Plan Commission

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Regular Meeting

Agenda

Monday, July 25, 2016 **7:00 PM** **De Pere City Hall Council Chambers**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 25, 2016** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call

2. Approval of the minutes of the June 27, 2016 Plan Commission meeting.

3. A Public Hearing on the proposed project plan amendment to Tax Incremental Financing District #7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

   A. Notice of Public Hearing

   B. Review of Project Plan Amendment for Tax Incremental Financing District #7*

   C. Resolution PC16-01, Recommending Adoption of the Project Plan Amendment for Tax Incremental Financing District #7

4. Review and Recommendation for a Conditional Use request to allow Student Housing on Property Zoned R-2 (Single and Two-Family Residence District) on 4th Street, being parcels WD-230, WD-225, WD-224, and WD-246. Applicant: St. Norbert College *

5. Review and Recommendation for a Site Plan request at 1751 W. Matthew Drive for an office and parking lot expansion. Applicant: Davel Engineering & Environmental INC

6. Review and Recommendation for a Site Plan request at 2049 Creamery Road for a two-bay garage expansion. Applicant: Heyrman Construction Company INC

7. Review and Recommendation on a Zoning Ordinance amendment to create an Agricultural District (A-1)*

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon on the day of the meeting so that arrangements can be made.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library

De Pere Chamber of Commerce
John R. Davel, P.E.
Chris Heyrman
Kristee Becker
Colleen & Michael Caine
St. Norbert College
Daniel & Karen Simons
Daniel & Barbara Danen
Thomas & Elaine Delsart
Elizabeth Vandeyacht
Patrick Hart
Joseph Van Denack
Carol Jean Jacobe
Laura & Scott Vanryzin
Curtis & Mary Moore
Equity Trust Co.
David & Susan Ruhland
Anthony Schmidt
Peter Nackers
TTP Investments LLC
Avery Oberstadt
Justin Samuels
James & Joy Anderson
Derek & Amanda Rhodes
Overland Investments Inc.
Tim Turriff
Ronald & Carol Salentin
Michael & Alyssa Schult
Joseph Bertrand
Mark & Kathleen Gille
Glenn Gauthier
Thomas & Catherine Meve
Brian & Amy Vanoss
William Eiler

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the June 27, 2016 Plan Commission meeting.**

ATTACHMENTS:

- PC_June2016_Minutes_Draft (PDF)

Plan Commission

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Regular Meeting

Draft Minutes

Monday, June 27, 2016 **7:00 PM** **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Alderperson	Present	
Larry Lueck	Alderperson	Present	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Excused	
Amy Kundinger		Present	
Steve Taylor	Commissioner	Present	

Also present: Planning Director Kim Flom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the May 23, 2016 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
EXCUSED:	Jim Kalny

3. Review and recommendation on the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second through fifth floors of the proposed development.*

Planning Director Kim Flom reported on the 102 N Broadway project, noting the changes that have been made from the original plan including the addition of a fifth floor which was approved by the Plan Commission in May 2016. Due to the very specific language in the conditional use permit for the project, which allows for residential use on the second, third, and fourth floors of the building, the CUP needs to be amended to include the fifth floor of the development. Staff recommended approval and called for any questions from the Commission members. James Boyd stated that he had no objection to the fifth floor and then asked when the developer would be breaking ground on the project. The developer, Jason Tadych, replied that construction would be starting either later this week or early next week. Derek Beiderwieden motioned, seconded by Steve Taylor, to approve the amendment to the conditional use permit. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
EXCUSED:	Jim Kalny

4. Review and Recommendation for a Rezoning request from R1 First Residential to B2 Community Shopping District for parcels WD-VA450, WD-VA-450-1, WD-454 and WD-455-1.

Attachment: PC_June2016_Minutes_Draft (4954 : Minutes)

Planning Director Kim Flom introduced the Plan Commission members to Peter Schleinz, the new City Planner for the City. Upon introduction, Peter reported on the rezoning request for 1030-1040 Main Ave, near the intersection of US 41 NW corner from R1 First Residential to B2 Community Shopping District. The four parcels being considered, WD-VA450, WD-VA-450-1, WD-454, and WD-455-1, were annexed in from Ashwaubenon in 2012. The recommended best use would be commercial, but the parcels were zoned R-1 when annexed, which City Planner Peter Schleinz stated may be an inappropriate zoning classification for its location right next to the highway interchange. Staff recommended approval of the rezoning request. Mayor Walsh called for any questions or comments from the Commission members. Amy Kundinger asked what the main differences were between an R1 and B2 district. City Planner Peter Schleinz explained that an R1 zoning category is first residential which primarily supports single family homes while a B2 district is a commercial shopping district which would allow for retail and commercial businesses. Mayor Walsh asked if anyone present in the audience would like to speak. James Boyd motioned, seconded by Steve Taylor, to open the meeting for public comments. Upon vote, motion carried unanimously.
Homeowner Ruth Zych addressed the Commission members. She asked if the B2 district includes hotels, or if it is just primarily commercial shopping. Planning Director Kim Flom replied that hotels and motels are permitted in both B-1 and B-2 Districts. Ruth then asked if any of the land around the four parcels was being considered for rezoning as well. City Planner Peter Schleinz stated that at this time, only the four specific parcels are being considered by the developer for a proposed business development. Further to the North, there are residential properties that are already in existence. Ruth Zych then asked if there is a particular development being considered for this property. The developer, Garritt Bader from GB Real Estate Investments explained that he is working on behalf of a specific retailer who has shown an interest in the front two acres of the parcels. The rear acreage is somewhat undetermined at this time. James Boyd asked about the width of the property, stating that it is not that wide. Garritt replied that the front area would be utilized by the retailer, with the possibility of a second retailer using the back area of the property, depending on how the road network ends up. James Boyd asked how long this land has been vacant. Garritt replied that it's been vacant 8-10 years. Amy Kundinger asked if the party that has expressed interest in rezoning this area would follow within the guidelines and requirements of the B-2 district. Garritt replied that their use would be allowed in the B2 zoning district. He also stated that some of the site constraints may require some sort of variance use because of the width of the property. Ruth Zych stated that the concern of a few homeowners near the proposed rezoning site is that the road their homes are on would become an access road for a business development. She asked if that was part of the future plans for this development. Garritt Bader replied that he can't speak to what happens in the future regarding the road network but as for his plans right now, there is no plan to connect that street. From the city's prospective, Planning Director Kim Flom stated that the City does not have an official map or road network approved in this area but is looking at infrastructure improvements that would facilitate the redevelopment. She also said that from a planning perspective, connecting the road makes sense and the connection of the road network would be discussed at public hearings and meetings before anything would be done.
Kathy Kochen, another homeowner living in the area addressed the Commission, requesting that her address be included on the cc notice since she was not included for this meeting. Planning Director Kim Flom agreed that her address would be included for any future meetings regarding this matter. Kim added that as a rezoning request, this project will go to the Common Council for a public hearing scheduled for July 19, 2016.

Attachment: PC_June2016_Minutes_Draft (4954 : Minutes)

Mayor Walsh reminded the residents in attendance that they would be getting a notice for the public hearing for July 19. Mayor Walsh moved, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by James Boyd, to accept the rezoning request. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
EXCUSED:	Jim Kalny

5. Review and Recommendation for a Three (3) lot CSM in the West Industrial Park. *

Planning Director Kim Flom reviewed the three lot CSM in the West Industrial Park, which was purchased by the City in 2015. The City is currently using TID funds from TID #6 which is set to expire soon there is one year left of expenditures to connect Fortune to Venture in terms of a road way connection and then also construct a regional detention pond that will facilitate future development. The first CSM shows the right of way needed for the road connection and there are two other lots that make up this CSM, which includes an outlot for the storm water detention pond. This CSM is being put forward by the City to facilitate the infrastructure work in the West Industrial Park. Mayor Walsh moved, seconded by Steve Taylor, to accept the recommendation. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
EXCUSED:	Jim Kalny

6. Review and Recommendation for a Railroad Spur CSM in the West Industrial Park. *

Planning Director Kim Flom reviewed the CSM for the railroad spur, related to the previous three lot CSM in the West Industrial Park which was discussed as agenda item 5. Kim explained that this particular CSM just takes a look at the City-owned railroad spur and cleans it up as related to the alignment and the outlots of some of the property ownership that is around in that area. Derek Beiderwieden clarified that this CSM is just for the property that goes around the right of way for the railroad spur. Kim answered yes. Mayor Walsh moved, seconded by Derek Beiderwieden, to accept the recommendation. Upon vote, motion carried unanimously

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kundinger, Taylor
EXCUSED:	Jim Kalny

Adjournment

Mayor Walsh moved, seconded by James Boyd, to adjourn the meeting at 7:23 PM. Upon vote, motion carried unanimously.

Attachment: PC_June2016_Minutes_Draft (4954 : Minutes)

Respectfully submitted,
Kelly Barker

Attachment: PC_June2016_Minutes_Draft (4954 : Minutes)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Kimberly Flom**
SUBJECT:	**B. Review of Project Plan Amendment for Tax Incremental Financing District #7***

ATTACHMENTS:

- PC_StaffReport_TID7 (DOCX)
- Draft TID 7 Project Plan Amendment PC (PDF)

Item 2: TID #7 Project Plan Amendment – Public Hearing, Project Plan Review & Resolution*

Project Description:
The City of De Pere requests a second amendment to the project plan for Tax Incremental Financing District #7 (TID #7). The amendment is necessary in order to consider the Mulva Cultural Center on the former 'Block 17' or 'MacDental' property. The Project Plan has been revised to include an updated economic impact analysis and provide for TID land acquisition costs to be used for the proposed non-taxable cultural center. No changes to the TID boundary are proposed.

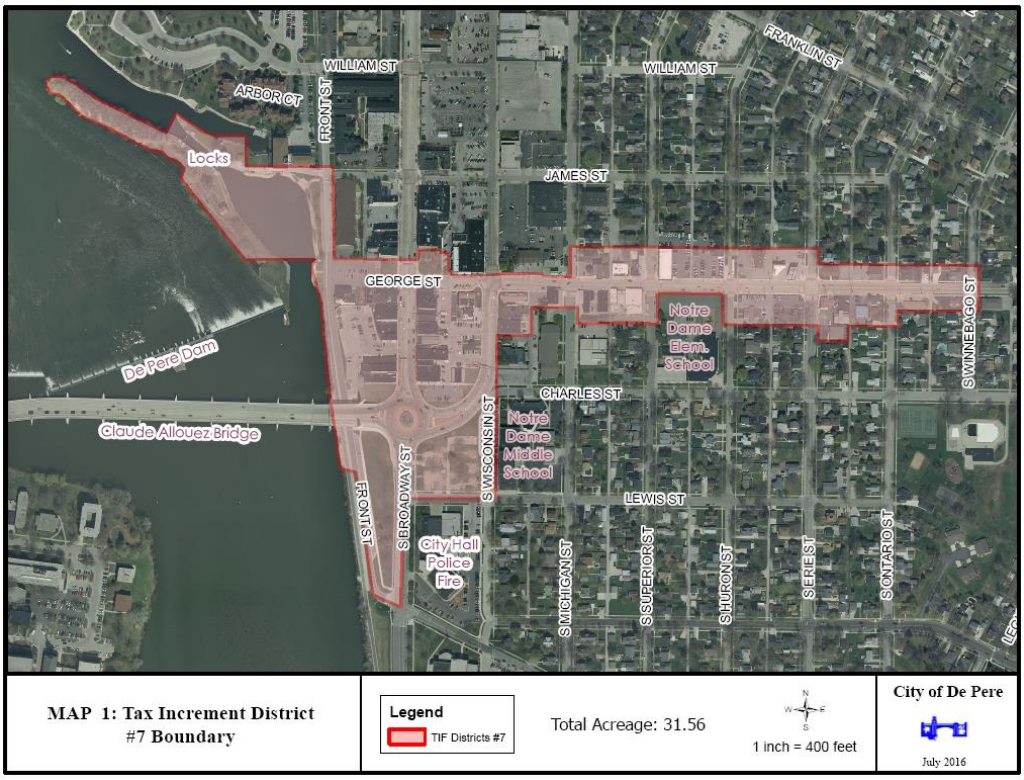

Figure 1 – TID #7 Boundary

Recommendation:
Staff recommends approval of the Resolution recommending adoption of the TID #7 Project Plan amendment and asks that it be submitted to the Common Council for its approval following the Statutory requirements.

Attachment: PC_StaffReport_TID7 (4952 : TID #7 Review)

City of De Pere, Wisconsin

Draft Project Plan Amendment (#2)

for

Tax Incremental Financing District No. 7

Recommended by the City Plan Commission
Expected: July 25, 2016

Adopted by the Common Council
Expected: August 2, 2016

Adopted by Joint Review Board
Expected: August 8, 2016

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

EXECUTIVE SUMMARY

The purpose of the Amendment to the Project Plan is to include additional projects within the Tax Incremental Financing District not previously planned in the original or amended project plan.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

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Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Project Plan Amendment

Section A Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following the requirements and it was designated as a blighted area in the project plan. The Project Plan Amendment for Tax Incremental Financing District No. 7, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

defined by the boundary shown on Map 1 found on Page 11. Pursuant to s. 66.1105(4)(f), the Project Plan (original and any subsequent amendments) shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 13, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I. The

TID NUMBER 7 - TABLE I
Proposed Project Costs, Public Works and Improvements

Project Amendment Only

	Total	Year			
	Costs	2016	2017	2018	2019-2031
CAPITAL COSTS					
Subtotal					
PRIVATE COSTS					
102 N Broadway Dev Grant	780,000	780,000			780,000
Façade Grants	15,000		30,000	30,000	900,00
Front Street Developer Grants	800,000				800,000
Wells Park Developer Grant	500,000				500,000
Future Project A	500,000			500,000	
Future Project B	217,000				217,000
Subtotal					
ADMINISTRATIVE COSTS	672,000	42,000	42,000	42,000	546,000
FINANCING COSTS					
Bond issuance costs	50,000				50,000
Bond interest costs	491,000				491,000
Subtotal					
TOTAL	4,160,000				

Note: the Block17 project expenditure of $1.5 million in the original project plan is now anticipated to support a non-taxable cultural/event center.

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Section C Local Action

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the Project Plan Amendment has been scheduled for the Plan Commission on July 25, 2016. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 11, 2016 and July 18, 2016. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 2, 2016.

State Statutes require the City seeking to create or amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 19, 2016, with the final meeting to act on the Common Council's resolution anticipated for August 8, 2016.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2015 total equalized value is 1,898,625,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $227,835,036.

The City has 8 outstanding Tax Incremental Districts with $133,828,000 of equalized value. The Project Plan Amendment for TID 7 is not expected to include any substantial additional incremental value. Therefore, this district can be amended and stay within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the tax incremental districts to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and other existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 7

The original purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 11 and are further described in Appendix A and B . There are no proposed changes with the amendment.

Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value in light of the projected cultural/event center development. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

TID NUMBER 7 – TABLE II

Projected Development

Project Amendment Only

PROJECT	Value	Expected Date of Construction
Creviere Commons (102 N Broadway)	$3,000,000	2016-2017
Downtown Redevelopment	$1,000,000	2018-2019
Front Street Redevelopment Phase 1	$10,000,000	2019-2020
Front Street Redevelopment Phase 2	$6,000,000	2020-2021
Front Street Redevelopment Phase 3	$5,000,000	2021-2022
Wells Park Development	$2,000,000	2023-2024
Downtown Redevelopment	$1,500,000	2024-2025
Downtown Redevelopment	$1,500,000	2026-2029
TOTAL ESTIMATED VALUE INCREMENT	$30,000,000	

The City has estimated that the Project Plan Amendment will create incremental new value as shown in the table above. This table has been revised from the 2014 Project Plan Amendment and represents a reduction based on the revised development on Block 17 (also known as the Mac Dental property), which is now projected to be a privately owned, non-taxable cultural/event center. The value of that redevelopment project had previously been estimated at $6,000,000. The 2014 Project Plan Amendment included a total estimated value increment of $39,316,900. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 3.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Project Plan Amendment

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	2,548,400	2,548,400	0	2,548,400	23.43	59,709	59,709
2015	2,548,400	2,548,400	0	2,548,400	23.85	60,778	120,487
2016	2,548,400	2,612,110	0	2,612,110	23.85	62,297	182,784
2017	2,612,110	2,677,413	3,000,000	5,677,413	23.85	135,403	318,187
2018	5,677,413	5,819,348	1,000,000	6,819,348	23.85	162,637	480,824
2019	6,819,348	6,989,832	10,000,000	16,989,832	23.85	405,197	886,022
2020	16,989,832	17,414,578	6,000,000	23,414,578	23.85	558,424	1,444,445
2021	23,414,578	23,999,942	5,000,000	28,999,942	23.85	691,631	2,136,076
2022	28,999,942	29,724,941	0	29,724,941	23.85	708,922	2,844,998
2023	29,724,941	30,468,064	2,000,000	32,468,064	23.85	774,344	3,619,342
2024	32,468,064	33,279,766	1,500,000	34,779,766	23.85	829,477	4,448,819
2025	34,779,766	35,649,260	0	35,649,260	23.85	850,213	5,299,032
2026	35,649,260	36,540,491	500,000	37,040,491	23.85	883,393	6,182,426
2027	37,040,491	37,966,504	500,000	38,466,504	23.85	917,403	7,099,829
2028	38,466,504	39,428,166	0	39,428,166	23.85	940,338	8,040,167
2029	39,428,166	40,413,870	500,000	40,913,870	23.85	975,771	9,015,938
2030	40,913,870	41,936,717	0	41,936,717	23.85	1,000,166	10,016,104
2031	41,936,717	42,985,135	0	42,985,135	23.85	1,025,170	11,041,273
Total			30,000,000			11,041,273	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on July 27, 2016.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Project Plan Amendment

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	Current Debt Service	NEW TID Expenses Non - Bonded	NEW TID Expenses - Bonded	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(2,022,792)	0	(261,443)	(42,000)	0	166,772	59,709	($2,099,754)
2015	(2,099,754)	0	(265,289)	(42,000)	0	0	60,778	($2,346,265)
2016	(2,346,265)	0	(265,334)	(42,000)	(35,383)	0	62,297	($2,626,685)
2017	(2,626,685)	0	(274,884)	(42,000)	(116,325)	0	135,403	($2,924,491)
2018	(2,924,491)	0	(278,683)	(42,000)	(159,925)	0	162,637	($3,242,462)
2019	(3,242,462)	0	(260,118)	(42,000)	(226,425)	0	405,197	($3,365,807)
2020	(3,365,807)	0	(262,011)	(42,000)	(337,675)	0	558,424	($3,449,070)
2021	(3,449,070)	0	(261,325)	(42,000)	(403,425)	0	691,631	($3,464,189)
2022	(3,464,189)	0	(267,025)	(42,000)	(531,175)	0	708,922	($3,595,467)
2023	(3,595,467)	0	(271,810)	(42,000)	(530,675)	0	774,344	($3,665,608)
2024	(3,665,608)	0	(250,860)	(42,000)	(530,175)	0	829,477	($3,659,166)
2025	(3,659,166)	0	(254,480)	(42,000)	(529,675)	0	850,213	($3,635,108)
2026	(3,635,108)	0	(262,440)	(42,000)	(504,175)	0	883,393	($3,560,329)
2027	(3,560,329)	0	(269,280)	(42,000)	(285,000)	0	917,403	($3,239,206)
2028	(3,239,206)	0	0	(42,000)	(246,000)	0	940,338	($2,586,868)
2029	(2,586,868)	0	0	(42,000)	(179,000)	0	975,771	($1,832,097)
2030	(1,832,097)	0	0	(42,000)	(67,000)	0	1,000,166	($940,931)
2031	(940,931)	0	0	0	0	0	1,025,170	$84,238
Total		0	(3,704,982)	(714,000)	(4,682,033)	166,772	11,041,273	

Section G Financing

Financing for the proposed projects within Tax Incremental Financing District Number 7 will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. There are currently not any estimated non-project costs of the district.

Section I Existing Land Uses and Conditions

Map 2, found on Page 12, has been provided to give a general description of the conditions within the area. Map 4, found on page 14, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

Section J Proposed Land Use

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 15 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 14, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Estimated Amount of Bonded Indebtedness

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Section O Findings

A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes.

B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.

C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other real property in the District.

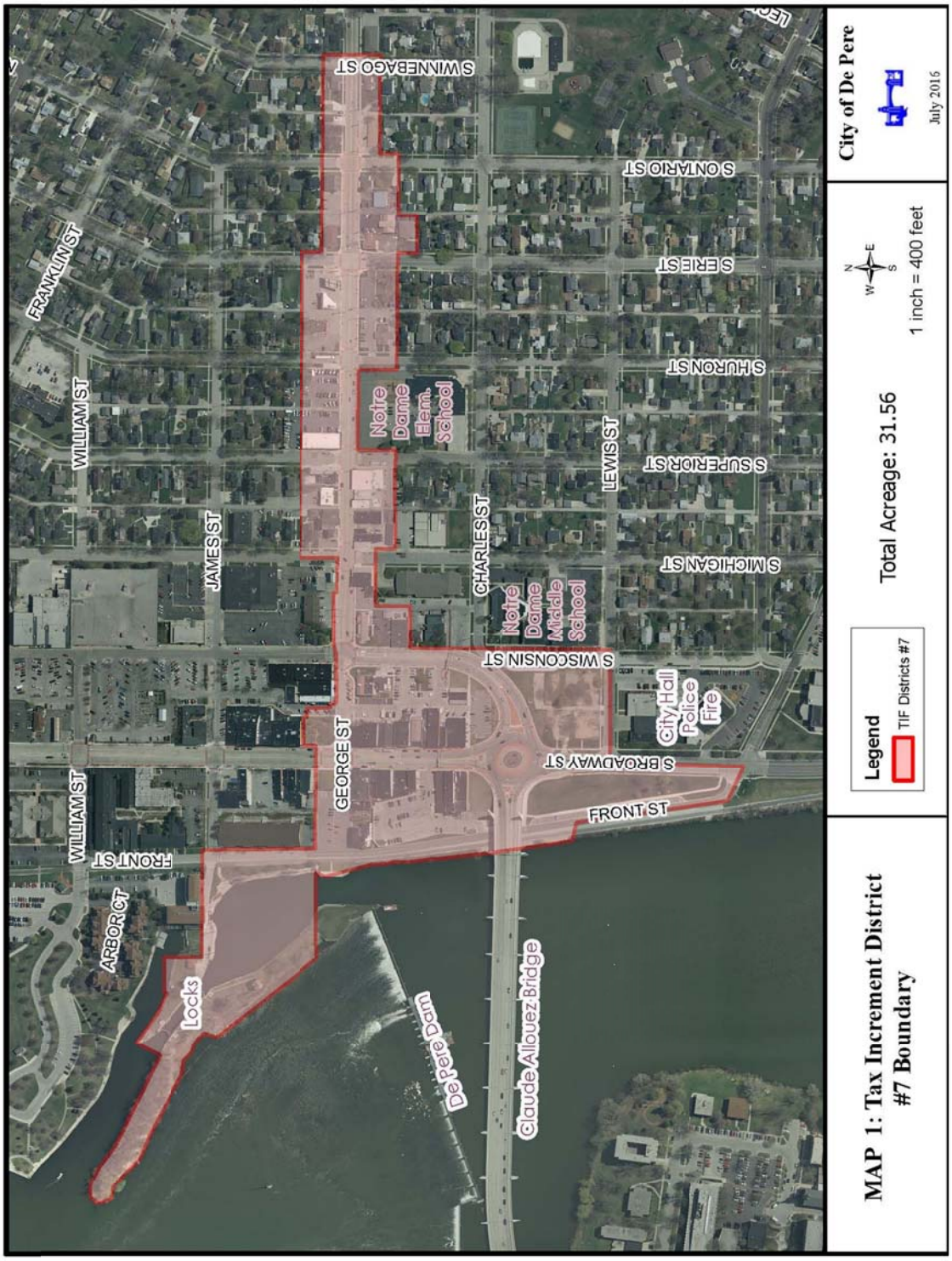
D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated July 25, 2016, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix E.

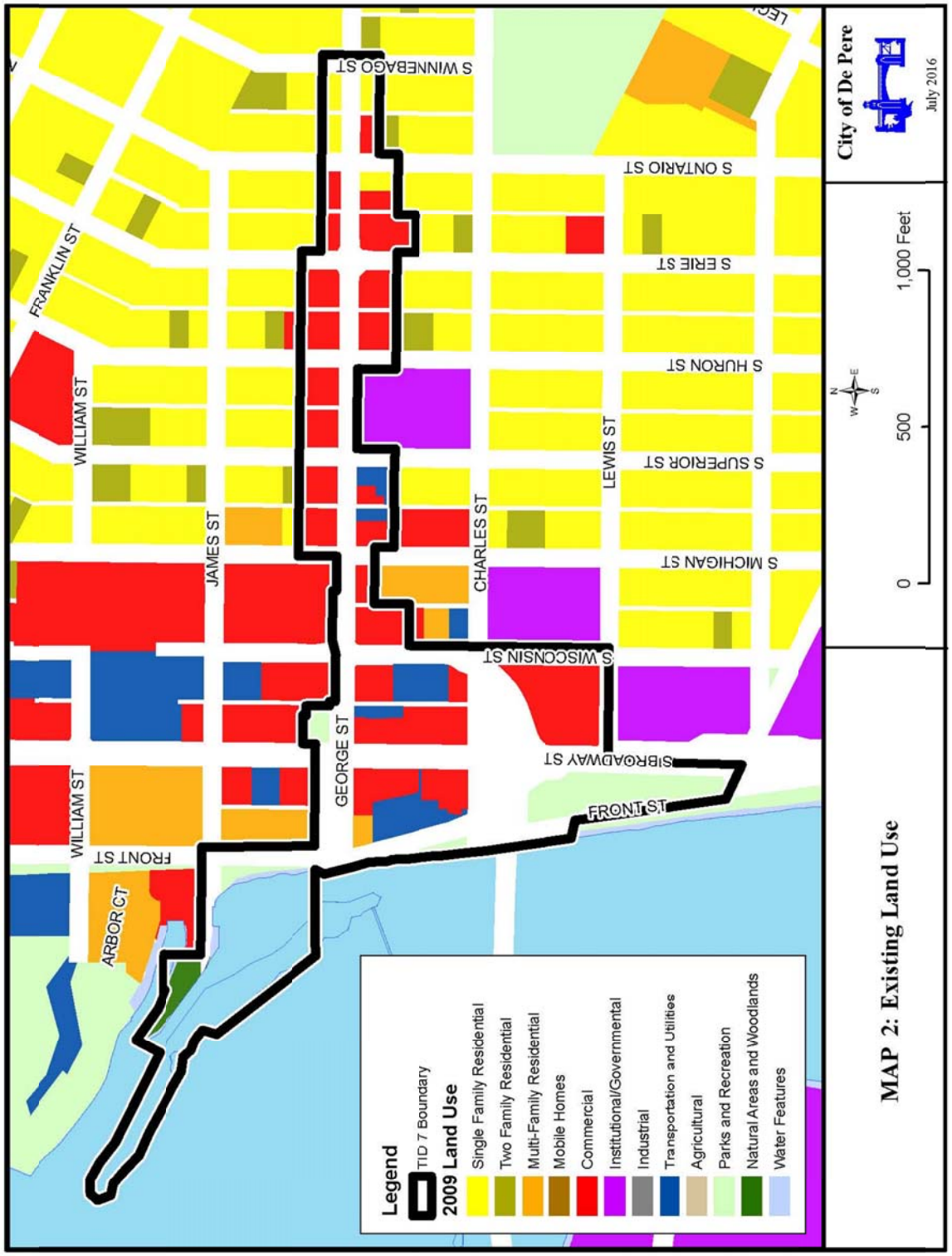
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 7 BOUNDARIES



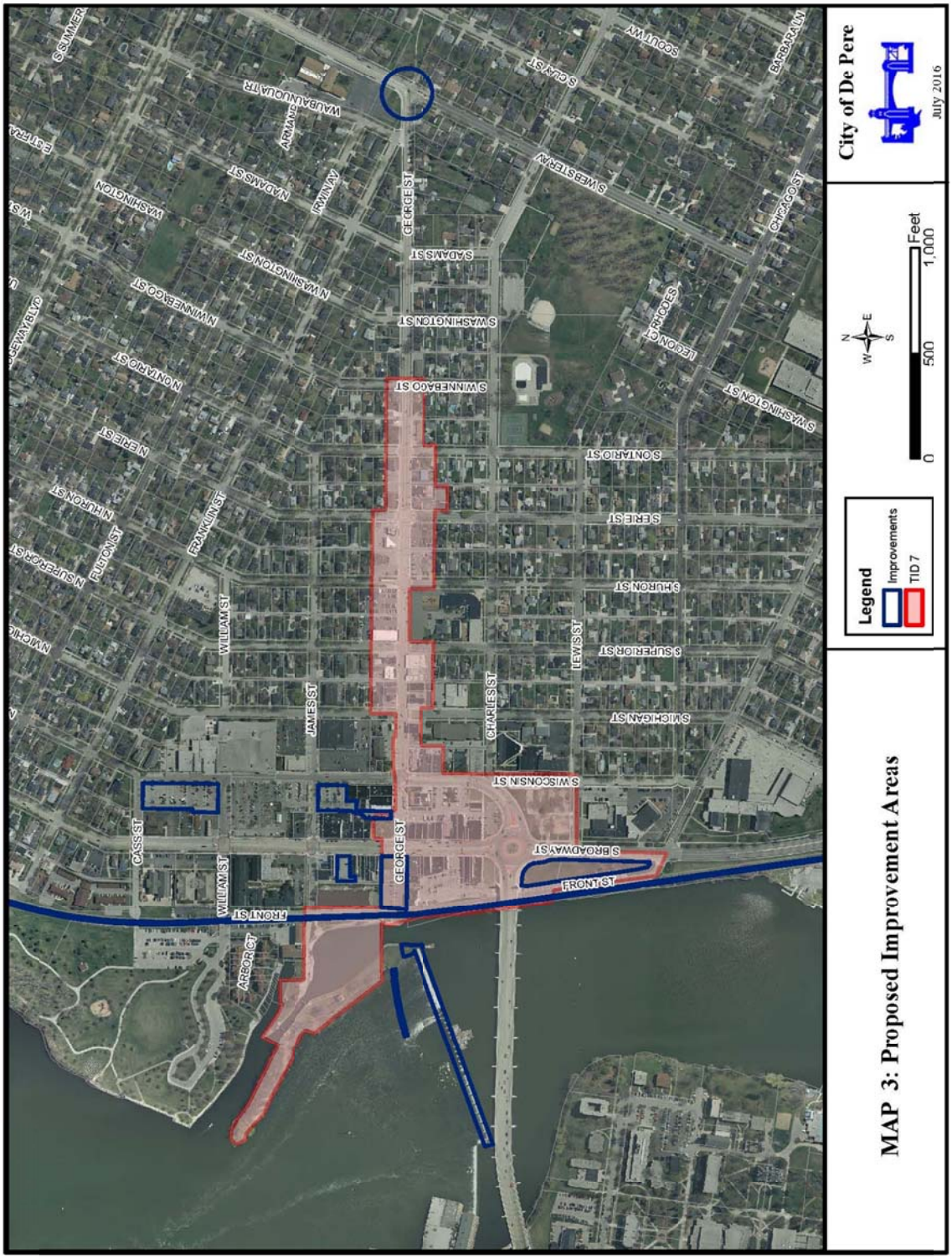
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 2 – EXISTING LAND USE & CONDITIONS



Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



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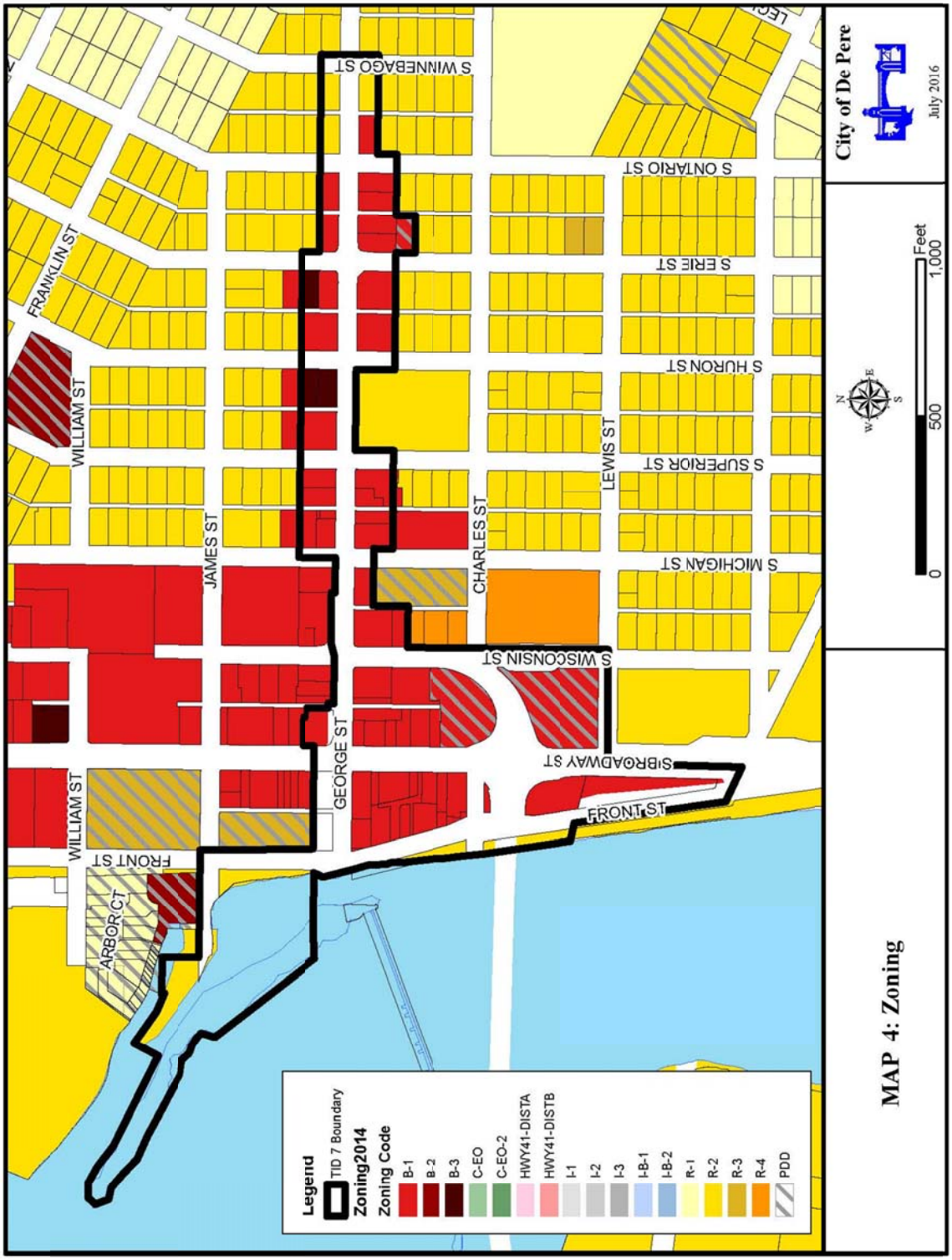
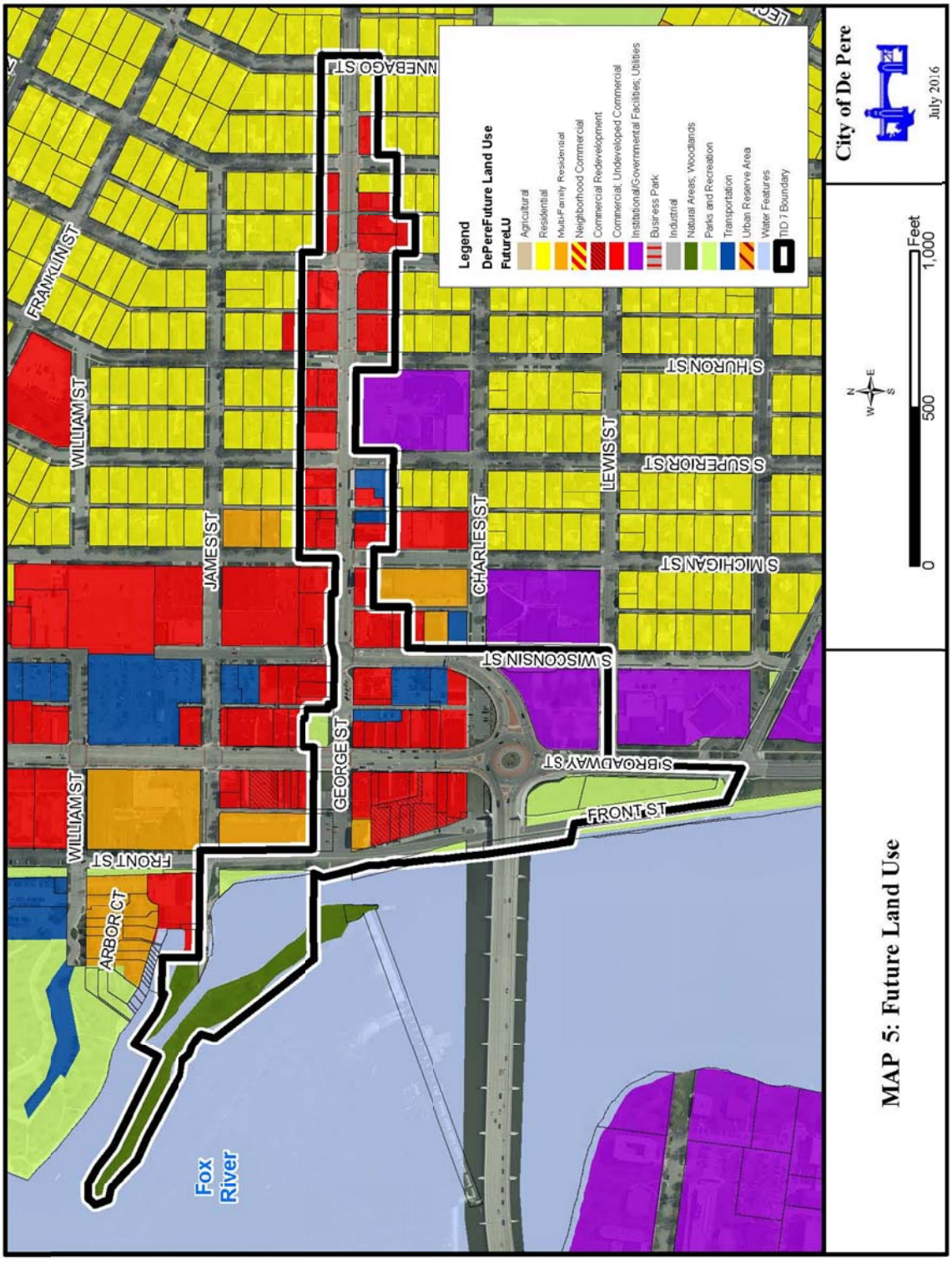
MAP 4 – EXISTING ZONING



Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 5 – PROPOSED LAND USE & ZONING



Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX A

PARCEL ID AND DESCRIPTION

PARCELID	LOCATION	Legal Description
ED-1006	109 N HURON ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 37
ED-1007	715 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 37
ED-1008	705 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 37
ED-1048	820 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 43 EX RD IN 2251108
ED-1058	802 GEORGE ST	ORIGINAL PLAT OF DE PERE LOT 12 BLK 43
ED-1058-1	S HURON ST	ORIGINAL PLAT OF DEPERE LOT 11 BLK 43
ED-1065	109 N ERIE ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 44
ED-1066	821 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK 44 EX RD IN 2253297
ED-1067	805 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 44
ED-1088	921 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 47
ED-1089	905 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 BLK 47 EX RD IN 2256631
ED-1094	920 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 1 & 2 BLK. 48
ED-1095	914 GEORGE ST	ORIGINAL PLAT OF DEPERE WEST 1/2 OF LOTS 1 & 2 BLK. 48
ED-1103	115 S ERIE ST	ORIGINAL PLAT OF DEPERE LOT 10 BLK. 48
ED-1104	908 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 11 & 12 BLK. 48
ED-1105	900 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 11 & 12 BLK 48 EX RD IN 2251109
ED-287	230 S BROADWAY ST	DICKINSONS ADDN LOTS 1 THRU 16 BLK 64 EX 601 R 495 & EX 661 R 293 & EX RD & EX RR
ED-588	1021 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 6 BLK. 1
ED-589	1003 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 7 BLK. 1
ED-596	1018 GEORGE ST	LESSEY'S ADDN TO DEPERE LOT 1 BLK 2 & MARSH'S ADDN TO DEPERE LOT 1 BLK 2
ED-660	1002 GEORGE ST	MARSH'S ADDN TO DEPERE LOT 12 BLK 2 & LESSEY'S ADDN TO DEPERE LOT 12 BLK 2
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-716	REAR FRONT ST	ORIGINAL PLAT OF DEPERE PART OF LOTS 1 THRU 5 BLK.3 DESC. IN J9453-17
ED-719	FRONT ST	OUTLOT 2 OF 56 CSM 75 BNG PRT OF LOT 1-5 BLK 1 ORIGINAL PLT OF DE PERE
ED-783	100-102 S BROADWAY ST	ORIGINAL PLAT OF DEPERE ALL OF LOT 1 & PART OF LOT 12 DESC IN J15150-01 BLK 15
ED-784	106 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 22 FT OF LOT 2 BLK 15 EX 927 R 490

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ED-785	114-116 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 38 FT OF LOT 2 & ALL OF LOT 3 EX S 1.83 FT THEREOF & EX 927 R 486 BLK 15
ED-788	118 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1.83 FT OF LOT 3 & ALL OF LOT 4 EX 353 D 530 & EX 927 R 492 BLK 15
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-789	126 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1/2 OF LOT 5 & S 1/2 OF LOT 8 EX COM SW COR LOT 8 TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 LOT 8 50.7 FT TH S 30 FT TO S/L LOT 8 TH W ALG S/L LOT 8 42.2 FT TO POB BLK 15
ED-790	132 S BROADWAY ST	ORIGINAL PLAT OF DEPERE LOTS 6 & 7 & N 2 FT OF CHARLES ST BLK 15 EX COM NW COR LOT 7 S TO SW COR E 10 FT N TO BEG & EX 944 R 504
ED-793	FRONT ST	ORIGINAL PLAT OF DEPERE THAT PRT OF LOTS 8 & 9 AS DESC IN 258 D 587 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-798	302 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 12 BLK 15 EX J8992-6 & EX J15150-01
ED-799	CHARLES ST	OUTLOT 1 OF 56 CSM 75 BNG PRT OF LOT 1 OF BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-801	S BROADWAY ST	LOT 1 OF 56 CSM 75 BNG PRT OF LOTS 3-6 BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-812	221 S BROADWAY ST	LOT 1 OF 54 CSM 312 BNG ALL OF LOTS 5-8 & PRT OF LOTS 1-4, 9 & 10 BLK 17 OF ORIGINAL PLAT OF DE PERE & BNG PRT OF DICKINSON'S ADDN TO ORIGINAL PLAT OF DE PERE
ED-816	416 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 18 EX RD IN 2237997 & EX W18 FT
ED-818	114 S WISCONSIN ST	LOT 2 OF 54 CSM 312 BNG PRT OF LOTS 3,4 & 5 BLK 18 ORIGINAL PLAT OF DE PERE EX 2646644
ED-823	150 S WISCONSIN ST	LOT 1 OF 58 CSM 342 BNG PRT OF LOTS 1 & 12 BLK 17 & BNG PRT OF LOTS 5,6,7 & 8 BLK 18 & PRT VAC CHARLES ST ALL IN ORIGINAL PLAT OF DE PERE
ED-824	125 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 38 FT OF LOT 8 BLK 18 & PRT OF LOT 8 DESC IN 2646663
ED-826	121 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 2/3 OF LOT 9 BLK. 18
ED-827	123 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S1/3 OF LOT 9 BLK. 18
ED-828	111-113 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 14 1/2' OF LOT 10 & S 18' OF LOT 11 EX E 39 FT THEREOF & PRT DESC IN 1020 R 312 BLK 18
ED-829	115 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 22 1/2' OF N 37' OF LOT 10 EX E 39 FT OF N 18 FT OF S 45 1/2 FT & PRT DESC IN J1509-22 & S 23 FT OF LOT 10 BLK 18
ED-831	107 S BROADWAY ST	ORGINAL PLAT OF DEPERE N 42' OF LOT 11 EX E 39' & S 24' OF LOT 12 EX E 39' BLK 18
ED-833	101 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 36' OF LOT 12 EX E 39 FT BLK. 18 & PRT DESC IN J1447-1 BLK 18
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644

ED`-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-844	102 N BROADWAY ST	ORIGINAL PLAT OF DE PERE N 36.5 FT OF LOT 7 & 6 FT STRIP DESC IN 697 R 69 & S 40 FT OF LOT 8 EX N 10 FT OF E 30 FT BLK 19
ED-907	518-522 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 1 BLK. 26
ED-917	115 S WISCONSIN ST	ORIGINAL PLAT OF DEPERE LOT 10 EX S 10 FT BLK. 26
ED-918	502 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 11 & 12 BLK 26 EX RD IN 2249929
ED-949	620 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOT 1 & ALL OF LOT 2 EX S 2' & EX W 27 FT OF N 27.5 FT OF LOT 2 BLK.31
ED-949-1	614 GEORGE ST	ORIGINAL PLAT OF DEPERE W 27 FT OF N 27.5 FT OF LOT 2 & W1/2 OF LOT 1 BLK. 31
ED-960	610 GEORGE ST	ORIGINAL PLAT OF DEPERE ELY 40' OF LOTS 11 & 12 BLK. 31
ED-961	600-604 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 11 & 12 EX ELY 40' BLK. 31
ED-966	623 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 5 & 6 BLK. 32
ED-967	615-617 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 5 & 6 BLK. 32
ED-968-1	611 GEORGE ST	ORIGINAL PLAT OF DEPERE E 26 FT 11 INCHES OF S 50 FT OF LOT 7 BLK. 32
ED-968-2	609 REAR GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 EXC E 26 FT 11 INCHES OF S 50 FT BLK 32
ED-968-3	609 GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT. OF LOT 7 BLK. 32 DESC. IN J3323-33
ED-969	108 N MICHIGAN ST	ORIGINAL PLAT OF DEPERE LOT 8 BLK. 32

APPENDIX B

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 190.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX C

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT (#2) TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 7:00 p.m. on Monday, July 25, 2016, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed second amendment to the project plan for Tax Increment District Number 7, City of De Pere, Wisconsin.

The City anticipates that the project plan will be amended to include expenditures such as cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that are located within the tax increment district. No parcels are proposed to be added to or deleted from the TID boundary. TID #7 is located on the East Side of Downtown De Pere and generally includes the George Street commercial corridor, parts of the river walk and approximately three blocks bordered by George Street, Front Street, Lewis Street and Wisconsin Street. TID #7 contains 27.1 acres of land more or less.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the boundary and project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the Economic Development & Planning Director at 920-339-4043. A copy of the proposed project plan amendment is available for review in the City Clerk Treasurer office and will be provided upon request.

Dated this 11th day of July, 2016.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Ledvina
City Clerk-Treasurer

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX D
PROOF OF PUBLICATION

(Will be inserted upon receipt from the Green Bay Press Gazette anticipated by 7-22-16)

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE
335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

July 25, 2016

The Honorable Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere TID #7 Amendment (#2)

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Project Plan Amendment (#2) for Tax Increment Financing District #7 (TID #7) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105, and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX F

ORIGINAL PROJECT PLAN FOR TID 7 (2007)
FIRST PROJECT PLAN AMENDMENT FOR TID 7 (2014)

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Project Plan For
Tax Increment District No. 7

Mayor
Michael Walsh

City Council Members
- Michael Donovan, President
- Carl Castelic,
- Holly Arnold
- Paul Kegel
- Mike Fleck
- Sam Dunlop
- Kathy Van Vonderen
- Jerome Daanen

Other Officials
- Judy Schmidt-Lehman, City Attorney
- Scott Thoresen, Director of Public Works
- David R. Hongisto, Bldg. Insp./Z. Admin.
- William Patzke, Director of Planning
- Joseph Zegers, Finance Director
- Derek Beiderwieden, Police Chief
- Robert Kiser, Fire Chief

City Plan Commission
Michael Walsh, Chairman
Derek Beiderwieden, Police Chief
- Alderperson Jerome Daanen
- Alderperson Kathy Van Vonderen
- Tom Walsh
- Rebecca Afshar
- Jim Kalny

De Pere Redevelopment Authority
- Ted Penn
- Don Clancy
- Jerry Henrigillis
- Charles King
- John Nusbaum
- Curt Van Erem
- Bob Burns

Joint Review Board
- Michael Walsh, Chairman
- Jerry Gillespie (citizen at large)
- Brian Verheyden (Brown County Representative)
- Bill Van Beek (De Pere School District)
- Jim Blumerich (Technical College Representative)

Prepared by City of De Pere Staff
and
Martenson & Eisele, Inc.

Appendix

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Appendix #2: Plan Commission Resolution Recommending TID #3 Project Plan and Boundary Amendment No. 3 … 19

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Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

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jects. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the De Pere City Council, without amending the plan.

Table 1: Kind, Number and Estimated Project Costs

No.	Potential Project Description	Estimated Costs
1.	Block 17 Redevelopment Project	$1,500,000
2.	George Street Streetscaping	$110,000
3.	Conversion of Bridge approach (George Street)	$200,000
4.	Façade Restoration Grant Program	$120,000
5.	Parking Area on unused portion of Charles Street	$30,000
6.	Development on Creviere Commons	$5,000
Total		$1,965,000

Individual project monies plan to be spent over the following years is shown in Table 2.

Table 2 identifies the timing of anticipated public expenditures by an approximate year.

Table 2: Projected Expenditures by Year

No.	2006	2007	2008	2009	Total
1.	$1,500,000				$1,500,000
2.	$110,000				$110,000
3.				$200,000	$200,000
4.	$30,000	$30,000	$30,000	$30,000	$120,000
5.		$30,000			$30,000
6.				$5,000	$5,000
Total	$1,640,000	$60,000	$30,000	$235,000	$1,965,000

Activities in each of the projects are described as follows:

1. Block 17 Redevelopment Project

The City block surrounded by Charles Street to the north, Lewis Street to the south, S. Wisconsin Street to the east and S. Broadway Street to the west is going to be impacted by the relocation of the new Claude Allouez Bridge. The remainder of the block is a prime redevelopment site, due to its excellent visibility as the prime westerly entrance to the East Downtown Business District and views of the Fox River.

This project would involve the following possible actions:

- Appraisals for each property
- Initial offers for acquisition of properties
- Possibility of paying for a second Appraisal
- Relocation costs
- Demolition costs

Once the project area is demolished, properties could be combined and marketed for redevelopment proposals.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

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III. Economic Feasibility Study

Projected Income by Project

The projected timeframe for project increment is shown on Table 3. This timeframe is based on construction or renovation occurring in the previous two year period, with taxable value created the year before. The year in which the project is listed for income is the year that taxes are due.

Table 3: Projected Increase in Assessed Valuation from New or Renovated Projects

Levy Year	1. Block 17 Mixed Use Development	3. George Street Structure	4. Façade Restoration	6.Creviere Commons Structure	New 2006 Construction	Total
2008			$30,000		$414,200	$441,200
2009	6,200,000		$30,000			$6,230,000
2010			$30,000			$30,000
2011			$30,000			$30,000
2012		$1,500,000				$1,500,000
2013				$1,000,000		$1,000,000
Total	6,200,000	$1,500,000	$120,000	$1,500,000	$414,200	$9,231,200

*New commercial buildings at 921 George Street and 115 S. Erie Street were under construction (partial assessment) on January, 2006. They will be fully assessed on January 1, 2007, and taxes will be paid into the TID in 2008.

IV. A Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations Related Thereto are to be Incurred

The City of De Pere will cautiously proceed with any future borrowing, and any borrowed monies will be consistent with the City's debt service plan. The City realizes that investments in the district will occur over a period of years. Debt associated with listed projects is projected to be paid off by 2022.

The City of De Pere will utilize its ability to secure double exemption bonds secured by the City of De Pere Redevelopment Authority.

Table 5: Debt Service Cash Flow

	A	B*	C	D	E**	F	G***
Levy Year	As of 1/1 Balance	Loss of Tax Revenue	Project Costs	Misc. Income (Bond)	Debt Service	Tax Increment Dollars	As of 12/31 TIF Balance
2006		($16,450)	$1,640,000	($1,656,450)	$75,540		($1,730,990)
2007	($1,730,990)	($11,734)	$60,000	($71,734)	$81,123		($1,883,847)
2008	($1,883,847)		$30,000	($30,000)	$86,123	$2,542	($1,997,428)
2009	($1,997,428)		$235,000	($235,000)	$100,459	$140,123	($2,092,764)
2010	($2,092,764)				$94,174	$151,114	($2,035,824)
2011	($2,035,824)				$91,612	$158,050	($1,969,386)
2012	($1,969,386)				$88,622	$197,099	($1,860,909)
2013	($1,860,909)				$83,741	$225,396	($1,719,254)
2014	($1,719,254)				$77,366	$237,063	($1,559,557)
2015	($1,559,557)				$70,180	$238,874	($1,390,863)
2016	($1,390,863)				$62,589	$245,802	($1,207,650)
2017	($1,207,650)				$54,344	$252,878	($1,009,116)
2018	($1,009,116)				$45,410	$260,095	($794,431)
2019	($794,431)				$35,749	$267,457	($562,723)
2020	($562,723)				$25,323	$274,966	($313,080)
2021	($313,080)				$14,089	$282,625	($44,544)
2022	($44,544)				$2,004	$290,438	$243,890
Total		($28,184)	$1,965,000	($1,993,184)	$1,088,448	$3,224,522	

* Lost tax revenue, due to a drop in the base year value, would be made up in borrowed monies.

**Debt Service is based on an interest rate of 4.5% times accumulated debt and project costs in the first four years. Annual debt service is then added to accumulated debt each year.

***Column G is the result of adding columns A, D and E together, and subtracting column F.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

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Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63°-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

VI. Plan Implementation

It is anticipated that improvements will be made during the life of the TID. A reasonable and orderly sequence is outlined in this plan. Public debt and expenditures will be made at the pace of private development interest to ensure that an increment is sufficient to cover expenses.

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

VII. Existing Land Use

The existing land uses in TID No. 7 are predominantly downtown mixed uses. At least fifty percent of the buildings and property meet the statutory definition of "blighted area" as described in Wisconsin Statutes s.s. 66.1105(2)(a), based on the following conditions:

1. Most of the structures in TID No. 7 are over fifty years old, and meet the "blighted area" criteria for "dilapidation, deterioration, age, or obsolescence."
2. Almost all of the buildings were constructed with common walls, which make them susceptible to a spreading fire in an adjacent building.
3. Being built immediately abutting each other hinders adequate ventilation, light, air and open space.
4. These structures would not pass current building code standards, but are allowed to continue under "grandfather" regulations.
5. Vacant "store fronts" qualifies as a "blighting influence" on the area.
6. Private party development of prime downtown locations due to owner/renter-occupied structures under multiple ownership is highly unlikely.
7. Vacant and underutilized land parcels have a "blighting" affect on neighboring parcels.
8. Environmentally contaminated sites exist, which discourages redevelopment.

VIII. Nonproject Costs

The City of De Pere does not anticipate incurring any nonproject costs.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

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XVI. Opinion of City Attorney, i.e. Compliance with Wisconsin State Statutes, Section 66.1105

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of De Pere as follows:

1. Pursuant to the Tax Increment Law, there is hereby created in the City of De Pere a tax incremental district to be known as "Tax Incremental District No. 7, City of De Pere", the boundaries of which shall be those recommended to the City Council as described and shown in the Project Plan.

2. The City Council hereby finds and declares that:

(a) Not less than 50% by area of the real property within the said tax incremental district is a blighted area, in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes; and

(b) The improvement of such area is likely to enhance the value of all of the other real property in said tax incremental district; and

(c) The aggregate value of equalized taxable property of the said tax incremental district plus the value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City of De Pere; and

(d) The project costs are intended to eliminate blight, directly serve to rehabilitate or conserve the area, and improvements made will enhance significantly the value of substantially all of the other real property in the District.

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, 2006, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

The City Assessor is hereby authorized and directed to identify, upon the assessment roll returned and examined under Section 60.45 of the Wisconsin Statutes, those parcels of property which are within Tax Incremental District No. 7, specifying thereon the name of the said tax incremental district, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Adopted this_____day of _____, 2006

_____
Michael Walsh
Mayor

Attest:

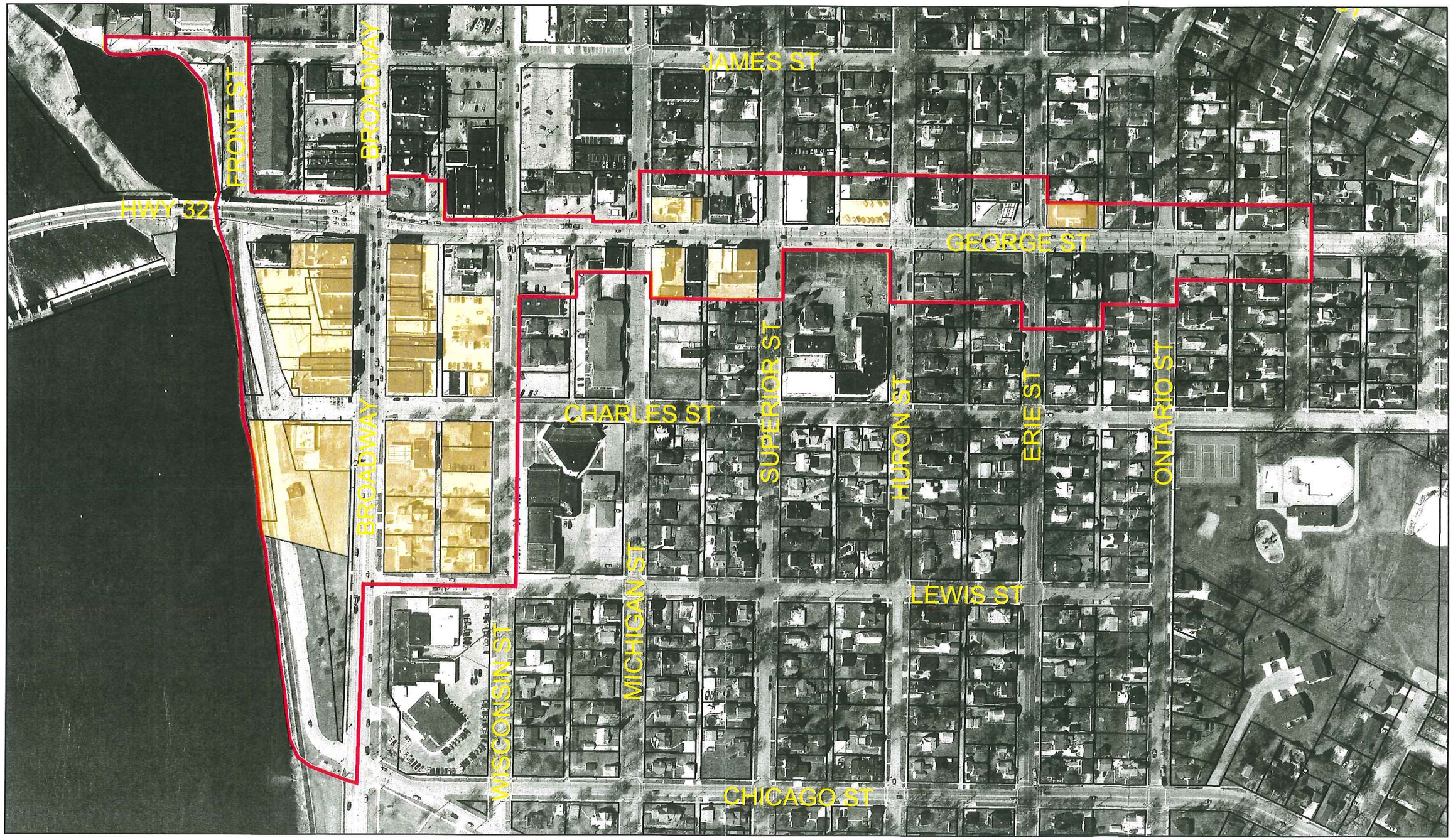
_____
David G. Minten/City Clerk

Properties in TID No. 7

Base Property Value for January 1, 2006 (based on 2005 assessed values)

Tax Key Number (ED)	Address	Assessed Valuation
287	Wells Park	City Owned
588	1021 George Street	$92,900
589	1003 George Street	$98,500
596	1018 George Street	$71,100
660	1002 George Street	$158,200
716	Southwest corner of James & Front Street	City Owned
719	Wells Park	City Owned
783	100-102 S. Broadway Street	$600,000
784	106 S. Broadway Street	$210,100
785	114-116 S. Broadway Street	$648,200
788	118 S. Broadway Street	$154,300
788-1	Parking Lot	City Owned
789	126 S. Broadway Street	$59,000
790	132 S. Broadway Street	$527,400
793	Parking Lot W. of Storefronts	City Owned
794	Parking Lot W. of Storefronts	City Owned
796	Parking Lot W. of Storefronts	City Owned
798	302 George Street	$314,300
799	210 S. Broadway St.	---
801	Wells Park	City Owned
805	412 Charles Street (Doctor's Office)	City Owned as of 10/27/05
806	208 S. Wisconsin Street (Parking Lot)	City Owned as of 10/27/05
807	212 S. Wisconsin Street	$32,500
808	222 S. Wisconsin Street (rental)	$77,700
809	230 S. Wisconsin Street	$99,400
810	232 S. Wisconsin Street	$110,000
811	229 S. Broadway Street	$269,700
812	221 S. Broadway Street	$254,900
814	205 S. Broadway Street	$570,900
816	416 George Street	$329,800
818	Parking lot fronting Wisconsin Street	City Owned
821	413 Charles Street -church	Tax Exempt
821-1	132 S. Wisconsin Street (Jeweler's store)	City Owned as of 09/09/05
823	135 S. Broadway Street	$489,300
824	125 S. Broadway Street	$434,300
825	129 S. Broadway Street	$185,200
826	121 S. Broadway Street	$192,100
827	123 S. Broadway Street	$183,300
828	113 S. Broadway Street	$169,900
829	115 S. Broadway Street	$292,700
831	107 S. Broadway Street	$280,000
833	101 S. Broadway Street	$218,900

Map 1: Existing Land Use



Martenson & Eisele, Inc.
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www.martenson-eisele.com
info@martenson-eisele.com

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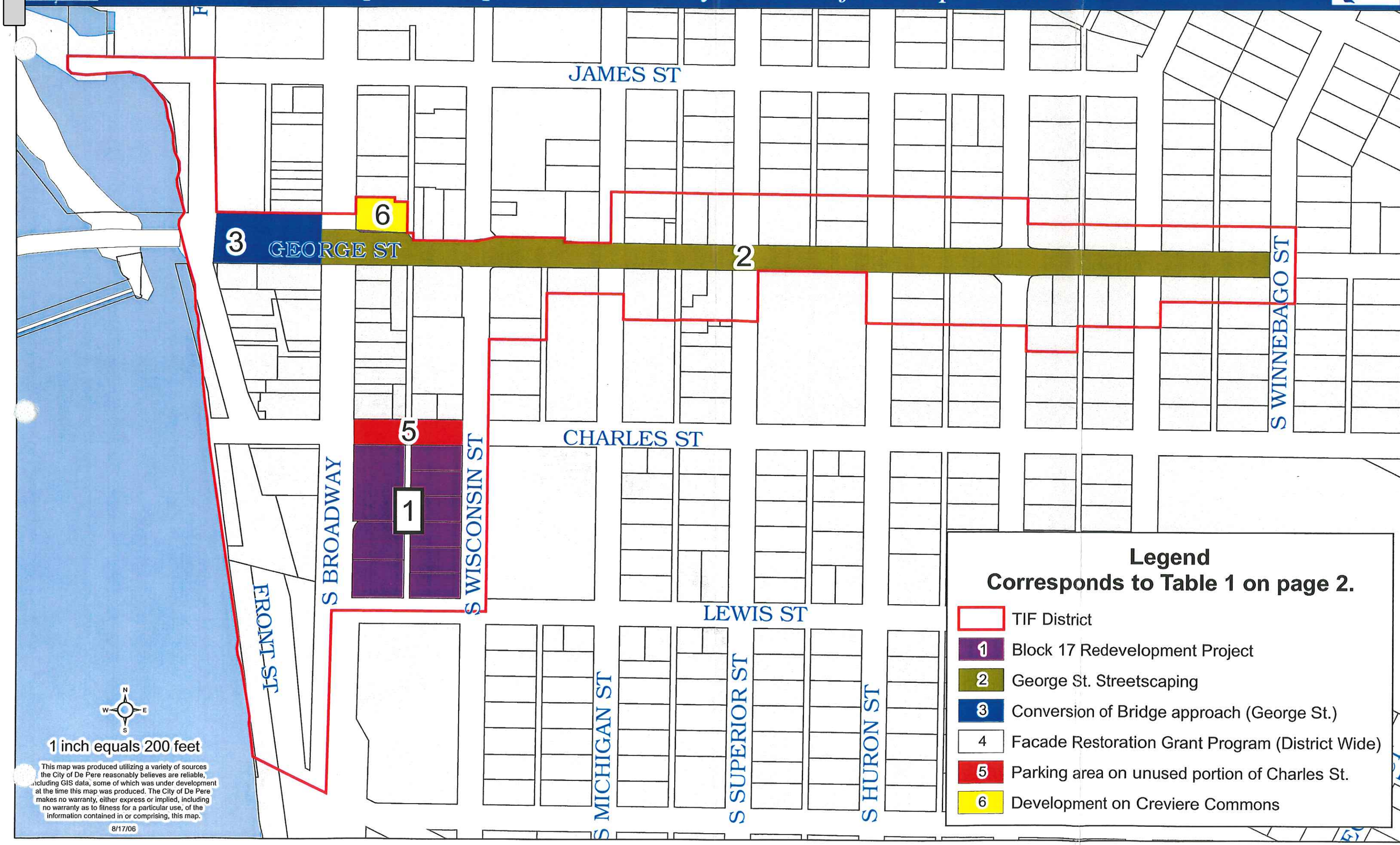
N W E S

Legend
- Blighted Properties
- TIF District Boundary

Map #2 - Blighted Properties
De Pere, Wisconsin

Map 3: Proposed Boundary and Project Improvements



City of De Pere, Wisconsin

Draft Amendment to

Tax Increment Financing Plan

for

Tax Incremental Financing District No. 7

Recommended by the City Plan Commission
Expected: September 16, 2014

Adopted by the Common Council
Expected: September 16, 2014

Adopted by Joint Review Board
Expected: September 23, 2014

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

EXECUTIVE SUMMARY

The purpose of the Amendment to the Project Plan is twofold:

1. **To act on the statutory authority of redetermination of base values in Tax Incremental Districts as a result of a 'decrement' situation being created in which there was a decline in current value of TID property in the district that is greater than 10% for two consecutive years. The City has determined Tax Incremental Financing District No. 7 has experienced a decrement situation resulting from declining values and is eligible to receive a redetermination of base value. Pursuant to Wis. Stats. sec. 66.1105(5)(i)4. the City is electing option 4 in which all project costs are anticipated to be financed within 90% of the District's remaining life.**
2. **Project Plan Amendment to modify the estimated project costs, projected revenues and economic feasibility study of the District.**

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

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Section I

Project Plan Amendment: Base Value Redetermination

Section A Introductions

Under current tax incremental financing law, a city, village or, in certain circumstances, town, may create a tax incremental district (TID) in order to foster development of the area to be included in the TID. Generally, as part of the process of creating a TID, the Department of Revenue (DOR) will calculate a base value for the TID. Typically, during the TID's lifespan, property values of the property in the TID will rise above the base value, and the portion of taxes collected on the increase in property values will be used to pay back the project costs of the TID. Under current law, DOR may redetermine a TID's base value if the TID project plan is amended to add or subtract territory from the TID, which may occur up to four times during the lifespan of a TID.

2013 Wisconsin Act 183 addresses the situation where property values of the property in a TID do not rise, as expected, but instead fall. Under the Act, a municipality may, subject to joint review board approval, request that DOR redetermine the base value of a TID that is in a 'decrement situation' that continues for at least two consecutive years. The Act defines 'decrement situation' as a decline in current value of TID property of at least 10% compared to the current base value of the TID. The Act specifies that a municipality may request redetermination of the base value of a TID in a decrement situation once during the lifespan of the TID, and DOR may, generally impose a fee of $1,000 for the redetermination. Additionally, prior to redetermination by DOR, the municipality must complete a financial analysis of the TID, and must amend the Project Plan to satisfy at least one of the following requirements:

Option #3 (sec. 66.1105(5)(i)3.)
With regard to the total value of public infrastructure improvements in the district that occurs after joint review board approval, that at least 51% of the value of the improvements must be financed by a private developer or other private entity in return for the municipality's agreement to repay those costs solely through the payment of cash grants, and that cash grants must be paid via a development agreement with the municipality.

Option #4 (sec. 66.1105(5)(i)4.)
That all project costs are expected to be paid within 90% of the TID's remaining life.

Option #3 (sec. 66.1105(5)(i)5.)
That expenditures may be made only within the first half of the TID's remaining life, unless approved by unanimous vote of the joint review board, and subject to the generally applicable limitations or the timing of expenditures under the TIF law.

Section B Base Value Redetermination

Pursuant to the options outlined above regarding base value redetermination, the City elects **Option #4** (sec. 66.1105(5)(i)4.) as show below:

	2013		2014	
	Current Value	Value Increment	Current Value	Value Increment
TIF Value per DOR	12,418,500	(2,589,400)	12,056,000	(2,951,900)
Estimated Decrement %	-20.85%		-24.48%	
(greater than 10%, as required by 2013 Wisconsin Act 183)				

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Section II

Project Plan Amendment: Estimated Project Costs, Projected Revenues and Economic Feasibility Study

Section A Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City or Village has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following this requirements and it was designated as a blighted area in the project plan. The Project Plan Amendment for Tax Incremental Financing District No. 7, “the District,” in

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the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is defined by the boundary shown on Map 1 found on Page 12. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the village attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on page 4, which provides a listing of all District activities; and Map 3 on Page 14, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

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B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

TID NUMBER 7 - TABLE I
Proposed Project Costs, Public Works and Improvements

Amendment Only

	Total Costs	Year 2014	2015	2016	2017-2031
CAPITAL COSTS					
City Dam	280,000				280,000
Wells Park	500,000				500,000
Bridge Approach	2,000,000				2,000,000
Pedestrian Improvements	100,000				100,000
Fox River Trail Improvements	100,000				100,000
Alley Improvements	200,000				200,000
Parking Lots Reconstruction	200,000				200,000
½ Mile Improvements	200,000				200,000
Subtotal	3,500,000	0	0	0	3,500,000
PRIVATE COSTS					
Façade Grants	20,000			20,000	
S Broadway Dev Grant	900,000				900,000
Creiver Common Dev Grant	150,000				150,000
Wells Site Dev Grant	300,000				300,000
Front Street Dev Grant	1,500,000				1,500,000
Future Project A	150,000				150,000
Future Project B	150,000				150,000
Future Project C	150,000				150,000
Future Project D	150,000				150,000
Subtotal	3,470,000	0	0	20,000	3,450,000
ADMINISTRATIVE COSTS					
	756,000	42,000	42,000	42,000	630,000

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	Total Costs	Year 2014	2015	2016	2017-2031
FINANCING COSTS					
Bond issuance costs	70,000				70,000
Bond interest costs	912,460				912,460
Subtotal	982,460	0	0	0	982,460
TOTAL	8,708,460	42,000	42,000	62,000	8,562,460

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Section C Local Action

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the District Amendment has been scheduled for the Plan Commission on September 16, 2014. Notice of the Public Hearing is to be published in the De Pere News on August 26, 2014 and September 2, 2014. The resolution approving the District Amendment shall be introduced to the Common Council for approval on September 16, 2014.

State Statutes require the City seeking to modify a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for September 9, 2014, with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 16, 2014.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2014 total equalized value is 1,834,327,100. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $220,119,252.

The City has 6 outstanding Tax Incremental Districts with $126,732,700 of equalized value. This district is expected to include the addition of approximately $37,316,900 of incremental value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

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The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 7

The purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 12 and are further described in Appendix A and B . The proposed Plan Amendment does not change the original boundary. The District includes the properties with the identification numbers and legal descriptions as found in Appendix A and B.

Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

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TID NUMBER 7 – TABLE II

Projected Development

PROJECT	Value	Expected Date of Construction
De Pere Auto	10,000	2013
Walgreens & 619 George	1,726,900	2014
Façade Improvements	80,000	2015-2018
Future Redevelopments	15,500,000	2017-2021
S Broadway Redevelopment	5,000,000	2019
Crevier Common Redevelopment	800,000	2021
Bridge Site Redevelopment	5,000,000	2022
Front Street Redevelopment	8,000,000	2023
Future Project A	800,000	2024
Future Project B	800,000	2025
Future Project C	800,000	2026
Future Project D	800,000	2027
TOTAL ESTIMATED VALUE INCREMENT	39,316,900	

The City has estimated that the District Amendment will create incremental new value as shown in the table above. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 4.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be

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aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	(2,951,900)	(2,951,900)	10,000	(2,941,900)	23.85	0	0
2015	10,000	10,250	1,726,900	1,737,150	23.85	41,430	41,430
2016	1,737,150	1,780,579	20,000	1,800,579	23.85	42,943	84,373
2017	1,800,579	1,845,593	6,020,000	7,865,593	23.85	187,590	271,962
2018	7,865,593	8,062,233	2,020,000	10,082,233	23.85	240,455	512,418
2019	10,082,233	10,334,289	2,520,000	12,854,289	23.85	306,567	818,985
2020	12,854,289	13,175,646	5,000,000	18,175,646	23.85	433,478	1,252,463
2021	18,175,646	18,630,037	5,000,000	23,630,037	23.85	563,562	1,816,025
2022	23,630,037	24,220,788	800,000	25,020,788	23.85	596,731	2,412,756
2023	25,020,788	25,646,308	5,000,000	30,646,308	23.85	730,896	3,143,652
2024	30,646,308	31,412,466	8,000,000	39,412,466	23.85	939,964	4,083,616
2025	39,412,466	40,397,777	800,000	41,197,777	23.85	982,542	5,066,158
2026	41,197,777	42,227,722	800,000	43,027,722	23.85	1,026,185	6,092,343
2027	43,027,722	44,103,415	800,000	44,903,415	23.85	1,070,919	7,163,263
2028	44,903,415	46,026,000	800,000	46,826,000	23.85	1,116,772	8,280,035
2029	46,826,000	47,996,650	0	47,996,650	23.85	1,144,691	9,424,726
2030	47,996,650	49,196,566	0	49,196,566	23.85	1,173,309	10,598,035
2031	49,196,566	50,426,480	0	50,426,480	23.85	1,202,641	11,800,676
Total			39,316,900			11,800,676	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on September 16, 2014.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis

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of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	NEW TID Expenses	NEW TID Expenses Non - Bonded	Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(3,558,028)	0	0	(42,000)	0	166,772	0	($3,433,256)
2015	(3,433,256)	0	(55,000)	(42,000)	0	166,772	41,430	($3,322,054)
2016	(3,322,054)	0	0	(42,000)	(93,160)	166,772	42,943	($3,247,500)
2017	(3,247,500)	0	0	(42,000)	(93,160)	0	187,590	($3,195,070)
2018	(3,195,070)	0	0	(42,000)	(93,160)	0	240,455	($3,089,775)
2019	(3,089,775)	0	0	(42,000)	(93,160)	0	306,567	($2,918,368)
2020	(2,918,368)	0	(900,000)	(42,000)	(93,160)	0	433,478	($3,520,050)
2021	(3,520,050)	0	(185,000)	(42,000)	(367,256)	0	563,562	($3,550,744)
2022	(3,550,744)	0	(150,000)	(42,000)	(367,256)	0	596,731	($3,513,270)
2023	(3,513,270)	0	(1,500,000)	(42,000)	(367,256)	0	730,896	($4,691,630)
2024	(4,691,630)	0	(150,000)	(42,000)	(367,256)	0	939,964	($4,310,923)
2025	(4,310,923)	0	(150,000)	(42,000)	(367,256)	0	982,542	($3,887,637)
2026	(3,887,637)	0	(150,000)	(42,000)	(367,256)	0	1,026,185	($3,420,708)
2027	(3,420,708)	0	(150,000)	(42,000)	(367,256)	0	1,070,919	($2,909,044)
2028	(2,909,044)	0	(150,000)	(42,000)	(367,256)	0	1,116,772	($2,351,529)
2029	(2,351,529)	0	0	(42,000)	(367,256)	0	1,144,691	($1,616,094)
2030	(1,616,094)	0	0	(42,000)	(367,256)	0	1,173,309	($852,041)
2031	(852,041)	0	0	(42,000)	(274,096)	0	1,202,641	$34,504
Total		0	(3,540,000)	(756,000)	(4,412,460)	500,316	11,800,676	

Section G Financing

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

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Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on page 4. There are currently not any estimated non-project costs of the district.

Section I Existing Land Uses and Conditions

Map 2, found on Page 13, has been provided to give a general description of the conditions within the area. Map 4, found on page 15, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

Section J Proposed Land Use

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 16 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Estimated Amount of Bonded Indebtedness

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Section O Findings

A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes.

B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.

C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other real property in the District.

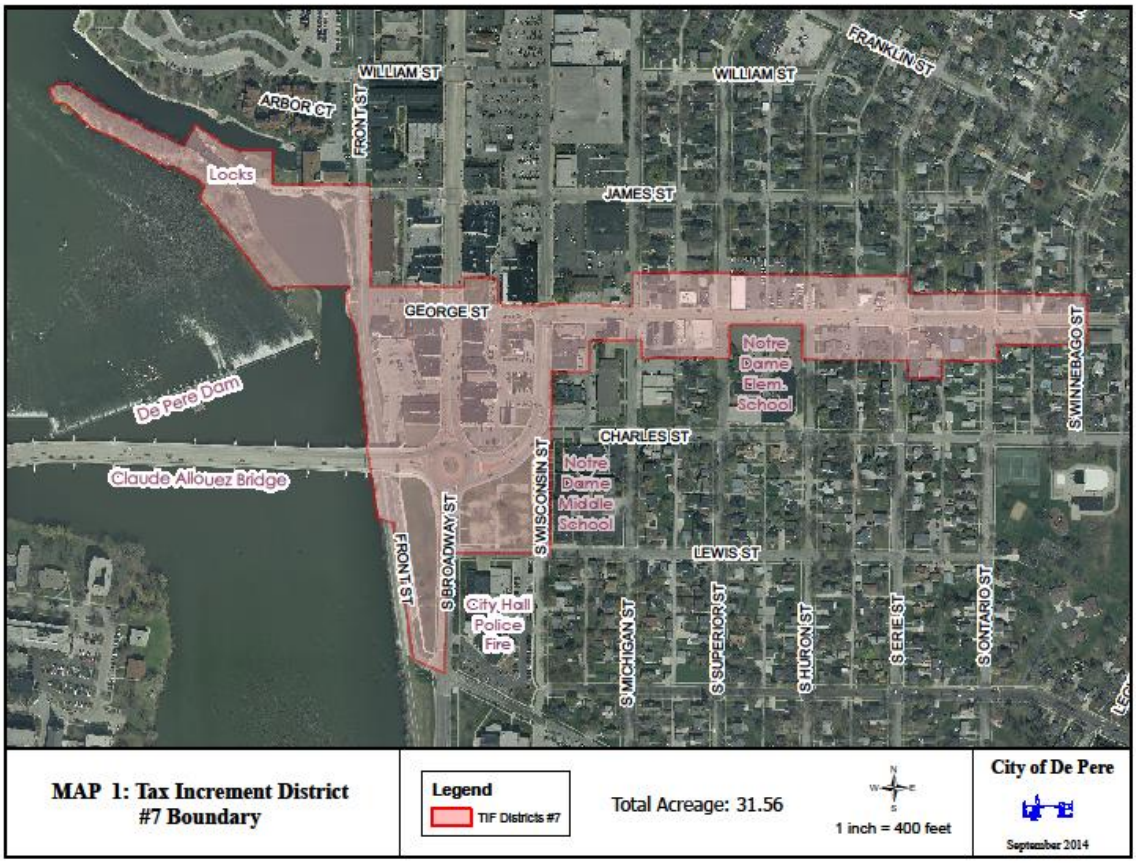
D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix D.

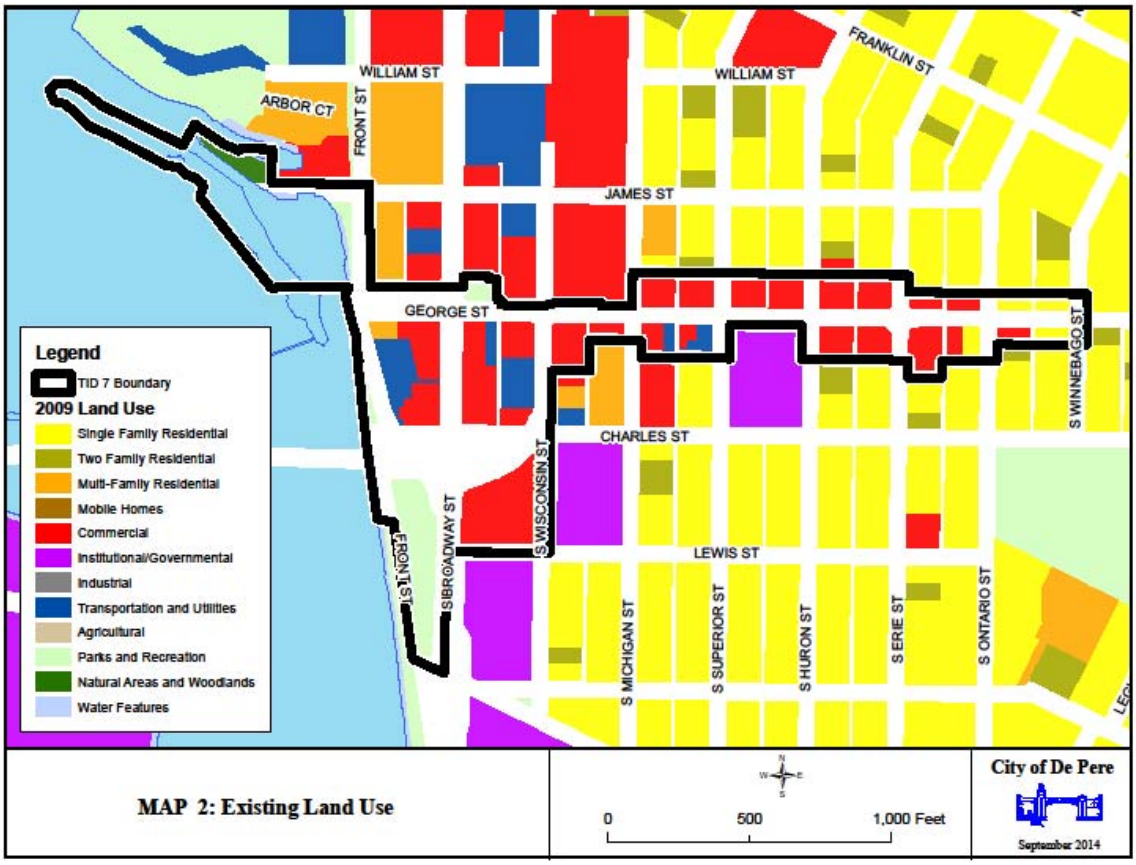
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 7 BOUNDARIES



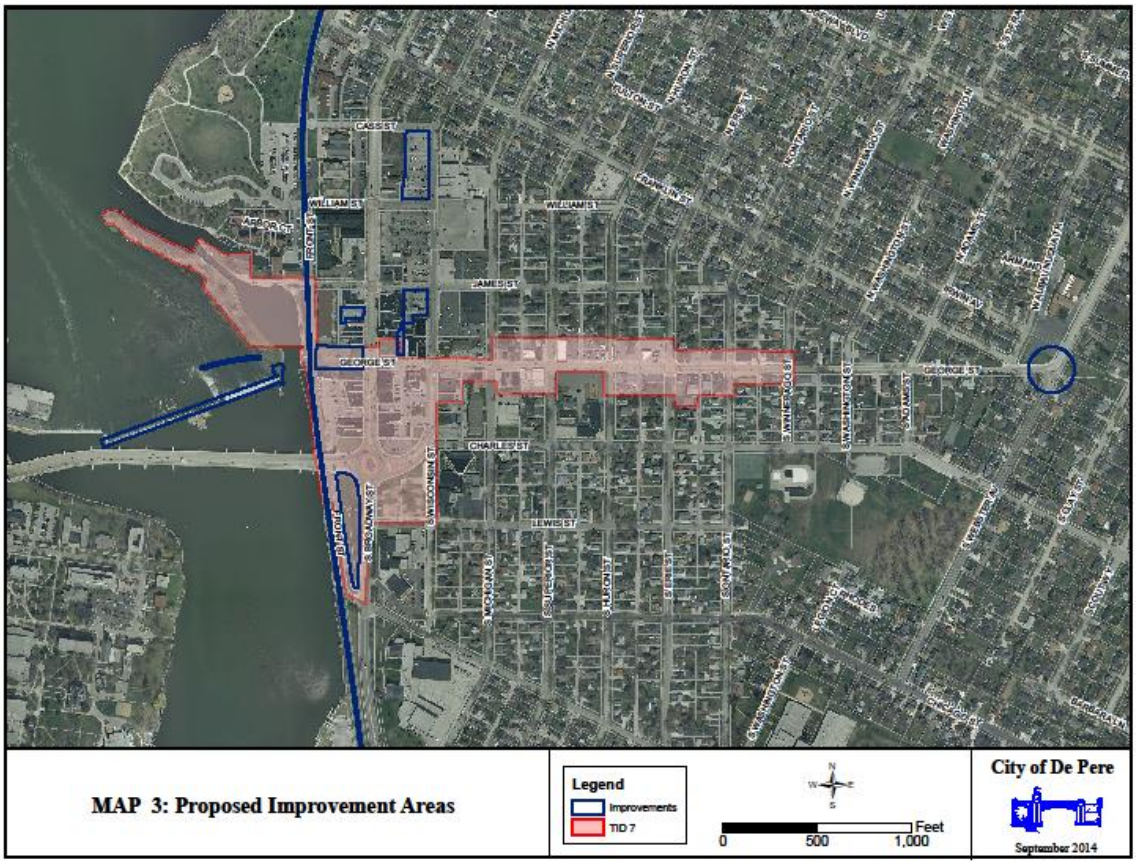
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 2 – EXISTING LAND USE & CONDITIONS



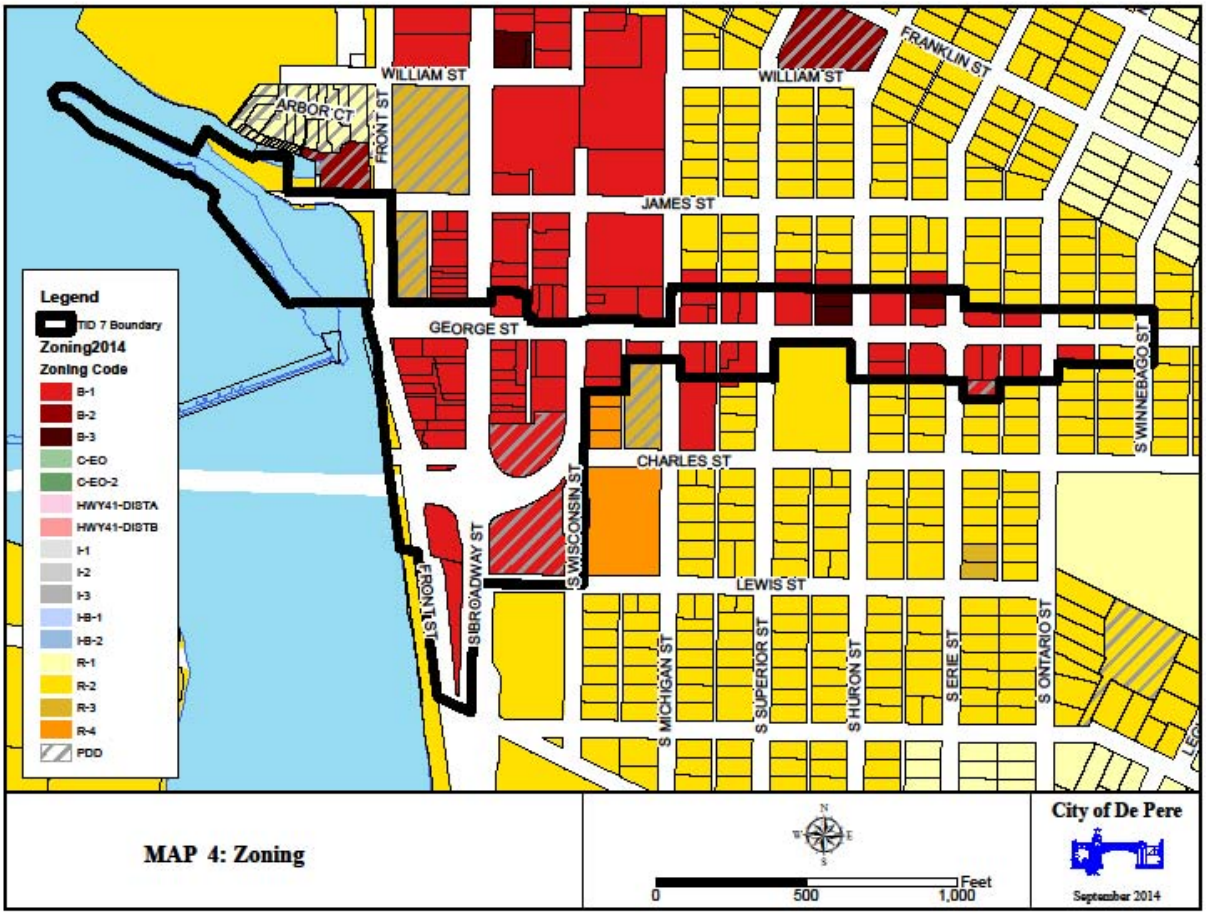
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



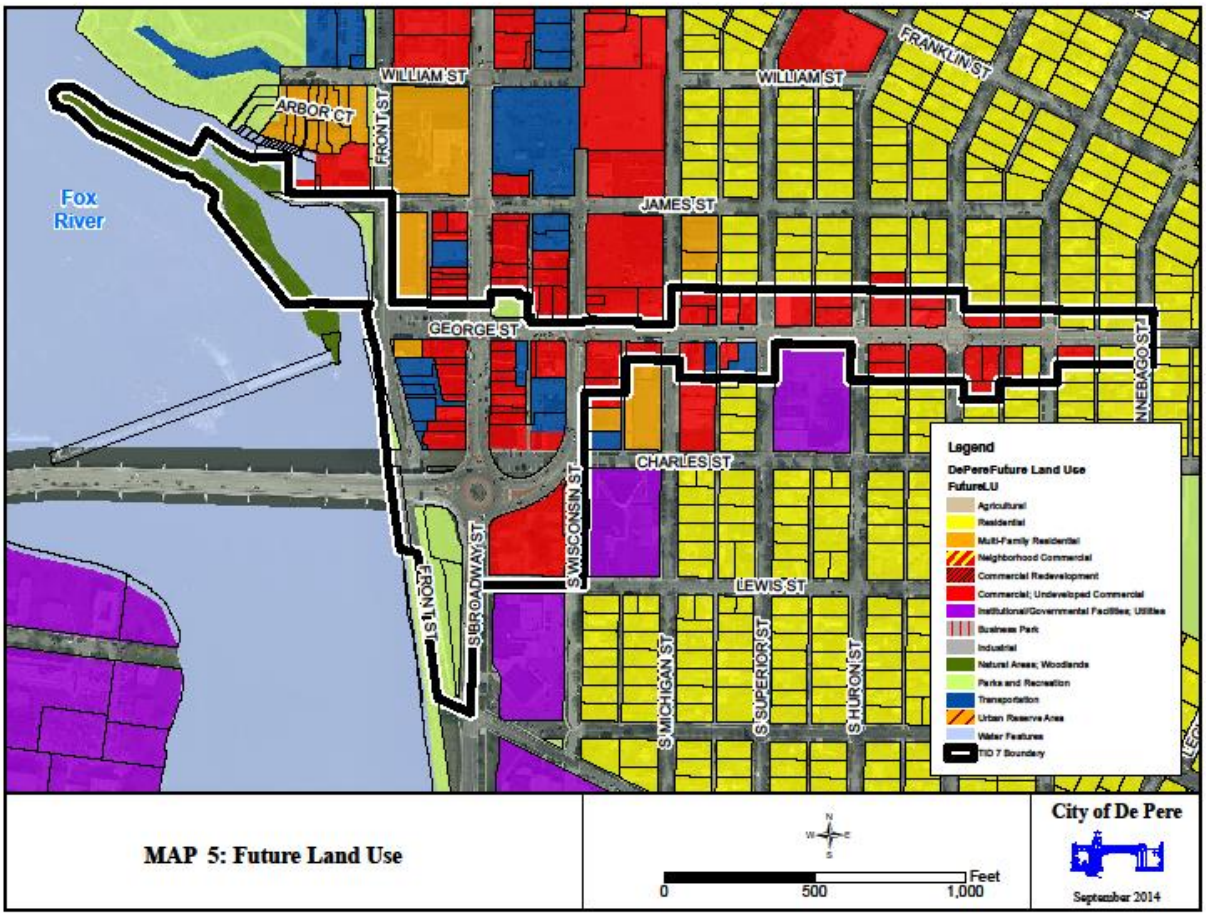
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 4 – EXISTING ZONING



Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

MAP 5 – PROPOSED LAND USE & ZONING



MAP 5: Future Land Use

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX A

PARCEL ID AND DESCRIPTION

PARCELID	LOCATION	Legal Description
ED-1006	109 N HURON ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 37
ED-1007	715 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 37
ED-1008	705 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 37
ED-1048	820 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 43 EX RD IN 2251108
ED-1058	802 GEORGE ST	ORIGINAL PLAT OF DE PERE LOT 12 BLK 43
ED-1058-1	S HURON ST	ORIGINAL PLAT OF DEPERE LOT 11 BLK 43
ED-1065	109 N ERIE ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 44
ED-1066	821 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK 44 EX RD IN 2253297
ED-1067	805 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 44
ED-1088	921 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 47
ED-1089	905 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 BLK 47 EX RD IN 2256631
ED-1094	920 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 1 & 2 BLK. 48
ED-1095	914 GEORGE ST	ORIGINAL PLAT OF DEPERE WEST 1/2 OF LOTS 1 & 2 BLK. 48
ED-1103	115 S ERIE ST	ORIGINAL PLAT OF DEPERE LOT 10 BLK. 48
ED-1104	908 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 11 & 12 BLK. 48
ED-1105	900 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 11 & 12 BLK 48 EX RD IN 2251109
ED-287	230 S BROADWAY ST	DICKINSONS ADDN LOTS 1 THRU 16 BLK 64 EX 601 R 495 & EX 661 R 293 & EX RD & EX RR
ED-588	1021 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 6 BLK. 1
ED-589	1003 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 7 BLK. 1
ED-596	1018 GEORGE ST	LESSEY'S ADDN TO DEPERE LOT 1 BLK 2 & MARSH'S ADDN TO DEPERE LOT 1 BLK 2
ED-660	1002 GEORGE ST	MARSH'S ADDN TO DEPERE LOT 12 BLK 2 & LESSEY'S ADDN TO DEPERE LOT 12 BLK 2
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-716	REAR FRONT ST	ORIGINAL PLAT OF DEPERE PART OF LOTS 1 THRU 5 BLK.3 DESC. IN J9453-17
ED-719	FRONT ST	OUTLOT 2 OF 56 CSM 75 BNG PRT OF LOT 1-5 BLK 1 ORIGINAL PLT OF DE PERE
ED-783	100-102 S BROADWAY ST	ORIGINAL PLAT OF DEPERE ALL OF LOT 1 & PART OF LOT 12 DESC IN J15150-01 BLK 15
ED-784	106 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 22 FT OF LOT 2 BLK 15 EX 927 R 490
ED-785	114-116 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 38 FT OF LOT 2 & ALL OF LOT 3 EX S 1.83 FT THEREOF & EX 927 R 486 BLK 15

ED-788	118 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1.83 FT OF LOT 3 & ALL OF LOT 4 EX 353 D 530 & EX 927 R 492 BLK 15
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-789	126 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1/2 OF LOT 5 & S 1/2 OF LOT 8 EX COM SW COR LOT 8 TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 LOT 8 50.7 FT TH S 30 FT TO S/L LOT 8 TH W ALG S/L LOT 8 42.2 FT TO POB BLK 15
ED-790	132 S BROADWAY ST	ORIGINAL PLAT OF DEPERE LOTS 6 & 7 & N 2 FT OF CHARLES ST BLK 15 EX COM NW COR LOT 7 S TO SW COR E 10 FT N TO BEG & EX 944 R 504
ED-793	FRONT ST	ORIGINAL PLAT OF DEPERE THAT PRT OF LOTS 8 & 9 AS DESC IN 258 D 587 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-798	302 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 12 BLK 15 EX J8992-6 & EX J15150-01
ED-799	CHARLES ST	OUTLOT 1 OF 56 CSM 75 BNG PRT OF LOT 1 OF BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-801	S BROADWAY ST	LOT 1 OF 56 CSM 75 BNG PRT OF LOTS 3-6 BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-812	221 S BROADWAY ST	LOT 1 OF 54 CSM 312 BNG ALL OF LOTS 5-8 & PRT OF LOTS 1-4, 9 & 10 BLK 17 OF ORIGINAL PLAT OF DE PERE & BNG PRT OF DICKINSON'S ADDN TO ORIGINAL PLAT OF DE PERE
ED-816	416 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 18 EX RD IN 2237997 & EX W18 FT
ED-818	114 S WISCONSIN ST	LOT 2 OF 54 CSM 312 BNG PRT OF LOTS 3,4 & 5 BLK 18 ORIGINAL PLAT OF DE PERE EX 2646644
ED-823	150 S WISCONSIN ST	LOT 1 OF 58 CSM 342 BNG PRT OF LOTS 1 & 12 BLK 17 & BNG PRT OF LOTS 5,6,7 & 8 BLK 18 & PRT VAC CHARLES ST ALL IN ORIGINAL PLAT OF DE PERE
ED-824	125 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 38 FT OF LOT 8 BLK 18 & PRT OF LOT 8 DESC IN 2646663
ED-826	121 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 2/3 OF LOT 9 BLK. 18
ED-827	123 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S1/3 OF LOT 9 BLK. 18
ED-828	111-113 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 14 1/2' OF LOT 10 & S 18' OF LOT 11 EX E 39 FT THEREOF & PRT DESC IN 1020 R 312 BLK 18
ED-829	115 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 22 1/2' OF N 37' OF LOT 10 EX E 39 FT OF N 18 FT OF S 45 1/2 FT & PRT DESC IN J1509-22 & S 23 FT OF LOT 10 BLK 18
ED-831	107 S BROADWAY ST	ORGINAL PLAT OF DEPERE N 42' OF LOT 11 EX E 39' & S 24' OF LOT 12 EX E 39' BLK 18
ED-833	101 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 36' OF LOT 12 EX E 39 FT BLK. 18 & PRT DESC IN J1447-1 BLK 18
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644

ED-844	102 N BROADWAY ST	ORIGINAL PLAT OF DE PERE N 36.5 FT OF LOT 7 & 6 FT STRIP DESC IN 697 R 69 & S 40 FT OF LOT 8 EX N 10 FT OF E 30 FT BLK 19
ED-907	518-522 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 1 BLK. 26
ED-917	115 S WISCONSIN ST	ORIGINAL PLAT OF DEPERE LOT 10 EX S 10 FT BLK. 26
ED-918	502 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 11 & 12 BLK 26 EX RD IN 2249929
ED-949	620 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOT 1 & ALL OF LOT 2 EX S 2' & EX W 27 FT OF N 27.5 FT OF LOT 2 BLK.31
ED-949-1	614 GEORGE ST	ORIGINAL PLAT OF DEPERE W 27 FT OF N 27.5 FT OF LOT 2 & W1/2 OF LOT 1 BLK. 31
ED-960	610 GEORGE ST	ORIGINAL PLAT OF DEPERE ELY 40' OF LOTS 11 & 12 BLK. 31
ED-961	600-604 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 11 & 12 EX ELY 40' BLK. 31
ED-966	623 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 5 & 6 BLK. 32
ED-967	615-617 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 5 & 6 BLK. 32
ED-968-1	611 GEORGE ST	ORIGINAL PLAT OF DEPERE E 26 FT 11 INCHES OF S 50 FT OF LOT 7 BLK. 32
ED-968-2	609 REAR GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 EXC E 26 FT 11 INCHES OF S 50 FT BLK 32
ED-968-3	609 GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT. OF LOT 7 BLK. 32 DESC. IN J3323-33
ED-969	108 N MICHIGAN ST	ORIGINAL PLAT OF DEPERE LOT 8 BLK. 32

Attachment: Draft TID 7 Project Plan Amendment (2658 : Resolution #14-104, Approving the Amended
Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX B

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 250.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX C

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE PROJECT PLAN AND REDETERMINATION OF BASE VALUE FOR TAX INCREMENT DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 6:30 p.m. on Tuesday, September 16, 2014, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed amendment to the project plan and redetermination of base value for Tax Increment District Number 7, City of De Pere, Wisconsin.

The City anticipates that the project plan will be amended to include expenditures such as cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district. The Plan also includes infrastructure improvements that are within a half mile radius of the district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the City Director of Planning and Economic Development at 920-339-4043. A copy of the proposed project plan amendment is available for review in the De Pere Planning Office located at City Hall, 335 S. Broadway St and will be provided upon request.

Dated this 26th day of August 2014.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX D
PROOF OF PUBLICATION

(Will be inserted upon receipt from the De Pere News)

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE
335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment and Request for Base Value Redetermination

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats.§66.1105(5)(i)2, any tax incremental financing district project plan amendment and request for base value determination must include an opinion of the City Attorney, or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section.

As the duly appointed City Attorney of the City of De Pere and upon a review of the Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:jld
H:\jdupont\Letters\2014\Mayor & CC-TID 7- 9-14-190-001-06.docx

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE
335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats.§66.1105(4)(f), any tax incremental financing district project plan amendment and request for base value determination must include an opinion of the City Attorney, or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section.

As the duly appointed City Attorney of the City of De Pere and upon a review of the Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

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Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX F
ORIGINAL PROJECT PLAN FOR TID 7

TAX INCREMENT DISTRICT NO. 7

I. Statement of Kind, Number and Location of Proposed Projects

Tax Increment District (TID) No. 7, City of De Pere, is being created under authority of Wisconsin State Statutes 66.1105, primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The creation of this TID will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are shown on Maps #1-3 and as legally described on page 7. The intent is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Therefore, the City has two objectives in this Tax Increment Financing (TIF) project:

1. Support and stimulate private investment, which would not have happened without TIF.
2. Strengthen the tax base and economic viability of the East Downtown area that will benefit the entire community.

The following is a list of projects the City plans to implement in future years using TIF dollars. Any costs directly or indirectly related to the public works are considered "project costs" and eligible to be paid with tax increment revenues generated within the tax incremental district.

II. Detailed List of Project Costs

The kind, number and estimated costs of projects in this Tax Increment District Plan and listed on Table 1. All costs are based on 2007 prices and actual bids or preliminary estimates. The City reserves the right to include capitalized interest as a TIF reimbursable cost at a later time if financing requirements make it necessary to do so. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the plan.

The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the plan. Estimated project costs are not meant to be a budget, nor an appropriation or commitment of funds for specific projects, but a framework with which to manage projects. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the De Pere City Council, without amending the plan.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Table 1: Kind, Number and Estimated Project Costs

No.	Potential Project Description	Estimated Costs
1.	Block 17 Redevelopment Project	$1,500,000
2.	George Street Streetscaping	$110,000
3.	Conversion of Bridge approach (George Street)	$200,000
4.	Façade Restoration Grant Program	$120,000
5.	Parking Area on unused portion of Charles Street	$30,000
6.	Development on Creviere Commons	$5,000
Total		$1,965,000

Individual project monies plan to be spent over the following years is shown in Table 2.

Table 2 identifies the timing of anticipated public expenditures by an approximate year.

Table 2: Projected Expenditures by Year

No.	2007	2008	2009	2010	Total
1.	$1,500,000				$1,500,000
2.	$110,000				$110,000
3.				$200,000	$200,000
4.	$30,000	$30,000	$30,000	$30,000	$120,000
5.		$30,000			$30,000
6.				$5,000	$5,000
Total	$1,640,000	$60,000	$30,000	$235,000	$1,965,000

Activities in each of the projects are described as follows:

1. Block 17 Redevelopment Project

The City block surrounded by Charles Street to the north, Lewis Street to the south, S. Wisconsin Street to the east and S. Broadway Street to the west is going to be impacted by the relocation of the new Claude Allouez Bridge. The remainder of the block is a prime redevelopment site, due to its excellent visibility as the prime westerly entrance to the East Downtown Business District and views of the Fox River.

This project would involve the following possible actions:
- Appraisals for each property

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- Initial offers for acquisition of properties
- Possibility of paying for a second Appraisal
- Relocation costs
- Demolition costs

Once the project area is demolished, properties could be combined and marketed for redevelopment proposals.

2. George Street Streetscaping

In 2006, George Street, from S. Wisconsin Street to Webster Street, will be entirely rebuilt. Because this roadway is a major corridor leading to De Pere's East Downtown area, the City wants to create an aesthetically attractive entryway. The aesthetic improvements will be consistent with the N. Broadway streetscape, and would include such things as pedestrian "bump-outs", colored pavers at pedestrian crossings, decorative lighting and plant materials.

3. Conversion of bridge approach (George Street) to a Mixture of Uses

Once the existing roadway and Claude Allouez connection is replaced by the new bridge, the George Street right-of-way and state-owned land from Front to Broadway Streets will no longer be used for vehicular traffic.

The City of De Pere has the opportunity to redesign this road right-of-way for a mixed use development. Such uses could include new building(s), off-street parking, green space, and pedestrian connection from the downtown area and Broadway Street to Front Street, the Fox River Recreational Trail and riverfront. The green space along the pedestrian trail could become a landscaped plaza with benches.

4. Façade Restoration Grant Program

The City of De Pere has had a successful Façade Restoration Grant Program for many years. This program provides one dollar for every four dollars utilized for exterior renovations. Monies from Tax Increment Financing would provide incentives to the businesses that are in the boundaries of this Tax Increment District.

5. Parking Area on unused portion of Charles Street

Most of Charles Street, between S. Broadway and S. Wisconsin Streets, will not be used as a traffic carrier once the new bridge and roundabout are built. This excess right-of-way can be converted into needed public parking to replace spaces lost because of the Claude Allouez Bridge Replacement Project.

6. Development on Creviere Commons

This downtown green space is on a major traffic corridor (Broadway/George Street) through the East Downtown area, and carries traffic from one part of the city to another. Once the new bridge is constructed, traffic counts will diminish significantly, and this green space, although nice to have, will not serve as the aesthetic focal point enjoyed by passing motorists.

Creviere Commons could be replaced by other green space on remnants created by the new traffic corridor and relocated bridge. After other sites are landscaped, Creviere Commons could be occupied by a new downtown structure.

III. Economic Feasibility Study

Projected Income by Project

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The projected timeframe for project increment is shown on Table 3. This timeframe is based on construction or renovation occurring in the previous two year period, with taxable value created the year before. The year in which the project is listed for income is the year that taxes are due.

Table 3: Projected Increase in Assessed Valuation from New or Renovated Projects

Levy Year	1. Block 17 Mixed Use Development	3. George Street Structure	4. Façade Restoration	6.Creviere Commons Structure	New 2007 Construction	Total
2008			$30,000		$414,200	$441,200
2009	6,200,000		$30,000			$6,230,000
2010			$30,000			$30,000
2011			$30,000			$30,000
2012		$1,500,000				$1,500,000
2013				$1,000,000		$1,000,000
Total	6,200,000	$1,500,000	$120,000	$1,500,000	$414,200	$9,231,200

Revenue Projections

The projected income on table 3 is the basis for the tax increment on table 4. The TID No. 7 base value is $12,824,700. The projections assume that the district will experience a slight inflationary growth of two percent per year over the life of the TIF. The tax rate (due to upcoming projects and rising school district tax rates) are assumed to increase over a five year period, followed by a steady tax rate thereafter.

A decline in the increment is the result of removing taxable structures from Block 17.

The leverage being used by TIF is to generate the construction of a 6.2 million dollar project by purchasing approximately $844,200 worth of buildings at a cost of 1.5 million. Other projects will also assist in leveraging more tax base for downtown improvements and additional tax base.

The following revenue projections support the worth of the project, not to mention how important it is to encourage continuous improvements to the Downtown areas.

The accumulated increment of $3,389,323 over a seventeen year period should be sufficient to support the $1,970,000 project costs plus debt interest and the dip in tax increment revenue.

Table 4: Revenue Projections

(2007 Base value is $12,824,700)

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Levy Year	Equalized Value	2% inflation on base Value	Additions/ Deletions	Net Increment Value	Cumulative Value	*Tax Rate	**Tax Increment Revenue	Cumulative Revenue (per Year)
2007	$12,824,700		($844,200)	($844,200)	($844,200)	$20.54		$0
2008	$13,081,194	$256,494		$256,494	($587,706)	$21.16		$0
2009	$13,342,818	$261,624	$441,200	$702,824	$115,118	$21.79	$2,509	$2,509
2010	$13,609,674	$266,856	$6,230,000	$6,496,856	$6,611,974	$22.44	$148,403	$150,912
2011	$13,881,868	$272,193	$30,000	$302,193	$6,914,168	$23.12	$159,841	$310,753
2012	$14,159,505	$277,637	$30,000	$307,637	$7,221,805	$23.12	$166,968	$477,721
2013	$14,442,695	$283,190	$1,500,000	$1,783,190	$9,004,995	$23.12	$208,195	$685,917
2014	$14,731,549	$288,854	$1,000,000	$1,288,854	$10,293,849	$23.12	$237,994	$923,911
2015	$15,026,180	$294,631		$294,631	$10,588,480	$23.12	$244,806	$1,168,716
2016	$15,326,704	$300,524		$300,524	$10,889,004	$23.12	$251,754	$1,420,470
2017	$15,633,238	$306,534		$306,534	$11,195,538	$23.12	$258,841	$1,679,311
2018	$15,945,902	$312,665		$312,665	$11,508,202	$23.12	$266,070	$1,945,380
2019	$16,264,821	$318,918		$318,918	$11,827,121	$23.12	$273,443	$2,218,823
2020	$16,590,117	$325,296		$325,296	$12,152,417	$23.12	$280,964	$2,499,787
2021	$16,921,919	$331,802		$331,802	$12,484,219	$23.12	$288,635	$2,788,422
2022	$17,260,358	$338,438		$338,438	$12,822,658	$23.12	$296,460	$3,084,882
2023	$17,605,565	$345,207		$345,207	$13,167,865	$23.12	$304,441	$3,389,323
			$8,387,000				$3,389,323	

Assumption: Conservatively, this table includes a 2% annual increase in commercial property values, and a 3% increase in the property tax rate for five years, followed by a leveling off of the tax rate over the remaining years.

*Tax rate per thousand of valuation.

**Tax Increment Revenue loss is paid back through borrowed monies.

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IV. A Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations Related Thereto are to be Incurred

The City of De Pere will cautiously proceed with any future borrowing, and any borrowed monies will be consistent with the City's debt service plan. The City realizes that investments in the district will occur over a period of years. Debt associated with listed projects is projected to be paid off by 2023.

The City of De Pere will utilize its ability to secure double exemption bonds secured by the City of De Pere Redevelopment Authority.

Table 5: Debt Service Cash Flow

	A	B*	C	D	E**	F	G***
Leavy Year	**As of 1-Jan Balance**	**Loss of Tax Revenue**	**Project Costs**	**Mics. Income (Bond)**	**Debt Service**	**Tax Increment Dollars**	**As of 12/31 TIF Balance**
2007		($17,340)	($1,640,000)	($1,657,340)	($74,580)		($1,731,920)
2008	($1,731,920)	($12,434)	($60,000)	($72,434)	($81,196)		($1,885,550)
2009	($1,883,847)		($30,000)	($30,000)	($86,200)	$2,509	($1,997,538)
2010	($1,997,428)		($235,000)	($235,000)	($100,464)	$148,403	($2,184,489)
2011	($2,092,764)				($98,302)	$159,841	($2,031,225)
2012	($2,035,824)				($91,405)	$166,968	($1,960,261)
2013	($1,969,386)				($88,212)	$208,195	($1,849,402)
2014	($1,860,909)				($83,223)	$237,994	($1,706,138)
2015	($1,719,254)				($76,776)	$244,806	($1,551,225)
2016	($1,559,557)				($69,805)	$251,754	($1,377,608)
2017	($1,390,863)				($61,992)	$258,841	($1,194,015)
2018	($1,207,650)				($53,731)	$266,070	($995,311)
2019	($1,009,116)				($44,789)	$273,443	($780,462)
2020	($794,431)				($35,121)	$280,964	($548,588)
2021	($562,723)				($24,686)	$288,635	($298,774)
2022	($313,080)				($13,445)	$296,460	($30,065)
2023	($44,544)				($1,353)	$304,441	$258,544
Total		($29,773)	($1,965,000)	($1,993,184)	($1,085,280)	$3,389,323	

* Lost tax revenue, due to a drop in the base year value, would be made up in borrowed monies.

**Debt Service is based on an interest rate of 4.5% times accumulated debt and project costs in the first four years. Annual debt service is then added to accumulated debt each year.

***Column G is the result of adding columns A, D and E together, and subtracting column F.

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Legal Description: District No. 7

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 250.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

VI. Plan Implementation

It is anticipated that improvements will be made during the life of the TID. A reasonable and orderly sequence is outlined in this plan. Public debt and expenditures will be made at the pace of private development interest to ensure that an increment is sufficient to cover expenses.

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

VII. Existing Land Use

The existing land uses in TID No. 7 are predominantly downtown mixed uses. At least fifty percent of the buildings and property meet the statutory definition of "blighted area" as described in Wisconsin Statutes s.s. 66.1105(2)(a), based on the following conditions:

1. Most of the structures in TID No. 7 are over fifty years old, and meet the "blighted area" criteria for "dilapidation, deterioration, age, or obsolescence."
2. Almost all of the buildings were constructed with common walls, which make them susceptible to a spreading fire in an adjacent building.
3. Being built immediately abutting each other hinders adequate ventilation, light, air and open space.
4. These structures would not pass current building code standards, but are allowed to continue under "grandfather" regulations.
5. Vacant "store fronts" qualifies as a "blighting influence" on the area.
6. Private party development of prime downtown locations due to owner/renter-occupied structures under multiple ownership is highly unlikely.
7. Vacant and underutilized land parcels have a "blighting" affect on neighboring parcels.
8. Environmentally contaminated sites exist, which discourages redevelopment.

VIII. Nonproject Costs

The City of De Pere does not anticipate incurring any nonproject costs.

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IX. Existing Land Uses: Map #1

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

X. Blighted Properties Map #2

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

XI. Proposed Boundary and Project Improvements: Map No. 3

XII. Proposed Relocation Plan for Displaced Persons or Businesses

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The City of De Pere is anticipating relocation of businesses and residents. The City will comply with all legal requirements of State Relocation laws, including taking the following steps and actions:

1. Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA), and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on “Relocation Benefits” as prepared by the DOA.

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 neighboring landowners to whom offers are being made.

3. The City will file a relocation plan with DOA and shall keep records as required in Wisconsin Statutes 32.27.

XIII. Proposed Changes in Zoning Ordinances

The zoning in Block 17 (between City Hall block and Charles Street) would need to be changed to a Planned Development District to permit a mixed use development.

XIV. Proposed Changes in Master Plan, Building Codes and City Ordinances

This project plan is consistent with the City's Comprehensive Plan dated October 5, 2004. There are no proposed changes to the building codes or other City ordinances for the implementation of this project plan.

XV. Orderly Development of the City

TID No. 7 will generate interest to rehabilitate and add new structures to properties in the district area, which will assist in the orderly redevelopment of the inner core of the City of De Pere.

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XVI. Opinion of City Attorney, i.e. Compliance with Wisconsin State Statutes, Section 66.1105

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Appendix #1

City Council Resolution

A Resolution Creating, Describing and Making Certain Findings

and Approving Project Plan for the

Tax Incremental District No. 7

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

WHEREAS, the City of De Pere desires to create Tax Incremental District No. 7, in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes (the "Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said district and thereby create incentives and opportunities for appropriate private development, and enhancement of the east downtown area, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission on _____, 2006 held a public hearing concerning the proposed creation of Tax Incremental District No. 7, and proposed project plan thereof in the City of De Pere, wherein interested parties were afforded a reasonable opportunity to express their views; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the chief executive officers of Brown County, the Northeast Wisconsin Technical College (the other entities having the power to levy taxes on property located within the proposed district) and the Board of Education of the De Pere Unified School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the proposed Description of Tax Incremental District No. 7, and recommended to the City Council that it create Tax Incremental District No. 7 within the area enclosed by said boundaries, as specified in the boundary description in the Project Plan entitled "Tax Incremental District No. 7", and

WHEREAS, the City of De Pere Plan Commission has prepared and adopted a project plan for Tax Incremental District No. 7, and

WHEREAS, the City of De Pere Plan Commission has submitted such plan to the City Council and recommended approval thereof, and

WHEREAS, the City Council hereby approves such project plan and finds the plan feasible and in conformity with the City of De Pere Comprehensive Plan;

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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of De Pere as follows:

1. Pursuant to the Tax Increment Law, there is hereby created in the City of De Pere a tax incremental district to be known as “Tax Incremental District No. 7, City of De Pere”, the boundaries of which shall be those recommended to the City Council as described and shown in the Project Plan.

2. The City Council hereby finds and declares that:

(a) Not less than 50% by area of the real property within the said tax incremental district is a blighted area, in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes; and

(b) The improvement of such area is likely to enhance the value of all of the other real property in said tax incremental district; and

(c) The aggregate value of equalized taxable property of the said tax incremental district plus the value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City of De Pere; and

(d) The project costs are intended to eliminate blight, directly serve to rehabilitate or conserve the area, and improvements made will enhance significantly the value of substantially all of the other real property in the District.

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, 2006, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

The City Assessor is hereby authorized and directed to identify, upon the assessment roll returned and examined under Section 60.45 of the Wisconsin Statutes, those parcels of property which are within Tax Incremental District No. 7, specifying thereon the name of the said tax incremental district, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Adopted this_____day of _____, 2007

_____

Michael Walsh
Mayor

Attest:

_____
Charlene Peterson/City Clerk

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Appendix No. 2

Plan Commission
Resolution ___-2006

Recommending Approval of the Project Plan and Boundary No. 7 to Tax Increment District No. 7, City of De Pere, Wisconsin

WHEREAS, the City of De Pere is proposing Tax Increment District No. 7 for the purpose of promoting downtown redevelopment, and;

WHEREAS, the Project Plan will provide opportunities for reinvestment and economic development, and;

WHEREAS, it is desirable and in the best interest of the City to adopt the project plan, which will create additional redevelopment opportunities within and in proximity to TID No. 7, and;

WHEREAS, on _____, 2006, the De Pere Plan Commission held a duly noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed TID No. 7 Project Plan and boundary.

NOW THEREFORE, BE IT RESOLVED THAT:

Section 1. Pursuant to Section 66.1105(4)(h) of the Wisconsin Statutes the Plan Commission recommends the project plan and boundary of the proposed TID No. 7 for the purpose of promoting redevelopment within and outside the district. Implementation of the plan will require expenditures relating to redevelopment, streetscaping, open space enhancements, facade restorations,

Section 2. The project plan contemplates expenditures for a street and utilities and related improvements outside of the district that are necessitated by the project plan for the district pursuant to Wis. Stat. 66.1105(2)(i) and 66.1105(2)(j).

Section 3. Such project plan expenditures are necessary to promote the development of the proposed TID No. 7 and adjoining lands.

Section 4. The De Pere Plan Commission finds that the project plan and TID No. 7 boundary is feasible and is in conformance with the Comprehensive Plan for the city, adopted October 5, 2004.

Section 5. The De Pere Plan Commission recommends Common Council approval and adoption of the Project Plan and Boundary for Tax Increment District No. 7.

Adopted: _____

_____
Michael Walsh
Mayor

Attest _____
Charlene Peterson/City Clerk

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Properties in TID No. 7

Base Property Value for January 1, 2007 (based on 2006 assessed values)

Tax Key Number (ED)	Address	Assessed Valuation
287	Wells Park	City Owned
588	1021 George Street	$92,900
589	1003 George Street	$98,500
596	1018 George Street	$71,100
660	1002 George Street	$158,200
716	Southwest corner of James & Front Street	City Owned
719	Wells Park	City Owned
783	100-102 S. Broadway Street	$600,000
784	106 S. Broadway Street	$210,100
785	114-116 S. Broadway Street	$648,200
788	118 S. Broadway Street	$154,300
788-1	Parking Lot	City Owned
789	126 S. Broadway Street	$56,400
790	132 S. Broadway Street	$527,400
793	Parking Lot W. of Storefronts	City Owned
794	Parking Lot W. of Storefronts	City Owned
796	Parking Lot W. of Storefronts	City Owned
798	302 George Street	$314,300
799	210 S. Broadway St.	City Owned
801	Wells Park	City Owned
805	412 Charles Street (Doctor's Office)	City Owned
806	208 S. Wisconsin Street (Parking Lot)	City Owned
807	212 S. Wisconsin Street	$32,500
808	222 S. Wisconsin Street (rental)	$77,700
809	230 S. Wisconsin Street	$99,400
810	232 S. Wisconsin Street	$110,000
811	229 S. Broadway Street	$269,700
812	221 S. Broadway Street	$254,900
814	205 S. Broadway Street	City Owned
816	416 George Street	$412,200
818	Parking lot fronting Wisconsin Street	City Owned
821	413 Charles Street -church	Tax Exempt
821-1	132 S. Wisconsin Street (Jeweler's store)	City Owned
823	135 S. Broadway Street	$489,300
824	125 S. Broadway Street	$434,300
825	129 S. Broadway Street	$185,200
826	121 S. Broadway Street	$192,100
827	123 S. Broadway Street	$183,300

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

828	113 S. Broadway Street	$169,900
829	115 S. Broadway Street	$292,700
831	107 S. Broadway Street	$280,000
833	101 S. Broadway Street	$218,900
833-1	Parking Lot fronting George Street	City Owned
844	102 N. Broadway Street	City Owned
907	522 George Street	$299,500
918	502 George Street	$398,600
949	620 George Street	$392,100
949-1	614 George Street	$413,800
960	610 George Street	$93,600
961	600 George Street	$361,200
966	623 George Street	$378,000
967	617 George Street	$160,100
968-1	611 George Street	$105,800
968-2	No address	$400
968-3	609 George Street	$142,100
969	108 N. Michigan Street	$156,700
1006	109 N. Huron Street	$76,500
1007	715 George Street	$54,200
1008	701 George Street	$279,700
1048	820 George Street	$307,500
1058	802 George Street	$397,700
1058-1	No Address	$32,400
1065	109 N. Erie Street	$47,400
1066	821 George Street	$393,700
1067	805 George Street	$373,700
1088	921 George Street (house gone, office building u/c)	$35,200
1089	905 George Street	$292,300
1094	920 George Street	$81,600
1095	914 George Street	$313,600
1103	115 S. Erie Street (new office bldg-partial assess.)	$233,700
1104	908 George Street	$181,200
1105	103 S. Erie Street	$188,900
Total		$12,824,700

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE:	**September 16, 2014**
DEPARTMENT:	**Plan Commission**
FROM:	**Ken Pabich**
SUBJECT:	**Resolution #14-105, Approving the Amended Project Plan for Tax Incremental Financing District #7, City of De Pere.**

ATTACHMENTS:

- Reso14-105 (DOCX)
- Resolution PC14-02 (PDF)
- Draft TID 7 Project Plan Amendment (PDF)

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

RESOLUTION #14-105

APPROVING THE AMENDED PROJECT PLAN FOR
TAX INCREMENTAL FINANCING DISTRICT #7, CITY OF DE PERE

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105(4)(h), for amendment of the project plan for Tax Incremental Financing District #7 (TID #7) as provided in Resolution # PC14-02 of the Plan Commission Recommending the Adoption of the Amended Project Plan for Tax Incremental Financing District #7, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with the recitations and findings in the above referenced Resolution of the Plan Commission, and the Common Council being aware of all proceedings of the Plan Commission in regard to the amendment of TID #7, including the public hearing held thereon on September 16, 2014 at 6:30 p.m. the Common Council wishes to adopt this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

> The Common Council, pursuant to Wis. Stats. §66.105(4)(h), hereby adopts and approves the Amended Project Plan for Tax Incremental Financing District #7, a copy of which is attached to Resolution #PC14-02 (Exhibit A) and incorporated herein as if fully set forth, subject to such technical changes to said plan amendment as deemed necessary by the City Attorney. The Common Council specifically finds the amended plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010) and further specifically finding that such development as described in such amended plan would not occur without the creation of TID #7.

BE IT FURTHER RESOLVED THAT:

> The Director of Planning and Economic Development is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this resolution with all deliberate haste.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

BE IT FURTHER RESOLVED THAT:

The Director of Planning and Economic Development is authorized and directed to schedule a meeting of the Joint Review Board not less than 10 days nor more than 30 days after their receipt of this resolution for the purpose of considering the approval of this resolution and the Amendment of the Project Plan for TID #7, City of De Pere.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of September, 2014.

APPROVED:

_____
Michael J. Walsh, Mayor

ATTEST:

_____
Shana L. Defnet, Clerk-Treasurer

Ayes: _____

Nays: _____

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

PLAN COMMISSION
RESOLUTION #PC14-02

RECOMMENDING THE ADOPTION OF THE AMENDED PROJECT PLAN
FOR TAX INCREMENTAL FINANCING DISTRICT #7

WHEREAS, a proposed amended project plan for Tax Incremental Financing District #7 (TID #7) was filed with the City Clerk-Treasurer's office and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, a copy of the public notice regarding such amendment has been sent by first class mail to the chief executive officers or administrators of any local governmental entities having the power to levy taxes on property within the district and to the school board of any school district which includes property located within the district, and by Class II publication in the Green Bay Press Gazette, the official newspaper of the City of De Pere; and

WHEREAS, at the above referenced hearing scheduled at the City Hall Council Chambers on September 16, 2014 at 6:30 p.m., the Plan Commission heard all interested parties, their agents and attorneys regarding the plan amendment for said District and determined that the proposed amendment to the project plan is in conformity with the City's Comprehensive Plan and is in the best interests of the City in order to foster logical and economical development in that part of the City;

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission of the City of De Pere hereby adopts and recommends to the Common Council adoption of the project plan amendment for TID #7, City of De Pere, a copy of which is annexed hereto and incorporated herein as if fully set forth, subject to such technical changes to said plan amendment as deemed necessary by the City Attorney.

Exhibit A

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 16th day of September, 2014.

APPROVED:

_____
Michael J. Walsh, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

City of De Pere, Wisconsin

Draft Amendment to

Tax Increment Financing Plan

for

Tax Incremental Financing District No. 7

Recommended by the City Plan Commission
Expected: September 16, 2014

Adopted by the Common Council
Expected: September 16, 2014

Adopted by Joint Review Board
Expected: September 23, 2014

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

EXECUTIVE SUMMARY

The purpose of the Amendment to the Project Plan is twofold:

1. **To act on the statutory authority of redetermination of base values in Tax Incremental Districts as a result of a 'decrement' situation being created in which there was a decline in current value of TID property in the district that is greater than 10% for two consecutive years. The City has determined Tax Incremental Financing District No. 7 has experienced a decrement situation resulting from declining values and is eligible to receive a redetermination of base value. Pursuant to Wis. Stats. sec. 66.1105(5)(i)4. the City is electing option 4 in which all project costs are anticipated to be financed within 90% of the District's remaining life.**
2. **Project Plan Amendment to modify the estimated project costs, projected revenues and economic feasibility study of the District.**

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Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Section I

Project Plan Amendment: Base Value Redetermination

Section A Introductions

Under current tax incremental financing law, a city, village or, in certain circumstances, town, may create a tax incremental district (TID) in order to foster development of the area to be included in the TID. Generally, as part of the process of creating a TID, the Department of Revenue (DOR) will calculate a base value for the TID. Typically, during the TID's lifespan, property values of the property in the TID will rise above the base value, and the portion of taxes collected on the increase in property values will be used to pay back the project costs of the TID. Under current law, DOR may redetermine a TID's base value if the TID project plan is amended to add or subtract territory from the TID, which may occur up to four times during the lifespan of a TID.

2013 Wisconsin Act 183 addresses the situation where property values of the property in a TID do not rise, as expected, but instead fall. Under the Act, a municipality may, subject to joint review board approval, request that DOR redetermine the base value of a TID that is in a 'decrement situation' that continues for at least two consecutive years. The Act defines 'decrement situation' as a decline in current value of TID property of at least 10% compared to the current base value of the TID. The Act specifies that a municipality may request redetermination of the base value of a TID in a decrement situation once during the lifespan of the TID, and DOR may, generally impose a fee of $1,000 for the redetermination. Additionally, prior to redetermination by DOR, the municipality must complete a financial analysis of the TID, and must amend the Project Plan to satisfy at least one of the following requirements:

Option #3 (sec. 66.1105(5)(i)3.)
With regard to the total value of public infrastructure improvements in the district that occurs after joint review board approval, that at least 51% of the value of the improvements must be financed by a private developer or other private entity in return for the municipality's agreement to repay those costs solely through the payment of cash grants, and that cash grants must be paid via a development agreement with the municipality.

Option #4 (sec. 66.1105(5)(i)4.)
That all project costs are expected to be paid within 90% of the TID's remaining life.

Option #3 (sec. 66.1105(5)(i)5.)
That expenditures may be made only within the first half of the TID's remaining life, unless approved by unanimous vote of the joint review board, and subject to the generally applicable limitations or the timing of expenditures under the TIF law.

Section B Base Value Redetermination

Pursuant to the options outlined above regarding base value redetermination, the City elects **Option #4** (sec. 66.1105(5)(i)4.) as show below:

	2013		2014	
	Current Value	Value Increment	Current Value	Value Increment
TIF Value per DOR	12,418,500	(2,589,400)	12,056,000	(2,951,900)
Estimated Decrement %	-20.85%		-24.48%	
(greater than 10%, as required by 2013 Wisconsin Act 183)				

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Section II

Project Plan Amendment: Estimated Project Costs, Projected Revenues and Economic Feasibility Study

Section A Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City or Village has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following this requirements and it was designated as a blighted area in the project plan. The Project Plan Amendment for Tax Incremental Financing District No. 7, “the District,” in

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is defined by the boundary shown on Map 1 found on Page 12. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the village attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on page 4, which provides a listing of all District activities; and Map 3 on Page 14, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

TID NUMBER 7 - TABLE I
Proposed Project Costs, Public Works and Improvements

Amendment Only

	Total Costs	Year 2014	2015	2016	2017-2031
CAPITAL COSTS					
City Dam	280,000				280,000
Wells Park	500,000				500,000
Bridge Approach	2,000,000				2,000,000
Pedestrian Improvements	100,000				100,000
Fox River Trail Improvements	100,000				100,000
Alley Improvements	200,000				200,000
Parking Lots Reconstruction	200,000				200,000
½ Mile Improvements	200,000				200,000
Subtotal	3,500,000	0	0	0	3,500,000
PRIVATE COSTS					
Façade Grants	20,000			20,000	
S Broadway Dev Grant	900,000				900,000
Creiver Common Dev Grant	150,000				150,000
Wells Site Dev Grant	300,000				300,000
Front Street Dev Grant	1,500,000				1,500,000
Future Project A	150,000				150,000
Future Project B	150,000				150,000
Future Project C	150,000				150,000
Future Project D	150,000				150,000
Subtotal	3,470,000	0	0	20,000	3,450,000
ADMINISTRATIVE COSTS					
	756,000	42,000	42,000	42,000	630,000

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

	Total	Year			
	Costs	2014	2015	2016	2017-2031
FINANCING COSTS					
Bond issuance costs	70,000				70,000
Bond interest costs	912,460				912,460
Subtotal	982,460	0	0	0	982,460
TOTAL	8,708,460	42,000	42,000	62,000	8,562,460

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Section C Local Action

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the District Amendment has been scheduled for the Plan Commission on September 16, 2014. Notice of the Public Hearing is to be published in the De Pere News on August 26, 2014 and September 2, 2014. The resolution approving the District Amendment shall be introduced to the Common Council for approval on September 16, 2014.

State Statutes require the City seeking to modify a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for September 9, 2014, with the final meeting to act on the Common Council's resolution anticipated for Tuesday, September 16, 2014.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2014 total equalized value is 1,834,327,100. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $220,119,252.

The City has 6 outstanding Tax Incremental Districts with $126,732,700 of equalized value. This district is expected to include the addition of approximately $37,316,900 of incremental value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 7

The purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 12 and are further described in Appendix A and B . The proposed Plan Amendment does not change the original boundary. The District includes the properties with the identification numbers and legal descriptions as found in Appendix A and B.

Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

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TID NUMBER 7 – TABLE II

Projected Development

PROJECT	Value	Expected Date of Construction
De Pere Auto	10,000	2013
Walgreens & 619 George	1,726,900	2014
Façade Improvements	80,000	2015-2018
Future Redevelopments	15,500,000	2017-2021
S Broadway Redevelopment	5,000,000	2019
Crevier Common Redevelopment	800,000	2021
Bridge Site Redevelopment	5,000,000	2022
Front Street Redevelopment	8,000,000	2023
Future Project A	800,000	2024
Future Project B	800,000	2025
Future Project C	800,000	2026
Future Project D	800,000	2027
TOTAL ESTIMATED VALUE INCREMENT	39,316,900	

The City has estimated that the District Amendment will create incremental new value as shown in the table above. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 4.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be

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aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	(2,951,900)	(2,951,900)	10,000	(2,941,900)	23.85	0	0
2015	10,000	10,250	1,726,900	1,737,150	23.85	41,430	41,430
2016	1,737,150	1,780,579	20,000	1,800,579	23.85	42,943	84,373
2017	1,800,579	1,845,593	6,020,000	7,865,593	23.85	187,590	271,962
2018	7,865,593	8,062,233	2,020,000	10,082,233	23.85	240,455	512,418
2019	10,082,233	10,334,289	2,520,000	12,854,289	23.85	306,567	818,985
2020	12,854,289	13,175,646	5,000,000	18,175,646	23.85	433,478	1,252,463
2021	18,175,646	18,630,037	5,000,000	23,630,037	23.85	563,562	1,816,025
2022	23,630,037	24,220,788	800,000	25,020,788	23.85	596,731	2,412,756
2023	25,020,788	25,646,308	5,000,000	30,646,308	23.85	730,896	3,143,652
2024	30,646,308	31,412,466	8,000,000	39,412,466	23.85	939,964	4,083,616
2025	39,412,466	40,397,777	800,000	41,197,777	23.85	982,542	5,066,158
2026	41,197,777	42,227,722	800,000	43,027,722	23.85	1,026,185	6,092,343
2027	43,027,722	44,103,415	800,000	44,903,415	23.85	1,070,919	7,163,263
2028	44,903,415	46,026,000	800,000	46,826,000	23.85	1,116,772	8,280,035
2029	46,826,000	47,996,650	0	47,996,650	23.85	1,144,691	9,424,726
2030	47,996,650	49,196,566	0	49,196,566	23.85	1,173,309	10,598,035
2031	49,196,566	50,426,480	0	50,426,480	23.85	1,202,641	11,800,676
Total			39,316,900			11,800,676	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on September 16, 2014.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis

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of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	NEW TID Expenses	NEW TID Expenses Non - Bonded	Debt Service	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(3,558,028)	0	0	(42,000)	0	166,772	0	($3,433,256)
2015	(3,433,256)	0	(55,000)	(42,000)	0	166,772	41,430	($3,322,054)
2016	(3,322,054)	0	0	(42,000)	(93,160)	166,772	42,943	($3,247,500)
2017	(3,247,500)	0	0	(42,000)	(93,160)	0	187,590	($3,195,070)
2018	(3,195,070)	0	0	(42,000)	(93,160)	0	240,455	($3,089,775)
2019	(3,089,775)	0	0	(42,000)	(93,160)	0	306,567	($2,918,368)
2020	(2,918,368)	0	(900,000)	(42,000)	(93,160)	0	433,478	($3,520,050)
2021	(3,520,050)	0	(185,000)	(42,000)	(367,256)	0	563,562	($3,550,744)
2022	(3,550,744)	0	(150,000)	(42,000)	(367,256)	0	596,731	($3,513,270)
2023	(3,513,270)	0	(1,500,000)	(42,000)	(367,256)	0	730,896	($4,691,630)
2024	(4,691,630)	0	(150,000)	(42,000)	(367,256)	0	939,964	($4,310,923)
2025	(4,310,923)	0	(150,000)	(42,000)	(367,256)	0	982,542	($3,887,637)
2026	(3,887,637)	0	(150,000)	(42,000)	(367,256)	0	1,026,185	($3,420,708)
2027	(3,420,708)	0	(150,000)	(42,000)	(367,256)	0	1,070,919	($2,909,044)
2028	(2,909,044)	0	(150,000)	(42,000)	(367,256)	0	1,116,772	($2,351,529)
2029	(2,351,529)	0	0	(42,000)	(367,256)	0	1,144,691	($1,616,094)
2030	(1,616,094)	0	0	(42,000)	(367,256)	0	1,173,309	($852,041)
2031	(852,041)	0	0	(42,000)	(274,096)	0	1,202,641	$34,504
Total		0	(3,540,000)	(756,000)	(4,412,460)	500,316	11,800,676	

Section G Financing

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

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Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on page 4. There are currently not any estimated non-project costs of the district.

Section I Existing Land Uses and Conditions

Map 2, found on Page 13, has been provided to give a general description of the conditions within the area. Map 4, found on page 15, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

Section J Proposed Land Use

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 16 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Estimated Amount of Bonded Indebtedness

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

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Section O Findings

A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes.

B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.

C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other real property in the District.

D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix D.

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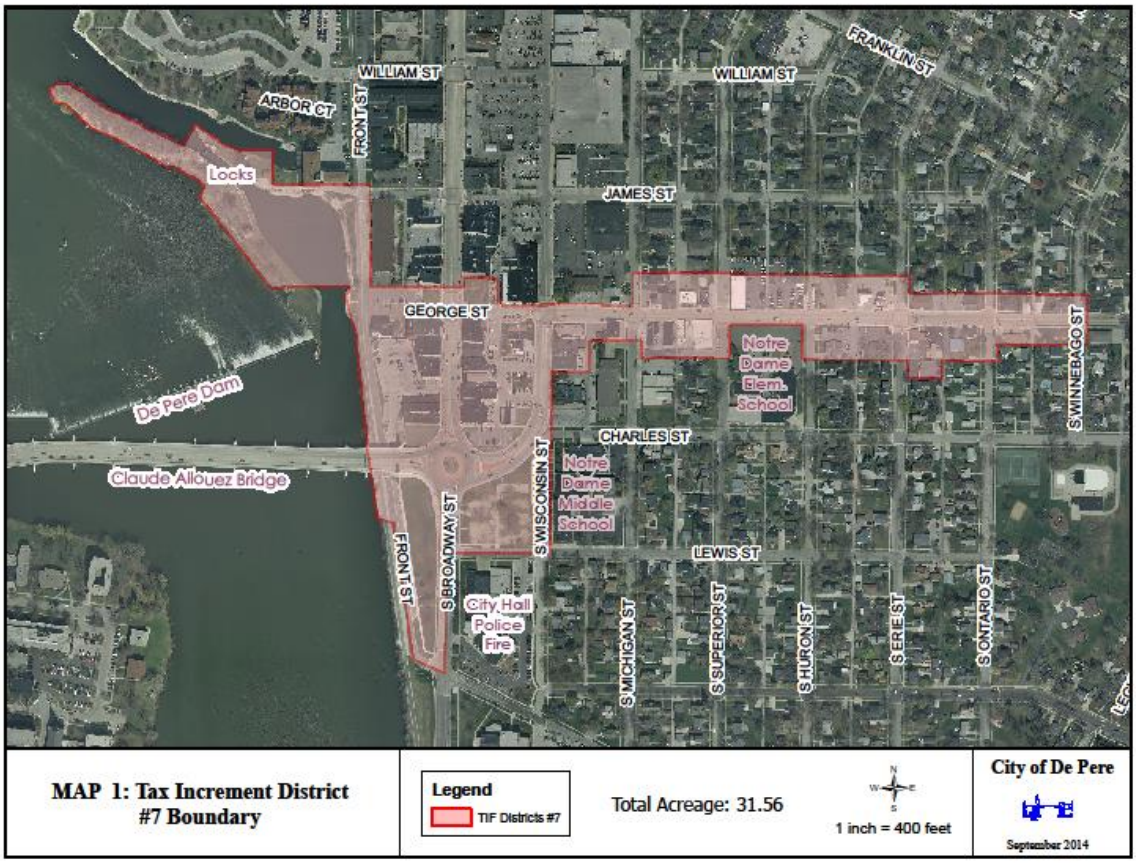
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 7 BOUNDARIES



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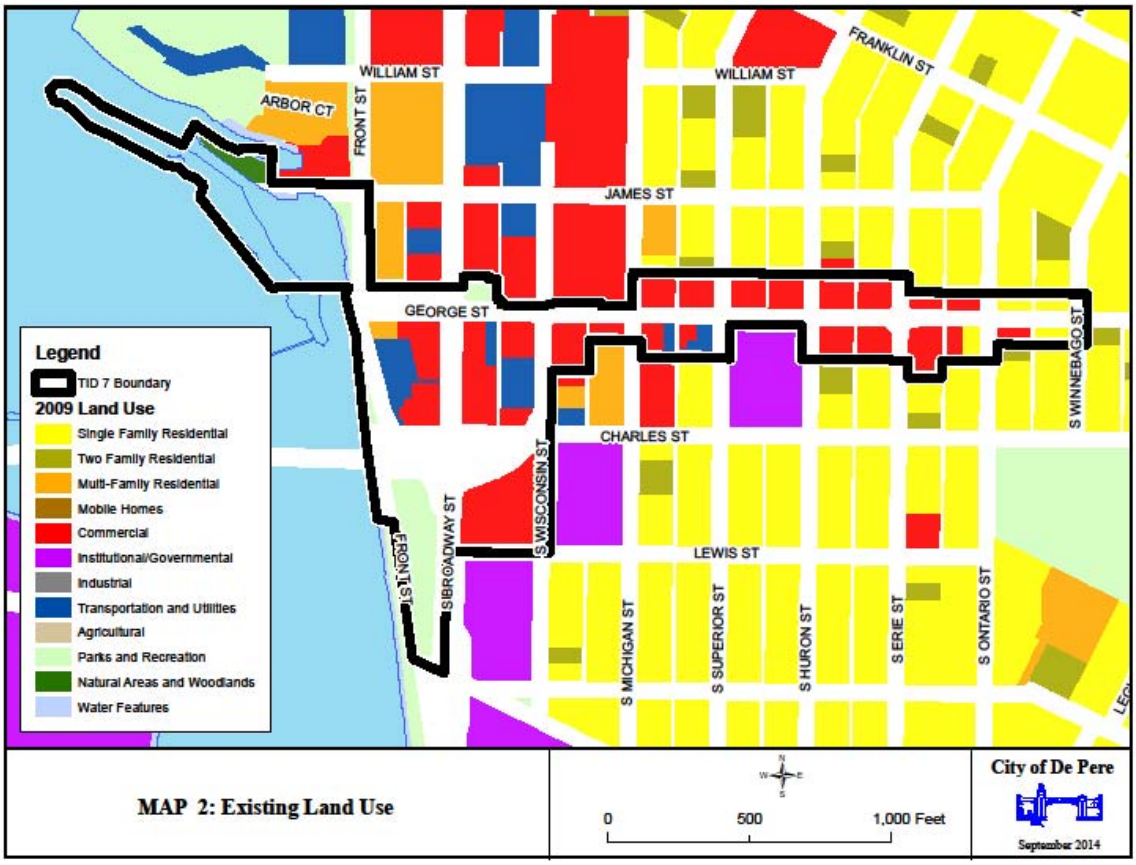
MAP 2 – EXISTING LAND USE & CONDITIONS



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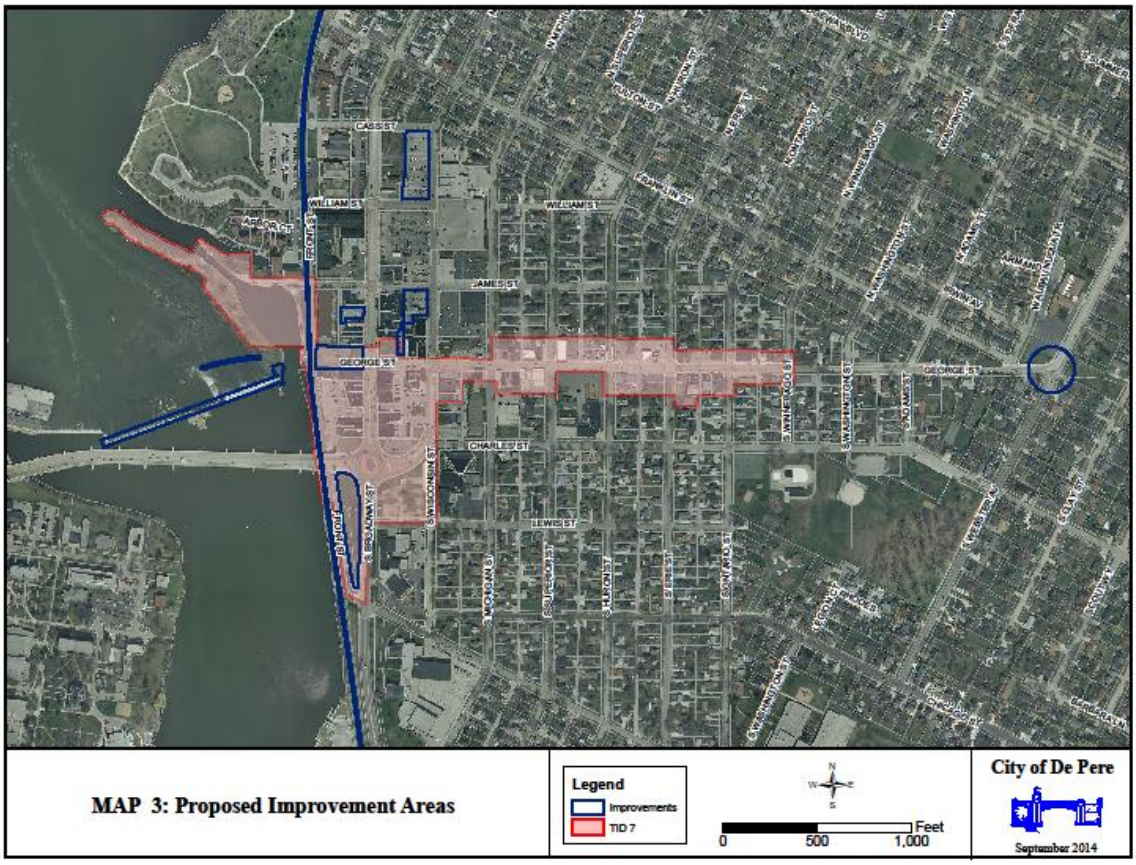
MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



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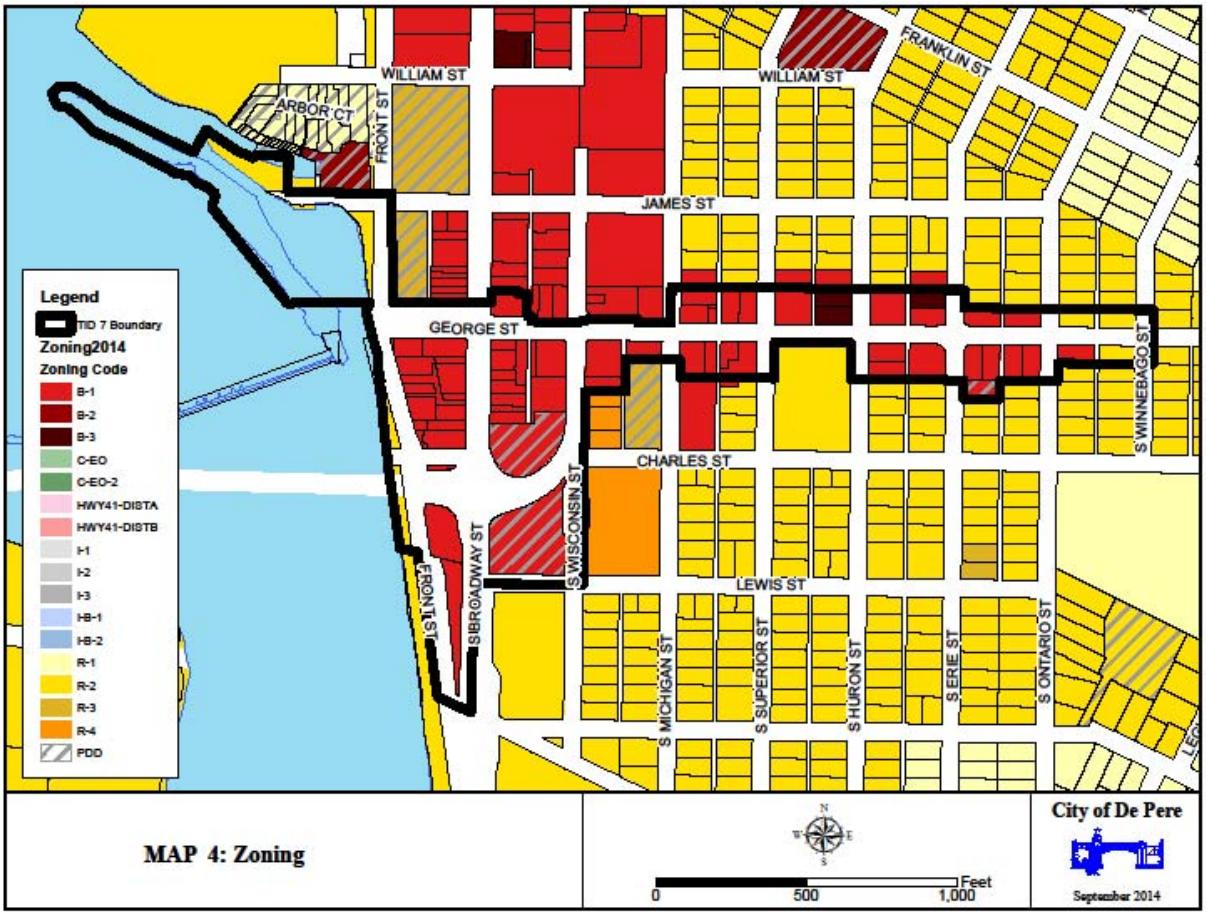
MAP 4 – EXISTING ZONING



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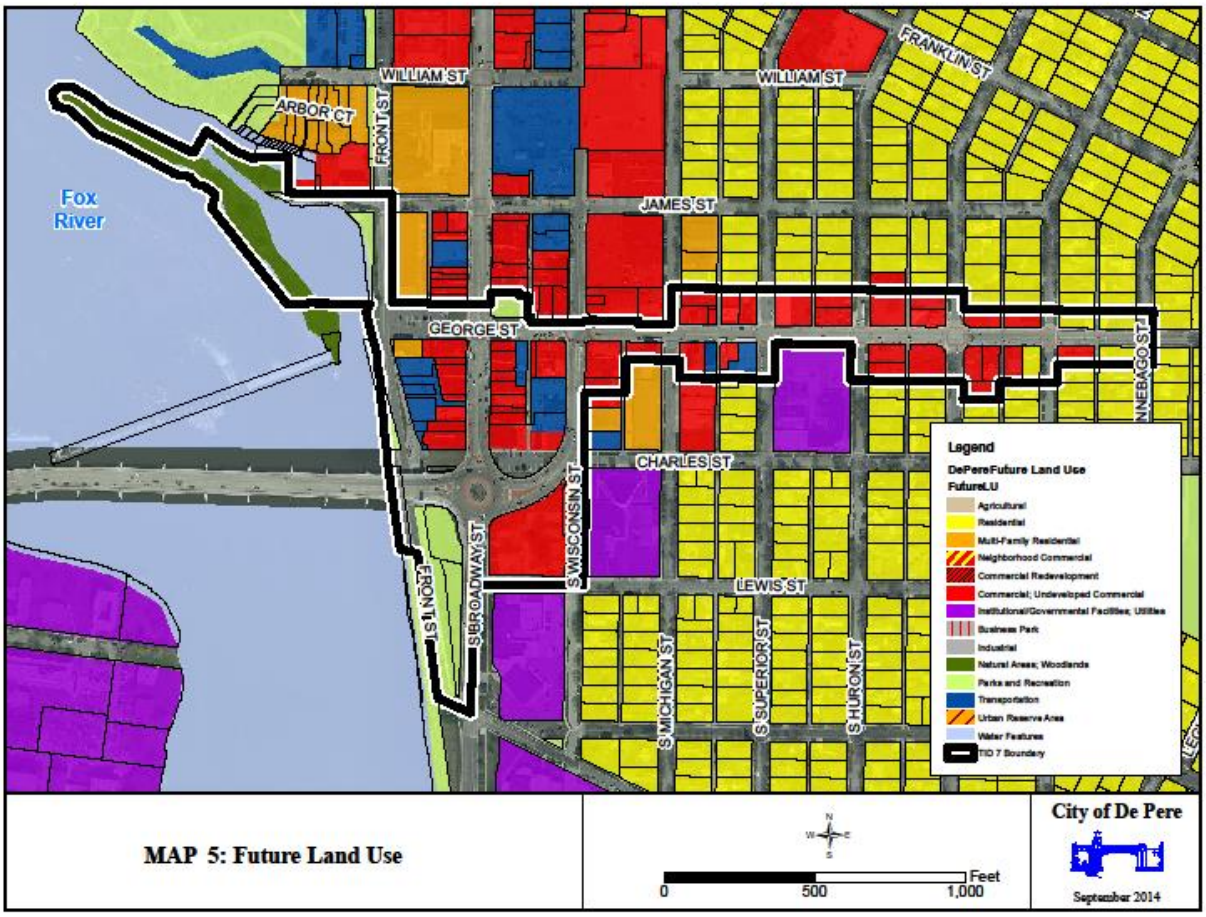
MAP 5 – PROPOSED LAND USE & ZONING



MAP 5: Future Land Use

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APPENDIX A

PARCEL ID AND DESCRIPTION

PARCELID	LOCATION	Legal Description
ED-1006	109 N HURON ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 37
ED-1007	715 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 37
ED-1008	705 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 37
ED-1048	820 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 43 EX RD IN 2251108
ED-1058	802 GEORGE ST	ORIGINAL PLAT OF DE PERE LOT 12 BLK 43
ED-1058-1	S HURON ST	ORIGINAL PLAT OF DEPERE LOT 11 BLK 43
ED-1065	109 N ERIE ST	ORIGINAL PLAT OF DEPERE LOT 5 BLK. 44
ED-1066	821 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK 44 EX RD IN 2253297
ED-1067	805 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 7 & 8 BLK. 44
ED-1088	921 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 6 BLK. 47
ED-1089	905 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 BLK 47 EX RD IN 2256631
ED-1094	920 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 1 & 2 BLK. 48
ED-1095	914 GEORGE ST	ORIGINAL PLAT OF DEPERE WEST 1/2 OF LOTS 1 & 2 BLK. 48
ED-1103	115 S ERIE ST	ORIGINAL PLAT OF DEPERE LOT 10 BLK. 48
ED-1104	908 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 11 & 12 BLK. 48
ED-1105	900 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 11 & 12 BLK 48 EX RD IN 2251109
ED-287	230 S BROADWAY ST	DICKINSONS ADDN LOTS 1 THRU 16 BLK 64 EX 601 R 495 & EX 661 R 293 & EX RD & EX RR
ED-588	1021 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 6 BLK. 1
ED-589	1003 GEORGE ST	LESSEY'S ADD'N. TO DEPERE LOT 7 BLK. 1
ED-596	1018 GEORGE ST	LESSEY'S ADDN TO DEPERE LOT 1 BLK 2 & MARSH'S ADDN TO DEPERE LOT 1 BLK 2
ED-660	1002 GEORGE ST	MARSH'S ADDN TO DEPERE LOT 12 BLK 2 & LESSEY'S ADDN TO DEPERE LOT 12 BLK 2
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-715	110 JAMES ST	ORIGINAL PLAT OF DEPERE LOTS 1-2-3 & 4 BLK 1 EX PRT LYG E OF A LINE 12.5 FT E OF & = TO C/L RR & EX W1/2 OF FRONT ST ALSO LOTS 1-2-3 4-5 & 6 BLK 2 LOTS 1-2-3-4 -5 & 6 BLK 3 ALL OF BLK 4 EX S 60 FT OF LOT 6 LOTS 5 & 6 BLK 5 & THE BASIN LYG
ED-716	REAR FRONT ST	ORIGINAL PLAT OF DEPERE PART OF LOTS 1 THRU 5 BLK.3 DESC. IN J9453-17
ED-719	FRONT ST	OUTLOT 2 OF 56 CSM 75 BNG PRT OF LOT 1-5 BLK 1 ORIGINAL PLT OF DE PERE
ED-783	100-102 S BROADWAY ST	ORIGINAL PLAT OF DEPERE ALL OF LOT 1 & PART OF LOT 12 DESC IN J15150-01 BLK 15
ED-784	106 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 22 FT OF LOT 2 BLK 15 EX 927 R 490
ED-785	114-116 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 38 FT OF LOT 2 & ALL OF LOT 3 EX S 1.83 FT THEREOF & EX 927 R 486 BLK 15

ED-788	118 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1.83 FT OF LOT 3 & ALL OF LOT 4 EX 353 D 530 & EX 927 R 492 BLK 15
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-788-1	S BROADWAY ST	ORIGINAL PLAT OF DEPERE PRT LOTS 4-5-8 & 9 COM INSECTN S LINE N1/2 LOT 5 & E LINE TH W 100 FT N 54 FT E 100 FT S 54 FT TO BEG. & ALSO PRT OF LOT 8 DESC AS COM SW COR TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 50.7 FT TH
ED-789	126 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 1/2 OF LOT 5 & S 1/2 OF LOT 8 EX COM SW COR LOT 8 TH NWLY ALG W LINE 31.2 FT TH E ALG N/L OF S1/2 LOT 8 50.7 FT TH S 30 FT TO S/L LOT 8 TH W ALG S/L LOT 8 42.2 FT TO POB BLK 15
ED-790	132 S BROADWAY ST	ORIGINAL PLAT OF DEPERE LOTS 6 & 7 & N 2 FT OF CHARLES ST BLK 15 EX COM NW COR LOT 7 S TO SW COR E 10 FT N TO BEG & EX 944 R 504
ED-793	FRONT ST	ORIGINAL PLAT OF DEPERE THAT PRT OF LOTS 8 & 9 AS DESC IN 258 D 587 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-794	FRONT ST	ORIGINAL PLAT OF DEPERE N1/2 OF LOT 10 & PRTS OF LOTS 2 & 3 DES IN 944 R 499 & PRTS OF LOTS 3,4 & 9 DESC IN 927 R 492-493 & PRT OF LOT 7 DESC IN 944 R 504 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-796	FRONT ST	ORIGINAL PLAT OF DEPERE N 22' OF LOT 11 & PRT OF LOT 2 DESC IN 927 R 490 & S1/2 OF LOT 10 & S 38 FT OF LOT 11 & PRT OF LOT 12 DESC IN J8992-6 BLK 15
ED-798	302 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 12 BLK 15 EX J8992-6 & EX J15150-01
ED-799	CHARLES ST	OUTLOT 1 OF 56 CSM 75 BNG PRT OF LOT 1 OF BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-801	S BROADWAY ST	LOT 1 OF 56 CSM 75 BNG PRT OF LOTS 3-6 BLK 16 OF ORIGINAL PLAT OF DE PERE
ED-812	221 S BROADWAY ST	LOT 1 OF 54 CSM 312 BNG ALL OF LOTS 5-8 & PRT OF LOTS 1-4, 9 & 10 BLK 17 OF ORIGINAL PLAT OF DE PERE & BNG PRT OF DICKINSON'S ADDN TO ORIGINAL PLAT OF DE PERE
ED-816	416 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 1 & 2 BLK 18 EX RD IN 2237997 & EX W18 FT
ED-818	114 S WISCONSIN ST	LOT 2 OF 54 CSM 312 BNG PRT OF LOTS 3,4 & 5 BLK 18 ORIGINAL PLAT OF DE PERE EX 2646644
ED-823	150 S WISCONSIN ST	LOT 1 OF 58 CSM 342 BNG PRT OF LOTS 1 & 12 BLK 17 & BNG PRT OF LOTS 5,6,7 & 8 BLK 18 & PRT VAC CHARLES ST ALL IN ORIGINAL PLAT OF DE PERE
ED-824	125 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 38 FT OF LOT 8 BLK 18 & PRT OF LOT 8 DESC IN 2646663
ED-826	121 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 2/3 OF LOT 9 BLK. 18
ED-827	123 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S1/3 OF LOT 9 BLK. 18
ED-828	111-113 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 14 1/2' OF LOT 10 & S 18' OF LOT 11 EX E 39 FT THEREOF & PRT DESC IN 1020 R 312 BLK 18
ED-829	115 S BROADWAY ST	ORIGINAL PLAT OF DEPERE S 22 1/2' OF N 37' OF LOT 10 EX E 39 FT OF N 18 FT OF S 45 1/2 FT & PRT DESC IN J1509-22 & S 23 FT OF LOT 10 BLK 18
ED-831	107 S BROADWAY ST	ORGINAL PLAT OF DEPERE N 42' OF LOT 11 EX E 39' & S 24' OF LOT 12 EX E 39' BLK 18
ED-833	101 S BROADWAY ST	ORIGINAL PLAT OF DEPERE N 36' OF LOT 12 EX E 39 FT BLK. 18 & PRT DESC IN J1447-1 BLK 18
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644
ED-833-1	GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT OF BLK. 18 DESC IN 927 R 479-80-81-82-83 & IN 934 R 387-88 EX 1020 R 312 & EX J01447-01 & EX J01509-22 & W18 FT OF LOTS 1 & 2 BLK 18 EX 2646644

ED-844	102 N BROADWAY ST	ORIGINAL PLAT OF DE PERE N 36.5 FT OF LOT 7 & 6 FT STRIP DESC IN 697 R 69 & S 40 FT OF LOT 8 EX N 10 FT OF E 30 FT BLK 19
ED-907	518-522 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 1 BLK. 26
ED-917	115 S WISCONSIN ST	ORIGINAL PLAT OF DEPERE LOT 10 EX S 10 FT BLK. 26
ED-918	502 GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 11 & 12 BLK 26 EX RD IN 2249929
ED-949	620 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOT 1 & ALL OF LOT 2 EX S 2' & EX W 27 FT OF N 27.5 FT OF LOT 2 BLK.31
ED-949-1	614 GEORGE ST	ORIGINAL PLAT OF DEPERE W 27 FT OF N 27.5 FT OF LOT 2 & W1/2 OF LOT 1 BLK. 31
ED-960	610 GEORGE ST	ORIGINAL PLAT OF DEPERE ELY 40' OF LOTS 11 & 12 BLK. 31
ED-961	600-604 GEORGE ST	ORIGINAL PLAT OF DEPERE LOTS 11 & 12 EX ELY 40' BLK. 31
ED-966	623 GEORGE ST	ORIGINAL PLAT OF DEPERE E1/2 OF LOTS 5 & 6 BLK. 32
ED-967	615-617 GEORGE ST	ORIGINAL PLAT OF DEPERE W1/2 OF LOTS 5 & 6 BLK. 32
ED-968-1	611 GEORGE ST	ORIGINAL PLAT OF DEPERE E 26 FT 11 INCHES OF S 50 FT OF LOT 7 BLK. 32
ED-968-2	609 REAR GEORGE ST	ORIGINAL PLAT OF DEPERE LOT 7 EXC E 26 FT 11 INCHES OF S 50 FT BLK 32
ED-968-3	609 GEORGE ST	ORIGINAL PLAT OF DEPERE THAT PRT. OF LOT 7 BLK. 32 DESC. IN J3323-33
ED-969	108 N MICHIGAN ST	ORIGINAL PLAT OF DEPERE LOT 8 BLK. 32

Attachment: Draft TID 7 Project Plan Amendment (2657 : Resolution #14-105, Approving Amended Project

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX B

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 250.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX C

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE PROJECT PLAN AND REDETERMINATION OF BASE VALUE FOR TAX INCREMENT DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of De Pere Plan Commission will meet at 6:30 p.m. on Tuesday, September 16, 2014, at City Hall in the Council Chambers, 335 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed amendment to the project plan and redetermination of base value for Tax Increment District Number 7, City of De Pere, Wisconsin.

The City anticipates that the project plan will be amended to include expenditures such as cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district. The Plan also includes infrastructure improvements that are within a half mile radius of the district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed amendment to the project plan for such tax increment district. Persons desiring information on the proposed project plan amendment may contact the City Director of Planning and Economic Development at 920-339-4043. A copy of the proposed project plan amendment is available for review in the De Pere Planning Office located at City Hall, 335 S. Broadway St and will be provided upon request.

Dated this 26th day of August 2014.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Shana Defnet
Clerk

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX D
PROOF OF PUBLICATION

(Will be inserted upon receipt from the De Pere News)

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE
335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment and Request for Base Value Redetermination

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats.§66.1105(5)(i)2, any tax incremental financing district project plan amendment and request for base value determination must include an opinion of the City Attorney, or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section.

As the duly appointed City Attorney of the City of De Pere and upon a review of the Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:jld
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Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX E
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE
335 South Broadway Street
De Pere, WI 54115
Fax No.: 920/339-4049
Web: http://www.de-pere.org

September 16, 2014

Mayor Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District #7 (TID #7) Amendment

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats.§66.1105(4)(f), any tax incremental financing district project plan amendment and request for base value determination must include an opinion of the City Attorney, or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section.

As the duly appointed City Attorney of the City of De Pere and upon a review of the Amendment to TID #7 Project Plan to which this opinion is appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

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Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

APPENDIX F
ORIGINAL PROJECT PLAN FOR TID 7

TAX INCREMENT DISTRICT NO. 7

I. Statement of Kind, Number and Location of Proposed Projects

Tax Increment District (TID) No. 7, City of De Pere, is being created under authority of Wisconsin State Statutes 66.1105, primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states "the City should consider ways of supporting and encouraging redevelopment…" and "Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas." The creation of this TID will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are shown on Maps #1-3 and as legally described on page 7. The intent is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

Therefore, the City has two objectives in this Tax Increment Financing (TIF) project:

1. Support and stimulate private investment, which would not have happened without TIF.
2. Strengthen the tax base and economic viability of the East Downtown area that will benefit the entire community.

The following is a list of projects the City plans to implement in future years using TIF dollars. Any costs directly or indirectly related to the public works are considered "project costs" and eligible to be paid with tax increment revenues generated within the tax incremental district.

II. Detailed List of Project Costs

The kind, number and estimated costs of projects in this Tax Increment District Plan and listed on Table 1. All costs are based on 2007 prices and actual bids or preliminary estimates. The City reserves the right to include capitalized interest as a TIF reimbursable cost at a later time if financing requirements make it necessary to do so. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the plan.

The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the plan. Estimated project costs are not meant to be a budget, nor an appropriation or commitment of funds for specific projects, but a framework with which to manage projects. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the De Pere City Council, without amending the plan.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Table 1: Kind, Number and Estimated Project Costs

No.	Potential Project Description	Estimated Costs
1.	Block 17 Redevelopment Project	$1,500,000
2.	George Street Streetscaping	$110,000
3.	Conversion of Bridge approach (George Street)	$200,000
4.	Façade Restoration Grant Program	$120,000
5.	Parking Area on unused portion of Charles Street	$30,000
6.	Development on Creviere Commons	$5,000
Total		$1,965,000

Individual project monies plan to be spent over the following years is shown in Table 2.

Table 2 identifies the timing of anticipated public expenditures by an approximate year.

Table 2: Projected Expenditures by Year

No.	2007	2008	2009	2010	Total
1.	$1,500,000				$1,500,000
2.	$110,000				$110,000
3.				$200,000	$200,000
4.	$30,000	$30,000	$30,000	$30,000	$120,000
5.		$30,000			$30,000
6.				$5,000	$5,000
Total	$1,640,000	$60,000	$30,000	$235,000	$1,965,000

Activities in each of the projects are described as follows:

1. Block 17 Redevelopment Project

The City block surrounded by Charles Street to the north, Lewis Street to the south, S. Wisconsin Street to the east and S. Broadway Street to the west is going to be impacted by the relocation of the new Claude Allouez Bridge. The remainder of the block is a prime redevelopment site, due to its excellent visibility as the prime westerly entrance to the East Downtown Business District and views of the Fox River.

This project would involve the following possible actions:
- Appraisals for each property

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

- Initial offers for acquisition of properties
- Possibility of paying for a second Appraisal
- Relocation costs
- Demolition costs

Once the project area is demolished, properties could be combined and marketed for redevelopment proposals.

2. George Street Streetscaping

In 2006, George Street, from S. Wisconsin Street to Webster Street, will be entirely rebuilt. Because this roadway is a major corridor leading to De Pere's East Downtown area, the City wants to create an aesthetically attractive entryway. The aesthetic improvements will be consistent with the N. Broadway streetscape, and would include such things as pedestrian "bump-outs", colored pavers at pedestrian crossings, decorative lighting and plant materials.

3. Conversion of bridge approach (George Street) to a Mixture of Uses

Once the existing roadway and Claude Allouez connection is replaced by the new bridge, the George Street right-of-way and state-owned land from Front to Broadway Streets will no longer be used for vehicular traffic.

The City of De Pere has the opportunity to redesign this road right-of-way for a mixed use development. Such uses could include new building(s), off-street parking, green space, and pedestrian connection from the downtown area and Broadway Street to Front Street, the Fox River Recreational Trail and riverfront. The green space along the pedestrian trail could become a landscaped plaza with benches.

4. Façade Restoration Grant Program

The City of De Pere has had a successful Façade Restoration Grant Program for many years. This program provides one dollar for every four dollars utilized for exterior renovations. Monies from Tax Increment Financing would provide incentives to the businesses that are in the boundaries of this Tax Increment District.

5. Parking Area on unused portion of Charles Street

Most of Charles Street, between S. Broadway and S. Wisconsin Streets, will not be used as a traffic carrier once the new bridge and roundabout are built. This excess right-of-way can be converted into needed public parking to replace spaces lost because of the Claude Allouez Bridge Replacement Project.

6. Development on Creviere Commons

This downtown green space is on a major traffic corridor (Broadway/George Street) through the East Downtown area, and carries traffic from one part of the city to another. Once the new bridge is constructed, traffic counts will diminish significantly, and this green space, although nice to have, will not serve as the aesthetic focal point enjoyed by passing motorists.

Creviere Commons could be replaced by other green space on remnants created by the new traffic corridor and relocated bridge. After other sites are landscaped, Creviere Commons could be occupied by a new downtown structure.

III. Economic Feasibility Study

Projected Income by Project

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

The projected timeframe for project increment is shown on Table 3. This timeframe is based on construction or renovation occurring in the previous two year period, with taxable value created the year before. The year in which the project is listed for income is the year that taxes are due.

Table 3: Projected Increase in Assessed Valuation from New or Renovated Projects

Levy Year	1. Block 17 Mixed Use Development	3. George Street Structure	4. Façade Restoration	6.Creviere Commons Structure	New 2007 Construction	Total
2008			$30,000		$414,200	$441,200
2009	6,200,000		$30,000			$6,230,000
2010			$30,000			$30,000
2011			$30,000			$30,000
2012		$1,500,000				$1,500,000
2013				$1,000,000		$1,000,000
Total	6,200,000	$1,500,000	$120,000	$1,500,000	$414,200	$9,231,200

Revenue Projections

The projected income on table 3 is the basis for the tax increment on table 4. The TID No. 7 base value is $12,824,700. The projections assume that the district will experience a slight inflationary growth of two percent per year over the life of the TIF. The tax rate (due to upcoming projects and rising school district tax rates) are assumed to increase over a five year period, followed by a steady tax rate thereafter.

A decline in the increment is the result of removing taxable structures from Block 17.

The leverage being used by TIF is to generate the construction of a 6.2 million dollar project by purchasing approximately $844,200 worth of buildings at a cost of 1.5 million. Other projects will also assist in leveraging more tax base for downtown improvements and additional tax base.

The following revenue projections support the worth of the project, not to mention how important it is to encourage continuous improvements to the Downtown areas.

The accumulated increment of $3,389,323 over a seventeen year period should be sufficient to support the $1,970,000 project costs plus debt interest and the dip in tax increment revenue.

Table 4: Revenue Projections

(2007 Base value is $12,824,700)

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Levy Year	Equalized Value	2% inflation on base Value	Additions/ Deletions	Net Increment Value	Cumulative Value	*Tax Rate	**Tax Increment Revenue	Cumulative Revenue (per Year)
2007	$12,824,700		($844,200)	($844,200)	($844,200)	$20.54		$0
2008	$13,081,194	$256,494		$256,494	($587,706)	$21.16		$0
2009	$13,342,818	$261,624	$441,200	$702,824	$115,118	$21.79	$2,509	$2,509
2010	$13,609,674	$266,856	$6,230,000	$6,496,856	$6,611,974	$22.44	$148,403	$150,912
2011	$13,881,868	$272,193	$30,000	$302,193	$6,914,168	$23.12	$159,841	$310,753
2012	$14,159,505	$277,637	$30,000	$307,637	$7,221,805	$23.12	$166,968	$477,721
2013	$14,442,695	$283,190	$1,500,000	$1,783,190	$9,004,995	$23.12	$208,195	$685,917
2014	$14,731,549	$288,854	$1,000,000	$1,288,854	$10,293,849	$23.12	$237,994	$923,911
2015	$15,026,180	$294,631		$294,631	$10,588,480	$23.12	$244,806	$1,168,716
2016	$15,326,704	$300,524		$300,524	$10,889,004	$23.12	$251,754	$1,420,470
2017	$15,633,238	$306,534		$306,534	$11,195,538	$23.12	$258,841	$1,679,311
2018	$15,945,902	$312,665		$312,665	$11,508,202	$23.12	$266,070	$1,945,380
2019	$16,264,821	$318,918		$318,918	$11,827,121	$23.12	$273,443	$2,218,823
2020	$16,590,117	$325,296		$325,296	$12,152,417	$23.12	$280,964	$2,499,787
2021	$16,921,919	$331,802		$331,802	$12,484,219	$23.12	$288,635	$2,788,422
2022	$17,260,358	$338,438		$338,438	$12,822,658	$23.12	$296,460	$3,084,882
2023	$17,605,565	$345,207		$345,207	$13,167,865	$23.12	$304,441	$3,389,323
			$8,387,000				$3,389,323	

Assumption: Conservatively, this table includes a 2% annual increase in commercial property values, and a 3% increase in the property tax rate for five years, followed by a leveling off of the tax rate over the remaining years.

*Tax rate per thousand of valuation.

**Tax Increment Revenue loss is paid back through borrowed monies.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

IV. A Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations Related Thereto are to be Incurred

The City of De Pere will cautiously proceed with any future borrowing, and any borrowed monies will be consistent with the City's debt service plan. The City realizes that investments in the district will occur over a period of years. Debt associated with listed projects is projected to be paid off by 2023.

The City of De Pere will utilize its ability to secure double exemption bonds secured by the City of De Pere Redevelopment Authority.

Table 5: Debt Service Cash Flow

	A	B*	C	D	E**	F	G***
Leavy Year	**As of 1-Jan Balance**	**Loss of Tax Revenue**	**Project Costs**	**Mics. Income (Bond)**	**Debt Service**	**Tax Increment Dollars**	**As of 12/31 TIF Balance**
2007		($17,340)	($1,640,000)	($1,657,340)	($74,580)		($1,731,920)
2008	($1,731,920)	($12,434)	($60,000)	($72,434)	($81,196)		($1,885,550)
2009	($1,883,847)		($30,000)	($30,000)	($86,200)	$2,509	($1,997,538)
2010	($1,997,428)		($235,000)	($235,000)	($100,464)	$148,403	($2,184,489)
2011	($2,092,764)				($98,302)	$159,841	($2,031,225)
2012	($2,035,824)				($91,405)	$166,968	($1,960,261)
2013	($1,969,386)				($88,212)	$208,195	($1,849,402)
2014	($1,860,909)				($83,223)	$237,994	($1,706,138)
2015	($1,719,254)				($76,776)	$244,806	($1,551,225)
2016	($1,559,557)				($69,805)	$251,754	($1,377,608)
2017	($1,390,863)				($61,992)	$258,841	($1,194,015)
2018	($1,207,650)				($53,731)	$266,070	($995,311)
2019	($1,009,116)				($44,789)	$273,443	($780,462)
2020	($794,431)				($35,121)	$280,964	($548,588)
2021	($562,723)				($24,686)	$288,635	($298,774)
2022	($313,080)				($13,445)	$296,460	($30,065)
2023	($44,544)				($1,353)	$304,441	$258,544
Total		($29,773)	($1,965,000)	($1,993,184)	($1,085,280)	$3,389,323	

* Lost tax revenue, due to a drop in the base year value, would be made up in borrowed monies.

**Debt Service is based on an interest rate of 4.5% times accumulated debt and project costs in the first four years. Annual debt service is then added to accumulated debt each year.

***Column G is the result of adding columns A, D and E together, and subtracting column F.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Legal Description: District No. 7

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01˚-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89˚-42'-28"E, 360.89 feet along the centerline of Lewis Street; thence N00˚-37'-49"E, 30.00 feet to a point where the northerly right of way line of Lewis Street intersects the easterly right of way line of Wisconsin Street; thence N00˚-38'-06"E along said east line, 360.54 feet to a point where said line intersects with the southerly right of way line of Charles Street; thence N00˚-38'-06"E. 60.00 feet to the north right of way line of Charles Street; continuing N00˚-38'-06"E, 250.27 feet; thence S89˚-24'-19"E, 134.11 feet; thence N00˚-38'-03"E, 110.20 feet; thence S89˚-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89˚-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00˚-38'-00"W, 60.11 feet along said west line; thence S89˚-24'-33"E, 120.09 feet; thence N82˚-27'-42"E, 14.14 feet; thence S89˚-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87˚-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00˚-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89˚-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00˚-38'-15"W along said west line, 120.34 feet; thence S89˚-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89˚-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00˚-38'-22"W, 60.18 feet along said east line; thence S89˚-24'-19"E, 120.05 feet; thence N00˚-38'-25"E, 60.18 feet; thence S89˚-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89˚-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00˚-38'-29"E, 60.20 feet along said east line; thence S89˚-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89˚-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00˚-37'-47"E, 180.26 feet; thence N89˚-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89˚-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89˚-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89˚-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00˚-38'-22"E, 60.16 feet along said east line; thence N89˚-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89˚-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89˚-20'-00"W, 29.39 feet; thence S01˚-02'-14"W, 119.03 feet; thence S88˚-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89˚-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00˚-38'-03"E, 11.00 feet; thence N89˚-25'-02"W, 160.09 feet; thence S82˚-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89˚-24'-59"W along the northerly right of way line of George Street, 120.76 feet; thence N00˚-37'-00"E, 17.50 feet; thence N89˚-24'-47"W, 14.00 feet; thence N00˚-37'-00"E, 72.98 feet; thence N89˚-24'-17"W, 30.00 feet; thence N00˚-37'-00"E, 10.05 feet; thence N89˚-24'-13"W, 90.76 feet to the easterly right of way line of Broadway Street; thence S00˚-35'-34"W, 40.22 feet along said east line; thence N89˚-24'-34"W, 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing N89˚-24'-34"W along the northerly right of way line of George Street, 120.09 feet; thence continuing N89˚-24'-43"W, 14.00 feet; thence N89˚-24'-10"W, 112.15 feet along said north line to the easterly right of way line of Front Street; thence N01˚-53'-14"W, 167.51 feet; thence N00˚-26'-45"E, 194.50 feet to the northerly right of way line of James Street; thence N89˚-44'-05"W, 148.34 feet; thence N89˚-05'-40"W, 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence S63˚-34'-33"E, 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Said parcel contains 27.1 acres or 1,181,959 square feet, more or less.

VI. Plan Implementation

It is anticipated that improvements will be made during the life of the TID. A reasonable and orderly sequence is outlined in this plan. Public debt and expenditures will be made at the pace of private development interest to ensure that an increment is sufficient to cover expenses.

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

VII. Existing Land Use

The existing land uses in TID No. 7 are predominantly downtown mixed uses. At least fifty percent of the buildings and property meet the statutory definition of "blighted area" as described in Wisconsin Statutes s.s. 66.1105(2)(a), based on the following conditions:

1. Most of the structures in TID No. 7 are over fifty years old, and meet the "blighted area" criteria for "dilapidation, deterioration, age, or obsolescence."
2. Almost all of the buildings were constructed with common walls, which make them susceptible to a spreading fire in an adjacent building.
3. Being built immediately abutting each other hinders adequate ventilation, light, air and open space.
4. These structures would not pass current building code standards, but are allowed to continue under "grandfather" regulations.
5. Vacant "store fronts" qualifies as a "blighting influence" on the area.
6. Private party development of prime downtown locations due to owner/renter-occupied structures under multiple ownership is highly unlikely.
7. Vacant and underutilized land parcels have a "blighting" affect on neighboring parcels.
8. Environmentally contaminated sites exist, which discourages redevelopment.

VIII. Nonproject Costs

The City of De Pere does not anticipate incurring any nonproject costs.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

IX. Existing Land Uses: Map #1

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

X. Blighted Properties Map #2

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

XI. Proposed Boundary and Project Improvements: Map No. 3

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

XII. Proposed Relocation Plan for Displaced Persons or Businesses

The City of De Pere is anticipating relocation of businesses and residents. The City will comply with all legal requirements of State Relocation laws, including taking the following steps and actions:

1. Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA), and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA.

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 neighboring landowners to whom offers are being made.

3. The City will file a relocation plan with DOA and shall keep records as required in Wisconsin Statutes 32.27.

XIII. Proposed Changes in Zoning Ordinances

The zoning in Block 17 (between City Hall block and Charles Street) would need to be changed to a Planned Development District to permit a mixed use development.

XIV. Proposed Changes in Master Plan, Building Codes and City Ordinances

This project plan is consistent with the City's Comprehensive Plan dated October 5, 2004. There are no proposed changes to the building codes or other City ordinances for the implementation of this project plan.

XV. Orderly Development of the City

TID No. 7 will generate interest to rehabilitate and add new structures to properties in the district area, which will assist in the orderly redevelopment of the inner core of the City of De Pere.

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

XVI. Opinion of City Attorney, i.e. Compliance with Wisconsin State Statutes, Section 66.1105

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Appendix #1

City Council Resolution

A Resolution Creating, Describing and Making Certain Findings

and Approving Project Plan for the

Tax Incremental District No. 7

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

WHEREAS, the City of De Pere desires to create Tax Incremental District No. 7, in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes (the "Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said district and thereby create incentives and opportunities for appropriate private development, and enhancement of the east downtown area, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission on _____, 2006 held a public hearing concerning the proposed creation of Tax Incremental District No. 7, and proposed project plan thereof in the City of De Pere, wherein interested parties were afforded a reasonable opportunity to express their views; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the chief executive officers of Brown County, the Northeast Wisconsin Technical College (the other entities having the power to levy taxes on property located within the proposed district) and the Board of Education of the De Pere Unified School District (the school district which includes property located within the proposed district), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the proposed Description of Tax Incremental District No. 7, and recommended to the City Council that it create Tax Incremental District No. 7 within the area enclosed by said boundaries, as specified in the boundary description in the Project Plan entitled "Tax Incremental District No. 7", and

WHEREAS, the City of De Pere Plan Commission has prepared and adopted a project plan for Tax Incremental District No. 7, and

WHEREAS, the City of De Pere Plan Commission has submitted such plan to the City Council and recommended approval thereof, and

WHEREAS, the City Council hereby approves such project plan and finds the plan feasible and in conformity with the City of De Pere Comprehensive Plan;

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of De Pere as follows:

1. Pursuant to the Tax Increment Law, there is hereby created in the City of De Pere a tax incremental district to be known as “Tax Incremental District No. 7, City of De Pere”, the boundaries of which shall be those recommended to the City Council as described and shown in the Project Plan.

2. The City Council hereby finds and declares that:

(a) Not less than 50% by area of the real property within the said tax incremental district is a blighted area, in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes; and

(b) The improvement of such area is likely to enhance the value of all of the other real property in said tax incremental district; and

(c) The aggregate value of equalized taxable property of the said tax incremental district plus the value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City of De Pere; and

(d) The project costs are intended to eliminate blight, directly serve to rehabilitate or conserve the area, and improvements made will enhance significantly the value of substantially all of the other real property in the District.

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, 2006, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

The City Assessor is hereby authorized and directed to identify, upon the assessment roll returned and examined under Section 60.45 of the Wisconsin Statutes, those parcels of property which are within Tax Incremental District No. 7, specifying thereon the name of the said tax incremental district, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Adopted this_____day of _____, 2007

_____

Michael Walsh
Mayor

Attest:

_____
Charlene Peterson/City Clerk

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Appendix No. 2

Plan Commission
Resolution ___-2006

Recommending Approval of the Project Plan and Boundary No. 7 to Tax Increment District No. 7, City of De Pere, Wisconsin

WHEREAS, the City of De Pere is proposing Tax Increment District No. 7 for the purpose of promoting downtown redevelopment, and;

WHEREAS, the Project Plan will provide opportunities for reinvestment and economic development, and;

WHEREAS, it is desirable and in the best interest of the City to adopt the project plan, which will create additional redevelopment opportunities within and in proximity to TID No. 7, and;

WHEREAS, on _____, 2006, the De Pere Plan Commission held a duly noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed TID No. 7 Project Plan and boundary.

NOW THEREFORE, BE IT RESOLVED THAT:

Section 1. Pursuant to Section 66.1105(4)(h) of the Wisconsin Statutes the Plan Commission recommends the project plan and boundary of the proposed TID No. 7 for the purpose of promoting redevelopment within and outside the district. Implementation of the plan will require expenditures relating to redevelopment, streetscaping, open space enhancements, facade restorations,

Section 2. The project plan contemplates expenditures for a street and utilities and related improvements outside of the district that are necessitated by the project plan for the district pursuant to Wis. Stat. 66.1105(2)(i) and 66.1105(2)(j).

Section 3. Such project plan expenditures are necessary to promote the development of the proposed TID No. 7 and adjoining lands.

Section 4. The De Pere Plan Commission finds that the project plan and TID No. 7 boundary is feasible and is in conformance with the Comprehensive Plan for the city, adopted October 5, 2004.

Section 5. The De Pere Plan Commission recommends Common Council approval and adoption of the Project Plan and Boundary for Tax Increment District No. 7.

Adopted: _____

_____
Michael Walsh
Mayor

Attest _____
Charlene Peterson/City Clerk

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

Properties in TID No. 7

Base Property Value for January 1, 2007 (based on 2006 assessed values)

Tax Key Number (ED)	Address	Assessed Valuation
287	Wells Park	City Owned
588	1021 George Street	$92,900
589	1003 George Street	$98,500
596	1018 George Street	$71,100
660	1002 George Street	$158,200
716	Southwest corner of James & Front Street	City Owned
719	Wells Park	City Owned
783	100-102 S. Broadway Street	$600,000
784	106 S. Broadway Street	$210,100
785	114-116 S. Broadway Street	$648,200
788	118 S. Broadway Street	$154,300
788-1	Parking Lot	City Owned
789	126 S. Broadway Street	$56,400
790	132 S. Broadway Street	$527,400
793	Parking Lot W. of Storefronts	City Owned
794	Parking Lot W. of Storefronts	City Owned
796	Parking Lot W. of Storefronts	City Owned
798	302 George Street	$314,300
799	210 S. Broadway St.	City Owned
801	Wells Park	City Owned
805	412 Charles Street (Doctor's Office)	City Owned
806	208 S. Wisconsin Street (Parking Lot)	City Owned
807	212 S. Wisconsin Street	$32,500
808	222 S. Wisconsin Street (rental)	$77,700
809	230 S. Wisconsin Street	$99,400
810	232 S. Wisconsin Street	$110,000
811	229 S. Broadway Street	$269,700
812	221 S. Broadway Street	$254,900
814	205 S. Broadway Street	City Owned
816	416 George Street	$412,200
818	Parking lot fronting Wisconsin Street	City Owned
821	413 Charles Street -church	Tax Exempt
821-1	132 S. Wisconsin Street (Jeweler's store)	City Owned
823	135 S. Broadway Street	$489,300
824	125 S. Broadway Street	$434,300
825	129 S. Broadway Street	$185,200
826	121 S. Broadway Street	$192,100
827	123 S. Broadway Street	$183,300

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

828	113 S. Broadway Street	$169,900
829	115 S. Broadway Street	$292,700
831	107 S. Broadway Street	$280,000
833	101 S. Broadway Street	$218,900
833-1	Parking Lot fronting George Street	City Owned
844	102 N. Broadway Street	City Owned
907	522 George Street	$299,500
918	502 George Street	$398,600
949	620 George Street	$392,100
949-1	614 George Street	$413,800
960	610 George Street	$93,600
961	600 George Street	$361,200
966	623 George Street	$378,000
967	617 George Street	$160,100
968-1	611 George Street	$105,800
968-2	No address	$400
968-3	609 George Street	$142,100
969	108 N. Michigan Street	$156,700
1006	109 N. Huron Street	$76,500
1007	715 George Street	$54,200
1008	701 George Street	$279,700
1048	820 George Street	$307,500
1058	802 George Street	$397,700
1058-1	No Address	$32,400
1065	109 N. Erie Street	$47,400
1066	821 George Street	$393,700
1067	805 George Street	$373,700
1088	921 George Street (house gone, office building u/c)	$35,200
1089	905 George Street	$292,300
1094	920 George Street	$81,600
1095	914 George Street	$313,600
1103	115 S. Erie Street (new office bldg-partial assess.)	$233,700
1104	908 George Street	$181,200
1105	103 S. Erie Street	$188,900
Total		$12,824,700

Attachment: Draft TID 7 Project Plan Amendment PC (4952 : TID #7 Review)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Kimberly Flom**
SUBJECT:	**C. Resolution PC16-01, Recommending Adoption of the Project Plan Amendment for Tax Incremental Financing District #7**

ATTACHMENTS:

- Plan Commission Resolution #PC16-01 (DOCX)

PLAN COMMISSION
RESOLUTION #PC 16-01

RECOMMENDING ADOPTION OF THE PROJECT PLAN AMENDMENT (#2) FOR TAX INCREMENTAL FINANCING DISTRICT #7

WHEREAS, a proposed Project Plan Amendment (#2) for Tax Incremental Financing District #7 (TID #7) was filed with the City Clerk-Treasurer's office on July 11, 2016 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, after Class 2 publication in the City's official newspaper, a public hearing was held pursuant to Wis. Stats. §66.1105(4)(e) on July 25, 2016 at 7:00 p.m., affording interested parties, their agents and attorneys, a reasonable opportunity to express their views on the Project Plan Amendment (#2) as provided at Wis. Stats. §66.1105(4)(h); and

WHEREAS, the Plan Commission has determined that the Project Plan Amendment (#2) for TID #7 is in conformity with the City's Comprehensive Plan and is in the interest of the City in order to foster logical development and that such development would not occur without such Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission of the City of De Pere hereby adopts the Project Plan Amendment (#2) for Tax Incremental Financing District #7, City of De Pere, as prepared and presented by Springsted, Inc., and City staff; further, that the Plan Commission recommends adoption of such Project Plan Amendment (#2) to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Attachment: Plan Commission Resolution #PC16-01 (4961 : TID #7 Resolution)

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 25th day of July, 2016.

APPROVED:

_____
Michael J. Walsh, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

Attachment: Plan Commission Resolution #PC16-01 (4961 : TID #7 Resolution)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Peter Schleinz**
SUBJECT:	**Review and Recommendation for a Conditional Use request to allow Student Housing on Property Zoned R-2 (Single and Two-Family Residence District) on 4th Street, being parcels WD-230, WD-225, WD-224, and WD-246. Applicant: St. Norbert College ***

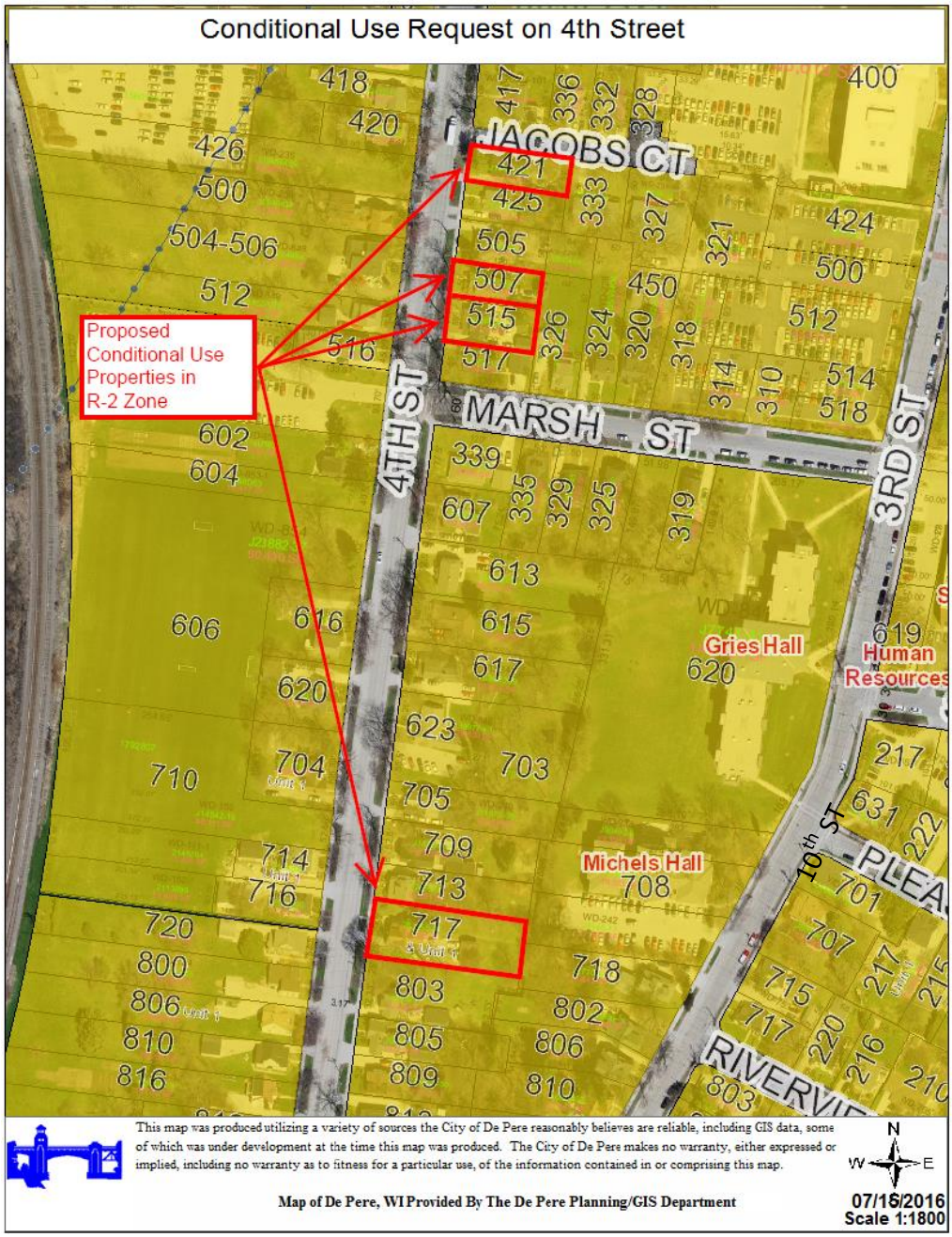
ATTACHMENTS:

- CUP Report FINAL for PC (DOCX)
- Application Form - 421 Fourth Street (PDF)
- Application Form - 507 Fourth Street (PDF)
- Application Form - 515 Fourth Street (PDF)
- Application Form - 717 Fourth Street (PDF)

City of De Pere *Plan Commission*
Staff Comments *July 25, 2016*

Item: **Review and Recommendation for a Conditional Use request to allow Student Housing on Property Zoned R-2 (Single and Two-Family Residence District) on 4th Street, being parcels WD-230, WD-225, WD-224, and WD-246. Applicant: St. Norbert College ***

SITE MAP



REQUESTED ACTION: Conditional Use request.

Conditional Use approval requested for R-2 (Single and Two-Family Residence District) zoned property to be used for student housing.

Attachment: CUP Report FINAL for PC (4956 : Conditional Use Request to Allow Student Housing)

COMMON DESCRIPTION: Four properties:

1. 421 Fourth Street (WD-230)
2. 507 Fourth Street (WD-225)
3. 515 Fourth Street (WD-224)
4. 717 Fourth Street (WD-246)

PARCEL NUMBERS: WD-230, WD-225, WD-224, and WD-246

EXISTING ZONING: R-2 (Single and Two-Family Residence District)

PROPOSED ZONING: Remain R-2, with a Conditional Use to allow student housing, per Housing, per Zoning Code 14-39(2)(a), which links to 14-38(2)(d)(1).

SURROUNDING LAND USES: Residential and college campus uses to the north, south, east, and west.

COMPREHENSIVE PLAN: The Future Land Use map identifies "Neighborhood Residential (Including Multi-Family)" use on all four properties, as well as the land surrounding the properties.

APPLICANT NAME: Kristee Becker, Director, Risk & Property Management
St. Norbert College, INC
100 Grant Street
De Pere, WI 54115

SITE HISTORY: The petition includes four properties. Historically, all properties have been used by college students as rental property, with the properties under ownership of individual landlords. The properties were zoned R-2, which allowed for two-family dwellings.

All four properties have been obtained by St. Norbert College. The anticipated use is expected to continue as student housing under the ownership and oversight of the college, rather than individual property owner landlords. A Conditional Use Permit is required because the land use will now fall under the following category: "*Educational Institutions as follows: Colleges, junior colleges and universities, including fraternity and sorority houses, dormitories, and other structures and facilities sanctioned by or necessary to the operation of a college or university.*"

The college proposes no major site renovations on the sites, except for cosmetic upgrades.

STAFF REVIEW: When reviewing a Conditional Use request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the following five criteria identified in Zoning Code Section 14-30:

Attachment: CUP Report FINAL for PC (4956 : Conditional Use Request to Allow Student Housing)

CRITERIA	ADDRESSED?
1. The conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.	**Yes –** Proposed use is existing use.
2. The conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood.	**Yes –** Proposed use is existing use.
3. That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided.	**Yes –** Using existing facilities.
4. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets	**Yes –** Using existing driveways, not increasing population.
5. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.	**Yes –** Allowed by Conditional Use in R-2 Zoning district.

In the past there have been a few maintenance issues with the 421 4th Street property. The issues have been addressed and there were no recent issues with the other properties. The City experiences fewer issues with properties under St. Norbert College ownership.

A Conditional Use request may be allowed, per Zoning Code 14-39(2)(a), which links to 14-38(2)(d)(1) for, "*Educational Institutions as follows: Colleges, junior colleges and universities, including fraternity and sorority houses, dormitories, and other structures and facilities sanctioned by or necessary to the operation of a college or university.*"

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	X		
Will the proposed building be architecturally compatible with those in the surrounding area?	X		
Will the condition create a:	**Yes**	**No**	**NA**
1. Noise problem		X	
2. Traffic problem		X	
3. Parking problem		X	
4. Highway Access problem		X	
5. Garbage disposal problem		X	
6. Policy and Fire protection problem		X	
7. Be hazardous to children		X	
8. Lighting problem		X	
9. Sewage disposal problem		X	
10. Water supply problem		X	

Attachment: CUP Report FINAL for PC (4956 : Conditional Use Request to Allow Student Housing)

11. Runoff or drainage problems		X	
12. Windblown articles		X	
13. Water pollution		X	
14. Air pollution		X	
15. Wind erosion		X	
Would the new use of the property have an adverse effect on population densities?		X	
Would the property insurance rates increase for adjoining owners?			X
Would the granting of the conditional use be detrimental to the environment?		X	
Would the proposed use add or create a floodplain problem?		X	
Would prime agricultural land be destroyed if approved?		X	
Will this use have an adverse effect on a school district?		X	
Will this change decrease adjacent property values?		X	
Will the use add to the economic growth of the labor and industry of Brown County?	X		
Is the conditional use primarily for a speculative income return?		X	

For conditional use applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will also be held at the Council meeting prior to review of a Conditional Use resolution.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the conditional use request subject to the following:

1. Meet all state and local regulations, including Zoning Code Zoning Code 14-39(2)(a), which links to 14-38(2)(d)(1).

Attachment: CUP Report FINAL for PC (4956 : Conditional Use Request to Allow Student Housing)

	CITY OF DE PERE **APPLICATION FOR CONDITIONAL USE**	**Fee:** $ 290.00 **Receipt #:** 114534 **Date:** 7-18-16

JUL 18 2016 PLANNING DEPT.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) St. Norbert College, Inc	Authorized Representative Kristee Becker	Title Director, Risk & Property Mgmt	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address kristee.becker@snc.edu	Phone Number (incl. area code) 920-403-3066	Fax Number (incl. area code) 920-403-4047	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 421 Fourth Street, De Pere, WI 54115	Parcel No. WD-230

SECTION 4: Proposed Conditional Use

Existing Zoning:	R-2
Present Use of Parcel:	Residential
Proposed Use of Parcel:	College Dorm
Present Use of Adjacent Properties:	Residential and College Dorm

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Kristee Becker	Title Director, Risk & Property Mgm	Phone Number 920-403-3066
Signature of Applicant Kristee L Becker		Date Signed 7-22-16

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):	

CITY OF DE PERE

APPLICATION FOR CONDITIONAL USE

JUL 18 2016 PLANNING DEPT.

Fee: $ 290.00

Receipt #: 114534

Date: 7-18-16

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) St. Norbert College, Inc	Authorized Representative Kristee Becker	Title Director, Risk & Property Mgmt	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address kristee.becker@snc.edu	Phone Number (incl. area code) 920-403-3066	Fax Number (incl. area code) 920-403-4047	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 507 Fourth Street, De Pere, WI 54115	Parcel No. WD-225

SECTION 4: Proposed Conditional Use

Existing Zoning:	R-2
Present Use of Parcel:	Residential
Proposed Use of Parcel:	College Dorm
Present Use of Adjacent Properties:	Residential and College Dorm

SECTION 5: Certification and Permission

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Name of Owner/Authorized Representative (please print) Kristee Becker	Title Director, Risk & Property Mgm	Phone Number 920-403-3066
Signature of Applicant Kristee L Becker		Date Signed 7-22-16

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	CITY OF DE PERE **APPLICATION FOR CONDITIONAL USE**	**Fee:** $ 290.00 **Receipt #:** 114534 **Date:** 7-18-16

RECEIVED JUL 18 2016 PLANNING DEPT.

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SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) St. Norbert College, Inc	Authorized Representative Kristee Becker	Title Director, Risk & Property Mgmt	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address kristee.becker@snc.edu	Phone Number (incl. area code) 920-403-3066	Fax Number (incl. area code) 920-403-4047	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 515 Fourth Street, De Pere, WI 54115	Parcel No. WD-224

SECTION 4: Proposed Conditional Use

Existing Zoning:	R-2
Present Use of Parcel:	Residential
Proposed Use of Parcel:	College Dorm
Present Use of Adjacent Properties:	Residential and College Dorm

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Name of Owner/Authorized Representative (please print) Kristee Becker	Title Director, Risk & Property Mgm	Phone Number 920-403-3066
Signature of Applicant Kristee L Becker		Date Signed 7-22-16

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

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A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):	

	CITY OF DE PERE **APPLICATION FOR CONDITIONAL USE**	**Fee:** $ 290.00 **Receipt #:** 114534 **Date:** 7-18-16

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Applicant Name (Ind., Org. or Entity) St. Norbert College, Inc	Authorized Representative Kristee Becker	Title Director, Risk & Property Mgmt	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address kristee.becker@snc.edu	Phone Number (incl. area code) 920-403-3066	Fax Number (incl. area code) 920-403-4047	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 717 Fourth Street, De Pere, WI 54115	Parcel No. WD-246

SECTION 4: Proposed Conditional Use

Existing Zoning:	R-2
Present Use of Parcel:	Residential
Proposed Use of Parcel:	College Dorm
Present Use of Adjacent Properties:	Residential and College Dorm

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Name of Owner/Authorized Representative (please print) Kristee Becker	Title Director, Risk & Property Mgm	Phone Number 920-403-3066
Signature of Applicant Kristee L Becker		Date Signed 7-22-16

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):	

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Peter Schleinz**
SUBJECT:	**Review and Recommendation for a Site Plan request at 1751 W. Matthew Drive for an office and parking lot expansion. Applicant: Davel Engineering & Environmental INC**

ATTACHMENTS:

- Site Plan Report - Fox River Fiber - FINAL for PC (DOCX)
- Application Form - Fox River Fiber (PDF)
- C1.0 SITE PLAN (PDF)
- A2.0 ELEVATIONS (PDF)
- A1.0 PRELIMINARY FLOOR PLAN - DEMO PLAN - ELEVATIONS (PDF)
- C-1.0 TOPOGRAPHY (PDF)
- C1.2 DRAINAGE, GRADING, & EROSION CONTROL (PDF)

Item: **Review and Recommendation for a Site Plan request at 1751 W. Matthew Drive for an office and parking lot expansion. Applicant: Davel Engineering & Environmental INC**

SITE MAP

REQUESTED ACTION: Site Plan request.

Site Plan approval requested for a 10 room office expansion and a 9 stall parking lot expansion to the existing Fox River Fiber Facility.

COMMON DESCRIPTION: 1751 W. Matthew Drive, located north from the W. Matthew Drive and Venture Avenue intersection.

Attachment: Site Plan Report - Fox River Fiber - FINAL for PC (4957 : Site Plan request at 1751 W. Matthew Drive for an office and parking lot)

PARCEL NUMBERS: WD-364-D-526

EXISTING ZONING: I-B-2 (Industrial Business 2 District)

PROPOSED ZONING: Remain I-B-2

SURROUNDING LAND USES: Industrial uses to the north, south, east, and west.

COMPREHENSIVE PLAN: The Future Land Use map identifies "Business Park" on the subject property and the land surrounding the property.

APPLICANT NAME: John R. Davel, P.E., authorized representative for the property owner
Davel Engineering & Environmental INC
1811 Racine Street
Menasha, WI 54952

SITE HISTORY: The Fox River Fiber Building historic site plans reach back 25 years with the plant construction in 1991, a maintenance/resource addition in 1996, an office addition in 2000, and a facility expansion in 2013.

The year 2016 Site Plan proposal includes the addition of 2,795 square feet of office space (9 offices and one conference room) and 9 new parking stalls near the new office addition. No other changes to the property were proposed.

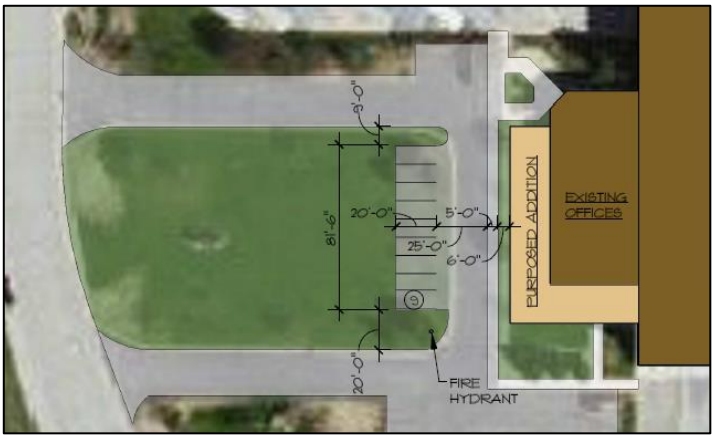
STAFF REVIEW: When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The office addition is 2,795 square feet in size. The exterior façade of the 16 foot tall office addition is a combination of windows with split face block, heritage stone brick, ground face block, and ACM (aluminum) smooth panel. The panel is at the top five feet of the 16 foot high addition, representing about 31% of the façade. The panel is an acceptable exterior material, per Zoning Code 14-60(6)(c)(7), if approved by the Plan Commission.

View of Building Addition from W. Matthew Drive.

Attachment: Site Plan Report - Fox River Fiber - FINAL for PC (4957 : Site Plan request at 1751 W. Matthew Drive for an office and parking lot)

The 9 stall parking lot is located in front of the office addition, between two driveways that connect to W. Matthew drive. Each stall is approximately 9 feet wide and 20 feet deep. The drive lane behind the parking stalls is 25 feet wide. Existing sidewalks remain.



Animated Aerial View of Parking Lot and Office Addition.

Site plans are approved by the Plan Commission and not reviewed by the Common Council.

STAFF COMMENTS:

Engineering:

1. Provide the location of project development by street address (1751 W Matthew Drive) on the physical plan set.
2. Provide the name and mailing address of the developer / owner on the plans.
3. Provide an updated lighting plan if there are changes.
4. Provide a detail showing the typical parking space, typical accessible space, and typical van accessible space.
5. No further stormwater management needed at this time. However, due to proposed expansion and the expansion in 2013, future development may require further stormwater management due to the increased impervious area since 2009. See ordinance 28-7C(3)(B).
6. Show plan page for the relocation of the water main that is located under proposed expansion area. New water main would need to pass all tests before it is turned live.
7. A meter replacement/exchange is required for the facility to replace the current Badger meter with a new Sensus meter. There is a slight issue concerning this exchange. The new meter has a lay length of 24" and the old meter has a lay length of 18". The Sensus meters have a strainer built in as part of the meter components (picture).
    a. The larger issue is the fact that the valves and the bypass around the current meter configuration would have to be reworked in order to fit the new meter into that space. Typically the strainer would be installed before the meter to keep all large particulate out, but in this case it looks as though it was installed after (picture – water flows from right to left) and I believe could be left in place if needed.

Fire:

Attachment: Site Plan Report - Fox River Fiber - FINAL for PC (4957 : Site Plan request at 1751 W. Matthew Drive for an office and parking lot)

None.

Forestry:

1. Include planting plans or follow-up plans for the maintenance of the landscaping with the Landscape Plan.

Health:

None.

Building & Planning:

1. Building addition plans shall be approved by the State of Wisconsin (DISPS)
2. Site plan page is missing statistics related to area of expansion, new parking stalls, percent of open space, and increase in impervious surface.
3. Subject to approval of the use of ACM smooth panel by Plan Commission, per Zoning Code 14-60(6)(c)(7).

STAFF RECOMMENDATION: Staff recommends APPROVAL of the conditional use request subject to the above comments and conditions from the review staff.

Attachment: Site Plan Report - Fox River Fiber - FINAL for PC (4957 : Site Plan request at 1751 W. Matthew Drive for an office and parking lot)

	CITY OF DE PERE **APPLICATION FOR SITE PLAN REVIEW**	**Fee:** $ 290.00 **Receipt #:** 114380 **Date:** 7-11-16

CITY OF DE PERE RECEIVED JUL 11 2016 PLANNING DEPT.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Davel Engineering & Environmental, Inc.	Authorized Representative John R. Davel, P.E.	Title President	
Mailing Address 1811 Racine Street	City Menasha	State WI	ZIP Code 54952
Email Address john@davel.pro	Phone Number (incl. area code) (920) 560-6563	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) Fox River Fiber	Contact Person David Stevenson, P.E.	Title Vice President	
Mailing Address 1751 West Matthew Drive	City De Pere	State WI	ZIP Code 54115
Email Address daves@foxriverfiber.com	Phone Number (incl. area code) 920-737-5228	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1751 West Matthew Drive (Office Addition)	Parcel No. WD-364-D-526

SECTION 4: Project Information

Existing Zoning:	I-B-2 Industrial Business 2 District		
Present Use of Parcel:	Manufacturing		
Proposed Use of Parcel:	Manufacturing		
Estimated Start Date:	July 2016	Estimated Completion Date:	October 2016

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) John R. Davel, P.E.	Title President	Phone Number (920) 560-6563
Signature of Applicant		Date Signed 7/11/16

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

SHEET INDEX

C1.0 SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS
T2.0 SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	2,795 S.F.	------ S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	------ S.F.	------ S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	------ S.F.	------ S.F.

HIGH PILE STORAGE YES/NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

?-?
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 1B CONSTRUCTION
SPRINKLED YES/NO
FIREWALL YES/NO

ALLOWABLE AREA

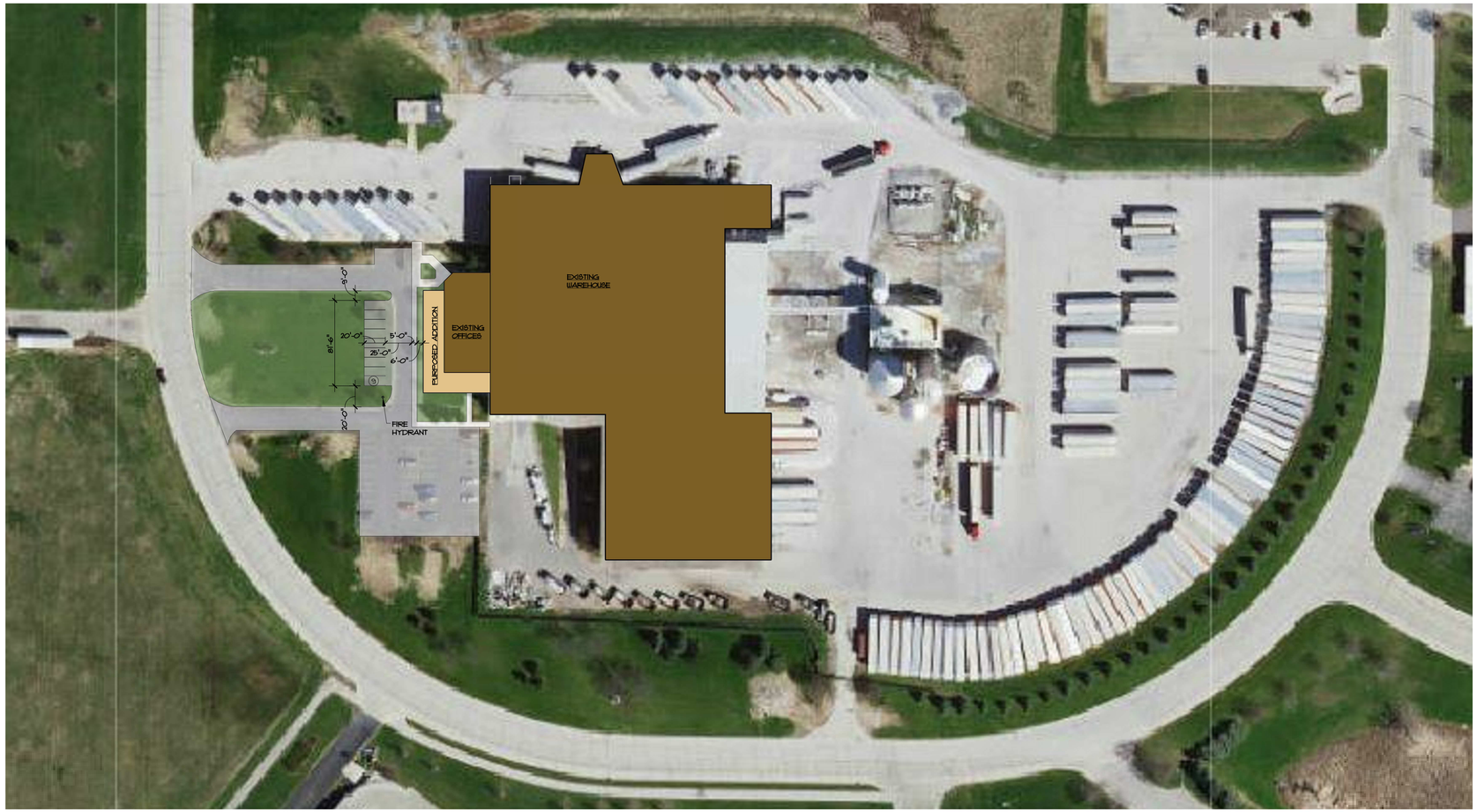
TABULAR FLOOR AREA: XXX,XXX S.F.
FRONTAGE INCREASE: XXX,XXX S.F.
SPRINKLER INCREASE: XXX,XXX S.F.
TOTAL ALLOWABLE AREA: XXX,XXX S.F.
ALLOWABLE FIRE AREA: XX,XXX S.F.

BUILDING/SITE CONTENT

BUILDING SIZE	XXX,XXX S.F.	XX.X%
HARD SURFACE	XXX,XXX S.F.	XX.X%
GREEN SPACE	XXX,XXX S.F.	XX.X%
PARCEL SIZE (APPROX.)	XXX,XXX S.F.	X.XX ACRES
PARKING PROVIDED	XX STALLS (1 STALL/XXX.X S.F.)	

ZONING INFORMATION

ZONING: X
FRONT YARD SETBACK: XX'-X"
SIDE YARD SETBACK: XX'-X"
REAR YARD SETBACK: XX'-X"



NORTH

CONCEPTUAL SITE PLAN
1" = 60'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

FOX RIVER FIBER

DEPERE, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
FOX RIVER FIBER
DEPERE, WISCONSIN

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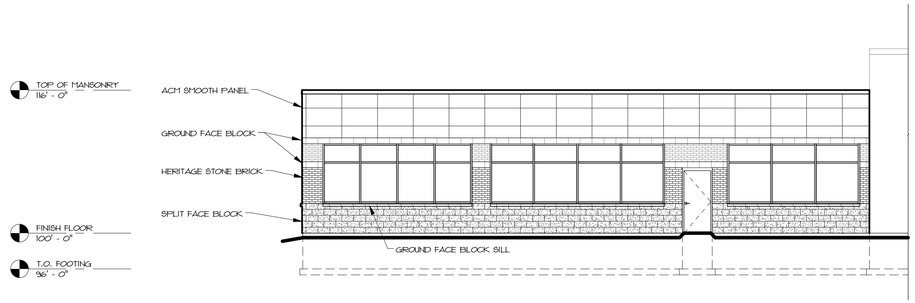
REVISIONS
R1 JJL 05.26.2016
. .
. .
. .
. .

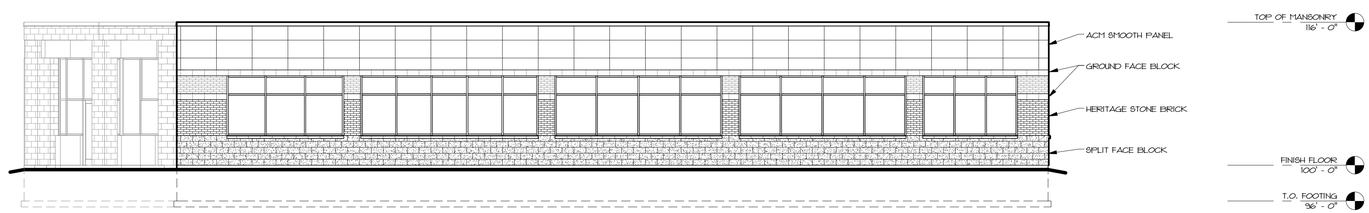
PROJECT MANAGER: C. VANDELWETTERING
DESIGNER: J. STOJKE
DRAWN BY: J. LEHMANN
EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 05.13.2016
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

Keller
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REVISIONS

R1 JUL 05.26.2016

PROJECT MANAGER: C. VANDEWETTERING

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DRAWN BY: J. LEHMANN

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SUPERVISOR: ------

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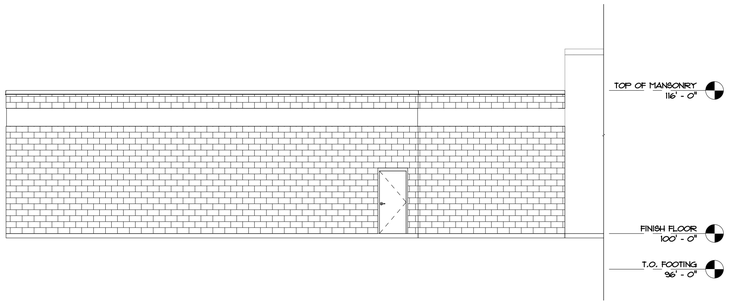

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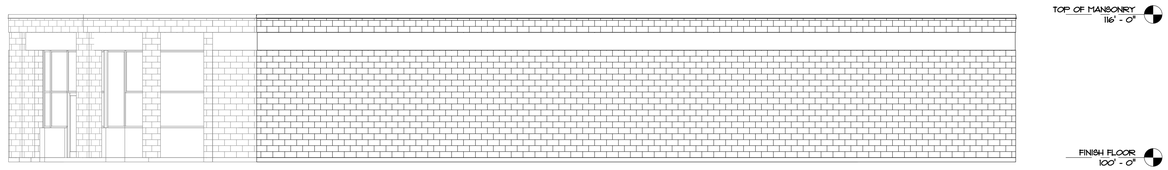

WEST ELEVATION

1/8" = 1'-0"

DEMO PLAN

1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

NORTH

FLOOR PLAN

1/8" = 1'-0"

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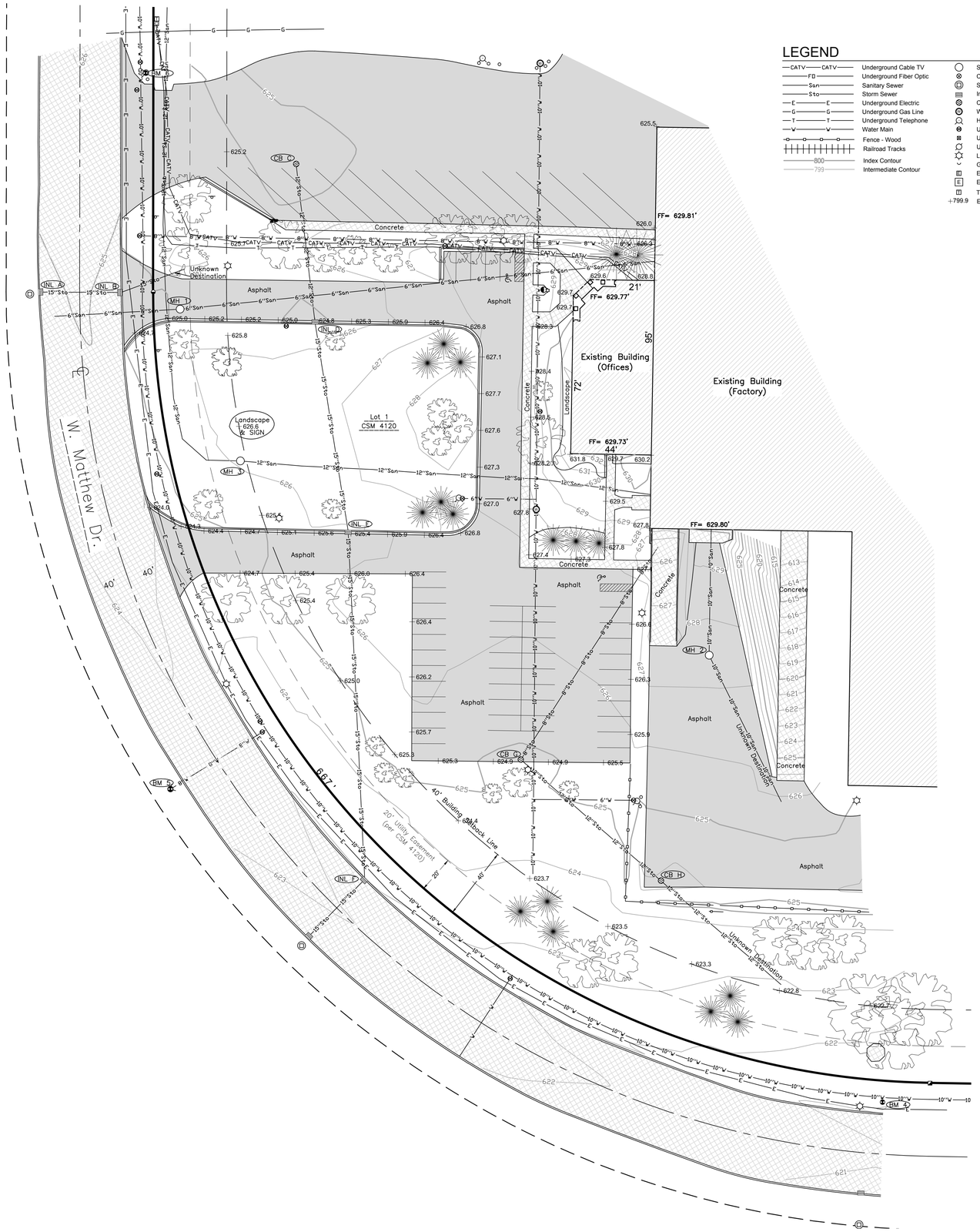
SHEET: A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
FO	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box		Sign
San	Sanitary Sewer		Storm Manhole		Post / Guard Post
Sto	Storm Sewer		Inlet		Flag Pole
E	Underground Electric		Catch Basin / Yard Drain		Deciduous Tree
G	Underground Gas Line		Well		Coniferous Tree
T	Underground Telephone		Hydrant		Soil Boring
V	Water Main		Utility Valve		Benchmark
	Fence - Wood		Utility Meter		Asphalt Pavement
	Railroad Tracks		Utility Pole		Concrete Pavement
800	Index Contour		Light Pole / Signal		Gravel
799	Intermediate Contour		Guy Wire		Survey Nail Found
			Electric Pedestal		2" Iron Pipe Found
			Electric Transformer		
			Telephone Pedestal		
+799.9			Ex Spot Elevation		

BENCHMARKS (NAVD 88)

BM 0 Height Modemization Station
Designation - X 5 (PID PN0159)
Elev 606.52

BM 1 Fire Hydrant, Top Nut
±1020' S of Int. of Scheuring Road and Suburban Dr.
on the East R/W of Suburban Dr.
Elev 611.18

BM 2 Fire Hydrant, Top Nut
±400' SW of BM 1, W-NW R/W Suburban Dr.
Elev 613.02

BM 4 Fire Hydrant, Top Nut
±300' West of Venture Ave., N. R/W Matthew Dr.
Elev 623.72

BM 5 Fire Hydrant, Top Nut
±420' NW of BM 4, W. R/W W. Matthew Dr.
Elev 626.30

BM 6 Fire Hydrant, Top Nut
±390' N of BM 5, E. R/W W. Matthew Dr.
Elev 628.66

Storm Structures

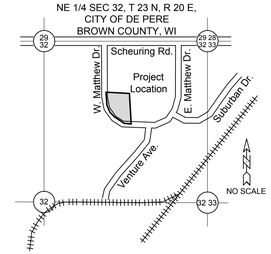
Structure	#	Rim	Inv	Size	Material	Direction
INL	A	624.69	620.49	15"	PVC	W
			620.49	15"	PVC	E
INL	B	624.53	620.53	15"	PVC	W
			620.61	15"	PVC	NE
CB	C	624.46	619.91	12"	PVC	S
INL	D	624.80	619.66	12"	PVC	N
			619.50	15"	PVC	S
INL	E	625.35	619.29	15"	PVC	N
			619.15	15"	PVC	S
INL	F	622.49	618.84	15"	PVC	N
			618.54	15"	PVC	SW
CB	G	624.77	617.97	8"	PVC	NE
			617.97	12"	PVC	SW
CB	H	623.59	617.75	12"	PVC	NW
			617.75	12"	PVC	SE

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	625.15	614.39	6"	PVC	W
			615.95	6"	PVC	E
MH	2	627.47	619.22	10"	PVC	N
			619.22	10"	PVC	SE
MH	3	626.16				

LOCATION MAP

NE 1/4 SEC 32, T 23 N, R 20 E,
CITY OF DE PERE
BROWN COUNTY, WI



30 0 30 60 90

SURVEYOR'S CERTIFICATE

I, James R Sehloff, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

James R Sehloff, Wisconsin Professional Land Surveyor No. S-2692 Date

NOTES

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

TOPOGRAPHIC SURVEY

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

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PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:

FOX RIVER FIBER

DEPERE, WISCONSIN

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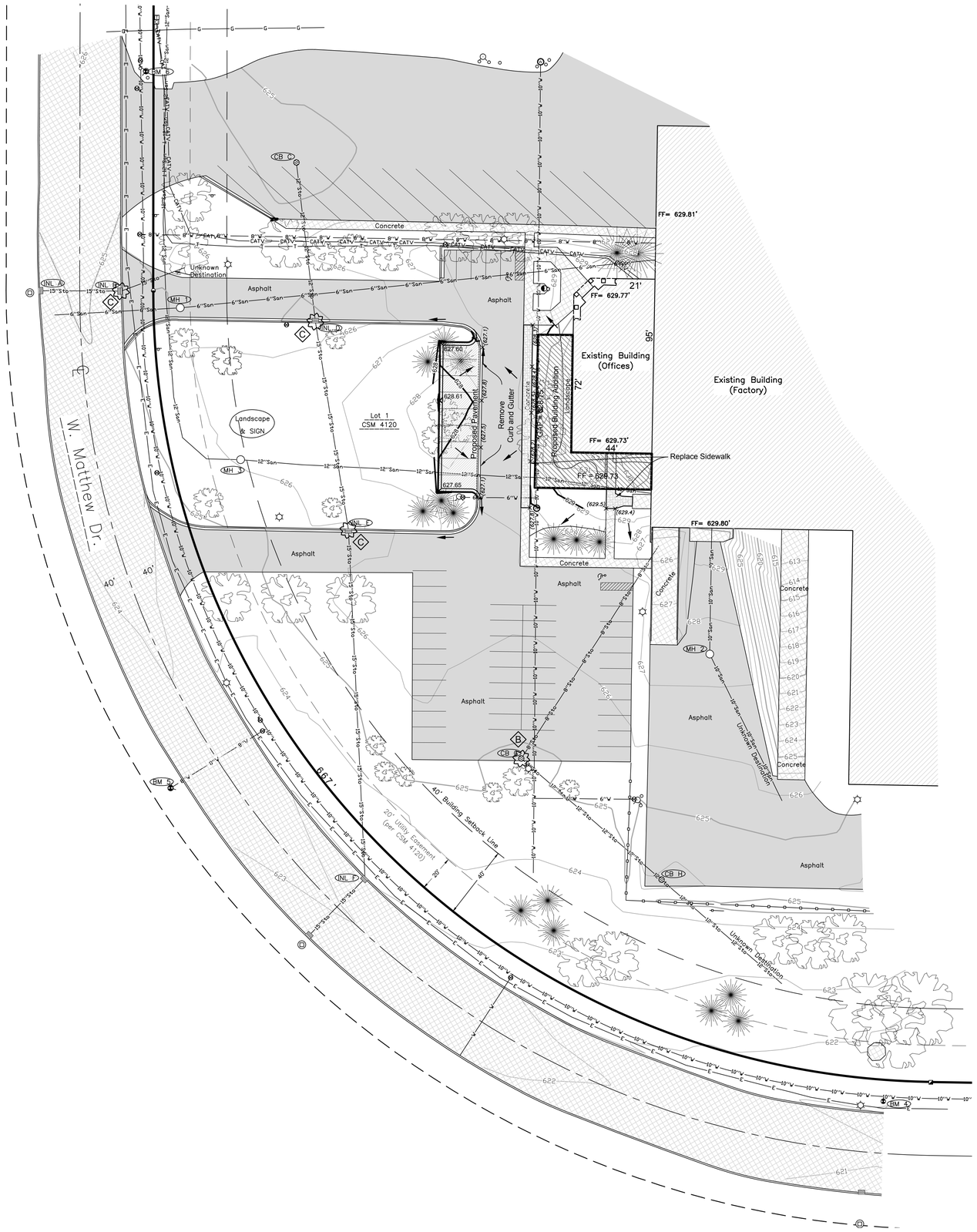
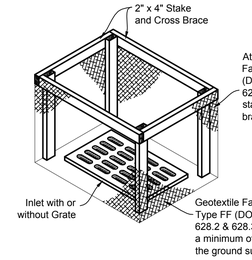
REVISIONS
1 .

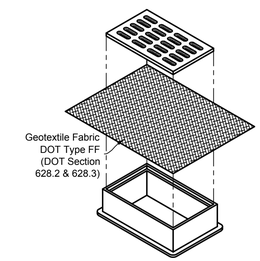
PROJECT MANAGER: C.VANDEWETTERING
DESIGNER: SA
DRAWN BY: scott
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 6.27.2016
SHEET: C-1.0

Attachment: C-1.0 TOPOGRAPHY (4957 : Site Plan request at 1751 W. Matthew Drive for an office and parking lot)





INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

GENERAL NOTES:

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

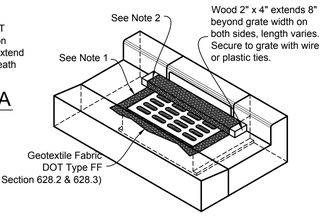
Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.

2. For inlet protection, Type C (with curb box), an additional 10" of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.

3. Flap pockets shall be large enough to accept wood 2x4.



INLET PROTECTION, TYPE C

INSTALLATION NOTES:

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

Inlet protection Type C shall be utilized on street inlets with curb heads.

TYPE B & C
Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

30 0 30 60 90

LEGEND

CATV — Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal	
FO — Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Sign	
San — Sanitary Sewer	Storm Manhole	Post / Guard Post	
Sto — Storm Sewer	Inlet	Flag Pole	
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G — Underground Gas Line	Well	Coniferous Tree	
T — Underground Telephone	Hydrant	Soil Boring	
W — Water Main	Utility Valve	Benchmark	
Fence - Wood	Utility Meter	Asphalt Pavement	
Railroad Tracks	Utility Pole	Concrete Pavement	
800 — Index Contour	Light Pole / Signal	Gravel	
799 — Intermediate Contour	Guy Wire	Survey Nail Found	
	Electric Pedestal	2" Iron Pipe Found	
	Electric Transformer		
	Telephone Pedestal		
	+799.9 Ex Spot Elevation		
Proposed Storm Sewer	Proposed Storm Manhole		
608 — Proposed Contour	Proposed Curb Inlet		
Proposed Swale	Prop. Catch Basin / Yard Drain		
Proposed Culvert	Proposed Endwall		
+608.73 Prop. Flowline Spot Elev.	Proposed Rip Rap		
×608.73 TW Prop. Top of Walk Elev.	Prop. Drainage Direction		
+ (608.7) Existing Grade	FF=000.0 Prop. Finished Floor Elev.		

BENCHMARKS (NAVD 88)

BM 0 Height Modemization Station
Designation - X 5 (PID PN0159)
Elev 606.52

BM 1 Fire Hydrant, Top Nut
±1020' S of Int. of Scheuring Road and Suburban Dr.
on the East R/W of Suburban Dr.
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Elev 626.30

BM 6 Fire Hydrant, Top Nut
±390' N of BM 5, E. R/W W. Matthew Dr.
Elev 628.66

DRAINAGE, GRADING, & EROSION CONTROL PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

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P.O. Box 620
Kaukauna, WI 54130
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FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
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www.kellerbuilds.com

PROPOSED ADDITION FOR:

FOX RIVER FIBER

DEPERE, WISCONSIN

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REVISIONS
1 .

PROJECT MANAGER: C.VANDEWETTERING
DESIGNER: JRD
DRAWN BY: mitch
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 7.1.2016
SHEET: C1.2

Attachment: C1.2 DRAINAGE, GRADING, & EROSION CONTROL (4957 : Site Plan request at 1751 W. Matthew Drive for an office and parking lot)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Peter Schleinz**
SUBJECT:	**Review and Recommendation for a Site Plan request at 2049 Creamery Road for a two-bay garage expansion. Applicant: Heyrman Construction Company INC**

ATTACHMENTS:

- Site Plan Report - Trudell Trailers - FINAL for PC (DOCX)
- Application Form -- Trudell Holdings INC (PDF)
- A-1 SITE PLAN & TITLE SHEET (PDF)
- A-5 BUILDING ELEVATIONS (PDF)

Item: **Review and Recommendation for a Site Plan request at 2049 Creamery Road for a two-bay garage expansion. Applicant: Heyrman Construction Company INC**

SITE MAP

REQUESTED ACTION: Site Plan request.

Site Plan approval requested for a two bay expansion to an existing garage at the existing Trudell Trailers Facility This review is for the building addition only and no other existing use on the property.

COMMON DESCRIPTION: 2049 Creamery Road, located southeast from the Creamery Road and French Road intersection (along I-41).

Attachment: Site Plan Report - Trudell Trailers - FINAL for PC (4960 : Site Plan request at 2049 Creamery Road for a two-bay garage)

PARCEL NUMBERS: WD-L439-4, WD-L439-7, WD-L439-10

EXISTING ZONING: HWY 41-DISTA (Highway 41 Business Corridor: District A)

PROPOSED ZONING: Remain HWY 41-DISTA

SURROUNDING LAND USES: Industrial and agricultural uses to the north, south and east. I-41 to the west.

COMPREHENSIVE PLAN: The Future Land Use map identifies "Commercial" on the subject property, "Commercial" to the north, and "Commercial" and "Residential" to the east.

Land to the south and west are not identified in the De Pere Comprehensive plan as it lies within the Town of Lawrence. The Lawrence Comprehensive Plan identifies "Mixed Uses" (a mixture of residential and commercial) to the south and west of the subject property.

APPLICANT NAME: Chris Heyrman, authorized representative for the property owner
Heyrman Construction Company INC
1030 Waube Lane
Green Bay, WI 54304

SITE HISTORY: The Trudell Trailers site has historically been used for outdoor storage. Three buildings exist on the site. The most recently built building was constructed in 2006 and has been used for repair and painting. The subject expansion is on the south end of the third building.

The year 2016 Site Plan proposal includes the addition of 4,133 square feet of space for two painting garage bays. No other changes to the property are proposed.

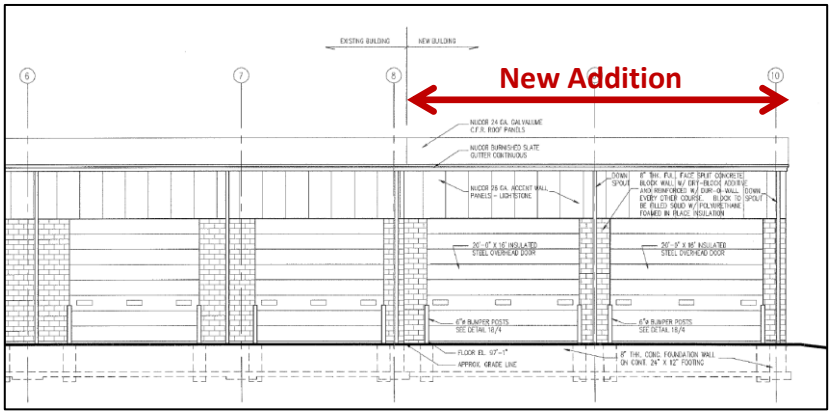
STAFF REVIEW: When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The garage bay addition is 4,133 square feet in size. The exterior façade of the addition includes two 20 foot by 16 foot insulated overhead doors that match the doors on the existing building. Façade materials include 8 inch thick full face split concrete on the west side, and "nucore" 26 gauge accent walls on the south and east sides to match the existing building. The upper 6½ feet on the west side is also 26 gauge accent wall to match the existing building.

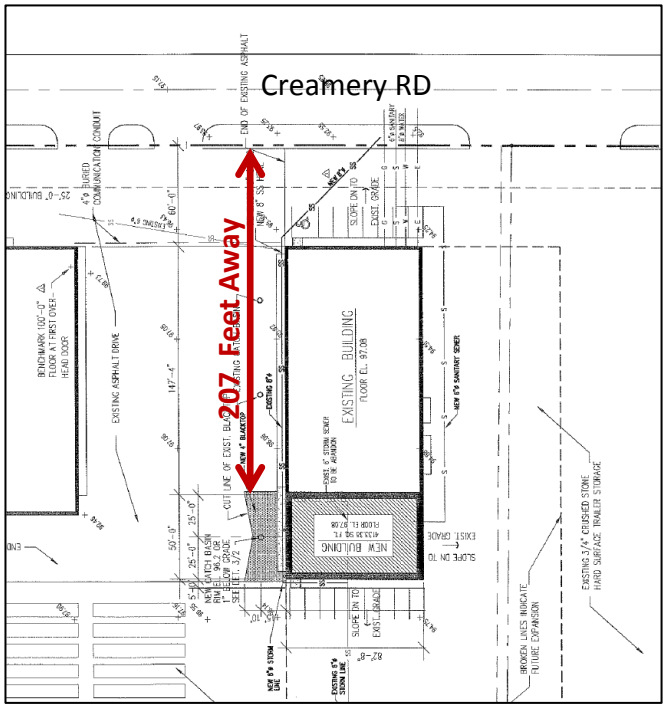
The west and east facades are side walls to the street, and the south façade is a rear wall to the street. Metal siding is an acceptable exterior

Attachment: Site Plan Report - Trudell Trailers - FINAL for PC (4960 : Site Plan request at 2049 Creamery Road for a two-bay garage)

material for portions of the side and rear walls that do not face an adjacent street, per Zoning Code 14-60(6)(c)(6), if approved by the Plan Commission.



View of Addition from West Side (end furthest away from Creamery Road)



Addition distance from the Creamery Road Right Of Way

Site plans are approved by the Plan Commission and not reviewed by the Common Council.

STAFF COMMENTS:

Engineering:

1. Provide the project address (2049 Creamery Road) somewhere in the project titles.
2. Provide the name and mailing address of the developer / owner on the cover sheet.
3. Provide a detail of the erosion control plans. There are notes currently

Attachment: Site Plan Report - Trudell Trailers - FINAL for PC (4960 : Site Plan request at 2049 Creamery Road for a two-bay garage)

present giving erosion control requirements, but the City is looking for a physical detail to show the work to be done.

4. Provide a plan page of the existing and proposed topographic contours (two foot contour minimum).
5. Provide parking stall sizes and pavement marking detail for changes in on-site parking.
6. Provide sanitary sewer depths or profiles and provide any clean-out information.
7. Provide storm sewer depths or profiles.
8. Show connections to both existing and proposed catch basins. The catch basins are shown to the east of the property, but the connecting pipes are not shown on the plans.

Fire:
None.

Forestry:
None.

Health:
None.

Building & Planning:

1. It is recommended that the three parcels for the property be combined into one in the near future so that the use of outdoor storage on the two parcels without a building ceases to be a non-conforming use.
2. Subject to approval of the use of metal siding by Plan Commission, per Zoning Code 14-60(6)(c)(6).

STAFF RECOMMENDATION: Staff recommends APPROVAL of the conditional use request subject to the above comments and conditions from the review staff.

Attachment: Site Plan Report - Trudell Trailers - FINAL for PC (4960 : Site Plan request at 2049 Creamery Road for a two-bay garage)

RECEIVED
JUL 8 2016
PLANNING DEPT.

	CITY OF DE PERE **APPLICATION FOR SITE PLAN REVIEW**	**Fee:** $ 290.00 **Receipt #:** 114314 **Date:** 7-8-16

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) HEYRMAN CONST, Co., INC	Authorized Representative CHRIS HEYRMAN	Title ARCHITECT	
Mailing Address 1030 WAUBE LANE	City GREEN BAY	State WI	ZIP Code 54304
Email Address CHRIS@HEYRMANCONST.COM	Phone Number (incl. area code) 920-347-0827	Fax Number (incl. area code) 920-337-6337	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) TRUDELL HOLDINGS, INC	Contact Person LARRY VIEAUX	Title SERVICE COORDINATOR	
Mailing Address 2049 CREAMERY ROAD	City DE PERE	State WI	ZIP Code 54115
Email Address LVIEAU@TRUDELLHOLDINGS.COM	Phone Number (incl. area code) 920-655-8218	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2049 CREAMERY ROAD / ADDITION	Parcel No. VD-L439-4 VD-L439-7, 10

SECTION 4: Project Information

Existing Zoning:			
Present Use of Parcel:	BUSINESS / FACTORY		
Proposed Use of Parcel:	SAME		
Estimated Start Date:	AUG 2016	Estimated Completion Date:	JAN 2017

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

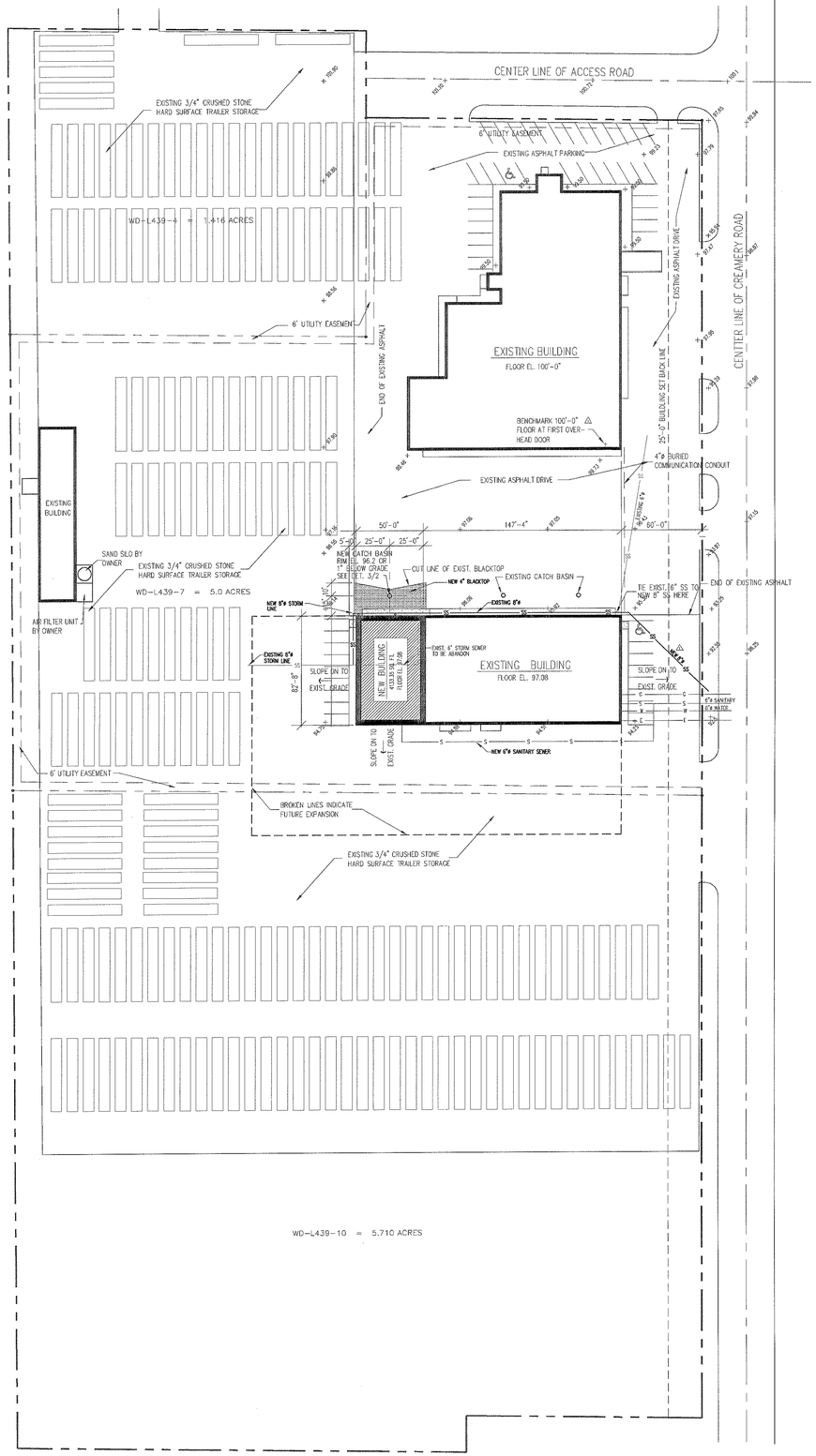
SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) CHRIS HEYRMAN	Title ARCHITECT	Phone Number 920-347-0827
Signature of Applicant [signature]		Date Signed 7-7-16

TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	



TRUDELL TRAILERS

DE PERE, WISCONSIN

EROSION CONTROL NOTES:

ALL CONTRACTORS INSTALLING PIPELINE SHOULD OBTAIN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

ALL SEDIMENT CONTROL MEASURES SHOULD BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.

PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHOULD BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHOULD BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHOULD BE CORRECTED FOR INTEGRITY.

SEDIMENT CONTROL MEASURES SHOULD NOT BE REMOVED UNTIL THE AREAS SERVED, HAVE ESTABLISHED VEGETATIVE COVER.

GRAVEL MATS SHOULD BE INSTALLED AT ALL CONSTRUCTIONS SITE EXITS TO PREVENT TRACKING OF SOIL.

TRACKED SOIL SHOULD BE COLLECTED FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE.

ALL TRENCH WATER SHOULD BE DISCHARGED INTO A SETTING BASIN OR FILTERING DEVICE PRIOR TO RELEASE INTO STORM SEWER OR STREAM.

STORM SEWER COLLECTION BASINS SHOULD BE PROTECTED FROM RUNOFF BY ENCLOSING COLLECTION BASINS WITH STRAW BALES OR FILTER FABRIC FENCING. SEE DETAILS.

OVERLAND FLOW SHOULD BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALE OR FILTER FABRIC FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.

SEDIMENT CONTROL FOR PIPELINE CONSTRUCTION:
A. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
B. IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHOULD BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY.

FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1. IN ADDITION, ALL OTHER DISTURBED OR GRADED AREAS WILL BE STABILIZED WITHIN FOURTEEN CALENDAR DAYS.

EXCESS SOIL NOT USED FOR BACKFILLING OR FINAL GRADING TO BE REMOVED FROM SITE DURING EXCAVATION.

FOUNDATION TO BE BACKFILLED WITHIN 10 DAYS AFTER COMPLETION OF FOUNDATION.

BUILDING CLASSIFICATION:

TYPE IIB

BUILDING OCCUPANCY:

FACTORY F-1 AND H-3

SPRINKLER SYSTEM:

COMPLETE NFPA 13 SYSTEM PROVIDED

GENERAL BUILDING HEIGHT AND AREA:

ALLOW. HEIGHT AND AREA FOR IIB FROM TABLE 503

GROUP F-1 FACTORY 55' 2 STORY 15,500 S.F.

ALLOW. HEIGHT AND AREA FOR IIB W/ MODIFICATIONS
GROUP F-1 73,625 S.F.

ACTUAL MEAN BUILDING HEIGHT = 26.95 FOOT
ACTUAL BUILDING AREA = 16313 S.F.

OCCUPANT LOAD:

CALCULATED OCCUPANT LOAD = 163 PERSONS
ACTURAL OCCUPANT LOAD = 12 PERSONS

EGRESS:

CALCULATED OCCUPANT LOAD = 163 PERSONS
CALCULATED EGRESS WIDTH = 32.6 INCHES
EGRESS WIDTH PROVIDED = 108 INCHES

KEY TO SITE PLAN

- PROPERTY LINE
- CENTER LINE
- FUTURE ADDITIONS
- SETBACK LINES
- x – SILT FENCES
- S – SANITARY SEWER
- SS – STORM SEWER
- W – WATER MAIN
- G – GAS LINE
- T – TELEPHONE LINE
- E – ELECTRICAL LINES
- 688 – EXISTING CONTOURS
- 688 – NEW CONTOURS
- +92.05 – EXISTING GRADE
- 98.33 – NEW GRADE
- NEW GRADE SLOPE
- EXISTING GRADE SLOPE

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 200 S.F. OF FLOOR AREA.
MANUFACTURING: 1 SPACE PER EACH 2 REGULAR EMPLOYEES.

EXISTING OFFICE: 84.33' X 45.33' = 3,823/20 = 19 SPACES REQD.
EXISTING MANUFACTURING: 35/2 = 18 SPACES REQUIRED.
NEW MANUFACTURING: 12/2 = 6 SPACES REQUIRED.

TOTAL SPACES REQUIRED = 41
TOTAL SPACES PROVIDED = 50

SANITARY FIXTURES

ACTURAL OCCUPANT LOAD = 12 PERSONS
REQUIRED MALE:
WATER CLOSETS 1 PER 25
WATER CLOSETS PROVIDED 1
LAVATORIES 1 PER 40
LAVATORIES PROVIDED 1

REQUIRED FEMALE:
WATER CLOSETS 1 PER 25
WATER CLOSETS PROVIDED 1
LAVATORIES 1 PER 40
LAVATORIES PROVIDED 1

DRINKING FOUNTAIN
1 PER 400
1 PROVIDED

SERVICE SINK
1 PROVIDED

LOADS:

GROUND SNOW (Pg) = 40 P.S.F.
SNOW LOAD IMPORTANCE FACTOR Is = 1
SNOW LOAD EXPOSURE FACTOR Ce = 1
SLOPED ROOF/FLAT ROOF FACTOR Ps = 1
ROOF THERMAL FACTOR Ct = 1
ROOF SNOW = 28 P.S.F.
ROOF DEAD LOAD = AS PER NUCOR BUILDING
ROOF COLLATERAL LOAD = 10 P.S.F.
GROUND FLOOR LIVE LOAD = 100 P.S.F.
SOIL BEARING: 3000 PSF

BASIC WIND SPEED = 90 MPH
WIND IMPORTANCE FACTOR I = 1
WIND EXPOSURE FOR ALL SIDES = B

SEISMIC
(Ss) .065
(S1) .032
SEISMIC IMPORTANCE FACTOR = 1
USE GROUP = 1
DESIGN CATEGORY A
SITE CLASS D

WIND LOAD RESISTING SYSTEM:

PER NUCOR BUILDING SYSTEMS

SITE PLAN SCALE 1" = 50'-0"

LANDSCAPING:

EXISTING

LEGAL DESCRIPTION:

PART OF LOT 62 IN THE SUBDIVISION OF WILIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

TAX PARCEL NUMBERS:
WD-L439-4 = 1.416 ACRES
WD-L439-7 = 5.0 ACRES
WD-L439-10 = 5.710 ACRES
TOTAL = 12.126 ACRES

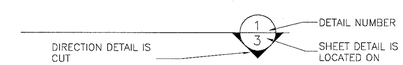
BENCHMARK:

TOP OF EXISTING FLOOR SLAB ELEVATION 100.00'.

SHEET INDEX

A-1	SITE PLAN AND TITLE SHEET		
A-2	FOOTING AND FOUNDATION PLAN		
A-3	CONCRETE DETAILS		
A-4	CONCRETE DETAILS		
A-5	FLOOR PLAN & TOILET ROOM DETAILS		
A-6	ROOF FINISH AND DOOR & FRAME SCHEDULES		
A-7	BUILDING ELEVATIONS AND SPECIFICATIONS		
A-8	BUILDING CROSS SECTION & MASONRY WALL ELEVATION		
A-9	WALL SECTIONS		
A-10	WALL SECTIONS		
A-11	WALL SECTIONS		
A-12	WALL SECTIONS		
A-13	WALL SECTIONS, PRECAST PLA NS & WINDOW DETAILS		

DETAIL IDENTIFICATION



SYMBOLS

CONCRETE	CONCRETE BLOCK
GRANULAR FILL	FACE BRICK
EARTH	STONE
RIGID INSULATION	FRAMING LUMBER
FIBERGLASS INSULATION	FINISH WOOD

STRUCTURAL APPROVAL

AREA:
4133.35 SQ. FT.

NUCOR BUILDING SYSTEMS CLEAR-SPAN SINGLE SLOPE 82'-8" WIDE X 50'-0" LONG X 23'-0" HIGH (LOW SIDEWALL) BUILDING.

JUL - 6 2016

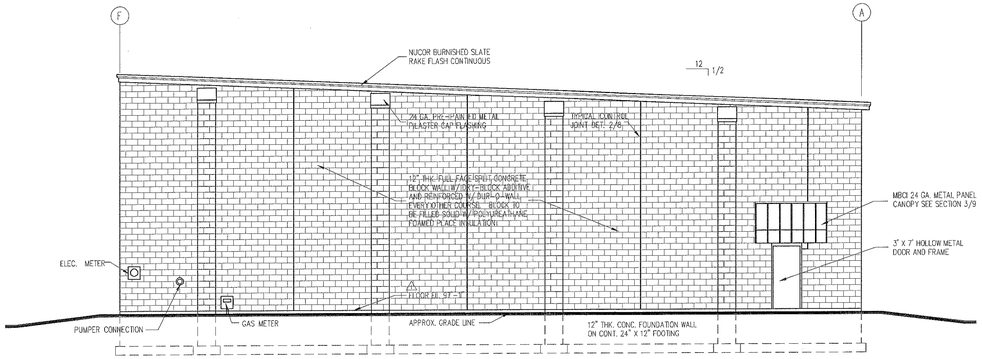
HEYRMAN
CONSTRUCTION COMPANY INC.
ENGINEERS - BUILDERS
1030 WAUBE LANE, P.O. BOX 28046, GREEN BAY, WISCONSIN 54324
TEL: 920/499-0827 FAX: 920/337-6337

DRAWN: C.J.H. CHECKED: APPROVED:
DATE: 7-1-16
SCALE: NOTED
REVISIONS DATE

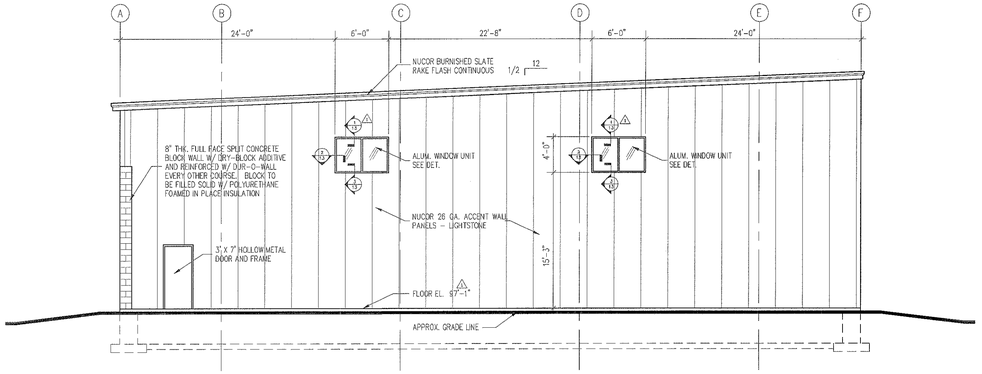
SITE PLAN AND TITLE SHEET
TRUDELL TRAILERS
DE PERE, WISCONSIN

JOB NO. 1610
SHEET NO. A-1
DRAWING NO. P-2968

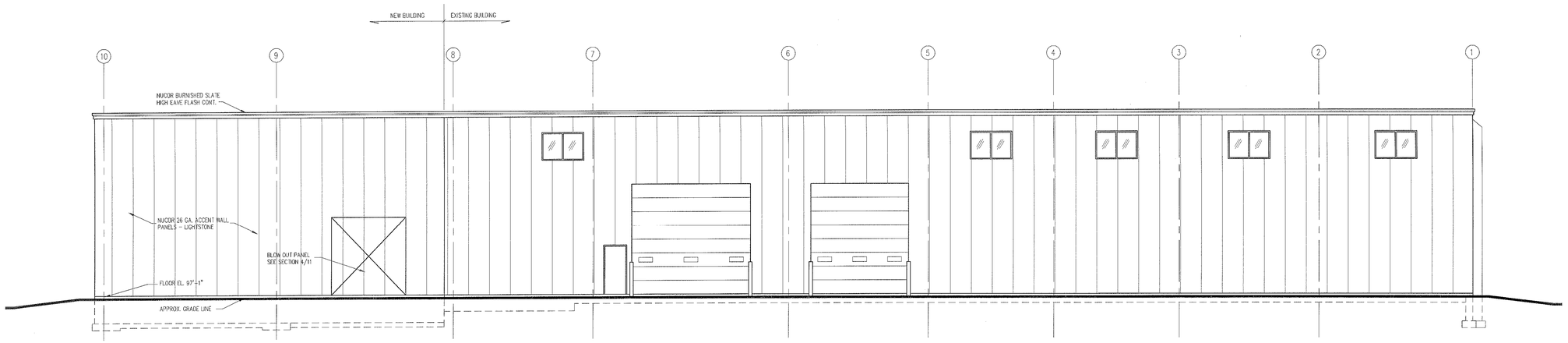
Attachment: A-1 SITE PLAN & TITLE SHEET (4960 : Site Plan request at 2049 Creamery Road for a two-bay garage)



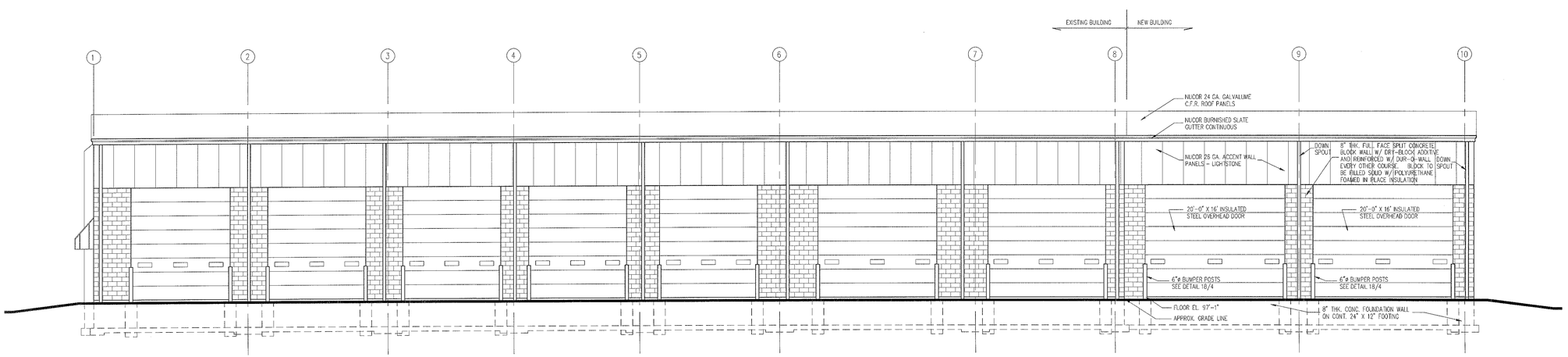
NORTH ELEVATION (EXISTING) SCALE 1/8" = 1'-0"



SOUTH ELEVATION SCALE 1/8" = 1'-0"



EAST ELEVATION SCALE 1/8" = 1'-0"



WEST ELEVATION SCALE 1/8" = 1'-0"

JUL - 6 2016

Heyrman
CONSTRUCTION COMPANY INC.
ENGINEERS - BUILDERS
1030 WAUBE LANE, P.O. BOX 28046, GREEN BAY, WISCONSIN 54324
TEL: 920/499-0827 FAX: 920/337-6337

APPROVED:	
CHECKED:	
DRAWN:	C.J.H.
DATE:	7-5-16
SCALE:	NOTED

REVISIONS | DATE

BUILDING ELEVATIONS

TRUDELL TRAILERS

DE PERE, WISCONSIN

JOB NO. 1610

SHEET NO. A-5

DRAWING NO. P-2968

Attachment: A-5 BUILDING ELEVATIONS (4960 : Site Plan request at 2049 Creamery Road for a two-bay garage)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 25, 2016**
DEPARTMENT:	**Plan Commission**
FROM:	**Kimberly Flom**
SUBJECT:	**Review and Recommendation on a Zoning Ordinance amendment to create an Agricultural District (A-1)***

ATTACHMENTS:

- PC Staff Report Agriculture (DOCX)
- Agricultural District Draft Plan Commission (DOCX)

Item X: Zoning Code Amendment – Agricultural District (A-1)*

Project Description:
The City of De Pere Comprehensive Plan identifies a number of future growth areas, focused around the southeast City boundary. Some of the land in this area is currently used for general farming. The City does not have an agricultural zoning district that permits general farming (including live stock). Crop farming only is permitted in the Single Family Residence District (R-1). Our neighboring communities of Ashwaubenon, Ledgeview, Bellevue, Rockland, Lawrence, Howard and Hobart all provide agricultural zoning districts that permit general farming to different extents.

The intent of the Agricultural District is to permit general farming for properties that may join the City of De Pere but may not be development ready. By including an Agricultural District in the City of De Pere Municipal Code, property owners that have general farming operations will be able to annex into the City of De Pere without becoming a non-conforming use. It is not anticipated, nor supported by the City Comprehensive Plan, to rezone any properties that are in the municipal boundary to the proposed Agricultural District. Additionally, we expect that, over time, properties zoned Agricultural district will ultimately develop into a different, and denser, land use as supported by the Comprehensive Plan.

This ordinance change is part one of two part approach to encourage growth. Another ordinance change that clarifies assessments and deferment of assessments for undeveloped property is expected to be reviewed by the Finance and Personnel Committee in August.The attached document provides draft language for a new Agricultural District for the City of De Pere. The proposed chapter includes provisions for the standard categories relevant to zoning districts including permitted uses, bulk requirements, parking and signage.

The language, similar to neighboring communities, does not address Animal Waste Management. The City plans to delegate that authority to Brown County because they have both the appropriate regulations in place and the capability to enforce. In order to draft the district requirements, staff researched neighboring ordinances, industry standards, and also consulted with the City's Development Team.

Review Process:
After review and recommendation from the Plan Commission, a zoning change will be published using a Class II notice. A public hearing and ordinance consideration is anticipated for the August 16, 2016 Common Council Meeting.

Recommendation:
Staff recommends approval of the proposed Agricultural District (A-1) and that the item be forwarded to Council for a public hearing and ordinance review.

Attachment: PC Staff Report Agriculture (4953 : Zoning Ordinance Amendment - Agricultural District)

City of De Pere

Zoning Ordinance Changes to Create Proposed Agricultural District – A-1

Definitions (to be added to Section 14-03 De Pere Municipal Code)

Bed and breakfast establishment (already defined in 14-03 as: Any place of lodging that provides six (6) or fewer rooms for rent for more than ten (10) nights in a twelve (12) month period in the owner's personal residence and is occupied by the owner at the time of rental in which the only meal served to guests is breakfast. Any place of lodging that provides six (6) or fewer rooms for rent for more than ten (10) nights in a twelve (12) month period in the owner's personal residence and is occupied by the owner at the time of rental in which the only meal served to guests is breakfast.)

CAFO means concentrated animal feeding operation as defined under Wis. Admin. Code ATCP §73.03.

Feed lot operations or livestock farm means a lot or building or combination thereof intended for the confined feeding, breeding, raising or holding of animals.

General Farming means the use of land for the production of plants, animals or horticultural products, including farming, dairying, pasturage agriculture, horticulture, floriculture, and animal and poultry breeding and raising, and the necessary accessory uses for storing the products. General Farming shall not include feedlot operations, livestock farms, large CAFOs or commercial mink, fox and other fur-bearing animal farms.

Truck farming means a farm producing vegetables for sale at locations other than the roadside stand permitted under the agricultural zoning district.

Ordinance creating new Section 14.54.1

14.54.1 Agricultural District – A-1

The purpose of the Agricultural District is to provide for the continuation of general farming and related uses in those areas of the city that are not yet committed to urban use. General farming means the use of land for the production of plants, animals or horticultural products, including farming, dairying, pasture agriculture, horticulture, floriculture, and animal and poultry breeding and raising, together with the necessary accessory uses for storing the product grown. General farming does not include feedlot operations, livestock farms, large CAFOs or commercial mink, fox or other fur-bearing animal farms.

(1) *Permitted uses.* The following are permitted uses in the A-1 District:
   (a) Agriculture, dairying, floriculture, general farming, grazing, nonretail greenhouses, hatcheries, horticulture, livestock raising, beekeeping, nurseries, orchards, paddocks, pasturage, poultry raising and truck farming.
   (b) Single-family dwellings.

Attachment: Agricultural District Draft Plan Commission (4953 : Zoning Ordinance Amendment - Agricultural District)

(2) *Permitted accessory uses.*

(a) Roadside stands only for the sale of agricultural products grown on site, provided that the structure does not cover more than 300 square feet in ground area and does not exceed 10 feet in height.

(b) Additional accessory structures necessary for the furtherance of the farming operation.

(3) *Conditional uses.*

(a) Man-made bodies of water

(b) Agricultural warehouses that exceed 5,000 s.f.

(c) Transmission lines, substations and pipelines

(d) Large-animal veterinary hospitals

(e) Agricultural Product Stores

(f) Bed and Breakfast Establishments

(g) Commercial feedlots and stock farms

(4) *Density and setback requirements*

(a) Minimum lot size – 10 acres

(b) Setbacks for principal and accessory structures

(i) Front yard – not less than 35 feet

(ii) Side yard – not less than 25 feet

(iii) Rear yard – not less than 25 feet

(iv) Corner side – not less than 50 feet from the right of way

(5) *Height regulations*

(a) Farm structures: not more than 40 feet

(b) Farm silos: not more than 60 feet (may exceed 60' with Plan Commission site plan approval)

(c) Residential Dwellings: not more than 35 feet

(6) *Signs*

Two (2) agricultural signs are allowed per farm, not to exceed 16 square feet per sign face and not to exceed 8 feet in height.

(7) *Outdoor storage*

(a) Outdoor storage areas for temporary storage of farm implements during the period of time in which they are used shall not intrude in any setback areas for principal structures. Farm implements and machinery shall be stored inside accessory structures during periods of non-use.

(b) Outdoor storage of commercial vehicles, boats, recreational vehicles, motor homes (others?) is prohibited except as provided below.

(8) *Off-street parking*

(a) Off-street parking of no more than one commercial vehicle with a gross weight exceeding 10,000 pounds is permitted.

(b) The parking of boats, utility trailers, recreational vehicles and motor homes is permitted only when no monetary or in-kind gain is realized by the property owner and:

(i) Parking is within the front yard on a driveway for the time period of April 1 to November 1;

(ii) Within a garage for an entire year;

(iii) In the rear yard for an entire year;

(iv) In the side yard not closer than five (5) feet to the side yard lot line for the time period of April 1 to November 1; or

(v) In the front yard on a driveway and in the side yard no closer than five feet to the side yard lot line for the time period of November 1 to April 1, not to exceed thirty (30) cumulative days per time period.