FINAL DRAFT



PROJECT PLAN FOR THE CREATION OF TAX INCREMENTAL FINANCING DISTRICT #11 EAST COLLEGE AVENUE 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 #11 PROJECT PLAN

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TAX INCREMENT DISTRICT #11 PROJECT PLAN

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INTENT AND PURPOSE OF TAX INCREMENT FINANCING DISTRICT #11

Tax Increment Financing District Number 11 (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 redevelopment of East College Avenue approximately from Drew Street to just west of Superior Street, South to Water Street and North to E. Washington Street. A map of the proposed District boundaries is found in Section 12.

This area is primarily characterized by a large blighted and vacant commercial site and a mixture of small businesses, office space, and housing which have the potential to, and in some cases already have, created a blighting influence on the surrounding area. The District consists of approximately 59.68 acres of land with the vast majority currently zoned Central Business District. A minority of parcels in TIF #11 are currently zoned Planned Development Multi-Family, Public Institution, Single-Family Residential, and Multi-Family Residential.

The District is being created as a "Blighted District" based upon the finding that at least 50%, by area of the real property within the District, is blighted within the meaning of Wisconsin Statute Section 66.1105 and 66.1333 described below. The map exhibit in Section 13 illustrates existing uses and conditions of the District.

Blight is described as: the presence of a substantial number of substandard or deteriorating structures or site improvements; inadequate street layout or faulty lot layout in relation to size, adequacy, accessibility or usefulness, or conditions which endanger life or property by fire and other causes, or any combination of such factors that impairs or arrests the sound growth of a city. This definition also includes land upon which building or structures have been demolished and which because of obsolete platting, diversity of ownership or deterioration of structures or site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

This Project Plan outlines the City of Appleton's role in assisting with the redevelopment of vacant, blighted, and underutilized properties and rehabilitation/conservation of existing 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 and increase 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 Downtown Appleton

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



Development Area #1: The largest site in this Development Area is commonly known as "The Bluff Site". This site is comprised of Trinity Lutheran Church and Michiels Fox Banquet Rivertyme Catering.

Trinity Lutheran Church is located at 209 Allen Street and is approximately 1.86 acres. This site originally consisted of several residential lots. In 1924, Trinity English Lutheran Church was constructed on the northwest corner of Allen Street and Kimball Street. In 1954, a parish center was built on the north end of the property. The church and parish center were connected via an addition in 1963, which greatly expanded the church sanctuary. Another addition was completed in 1996 on the northwest side to create a lobby with an elevator. The building is currently vacant as the parish relocated to another site in December of 2016, and the site was purchased in January, 2017 by local developers intending to demolish the site for redevelopment. Future possible uses for this site include mixed use, public parking, public library, medical clinic, multi-family apartments and/or condos. The timing for this redevelopment is 2017-2021, and the proposed construction costs are estimated at \$57 million. Potentially, a portion of this would be exempt from property taxes if owned by a not-for-profit or tax exempt entity.

Michiels Fox Banquet Rivertyme Catering is located at 111 Kimball Street and is approximately 2.15 acres. This site originally consisted of several residential lots. In 1917, the Appleton Vocational School was constructed on the southwest corner of Allen Street and Kimball Street. The school was the precursor to the Fox Valley Technical College. In 1935, the portion of Allen Street south of Kimball Street was vacated, and the Appleton Vocational School built a second building to the southeast of the original building. An addition was built onto the south end of the original building in 1952. The auto mechanics shop was expanded in 1954. The Appleton Vocational School moved to Grand Chute in 1972 and became the Fox Valley Technical Institute. The school buildings on this site were razed in 1975. The Elks Club built the present building on the site in 1982. The building and property were sold to Michiels Fox Banquet in the late 1980's. Michiels operated a banquet and catering business from this facility until December of 2016 when they moved operations to their Menasha facility, vacated this site and sold the property to a local developer in January, 2017. The local developer intends to demolish the site for redevelopment. Future possible uses for this site include public parking, commercial office building, and/or multi-family housing and condos. The timing for this redevelopment is 2017-2021, and the proposed construction costs are estimated at \$80 million. Potentially, a portion of this would be exempt from property taxes if owned by a not-for-profit or tax exempt entity.

The Bluff Site is highly visible from the Oneida Street Bridge, a primary gateway into the City of Appleton and Appleton's Downtown. Redevelopment of this site would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this site. This development area would benefit from increased commercial activity from Development Area #2 and along College Avenue.

This information was largely taken from a Phase 1 Environmental Site Assessment conducted by Omnni in June, 2016.



An aerial view of the bluff site.

Development Area #2: This is the site south of Lawrence Street, north of Water Street, east of S. Morrison Street and west of S. Durkee Street and is commonly referred to as "Bluff Site 2". This site is comprised of 16 separate parcels with several owners. The YMCA of the Fox Cities owns 7 of the 16 parcels. The 7 parcels are comprised of 1 vacant lot, 2 vacant homes, 3 occupied rentals and 1 surface parking lot. Five (5) of the 7 parcels are on the tax rolls.

Other owners and uses are as follows: Housing Partnership of the Fox Cities owns one duplex which is tax exempt, and they use this property for transitional housing. Gary Trofka, et al owns one parcel which is used as a duplex. CJ Properties of the Fox Cities LLC owns one parcel, and the use is a four-plex. 220 Morrison LLC owns three parcels which are rentals (two single family and one multiple units). The remaining 3 parcels are owner-occupied, single-family residential homes.

This blighted area could benefit from redevelopment, rehabilitation and conservation or be incorporated in part or in whole into a larger site for future redevelopment. This Development Area would benefit from increased commercial activity from Development Area #1 and along College Avenue.



An aeriel view of bluff site 2.

Development Area #3: The Solider Square Ramp located at 120 S. Oneida Street was built in 1966, has 424 stalls, and is a blighted parcel in very poor condition. The YMCA purchased this ramp from the City of Appleton on February 1, 1996 for \$1. The Purchase Agreement contains a reversionary and other use clause. This development area is shown in the recently adopted Comprehensive Plan as mixed use and green space. It is acknowledged that the current use of this site as parking is imperative to the continued success of the YMCA, and the lost parking stalls, due to demolition of this structure, will need to be replaced in close proximity to this site. Development Area #3 has negatively impacted other properties due to being blighted, is not aesthetically pleasing, is structurally challenging, and needs to be redeveloped to enhance the overall area and provide a positive impression.

This blighted area could benefit from redevelopment as a stand-alone project or be incorporated into a larger site for future redevelopment. This Development Area would benefit from increased commercial activity from Development Areas #1 and #2 and along College Avenue.



SOLDIER'S SQUARE/YMCA PARKING LOT PERSPECTIVE

Development Area #4: The historic Zuelke Building located at 103 W. College Avenue was built in 1931 with 5 additional floors built in 1951. There are approximately 76,540 sq.ft., and the vacancy rate is 41%.

The building has a total of 12 floors with two elevator shafts, one elevator services the original 7 floors and later serviced up to the 10th floor. The second elevator services the addition of the 11th and 12th floors. The inability of the main elevator to access the 11th and 12th floors is a significant burden and will require extensive engineering and updating to facilitate correction.

The first seven floors in the original 1931 building were largely constructed from marble designed for a church in Milwaukee. Due to the depression, the church was unable to accept delivery of the marble. The quality and uniqueness of the marble provides much character and status to the building. However, preservation of the marble makes it difficult to update the HVAC and plumbing systems, many of which are original to a 1950-1953 renovation of the building.

The building was considered "fireproof" when constructed, however new NFPA 1 rules would require installation of sprinklers throughout the entire building with any substantial renovation. The marble once again makes this endeavor very costly.

This neo-gothic high rise building, named for Irving Zuelke a local businessman and philanthropist, was added to the National Register of Historic Places in 1982 as part of the College Avenue Historic District.

The owners of this building are interested in rehabilitation into mixed use by utilizing TIF and/or Federal and State Historic Tax Credits, but they recognize the challenges of this blighted site. They have a desire to preserve the historic nature of the building, including the marble, but they recognize that the antiquated infrastructure upgrades, parking challenges, and the high cost of construction/rehab will require several layers of funding and support from the City.

Rehabilitation of this development area would further enhance the entire area by increasing commercial activity along College Avenue. Redevelopment of this area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area. The timing for this redevelopment is undetermined based on proposed changes to the Historic Tax Credits Federally and State wide. The proposed construction costs are estimated at \$6.5 million.



100 West College Avenue (south side) Zuelke Building to Houdini Plaza

Development Area #5: This area is comprised of City Center Plaza, the Blue Ramp, and the vacant land where Washington Place once stood.

10 College Avenue, City Center Plaza, was constructed in 1986 and is located in the heart of Appleton's Business District. This 3-story, 190,000 sq. ft. multi-use building contains both retail and office spaces. Major tenants include Appleton Area School District, Total Med Staffing, West Corporation, ThedaCare, Air Wisconsin, Joseph's Shoes and Murray Photos. The current vacancy rate is 20%, and the property is for sale. The local owners may use TIF to assist with conservation and renovations for tenants of approximately \$1,000,000 within the next three years.

122 E. College Avenue, City Center East Office Condo, was constructed in 1974 as Gimbals Department Store and was converted to office condo in 2003. This 150,000 sq. ft. building contains office space with major tenants that include: ThedaCare, Appleton Area School District, and Hoffman Planning Design and Construction. The current vacancy rate is 15%. The local owners may use TIF to assist with conservation and renovations for tenants of approximately \$2,000,000 within the next three years.

100 N. Appleton Street, City Center West Office Condo, was constructed in 1960 as HC Prange Company and was converted to office condo units in 1996. The City of Appleton owns the top two floors and space on the first floor. The Pfefferle group owns the balance of the condo units consisting of 62,318 sq. ft. The current vacancy rate is 5%. The local owners may use TIF for renovation and/or remodeling of tenant space of approximately \$1,000,000 within the next three years.

The Blue Ramp, located at 120 N. Appleton Street, was built in 1963, with 7 ½ post-tension decks replacing original reinforced decks in 1986, has 401 stalls, and will be demolished by 2019 as it is blighted, is a substandard and/or deteriorating structure, and an inadequate layout for today's parking needs.

The vacant land located at 103 E. Washington Street was most recently Washington Place. This blighted building was demolished in 2013, and this is a prime site for redevelopment.

This blighted Development Area #5 could benefit from rehabilitation and conservation and/or incorporate portions into a larger site for future redevelopment. Since this entire area is highly visible and an integral part of the Downtown, this Development Area would benefit from increased commercial activity along College Avenue and the other Development Areas. Redevelopment of this area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area. Potentially, a portion of this would be exempt from property taxes if owned by a not-for-profit or tax exempt entity.



100 West College Avenue (north side) Hoffman/ThedaCare to The Building for Kids Children's Museum/City Center

Development Area #6: This area includes Chase Bank, a parklet, and the 222 Building.

Chase Bank, located at 200 W. College Avenue, is a 45,000 sq. ft. building currently listed for sale. This is a prime redevelopment opportunity with JP Morgan Chase Bank remaining as the ground floor tenant. Located on College Avenue, the main street leading from the interstate into a vibrant Downtown, this site is in close proximity to Lawrence University, City and County municipal buildings, and many other attractions. The site encompasses half of a city block with access on three of the surrounding streets. Potential uses could be office, residential, and hospitality. The Downtown Mobility Study, adopted by Council in 2016, recommends converting Appleton Street from one-way southbound to two-way, creating improved access and visibility to the property.

The parklet (small parcel currently decorated with lights, tables and chairs) is owned by Pfefferle Management and located between two vibrant businesses. Use as a parklet is via a month-to-month lease with the City of Appleton.

222 Building, located at 222 W. College Avenue, was originally constructed in 1952, and then an addition on the west side was constructed in 1964. Pfefferle Group purchased the building in 2003. The current vacancy rate is 25%. The owners may use TIF for renovating the vacant floors and/or a possible restaurant on the first floor for an estimated cost of \$2,000,000.

This blighted Development Area #6 could benefit from rehabilitation and conservation and/or incorporate portions into a larger site for future redevelopment. Since this entire area is highly visible and an integral part of the Downtown, this Development Area would benefit from increased commercial activity along College Avenue and the other Development Areas. Redevelopment of this area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area.



200 West College Avenue (north side) Chase Bank to 222 Building

Development Area #7: This area encompasses Gabriel Furniture and businesses in the 200 E. block of College Avenue.

The Gabriel Furniture building has been on the corner of College Avenue and Morrison Street for over 100 years. Built in 1888 by the Konemic Lodge, International Order of the Odd Fellows, it became the first home for several local organizations including The Knights of Pythius, Elks Lodge 337, Loyal Order of the Moose, and Appleton Eagles. In 1928, Joseph Gabriel opened Gabriel Furniture at 201 E. College Avenue. Over the next 60 years, the business flourished and grew. In the 1960's, a metal covering was put on the façade to make the property "look more modern". In 1988, the current owners, Joe and Ruby Wells, bought the business and in 1990, they purchased 201 and 207 E. College Avenue. In the early 1990's, the Wells then purchased 209 and 211 E. College Avenue (former Shirley's Children's Shop) combining all the sites with interior connections. Today, the four buildings are used as a retail furniture store utilizing approximately 35,000 sq.ft. for showroom with additional basement space for storage. There currently are no vacancies in this property. The owners have no specific plans at this time but support efforts to make this blighted area more aesthetically pleasing through redevelopment, rehabilitation, and/or conservation.

Additional buildings in this area were built from 1870 thru 1978. Development Area #7 is characterized by small parcels with historic/older buildings and could be redeveloped individually. Rehabilitation of the existing buildings and property would further enhance the entire area. Since this entire area is highly visible and an integral part of the Downtown, this Development Area would benefit from increased commercial activity along College Avenue and the other Development Areas. Redevelopment of this area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area.



200 East College Avenue (south side) Lou's Brews to Gabriel Furniture

Development Area #8: Includes the 300 block of E. College Avenue, North of Johnson Street, between N. Durkee Street and N. Drew Street. In the recently updated Comprehensive Plan approved unanimously by the Appleton Common Council on March 15, 2017, the 300 block of E. College Avenue is conceptually identified as a site for new multi-family residential development over a mix of commercial/office space which could serve the needs of existing property owners, including but not limited to, Heid Music and Lawrence University. The goal would be to fill a housing demand, transition to the small scale neighborhoods, and enhance the immediate surroundings with small commercial space to pull foot traffic north of College Avenue.

Narrative taken from Comprehensive Plan 2010-2030.

This blighted area deals with parking challenges, ingress and egress difficulties, deteriorating structures, accessibility and obsolescence. This area is characterized by small parcels with historic/older buildings and could be redeveloped individually or in groups. Rehabilitation of the existing buildings and property would further enhance the entire area. Since this entire area is highly visible and an integral part of the Downtown, this Development Area would benefit from increased commercial activity along College Avenue and the other Development Areas. Redevelopment of this area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area.



300 East College Avenue (north side) History Museum at the Castle to Heid Music



THE CONCEPTUAL SITE PLAN SHOWS PARKING BEHIND THE PROPOSED DEVELOPMENT JUST NORTH OF JOHNSTON STREET, BETWEEN N. DURKEE STREET AND N. DREW STREET



PERSPECTIVE OF CONCEPTUAL REDEVELOPMENT OF 300 BLOCK OF E. COLLEGE AVENUE VANTAGE POINT IS LOOKING SOUTHWEST TOWARD THE FOX RIVER FROM THE CORNER OF N. DREW STREET AND E. WASHINGTON STREET.



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, bridges, pedestrian connections and parking 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): 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.

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
Total Existing Increment Plus Proposed Bases	\$ 268,798,400

*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.



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	\$3,234,600	2018-2023	
Municipal Infrastructure within the ½ Mile Boundary	None included at this time		
Development Incentives & Property Grants	\$14,847,560	2018-2034	
Other Costs - Administrative, Professional, Environmental, and Promotion Services Costs. Filling fees and fees charged by State. Audit Costs.	\$124,750	2017-2039	
 Financing Costs* General Fund Advance Interest Expense \$359,374 General Obligation \$1,168,909 	\$1,528,283	2017-2035	
TOTAL:	\$ 19,735,193	2017-2044	

*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.

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LIST OF NON-PROJECT COSTS

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

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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 \$78,547,500.
- The tax rate is projected at \$24.2833 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 \$73,712,800 in new construction value based on the following schedule:

Year	Project Increment Added
2017 Base Value Real Estate & Personal Property	\$78,547,500
January 1, 2018	\$ -
January 1, 2019	\$ 73,712,800
January 1, 2020	\$ -
January 1, 2021	\$ -
January 1, 2022	\$ -
January 1, 2023	\$ -
Total Increment (net of base value):	\$ 73,712,800

			Chart 1
	CITY OF APPLETON	J	
EQUALIZ	ED VALUATION PRO	DJECTION	
YEAR	VALUATION	CHANGE	
2011	4,797,103,500		
2012	4,651,408,600	(145,694,900)	
2013	4,622,312,200	(29,096,400)	
2014	4,696,660,500	74,348,300	
2015	4,816,754,800	120,094,300	
2016	4,938,725,300	121,970,500	
		\$141,621,800	
-			
Straight Line Method		\$28,324,360	
(Total change divided	by 5)		
Percentage Method		0.59%	
(Total percentage cha	ange from 2011		
to 2016 divided by 5	· · · · · · · · · · · · · · · · · · · 		
	Projected Valuations		TIE D A Dia
	Straight	D .	TIF Project Plan
	Line	Percentage	Increment Only
2016	4,938,725,300	4,938,725,300	4,938,725,300
2017	4,967,049,660	4,967,863,779	4,938,725,300
2018	4,995,374,020	4,997,174,175	4,938,725,300
2019	5,023,698,380	5,026,657,503	5,012,438,100
2020	5,052,022,740	5,056,314,782	5,012,438,100
2021	5,080,347,100	5,086,147,039	5,012,438,100
2022	5,108,671,460	5,116,155,307	5,012,438,100
2023	5,136,995,820	5,146,340,623	5,012,438,100
2024	5,165,320,180	5,176,704,033	5,012,438,100
2025	5,193,644,540	5,207,246,587	5,012,438,100
2026	5,221,968,900	5,237,969,342	5,012,438,100
2027	5,250,293,260	5,268,873,361	5,012,438,100
2028	5,278,617,620	5,299,959,714	5,012,438,100
2029	5,306,941,980	5,331,229,476	5,012,438,100
2030	5,335,266,340	5,362,683,730	5,012,438,100
2031	5,363,590,700	5,394,323,564	5,012,438,100
2032	5,391,915,060	5,426,150,073	5,012,438,100
2033	5,420,239,420	5,458,164,358	5,012,438,100
2034	5,448,563,780	5,490,367,528	5,012,438,100
2035	5,476,888,140	5,522,760,696	5,012,438,100
2036	5,505,212,500	5,555,344,984	5,012,438,100
2037	5,533,536,860	5,588,121,519	5,012,438,100
2038	5,561,861,220	5,621,091,436	5,012,438,100
2039	5,590,185,580	5,654,255,875	5,012,438,100
2040	5,618,509,940	5,687,615,985	5,012,438,100
2041	5,646,834,300	5,721,172,919	5,012,438,100
2042	5,675,158,660	5,754,927,839	5,012,438,100
2043	5,703,483,020	5,788,881,913	5,012,438,100
2013	5,755,105,020	2,, 33,331,713	2,012,130,100

				Chart 2					
	CITY	Y OF APPLETO	N	000000000000000000000000000000000000000					
GEN	NERAL OBLIGA	TION BORROV	VING CAPACI	TY					
Net G.O.									
				Net G.O.					
Budget	Equalized	Gross Debt	Debt	Borrowing					
Year	Value	Limit	Balance	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	4,938,725,300	246,936,265	64,850,375	182,085,890	0.2626				
2019	5,012,438,100	250,621,905	97,694,521	152,927,384	0.3898				
2020	5,012,438,100	250,621,905	109,333,929	141,287,976	0.4363				
2021	5,012,438,100	250,621,905	111,859,231	138,762,674	0.4463				
2022	5,012,438,100	250,621,905	112,978,000	137,643,905	0.4508				
2023	5,012,438,100	250,621,905	114,108,000	136,513,905	0.4553				
2024	5,012,438,100	250,621,905	115,249,000	135,372,905	0.4599				
2025	5,012,438,100	250,621,905	116,401,000	134,220,905	0.4644				
2026	5,012,438,100	250,621,905	117,565,000	133,056,905	0.4691				
2027	5,012,438,100	250,621,905	118,741,000	131,880,905	0.4738				
2028	5,012,438,100	250,621,905	119,928,000	130,693,905	0.4785				
2029	5,012,438,100	250,621,905	121,127,000	129,494,905	0.4833				
2030	5,012,438,100	250,621,905	122,338,000	128,283,905	0.4881				
2031	5,012,438,100	250,621,905	123,561,000	127,060,905	0.4930				
2032	5,012,438,100	250,621,905	124,797,000	125,824,905	0.4979				
2033	5,012,438,100	250,621,905	126,045,000	124,576,905	0.5029				
2034	5,012,438,100	250,621,905	127,305,000	123,316,905	0.5080				
2035	5,012,438,100	250,621,905	128,578,000	122,043,905	0.5130				
2036	5,012,438,100	250,621,905	129,864,000	120,757,905	0.5182				
2037	5,012,438,100	250,621,905	131,163,000	119,458,905	0.5234				
2038	5,012,438,100	250,621,905	132,475,000	118,146,905	0.5286				
2039	5,012,438,100	250,621,905	133,800,000	116,821,905	0.5339				
2040	5,012,438,100	250,621,905	135,138,000	115,483,905	0.5392				
2041	5,012,438,100	250,621,905	136,489,000	114,132,905	0.5446				
2042	5,012,438,100	250,621,905	137,854,000	112,767,905	0.5500				
2043	5,012,438,100	250,621,905	139,233,000	111,388,905	0.5556				
2044	5,012,438,100	250,621,905	140,625,000	109,996,905	0.5611				

2016 2017 1 2017 2018 2 2018 2019 3 2019 2020 4 2020 202 5 2021 2022 7 2023 2022 8 2024 2022 9 2025 2020 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 2032 16 2032 2033 17 2033 2034 18 2034 2035 19 2035 2036 20 2036 2037 20 2038 2039 20 2046						
Construction Valuation Year Year 2016 2017 1 2017 2018 2 2018 2019 3 2019 2020 4 2020 2022 5 2021 2022 6 2022 2022 7 2023 2024 8 2024 2022 9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2036 14 2030 203 15 2031 2032 16 2032 2033 17 2033 2034 18 2034 2033 20 2036 2037 20 2036 2037 21 2038 2039 22 2038 2039			1			
Year Year 2016 2017 2017 2018 2 2018 2019 3 2019 2020 4 2020 202 5 2021 202 6 2022 202 7 2023 202 8 2024 202 9 2025 202 10 2026 202 11 2027 202 12 2028 202 13 2029 203 14 2030 203 15 2031 203 16 2032 203 17 2033 203 18 2034 203 19 2035 203 20 2036 203 21 2037 2038 22 2038 2039 23 2039 2046	ie 78,	547,500	Inflation Factor			0.50%
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1 2017 2018 2 2018 2019 3 2019 2020 4 2020 202 5 2021 2022 6 2022 202 7 2023 202 8 2024 202 9 2025 202 10 2026 202 11 2027 2028 12 2028 202 13 2029 203 14 2030 203 15 2031 203 16 2032 203 17 2033 203 18 2034 203 20 2036 203 21 2037 203 21 2038 203 22 2038 203 23 2039 2040						
2 2018 2019 3 2019 2020 4 2020 2021 5 2021 2022 6 2022 2023 8 2024 2023 9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 203 16 2032 2033 17 2033 2034 18 2034 2035 20 2036 2037 21 2037 2038 23 2039 2046	2017 2018	0 0	0	0	23.3889	0
3 2019 2020 4 2020 202 5 2021 2023 6 2022 2023 7 2023 2024 8 2024 2023 9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 2033 16 2032 2033 17 2033 2034 18 2034 2033 20 2036 2037 20 2036 2037 21 2037 2038 22 2038 2039 2046 2046	2018 2019 39	92,738 0	392,738	0	23.3889	9,186
4 2020 202 5 2021 202 6 2022 202 7 2023 2024 8 2024 202 9 2025 202 10 2026 202 11 2027 2028 12 2028 202 13 2029 203 14 2030 203 15 2031 203 16 2032 203 17 2033 203 18 2034 203 20 2036 203 21 2037 203 21 2038 203 22 2038 203 23 2039 2046	2019 2020 39	94,701 73,712,800	74,500,239	0	23.3889	1,742,479
5 2021 2022 6 2022 2023 7 2023 2024 8 2024 2025 9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 2033 16 2032 2033 17 2033 2034 18 2034 2033 20 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 204 2046	2020 2021 70	65,239 0	75,265,478	0	23.3889	1,760,377
6 2022 202: 7 2023 202: 8 2024 202: 9 2025 2020 10 2026 202: 11 2027 202: 12 2028 202: 13 2029 203: 14 2030 203: 15 2031 203: 16 2032 203: 17 2033 203: 18 2034 203: 20 2036 203: 21 2037 203: 22 2038 203: 23 2039 2046	2021 2022 76	69,065 0	76,034,543	0	23.3889	1,778,364
7 2023 2024 8 2024 2025 9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 2032 16 2032 2033 17 2033 2034 18 2034 2033 20 2036 2037 20 2036 2037 21 2038 2039 23 2039 2046		72,910 0	76,807,453	0	23.3889	1,796,442
8 2024 2025 9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 2032 16 2032 2033 17 2033 2034 18 2034 2033 19 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 204 2040		76,775 0	77,584,228	0	23.3889	1,814,610
9 2025 2026 10 2026 2027 11 2027 2028 12 2028 2029 13 2029 2036 14 2030 203 15 2031 2032 16 2032 2033 17 2033 2034 18 2034 2033 19 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 2046	2024 2025 78	80,659 0	78,364,887	0	23.3889	1,832,869
10 2026 202' 11 2027 2028 12 2028 2029 13 2029 203 14 2030 203 15 2031 203' 16 2032 203' 17 2033 203' 18 2034 203' 19 2035 203' 20 2036 203' 21 2037 203' 22 2038 203' 23 2039 204'		84,562 0	79,149,449	0	23.3889	1,851,219
11 2027 2028 12 2028 2029 13 2029 2030 14 2030 203 15 2031 203 16 2032 203 17 2033 2034 18 2034 203 19 2035 2036 20 2036 203* 21 2037 2038 22 2038 203* 23 2039 2046		88,485 0	79,937,934	0	23.3889	1,869,660
12 2028 2029 13 2029 2030 14 2030 203 15 2031 203 16 2032 203 17 2033 2034 18 2034 2035 19 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 204 2046		92,427 0	80,730,361	0	23.3889	1,888,194
13 2029 2030 14 2030 203 15 2031 2032 16 2032 203 17 2033 203-4 18 2034 203-1 19 2035 203-6 20 2036 203-7 21 2037 2038 22 2038 203-9 23 2039 2046		96,389 0	81,526,750	0	23.3889	1,906,821
14 2030 203 15 2031 203; 16 2032 203; 17 2033 2034 18 2034 203; 19 2035 2036 20 2036 203; 21 2037 2038 22 2038 203; 23 2039 2046		00,371 0	82,327,121	0	23.3889	1,925,541
15 2031 203: 16 2032 203: 17 2033 203- 18 2034 203: 19 2035 203- 20 2036 203: 21 2037 203: 22 2038 203: 23 2039 2040		04,373 0	83,131,494	0	23.3889	1,944,354
16 2032 2033 17 2033 2034 18 2034 2035 19 2035 2036 20 2036 203° 21 2037 2038 22 2038 203° 23 2039 2040		08,395 0	83,939,889	0	23.3889	1,963,262
17 2033 2034 18 2034 2033 19 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 23 2039 2040		12,437 0	84,752,326	0	23.3889	1,982,264
18 2034 2035 19 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 23 2039 2040		16,499 0	85,568,825	0	23.3889	2,001,361
19 2035 2036 20 2036 2037 21 2037 2038 22 2038 2039 23 2039 2040		20,582 0	86,389,407	0	23.3889	2,020,553
20 2036 2037 21 2037 2038 22 2038 2039 23 2039 2040		24,685 0	87,214,092	0	23.3889	2,039,842
21 2037 2038 22 2038 2039 23 2039 2040		28,808 0	88,042,900	0	23.3889	2,059,227
22 2038 2039 23 2039 2040		32,952 0	88,875,852	0	23.3889	2,078,708
23 2039 2040		37,117 0	89,712,969	0	23.3889	2,098,288
		41,302 0	90,554,271	0	23.3889	2,117,965
70.00 20.00 20.00		45,509 0	91,399,780	0	23.3889	2,137,740
		49,736 0	92,249,516	0	23.3889	2,157,615
		53,985 0	93,103,501	0	23.3889	2,177,588
		58,255 0 62,546 0	93,961,756	0	23.3889 23.3889	2,197,662
Totals		73,712,800		0		49,152,191
- TOWERS		73,712,000		- 0	-	47,132,171

					Chart 4
		CITY OF A			
		Tax Incrementa			
		Taxing Entity	Breakdown		
					Total
		Appleton		Outagamie	Tax
Year	City	Schools	FVTC	County	Increment
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	3,354	3,560	438	1,834	9,186
2020	636,284	675,280	83,064	347,851	1,742,479
2021	642,819	682,217	83,917	351,424	1,760,377
2022	649,387	689,187	84,775	355,015	1,778,364
2023	655,989	696,193	85,636	358,624	1,796,442
2024	662,623	703,234	86,502	362,251	1,814,610
2025	669,290	710,310	87,373	365,896	1,832,869
2026	675,991	717,421	88,248	369,559	1,851,219
2027	682,725	724,568	89,127	373,240	1,869,660
2028	689,493	731,751	90,010	376,940	1,888,194
2029	696,295	738,969	90,898	380,659	1,906,821
2030	703,131	746,223	91,791	384,396	1,925,541
2031	710,000	753,516	92,687	388,151	1,944,354
2032	716,905	760,842	93,589	391,926	1,963,262
2033	723,844	768,206	94,495	395,719	1,982,264
2034	730,817	775,607	95,405	399,532	2,001,361
2035	737,825	783,045	96,320	403,363	2,020,553
2036	744,869	790,520	97,239	407,214	2,039,842
2037	751,947	798,034	98,163	411,083	2,059,227
2038	759,061	805,583	99,092	414,972	2,078,708
2039	766,211	813,171	100,025	418,881	2,098,288
2040	773,396	820,797	100,963	422,809	2,117,965
2041	780,617	828,460	101,906	426,757	2,137,740
2042	787,875	836,161	102,854	430,725	2,157,615
2043	795,168	843,902	103,806	434,712	2,177,588
2044	802,498	851,682	104,763	438,719	2,197,662
100000000000000000000000000000000000000			000000000000000000000000000000000000000		49,152,191

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.

			C	ITY OF APPL	ETON				
			Tax I	incremental Distr					
			Financial Forecast						
									Chart 5
	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues:									
Tax Increments	0	0	9,186	1,742,479	1,760,377	1,778,364	1,796,442	1,814,610	1,832,869
Investment Earnings	0	1	1	284	745	2,306	3,386	6,739	8,334
Proceeds of G.O. Debt	0	1,030,600	500,000	1,123,000	0	0	581,000	0	0
General Fund Advance	1,000	28,000	57,000	0	0	0	0	0	0
Total Revenues	1,000	1,058,601	566,187	2,865,763	1,761,122	1,780,670	2,380,828	1,821,349	1,841,203
Expenses:									
Development contractual payments	0	0	0	1,551,655	1,559,413	1,567,211	1,575,047	1,582,922	1,590,836
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	2,000	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	1,030,600	500,000	1,123,000	0	0	581,000	0	0
2018 G.O. Note Interest	0	0	38,648	30,918	30,918	30,918	30,918	30,918	30,918
2018 G.O. Note Principal	0	0	0	0	0	0	0	0	0
2019 G.O. Note Interest	0	0	0	18,750	15,000	15,000	15,000	15,000	15,000
2019 G.O. Note Principal	0	0	0	0	0	0	0	0	0
2020 G.O. Note Interest	0	0	0	0	56,150	44,920	44,920	44,920	44,920
2020 G.O. Note Principal	0	0	0	0	0	0	0	0	0
2023 G.O. Note Interest	0	0	0	0	0	0	0	36,313	29,050
2023 G.O. Note Principal	0	0	0	0	0	0	0	0	0
General Fund Advance Interest at 5%	25	700	2,911	4,482	4,706	4.941	5,188	5,448	5,720
Allowance for Interest Expense	(25)	(700)	(2,911)	(4,482)	(4,706)	(4,941)	(5,188)	(5,448)	(5,720
Total Expenses	1,000	1,058,250	566,398	2,752,073	1,689,381	1,685,949	2,253,885	1,717,073	1,717,824
Excess of Revenues over									
Expenditures	0	351	(211)	113,690	71,741	94,721	126,943	104,276	123,379
Beginning Fund Balance	0	0	351	140	113,830	185,570	280,292	407,235	511,511
Ending Fund Balance	0	351	140	113,830	185,570	280,292	407,235	511,511	634,890

		C]	ITY OF APPI	ETON				
		Tax I	ncremental Distr					
			Financial Fore	cast				
								Chart 5
2026	2027	2028	2029	2030	2031	2032	2033	2034
1,851,219	1,869,660	1,888,194	1,906,821	1,925,541	1,944,354	1,963,262	1,982,264	2,001,36
10,174	12,206	8,982	283	460	372	2,951	3,079	28
0	0	0,582	0	0	0	0	0	20.
0	0	0	300,000	850,000	(300,000)	0	0	(530,000
			200,000	323,333	(200,000)			(550,000
1,861,393	1,881,866	1,897,176	2,207,104	2,776,001	1,644,726	1,966,213	1,985,343	1,471,642
1.500.501	1 (0) 705	1.614.010	1 (22 002	1 (21 007	1 (20 1(2	1 (47 250	1.655.505	1 400 000
1,598,791	1,606,785	1,614,818	1,622,893	1,631,007	1,639,162	1,647,358	1,655,595	1,426,863
0	0	0	0	0	0	0	0	2.60
2,100	2,250	8,250	2,350	2,350	2,450	2,450	2,600	2,600
0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	
30,918	30,918	15,459	0	0	0	0	0	
0	0	1,030,600	7,500	0	0	0	0	
15,000	15,000	15,000	500,000	0	0	0	0	***************************************
		-		-				
44,920	44,920	44,920	44,920	22,460	0	0	0	
29,050	0	29.050	29.050	1,123,000 29.050		29,050	14,525	
29,030	29,050	29,030	29,030	29,030	29,050	29,030	581,000	
6,006	6,306	6,622	14,453	43,925	59,872	55,365	58,134	47,790
(6,006)	(6,306)					(55,365)	(58,134)	
(0,000)	(0,300)	(6,622)	(14,453)	(43,925)	(59,872)	(33,303)	(36,134)	(47,79)
1,720,779	1,728,923	2,758,097	2,206,713	2,807,867	1,670,662	1,678,858	2,253,720	1,429,463
								,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
140,614	152,943	(860,921)	391	(31,866)	(25,936)	287,355	(268,377)	42,17
634,890	775,504	928,448	67,526	67,918	36,052	10,116	297,471	29,09
775,504	928,448	67,526	67,918	36,052	10,116	297,471	29,094	71,27

		C	ITY OF APP	LETON						
		Tax I	ncremental Dis	trict # 11						
			Financial For	ecast						
								Chart 5		
2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Totals
2,020,553	2,039,842	2,059,227	2,078,708	2,098,288	2,117,965	2,137,740	2,157,615	2,177,588	2,197,662	49,152,191
12,606	45,384	86,318	191,460	254,029	317,094	380,750	445,085	510,051	575,657	2,879,018
0	0	0	0	0	0	0	0	0	0	3,234,600
(406,000)	0	0	0	0	0	0	0	0	0	0,234,000
									000	
1,627,159	2,085,226	2,145,545	2,270,168	2,352,317	2,435,059	2,518,490	2,602,700	2,687,639	2,773,319	55,265,809
0	0	0	0	0	0	0	0	0	0	23,870,354
0	0	0	0	0	0	0	0	0	0	105,000
2,700	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	0	40,000
0	0	0	0	0	0	0	0	0	0	3,234,600
0	0	0	0	0	0	0	0	0	0	301,451
0	0	0	0	0	0	0	0	0	0	1,030,600
0	0	0	0	0	0	0	0	0	0	146,250
0	0	0	0	0	0	0	0	0	0	500,000
0	0	0	0	0	0	0	0	0	0	437,970
0	0	0	0	0	0	0	0	0	0	1,123,000
0	0	0	0	0	0	0	0	0	0	283,238
0	0	0	0	0	0	0	0	0	0	581,000
26,780	0	0	0	0	0	0	0	0	0	359,374
332,594	0	0	0	0	0	0	0	0	0	(
362,074	2,700	2,800	2,800	2,950	8,950	3,050	3,050	3,150	9,150	32,097,587
1,265,085	2,082,526	2,142,745	2,267,368	2,349,367	2,426,109	2,515,440	2,599,650	2,684,489	2,764,169	23,168,222
	_,002,020			2,0 .7,007	2,120,100	2,010,1.0	2,000,000	2,00.,.00	2,7 0 1,1 0 7	
71,274	1,336,359	3,418,885	5,561,630	7,828,998	10,178,365	12,604,474	15,119,914	17,719,564	20,404,053	0
1,336,359	3,418,885	5,561,630	7,828,998	10,178,365	12,604,474	15,119,914	17,719,564	20,404,053	23,168,222	23,168,222



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.

9

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 and the 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 the 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 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



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 10% of the real property within the District will be devoted to retail business at the end of the District's maximum expenditure period.

11

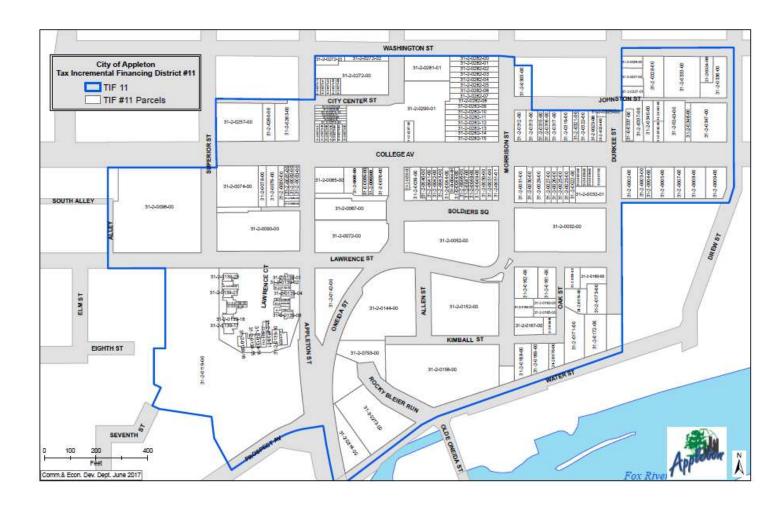
PROPOSED RELOCATION PLAN FOR DISPLACED PERSONS OR BUSINESSES

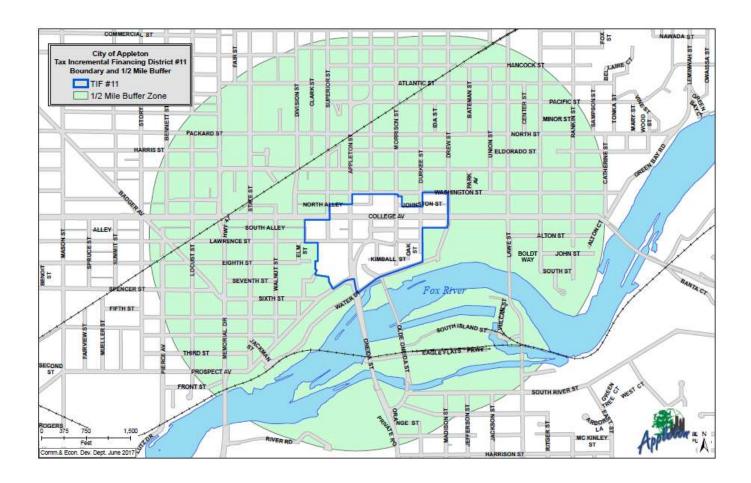
It is not anticipated at the time of the creation of the District there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation becomes necessary at some time during the implementation period, the City will take the following steps and actions as required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

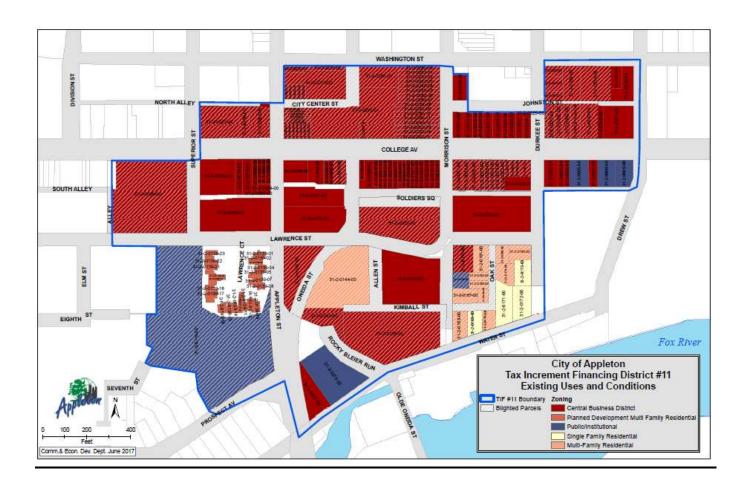


MAP OF TIF DISTRICT #11 BOUNDARIES AND TIF DISTRICT #11 BOUNDARIES WITH HALF MILE BUFFER ZONE



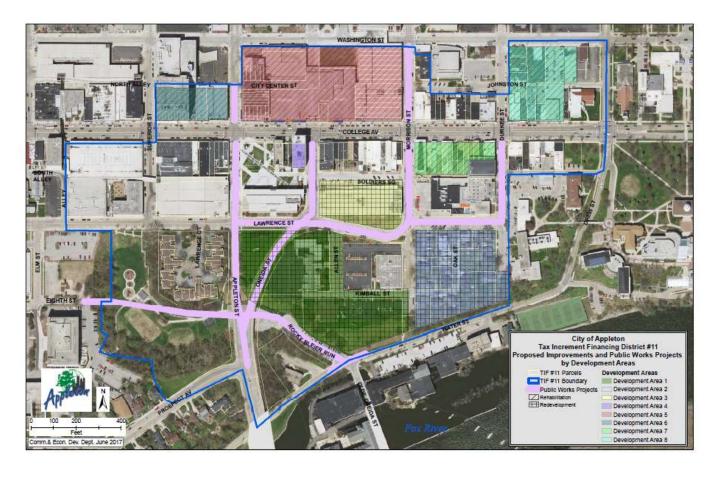


MAP OF EXISTING USES AND CONDITIONS





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 in Section 1 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 in Section 1 is intended to support this exhibit.

15

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.**

										Total Rout				
				11174	Access to the second	A			7.222	Extate+	1	22	2.1	
TARREY	Cowner Name	Property Address	Zoning	Area in Acres	Business with Person Property	Personal Property	Land Value	Improvi	Yoleo	Personal Property	I.	Area	Reta	Hit.
11-2-0119-00	CITY OF APPLICTON	201 M LAWERNOE ST	FI	5.54	rioping	respond	50	Sn	50	Ch	-	0	-	-
31-2-0096-00	APPLETON HOLDINGS ILC	133 W COME SE AVE	CEO.	2.51	ATLAS GROUP	55,800	\$1,205,600	\$10,659,900	\$12,405,500	512,411,300	t -	0	\vdash	-
31-2-0096-00	APPLETON HOLDINGS LLC	333 W COLLEGE AVE	ÉBD		RADISSON PAPER VALUE	51,441,500			2000-100-00	51,441,500		0		1
\$1-2-0096-00	APPLETON HOLDINGSLEC	333-W COLLEGE AVE	CED		THE CORNER SHOPPE	\$3,900				51,930	0	0		. 1
											Jones Park &			
				£05		\$1,445,200	\$5,745,600	\$10,855,500	\$12,405,500	513,854,700	tago total	-		
31-2-0162-00	CITY OF ARPLETON	W LAWRENCE ST	CEO	2.63		_	50	50	sn	50	-	1	\vdash	-
33-2-0793-00	ONE LAWRENCE STREET LLC	5 ONEIDA ST	CEO	0.38			50	SO.	SO:	50		1		1
31-2-0156-00	ONE LAWRENCE STREET LLC	111 E KRMEAULST	CBD	2.03	0		\$309,600	5345,400	\$655,000	3655,000	63	1		
51-2-0144-00	ONE LAWMENCE STREET LLC	208 S ALLEN ST	65	140			56,400	5800	\$7,200	57,206	10	1		
		1/4		4.42		1	\$315,000	\$346,200	\$462,200	\$662,200	Rodew 1 Total	- 13		- 6
		_	-	4.44			2934/000	3.945,200	31012,2201	3004,200	HEREN L IDEN			
31-2-0164-00	226 MORRISON LLC	229 S MORRISON ST	PF:	532			\$19,500	\$99,500	\$119,000	5119,000	0 3	2		1
31-2-01/0-00	220 MORRISON LLC	2.15 E KRAEALLSE	13	0.13			520,300	\$105,800	5126,100	5126,100	(i) (i)	2		
31-2-01/1-00	220 MORRISON LLC	230 S DAK ST	826	0.94	0		\$32,450	\$133,100	\$1,65,500	\$165,500		1	\Box	
31-2-0172-00	GWEN CARE	229 S DORGEE ST	9.1p	0.51		_	\$40,200	\$136,200	\$168,400	\$168,400		2	\vdash	
31-2-0160-00 31-2-0169-00	CHEROMERTIES OF THE FOX CHIES ILC.	231 E LAWRIENCE ST 200 E EMBALL ST	81D	2.16		_	\$20,900	\$105,700	\$126,800 \$164,800	\$125,600	_	2	\vdash	+
51-2-0173-00	MATTHEW GRANATELIA	219 5 DURREE ST	628	0.20		_	523,500	5108,500	5132,000	5132,000	_	1	Н	1
51-2-0167-00	HOUSING PARTNERSHIP OF THE FOX CITIES	226 S MONNSON ST.	13	0.18			50	50	50	56		1		1
31-2-0168-00	SARY TROPPA ET AL	304 S MONNEON ST.	63	0.20			528,400	5.77,600	\$106,000	5106,000	8 9	1		1
13-2-0162-00	WACA OF APPLETON	E LAWRENCE ST	CED	025	1 2		50	\$0	50	50		- 2		
30-2-0165-00	WACA OF FOX CITIES INC.	225 5 CLAK ST	63	0.07			532,300	\$73,700	586,000	\$86,000	i i	2		1
30-2-0163-00 30-2-0174-00	WACA DE FOX CITIES INC	221 S DAK ST	61	0.07	_		532,300	\$72,386	585,000	\$85,000	-	2	\vdash	-
31-2-0194-00	WMCA OF FOX CITIES INC.	5 DAK ST 214 E KRABALL ST	R5	0.08	-	-	522,600	50	522,600	512,600		1 2		+
31-2-0166-00	YMICA OF THE FOX CITIES INC	2115 OAK 3T	83	0.19			\$26,000	5117,300	5143,300	5143,300		2	\vdash	+
31-2-0159-00	YOUNG MEAS CHRISTIAN ASSEC INC	221 E LAWMENCE ST	63	0.11			518,700	\$100,300	\$119,000	5119,000	S	2		+
******	Market Control of the	the second second		2.77.	25		5295,000	\$1,245,400	\$1,544,400	\$5,544,400	Reday Z	(- V)		
	Control of the Contro		-	10.7	-		77.000				200000			
31-2-0052-00	WMCA DE APPLETON	120 S CINEDA ST	CRE	126			\$0	\$59,300	\$59,100	\$59,000		- 1	\vdash	
		2	-	1.26			50	\$40,300	\$50,100	\$89,300	Befer 5			1000
31-2-0070-00	SAFFORD BUILDING LLC	101 W COMESE AVE	CED	0.15	ACCELLARMING	\$700	\$133,100	\$1,789,000	\$1,922,330	\$1,922,800	_	A	\vdash	 -
31-2-00/0-00	SAFFORD PURDING LLC	101 W COLLEGE AVE	CBD	433	AZZ DESION ILC	53,100	3334,300	24, resystem	21,700,000	57,300		. 4	\vdash	+
31-2-00/0 00	SAFFORD BUILDING LCC	101 W COLLEGE AVE	CBD.	_	BAUER & FARRES U.C.	53,100				58,300		- 4		1
51-2-00/0-00	SAFFORD BUILDING LLC	101 W COILEGE AVE	CED		COLWELL HOWALD K AT	53,700				51,700	0.00	- 8		1
11-2-0070-00	SAFFORD BUILDING LLC	101 M CORRECE WAS	CED		EMPOWEE YOGA LLC	59,100				\$0,300		A		-
11-2-0070-00	SAFFCRED ELUEDING LLC	101 M CORRESE WAY	CED		ETHOSERE	\$1,500		_		51,500		Α	\vdash	
11-2-0070-00	SAFFCIED BUILDING LLC	101 M. CORRECE WAR	CEO	-	FOY RIVER CAPITAL	\$1,000	-	_	_	51,900		A	\vdash	-
31-2-00/0.00 31-2-00/0.00	SAFFORD BUILDING LLC.	TOT ALCOHOLOGY WAS	CBID	-	PRANK W LADKY ASSOCI GLARY, TRMOTHY P. ATT	53,800	_	_	_	\$1,800		4	\vdash	+
31-2-0010-00	SAFFORD BUILDING LIC	101 W COLLEGE AVE	CBD		DOSPSE SPA	55,800				55,800		4	\vdash	1
31-2-0070-00	SAFFORD PURDING LIC	101 W COLLEGE AVE	CED		ERRORA, SUSAN CIPC	90				\$0		- 0	\Box	-
32-2-0070-00	SAFFORD BUILDING LLC	101 M COME SE WAR	CBD		EDW WEALTH ADVISORS	\$39,500				\$19,500	100	- 6		1
31-2-0070-00	SAFFORD BUILDING LLC	101 M CORRECT WAR	CBD		LE CRANDIKACIKAULIN L	\$2,500				\$2,930	10 0	- 6		
51-2-0070-00	SAFFORD BUILDING LLC	101 W COLLEGE AVE	CED		BANKRUPTCF LAW OFFIC.	5300	2			5500	12 3	4		1
31-2-0070-00	SAFFCRE BUILDING LLC.	101 W COLLEGE AVE	CED	-	OFE DESIGNS THERAPE	5900	_	_	_	5500	-	9	\vdash	-
33-2-0070-00	SAFFORD BUILDING LLC	101 W COLLEGE AVE	CEO	-	HYPROSE INSTITUTE D. HUSSEY, BRENNAN FT L.	\$900	_	_	_	\$\$00	-	- 0	\vdash	÷
32-2-0070-00	SAFFORD FULDING LLC	103 M CORRECT MAR	CRO	_	MARTIN, CECHRIOPRA	534,100		_		\$14,100	1	A	\vdash	÷
30-2-0070-00	SAFFORD FUILDING LLC	101 W COLLEGE AVE	CEO		MIDWEST MEDIUM LORI	53,500	_			\$3,930	17 7			-
\$1-2-0070-00	SAFFORD BUILDING LLC.	101 W COLLEGE AVE	CED.		NEW POSSEREMES IN	51,200				51,200	(0)	- 4		A
NI-2-0070-00	SAFFORD BUILDING LLC	101 W COLLEGE AVE	CBD		OFTIMAL DIGITAL MARK	95,000				56,030		- 4		
31-2-0070-00	SAFFORD BUILDING LLC	JULY CORRUE WAS	CED	-	PROACTIVE CONSULTING	5 820.	_	_		5300		-4	\vdash	
31-2-0070-00 31-2-0070-00	SAFFORD BUILDING LLC	300 W COMERE AVE	CEO	-	PSYCHOLOGIE CLINIQUE ROGERI VIOLIN SHOP L	51,300 51,700	_	_	_	\$1,700		-0	\vdash	+
30-2-00/0-00	SAFFORD BUILDING LLC	DOLAN CORREGENAL	080	-	SHEAR CHAOS SALON &	522,100	_	-	_	522,000	-	- 0	\vdash	÷
33-2-0070-00	SAFFORD BUILDING LIC	103 W COLLEGE AVE	CEO	-	STYWEST AND ASSOCIA	\$200			_	5200		4	\vdash	-
31-2-0070-00	SAFFORD BUILDING LLC	203 W COLLEGE AVE	CED		TERRES PICKNIC	\$3,700				53,700		A		
11-2-00/0-00	SAFFORD FUNDING LLC	101 W COLLEGE AVE	CED		WHITE BAVEN AUDIO	541,400				544,400	0	4		
31-2-0000-00	SAFFORD BUILDING LLC	101 M. CORRECE WAR	CEO.		WELLAKSS.COUNSUUNG	54,000				\$4,000		A		1
31-2-00/0.00	SAFFORD BUILDING LIC	101 W COULEGE AVE	C80		WARA INVESTMENT INGM				-	5500 CV AND		A	\vdash	1
27.5.0030.00	SAFFCIED BUILDING LLC	101 W COLLEGE AVE	CBD	2.16	ZAPTASTICPROFESSION	51,900 \$166,100	\$533,500	\$1,789,000	\$1,922,100	\$2,087,200	Redex 4 Total	4		-
	1	E		210	7	10,000,000	2014,500	P-11 california	101/101/100	24/10/1000	neses 4 ress			
51-2-0275-15	CITY OF APPLETON	300 W COLLEGE AVE	CBD	0.03	-		\$6	SU	50	50		- 5		7
31-2-0273-11	CITY OF APPLETON	100 W COLLEGE AVE	CEO	0.03	7	Long to 5	50	50	50	50		5		
31-2-0273-50	CITY OF APPLETON	100 W COMEGE AVE	CED	0.03	11	530,900	50	\$0	50	\$10,900.	0.00	- 5		
30-2-0273-60	CITY OF APPLETON	100 M CORREGE MAE	CBO	0.09		100000	50	50	50	50		5		
31-2-0272-00	CITY OF ARPLETON	120 N APPLETON ST	CBO	0.68	-		50.	50	50	50		3.		
31-2-0281-01 51-2-0282-06	CITY OF APPLETON APPLETON EDUCATION FOUNDATION INC.	122 E COLLEGE AVE	CBD	1.00			50	50	50	50	-	1.5	\vdash	-
31-2-0287-00	APPLETON HOTEL GROUP ILC	100 E CINHERE AVE	CED	5.07	BLEATRON & GWIDS	58,300	560,300	5227,700	5288,000	5294,300		5		÷
31-2-0272-01	COUTULUC	124 N. APPLATON ST	CED	0.08	APPLETON ST SPORTS IF	521,300	557,700	\$239,100	5296,800	5318,600		- 5		立
31-2-0272-02	DAMD HITPAS	115 W WASHINGTON 5	Andrews .	0.08	TC GROUP INC	528,700	549,800	\$161,900	5211,700	\$240,400		5		
31-2-0282-15	HOFFMAN HOLDINGS LLC ET AL	122 E COLLEGE AVE	CBD	0.10	HOFFMAN FLANNING DES		\$65,500	5863,600	5959,100	51,054,500	N	1.3		1
314-082-65	HOFFMAN HOLDINGS ELC ET AL	122 E COLLEGE AVE.	CBD.	0.09			55,900	520,700	\$26,600	\$16,600	(C)	. 5		1
11-2-0273-10	ISLAND MEDICAL ILC ET AL	300 M CORRECT WAR	CED	0.03	WEST BEVERAUE GENERAT	5317,1/10	\$67,000	\$860,700	5957,700	\$1,074,930	2	- 5		1
31-2-0273-09	SLAND MEDICAL (LC ET AL	100 W COMEDE AVE	CED	0.03			50	50	50	50		- 5		-
31-2-0273-08 31-2-0273-41	DISLAND MEDICAL ILIC ET AL	100 W COLLEGE AVE	CED	0.03			\$20,000	\$100	520,200	\$20,200	-	5	\vdash	+
31-2-0213-42	BSLAND MEDICAL LLCET AL	100 W COLLEGE AVE	CBD	0.03			5800	\$100	5600	5600		5	\vdash	÷
31-2-0273-06	ISLAND MEDICAL ILCET AL	TIOUR CORRECT AVE	CRID	0.03			52,20E	\$100	50,300	52,300		5		+
31-2-0279-05	PSIANO MEDICAL IL CET AL	100 W COLLEGE AVE	CRID	0.03			\$3,000	\$100	53,700	\$4,700		- 5		1
31-2-02/3-04	SSLAND MEDICAL SLC ET AL	100 M COPPER WAR	CED	0.00			\$3,600	\$100	\$3,700	\$4,700		:5		1
31-2-02/3-03	SSLAND MEDICAL ILC ET AL	100 W COMERS AVE	CED	1.03			\$5,800	\$100	\$5,000	\$8,900		. 5		

20000051	age115000000	***************************************		Area in	Burainess with Person	Personal	VANSA	NAME OF STREET	Total Land	Total Roal Extons + Personal		Dev	Reta	at g
TARREY	Owner Name	Property Address	Zoning	Acres	Property	Property	Lond Yelke	Improvi	Yelse	Property	_	Area	1	M
\$1-2-0275-40 \$1-2-0275-02	ENANDMEDICAL LECETAL LEVEL 3 COMMUNICATIONS LLC	100 W COLLEGE AVE	CEO	0.03			567,400	5898,500	5965,300	9765,930	-	3	\vdash	
\$1-1-0275-12	PPEPPERLE FAMILY LTD PARTMERSHIP	116 N APPLETON ST	080	0.08		_	55,400	588,300	588,570	588,500	_	3	\vdash	+
11-2-0282-07	PREFERRE INVESTMENTS INCETAL	122 E COLIEGE AVE	CED	11,00	THERMORE PHYSICIANS	\$1,600	\$125,100	\$1,648,400	\$1,273,500	\$3,775,100		- 5	-	1
13-2-0292-12	PREFERLE INVESTMENTS INCET AL	122 K COLLEGE AVE	CEO	0.10		- Indonesia	\$2,300	\$10,600	\$13,300	\$13,300		.5		
11-2-0292-11	PREFERENCESTMENTS INCETAL	122 E COLLEGE AVE	CEO	0.10			12,600	\$10,800	\$13,400	\$13,400		5		
31-1-0282-10	PPEPPERE INVESTMENTS INCETAL	122 & COLUMB AVE	CBD	0.10	7		5182,700	52,388,300	52,571,000	52,571,000		3.		
31-1-0181-09	PPEPPEPLE INVESTMENTS INCET AL	122 E COLLEGE AVE	CED	0.10			50	50	50	57	_	3		
31-1-0282-08	PPEPFERE WASTMENTS INCET AL	132 E COLLEGE AVE	CED	0.10			55,900	514,900	\$18,800	516,801	-	3.	-	
31-2-0282-01 31-2-0282-00	PREFERRE INVESTMENTS INCET AL. PREFFERRE INVESTMENTS INCET AL.	122 E COLLEGE AVE	CED	0.00			\$2,000	\$2,340,000	\$0,300	\$8,300 \$2,375,900	_	5	-	
31-2-0290-01	TAMBLE	122 6 COHEGE AVE 10 COHEGE AVE	CHO	1.54	ADVANCED WORKFORCE I	61 001	\$1,007,830	\$951,700	\$1,959,500	\$1,963,700	_	3		H:
31-2-0250-01	TAMBE	10 COMESE AVE	CRD .	2.75	ANDERSON PRINS INC.	55,300	Services beauti	perior.	E14441400	59,300	_	5	1	1
31-2-0250-01	TAMBLE	10 COLLEGE AVE	CHO		BOARDLANDIA LLC	51,000				\$1,000		5	1	1
31-2-0250-01	SAMUC	10 COLLEGE AVE.	OND .		CITY CARE - APPLETON	\$5,800				95,800		3		1
33-2-0290-01	TAMBLE	10 CDUEGE AVE	CEO	1 - 1	FACES EVENIEARING	\$2,200				\$2,200		-5		X
31-2-0290-01	TAMBLE	10 COLLEGE AVE.	CED		PHANEINSON CLOTHER	\$3,000				\$9,000		5		
\$1-2-0290-01	TAMILIC	10 CDBLEGE AVE.	CED		INNOVATIVE LEARNING	53,200				\$9,200		-5	13.	1.
31-1-0290-01	TAMESIC	10 COLLEGEAVE	CED		ITEMS OF HITTEREST LL	53,600				53,600		5		
31-1-0290-01	TAMBLE	10 COMMISS AVE	CEID	_	J098945 9K085	52,300				52,300		5		
31-1-0290-01	TAMELC	10 COBLIGE AVE	CEO.	-	KALLAAK MARCHARDT, L	57,000	-			57,000		5	1	
\$1-2-0250-01	TAMESC	10 COMEDIAVE	CHD	-	MURRAY PHOTO & VIDED	\$23,935	-		-	521,900	-	5	2	
31-3-0250-01	TAMUC	10 COMPOS AVE	CHD	-	MESTICAL EARTH GALLE	\$3,800	-	-	-	52,800	-	5	+	
31-2-0290-01 31-2-0290-01	TAMESC	10 COLLEGE AVE	CHD		STANSODOESS LIC	\$1,900	_			\$1,900		5	÷	÷
31-2-0290-01	TAMELC	10 COLLEGE AVE	C80		STUDIO INTERENS LLC	\$25,200	_		+	523,200		5	+	1
31-2-0290-01	RAMIEC	30 COULEGE AVE	130		TAMLEC	\$10,600	1		1	\$10,600		5	1	1
31-2-0250-01	TAMBLE	10 COLLEGE AVE	CBD	9 0	TOTALMED-IT STARRING	585,900			1	\$85,900		5	1	
31-2-0290-01	TAMILC	10 COLLEGE AVE	CED		TROPICAL SMOOTHE	\$41,300	1	L		541,100		3	1	1
\$1-2-0275-10	THE BUILDING FOR RIPSING	100 W COMEGE AVE	CED	0.03	SEARNING SHOP AT THE	\$3,300	50	540,600	542,600	\$44,900		3		1
31-2-0273-21	THE BUILDING FOR INDSING	100 W COILEGE AVE	CEO	0.03	EVER AND CONTRACTORS		50	50	50	93		- 5		
31-2-5273-20	THE BUILDING FOR IDDS INC	100 W COLLEGE WYE	CEO	0.0%	Access to the second		50	\$0	50	90		. 9		
31-2-1093-02	MASHINGTON STREET R.E. INVESTMENT	122 E-COLLEGE AVE	CEO	0.00	THRIVENT FEDERAL CRE	\$179,400	592,900	\$1,325,600	\$1,118,500	\$1,497,800		. 3		
\$1-2-0282-14	WASHINGTON STREET R.E. EVYESTMENT	122 E COLIENE AVE	CRID	0.10	Christian promise nei	Security	543,310	\$569,200	5612,300	\$612,930		5	-	1
31-2-0282-13	WASHINGTON STREET ILE, WYESTIMENT	122 E COLIEGE AVE	CEID	0.10			554,000	5402,100	\$486,100	\$456,100		- 5		
31-2-0282-04	WASHINGTON STREET ILE, INVESTMENT	122 E COLLEGE AVE	CBID	0.09		_	59,300	574,800	583,800	583,800	-	2.	-	
31-2-0282-03	WASHINGTON STREET ELE, EWESTMENT	122 E COLLEGE AVE	CED	_		2220.000		521,700	526,600	526,800		- 5	_	<u>-</u>
				4.90		\$669,500	\$2,261,500	\$12,844,400	\$15,105,900	1313,735,880	Rodey 5-bital	-		
33-2-0257-00	222 BURDING ILC	222 W COMESE AVE	CED	0.81	AFFENITY HEALTH SYST	\$207,000	\$511,000	\$9,559,000	\$10,070,900	\$10,278,700	_	4	-	
31-2-0257-00	222 FURDING ILC	222 W COMEGE AVE	CED	200	JOHNSON BANK 979000	\$150,600	Partition.	July 2 de l'acces	Stanfar system	\$159,900	_	0	-	÷
31-2-0257-00	222 BUILDING UIC	222 W COLLEGE AVE	CED		80 JOHNSON COMPANY	51,900	_			\$2,900		- 6		
31-2-0257-00	222 BUILDING LLC	222 W COURSE AVE	CEO		METWORK HEACTH FLAN	\$423,500			1	5425,500 ::		6		
31-2-0257-00	222 FURDING UIC	222 W COLLEGE AVE	080		THEOACARE INC	\$2,800				52,800		- 6	\vdash	
31-2-0257-00	222 BUNDING GIC	2,22 W COBEGE AVE.	CHD		222 MINDING MC	\$8,900				\$8,900		.0.		1
11-2-0261-00	BANK ONE	200 W COLLEGE AVE	CHD	0.32	IF MORGAN CHASE BANK	\$256,000	5240,400	\$1,833,600	\$2,074,000	\$2,880,000		.0		
11-1-0250-00	PATTEN PROPERTIES LLC	STD M. CORRECT WAR	CHD	0.26	COPPER ROCE COREEL.	\$81,830	\$144,200	\$655,400	\$800,000	\$881,900		. 0		1
11-2-0250-00	PATTEN PROPERTIES LLC	\$10 M CORRESE WAS	CED	1,000	ATOMIC HOLDINGSTEE	\$114,900				\$114,900		- 0		1
		(1)	_	1.05		\$1,257,200	5695,600	512,040,300	\$12,944,500	514,202,100	Randov & total			
		*** * ********					444.000	464 000	4004000	4	_	1	\vdash	-
31-2-0001-00	THOMAS GREENE HT AL. PETER HARSON	225 6 COLLEGE AVE 227 6 COLLEGE AVE	CRD	0.04	DANCE STORE LTD THE	\$3,900	\$30,700	\$80,600 \$81,100	\$114,700 \$111,800	\$117,000	-	7		
31-2-0020-00 31-2-0028-00	KORN ACQUISMONS R.E. ILE	215 E COLLEGE AVE	CBD	0.08	BUSE MOON EMPORIUM	3.5000	559,700	5288,900	5528,600	\$115,200 \$328,600	_	7		÷
31-2-0017-00	LOGBERTS PROPERTIES LC	238 E COLUMB AVE	CRO	0.09	LOGS BREW CAPE & LO	575,000	568,800	5281,400	5350,000	5425,000		7		÷
31-2-0025-00	ANTHONY MUELLER	217 E COLUMN AVE	CEID	0.08	WOODEN NICKEL PROTAU		589,400	585,900	5145,300	\$152,893	_	7	\vdash	÷
13-2-0022-00	MY PLAMANN	223 E COLLEGE AVE	CEID	0.00	MATSPLACE	\$10,000	\$89,400	\$111,700	\$171,100	\$181,100		7	-	-
11-2-0021-00	SISOCIEATIC	219 E COLLEGE AVE	CHO	0.00	CHARLES THE FLORETT	\$18,700	\$59,400	\$60,400	\$00,000	5118,500		7		
31-2-0027-00	STUDIO 223 ILC	213 6 COLLEGE AVE	CED	0.08	STUDIO 213-LLC	\$500	\$59,700	\$129,400	\$189,100	\$389,900		7		
51-1-0031-00	DOSEPH WELLS	201 E COLLEGE AVE	Citro .	0.15	SARREL PURNITURE CO.	56/600	5125,500	5203,600	5319,100	5335,700		7	1	1
31-2-0029-00	DOSEPH WELLS	209 to COLLEGE AVE	080	0.15			5118,900	584,700	5205,600	5205,600		1	1	1
31-2-0030-00	SCSEPH WELLS	207 E COLLEGE AVE	CBD	0.08	1		559,400	551,700	5111,300	\$111,100	_	7		1
31-2-0029-00	TMCA OF APPLETON.	229 E COERROE AVE	CBO	0.04		VALUE 200	50	20.	50	27		7		1
		8	-	0.96	4 1	5124,000	\$752,800	\$1,421,400	51,154,200	52,278,200	Redex J total	-		-
31-2-0326-00	APPLETON HISTORICAL SOCIETY INC.	128 N DURKER ST	CED	0.08			60	160	50	61	_	1	-	-
31-2-0326-00	BEO INC	300 € COLLEGE AVE	CHO	0.28	HEID MUSIC COMPANY I	\$62,200	5193,400	\$194,200	5387,500	5449,890	_	1	1	÷
31-2-0340-00	BSO MC	308 E COLLEGE AVE	CRD	0.14	and the sandtenari	January .	596,300	5185,600	5261,900	5263,930	_	1	1	÷
31-2-0341-00	HERD MUSIC COUNC	E CONTENE AVE	CED	0.08			\$32,600	54,000	\$36,600	\$36,600	1	1	1	1
31-2-0333-00	LAWRENCE UNIV OF WIL	The second secon	Cito .	031	SERVIS CORRIE ILC	528,600	\$142,900	\$12,300	\$155,200	5383,900		1		1
31-2-0343-00	LAWRENCE UNIV OF WI	SADE COLLEGE AVE	CEO	0.30	Cont. Stone on the	200000	5154,800	\$115,000	5269,800	\$269,800				1
31-2-0328-00	DREW RIDES REVOCATE TRUST	309 E WASHINGTON 5		0.29	APPLETON BOCK SCHOOL	\$18,300	5107,400	\$57,600	\$159,000	\$175,900		8		1
31-2-0342-00	HONALD TESKS	314 E COLLEGE AVE	CHO	0.08	DRIKEYLES ILC	517,300	545,800	5130,500	\$182,100	\$199,400		.8.		1
21-2-0211-00	GARY TROPKA	122 N DURBLE ST	CEO	0.13	20/11/09/09/19	2.10	549,400	\$123,400	\$132,800	\$172,900		8		
81-2-5827-51	TEMOTHY WASHER ET AL	118 N DURBEE ST	CRD	0.09	d 1	17711745	\$37,400	\$109,600	\$147,000	\$147,000		3:		
-	Part and the second second	Succession	1000	1.99		\$124,400	\$859,800	\$912,300	\$1,772,000	\$1,896,400	Redex 8 total	4000		
	The Part of the Pa	The second second	-	2.17		Eur hand	A 100 C 10	1000 100	Name and			-	-	-
81-2-0812-00	200 6AST HC	2006 COLLEGE AVE	CED	0.12	MUDAND PRINTS U.C.	58,300	\$102,800	\$502,400	\$605,000	5014,900		-	-	-
31-2-0004-00 31-2-0004-00	SEE COURGE AVE U.C. SEE COURGE AVE U.C.	311 E COLDEGE AVE 311 E COLDEGE AVE	080	0.07	PERSUSS DESIGN STUD	52,900	543,000	\$109,000	5152,000	\$154,500 \$2,500		1	\vdash	-
\$1-2-0000-00 \$1-2-0884-00	331 PROPERTIES UP	331 E COLLEGE AVE	CRO	0.11	SUTON SEPTEM CARLS	512,900	542,500	\$195,500	5238,000	5230,980	_	1	\vdash	-
11-2-0338-00	ALL SAINTS CHURCH	N DREW ST	CRD	0.26	SECTION AND LESS COMMES	CARACTE	\$45,300	\$3,100	548,200	548,200		_	\vdash	
11-2-0000-00	CITY OF APPLETON	134 S SUPERIOR ST	CRD	1.12		1	50	50	50	50		1	\vdash	
11-2-0087-00	CITY OF APPLETON	5 DNEIDA ST	CED	0.50			50	50	so	50			-	
31-2-0065-00	CITY OF APPLETON	121 W COULER AVE	CBD	0.16			50	50	50	91			-	
	CRITY OF APPLETON	5 ONEIDA ST	080	0.37			50	50	50	97			\vdash	
52 Z VLJA 00				_								-		
31-2-0214-00 31-2-0066-00	APPLETON ART CENTER INC	TIT A COMESE MAE	C80	0.17		1	50	50	50	50				
		111 W COLLEGE AVE 100 W LAWRENCE ST	CHO	0.17	APPLETON GROUP LLC	529,000	50 5619,100	56,117,400	\$6,630,500	56,685,500				

TARKEY	Owner hume	Progerty Address	Zoning	Acres in	Business with Person Property	Personal Property	tand Value	Improve	Total Land Value	Total Rasi Exteta + Personal Property	Dev Area	Reta	alig bt
31-1-0071-00	APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CHD		POX OTTYMARKETING I	\$20,000	-			\$20,010			=
\$1-2-0072-00	APPLETON CENTER ASSOCIATES APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CBD		CONTAR CAPITAL MANAGE COMMERCIAL HORIZONS	55,700	-	_	-	\$1,400		\vdash	-
11-2-0002-00	APPLATION CENTER ASSOCIATES	200 W LAWRENCE ST	CED		ERMAN & CO INC	510,100		_	_	\$10,900		\vdash	-
11-2-0002-00	APPLETON CENTER ASSOCIATES	200 W LAWRENCE ST	CER	V 0	EVOLUTION WEALTH MAN	Europe Contractor				\$1,000			
31-2-0072-00	APPLETON CENTER ASSOCIATES	200 W LAWRENCE ST	CED	0	GODFREY & KAMN SC.	549,100				\$69,300			=
31-2-2072-00 31-2-2072-00	APPLETON CENTER ASSOCIATES APPLETON CENTER ASSOCIATES	TOO W LAWRENCE ST	CAD	9	HALF, ROBERT INTERNA	518,500	-	-	1	\$18,900 \$80,100			-
31-2-00/2-00	APPLETON CENTER ASSOCIATES APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CSD		HINSHAW & COLERENTSON MINUSE WEST HIS OF WIS		_	_	+	517,700		\vdash	_
33-2-0072-00	APPLETON CENTER ASSOCIATED	100 W LAWRENCE ST	CUD		KAGEN DERMATOLOGY CL					\$4,800		Н	$\overline{}$
31-2-00/2-00	APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CED		KAGES ALLERGY CLINIC	55,800				\$5,800			
11-2-00/2-00	ARPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CBD	(T	RA SMOW NATIONAL I	\$5,200			1	\$5,200			=
31-2-00/2-00	APPLETON CENTER ASSOCIATES APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CSD	0 8	NUMBER ONE MARKETING PRINCIPAL UPE INSUR	\$5,600 \$200,600	-	-	1	\$2,00,300			-
31-1-0092-00	APPLETON CENTER ASSOCIATES	200 W LAWRENCE ST	080		PRINCIPAL UPE INSUR	565,100	_	_	1	\$65,100	 -	Н	
31-2-0072-00	APPLETON CENTER ASSOCIATES	300 W LAWRENCE ST	CHO	(A 1)	PRIVATE WEALTH MANAGE					55,000			
31-2-0072-00	APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CHD		SEYLINE TECHNOLOGIES	5290,800				\$116,600			
11-2-00/2-00	APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	CED	1.0	ONE LAW GROUPSE	\$3,900	-			\$9,900			
31-2-0002-00	APPLETON CENTER ASSOCIATES APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST 100 W LAWRENCE ST	CRD	- 13	CATALYSIS IN C TWIN EAGLE RESOURCE	5506,600 953,500	_	-	-	\$106,600 \$13,500	 -		-
31-2-0002-00	APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	080	8 8	UNIVERSAL INSURANCE	512,100		-	+	512,186		Н	
\$1-2-0072-00	APPLETON CENTER ASSOCIATES.	100 W LAWRENCE ST	CBD		SHINVESTMENTSING	510,200			1	510,200		Н	
31-2-0072-00	APPLETON CENTER ASSOCIATES	300 W LAWRENCE ST	CHD		VON ERIESEN & ROPER	53,200				\$3,200			
33-2-0072-00	APPLETON CENTER ASSOCIATES	200 W LAWRENCE ST	CBD		WELHOUSE, ANTHONY W					\$1,300			-
33-2-0002-00	APPLETON CENTER ASSOCIATES APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST	09.0	1	NORTHWINDIP LAW 50 Wells Faggs Vendor Finand	55,700 523,500			+	\$5,200 \$23,500			-
3) 2-0040-00	RAYMON ASPLUND	107 E COLLEGE AVE	CHD	0.06	BREWED AWARENINGS IN		549,400	5124,000	5173,400	\$229,400			
31-2-0078-00	BAD BADGER INVESTMENTS LLC.	215 W COLLEGE AVE	CBD	0.11	BAD BADGES SPORTS BA	547,400	998,400	5207.500	5305,900	5353,100			
\$1-2-0038-00	BREWIR PROPERTIES ELC	101 E COLLEGE AVE	080	0.04	BAGEBOOKAGOYSB	525,300	\$87,900	5388,400	5224,300	5252,600			
31-2-0044-00	BEHNICE PROPERTIES LLC	125 E COLLEGE AVE	CBD	0.03	POSEF GRIDS EARDS	59,700	\$152,900	5204,600	5257,500	\$267,200	2	,	
31-2-0044-00 31-2-0044-00	REPORT PROPERTIES LLC	135 E COLLEGE AVE	080	12110	UNLIANS OF APPLICTOR VINTAGE GARDEN ILC	\$7,200 53,500	-		-	\$3,200	 -	+	-
31-2-0046-00	ESPAGE PROPERTIES LLC	123 E COLLEGE AVE	CSD	0.06	HEY DAISY INC	52,000	\$46,400	5113,200	\$159,600	\$161,600		1	
51-2-5049-00	ERFINIRE PROPERTIES LLC	127 E COLLEGE AVE.	CSD	0.07	BUS COMPANY THE	52,800	558,700	5126,103	\$184,800	5187,600		1	
31-2-0050-00	ENERGING PROPERTIES LLC	129 E COLLEGE AVE	CED	0.07	GEREN 3	5600	958,701	\$171,201	5229.900	5250,500			
31-2-0050-00	ERENKE PROPERTIES LLC	129 E COLLEGE AVE	CED		JUST ACT NATURAL LEC	55,500		10-10-00-1-01-	December 1	55,900	 -		_
31-2-0050-00 31-2-0060-00	DENNICE PROPERTIES LLC	107 W COLLEGE AVE	CBD	n.as	ROBERTSON AGENCY LTD BAZE'S PUB & PROVIS	\$4,100	995,101	5120,000	5210,300	\$4,000	 -	-	-
31-2-0069-00	EGMINIS PROPERTIES LLC	107 W COLLEGE AVE	CSD	10034	NO IDEA BAR	\$42,400	Section	7444,000	The contract of	542,400		\vdash	$\overline{}$
51-2-0069-00	ERBYARE PROPERTIES LUC	107 W COLLEGE AVE	080	5	DUDE TOWNE TAVERN	522,200	luos -	See Aurel	Bernson - B	522,200	12.		
31-0-0069-00	BEHAVIO PROPERTIES LCC	109 W COLLEGE AVE	CRD	0.03		7,024	90	5259,300	5259.300	5259,300			
\$1-0-0044-01 \$1-0-0046-00	ERENVELPROPERTIES LLC	117 E COLLEGE AVE	CRD	0.05		_	90	5269,000	50 5269,000	5289,000	_		-
31-2-0139-01	SHIRLEY BLOUNT	LAWFENCE CT	PDR3	0.02		-	\$24,700	5147,900	\$172,600	\$172,600		-	-
11-1-0076-00	ENED HAREIS GANETA	223 W COSSECE AVE	CRD	0.59	RIVED FINANCIAL CORP	90	\$480,900	52,318,300	52,708,600	\$2,798,600	1	\vdash	
51-2-0094-00	EMO HARRIS BANKINA	SEE W. COLLEGE AVE.	CHD	17	BMO HARRIS BANK NA	5280,600				5280,600	1		
31-2-0074-00	BOID HARRY BANKNA	221 W. CONLESS AVE.	080		ONE AMERICA RETRIEME	5318,900			100000	5118,900		\vdash	
31-2-0085-00	EWO HARRIS BANK NA	SAPPLETON ST.	080	0.03		_	558,007	53,000	519,000	519,000	 -	-	-
\$1-2-0139-11 \$1-2-0139-10	PUDDE CANTER SURVIVORS TRUST	11 LAWRENCE CT	PORT	0.03			\$25,800 \$27,600	5255,200	\$182,000	\$182,000		\vdash	_
11-1-0121-00	CAN PROPERTIES INC.	230 E COLLEGE AVE	000	0,00	THE PHELIC	512,000	507,300	\$302,500	5309,800	\$181,800			
3) 2-0324-00	CONFRIDERINES U.C.	232 E CODIESE AVE	080	0.08	MASSAGE CONNECTION	53,300	560,500	5323,400	\$185,900	\$189,200			=
31-2-0524-00	CAN ENDERFIES U.C.	232 E COLLEGE AVE	CRB		TRAVELING PALETTE TH	54,500				\$4,500		-	-
31-2-0325-00	COM PROPERTIES LLC. CLECT'S REAL ESTATE PART NERSHIP	209 W CONTROL AND	CRD	0.02	GOLD SEAL SKAPHICS DLED'S BROWN BEAMIL	55,100 53,100	\$8,400	545,000	553,400	\$59,900 \$309,600	 -	\vdash	-
\$1-2-0189-08	CHRISTOPHER DEARING	B LAWRENCE CT	PDEX	0.03	CALC TERRORS RESIDE	74,700	527,400	5258,100	5185.500	\$185,500		Н	
31-2-0041-00	DESPERALTY WISCONSIN WILLIC	109 E COLLEGE AVE	CHD	0,06	TDEFS8 S FIZZA	\$21,900	953,000	5/83,700	\$145,700	\$160,400			
31-2-0042-00	DES REALTY WISCONSIN IN LLC	111 E COLLESE AVE	C8D	38.0			953,000	\$82,100	5535,000	\$135,100			
33-2-0047-00	ECOPHOPHITHS LLC	123 E COLLEGE AVE	080	0.05	ECO CAMBLE CO ILC	58,300	541,800	598,700	\$141,600	\$151,900	-	1	-
31-2-0139-19	DAVID BOR	204 E COLLEGE AVE	C00	0.04	ANTORIDE MORCANDS	\$29,700	527,600 597,500	\$274,600 \$241,500	5393,000	\$200,300 \$358,700			
31-2-0313-00	YA & VE UC	204 E COLLEGE AVE	COLD	4,46	SORNET'S GARDEN BLDD	5700	2074004	Per Chancelli	244,200	\$200		1	
17-2-0313-00	FA & VE UC	204 E COLLEGE AVE	COD	(0.1)	TIMA MARIES UNIQUE	\$5,400				\$1,410			
33-2-0152-00	ECH VALLEY FAMILY PRACTICE RESID	229 S ANDRESON ST	CBD	1.37			90	50	50	50			
33-2-0138-06	MARK GRURTS	S LAWRENCE CT	PD63	0.03	DOPPA VAW DEBTE 6	SC YOP	\$18,300	5120,800 5125,600	\$139,100	\$139,100 \$100,000		\vdash	
\$1-2-0051-01 51-2-0521-00	GREENSEE PROPERTIES LLC HALEYS PROPERTIES ONELLO	222 € COLLEGE AVE	CRD	0.07	PROPRA LAW SHRICE L	55,500	\$61,800 \$45,800	\$135,600 \$113,600	\$197,500 \$181,300	5203,000			
51-2-0521-00	HALLY'S PROPERTIES ONELLO	222 E COLLEGE AVE	DID.	0000	HOMEFREE USA LIC	\$3,100	- Charles	CARAPON.	Security.	\$8,300		10	
\$1-2-0521-00	HALEYS PROPERTIES ONELLO	222 E COLLEGE AVE	CHD		SURFIN BIRD SKATE SH	51,200				\$1,200		1	
31-2-0139-15	GARTHANES	35 LAWRENCE CT	1000	0.01			527,600	\$393,500	5218,800	\$218,800			
11-1-0110-11	PATRICE HAVES	2) LAWRENCE CT	PERT -	0.01	COLUMN TO THE TAX ASSESSMENT OF TAX ASSESSMENT O	*****	\$90,000	5393,400	5224,000	\$224,000		\Box	
31-2-0081-00 41 1-0004-00	STEVEN RECEINIANSIA	205 W COLLEGE AVE	CSD	0.05	HOME BURGER BAR	\$19,500 51,100	\$43,200	5231,800 532,000	5275,000	\$288,500			
\$1-2-0048-00 \$1-2-0139-16	PETER BASSON SAMES RRINER REVOCABLE TRUST	113 E COLLEGE AVE 16 LAWNENCE CT	PORT.	0.04	WASABOND IMPORTS	SERVI	955,100 585,400	5202,500	\$147,100 \$237,500	5148,200	-	1	
31-2-0139-22	DOUGLAS FINDESER REVOCTRUST	22 LAWRENCE CT	POST	0.04			527,600	\$171,400	5299,000	5199,000			
11-2-0130-23	DOUGLAS KINJEGER REVOCTBUST	23 LAWRENCE CT	P081	0.01	- 2		\$29,101	\$167,600	\$194,700	\$106,700			
31-2-0139-12	STEPHEN EXPER	12 LAWRENCE CT	1309	D.04			\$25,200	5308,800	\$194,000	\$104,000			
33-2-0139-16 21-2-0000-00	GREGORY LANDWINE	16 LAWRENCE CT	PDET	0.02			\$27,600	5221,900	\$252,500	\$252,500		\vdash	-
31-2-0009-00	LAWRENCE UNIV OF WISC LAWRENCE UNIV OF WISC	e control ave	PI	0.23		_	90	51	50	50	-		
31-2-2009-00	LAWRENCE UNIV OF WISC	313 E COLLEGE AVE	PT .	0.25			90	50	50	So			
11-1-0211-00	LAWRENCE UNIV DF WISC	100 W WATER ST	P1	0,91	1		\$1	\$1	50	SD			
11-2-0139-02	NATHAN UIT	I LAWRENCE CT	PERX	40.0			\$18,800	5125,200	5943,500	\$143,500			
\$1-2-0103-00	MORRESON BUILDING LLC	125 N MORRISON ST	CSD	0.18	WILLIAM MARKETING IN	539,300	598,500	5201,500	5,991,000	\$409,300			-
31-2-0139-18	MARIA MUNCE MILLICENT NEFF	28 SAWNENCE CT	PORT.	0.04		-	536,000 519,400	5173,500	5209.500 5128.900	\$209,500 \$128,900	-		-
31-2-0003-00	NOYCE MANAGEMENT LLC.	305 E CODESE AVE.	PDE3	0.03	TWO PAWS UP EARLEY L	54,100	954,900	\$309,500 \$94,300	5139.200	5143,300			-
33-2-0347-00	DUTAGAMIE COUNTY HISTORICAL	110 E COLLEGE AVE	CHD	0.48	Control of the Contro	72233	90	50	50	50			
			CRD	0.07			90	51	50	50		-	_

TAXKEY	Owner Name	Property Address	Zoning	Aces in	Business with Person Property	Personal Property	tand Value	Improve	Total Land Value	Total Keel Enterte + Personal Property		Dev Area	Reta 1	alig bt
31-2-0083-00	FARILIA PROPERTIES ILC	201 W CORRECE AVE	CHD	90.0	CRAZYSWEET LIC	519,200	953,100	5226,900	5290,000	5259,200			7	
\$1-2-0063-00	PARISIA PROPERTIES ISC	205 W COBLEGE AVE	CHD	7	TAMARA'S THE CARE OU	54,300	1			\$4,300	1	100		
\$1-2-0083-00	PARISIA PROPERTES ILC	203 W CONLEGE AVE	CHD	100	TOF SPINS ILC	55,200	$\overline{}$			\$1,200			1	
31-2-0083-00	PARILLA PROPERTES LLC	203 W COLLEGE AVE	CSD		TRIUMPH ENGINEERING	517,600				\$17,600				
\$1-2-0007-00	DEMINE ENGINEMASENE	323 E COLLEGE AVE	CSO	0.51	TWITE OF THAI APPEAL	54,500	\$68,300	5297,800	\$306,100	\$310,600				
31-2-0317-00	QUEEN BEE RESTAURANT INC.	238 E COLLEGE WVE	C80	0.17	DEATHER DETTY SITESA	53,300	997,200	5202,300	5339,500	\$142,600			1.	
31-1-0317-00	CHEER REE RESTAURANT INC.	236 E COLLEGE AVE	CSD	9 35	COLER MEE RESTAURANT	96,000				\$6,000		100		
51-2-0139-20	BANKES NAGUS	20 LAWNER CE CT	PDE3	0.04			528,200	5174,500	5202,700	\$202,700		5 3		
31-1-0139-09	SCANDIN TIRUST	3 LAWRENCE CT	PDE3	0.04			528,500	5201,400	5229,900	\$229,900				$\overline{}$
33-2-0330-00	MELEN-SCOTT	238 E COLLEGE AVE	CHD	0.12	ERRERT & GERRERT'S	535,300	\$94,000	\$275,800	\$367,800	\$385,900				$\overline{}$
33-2-0339-00	MELEN SCOTT	238 E COLLEGE AVE	CBD		HUNAY THE	\$2,500				\$2,500				
31-3-0130-05	ANNE SEGRIST	S LAWRENCE CT	POK1	0,01			\$18,101	\$104,000	5126,300	\$126,300				
31-2-0039-00	50MA COMPORATION	203 E COLLEGE AVE	080	0.15	BELLYBEANS	91,100	9123,900	\$437,300	\$559,600	\$8.60,700		100	1	
31-2-0039-00	SOMA COMPORATION	203 E COLLEGE AVE	080		DEFAWSHORF PET BOUT	53,700				\$3,705		100	. 1	
31-2-0039-00	SOMA COMPORATION	103 E COLLEGE AVE.	OSD-	0.00	MOON SHELL SALON & B.	55,400				51,400			1.	$\overline{}$
33-2-0039-00	SOMA COMPORATION	200 E COLLEGE AVE	CED		ECRENSON LAW FIRM	53,500				\$1,600			31	
31-2-0039-00	SOMA CORPORATION	109 E COLLEGE AVE	000		SDIMA CORPORATION	5501	$\overline{}$			\$100			7	$\overline{}$
11-2-0049-00	SOMA CORPORATION	125 E COLLEGE AVE	CSO	0.06	CENA RESTAURANT LLC	\$5,400	\$47,500	\$195,500	5213,000	\$218,400				$\overline{}$
31-2-0079-00	SOMA COMPORATION	211 W COLLEGE AVE.	080	0.17	SOMA CORPORATION :	51,400	\$146,200	5308,100	5454300	\$455,700				
31-2-0139-17	MARIGARET STACK	37 LAWIRENCE CT.	PORT	0.04			597,200	5198,800	\$236,000	\$136,000				$\overline{}$
31-2-0051-00	TAYADR CHANCELLC	133 E COLLEGE AVE	CED	0.07	PAWANA DEC	5322,600	958,700	5247,600	\$306,300	5428,900	1			
\$1-2-0315-00	TENNIE'S JEWILLBY PROPERTIES LLC	2011 COLLEGE AVE	C00	0.06	TENNE'S JEWELEY INC	525,000	\$47,500	512,500	5540,000	\$155,000	1		10	
31-2-0322-00	THE WINDERS LLC	224 E COLLEGE AVE	COD	0.11	PINOTS PAGETTE	538,500	\$75,500	5337,500	5414,000	\$454,500				
33-2-2084-00	THEORAID-APPLETON RENTAL	117 SAPRUTOR ST.	CSD	0.01	AMEASSADOR BAR	59,800	\$24,200	596,100	\$120,300	\$130,100				$\overline{}$
33-2-0084-00	THEOBAID-APPLETON BENTAL	332 S APPLETON ST	0.80		ATTIC TATTOO STUDIO	55,000				\$5,000				$\overline{}$
33-2-0080-00	TUSIER LAW LIC	500 M. CORRECE WAY	09.0	0.08	BORD SALONS ILC	57,800	573,000	5254,300	5287,300	\$295,100				
33:2-0080-00	TUSIER LAW LLC	200 W COLLEGE AVE	090	S S.	TUSIER LAW LIC	\$2,300		2555,016		\$2,300		100		
31-2-0316-00	BRADLEY VANDENTER	212 E COLLEGE AVE	CBD	0.07	IT EVOLUTION INC.	55,800	\$49,700	564,800	5114,500	\$120,300	1	25.0		
31-2-0139-03	DOROTHY WARREN REVOCABLE TRUST	STAWRENCE CT	PORT	0.03	BALLSS MARKET AND A	10000	\$18,800	5119,700	5138,500	\$138,500				
31-2-0002-00	WF & B.IRC	303.6 CORREGE AVE	CBD	0.17	AVENUE COINS & JEWIEL	539,100	\$128,600	5301,200	5289,800	\$328,900			1	
31-2-0139-04	TIMOTHY WILKSE	S LAWRENCE CT	PORT	0.02		1000	\$26,300	5382,700	5209,000	\$209,000				
31-2-5092-51	YMCA OF APPLETON	S DURKES ST	080	0.57			90	50	50	\$0				$\overline{}$
31-2-0092-00	YMCA OF APPLETON	238 F. LAWYENCE ST	CSD	1.37	and comments		90	90	50	50		100		
\$Mail DRIVAT	Surface const	The state of the s		8,008	Dir Lage Landien Houndal	518,200				518,200				$\overline{}$
	6			7	GPC Exacting-Gordon Flield		1			\$12,500	1			
				1	Greebawk teasing	56,000				56,000				
	8			2 7	Great America Financial	\$29,200				529,200				$\overline{}$
:	Ø.		1	5 8	US Bank NA	533,000				\$11,000				$\overline{}$
	12			7 7	Wells Fargo Financial Leuti					\$14,610				$\overline{}$
				13.26		\$2,170,600	\$4,808,700	\$19,693,500	523,997,200	\$26,167,900	Ron-Bighted Area Tatel			

Total Area Acres-	38.88
REIght Total Area Acres	
	25.55
Total Retail Acres	4.20

\$5,890,000	l
Total Personal	l
Prop	l

TIF DISTRICT #11 LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING PART OF THE SW ¼ OF SECTION 26, PART OF THE SE ¼ OF SECTION 26 AND PART OF THE NW ¼ OF SECTION 35, ALL IN TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF WASHINGTON STREET AND THE CENTERLINE OF DREW STREET AND BEING THE POINT OF BEGINNING;

THENCE SOUTH AND THEN SOUTHWESTERLY ALONG THE CENTERLINE OF SAID DREW STREET
TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF AN ALLEY IN BLOCK 2 OF THE **APPLETON PLAT**;

THENCE WEST ALONG THE SOUTH LINE OF SAID EXTENSION AND THEN THE SOUTH LINE OF SAID ALLEY AND ALSO BEING CONTIGUOUS WITH THE NORTH OF LOT 1 OF CERTIFIED SURVEY MAP NO.6362 TO THE EAST LINE OF DURKEE STREET;

THENCE SOUTH ALONG THE EAST LINE OF SAID DURKEE STREET TO THE CENTERLINE OF WATER STREET;

THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID WATER STREET TO A POINT 50
FEET WEST OF THE EAST LINE ONEIDA STREET AND BEING COINCIDENT WITH A REFERENCE LINE
FOR SAID ONEIDA STREET PER WDOT RIGHT OF WAY PLAT NO.4657-2-21;

THENCE NORTHWESTERLY 252.91 FEET ALONG SAID REFERENCE LINE FOR ONEIDA STREET TO A REFERENCE LINE FOR PROSPECT AVENUE PER SAID WDOT RIGHT OF WAY PLAT NO.4657-2-21; THENCE SOUTHWESTERLY 399.57 FEET M/L ALONG SAID REFERENCE LINE FOR PROSPECT AVENUE TO THE SOUTHEASTERLY EXTENSION OF A WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO.6714;

THENCE NORTHWESTERLY 140.05 FEET M/L ALONG SAID EXTENSION AND THEN THE WESTERLY LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO.6714 TO AN ANGLE POINT IN LOT 1 OF SAID CERTIFIED SURVEY MAP NO.6714;

THENCE ALONG THE SUBSEQUENT 8 COURSES OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO.6714 TO THE SOUTH LINE OF LAWRENCE STREET;

THENCE WEST 222 FEET M/L ALONG THE SOUTH LINE OF LAWRENCE STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF A 20 FOOT WIDE ALLEY LOCATED IN BLOCK 7 OF THE APPLETON PLAT;

THENCE NORTH 389.44 FEET M/L ALONG SAID EXTENSION AND THEN THE WEST LINE OF SAID ALLEY AND THEN THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID ALLEY TO THE SOUTH LINE OF COLLEGE AVENUE;

THENCE EAST 419.93 FEET M/L ALONG THE SOUTH LINE OF COLLEGE AVENUE TO THE EAST LINE OF SUPERIOR STREET;

THENCE NORTH ALONG THE EAST LINE OF SUPERIOR STREET TO A POINT 166.17 FEET SOUTH OF THE SOUTH LINE OF WASHINGTON STREET;

THENCE EAST AND PARALLEL TO THE SOUTH LINE OF WASHINGTON STREET 380.2 FEET M/L TO THE EAST LINE OF APPLETON STREET;

THENCE NORTH 166.17 FEET ALONG THE EAST LINE OF APPLETON STREET TO THE SOUTH LINE OF WASHINGTON STREET;

THENCE EAST 770.57 FEET M/L ALONG THE SOUTH LINE OF WASHINGTON STREET TO THE EAST LINE OF MORRISON STREET;

THENCE SOUTH ALONG THE EAST LINE OF MORRISON STREET TO A POINT 180 FEET NORTH OF THE SOUTH LINE OF JOHNSTON STREET;

THENCE EAST 63.24 FEET;

THENCE SOUTH 180 FEET TO THE SOUTH LINE OF JOHNSTON STREET;

THENCE EAST ALONG THE SOUTH LINE OF JOHNSTON STREET AND THEN THE EASTERLY

EXTENSION OF SAID JOHNSTON STREET TO THE EAST LINE OF DURKEE STREET;

THENCE NORTH 242.34 FEET M/L ALONG THE EAST LINE OF DURKEE STREET TO THE CENTERLINE OF WASHINGTON STREET;

THENCE EAST ALONG THE CENTERLINE OF WASHINGTON 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 #11

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 #11. 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:jlg

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James P. Walsh City Attorney Christopher R. Behrens Deputy City Attorney Amanda Abshire Assistant City Attorney