



# City of Appleton

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

## Meeting Agenda - Final City Plan Commission

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

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Wednesday, August 11, 2021

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting  
[21-1114](#) City Plan Minutes from 7-28-21  
**Attachments:** [City Plan Minutes 7-28-21.pdf](#)
4. **Public Hearings/Apearances**  
[21-1115](#) Proposed amendment of boundaries and project plan for Tax Incremental District No. 3 (Associated with Action Item #21-1116)  
**Attachments:** [8.11.21 Mtg Legal Notice Publication TIF 12 & 3 Amendments.pdf](#)  
[21-1117](#) Proposed amendment of boundaries and project plan for Tax Incremental District No. 12 (Associated with Action Item #21-1118)  
**Attachments:** [8.11.21 Mtg Legal Notice Publication TIF 12 & 3 Amendments.pdf](#)
5. **Action Items**  
[21-1116](#) Request to approve Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Appleton, Wisconsin  
**Attachments:** [MemoTIFs#3+#12Amendments\\_8-11-21.pdf](#)  
[TID 3 PC Resolution for Amended Boundaries & Project Plan.pdf](#)  
[TID No. 3 Amendment #2 FINAL Project Plan June29.2021.pdf](#)  
[TID 3 CC Resolution for Amended Boundaries & Project Plan.pdf](#)

[21-1118](#)

Request to approve Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 12, City of Appleton, Wisconsin

**Attachments:** [MemoTIFs#3+#12Amendments 8-11-21.pdf](#)

[TID 12 PC Resolution for Amended Boundaries & Project Plan.pdf](#)

[TID No. 12 Amendment #1 FINAL Project Plan June29.2021.pdf](#)

[TID 12 CC Resolution for Amended Boundaries & Project Plan.pdf](#)

**6. Information Items**

**7. Adjournment**

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*



# City of Appleton

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

## Meeting Minutes - Final City Plan Commission

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

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Wednesday, July 28, 2021

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

**Meeting called to order by Chair Mayor Woodford at 3:30 p.m.**

2. Roll call of membership

**Present:** 4 - Mayor Woodford, Fenton, Buetow and Uitenbroek

**Excused:** 3 - Palm, Robins and Dane

3. Approval of minutes from previous meeting

[21-1038](#)

City Plan Minutes from 7-14-21

**Attachments:** [City Plan Minutes 7-14-21.pdf](#)

**Buetow moved, seconded by Fenton, that the Minutes be approved. Roll Call.**

**Motion carried by the following vote:**

**Aye:** 4 - Mayor Woodford, Fenton, Buetow and Uitenbroek

**Excused:** 3 - Palm, Robins and Dane

4. **Public Hearings/Appearances**

[21-1039](#)

Rezoning #9-21 to rezone the M&J Weyenberg Properties, LLC Annexation, formerly part of the Town of Grand Chute (Parcel #101157102), generally located at the southeast corner of Ballard Road and Ridge Haven Lane, including to the centerline of existing adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District to R-1B Single-Family District (Associated with Action Item #21-1040)

**Attachments:** [InformalPublicHearingNotice\\_WeyenbergAnnexation\\_Rezoning#9-21.pdf](#)

**This public hearing was held, and no one spoke on the item.**

5. **Action Items**

[21-1040](#)

Request to approve Rezoning #9-21 to rezone the M&J Weyenberg Properties, LLC Annexation, formerly part of the Town of Grand Chute (Parcel #101157102), generally located at the southeast corner of Ballard Road and Ridge Haven Lane, including to the centerline of existing adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District to R-1B Single-Family District

**Attachments:** [StaffReport\\_M&JWeyenbergAnnex\\_Rezoning\\_For07-28-21.pdf](#)

*Proceeds to Council on August 18, 2021.*

**Fenton moved, seconded by Uitenbroek, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Mayor Woodford, Fenton, Buetow and Uitenbroek

**Excused:** 3 - Palm, Robins and Dane

**6. Information Items**

**7. Adjournment**

**Fenton moved, seconded by Buetow, that the meeting be adjourned at 3:34 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Mayor Woodford, Fenton, Buetow and Uitenbroek

**Excused:** 3 - Palm, Robins and Dane

**NOTICE OF PUBLIC HEARING AND  
JOINT REVIEW BOARD MEETING  
REGARDING THE PROPOSED AMENDMENTS OF  
TAX INCREMENTAL DISTRICTS NOS. 3 & 12  
IN THE CITY OF APPLETON, WISCONSIN**

Notice is Hereby Given that the City of Appleton will hold an organizational Joint Review Board meeting on Wednesday, August 11, 2021 at 1:00 p.m. at Appleton City Hall, in Common Council Chambers on the 6<sup>th</sup> floor, located at 100 North Appleton Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering proposed Project Plan amendments for Tax Incremental Districts Nos. 3 & 12 (the "Districts").

Notice is Hereby Given that the City Plan Commission of the City of Appleton will hold a public hearing on Wednesday, August 11, 2021 at 3:30 p.m. at Appleton City Hall, in Common Council Chambers on the 6<sup>th</sup> floor, located at 100 North Appleton Street, for the purpose of providing the community a reasonable opportunity to comment on the proposed Project Plan amendments for the Districts.

The proposed Tax Incremental District No. 3 Project Plan amendment subtracts 13 tax parcels from the District which will be added to Tax Incremental District No. 12.

The proposed Tax Incremental District No. 12 Project Plan amendment will add to the District the 13 tax parcels being removed from Tax Incremental District No. 3, and 23 additional parcels. The amendment will also revise the kind, number and location of proposed public works or improvements within the District and the detailed list of project costs to add approximately \$2.3 million or \$2,345,594 in additional potential project cost expenditures. Project costs include potential cash grants (development incentives), to be paid to owners, lessees or developers of land located within the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan amendments, the proposed projects and amended boundaries of the Districts. Copies of the Project Plan amendments, including descriptions of the proposed amended boundaries, will be available at <http://www.appleton.org/government/community-and-economic-development> or for viewing in the Community & Economic Development Department, 5<sup>th</sup> Floor of Appleton City Hall, 100 N. Appleton Street during normal business hours. Please contact Karen Harkness in the Community & Economic Development Department at 920-832-6468 or email at [karen.harkness@appleton.org](mailto:karen.harkness@appleton.org) with any questions.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

Dated: July 26, 2021 By Order of the City of Appleton, Wisconsin

RUN: August 2, 2021

*Reasonable accommodations for persons with disabilities will be made upon request and if feasible.*

**NOTICE OF PUBLIC HEARING AND  
JOINT REVIEW BOARD MEETING  
REGARDING THE PROPOSED AMENDMENTS OF  
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The proposed Tax Incremental District No. 3 Project Plan amendment subtracts 13 tax parcels from the District which will be added to Tax Incremental District No. 12.

The proposed Tax Incremental District No. 12 Project Plan amendment will add to the District the 13 tax parcels being removed from Tax Incremental District No. 3, and 23 additional parcels. The amendment will also revise the kind, number and location of proposed public works or improvements within the District and the detailed list of project costs to add approximately \$2.3 million or \$2,345,594 in additional potential project cost expenditures. Project costs include potential cash grants (development incentives), to be paid to owners, lessees or developers of land located within the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan amendments, the proposed projects and amended boundaries of the Districts. Copies of the Project Plan amendments, including descriptions of the proposed amended boundaries, will be available at <http://www.appleton.org/government/community-and-economic-development> or for viewing in the Community & Economic Development Department, 5<sup>th</sup> Floor of Appleton City Hall, 100 N. Appleton Street during normal business hours. Please contact Karen Harkness in the Community & Economic Development Department at 920-832-6468 or email at [karen.harkness@appleton.org](mailto:karen.harkness@appleton.org) with any questions.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

Dated: July 26, 2021 By Order of the City of Appleton, Wisconsin

RUN: August 2, 2021

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# MEMORANDUM

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TO: City Plan Commission

FROM: Karen Harkness, Director of Community and Economic Development Department

DATE: August 11, 2021

RE: Tax Incremental Financing Districts #3 & #12 Amendments

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The Department is proposing amendments to the boundaries and project plans for Tax Incremental Financing Districts #3 and #12.

TIF #3 was created in 1992 as a blighted district. Objectives were to stimulate downtown and commercial development, expand the property tax base and employment opportunities, and reduce blight in the downtown retail area.

In 2011, it was designated a distressed TIF following a \$15.4 million decrease in the District's valuation from 2009 to 2010 resulting from the Department of Revenue (DOR) implementation of a new valuation methodology and loss of valuation in the Richmond Terrace project due to bankruptcy. A distressed TIF is not eligible for new projects, nor can a new TIF be overlaid. TIF #3 expires in 2029.

TIF #3 is being amended to pull undervalued/underutilized parcels out and add them to TIF #12 to encourage redevelopment and reinvestment in our Central Business District. The proposed Tax Incremental District #3 Project Plan amendment subtracts 13 tax parcels from the District, which will be added to Tax Incremental District #12.

TIF #12 was created as a rehabilitation/conservation district in 2017. The objectives were to eliminate blight and stimulate the rehabilitation, conservation and redevelopment of West College Avenue and the surrounding area.

The proposed Tax Incremental District #12 Project Plan amendment will add to the District the 13 tax parcels being removed from Tax Incremental District #3 along with 23 additional parcels. The amendment will also revise the kind, number and location of proposed public works or improvements within the District and the detailed list of project costs to add approximately \$2.3 million or \$2,345,594 in additional potential project cost expenditures. Project costs include potential cash grants (development incentives) to be paid to owners, lessees or developers of land located within the District.

This item will go to Council on August 18<sup>th</sup>.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES  
AND APPROVING A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT NO. 3,  
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on November 4, 1992 as a blighted area district and amended on September 10, 2020; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will remove territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and



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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

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

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 3 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jacob A. Woodford, Mayor  
Plan Commission Chair

ATTEST:

\_\_\_\_\_  
Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 3  
CITY OF APPLETON**

[INCLUDED WITHIN PROJECT PLAN]

**PROJECT PLAN AMENDMENT**

[DISTRIBUTED SEPARATELY]

June 29, 2021

# Tax Incremental District No. 3 Project Plan Amendment #2



Organizational Joint Review Board Meeting Held:	Scheduled for August 11, 2021
Public Hearing Held:	Scheduled for August 11, 2021
Adoption by Plan Commission:	Scheduled for August 11, 2021
Adoption by Common Council:	Scheduled for August 18, 2021
Approval by the Joint Review Board:	TBD

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## SECTION 1:

# Executive Summary

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### Description of District

Tax Incremental District (“TID”) No. 3 (“District”) is a blighted area district created by the City on November 4, 1992. In accordance with its Project Plan (“Plan”), the objectives for the District were to stimulate downtown and commercial development, to expand the property tax base and employment opportunities, and to reduce blight in the downtown retail area. On August 3, 2011, the District was designated as distressed as permitted under Wis. Stat. § 66.1105(4e) which extended the expiry of its maximum life by ten years until November 4, 2029. This extension did not lengthen the District’s expenditure period, which terminated on November 4, 2014. The distressed designation was sought following a \$15.4 million decrease in the District’s valuation from 2009 to 2010 resulting from the Department of Revenue’s implementation of a new valuation methodology, and a loss of valuation in the Richmond Terrace project following a bankruptcy sale. As of January 1, 2020, the District had an incremental valuation of \$58,719,700. The District’s remaining liabilities include an advance from the City’s General Fund, which is projected to be repaid in 2023, and payments due to the City’s Parking Utility which are expected to run through the remaining life of the District. On August 19, 2020, Council approved the first amendment to TID No. 3, removing undervalued parcels and adding them to TID No. 11.

### Amendment Purpose

The City has identified 13 parcels within the District that continue to have redevelopment potential. Since the District’s expenditure period has passed, the City is unable to incur further Project Costs to promote redevelopment on those sites. This Plan Amendment will subtract these 13 parcels from the District as permitted under Wis. Stat. § 66.1105(4)(h)2. By separate amendment to Tax Incremental District No. 12 (“TID No. 12”), the City will add the same 13 parcels to that district, which has an active expenditure period through August 2, 2039. This will allow the City to promote further redevelopment in the downtown area in furtherance of the objectives of both TIDs No. 3 and 12. The effective date of the subtraction for valuation purposes will be January 1, 2021, first impacting the 2022 levy for the 2023 budget year.

Other than the subtraction of territory from the District, this Plan Amendment makes no further changes to the District or its Plan. Due to the subtraction of certain underperforming parcels, the territory subtraction is expected to slightly increase the incremental value of the District by a net amount of \$19,670. At the present tax rate, the annual revenue increase to the District will be approximately \$400, or \$3,200 over the remaining life of the District. As the District is currently projected to remain open for the balance of its remaining life, the removal of territory will not impact closure, but will instead slightly increase the funds available for repayments to the Parking Utility.

### Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” this Plan Amendment: 1) the City’s economic development objectives for the District will not be achieved; and 2) additional potential development within the District may not occur in the manner, at the values, or within the timeframe desired by the City.** In evaluating the appropriateness of this Plan Amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing” customarily referred to as the “but for” test. Since the purpose of this Plan Amendment is solely to subtract territory, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded that the “but for” test was met with respect to the District. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied.

2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** As a result of the Project Costs made within the District, \$58,719,700 in incremental property value has been created. While not quantified, increased employment, business and personal income, and other economic benefits have resulted from the redevelopment that has occurred within the District.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** Given the Joint Review Board has previously concluded the benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions, the City finds that it is reasonable to conclude that this test continues to be satisfied.
4. Not less than 50% by area of the real property within the District, as amended, was a blighted area within the meaning of Wis. Stat. § 66.1105(2)(a)(e)1 at the time the District was created.
5. Based on the foregoing finding, the District is declared to be, and remains, a blighted area district based on the identification and classification of the property included within the District.
6. The District's Project Costs, which remain unchanged, relate directly to promoting the elimination of blight.
7. No territory will be added to the District. Demonstration of compliance with the 12% equalized value test is, therefore, not required for this Plan Amendment.
8. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. That based on the District's creation date, the City was not required to provide an estimate of the percentage of territory within the District expected to be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

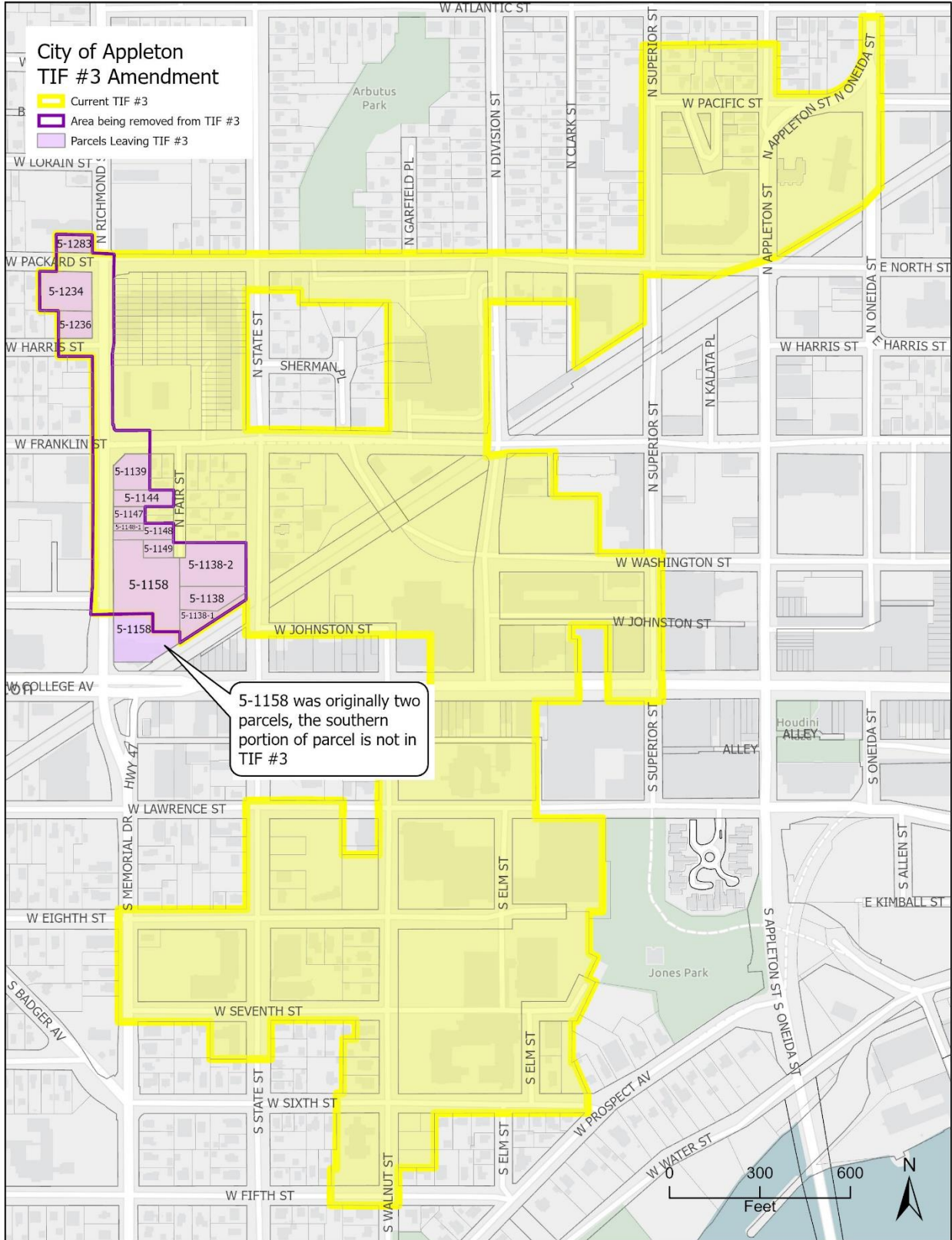
## **SECTION 2:**

# District Boundary Map & Identification of Parcels to be Subtracted

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Map Found on Following Page.





### SECTION 3:

## Identification of Parcels to be Subtracted

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The purpose of this Plan Amendment is to remove the parcels identified in the table below from the District effective January 1, 2021. The parcel subtraction will reduce the District's base value by approximately \$1,058,970 and increase its incremental value by approximately \$19,670. The figures listed in the table reflect assessed values. The actual adjustments to the base and incremental value will be calculated by the Department of Revenue using equalized value. Furthermore, the figures listed under the "Current Value" column reflect valuations as of January 1, 2020. The actual reduction in incremental value will be based on January 1, 2021 valuations which are not yet available. The actual reductions in both the base and incremental valuation of the District will, therefore, vary from the estimates provided. The District's revised based and incremental values resulting from the removal of the listed parcels will first be reflected in the valuations certified for January 1, 2022.

<b>Parcel Number</b>	<b>Street Address</b>	<b>Base Value (Jan. 1, 1993)</b>	<b>Current Value (Jan. 1, 2021)</b>
5-1138	133 N STATE ST	\$ 97,400	\$ 0
5-1138-1	123 N STATE ST	\$ 0	\$ 0
5-1138-2	139 N STATE ST	SPLIT FROM 5-1138	\$ 0
5-1139	226 N RICHMOND ST	\$119,110	\$ 47,100
5-1144	N RICHMOND ST	\$ 37,710	\$ 66,200
5-1147	208 N RICHMOND ST	\$ 52,800	\$ 95,000
5-1148	200 N RICHMOND ST	\$106,300	\$120,000
5-1148-1	204 N RICHMOND ST	\$ 34,500	\$ 83,600
5-1149	139 N FAIR ST	\$ 32,500	\$ 59,000
5-1158	110 N RICHMOND ST	\$382,670	\$210,000
5-1234	N RICHMOND ST	\$ 93,800	\$169,200
5-1236	N RICHMOND ST	\$ 42,800	\$ 79,200
5-1283	501 N RICHMOND ST	\$ 59,380	\$110,000
<b>Totals</b>		<b>\$ 1,058,970</b>	<b>\$ 1,039,300</b>

## **SECTION 4:**

### **Map Showing Existing Uses and Conditions**

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Except for subtraction of territory, this Plan Amendment makes no changes to the map depicting existing uses and conditions of real property within the District as included in the original Project Plan for the District approved on November 4, 1992. That map is hereby incorporated by reference.

## **SECTION 5:**

### **Equalized Value Test**

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No territory will be added to the District. Demonstration of compliance with the 12% equalized value test is, therefore, not required for this Plan Amendment.

## **SECTION 6:**

### **Statement of Kind, Number and Location of Proposed Public Works and Other Projects**

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The District's expenditure period terminated on November 4, 2014; therefore, no additional Project Costs may be incurred. The Statement of Kind, Number and Location of Proposed Public Works and Other Projects set forth in the original Project Plan for the District approved on November 4, 1992 remains unchanged.

## **SECTION 7:**

### **Map Showing Proposed Improvements and Uses**

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Except for subtraction of territory, this Plan Amendment makes no changes to the maps depicting proposed improvements and uses within the District as included in the original Project Plan for the District approved on November 4, 1992. That map is hereby incorporated by reference.

## **SECTION 8:**

### **Detailed List of Project Costs**

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The District's expenditure period terminated on November 4, 2014; therefore, no additional Project Costs may be incurred. The Detailed List of Project Costs set forth in the original Project Plan for the District approved on November 4, 1992 remains unchanged.

## **SECTION 9:**

# **Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred**

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The cash flow projection found on the following page reflects the District's current financial position and anticipated performance through the end of its maximum life. The District's expenditure period ended on November 4, 2014, and additional expenditures will be limited to repayment of existing obligations and direct administrative cost. Existing liabilities include an advance from the General Fund expected to be repaid by 2023, and payments owed to the City's Parking Utility, which will run through the District's final year in 2030.

**TAX INCREMENT DISTRICT #3  
CASH FLOW PROJECTION**

Valuation Year 1/1	Revenue Year	TIF District 3 Valuation*	Tax Rate	Tax Increment	Other Revenues	Admin Expense	Interest on Gen Fund Advance	Repayment to Parking Utility	Fund Balance	Repayment of General Fund Advance	Cash Balance
	2020								\$ (3,211,621)		\$ 130,806
2020	2021	77,660,500	20.7044	1,215,753	10,983	(1,460)	(139,621)	0	(2,125,966)	(1,100,000)	116,461
2021	2022	78,437,108	20.7044	1,231,835	13,000	(2,000)	(84,621)	0	(967,752)	(1,100,000)	174,675
2022	2023	79,221,476	20.7044	1,248,075	13,000	(2,000)	(28,560)	0	262,763	(1,142,427)	262,763
2023	2024	80,013,691	21.2190	1,264,478	13,000	(2,000)	0	(1,400,000)	138,241	0	138,241
2024	2025	80,813,828	21.2190	1,281,044	13,000	(2,000)	0	(1,300,000)	130,285	0	130,285
2025	2026	81,621,966	21.2190	1,297,776	13,000	(2,000)	0	(1,300,000)	139,061	0	139,061
2026	2027	82,438,186	21.2190	1,314,675	13,000	(2,000)	0	(1,300,000)	164,736	0	164,736
2027	2028	83,262,568	21.2190	1,331,744	13,000	(2,000)	0	(1,300,000)	207,480	0	207,480
2028	2029	84,095,193	21.2190	1,348,983	13,000	(2,000)	0	(1,400,000)	167,463	0	167,463
2029	2030	84,936,145	21.2190	1,366,394	13,000	(5,000)	0	(1,541,857)	0	0	0
				<u>\$ 12,900,757</u>	<u>\$ 127,983</u>	<u>\$ (22,460)</u>	<u>\$ (252,802)</u>	<u>\$ (9,541,857)</u>		<u>\$ (3,342,427)</u>	

\* A 1% valuation growth has been used for 2021 and beyond.

## **SECTION 10:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment

## **SECTION 11:**

### **Proposed Zoning Ordinance Changes**

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The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

## **SECTION 12:**

### **Proposed Changes in Master Plan, Map, Building Codes and Ordinances**

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The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan. Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and Local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Relocation**

---

The District's expenditure period terminated on November 4, 2014; therefore, no additional Project Costs, to include relocation costs, may be incurred.

## **SECTION 14:**

### **Orderly Development of the City**

---

This original District Plan contributed to the orderly development of the City by promoting revitalization of blighted and transitional areas in the City's Downtown District. The District's expenditure period has past, and this Plan Amendment has no impact to the original District Plan regarding orderly development of the City.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

Non-Project Costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

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

The District's expenditure period terminated on November 4, 2014; therefore, no additional Project Costs, or Non-Project Costs will be incurred.

**SECTION 16:**

**Opinion of Attorney for the City of Appleton Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105**

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**LEGAL SERVICES DEPARTMENT**

**Office of the City Attorney**

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

June 28, 2021

Mayor Jacob A. Woodford  
City of Appleton  
100 North Appleton Street  
Appleton, WI 54911-4799

Re: Tax Increment Finance Program Plan, City of Appleton  
Tax Incremental District #3

Dear Mayor Woodford:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the proposed Tax Incremental Financing District #3 Project Plan Amendment (amendment #2) for the City of Appleton Tax Incremental District #3. I have reviewed the second Project Plan Amendment 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 Amendment 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,

Christopher R. Behrens  
City Attorney

CRB:jljg

---

Christopher R. Behrens  
*City Attorney*

Amanda Abshire  
*Deputy City Attorney*

Darrin M. Glad  
*Assistant City Attorney*

Nicholas J. Vande Castle  
*Assistant City Attorney*



## **SECTION 17:**

# Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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The scope of this Plan Amendment makes no changes to the calculations prepared and included in the original District Project Plan approved on November 4, 1992. Those calculations are hereby incorporated by reference.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND  
BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 3,  
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on November 4, 1992 as a blighted area district and amended on September 10, 2020; and

WHEREAS, the City now desires to amend the boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will remove territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend and adopt the Project Plan and boundaries for the District.

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

1. The boundaries of the District named "Tax Incremental District No. 3, City of Appleton", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being subtracted from the District shall no longer be part of the District effective as of January 1, 2021.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District, as amended, was a blighted area at the time the District was created.
  - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a blighted area district based on the identification and classification of the property included within the District.
  - (c) The District's project costs will not change as a result of this amendment. Prior project costs incurred directly promoted the elimination of blight, consistent with the purpose for which the District is created
  - (d) The limitation as the percentage of equalized taxable property value that can be located within tax incremental districts does not apply to this Plan Amendment as no territory will be added to the District
  - (e) Improvements made within the District have and are likely to continue to significantly enhance the value of substantially all of the other real property in the District.
  - (f) The City estimates that less than 35% of the territory within the District was devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
4. The Project Plan for "Tax Incremental District No. 3, City of Appleton" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jacob A. Woodford, Mayor

ATTEST:

\_\_\_\_\_  
Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 3  
CITY OF APPLETON**

[INCLUDED WITHIN PROJECT PLAN]

**PROJECT PLAN AMENDMENT**

[DISTRIBUTED SEPARATELY]



# MEMORANDUM

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TO: City Plan Commission

FROM: Karen Harkness, Director of Community and Economic Development Department

DATE: August 11, 2021

RE: Tax Incremental Financing Districts #3 & #12 Amendments

---

The Department is proposing amendments to the boundaries and project plans for Tax Incremental Financing Districts #3 and #12.

TIF #3 was created in 1992 as a blighted district. Objectives were to stimulate downtown and commercial development, expand the property tax base and employment opportunities, and reduce blight in the downtown retail area.

In 2011, it was designated a distressed TIF following a \$15.4 million decrease in the District's valuation from 2009 to 2010 resulting from the Department of Revenue (DOR) implementation of a new valuation methodology and loss of valuation in the Richmond Terrace project due to bankruptcy. A distressed TIF is not eligible for new projects, nor can a new TIF be overlaid. TIF #3 expires in 2029.

TIF #3 is being amended to pull undervalued/underutilized parcels out and add them to TIF #12 to encourage redevelopment and reinvestment in our Central Business District. The proposed Tax Incremental District #3 Project Plan amendment subtracts 13 tax parcels from the District, which will be added to Tax Incremental District #12.

TIF #12 was created as a rehabilitation/conservation district in 2017. The objectives were to eliminate blight and stimulate the rehabilitation, conservation and redevelopment of West College Avenue and the surrounding area.

The proposed Tax Incremental District #12 Project Plan amendment will add to the District the 13 tax parcels being removed from Tax Incremental District #3 along with 23 additional parcels. The amendment will also revise the kind, number and location of proposed public works or improvements within the District and the detailed list of project costs to add approximately \$2.3 million or \$2,345,594 in additional potential project cost expenditures. Project costs include potential cash grants (development incentives) to be paid to owners, lessees or developers of land located within the District.

This item will go to Council on August 18<sup>th</sup>.

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES  
AND APPROVING A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT NO. 12,  
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") was created by the City on August 2, 2017 as a rehabilitation/conservation district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and



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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

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

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 12 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jacob A. Woodford, Mayor  
Plan Commission Chair

ATTEST:

\_\_\_\_\_  
Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 12  
CITY OF APPLETON**

[INCLUDED WITHIIN PROJECT PLAN]

**PROJECT PLAN AMENDMENT**

[DISTRIBUTED SEPARATELY]

June 29, 2021

# TAX INCREMENTAL DISTRICT NO. 12 PROJECT PLAN AMENDMENT #1



Organizational Joint Review Board Meeting Held:	Scheduled for August 11, 2021
Public Hearing Held:	Scheduled for August 11, 2021
Adoption by Plan Commission:	Scheduled for August 11, 2021
Adoption by Common Council:	Scheduled for August 18, 2021
Approval by the Joint Review Board:	TBD
Expenditure Deadline:	August 2039 (22 Years)
TID Expiration Date:	August 2044 (27 Years)

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## Section 1: Executive Summary

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### Description of District

Tax Incremental District (“TID”) No. 12 (“District”) was created by the City on August 2, 2017 under the authority provided by Wisconsin Statute Section 66.1105 “Tax Increment Law”. In accordance with its Project Plan (“Plan”), the objectives for the District are to eliminate blight and stimulate the rehabilitation, conservation and redevelopment of this urban corridor located on West College Avenue from the east side of Story Street to the west side of Walnut Street as well as Memorial Drive/Richmond Street from the north side of Lawrence Street to the south side of Elsie Street (excluding the east side of the 400 block of Richmond Street that contains the gas station and Richmond Terrace). A map of the proposed District boundaries is found in Section 3. A complete description of the District, individual development areas, and objectives related to those areas can be found in Section 2 of this Plan.

### Amendment Purpose

The City has identified 13 undervalued and high re-development parcels within Tax Incremental District No. 3 (TID No. 3) comprising an area that continues to have redevelopment potential. Since TID No. 3’s expenditure period has passed, the City is unable to incur further Project Costs within this area. This Plan Amendment will add these 13 parcels to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. Twenty-three (23) additional parcels not presently located within TID No. 3 will also be added to the District as part of this Plan Amendment. This will allow the City to promote further redevelopment in the downtown area in furtherance of the objectives of both TIDs No. 3 and 12. The effective date of the territory additions for valuation purposes will be January 1, 2021. The Plan also sets forth additional Project Costs the City may incur within the District and the territory being added to the District.

### Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” this Plan Amendment: 1) the City’s economic development objectives for the District will not be achieved; and 2) additional potential development within the District may not occur in the manner, at the values, or within the timeframe desired by the City.** Development Areas identified in this Plan Amendment contain various impediments to redevelopment including obsolete structures, structures requiring substantial renovation, substandard access, and inadequate parking. Due to the additional development costs associated with brownfield redevelopment such as demolition, remediation and provision of off-street parking, Tax Incremental Financing (“TIF”) is often required to make a project economically feasible. Without use of TIF, redevelopment projects that the City wants to encourage are unlikely to attract needed private investment capital. It is therefore the City’s judgment that “but for” the use of TIF within the District and the territory to be added, that redevelopment is not likely to occur in the manner, at the values, or within the timeframe desired by the City. Since the District includes various potential Development Areas, the City will evaluate specific projects as they are proposed regarding any requested TIF assistance.

2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** Beyond the expected increase in incremental property value, development within the District will result in short-term employment opportunities as a result of both public and private construction, as well as long-term employment opportunities resulting from commercial and retail operations that will locate in or be retained within the District. Implementation of the Plan Amendment will also provide housing opportunities, and commercial enterprise providing goods and services to workers and residents in the area. The City expects that the level of economic benefit derived from implementing the amended Plan will be more than sufficient to compensate for the Project Costs to be undertaken.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As identified in 2. above, the economic benefits of the Plan Amendment are expected to more than compensate for the Project Costs. These same benefits will be enjoyed by taxpayers of all overlying taxing jurisdictions. The City finds that the benefits of the Plan Amendment similarly outweigh the cost of the anticipated tax increments to be paid.
4. Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wis. Stat. § 66.1105(2)(ae)1. The District was created as a Rehabilitation District and at least 50% by area of real property within the District is blighted and/or in need of rehabilitation and/or conservation work within the meaning of Wisconsin State Statutes 66.1337 (2m) (a).
5. Based on the foregoing finding, the District is declared to be, and remains, a blighted rehabilitation area district based on the identification and classification of the property included within the District.
6. The District's Project Costs relate directly to promoting the elimination of blight and rehabilitation.
7. The equalized value of the taxable property within the territory to be added to the District, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
8. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

## ***Section 2: Intent and Purpose of District and the Amendment***

---

Tax Incremental District (“TID”) No. 12 (“District”) was created by the City of Appleton under the authority provided by Wis. Stat. § 66.1105 as a Rehabilitation & Conservation TIF District per State Statute 66.1337 (2m)(a). The intent and purpose of the district is to eliminate blight and stimulate the rehabilitation, conservation and redevelopment of this urban corridor located on West College Avenue from the east side of Story Street to the west side of Walnut Street as well as Memorial Drive/Richmond Street from the north side of Lawrence Street to the south side of Elsie Street (excluding the east side of the 400 block of Richmond Street that contains the gas station and Richmond Terrace). This area is primarily characterized by a large vacant parking lot, commercial building, a mixture of small and medium retail, office, service and hospitality businesses, which have the potential to, and in some cases already have, created a blighting influence on the surrounding area. While several property owners have made significant investment in the area, there are still numerous blighted properties that hamper further investment. The original District consisted of approximately 23 acres of land with the vast majority zoned Central Business District. This Amendment will add approximately 12 acres of land to the District.

The District is being created as a “Rehabilitation District” based upon the finding that at least 50%, by area of the real property within the District, is blighted and/or is in need of rehabilitation and/or conservation work within the meaning of Wisconsin Statute Section 66.1337 “Urban Renewal” described below. Some properties identified as rehabilitation or conservation may not experience any redevelopment or conservation activities during the TIF lifetime, while others not identified may experience redevelopment activities due to inclusion in the District. The identification of properties considered in need of rehabilitation or conservation work does not compel the City, or private landowners, to undertake public or private improvement projects specific to that location. 62 of the 95 properties in the amended area (Development Areas #1 and #5) of the District have been identified as in need of rehabilitation or conservation. These parcels represent approximately 69% of the total amended District area, excluding right-of-way. The map exhibit found in Section 5 illustrates existing uses and conditions of the District.

Rehabilitation or conservation work includes any of the following:

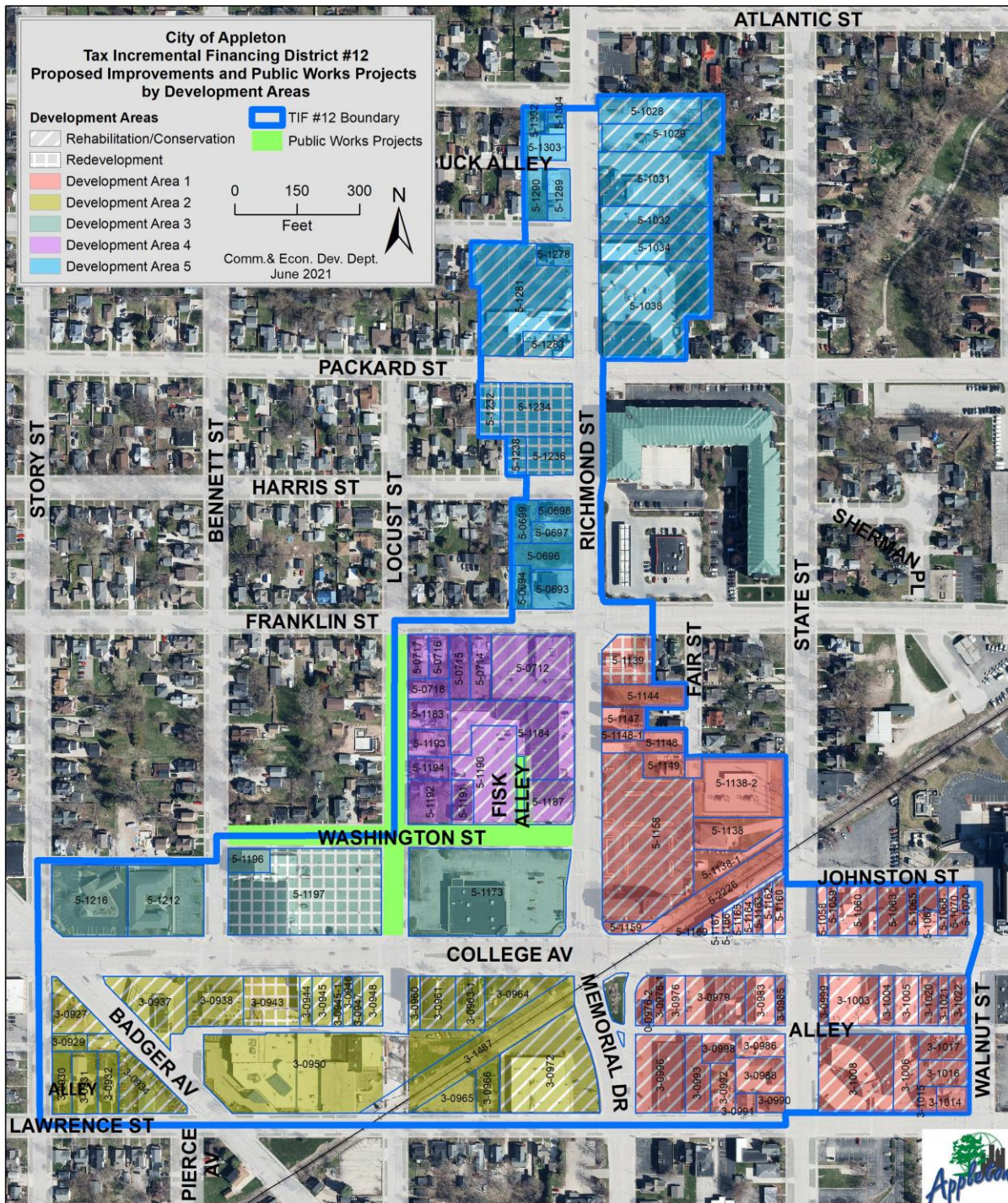
1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or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



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

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

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



**Development Area #1:** This Development Area comprises approximately 11.4 acres of the approximate 35 acre TIF District and is predominately home to independent businesses in the retail, personal and professional services, hospitality and financial industries. Buildings dating back to 1870 through the 1980s provide a mixture of architectural styles and aesthetic characteristics. See pictures below of the College Avenue portion of this Development Area. There are also about 82 housing units located in this Development Area.

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

The Amendment Project Plan adds a total of 10 parcels to this development area. 8 parcels were previously in TIF #3 and consist of a large parking lot, WE Energies electrical station, an old gas station and commercial properties that are vacant and/or where rehabilitation of the existing buildings and properties would further enhance the entire area. The two 2 additional parcels consist of railroad right of way and Good Company’s building.

- **200 NORTH Richmond Street (East) Block**



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



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



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



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



**Development Area #2:** This Development Area comprises approximately 7.5 acres of the approximately 35 acre TIF District and is home to a variety of independent businesses, several houses, public services and a youth community center. The businesses include retail, personal and professional services, hospitality and automotive sales and repair. The buildings date back to 1894 and include a variety of architectural styles and aesthetic characteristics. See below for pictures of the College Avenue properties in this Development Area. Prior to the original creation of TIF #12, the most recent construction projects included the expansion of the Boys & Girls Club in 2010. Since the creation of TIF #12, this area has seen the rehabilitation of the 800 block of West College Avenue in 2020. Block 800 is a mixed use project that added commercial/retail space and 20 apartments with one, two and three bedroom options with underground parking and a patio on the top floor. Additionally, 741 W. College Avenue, a Quonset hut building purchased at a Sheriff Sale, utilized a Business Enhancement Grant to rehabilitate exterior portions of the property.

Several properties remain vacant in this area and rehabilitation of the existing buildings and properties would further enhance the entire area. Since this entire area is also highly visible and an integral part of the Downtown, this Development Area would benefit from increased commercial activity. Redevelopment of the blighted and vacant properties in this Development Area would further benefit, and potentially induce, investment in parcels located surrounding and in close proximity to this area. Conservation of the existing businesses is also critical to the economic vitality of this corridor. Many of these properties have and will benefit from Property Improvement Grants to mitigate the deteriorated conditions and improve the overall appearance of the corridor with 18 of the 25 properties identified as in need of rehabilitation, conservation or redevelopment.

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



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



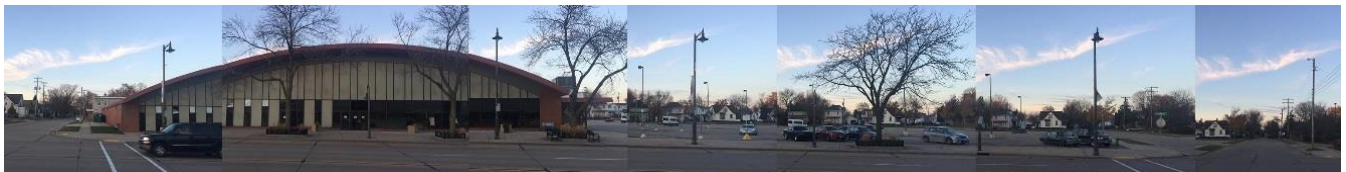
- **900 WEST College Avenue (South) Block**



**Development Area #3:** This Development Area comprises about 5 acres of the approximately 35 acre TIF District and includes several large buildings. Most of the buildings are relatively recent in their construction, from the Capital Credit Union’s building in 1989 to Walgreens in 2000. When TIF #12 was originally created, the Thompson Center located at 820 W. College Avenue, built in 1972 was vacant. As the largest building in this Development Area at over 23,500 square feet, the site was negatively impacting other properties, had deteriorating property conditions, was not aesthetically pleasing, and needed to be rehabilitated or redeveloped to enhance the overall economic vitality of the area and provide a positive impression for those travelling this corridor. Conservation of the existing businesses is also critical to the economic vitality of this corridor. In September 2020, The Core church moved into the renovated site. It is a contemporary church affiliated with St. Peter Lutheran Church in Freedom and 922 Ministries. This project was not eligible for TIF support due to its property tax exemption.

This Development Area is highly visible and 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/area.

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



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

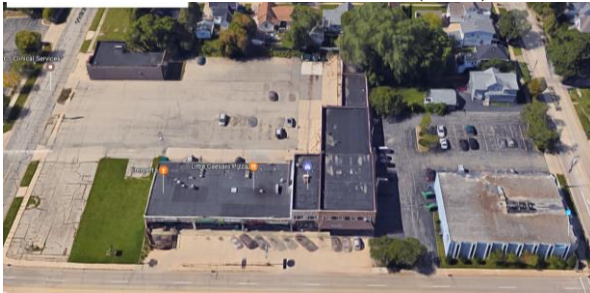


**Development Area #4:** This Development Area comprises just over 4 acres of the approximately 35 acre TIF District and includes a commercial center with storage units and office building among a couple vacant parcels and single-family homes. The commercial center was built in 1961, and the blue office building at the corner of Richmond and Franklin Streets was built in 1969. Access to the commercial center site can be challenging with the high volume of traffic on Richmond Street, and parking is a challenge as there are a limited number of stalls in the front of the building despite the substantial parking lot behind. The unit on the north end of the center has remained vacant for years. The vacant and underutilized parcels at the corner of Washington Street and Richmond Street present a deteriorated condition in this area. With the original creation of TIF #12, this vacant parcel was redeveloped into Evergreen Credit Union which opened early 2021. This entire corridor is a high visibility route into Downtown Appleton. Rehabilitation of the existing buildings and conservation of the businesses along with redevelopment of this blighted site would further enhance the entire area.

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



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



**Development Area #5:** This Development Area comprises approximately 7.7 acres of the approximately 35 acre TIF District and includes not- for- profits, financial institutions, commercial, retail entities, office buildings, vacant parcels and single family homes. There are also about 12 housing units located in this development area. The credit union building was built in 1920. The VFW site is comprised of a very large parking lot and a building built in 1884 and most recently used as a bar and grill until it closed in 2019. The large underutilized parking lot is in a deteriorated condition. Business centers built in 1949, 1963, 1965 and 1983 may benefit with the amendment to this district. Access to the commercial sites can be challenging with the high volume of traffic on Richmond Street, and ingress and egress to parking can be a challenge as well. This entire corridor is a high visibility route into Downtown Appleton. Rehabilitation of the existing buildings and conservation of the businesses along with redevelopment of this blighted site would further enhance the entire area.

Greywolf Partners, Inc. has proposed to construct a multi-family project on the former VFW site which includes parcels 31-5-1232-00, 1234-00, 1236-00 and 1238-00. Three of these parcels are the former VFW parking lot, and the other parcel is an older duplex.

The proposed multi-family project would consist of 91 apartments with 94 underground parking stalls and 22 surface parking stalls. This new multi-family development is proposed to contain the following units:

- 30 studios (514-655 sq. ft.)
- 33 one-bedrooms (730-790 sq. ft.)
- 24 two-bedrooms (1,016-1,248 sq. ft.)
- 4 three-bedrooms (1,428 sq. ft.)

Greywolf Partners, Inc. would start construction in November 2021 and be ready for occupancy in March 2023. Greywolf estimates a total development cost of \$18,400,000.

- **300 NORTH Richmond Street (West) Block**



- **400 NORTH Richmond Street (West) Block**



- **500 NORTH Richmond Street (West) Block**



- **600 NORTH Richmond Street (East) Block**



- **600 NORTH Richmond Street (West) Block**



Development Areas #1 and #5 (new) are the only 2 areas that changed. On the following page is the list of parcels in these 2 areas.



TAXKEY	Owner Name	Property Address	Prop Zip	Zoning	Area in Square Feet	Business Name	Personal Property Value	Improvements	Land Value	Total Real Estate Value	Total Real Estate & Personal Property Value	Develop Area	Rehab/Conservation/Re development
31-0-0976-02	MAI VANG	104 S MEMORIAL DR	54911	CBD	1474.13	MAI'S DELI LLC	\$ 32,600.00	\$ -	\$ -	\$ -	\$ 32,600.00	1	Rehab/Conservation
31-3-0976-00	GENIA'S LEGACY LLC	623 W COLLEGE AVE	54911	CBD	5787.03	FOXLEY'S GALLERY LTD	\$ 3,600.00	\$ 224,600.00	\$ 69,400.00	\$ 294,000.00	\$ 297,600.00	1	Rehab/Conservation
31-3-0976-01	MAI VANG	104 S MEMORIAL DR	54911	CBD	6788.01	ALLEGRA APPLETON : ROCKVILLE CORPORATION	\$ -	\$ 90,400.00	\$ 107,500.00	\$ 197,900.00	\$ 197,900.00	1	Rehab/Conservation
31-3-0979-00	APPLETON WEST END REAL	609 W COLLEGE AVE	54911	CBD	17311.70	VAL U BEAUTY SUPPLY LLC	\$ 1,300.00	\$ 271,700.00	\$ 202,300.00	\$ 474,000.00	\$ 475,300.00	1	Rehab/Conservation
31-3-0979-00	APPLETON WEST END REAL	609 W COLLEGE AVE	54911	CBD		SIDE QUEST GAMING LLC	\$ 11,000.00			\$ 11,000.00	\$ 11,000.00	1	Rehab/Conservation
31-3-0983-00	DAS VENTURES HOLDINGS	603 W COLLEGE AVE	54911	CBD	8653.19	APPLETON BEER FACTORY : DAS VENTURES INC	\$ 65,500.00	\$ 488,600.00	\$ 112,500.00	\$ 601,100.00	\$ 666,600.00	1	Rehab/Conservation
31-3-0985-00	JAMES LISON	601 W COLLEGE AVE	54911	CBD	2880.00	PIXEL PRO AUDIO LLC	\$ 6,300.00	\$ 168,900.00	\$ 46,100.00	\$ 215,000.00	\$ 221,300.00	1	Rehab/Conservation
31-3-0986-00	MCFLESHMAN'S COMMONS L	115 S STATE ST	54911	CBD	6724.46	MC FLESHMAN'S BREWING CO LLC	\$ 63,500.00	\$ 539,000.00	\$ 63,900.00	\$ 602,900.00	\$ 666,400.00	1	Rehab/Conservation
31-3-0988-00	121 STATE ST LLC	121 S STATE ST	54911	CBD	10395.64	APPLETON BICYCLE SHOP LLC	\$ 5,600.00	\$ 126,500.00	\$ 83,000.00	\$ 209,500.00	\$ 215,100.00	1	Rehab/Conservation
31-3-0990-00	THE MOORING FOUNDATION	131 S STATE ST	54911	CBD	3293.82		\$ -	\$ -	\$ -	\$ -	\$ -	1	
31-3-0991-00	THE MOORING FOUNDATION	610 W LAWRENCE ST	54911	CBD	2353.25		\$ -	\$ -	\$ -	\$ -	\$ -	1	
31-3-0992-00	RUBY LOU PROPERTIES LL	614 W LAWRENCE ST	54911	CBD	7203.91		\$ -	\$ 24,800.00	\$ 35,700.00	\$ 60,500.00	\$ 60,500.00	1	Rehab/Conservation
31-3-0993-00	RUBY LOU PROPERTIES LL	620 W LAWRENCE ST	54911	CBD	9984.87	FOX VALLEY RESTAURANT SUPPLY INC	\$ 3,000.00	\$ 108,100.00	\$ 59,900.00	\$ 168,000.00	\$ 171,000.00	1	Rehab/Conservation
31-3-0996-00	ROBERT MAZZA	122 S MEMORIAL DR	54911	CBD	22767.31	HOBBY TOWN - APPLETON STORE : RJM ENTERPRISES-OSHKOSH INC	\$ 10,900.00	\$ 138,000.00	\$ 182,000.00	\$ 320,000.00	\$ 330,900.00	1	Rehab/Conservation
31-3-0998-00	RUBY LOU PROPERTIES LL	613 W COLLEGE AVE	54911	CBD	5559.28		\$ -	\$ 35,600.00	\$ 24,400.00	\$ 60,000.00	\$ 60,000.00	1	Rehab/Conservation
31-3-0999-00	JOHN GREINER	535 W COLLEGE AVE	54911	CBD	2879.67	JACK'S APPLE PUB LLC	\$ 3,800.00	\$ 151,100.00	\$ 51,800.00	\$ 202,900.00	\$ 206,700.00	1	Rehab/Conservation
31-3-0999-00	JOHN GREINER	535 W COLLEGE AVE	54911	CBD		MR TACO AUTHENTIC MEXICAN CUISINE CORPORATION	\$ 1,600.00			\$ 1,600.00	\$ 1,600.00	1	Rehab/Conservation
31-3-1003-00	EFS LLC	523 W COLLEGE AVE	54911	CBD	14492.38	C-VINE LOUNGE LLC	\$ 28,100.00	\$ 724,800.00	\$ 246,400.00	\$ 971,200.00	\$ 999,300.00	1	Rehab/Conservation
31-3-1003-00	EFS LLC	523 W COLLEGE AVE	54911	CBD		OB'S BRAU HAUS GASTRO BREW PUB : OLD BAVARIAN BRAUHAUS INC	\$ 77,200.00			\$ 77,200.00	\$ 77,200.00	1	Rehab/Conservation
31-3-1003-00	EFS LLC	523 W COLLEGE AVE	54911	CBD		SUSHI LOVER : C & K CATERING CORPORATION	\$ 176,700.00			\$ 176,700.00	\$ 176,700.00	1	Rehab/Conservation
31-3-1004-00	KOROLL PROPERTIES LLC	519 W COLLEGE AVE	54911	CBD	4311.34	DEJA VU MARTINI/THE MONKEY BAR : DEJA VU ENTERPRSES LLC	\$ 40,200.00	\$ 336,300.00	\$ 77,600.00	\$ 413,900.00	\$ 454,100.00	1	Rehab/Conservation
31-3-1005-00	BELA DEVELOPMENT LLC	513 W COLLEGE AVE	54911	CBD	7123.90	513 APPLETON LLC THE	\$ 2,800.00	\$ 720,800.00	\$ 128,100.00	\$ 848,900.00	\$ 851,700.00	1	Rehab/Conservation
31-3-1006-00	BELA DEVELOPMENT LLC	516 W LAWRENCE ST	54911	CBD	11461.17		\$ -	\$ 10,000.00	\$ 90,900.00	\$ 100,900.00	\$ 100,900.00	1	Rehab/Conservation
31-3-1008-00	NORWEST BANK WISCONSIN	118 S STATE ST	54911	CBD	34129.56	WELLS FARGO BANK NA #100429	\$ 97,000.00	\$ 791,700.00	\$ 341,000.00	\$ 1,132,700.00	\$ 1,229,700.00	1	Rehab/Conservation
31-3-1014-00	CRESENCIO VICTORIA	129 S WALNUT ST	54911	CBD	4774.04		\$ -	\$ 54,900.00	\$ 25,100.00	\$ 80,000.00	\$ 80,000.00	1	
31-3-1015-00	CRESENCIO VICTORIA	510 W LAWRENCE ST	54911	CBD	2650.38		\$ -	\$ 55,700.00	\$ 24,300.00	\$ 80,000.00	\$ 80,000.00	1	
31-3-1016-00	CITY OF APPLETON	125 S WALNUT ST	54911	CBD	7621.40		\$ -	\$ -	\$ -	\$ -	\$ -	1	Rehab/Conservation
31-3-1017-00	CAROL HAUSSERMAN ET AL	119 S WALNUT ST	54911	CBD	7560.18		\$ -	\$ 78,000.00	\$ 82,000.00	\$ 160,000.00	\$ 160,000.00	1	Rehab/Conservation
31-3-1020-00	JJS VENTURES LLC	511 W COLLEGE AVE	54911	CBD	5768.10	FRESS RESTAURANT & BAR : DVV ENTERPRISES LLC	\$ 7,900.00	\$ 508,100.00	\$ 109,400.00	\$ 617,500.00	\$ 625,400.00	1	Rehab/Conservation
31-3-1021-00	VICTORIAS APPLETON INC	507 W COLLEGE AVE	54911	CBD	2884.28		\$ -	\$ 259,300.00	\$ 57,600.00	\$ 316,900.00	\$ 316,900.00	1	Rehab/Conservation
31-3-1022-00	VICTORIAS APPLETON INC	503 W COLLEGE AVE	54911	CBD	5532.75	VICTORIA'S APPLETON INC	\$ 61,400.00	\$ 249,000.00	\$ 121,400.00	\$ 370,400.00	\$ 431,800.00	1	Rehab/Conservation
31-5-1058-00	STATEVIEW LLC	532 W COLLEGE AVE	54911	CBD	3004.67	STATEVIEW LLC	\$ 3,200.00	\$ 231,200.00	\$ 51,800.00	\$ 283,000.00	\$ 286,200.00	1	Rehab/Conservation
31-5-1059-00	ANDREW THORNELL	530 W COLLEGE AVE	54911	CBD	3004.28	MARLEY'S SMOKE SHOP % ANDY THORNELL	\$ 23,900.00	\$ 123,500.00	\$ 49,000.00	\$ 172,500.00	\$ 196,400.00	1	Rehab/Conservation
31-5-1060-00	PATRICK FLANAGAN	524 W COLLEGE AVE	54911	CBD	11542.08	FLANAGAN'S STOP & SHOP INC	\$ 6,200.00	\$ 326,100.00	\$ 201,500.00	\$ 527,600.00	\$ 533,800.00	1	Rehab/Conservation
31-5-1060-00	PATRICK FLANAGAN	524 W COLLEGE AVE	54911	CBD		528 BY PISCO MAR : PISCO MAR LLC	\$ 2,200.00			\$ 2,200.00	\$ 2,200.00	1	Rehab/Conservation
31-5-1063-00	NOBLE ASSETS INC	514 W COLLEGE AVE	54911	CBD	8623.09	CRAZY SWEET : FENDT & SCHALLIOL ENTERPRISES LLC	\$ 29,100.00	\$ 155,200.00	\$ 154,900.00	\$ 310,100.00	\$ 339,200.00	1	Rehab/Conservation
31-5-1065-00	FRASER PROPERTIES LLC	512 W COLLEGE AVE	54911	CBD	2913.84		\$ -	\$ 98,900.00	\$ 52,400.00	\$ 151,300.00	\$ 151,300.00	1	Rehab/Conservation
31-5-1066-00	FRASER PROPERTIES LLC	509 W JOHNSTON ST	54911	CBD	2934.01		\$ -	\$ 234,700.00	\$ 31,700.00	\$ 266,400.00	\$ 266,400.00	1	Rehab/Conservation
31-5-1067-00	FRASER PROPERTIES LLC	508 W COLLEGE AVE	54911	CBD	2940.09		\$ -	\$ 129,400.00	\$ 55,700.00	\$ 185,100.00	\$ 185,100.00	1	Rehab/Conservation
31-5-1068-00	FRASER PROPERTIES LLC	506 W COLLEGE AVE	54911	CBD	2882.44		\$ -	\$ 121,400.00	\$ 54,700.00	\$ 176,100.00	\$ 176,100.00	1	Rehab/Conservation
31-5-1070-00	COLLEGE AVE LEGACY LLC	500 W COLLEGE AVE	54911	CBD	4320.45	MAKAROFF SCHOOL OF BALLET LTD	\$ 900.00	\$ 89,800.00	\$ 89,800.00	\$ 179,600.00	\$ 180,500.00	1	Rehab/Conservation
31-5-1070-00	COLLEGE AVE LEGACY LLC	500 W COLLEGE AVE	54911	CBD		ACOCA COFFEE HAUS : WAAM ENTERPRISES LLC	\$ 8,600.00			\$ 8,600.00	\$ 8,600.00	1	Rehab/Conservation

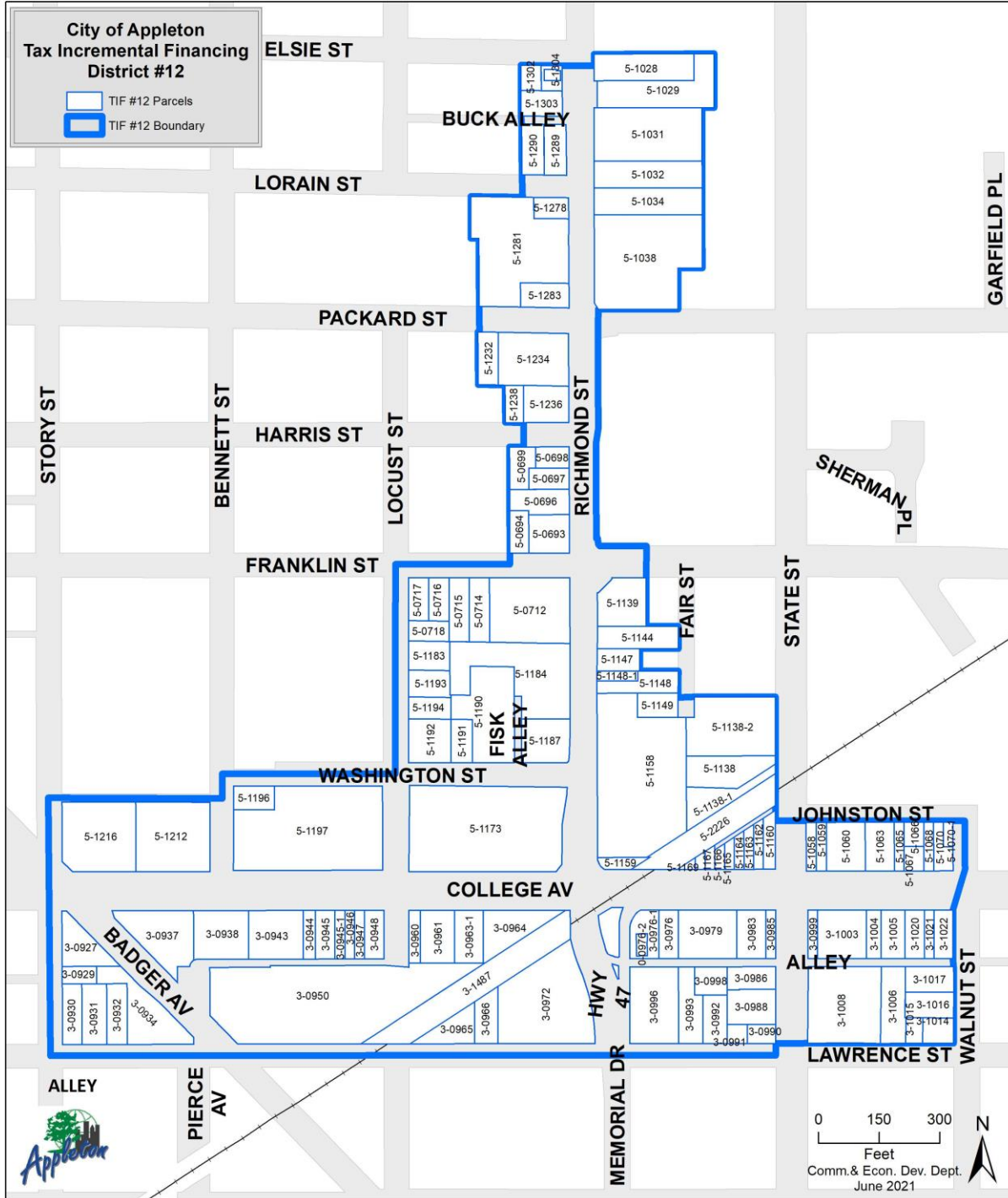
31-5-1070-01	BANKS NATASHA	111 N WALNUT ST	54911	CBD	1431.34	COZZY CORNER THE : BENNETT MANOR 2 LLC	\$ 82,300.00	\$ 47,100.00	\$ 29,900.00	\$ 77,000.00	\$ 159,300.00	1	Rehab/Conservation
31-5-1138-00	LANDMARK INFRASTRUCTUR	133 N STATE ST	54911	CBD	14715.22		\$ -	\$ -	\$ -	\$ -	\$ -	1	
31-5-1138-01	US SPRINT COMMUNICATIO	123 N STATE ST	54911	CBD	10669.38		\$ -	\$ -	\$ -	\$ -	\$ -	1	
31-5-1138-02	WISCONSIN ELECTRIC POW	139 N STATE ST	54911	CBD	31102.88		\$ -	\$ -	\$ -	\$ -	\$ -	1	
31-5-1139-00	2418 S ONEIDA ST LLC	226 N RICHMOND ST	54911	C2	13690.27		\$ -	\$ 100.00	\$ 47,000.00	\$ 47,100.00	\$ 47,100.00	1	Redevelopment
31-5-1144-00	US VENTURE INC	N RICHMOND ST	54911	CBD	11005.90		\$ -	\$ -	\$ 66,200.00	\$ 66,200.00	\$ 66,200.00	1	
31-5-1147-00	JAMIE BOYCE	208 N RICHMOND ST	54911	CBD	5793.06		\$ -	\$ 60,300.00	\$ 34,700.00	\$ 95,000.00	\$ 95,000.00	1	
31-5-1148-00	JAMIE BOYCE	200 N RICHMOND ST	54911	CBD	8528.76		\$ -	\$ 69,500.00	\$ 50,500.00	\$ 120,000.00	\$ 120,000.00	1	
31-5-1148-01	JAMIE BOYCE	204 N RICHMOND ST	54911	CBD	2463.95	RICHMOND RESALE LLC	\$ 2,600.00	\$ 66,300.00	\$ 14,700.00	\$ 81,000.00	\$ 83,600.00	1	
31-5-1149-00	MICHAEL LAUX	139 N FAIR ST	54911	CBD	6030.20		\$ -	\$ 40,900.00	\$ 18,100.00	\$ 59,000.00	\$ 59,000.00	1	
31-5-1158-00	OLD BRICK PROPERTIES L	110 N RICHMOND ST	54911	CBD	78861.64	GOOD COMPANY LTD	\$ 63,800.00	\$ 489,100.00	\$ 630,900.00	\$ 1,120,000.00	\$ 1,183,800.00	1	Rehab/Conservation
31-5-1159-00	RANDY KESTER	638 W COLLEGE AVE	54911	CBD	3042.67	EXPERT JEWELRY REPAIR LLC	\$ 900.00	\$ 37,800.00	\$ 41,700.00	\$ 79,500.00	\$ 80,400.00	1	Rehab/Conservation
31-5-1160-00	SPARKY MARK LLC	600 W COLLEGE AVE	54911	CBD	4072.50	MUNCHEEZ PIZZERIA : VANDER LINDEN BUS VENTURES LLC	\$ 2,300.00	\$ 77,500.00	\$ 53,500.00	\$ 131,000.00	\$ 133,300.00	1	Rehab/Conservation
31-5-1162-00	SHANE KRUEGER	602 W COLLEGE AVE	54911	CBD	2837.78	APPLETON IMPORTS % SHANE KRUEGER	\$ -	\$ 88,300.00	\$ 32,600.00	\$ 120,900.00	\$ 120,900.00	1	Rehab/Conservation
31-5-1163-00	FDS LLC	604 W COLLEGE AVE	54911	CBD	2464.33	POSH % DEMETRA SCHADT	\$ 1,900.00	\$ 126,500.00	\$ 28,500.00	\$ 155,000.00	\$ 156,900.00	1	Rehab/Conservation
31-5-1164-00	FREDERICK VANHANDEL	606 W COLLEGE AVE	54911	CBD	2090.86		\$ -	\$ 90,800.00	\$ 24,300.00	\$ 115,100.00	\$ 115,100.00	1	Rehab/Conservation
31-5-1165-00	FREDERICK VANHANDEL	610 W COLLEGE AVE	54911	CBD	1717.41	COSTUME SHOPPE % FREDERICK G VAN HANDEL	\$ 1,900.00	\$ 98,600.00	\$ 20,200.00	\$ 118,800.00	\$ 120,700.00	1	Rehab/Conservation
31-5-1166-00	INVESTMENT CREATIONS L	612 W COLLEGE AVE	54911	CBD	1345.45	SUPREME TATTOO SOCIETY % KANI XIONG	\$ 4,600.00	\$ 103,700.00	\$ 16,300.00	\$ 120,000.00	\$ 124,600.00	1	Rehab/Conservation
31-5-1167-00	JGA INVESTMENTS LLC	614 W COLLEGE AVE	54911	CBD	1254.41		\$ -	\$ 86,900.00	\$ 15,100.00	\$ 102,000.00	\$ 102,000.00	1	Rehab/Conservation
31-5-1168-00	JOHN YDE	616 W COLLEGE AVE	54911	CBD	883.09	APPLETON COBBLER SHOPPE % JOHN A YDE	\$ 1,900.00	\$ 61,700.00	\$ 11,000.00	\$ 72,700.00	\$ 74,600.00	1	Rehab/Conservation
31-5-1169-00	ANTAR BARQUET-LEYTE ET AL	618 W COLLEGE AVE	54911	CBD	649.24		\$ -	\$ 30,900.00	\$ 9,700.00	\$ 40,600.00	\$ 40,600.00	1	Rehab/Conservation
31-5-2226-00	WISCONSIN CENTRAL LTD	LAND LOCKED	54911		23651.79		\$ -	\$ -	\$ -	\$ -	\$ -	1	
31-0-1304-00	RICKEY J LLC	603 N RICHMOND ST	54914	C2	1042.93		\$ -	\$ -	\$ -	\$ -	\$ -	5	
31-5-0693-00	LEWIS KRUEGER	305 N RICHMOND ST	54914	C2	9558.30	MYLEE'S EGG ROLL HOUSE : MYLEE'S EGG ROLLS LLC	\$ 1,100.00	\$ 95,200.00	\$ 71,800.00	\$ 167,000.00	\$ 168,100.00	5	
31-5-0694-00	ZEST RENTALS LLC	710 W FRANKLIN ST	54914	R1C	4928.23		\$ -	\$ 60,400.00	\$ 14,000.00	\$ 74,400.00	\$ 74,400.00	5	
31-5-0696-00	LEWIS KRUEGER	N RICHMOND ST	54914	C2	8740.88		\$ -	\$ -	\$ 51,200.00	\$ 51,200.00	\$ 51,200.00	5	
31-5-0697-00	DOTY INVESTMENTS II	N RICHMOND ST	54914	R3	5236.41		\$ -	\$ -	\$ 22,900.00	\$ 22,900.00	\$ 22,900.00	5	
31-5-0698-00	DOTY INVESTMENTS II	323 N RICHMOND ST	54914	R3	4351.66		\$ -	\$ 106,400.00	\$ 12,400.00	\$ 118,800.00	\$ 118,800.00	5	
31-5-0699-00	AMY ZAK	711 W HARRIS ST	54914	R1C	5857.75		\$ -	\$ 115,000.00	\$ 16,300.00	\$ 131,300.00	\$ 131,300.00	5	
31-5-1028-00	I.A.A.M. LLC	604 N RICHMOND ST	54911	C2	16299.62	HUSSEY, BRENNAN PT LLC	\$ -	\$ 191,900.00	\$ 81,300.00	\$ 273,200.00	\$ 273,200.00	5	Rehab/Conservation
31-5-1028-00	I.A.A.M. LLC	604 N RICHMOND ST	54911	C2		STUDIO 604 LLC	\$ 11,900.00				\$ 11,900.00	5	Rehab/Conservation
31-5-1028-00	I.A.A.M. LLC	604 N RICHMOND ST	54911	C2		POPP DENTAL LABORATORY INC	\$ 6,900.00				\$ 6,900.00	5	Rehab/Conservation
31-5-1029-00	I.A.A.M. LLC	550 N RICHMOND ST	54911	C2	22552.26		\$ -	\$ 3,500.00	\$ 64,600.00	\$ 68,100.00	\$ 68,100.00	5	Rehab/Conservation
31-5-1031-00	MDC REAL ESTATE INVEST	536 N RICHMOND ST	54911	C2	35243.09	APPLE TOWN DENTAL CARE : MDC APPLETON LLC	\$ 68,400.00	\$ 513,400.00	\$ 185,000.00	\$ 698,400.00	\$ 766,800.00	5	Rehab/Conservation
31-5-1031-00	MDC REAL ESTATE INVEST	536 N RICHMOND ST	54911	C2		FOX VALLEY COMMUNICATIONS LLC	\$ 5,300.00				\$ 5,300.00	5	Rehab/Conservation
31-5-1032-00	DENNIS VIEGUT	532 N RICHMOND ST	54911	C2	17620.92	SOTO'S MARTIAL ARTS LLC	\$ 2,600.00	\$ 102,000.00	\$ 87,900.00	\$ 189,900.00	\$ 192,500.00	5	Rehab/Conservation
31-5-1034-00	CHERIE VIEGUT	524 N RICHMOND ST	54911	C2	17620.55	HAIR DESIGNERS : JBSOTO LLC	\$ 3,600.00	\$ 164,100.00	\$ 87,900.00	\$ 252,000.00	\$ 255,600.00	5	Rehab/Conservation
31-5-1038-00	AUTOZONE INC	500 N RICHMOND ST	54911	C2	56279.83	AUTO ZONE PARTS INC #101962	\$ 19,100.00	\$ 732,300.00	\$ 337,700.00	\$ 1,070,000.00	\$ 1,089,100.00	5	Rehab/Conservation

31-5-1232-00	CORE LLC	719 W PACKARD ST	54914	R2	6498.66		\$ -	\$ 109,400.00	\$ 19,200.00	\$ 128,600.00	\$ 128,600.00	5	Redevelopment
31-5-1234-00	CORE LLC	N RICHMOND ST	54914	C2	22611.30		\$ -	\$ 10,900.00	\$ 158,300.00	\$ 169,200.00	\$ 169,200.00	5	Redevelopment
31-5-1236-00	CORE LLC	N RICHMOND ST	54914	C2	10155.77		\$ -	\$ 8,800.00	\$ 70,400.00	\$ 79,200.00	\$ 79,200.00	5	Redevelopment
31-5-1238-00	CORE LLC	W HARRIS ST	54914	R1C	4185.67		\$ -	\$ 1,800.00	\$ 18,400.00	\$ 20,200.00	\$ 20,200.00	5	Redevelopment
31-5-1278-00	JOSEPH ARNOLDUSSEN	525 N RICHMOND ST	54914	C2	4471.99	A-S-K ASSOCIATES INC	\$ 5,700.00	\$ 95,400.00	\$ 26,800.00	\$ 122,200.00	\$ 127,900.00	5	
31-5-1281-00	COMMUNITY FIRST CREDIT	509 N RICHMOND ST	54914	C2	50601.58	COMMUNITY FIRST CREDIT UNION	\$ 84,200.00	\$ 508,100.00	\$ 272,100.00	\$ 780,200.00	\$ 864,400.00	5	Rehab/Conservation
31-5-1281-00	COMMUNITY FIRST CREDIT	509 N RICHMOND ST	54914	C2		COMMUNITY FIRST SERVICES INC	\$ 2,600.00				\$ 2,600.00	5	Rehab/Conservation
31-5-1283-00	CORE LLC	501 N RICHMOND ST	54914	C2	7199.99		\$ -	\$ 66,800.00	\$ 43,200.00	\$ 110,000.00	\$ 110,000.00	5	Rehab/Conservation
31-5-1289-00	RICHMOND LLC	533 N RICHMOND ST	54914	C2	6873.79	NEUMAN'S AUTO REPAIR LLC	\$ 3,300.00	\$ 74,600.00	\$ 41,300.00	\$ 115,900.00	\$ 119,200.00	5	
31-5-1290-00	RICHMOND LLC	W LORAIN ST	54914	R1C	6873.81		\$ -	\$ -	\$ 17,200.00	\$ 17,200.00	\$ 17,200.00	5	
31-5-1302-00	RICKEY J LLC	709 W ELSIE ST	54914	C2	3141.48		\$ -	\$ 67,900.00	\$ 9,300.00	\$ 77,200.00	\$ 77,200.00	5	
31-5-1303-00	RICKEY J LLC	545 N RICHMOND ST	54914	C2	6408.61	VALLEY GLASS COMPANY INC	\$ 900.00	\$ 216,500.00	\$ 35,200.00	\$ 251,700.00	\$ 252,600.00	5	
31-5-1304-00	RICKEY J LLC	601 N RICHMOND ST	54914	C2	2224.20		\$ -	\$ 116,300.00	\$ 18,700.00	\$ 135,000.00	\$ 135,000.00	5	

19.04 acres

\$ 1,151,900.00 \$ 12,602,800.00 \$ 5,991,800.00 \$ 18,594,600.00 \$ 19,746,500.00

## Section 3: District Boundary Map and Legal Description



**TIF District #12 Legal Description**

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

COMMENCING AT THE CENTERLINE OF LOCUST STREET AND FRANKLIN STREET AND BEING THE POINT OF BEGINNING;

THENCE EAST 281 FEET ALONG THE CENTERLINE OF FRANKLIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 4, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE NORTH 292.14 FEET ALONG SAID EXTENSION AND THEN THE WEST LINE OF LOT'S 1 THRU 5 OF SAID BLOCK 4 TO THE SOUTH LINE OF HARRIS STREET;

THENCE EAST 36.8 FEET ALONG THE SOUTH LINE OF HARRIS STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6, BLOCK 37, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE NORTH ALONG SAID EXTENDED LINE TO THE NORTH LINE OF HARRIS STREET;

THENCE WEST 45.5 FEET ALONG THE NORTH LINE OF HARRIS STREET;

THENCE NORTH 92.39 FEET TO THE NORTH LINE OF SAID LOT 6;

THENCE WEST 66.5 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF BLOCK 37, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE NORTH 130 FEET ALONG THE WEST LINE OF BLOCK 37, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON TO THE SOUTH LINE OF PACKARD STREET;

THENCE EAST 2.00 FEET ALONG THE SOUTH LINE OF PACKARD STREET;

THENCE NORTH 228 FEET M/L ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10, BLOCK 49, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED

ASSESSOR'S MAP OF THE CITY OF APPLETON AND THEN ALONG SAID WEST LINE TO THE NW CORNER THEREOF;

THENCE WEST 20 FEET ALONG THE SOUTH LINE OF LOT 4, BLOCK 49, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 102 FEET ALONG THE WEST LINE OF LOT 4 OF SAID BLOCK 49 TO THE SOUTH LINE OF LORAIN STREET;

THENCE EAST 132 FEET ALONG THE SOUTH LINE OF LORAIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2, BLOCK 50, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE NORTH 330 FEET ALONG SAID EXTENDED LINE AND THEN THE WEST LINE SAID LOT 2 AND THE WEST LINE OF LOT 13, BLOCK 50, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON TO THE SOUTH LINE OF ELSIE STREET;

THENCE EAST 176 FEET ALONG THE SOUTH LINE OF ELSE STREET AND THE EASTERLY EXTENSION OF SAID LINE TO THE EAST LINE OF RICHMOND STREET;

THENCE NORTH 29.97 FEET M/L ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 12, BLOCK 17, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE EAST 297 FEET ALONG THE NORTH LINE OF LOT 12, BLOCK 17, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 132 FEET ALONG THE EAST LINE OF LOT 12 AND 13, BLOCK 17, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE WEST 30 FEET ALONG THE SOUTH LINE OF SAID LOT 13 TO THE NORTHEAST CORNER OF LOT 14, BLOCK 17, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE SOUTH 396 FEET ALONG THE EAST LINE OF LOT'S 13 THRU 18, BLOCK 17, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE WEST 60 FEET ALONG THE NORTH LINE OF LOT 23, BLOCK 17, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 102 FEET ALONG THE WEST LINE OF SAID LOT 23 TO THE NORTH LINE OF PACKARD STREET;

THENCE WEST 201 FEET M/L TO THE NORTHERLY EXTENSION OF THE EAST LINE OF RICHMOND STREET;

THENCE SOUTH 294.7 FEET ALONG SAID NORTHERLY EXTENSION AND THEN THE EAST LINE THEREOF TO AN ANGLE POINT IN THE EAST LINE THEREOF;

THENCE SOUTH 9°02'12" WEST 37.50 FEET ALONG SAID EAST LINE;

THENCE SOUTH 232.99 FEET ALONG SAID EAST LINE TO AN ANGLE POINT IN SAID EAST LINE;

THENCE EAST 3 FEET ALONG SAID RIGHT OF WAY;

THENCE SOUTH 8°18' EAST 14.14 FEET ALONG SAID RIGHT OF WAY;

THENCE SOUTH 38°42'27" EAST 6.42 FEET ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF FRANKLIN STREET;

THENCE EAST 111 FEET M/L ALONG THE NORTH LINE OF FRANKLIN STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1, BLOCK 28, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE SOUTH 198 FEET ALONG SAID NORTHERLY EXTENSION AND THEN THE EAST LINE THEREOF;

THENCE EAST 80 FEET TO THE WEST LINE OF FAIR STREET;

THENCE SOUTH 55 FEET ALONG THE WEST LINE OF FAIR STREET;

THENCE WEST 95 FEET ALONG THE NORTH LINE OF LOT 5 OF SAID BLOCK 28;

THENCE SOUTH 55 FEET TO THE SOUTH LINE OF LOT 5 OF SAID BLOCK 28;

THENCE EAST 95 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF FAIR STREET;

THENCE SOUTH 64.52 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 7, BLOCK 27, HERMAN ERB'S 5<sup>TH</sup> WARD ADDITION, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF THE CITY OF APPLETON;

THENCE EAST 240 FEET ALONG SAID WESTERLY EXTENSION AND THEN THE SOUTH LINE THEREOF TO THE WEST LINE OF STATE STREET;

THENCE SOUTH 308.36 FEET M/L ALONG THE WEST LINE OF STATE STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF JOHNSTON STREET;

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

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

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

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

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

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

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

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

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

THENCE NORTH ALONG THE CENTERLINE OF BENNETT STREET TO A POINT 30 FEET NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF WASHINGTON STREET AND SAID SOUTH



LINE BEING CONTIGUOUS WITH THE NORTH LINE OF LOTS 4, 5, 15, 14 AND 13 OF BLOCK 32 OF THE FIFTH WARD PLAT;  
 THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID WASHINGTON STREET TO THE CENTERLINE OF LOCUST STREET  
 THENCE NORTH ALONG THE CENTERLINE OF LOCUST STREET TO THE CENTERLINE OF FRANKLIN STREET AND THE POINT OF BEGINNING.

***Section 4: Identification of Parcels to be Added***

---

The purpose of this Plan Amendment is to add the parcels identified in the tables below to the District effective January 1, 2021. The figures listed under the “Current Value” column reflect valuations as of January 1, 2020. The actual addition to the District’s base value will be based on January 1, 2021 valuations which are not yet available. The District’s revised base will first be reflected in the valuations certified for January 1, 2022. Any changes in the valuation of the parcels being added to the District that occurs after January 1, 2021 will impact the incremental value of the District.

**Parcels Currently Located within TID No. 3**

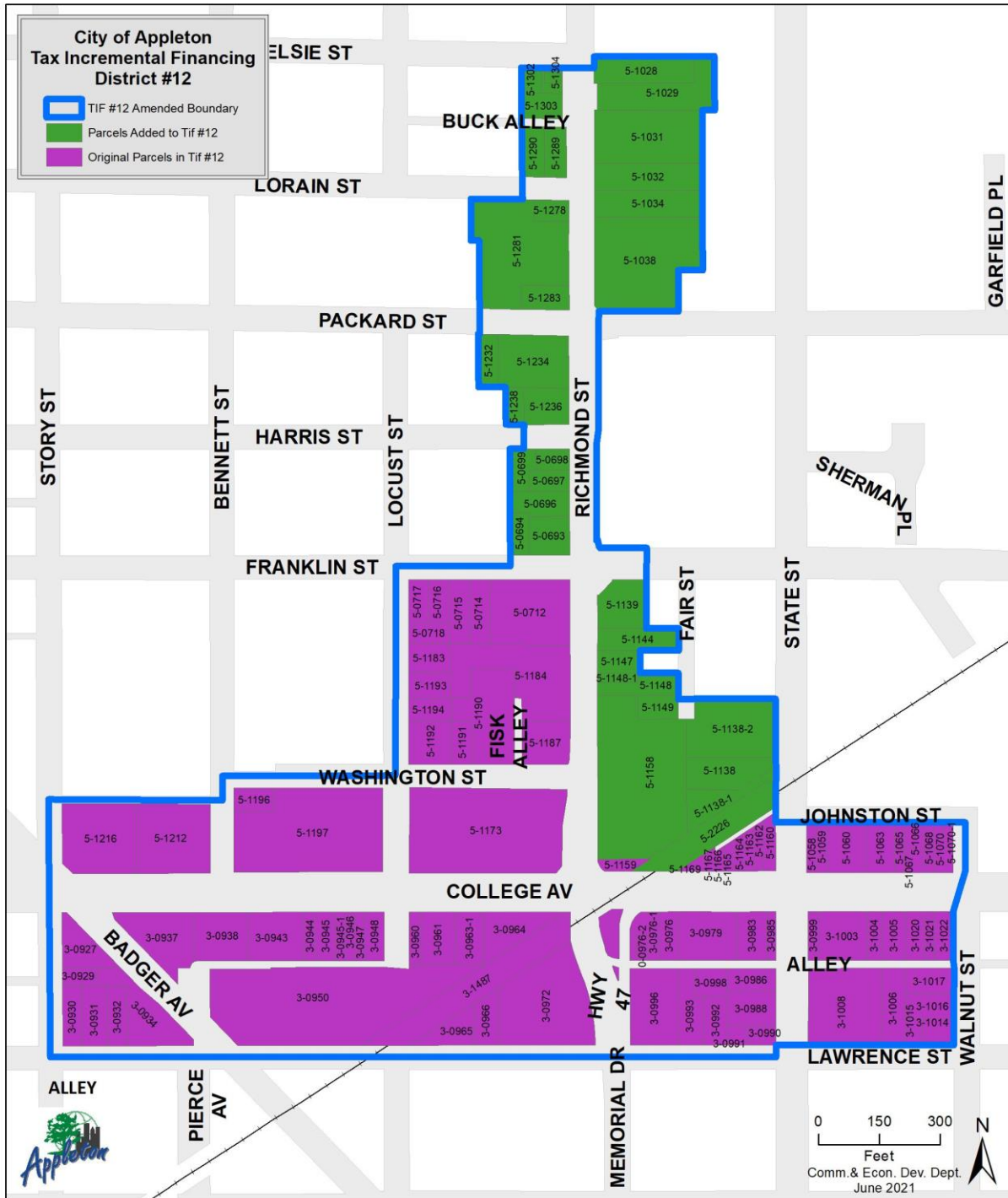
<b>Parcel Number</b>	<b>Street Address</b>	<b>Base Value (Jan. 1, 1993)</b>	<b>Current Value (Jan. 1, 2021)</b>
5-1138	133 N STATE ST	\$ 97,400	\$ 0
5-1138-1	123 N STATE ST	\$ 0	\$ 0
5-1138-2	139 N STATE ST	SPLIT FROM 5-1138	\$ 0
5-1139	226 N RICHMOND ST	\$119,110	\$ 47,100
5-1144	N RICHMOND ST	\$ 37,710	\$ 66,200
5-1147	208 N RICHMOND ST	\$ 52,800	\$ 95,000
5-1148	200 N RICHMOND ST	\$106,300	\$120,000
5-1148-1	204 N RICHMOND ST	\$ 34,500	\$ 83,600
5-1149	139 N FAIR ST	\$ 32,500	\$ 59,000
5-1158	110 N RICHMOND ST	\$382,670	\$210,000
5-1234	N RICHMOND ST	\$ 93,800	\$169,200
5-1236	N RICHMOND ST	\$ 42,800	\$ 79,200
5-1283	501 N RICHMOND ST	\$ 59,380	\$110,000
<b>TOTAL</b>		<b>\$1,058,970</b>	<b>\$1,039,300</b>

**Additional Parcels to be Added to the District**

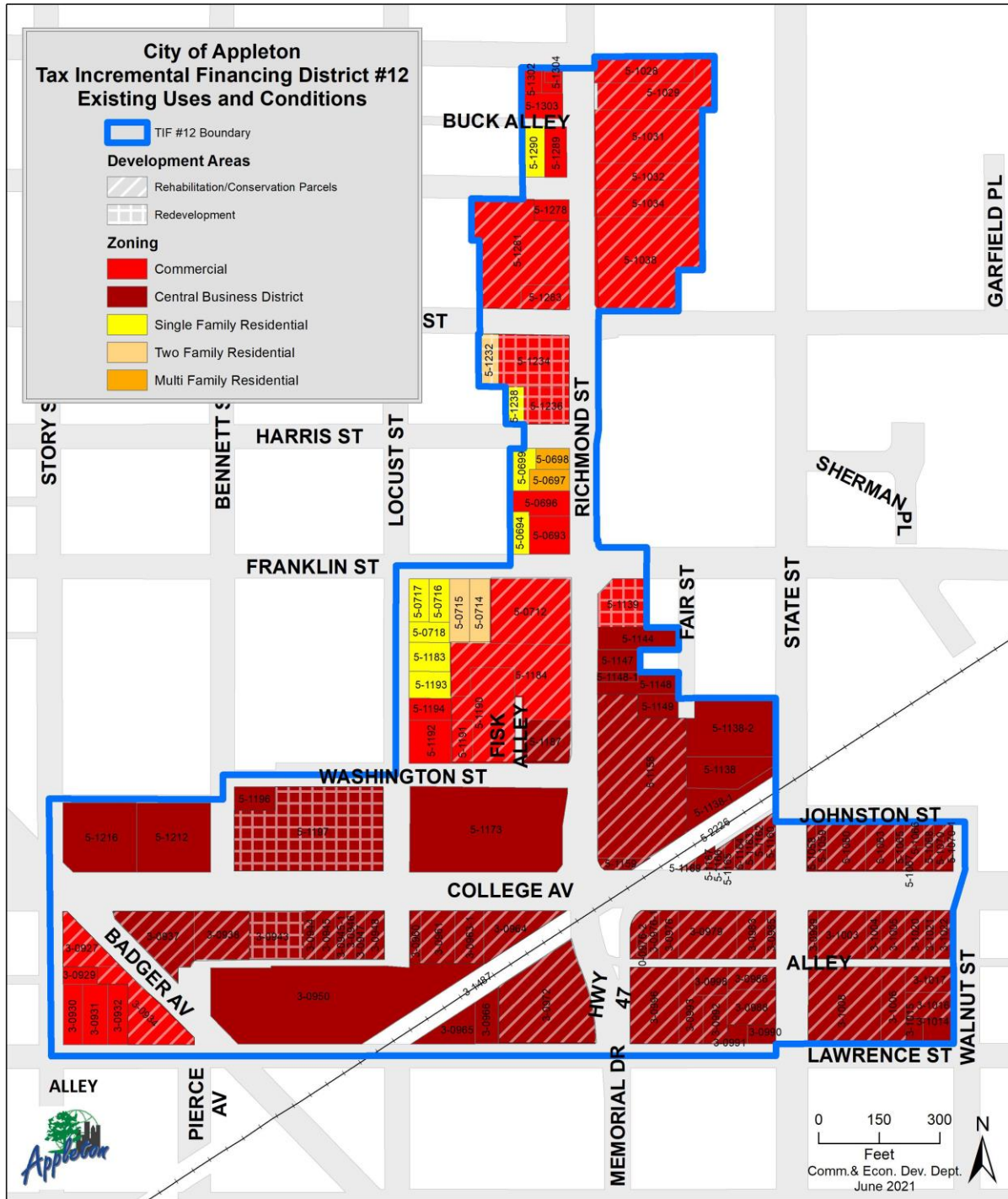
<b>Parcel Number</b>	<b>Street Address</b>	<b>Current Value (Jan. 1, 2021)</b>
5-0693	305 N RICHMOND ST	\$ 168,100
5-0694	710 W FRANKLIN ST	\$ 74,400
5-0696	N RICHMOND ST	\$ 51,200
5-0697	N RICHMOND ST	\$ 22,900
5-0698	323 N RICHMOND ST	\$ 118,800
5-0699	711 W HARRIS ST	\$ 131,300
5-1028	604 N RICHMOND ST	\$ 292,000
5-1029	550 N RICHMOND ST	\$ 68,100
5-1031	536 N RICHMOND ST	\$ 772,100
5-1032	532 N RICHMOND ST	\$ 192,500
5-1034	524 N RICHMOND ST	\$ 255,600
5-1038	500 N RICHMOND ST	\$1,089,100
5-1158	110 N RICHMOND ST	\$ 973,800
5-1232	719 W PACKARD ST	\$ 128,600
5-1238	W HARRIS ST	\$ 20,200
5-1278	525 N RICHMOND ST	\$ 127,900
5-1281	509 N RICHMOND ST	\$ 867,000
5-1289	533 N RICHMOND ST	\$ 119,200
5-1290	W LORAIN ST	\$ 17,200
5-1302	709 W ELSIE ST	\$ 77,200
5-1303	545 N RICHMOND ST	\$ 252,600
5-1304	601 N RICHMOND ST	\$ 135,000
5-2226	RAILROAD R/W	\$0
<b>TOTAL</b>		<b>\$5,954,800</b>

**Total of All Parcels to be Added \$6,994,100**

Map Found on Following Page.



## Section 5: Map Showing Existing Uses and Conditions



## ***Section 6: Equalized Value Test***

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The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

### **Calculation of City Equalized Value Limit**

City TID IN Equalized Value (Jan. 1, 2020)	\$ 6,200,311,200
<b>TID Valuation Limit @ 12% of Above Value</b>	<b>\$ 744,037,344</b>

### **Calculation of Value Subject to Limit**

Base Value of Territory to be Added to District	\$ 6,994,100
Less: Incremental Value of Overlapped Parcels	\$ -0-
Plus: Incremental Value of Existing Districts (Jan. 1, 2020)	\$ <u>323,544,300</u>

**Total Value Subject to 12% Valuation Limit** **\$330,538,400**

The equalized value of the territory to be added to the District plus the incremental value within all other existing tax incremental districts totals \$330,538,400 which is 5.33% of the City's total equalized value. This value is less than the maximum of \$744,037,344 in equalized value that is permitted for the City.

## ***Section 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects***

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this amended Plan are preliminary estimates made prior to design considerations and are

subject to change after planning, design and construction is completed. With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

As set forth in the District's original Plan approved on August 2, 2017, the following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 8 of this Plan along with the Detailed List of Project Costs found in Section 9 provide additional information as to the kind, number and location of potential Project Costs.

### **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 and staff time, 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.
- 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 2.

## ***Section 8: Map Showing Proposed Improvements and Uses***

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Maps Found on Following Page.

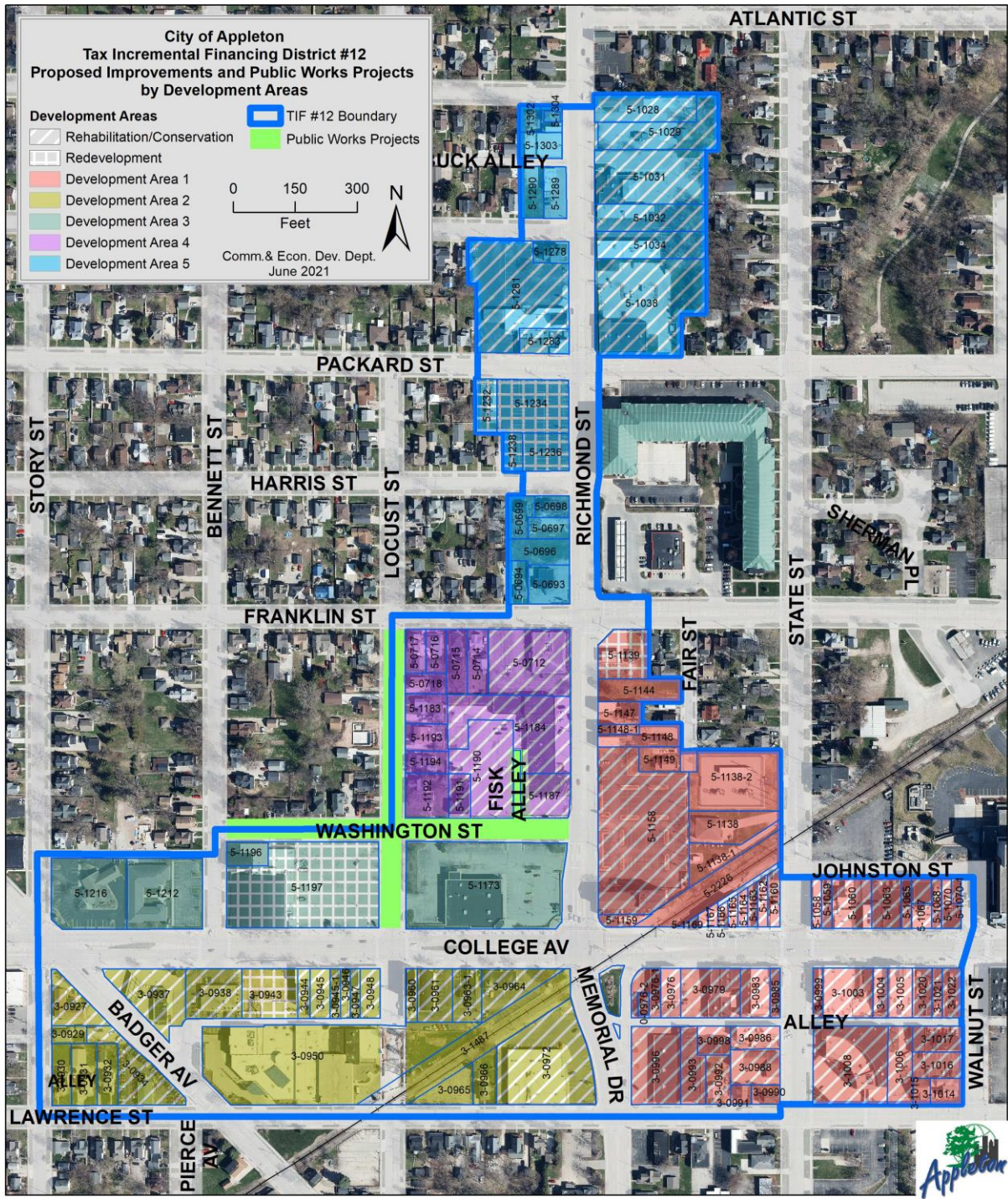
The first map depicts the locations where the City may undertake Municipal Infrastructure Improvements as detailed in Section 7. This includes eligible Project Costs to be incurred outside of, but within ½ mile of the District's boundaries. The second map identifies the ½ mile zone of eligibility.

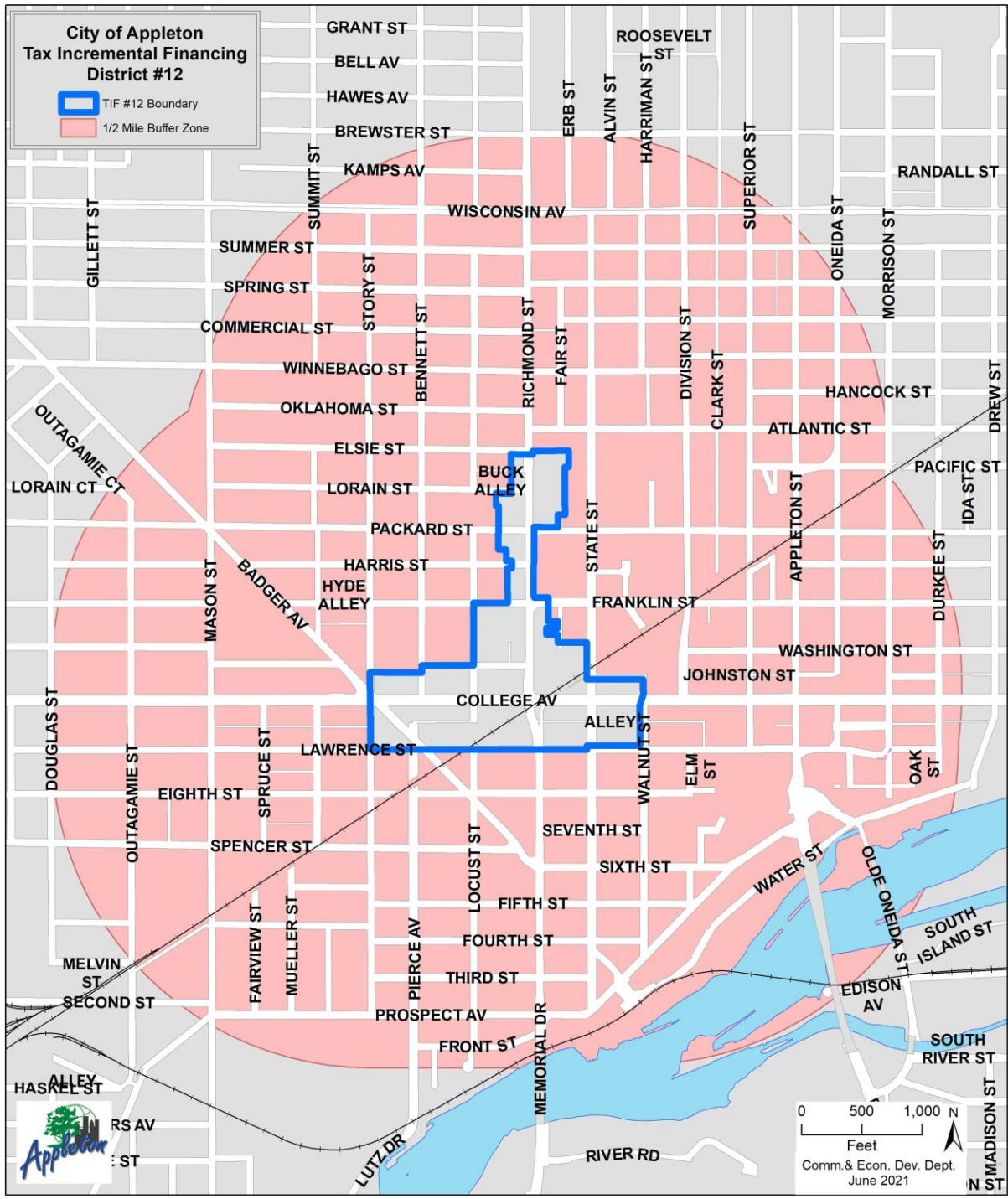
The following types of Project Costs included in Section 7 are generally expected to be incurred within the Development Areas identified on the map.

- Municipal Infrastructure Improvements
- Land Assembly, Clearance, and Real Estate Acquisitions
- Relocation Costs
- Development Incentives (Cash Grants and/or Loans)

Other costs identified in Section 7 may be associated with expenditures made for the Municipal Infrastructure Improvements, activities within the Development Areas, or may not relate to a specifically identified geographical location such as District administrative costs.







## Section 9: Detailed List of Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s amended Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this amended Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 7 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be further amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project/Activity	Total Cost (Original Plan Est.)	Cost Added (This Amendment)	Total Revised Cost Estimate	Estimated Timing
• Municipal Infrastructure Improvements**	\$1,107,300	\$90,300	\$1,197,600	2023 - 2025
• Municipal Infrastructure within the ½ Mile Boundary	None	None	None	N/A
• Development Incentives & Property Grants	\$1,679,176	\$4,255,470	\$5,934,646	2017 - 2039
• Other Costs - Administrative, Professional, Environmental, and Promotion Services Costs. Filing fees and fees charged by State.	\$124,750	(\$68,314)	\$56,436	2017 - 2045
• Financing Costs* <ul style="list-style-type: none"> <li>○ General Fund Advance</li> <li>○ Interest Expense</li> <li>○ General Obligation</li> </ul>	\$1,084,472	(\$779,439)	\$305,033	2017 - 2036
<b>SUBTOTAL:</b>	<b>\$3,995,698</b>	<b>\$3,498,017</b>	<b>\$7,493,715</b>	<b>2017 - 2045</b>
• Financing Costs* <ul style="list-style-type: none"> <li>○ Development Incentives</li> </ul>	\$1,152,423	(\$1,152,423)		
<b>TOTAL*</b>	<b>\$5,148,121</b>	<b>\$2,345,594</b>	<b>\$7,493,715</b>	

**\*NOTE:** The original District Plan line item for Development Incentives & Property Grants did not include estimated interest payments on developer financed incentives, although that cost was reflected in projected District cash flows. That total from the original Plan was \$1,152,423. When comparing the estimated total Project Costs from the original Plan to the Amended Plan, it is necessary to include that additional amount. The actual increase in estimated Project Costs from the original Plan to the Amended Plan is the \$2,345,594 figure shown on the total line.

**\*\*NOTE:** The City expects to incur the following Project Costs inside of the District:

Project & Year	Estimated Cost
Fisk Alley <ul style="list-style-type: none"> <li>Paving (2025)</li> </ul>	\$26,000
Washington Street (Bennet to Richmond) <ul style="list-style-type: none"> <li>Underground Utilities (2023)</li> <li>Paving (2024)</li> </ul>	\$214,200 \$421,000
Locust Street (College to Franklin) <ul style="list-style-type: none"> <li>Underground Utilities (2023)</li> <li>Paving (2024)</li> </ul>	\$255,700 \$280,700
TOTAL	\$1,197,600

Refer to Section 8 for a map of proposed improvements and Public Works projects by development area.

### ***Section 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred***

This Section includes a forecast of the incremental value increases expected within the District, estimated developer incentive payments, a summary of how municipal infrastructure improvements would be financed, and a projected cash flow demonstrating that the District is economically feasible.

As of January 1, 2020, the District had incremental value of \$3,710,700. The Plan assumes that \$20.8 million in additional incremental value will be created within the District by January 1, 2024 as a result of development projects proceeding within Development Areas #1, #2, and #5 as shown on **Table 1**. The City expects it may need to pay Development Incentives to make these private projects economically feasible. A projection of potential incentive payments is shown on **Table 2**. These payments would be made from tax increment cash (“pay as you go”) generated by the projects.

In addition to payment of incentives, the City has, and will, complete Municipal Infrastructure Improvements within the District. The City has, and will, finance these costs through a combination of tax increment and General Obligation debt. Actual and estimated debt service for paying the cost of the Municipal Infrastructure Projects are identified on **Table 3**.

**Table 4** is a projected cash flow for the District. Based on the incremental value expected to be created (**Table 1**), the District is projected to generate approximately \$13.3 million in tax increment revenue over its twenty-seven-year life. This assumes a tax rate increasing at ½% per year over the actual rate for the 2021 budget year. Considering the projected debt service (**Table 2**) and Development Incentive payments (**Table 3**), the District is projected to run a negative fund balance through the year 2034 before eventually generating a projected \$6.2 million surplus by its required closure date. The City will advance funds to the District as needed to cover the deficit fund balance and will charge the District interest on the advance.

The projected surplus fund balance indicates the District could close prior to the end of its maximum life; however, the City expects that development will occur within other identified Development Areas, and that the City may incur additional associated Project Costs. Additional development and incurrence of costs beyond what is shown in the projections included within this Section could increase or decrease the projected surplus fund balance and hasten or delay District closure. Under all circumstances, the District must make all Project Cost expenditures not later than the year 2039 and must close in 2044 with a final collection of tax increment for the 2045 budget year.

The cash flow exhibit does not include the costs of projects located outside of, but within ½ mile of the District's boundaries. These costs will be paid for initially from other sources. The extent to which the District may be able to offset a portion of these costs will be determined at a future date depending on District financial performance. Any contributions from the District towards these costs would reduce the projected surplus shown in the cash flow exhibit.

Based on the information included within this Section, the City concludes that the District remains economically feasible and that the City has the financial resources available to implement the Plan.

**TABLE 1**  
**TAX INCREMENT DISTRICT #12**  
**TAX INCREMENTS BY YEAR**

Valuation Year	TID Revenue Year	TID Value (1)	TID Base Value	TID Increment	Dev Area #1	Dev Area #2	Dev Area #5	Total TID Increment (1)
					Bela Dev LLC	Block 800 LLC	Greywolf Ptnrs	
2017	2018	\$ 22,974,900	\$ 22,974,900	\$ -	\$ -	\$ -	\$ -	\$ -
2018	2019	22,689,200	22,974,900	-	-	-	-	-
2019	2020	24,144,800	22,974,900	1,169,900	-	-	-	1,169,900
2020	2021	26,685,600	22,974,900	3,710,700	-	-	-	3,710,700
2021	2022	26,952,456	22,974,900	3,977,556	-	-	-	3,977,556
2022	2023	34,216,081 (2)	29,969,000	4,247,081	1,700,000	4,575,000	-	10,522,081
2023	2024	-	-	-	-	-	-	10,627,301
2024	2025	-	-	-	-	-	13,762,800	24,496,374
2025	2026	-	-	-	-	-	-	24,741,338
2026	2027	-	-	-	-	-	-	24,988,752
2027	2028	-	-	-	-	-	-	25,238,639
2028	2029	-	-	-	-	-	-	25,491,025
2029	2030	-	-	-	-	-	-	25,745,936
2030	2031	-	-	-	-	-	-	26,003,395
2031	2032	-	-	-	-	-	-	26,263,429
2032	2033	-	-	-	-	-	-	26,526,063
2033	2034	-	-	-	-	-	-	26,791,324
2034	2035	-	-	-	-	-	-	27,059,237
2035	2036	-	-	-	-	-	-	27,329,830
2036	2037	-	-	-	-	-	-	27,603,128
2037	2038	-	-	-	-	-	-	27,879,159
2038	2039	-	-	-	-	-	-	28,157,951
2039	2040	-	-	-	-	-	-	28,439,530
2040	2041	-	-	-	-	-	-	28,723,925
2041	2042	-	-	-	-	-	-	29,011,165
2042	2043	-	-	-	-	-	-	29,301,276
2043	2044	-	-	-	-	-	-	29,594,289
2044	2045	-	-	-	-	-	-	29,890,232
					<u>\$ 1,700,000</u>	<u>\$ 4,575,000</u>	<u>\$ 13,762,800</u>	

(1) TID values for the 2017-2020 valuation years are actual. TID values for valuation years 2021 and beyond projected to increase 1% annually.

(2) Both the TID value and TID base value increased \$6,994,100 due to transfer of parcels to TID #12 in 2021 as part of the TID #12 amendment.

**TABLE 2**  
**TAX INCREMENT DISTRICT #12**  
**ESTIMATED DEVELOPER INCENTIVE PAYMENTS**

Valuation Year	Budget Year	Dev Area #1 Developer TIF Payment McFleshmans	Dev Area #1 Developer TIF Payment Bela Dev LLC	Dev Area #2 Developer TIF Payment Block 800 LLC	Dev Area #5 Developer TIF Payment Greywolf Ptrns	Total Payments
2016	2017	\$ -	\$ -	\$ -	\$ -	\$ -
2017	2018	-	-	-	-	-
2018	2019	-	-	-	-	-
2019	2020	6,870	-	-	-	6,870
2020	2021	7,180	-	-	-	7,180
2021	2022	7,251	-	-	-	7,251
2022	2023	7,324	30,156	81,156	-	118,636
2023	2024	7,397	30,458	81,967	-	119,822
2024	2025	7,471	30,762	82,787	248,969	369,989
2025	2026	7,546	31,070	83,615	251,459	373,690
2026	2027	7,621	31,381	84,451	253,973	377,426
2027	2028	6,340	31,695	85,296	256,513	379,844
2028	2029	-	32,012	86,149	259,078	377,239
2029	2030	-	32,332	87,010	261,669	381,011
2030	2031	-	32,655	87,880	264,286	384,821
2031	2032	-	32,982	88,759	266,929	388,670
2032	2033	-	33,311	89,647	269,598	392,556
2033	2034	-	33,644	90,543	272,294	396,481
2034	2035	-	33,981	91,449	275,017	400,447
2035	2036	-	34,321	92,363	277,767	404,451
2036	2037	-	3,834	10,318	154,836	168,988
2037	2038	-	-	-	-	-
2038	2039	-	-	-	-	-
2039	2040	-	-	-	-	-
2040	2041	-	-	-	-	-
2041	2042	-	-	-	-	-
2042	2043	-	-	-	-	-
2043	2044	-	-	-	-	-
2044	2045	-	-	-	-	-
		<u>\$ 65,000</u>	<u>\$ 454,594</u>	<u>\$ 1,223,390</u>	<u>\$ 3,312,388</u>	<u>\$ 5,055,372</u>

Note: Actual amounts may differ due to changes in project timing, projected valuations, and equalized tax rates

**TABLE 3  
TAX INCREMENT DISTRICT #12  
GENERAL OBLIGATION DEBT**

Budget Year	\$450,000 2023 GO Notes		\$600,000 2024 GO Notes		Total Payments
	Principal	Interest	Principal	Interest	
2017	\$ -	\$ -	\$ -	\$ -	\$ -
2018	-	-	-	-	-
2019	-	-	-	-	-
2020	-	-	-	-	-
2021	-	-	-	-	-
2022	-	-	-	-	-
2023	-	-	-	-	-
2024	39,179	12,964	-	-	52,143
2025	40,370	11,773	52,238	17,286	121,667
2026	41,598	10,545	53,827	15,697	121,667
2027	42,863	9,279	55,464	14,060	121,666
2028	44,167	7,976	57,151	12,372	121,666
2029	45,510	6,632	58,889	10,634	121,665
2030	46,895	5,248	60,681	8,843	121,667
2031	48,321	3,822	62,526	6,997	121,666
2032	49,791	2,352	64,428	5,096	121,667
2033	51,306	837	66,388	3,136	121,667
2034	-	-	68,408	1,117	69,525
2035	-	-	-	-	-
2036	-	-	-	-	-
2037	-	-	-	-	-
2038	-	-	-	-	-
2039	-	-	-	-	-
2040	-	-	-	-	-
2041	-	-	-	-	-
2042	-	-	-	-	-
2043	-	-	-	-	-
2044	-	-	-	-	-
2045	-	-	-	-	-
	<u>\$ 450,000</u>	<u>\$ 71,428</u>	<u>\$ 600,000</u>	<u>\$ 95,238</u>	<u>\$ 1,216,666</u>



**TABLE 4**  
**TAX INCREMENT DISTRICT #12**  
**CASH FLOW PROFORMA**

Valuation Year	Budget Year	TID Increment	Tax Rate (1)	TIF Revenue	Other Revenues	Debt Proceeds	Admin Expense	General Obligation Debt Service	Project/Other Expenses	Developer Incentive Payments	Interest on General Fund Advance	Annual Surplus/ (Deficit)	Fund Balance
2016	2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,000)	\$ -	\$ -	\$ -	\$ (25)	\$ (1,025)	\$ (1,025)
2017	2018	-	-	-	131	-	(150)	-	(7,000)	-	(239)	(7,258)	(8,283)
2018	2019	-	-	-	37	-	(1,470)	-	(42,099)	-	(1,576)	(45,108)	(53,391)
2019	2020	1,169,900	21.2190	24,824	38	-	(1,396)	-	(32,175)	(6,870)	(3,793)	(19,372)	(72,763)
2020	2021	3,710,700	20.7044	76,828	343	-	(1,460)	-	(42,000)	(7,180)	(4,233)	22,298	(50,465)
2021	2022	3,977,556	20.8079	82,765	283	-	(1,460)	-	(42,000)	(7,251)	(2,733)	29,604	(20,861)
2022	2023	10,522,081	20.9120	220,037	333	450,000	(1,500)	-	(511,900)	(118,636)	(1,233)	37,101	16,240
2023	2024	10,627,301	21.0165	223,349	412	600,000	(1,500)	(52,143)	(743,700)	(119,822)	(2,983)	(96,386)	(80,147)
2024	2025	24,496,374	21.1216	517,403	475	-	(6,500)	(121,667)	(68,000)	(369,989)	(6,983)	(55,261)	(135,408)
2025	2026	24,741,338	21.2272	525,190	567	-	(1,500)	(121,667)	(42,000)	(373,690)	(9,233)	(22,333)	(157,741)
2026	2027	24,988,752	21.3333	533,094	629	-	(1,500)	(121,666)	(42,000)	(377,426)	(10,483)	(19,352)	(177,093)
2027	2028	25,238,639	21.4400	541,117	673	-	(1,500)	(121,666)	(42,000)	(379,844)	(11,483)	(14,703)	(191,796)
2028	2029	25,491,025	21.5472	549,261	753	-	(1,500)	(121,665)	(42,000)	(377,239)	(12,233)	(4,624)	(196,420)
2029	2030	25,745,936	21.6550	557,527	790	-	(1,500)	(121,667)	(42,000)	(381,011)	(12,483)	(344)	(196,764)
2030	2031	26,003,395	21.7632	565,918	819	-	(1,500)	(121,666)	(42,000)	(384,821)	(12,483)	4,267	(192,497)
2031	2032	26,263,429	21.8720	574,435	918	-	(1,500)	(121,667)	(42,000)	(388,670)	(12,483)	9,033	(183,464)
2032	2033	26,526,063	21.9814	583,080	1,089	-	(1,500)	(121,667)	(42,000)	(392,556)	(12,483)	13,964	(169,500)
2033	2034	26,791,324	22.0913	591,855	1,361	-	(1,500)	(69,525)	(42,000)	(396,481)	(11,233)	72,477	(97,023)
2034	2035	27,059,237	22.2018	600,763	1,910	-	(1,500)	-	(42,000)	(400,447)	(7,483)	151,243	54,220
2035	2036	27,329,830	22.3128	609,804	2,756	-	(1,500)	-	(42,000)	(404,451)	(2,491)	162,118	216,338
2036	2037	27,603,128	22.4243	618,982	6,294	-	(1,500)	-	(42,000)	(168,988)	-	412,788	629,125
2037	2038	27,879,159	22.5365	628,298	13,823	-	(1,500)	-	(42,000)	-	-	598,620	1,227,746
2038	2039	28,157,951	22.6491	637,753	22,873	-	(1,500)	-	(42,000)	-	-	617,127	1,844,872
2039	2040	28,439,530	22.7624	647,352	32,479	-	(6,500)	-	-	-	-	673,331	2,518,203
2040	2041	28,723,925	22.8762	657,094	42,690	-	(1,500)	-	-	-	-	698,284	3,216,488
2041	2042	29,011,165	22.9906	666,984	53,238	-	(1,500)	-	-	-	-	718,722	3,935,210
2042	2043	29,301,276	23.1055	677,022	64,095	-	(1,500)	-	-	-	-	739,616	4,674,826
2043	2044	29,594,289	23.2211	687,211	75,265	-	(1,500)	-	-	-	-	760,976	5,435,802
2044	2045	29,890,232	23.3372	697,553	86,720	-	(6,500)	-	-	-	-	777,773	6,213,575
				<u>13,295,497</u>	<u>411,794</u>	<u>1,050,000</u>	<u>(56,436)</u>	<u>(1,216,666)</u>	<u>(2,076,874)</u>	<u>(5,055,372)</u>	<u>(138,367)</u>	<u>6,213,575</u>	

(1) Tax rate projected to increase 1/2% annually beginning in 2021

## ***Section 11: Annexed Property***

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory being added to the District as part of this Plan Amendment was annexed to the City in the preceding three years.

## ***Section 12: Proposed Zoning Ordinance Changes***

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The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

## ***Section 13: Proposed Changes in Master Plan, Map, Building Codes and Ordinances***

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The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan. Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## ***Section 14: Relocation***

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The City does not expect that the continued implementation of the Plan will cause a need to relocate persons or businesses. 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:

1. 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.
2. 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.

3. 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.

## ***Section 15: Orderly Development of the City***

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Amendment of the District contributes to the orderly development of the City by providing for the elimination of blighting influences, the rehabilitation and the redevelopment of underutilized properties along the West College Avenue corridor, and by 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 Amended Plan is complimentary to the adopted City of Appleton's *Comprehensive Plan 2010-2030* (Comprehensive Plan), specifically Chapter 14 Downtown Plan that identifies the 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.*

## ***Section 16: List of Estimated Non-Project Costs***

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Non-Project Costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

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

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**Section 17: Opinion of Attorney for the City of Appleton Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105**



**LEGAL SERVICES DEPARTMENT**

**Office of the City Attorney**

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

June 28, 2021

Mayor Jacob A. Woodford  
City of Appleton  
100 North Appleton Street  
Appleton, WI 54911-4799

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

Dear Mayor Woodford:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the proposed Tax Incremental Financing District #12 Project Plan Amendment for the City of Appleton Tax Incremental District #12. I have reviewed the Project Plan Amendment 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 Amendment 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,

Christopher R. Behrens  
City Attorney

CRB:jljg

Christopher R. Behrens  
*City Attorney*

Amanda Abshire  
*Deputy City Attorney*

Darrin M. Glad  
*Assistant City Attorney*

Nicholas J. Vande Castle  
*Assistant City Attorney*

**Section 18: Calculation of the Share of Projected Tax Increments  
Estimated to be Paid by the Owners of Property in the Overlying  
Taxing Jurisdictions**

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation percentages based on 2020 Statement of Taxes.

Budget Year	Tax Increment Revenue	City of Appleton 40.30%	Outagamie County 17.04%	Appleton School District 37.81%	FVTC 4.85%
2020	\$ 24,824	\$ 10,005	\$ 4,230	\$ 9,386	\$ 1,204
2021	\$ 76,828	\$ 30,965	\$ 13,091	\$ 29,047	\$ 3,725
2022	\$ 82,765	\$ 33,358	\$ 14,102	\$ 31,292	\$ 4,013
2023	\$ 220,037	\$ 88,684	\$ 37,492	\$ 83,192	\$ 10,670
2024	\$ 223,349	\$ 90,019	\$ 38,056	\$ 84,444	\$ 10,830
2025	\$ 517,403	\$ 208,534	\$ 88,159	\$ 195,620	\$ 25,089
2026	\$ 525,190	\$ 211,673	\$ 89,486	\$ 198,564	\$ 25,466
2027	\$ 533,094	\$ 214,859	\$ 90,833	\$ 201,553	\$ 25,850
2028	\$ 541,117	\$ 218,092	\$ 92,200	\$ 204,586	\$ 26,239
2029	\$ 549,261	\$ 221,374	\$ 93,588	\$ 207,665	\$ 26,633
2030	\$ 557,527	\$ 224,706	\$ 94,996	\$ 210,791	\$ 27,034
2031	\$ 565,918	\$ 228,088	\$ 96,426	\$ 213,963	\$ 27,441
2032	\$ 574,435	\$ 231,521	\$ 97,877	\$ 217,183	\$ 27,854
2033	\$ 583,080	\$ 235,005	\$ 99,350	\$ 220,452	\$ 28,273
2034	\$ 591,855	\$ 238,542	\$ 100,845	\$ 223,770	\$ 28,699
2035	\$ 600,763	\$ 242,132	\$ 102,363	\$ 227,137	\$ 29,131
2036	\$ 609,804	\$ 245,776	\$ 103,903	\$ 230,556	\$ 29,569
2037	\$ 618,982	\$ 249,475	\$ 105,467	\$ 234,026	\$ 30,014
2038	\$ 628,298	\$ 253,230	\$ 107,055	\$ 237,548	\$ 30,466
2039	\$ 637,753	\$ 257,041	\$ 108,666	\$ 241,123	\$ 30,924
2040	\$ 647,352	\$ 260,909	\$ 110,301	\$ 244,752	\$ 31,390
2041	\$ 657,094	\$ 264,836	\$ 111,961	\$ 248,435	\$ 31,862
2042	\$ 666,984	\$ 268,822	\$ 113,646	\$ 252,174	\$ 32,342
2043	\$ 677,022	\$ 272,867	\$ 115,357	\$ 255,969	\$ 32,829
2044	\$ 687,211	\$ 276,974	\$ 117,093	\$ 259,822	\$ 33,323
2045	\$ 697,553	\$ 281,142	\$ 118,855	\$ 263,732	\$ 33,824
<b>Totals</b>	<b>\$ 13,295,497</b>	<b>\$ 5,358,627</b>	<b>\$ 2,265,396</b>	<b>\$ 5,026,780</b>	<b>\$ 644,693</b>

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND  
BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 12,  
CITY OF APPLETON, WISCONSIN**

WHEREAS, the City of Appleton (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") was created by the City on August 2, 2017 as a rehabilitation/conservation district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 11, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend and adopt the Project Plan and boundaries for the District.

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

1. The boundaries of the District named "Tax Incremental District No. 12, City of Appleton", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2021.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation and/or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
  - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a rehabilitation/conservation district based on the identification and classification of the property included within the District.
  - (c) Project costs relate directly to promoting the rehabilitation and/or conservation of the area consistent with the purpose for which the District is created.
  - (d) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (f) The City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g) That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.



4. The Project Plan for "Tax Incremental District No. 12, City of Appleton" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jacob A. Woodford, Mayor

ATTEST:

\_\_\_\_\_  
Kami L. Lynch, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 12  
CITY OF APPLETON**

[INCLUDED WITHIN PROJECT PLAN]

**PROJECT PLAN AMENDMENT**

[DISTRIBUTED SEPARATELY]