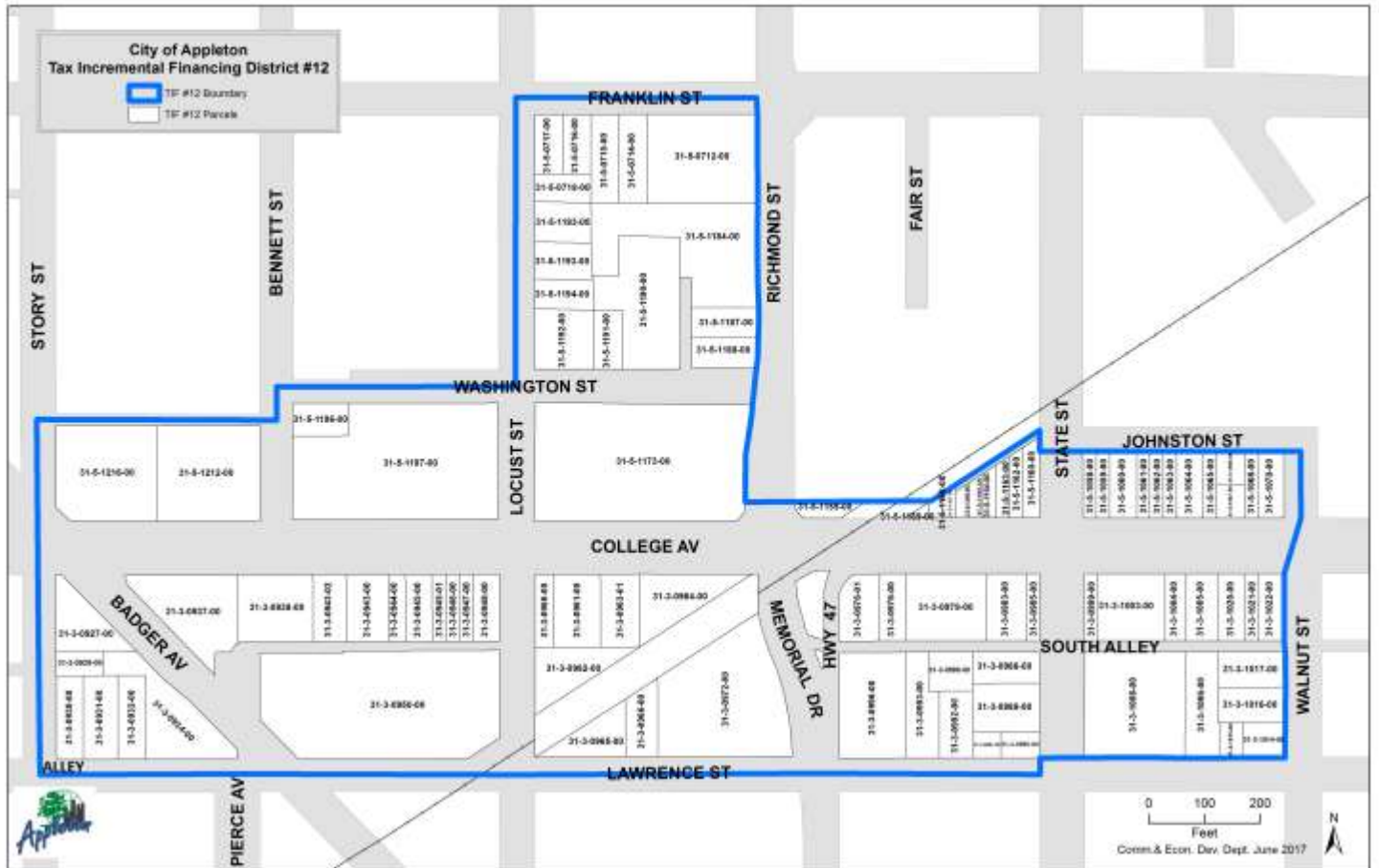
**PROPOSED RELOCATION PLAN FOR DISPLACED PERSONS OR BUSINESSES**

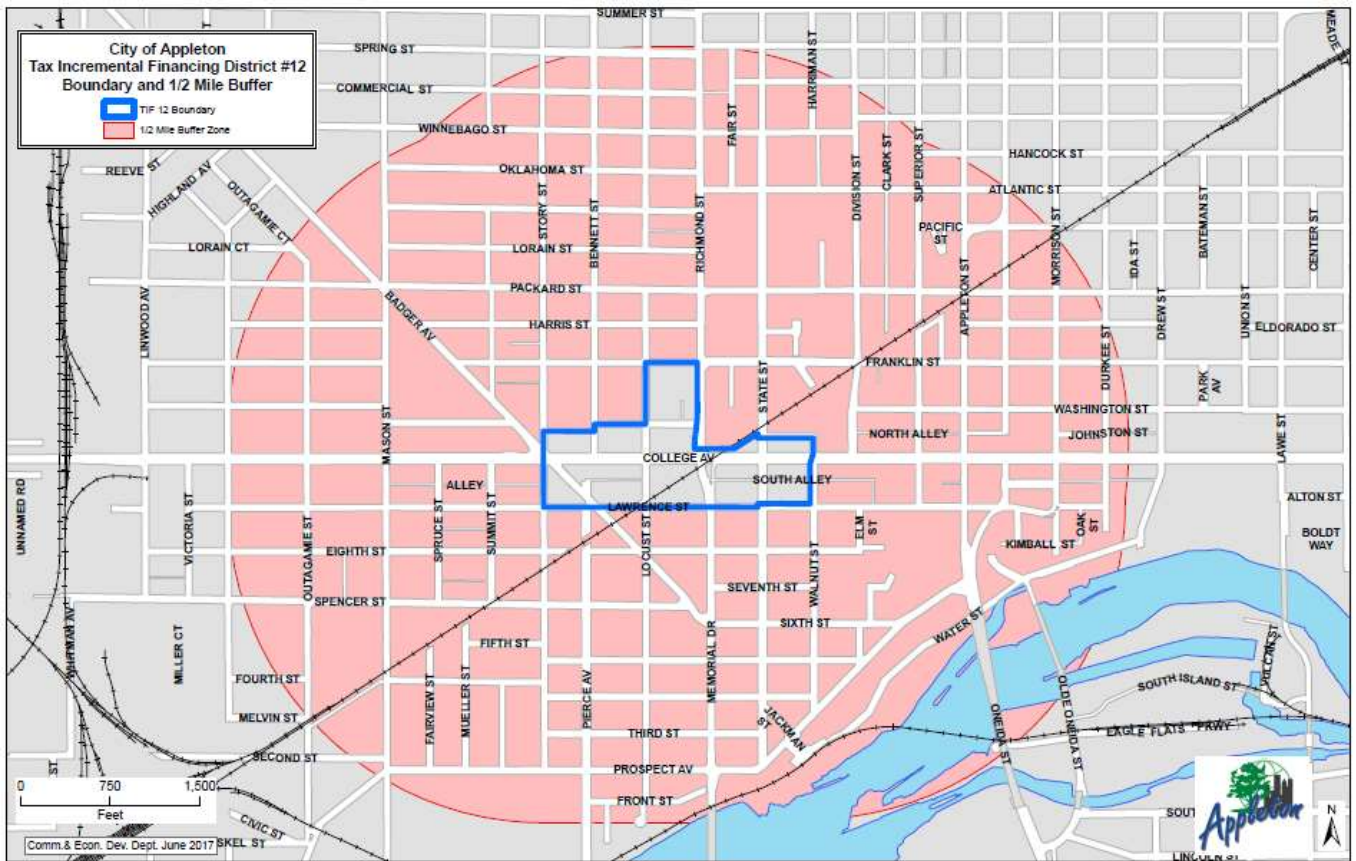
It is not anticipated at the time of the creation of the District there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation becomes necessary at some time during the implementation period, the City will take the following steps and actions as required by Wisconsin Statutes Section 32:

- A. Before negotiations begin for the acquisition of property or easements, all property owners will be provided with an informational pamphlet “The Rights of Landowners” prepared by the Wisconsin Department of Administration, and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on “Relocation Rights” prepared by the Wisconsin Department of Administration.
- B. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of all or at least ten neighboring landowners to whom offers are being made.
- C. The City will file a relocation plan with the Wisconsin Department of Administration and will keep all records as required in Wisconsin Statutes Section 32.

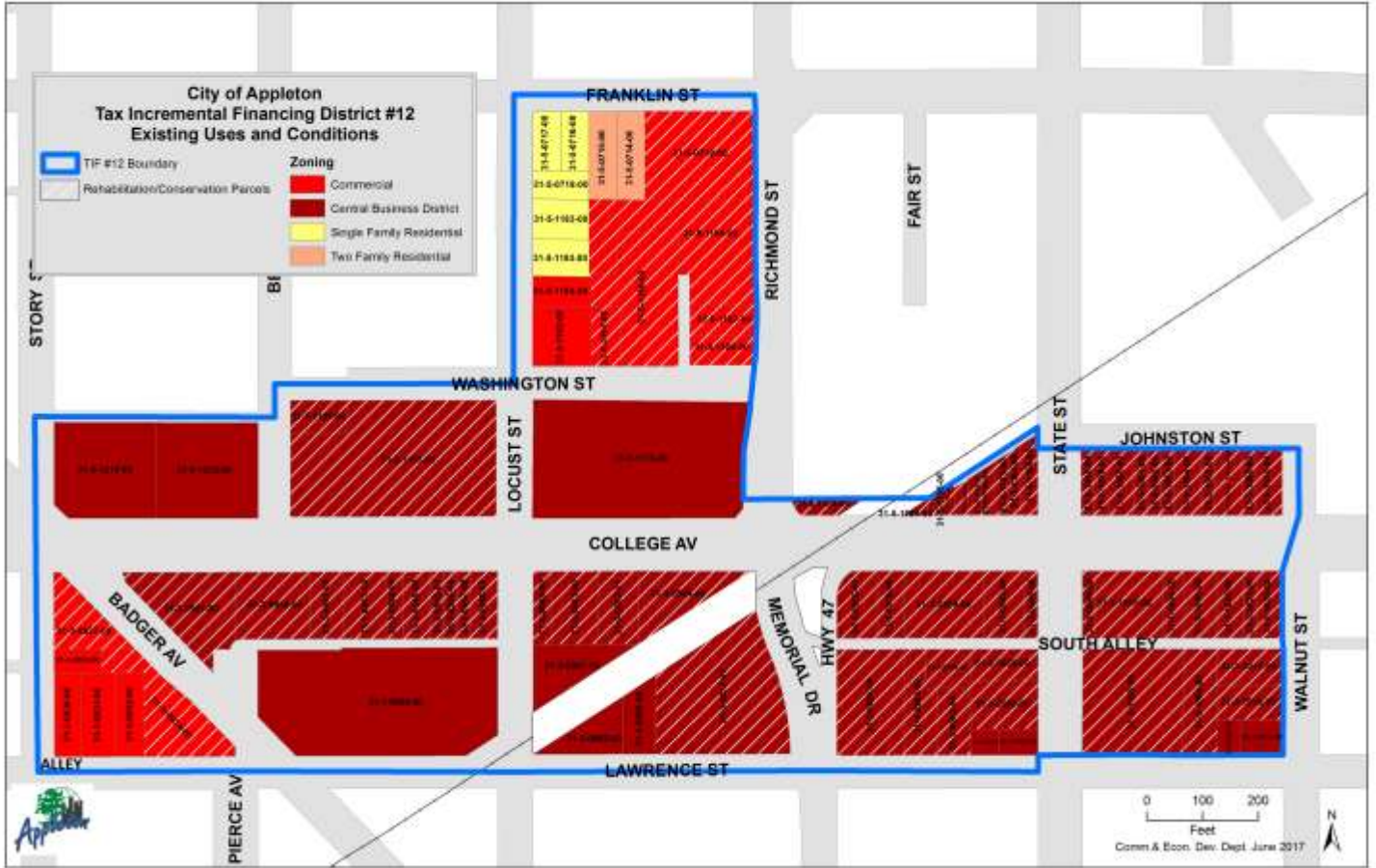
# 12

## MAP OF TIF DISTRICT #12 BOUNDARIES AND TIF DISTRICT #12 BOUNDARIES WITH HALF MILE BUFFER ZONE

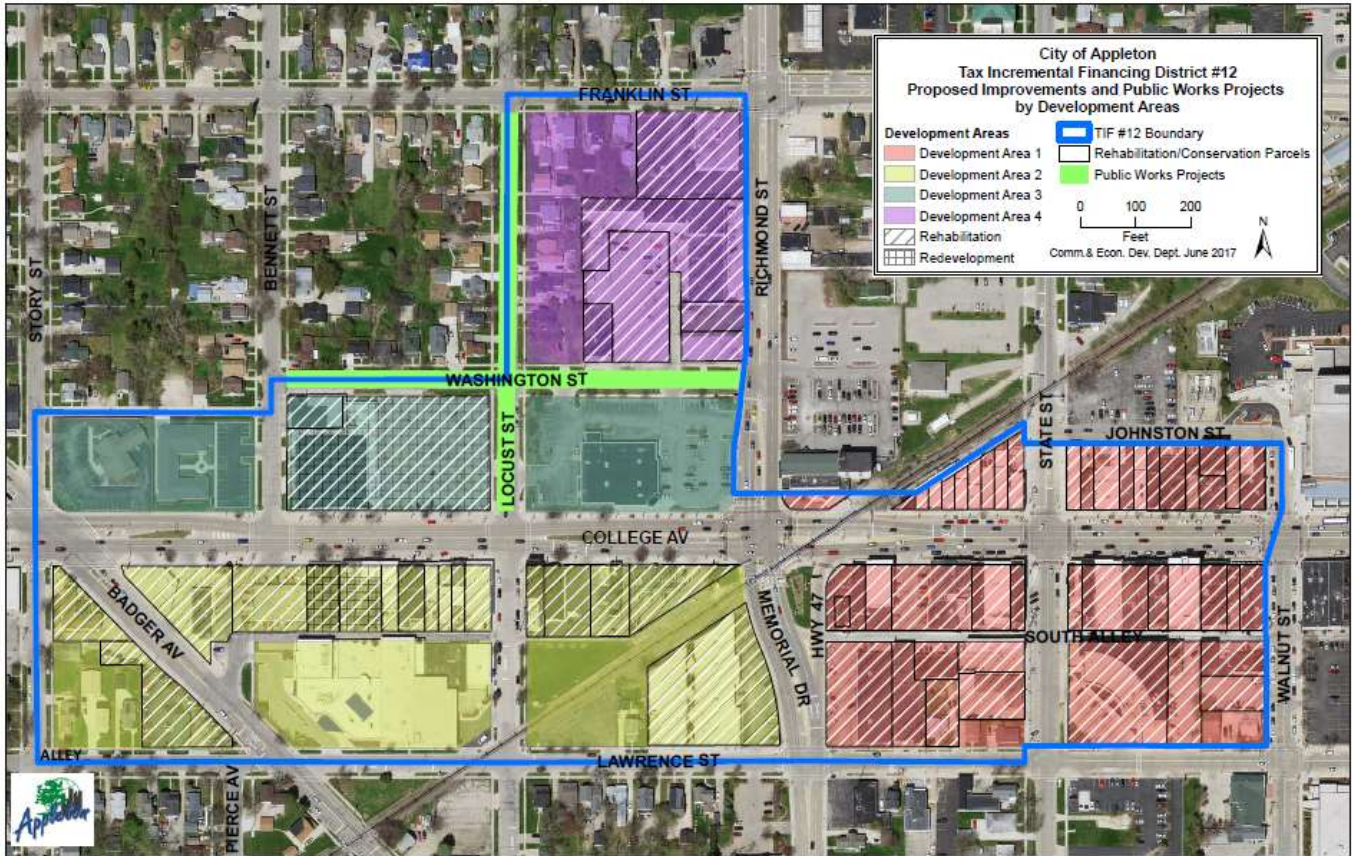




MAP OF EXISTING USES AND CONDITIONS



**MAP OF PROPOSED IMPROVEMENTS AND PUBLIC WORKS PROJECTS BY DEVELOPMENT AREA**



**Note:** The above map highlights the key development areas targeted for redevelopment and rehabilitation/conservation uses within this District. The narrative starting on Page 6 of the Project Plan is incorporated into this Section by reference and provides additional details on proposed uses. Due to the volume of information being displayed on this map, the summary starting on Page 6 is intended to support this exhibit.

## PARCEL LIST & LEGAL DESCRIPTION

The boundaries for the District include only whole parcels or non-taxable property and the District is contiguous. The following pages include a detailed list of parcels included in the District and the legal description.

### **Vacant Land:**

Pursuant to Wisconsin State Statute s 66.1105(4)(gm)(1), property standing vacant for an entire 7-year period immediately preceding adoption of the resolution creating a tax incremental district may not comprise more than 25% of the area in the tax incremental district. Vacant property includes property where the fair market value or replacement cost value of structural improvements on the parcel is less than the fair market value of the land. Vacant property does not include property that is contaminated by environmental pollution, as defined in s. 661106 (1) (d). **This District does not include 25% or more vacant land.**

### **Annexed Land:**

Pursuant to Wisconsin State Statute s 66.1105(4)(gm)(1), the District may not include any annexed territory that was not within the boundaries of the City on January 1, 2004, unless at least 3-years have elapsed since the territory was annexed by the City, unless the City enters into a cooperative plan boundaries agreement with the town from which the territory was annexed, or unless the City and town enter into another kind of agreement relating to the annexation expect that notwithstanding these conditions, the City may include territory that was not within the boundaries of the City on January 1, 2004 if the City pledges to pay the town an amount equal to the property taxes levied on the territory by the town at the time of the annexation for each of the next 5 years. **The District does not include property annexed into the City of Appleton since January 1, 2004.**



TRACT	Owner Name	Property Address	Prop. Type	zoning	Area in Square Feet	Business with Permitted Property	Permitted Property Value	Land Value	Improvements Value	Total Real Estate Value	Total Real Estate & Personal Property Value	Development Area	Rehab. Required	Future Reland Use
05-3-1268-00	STEW AFFLETON	2281 WALNUT ST	4491.1	CRD	3,621.60		0	0	0	0	0		Yes	Yes
05-3-1269-00	APPLETON WEST END REALTY LTD	60 W COLLEGE AVE	5491.1	CRD	13,411.90	SMALL REALESTATE SUPPLY	2493	\$1,799,800	1,106,700	1,476,500	\$1,476,500	1	Yes	Yes
05-3-1268-00	APPLETON WEST END REALTY LTD	80 W COLLEGE AVE	5491.1	CRD	2,495.28		24,710	121,800	2,043,500	2,068,210	1	Yes	Yes	
05-3-1268-00	APPLETON WEST END REALTY LTD	20 W COLLEGE AVE	5491.1	CRD	1,879.96		96,970	113,400	1,176,500	1,176,500	1	Yes	Yes	
05-3-1267-00	APPLETON WEST END REALTY LTD	30 W COLLEGE AVE	5491.1	CRD	2,989.32		28,710	129,400	1,196,100	1,196,100	1	Yes	Yes	
05-3-1267-00	JAMES WACHENBERG	614 W COLLEGE AVE	5491.1	CRD	1,364.43	SMALLS NEWSLETTER	12,000	115,100	148,900	175,000	\$1,400,000	1	Yes	Yes
05-3-1269-00	AMALIA MARGUET LETT ET AL	614 W COLLEGE AVE	5491.1	CRD	493.00		0	0	0	0	0		Yes	No
05-3-1269-00	BOEN ENTERPRISES LLC	620 W LAMAR AVE ST	5491.1	CRD	5,388.67	FOR VALLEY RESTAURANT	29,000	90,000	103,100	1,143,000	1,143,000	1	Yes	No
05-3-1269-00	BOEN ENTERPRISES LLC	614 W COLLEGE AVE	5491.1	CRD	5,202.20		124,000	121,000	149,400	1,400,000	1	Yes	No	
05-3-1269-00	BOEN ENTERPRISES LLC	614 W LAMAR AVE ST	5491.1	CRD	3,223.79		18,000	120,000	20,400	204,000	204,000	1	Yes	No
05-3-1269-00	BRUCE CHURCH OFF ETAL	81 W COLLEGE AVE	5491.1	CRD	2,009.07		0	0	0	0	0		Yes	No
05-3-1270-00	COLLEGE AVENUE ASSOCIATES	30 W COLLEGE AVE	5491.1	CRD	1,661.99	HARRISON SCHOOL OF B	170	\$116,000	236,700	1,220,000	1,220,000	1	Yes	Yes
05-3-1270-00	COLLEGE AVENUE ASSOCIATES	30 W COLLEGE AVE	5491.1	CRD	1,661.99	ALICE COFFE HOUSE	126,000			126,000	126,000	1	Yes	No
05-3-1270-00	COLLEGE AVENUE ASSOCIATES	30 W COLLEGE AVE	5491.1	CRD	1,661.99	COZY CORNER	180,000			180,000	180,000	1	Yes	No
05-3-1270-00	COLLEGE AVENUE ASSOCIATES	30 W COLLEGE AVE	5491.1	CRD	1,661.99	REE CREST GAMING LL	28,500			28,500	28,500	1	Yes	No
05-3-1269-00	LOK VENTURES HOLDING LLC	30 W COLLEGE AVE	5491.1	CRD	8,693.89	APPLETON BISH FACTOR	1,816,000	\$111,000	147,800	201,800	\$1,260,000	1	Yes	No
05-3-1264-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40		126,000	130,500	149,000	1,400,000	1,400,000	1	Yes	No
05-3-1264-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40		116,100	185,800	199,300	1,400,000	1,400,000	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR REAL ESTATE SALES	175,100			175,100	175,100	1	Yes	No
05-3-1264-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM LLC	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1264-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No
05-3-1269-00	EDGEWATER PROPERTIES LLC	614 W COLLEGE AVE	5491.1	CRD	2,498.40	SPR COMM DEVELOPER & B	68,800	89,800	175,100	1,276,300	1,276,300	1	Yes	No

16-5-1184-00	CHRISTENSEN LAND CO	127 N BISHOP RD ST	54704	C-2		COMPUTER CONSOLE LLC	25,000				25,000.00	0	Yes	Yes	
16-5-1184-00	CHRISTENSEN LAND CO	127 N BISHOP RD ST	54704	C-2		H&R BLOCK TAX SERVIC	25,000				25,000.00	0	Yes	Yes	
16-5-1180-00	CHRISTENSEN LAND CO	W WASHINGTON ST	54704	C-2	26,116.95			111,600	110,200	1174,200	1128,200.00	0	Yes	Yes	
16-5-1187-00	GERALD ENGEL TRUST ET AL	N RICHMOND ST	54704	C-2	6,488.43			125,000	20	235,000	125,000.00	0	Yes	Yes	
16-5-0717-00	ILL W. INVESTMENTS LLC	737 W FRANKLIN ST	54704	R-1C	5,327.13			114,800	566,200	140,200	580,800.00	0	Yes	Yes	
16-5-0718-00	MERLIN HER	218 N LOCUST ST	54704	R-1C	5,044.29			114,800	170,100	184,200	344,500.00	0	Yes	Yes	
16-5-1185-00	JAMES HANDECH	246 N WASHINGTON ST	54704	C-2	5,348.03			126,000	248,100	273,100	273,100.00	0	Yes	Yes	
16-5-0725-00	BRANDON LUEDTKE	725 W FRANKLIN ST	54704	R-2	7,998.22			117,800	235,800	174,000	273,200.00	0	Yes	Yes	
16-5-1182-00	WIGNIA MAREY	132 N LOCUST ST	54704	C-2	11,187.00			135,200	146,200	160,000	306,000.00	0	Yes	Yes	
16-5-1184-00	AMY NGUYEN	138 N LOCUST ST	54704	C-2	5,800.04			114,800	184,400	189,000	349,000.00	0	Yes	Yes	
16-5-0714-00	OFFICE PARTNERS	711 W FRANKLIN ST	54704	R-2	7,942.28			116,800	141,800	176,000	276,000.00	0	Yes	Yes	
16-5-0716-00	GENE THAO	701 W FRANKLIN ST	54704	R-1C	5,375.71			115,200	184,800	100,000	110,000.00	0	Yes	Yes	
Varies:							Office/Health Leasing	25,000			25,000.00				
					1,007,206.52								Total area:	125,601.0	440,113
					21.1 Acres			\$1,522,100	\$6,488,380	\$12,080,680	\$10,130,900	\$70,717,800	% of District:	16.18%	43.67%

**TIF DISTRICT #12 LEGAL DESCRIPTION**

DESCRIPTION: A TRACT OF LAND BEING PART OF THE SW ¼ OF SECTION 26 AND A PART OF THE SE ¼ OF SECTION 27, ALL IN TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF FRANKLIN STREET AND THE WEST LINE OF RICHMOND STREET AND BEING THE POINT OF BEGINNING;

THENCE SOUTH ALONG THE WEST LINE OF RICHMOND STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5425;

THENCE EASTERLY ALONG SAID EXTENSION AND THEN THE SOUTH LINE OF SAID LOT 1 AND THEN THE EASTERLY EXTENSION OF SOUTH LINE OF SAID LOT 1 TO THE SOUTHEASTERLY LINE OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID WISCONSIN CENTRAL RAILROAD RIGHT OF WAY TO THE WEST LINE OF STATE STREET;

THENCE SOUTH ALONG THE WEST LINE OF STATE STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF JOHNSTON STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF JOHNSTON STREET AND THEN THE SOUTH LINE OF JOHNSTON STREET TO THE CENTERLINE OF WALNUT STREET;

THENCE SOUTH ALONG THE CENTERLINE OF WALNUT STREET TO THE NORTH LINE OF COLLEGE AVENUE;

THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF WALNUT STREET AND COLLEGE AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF WALNUT STREET TO THE NORTH LINE OF LAWRENCE STREET;

THENCE WEST ALONG THE NORTH LINE OF LAWRENCE STREET TO THE WEST LINE OF STATE STREET;

THENCE SOUTH ALONG THE WEST LINE OF STATE STREET TO THE CENTERLINE OF LAWRENCE STREET;

THENCE WEST ALONG THE CENTERLINE OF LAWRENCE STREET TO THE CENTERLINE OF STORY STREET;

THENCE NORTH ALONG THE CENTERLINE OF STORY STREET TO THE CENTERLINE OF WASHINGTON STREET;

THENCE EAST ALONG THE CENTERLINE OF WASHINGTON STREET, LYING BETWEEN BLOCK 34 AND BLOCK 35 OF THE **FIFTH WARD PLAT**, TO THE CENTERLINE OF BENNETT STREET;

THENCE NORTH ALONG THE CENTERLINE OF BENNETT STREET TO A POINT 30 FEET NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF WASHINGTON STREET AND SAID SOUTH LINE BEING CONTIGUOUS WITH THE NORTH LINE OF LOTS 4, 5, 15, 14 AND 13 OF BLOCK 32 OF THE **FIFTH WARD PLAT**;

THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID WASHINGTON STREET TO THE CENTERLINE OF LOCUST STREET;

THENCE NORTH ALONG THE CENTERLINE OF LOCUST STREET TO THE CENTERLINE OF FRANKLIN STREET;

THENCE EAST ALONG THE CENTERLINE OF FRANKLIN STREET TO THE POINT OF BEGINNING.

**OPINION OF THE CITY ATTORNEY ON THE COMPLIANCE OF THE  
PROJECT PLAN WITH WISCONSIN STATUTE**



**LEGAL SERVICES DEPARTMENT**

**Office of the City Attorney**

100 North Appleton Street  
Appleton, WI 54911  
Phone: 920/832-6423  
Fax: 920/832-5962

June 22, 2017

Mayor Timothy M. Hanna  
City of Appleton  
100 North Appleton Street  
Appleton, WI 54911-4799

Re: Tax Increment Finance Program Plan, City of Appleton  
Tax Incremental District #12

Dear Mayor Hanna:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the proposed Tax Incremental Finance Plan for the City of Appleton Tax Incremental District #12. I have reviewed the Project Plan for said District as well as the appendices attached thereto, specifically as to their compliance with the provision of Section 66.1105(4), Wisconsin Statutes. It is my opinion that the Project Plan is in compliance with all of the provisions of Section 66.1105(4) of the Wisconsin Statutes dealing with the creation of Tax Incremental Financing Districts.

If you have any questions concerning this matter, please contact me at your earliest convenience.

Sincerely,

James P. Walsh  
City Attorney

JPW:jljg

J:\Attorney\WORD\jpw\LETTERS\TIF 12 Atty Opinion Letter 06-22-2017.doc

James P. Walsh  
*City Attorney*

Christopher R. Behrens  
*Deputy City Attorney*

Amanda Abshire  
*Assistant City Attorney*