



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, February 22, 2021

7:00 PM

GoToMeeting

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 **February 22, 2021 at 7:00 PM.**

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/DePere>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the January 25, 2021 Plan Commission meeting.
3. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 17 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 17. *
 - C. Resolution PC21-01, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan.
4. Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST (Parcel ED-477).*

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.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Lindsey Bovinet, Milwaukee View LLC

Irwin School Development LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 22, 2021

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the January 25, 2021 Plan Commission meeting.

ATTACHMENTS:

- PC_Jan2021_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, January 25, 2021

7:00 PM

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the December 21, 2020 Plan Commission Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Consideration and possible action regarding a proposed 1 lot and 3 outlot certified survey map at the 1400 BLK Biotech WY (Parcels WD-L492-2, WD-L492-B-3).*

City Planner Peter Schlein reviewed the 1 lot and 3 outlot CSM at the 1400 block of Biotech Way. He noted that outlot 2 has been removed from the CSM at this time. Staff recommended approval of the CSM with the removal of outlot 2, subject to the conditions in the report. Mayor Boyd moved, seconded by Ald. Raasch, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Aldersperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch
EXCUSED:	Grant Schilling

4. Consideration and possible action to review and accept the City of De Pere Housing Affordability Report 2019-2020 Update.

City Planner Peter Schlein reviewed the Housing Affordability Report for 2020. Ald. Raasch asked if the report is required by the City and Peter replied that it is required by the State of Wisconsin. Development Services Director Daniel Lindstrom explained that the intent of the report is to provide information across the board for all communities to make it easier for developers to obtain building information. It is primarily used for developers, and also used as a benchmark to compare De Pere to other communities. Derek Beiderwieden moved, seconded by Ald. Raasch, to receive the report and place it on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch
EXCUSED:	Grant Schilling

5. Consideration and possible action to review and approve a Request For Proposal (RFP) to update the 2010 City of De Pere Comprehensive Plan and to write a new West Side De Pere Vision Plan.*

City Planner Peter Schleinzi reviewed the RFP created by staff to seek consultants to update the 2010 City of De Pere Comprehensive Plan and to create a West Downtown Vision Plan. The budget is \$80,000. Peter reported that the proposed RFP distribution period is February 2-26, with interviews to commence mid-March. Staff recommended approval of the RFP and forwarding it to Common Council for final approval. Mark Higgins asked if progress reports could be presented to the Plan Commission regarding this project. Development Services Director Daniel Lindstrom replied that the Plan Commission could request staff to provide an update and progress reports at a later time, if so desired. Mayor Boyd moved, seconded by Ald. Raasch. to approve the RFP and forward it to Common Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch
EXCUSED:	Grant Schilling

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:17 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 22, 2021

DEPARTMENT: Planning

FROM: Daniel Lindstrom

SUBJECT: A. Notice of Public Hearing.

ATTACHMENTS:

- PC Public Hearing Notice TID 17 (PDF)

Publication Dates: February 5, 2021 & February 12, 2021

**NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 17
IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on February 22, 2021, at 7:00 p.m., Due to the ongoing pandemic, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed Project Plan and District Boundary for new Tax Incremental District No. 17 in the City of De Pere's East Business Park.

Proposed public project improvements may include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 17 pursuant to a signed development agreement with the City. Further, the proposed costs may include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. Copies of the proposed TID No. 17 Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 5th day of February, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 22, 2021

DEPARTMENT: Planning

FROM: Daniel Lindstrom

SUBJECT: B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 17. *

ATTACHMENTS:

- PC Staff Report TID 17 (PDF)
- TID No. 17 Project Plan Draft 02182021 (PDF)

**Item 3: Creation of Tax Increment District (TID) No. 17 –Mixed Use TID
Public Hearing, Project Plan Review, & Resolution***

Project Description:

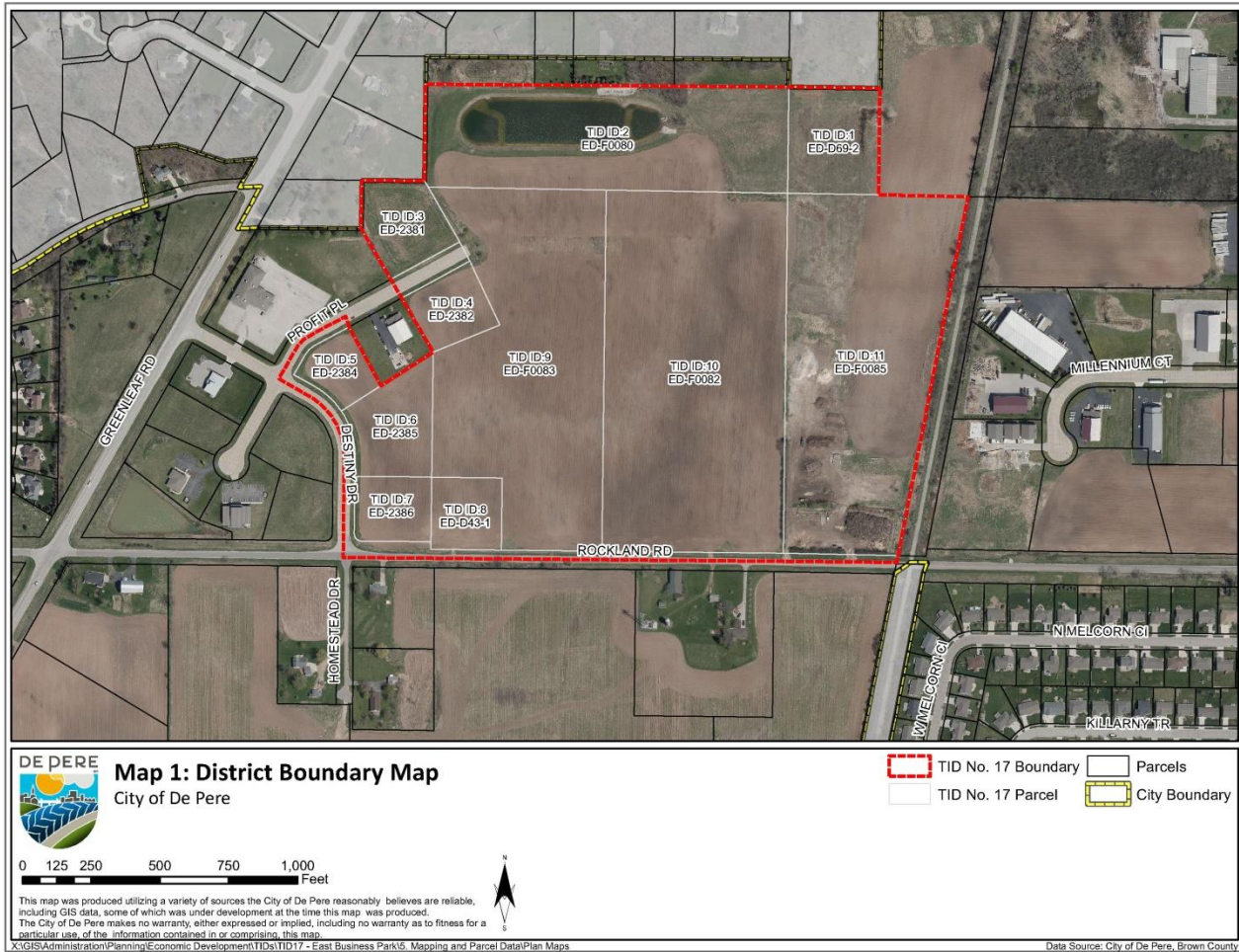
Tax Incremental District No. 17 (“TID No.17”) is being created as an overlap of Tax Incremental District No. 10 (TID No. 10). TID No. 10 was created on August 7, 2012 and is expected to terminate (absent extension) ending August 7, 2032. The City created TID No. 10 to spur the development of the southern portion of the East Industrial Park and help facilitate the development of the Southern Bridge project; however, as the Southern Bridge project continued to delay, the prospect of developing TID No. 10 became more challenging as businesses are reluctant to locate into a park that does not have immediate interstate access and requires their raw goods and finished products to cross through a congested downtown bridge.

Businesses now have a renewed vigor for this area with the announcement of the Southern Bridge preferred route from I-41 to County Highway GV. Specifically, the City has a large proposed development utilizing property currently located in TID No. 10 that will require TIF incentives to spur the development and facilitate the construction of the extension of Commerce Drive. The projected construction schedule for this proposed development has a completion date of mid-2022. The two-year delay between private development construction completion increment revenue leaves little time to create enough increment to repay the required incentives and infrastructure. Therefore a new TID is necessary to accomplish the development. TID No. 17 would also assist Brown County in funding the portion of the Southern Bridge project adjacent to and with a half-mile of the TID No. 17 Boundary.

Unfortunately, due to changes in manufacturing assessments and recent sales of private property at a reduced rate, TID No. 10 saw a reduction of 33.5% in increment value from 2019 (\$10,358,000) to 2020 (\$6,886,100) without any major changes to businesses. Finally, large reductions in the overlaying jurisdictional tax rates negatively impacted TID No. 10; therefore, to compensate TID No. 17 will also be a donor to TID No. 10 (east De Pere saw a combined 18.5% reduction in mill rates over the past two years).

The TID is being created as a “Mixed-Use District” that intends to be a composite of commercial and manufacturing. The instant focus of this District is to facilitate the proposed manufacturing development that makes up several current parcels. This proposed 350,000 square foot development has a projected cost of \$19 million and will require TIF incentives and the extension of Commerce Drive. This major project will have a guaranteed assessed value of approximately \$10 million and bring additional employees to the City. A Payment in Lieu of Taxes will be required if the property falls below the guaranteed addressed value or revenue during the life of the TID.

Figure 1 – TID No.17 Proposed Boundary



Process:

The Public Hearing for TID No.17 will occur at the Plan Commission at this meeting (February 22, 2021). The Plan Commission will make a motion on the resolution that will be forwarded to Common Council. Common Council will also review and make a motion on a resolution (anticipated March 16, 2021). Then the Joint Review Board will meet to review and make a decision on the formation of the TID.

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID No.17 Project Plan and District Boundary and asks that it be submitted to the Common Council for its approval following the statutory requirements.



City of De Pere

Tax Increment District No.17 Project Plan and Boundary

Prepared by the Development Services Department

DRAFT 02/18/2021

**Plan Commission Review and Approval (tentative)
Common Council Review and Approval (tentative)
Joint Review Board Review and Approval (TBD)**

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 Map 2: District Boundary with TID No. 10 Overlay
 Map 3: Existing Land Use
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 Map 5: Zoning
 Map 6: One-Half Mile Radius of TID Boundary
 Map 7: Proposed Public Works and Utility Improvements

Appendix B Financial Attachments

Parcel List
 Table 1: Planned Project Costs
 Table 2: Tax Increment ProForma
 Table 3: Tax Increment Cash Flow
 Table 4: Financing Summary
 Table 5A: Debt Service Plan - Phase 1
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Appendix C: Resolutions, Notices, Minutes & Other Attachments

- 1: Timetable
- 2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- 3: Letter Chief Official of Overlying Taxing Entities and Notice
- 4: JRB Meeting Notices – Affidavit of Publication
- 5: JRB Meeting No. 1 Agenda and Minutes
- 6: JRB Meeting No. 2 Agenda and Minutes
- 7: JRB Resolution Approving TID No. 17
- 8: Public Hearing Notice – Affidavit of Publication
- 9: Plan Commission/Public Hearing Meeting Agendas
- 10: Plan Commission/Public Hearing and Meeting Minutes
- 11: Plan Commission Resolution Approving TID No. 17
- 12: Common Council Meeting Agenda
- 13: Common Council Meeting Minutes
- 14: Common Council Resolution Creating TID No. 17

City of De Pere TID No. 17 Officials and Acknowledgements

Common Council

Mayor James Boyd
Amy Chandik Kunding
Shana Defnet Ledvina
Jonathon Hansen
Kelly Ruh
Dean Raasch
Mike Eserkaln
Casey Nelson
Dan Carpenter

Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Foeller – Unified De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: February 22, 2021
Plan Commission Approval Recommendation: TBD
Common Council Approval: TBD
Joint Review Board Approval: TBD

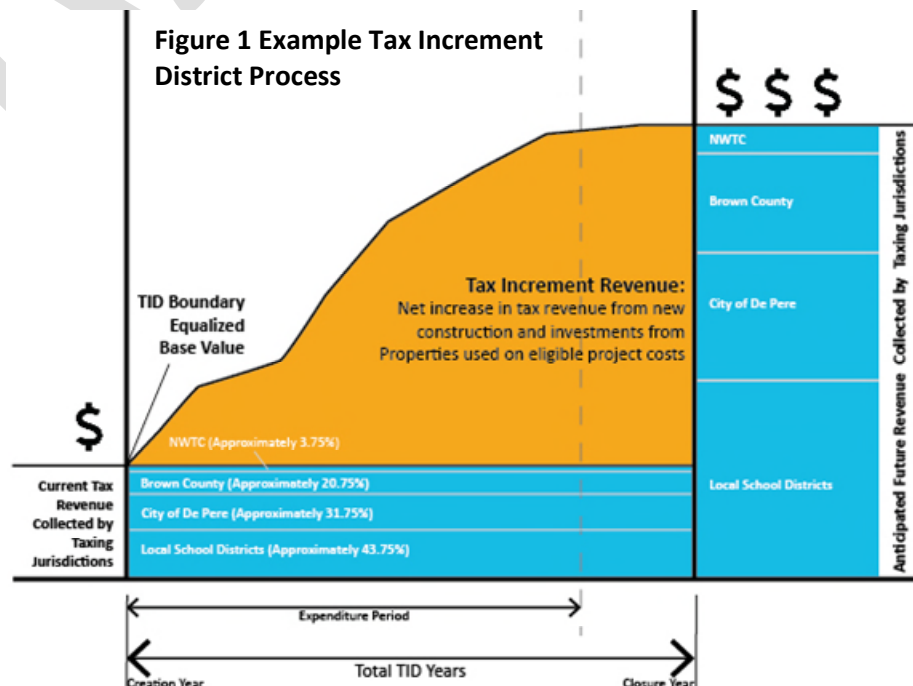
1. COMMUNITY INTRODUCTION

The 25,000 people, who call the City of De Pere, Wisconsin home, know that the community provides a high quality of life in the Greater Green Bay metropolitan area. The excellent schools, a dynamic downtown, successful business parks, and safe neighborhoods served by ample parks and natural areas have resulted in considerable loyalty and community pride among residents. The residences, businesses, and commercial areas are connected with a transportation and green space network that accommodates cars, bikes, and pedestrians. The beautiful Fox River is the focal point of the City Center and the Claude Allouez Bridge unites the two sides of our dynamic downtown. Whether you are on the east side or west side, historic buildings thoughtfully blend with new redevelopment to provide a mix of housing, employment, shopping, dining, and entertainment.



2. INTRODUCTION TO TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a method of public finance often used by municipalities across the United States to subsidize redevelopment, infrastructure, and other community growth projects. The Wisconsin legislature passed the first TIF law in 1975, and municipalities across the state have used the mechanism to make improvements to specified Tax Increment Districts (TIDs). TIF helps to promote local tax base expansion by using property tax revenues to fund site improvements to attract new development, industry, rehabilitation/conservation projects, mixed-use development, blight elimination, and environmental remediation. During the development period, tax bases for the entities in question remain static at pre-development levels, while property taxes continue to be paid. The taxes derived from increases in property value within the TIDs (the tax increment) are diverted into a special fund at the City to pay for the costs of this redevelopment. Generally, the City will borrow funds to pay for initial development costs and use tax increments to retire debt. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing. Figure 1 diagrams the example TID lifespan and process.



The State of Wisconsin classifies City Tax Increment Districts into several categories: rehabilitation, blight removal, industrial, mixed-use, and environmental remediation districts. Tax Increment Districts terminate once either all costs are paid through increment financing or the mandated termination date passes. Upon termination, the taxing jurisdictions within the TID share in the post-TIF tax revenue generated through improvements during the TID's lifetime.

3. TAX INCREMENT DISTRICT NO. 17 OVERVIEW

Tax Incremental District No. 17 ("TID No.17") is being created as an overlap of Tax Incremental District No. 10 (TID No. 10). TID No. 10 was created on August 7, 2012 and is expected to terminate (absent extension) ending August 7, 2032. The City created TID No. 10 to spur the development of the southern portion of the East Industrial Park and help facilitate the development of the Southern Bridge project; however, as the Southern Bridge project continued to delay, the prospect of developing TID No. 10 became more challenging as businesses are reluctant to locate into a park that does not have immediate interstate access and requires their raw goods and finished products to cross through a congested downtown bridge.

Businesses now have a renewed vigor for this area with the announcement of the Southern Bridge preferred route from I-41 to County Highway GV. Specifically, the City has a large proposed development utilizing property currently located in TID No. 10 that will require TIF incentives to spur the development and facilitate the construction of the extension of Commerce Drive. The projected construction schedule for this proposed development has a completion date of mid-2022. The two-year delay between private development construction completion increment revenue leaves little time to create enough increment to repay the required incentives and infrastructure. Therefore a new TID is necessary to accomplish the development. TID No. 17 would also assist Brown County in funding the portion of the Southern Bridge project adjacent to and with a half-mile of the TID No. 17 Boundary.

Unfortunately, due to changes in manufacturing assessments and recent sales of private property at a reduced rate, TID No. 10 saw a reduction of 33.5% in increment value from 2019 (\$10,358,000) to 2020 (\$6,886,100) without any major changes to businesses. Finally, large reductions in the overlaying jurisdictional tax rates negatively impacted TID No. 10; therefore, to compensate TID No. 17 will also be a donor to TID No. 10 (east De Pere saw a combined 18.5% reduction in mill rates over the past two years).

The TID is being created as a "Mixed-Use District" that intends to be a composite of commercial and manufacturing. The instant focus of this District is to facilitate the proposed manufacturing development that makes up several current parcels. This proposed 350,000 square foot development has a projected cost of \$19 million and will require TIF incentives and the extension of Commerce Drive. This major project will have a guaranteed assessed value of approximately \$10 million and bring additional employees to the City. A Payment in Lieu of Taxes will be required if the property falls below the guaranteed addressed value or revenue during the life of the TID.

4. TAX INCREMENT DISTRICT NO. 17 CREATION

This Project Plan is for a mixed-use Tax Increment District in the City of De Pere. The Project Plan has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and includes a detailed description of the Tax Increment District (TID) and boundary. The Project Plan

specifically establishes the need for the district, lists the proposed improvements within the district, and includes the estimated schedule and estimated budget.

a. Planning and Approval Process Timeline

The Finance and Personnel Committee recommended staff and the Plan Commission initiate the planning process for the creation of TID No. 17. The City notified the overlying taxing jurisdictions of the public hearing on February 3, 2021 and published public hearing notices in the Green Bay Press Gazette on February 5, 2021 and February 12, 2021. The notice for the first Joint Review Board (JRB) meeting was published on February 5, 2021. The Joint Review Board held their organizational meeting on February 16, 2021.

The City held the public hearing for the creation of the TID No. 17 Project Plan and boundary on February 22, 2021. After the public hearing, the Plan Commission recommended _____ of the TID No. 17 Project Plan and Boundary. This Project Plan and boundary was adopted by resolution of the Common Council on _____.

On _____, the Joint Review Board reviewed and _____ of The TID No. 17 Project Plan and the boundary as required by Wisconsin Statutes. The City published the agenda notice of the final Joint Review Board meeting on _____.

Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 17 in the City of De Pere. This official Project Plan guides the development activities within TID No. 17. Implementation of the Project Plan and completion of the proposed activities require a case-by case-authorization by the Plan Commission, Board of Public Works, Finance and Personnel Committee and the City Council. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time of construction or implementation. Changes to the TID boundary or project categories not identified here require a formal amendment to the Project Plan involving a public hearing and review and City Council approval.

b. Description And Inventory of Area

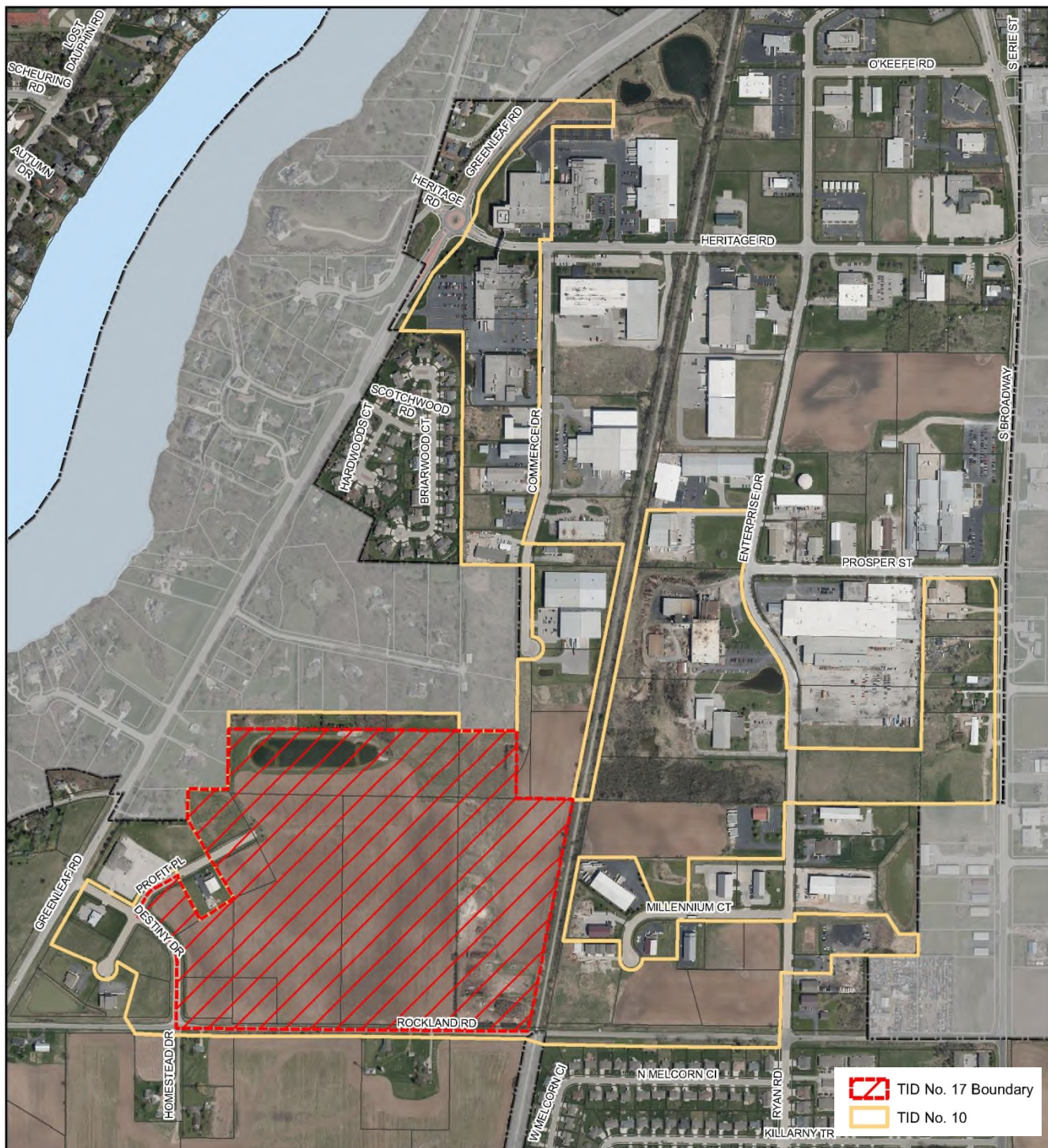
The real property in the TID is in the City of De Pere, located in Brown County, WI. The TID No. 17 project area is roughly defined by properties:

- North of Rockland Road
- West of the Fox River Trail
- South of the City Boundary
- East of Profit Place and Destiny Drive

Rockland Road represents a future major entry into the east side of De Pere and the TID and contains property primarily owned by the City of De Pere. The TID Boundary encompasses 79.2 acres; however, the TID Project Plan identifies 11 parcels or 76.2 acres of real property as identified in Map 1 of Appendix B. The City, through land development regulations and the implementation of the TID Project Plan, could require or facilitate additional right-of-

way acquisitions, land dedications, land swaps between property owners, or right-of-way vacations; however, only whole parcels may be included within the TID boundary.

TID Boundary Map: A complete map set is included within Appendix A of this Project Plan.



5. STATEMENT OF PURPOSE

TID No. 17 is being created as a mixed-use district to encourage additional development in the City, with the specific goal of increasing commercial and manufacturing development opportunities in the community. The City recognized that without the creation of the District, the employment generators and positive construction increment would not occur if the proper infrastructure was not in place to attract and support the development. Therefore, the creation of the TID creates a path for developers and the City to develop the lands. The creation of the TID also enables the City to have greater control over the development process to ensure that subsequent development is compatible with the District and neighboring properties.

The City also intended to complete the following:

- Construction of roads in and up to a one-half mile of the TID boundary;
- Infrastructure upgrades and expansions to sewer and water utilities;
- Developer incentives; and
- Potential land purchases and other potential capital costs.

6. SUMMARY OF FINDINGS

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan creation and the exhibits contained and referenced herein, the following findings are made:

a. Project Plan is:

- i. In conformity with the Comprehensive Plan and other guiding documents.
- ii. Economically feasible and will enable the TID to close prior to the required closure date.

b. Economic Feasibility and Benefits:

- i. As detailed in the economic feasibility section of this Project Plan, the total tax increment and resulting revenues in the District are sufficient to pay for the existing public works and the proposed incentives included within this Project Plan.
- ii. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, the development and infrastructure projects will spur additional development located outside of the TID, the overlying taxing jurisdictions will see an increase in the tax base immediately instead of waiting for the District to close with a much larger TID.
- iii. The expenditures made will create new jobs in the immediate area as a result of the TID creation. When added to the area within one-half mile of the District, the new and existing businesses in the area will be able to capture an additional or larger market share in the greater region. Therefore, the project costs of the District continue to relate directly to promoting development in the District consistent with the purpose for which the District is to be created.

c. "But For Test":

But for the creation and subsequent amendments of this District, the City and developers would not be able to use the Project Plan tools (infrastructure, demolition, land assemblage,

and development incentives (“cash grants”) to facilitate the redevelopment of the district. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

- i. Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development-related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
 - ii. To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - iii. In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay the costs of some or all of the projects listed in the Project Plan such as offsite public infrastructure (stormwater pond, roadway, and intersection improvements). Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.
- d. 12% Test:
The City does not exceed the 12% maximum threshold for the total equalized increment value combined with the projected new TID base value in this TID as a ratio of the total equalized value of the property in the City. The total increment value of all the existing tax increment districts within the City equals 8.35%.
- e. District Type:
The TID is being created as a Mixed-Use District. This Project Plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district’s area land is suitable for industrial and commercial use.
- f. Estimated Percentage of Retail:
The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period.

7. CITY PLANNING AND ZONING

The following are the subject sections and maps of the City of De Pere guiding documents:

- a. Existing Land Use:
As of the drafting of this Project Plan, the TID area is primarily comprised of open space, road, rights-of-way, agricultural fields, and stormwater facilities. Map 3 of Appendix A illustrates the existing land uses.

b. Future Land Use:

The 2010 De Pere Comprehensive Plan designates the areas as Future Business Park. Map 4 of Appendix A illustrates the future land uses. The City currently has a sale option with the Greater Green Bay YMCA for the potential for a future location. The City shall require the change in the future land use prior to rezoning and the implementation of the YMCA development. The City will also update parcel ED-D69-2 during the 2021 Comprehensive Plan Update

c. Zoning:

The parcels in the TID are subject to local zoning and land division regulation. The parcels are currently zoned as applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. Map 5 of Appendix A illustrates the existing zoning.

8. **STATEMENT OF KIND, NUMBER, AND LOCATION OF PUBLIC WORKS & OTHER PROJECTS**

The City proposes to create TID No. 17 to promote mixed-use development and redevelopment of properties, improve a portion of the City, enhance the value of the TID, and broaden the property tax base. Any cost directly or indirectly related to achieving the objective of promoting mixed-use development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. This may include the construction of infrastructure in and up to a one-half mile of the TID boundary. Map 6 in Appendix A illustrates this boundary. Listed below are major categories, which are necessary and standard improvements for promoting mixed-use development:

a. Infrastructure

That portion of costs related to the construction or alteration of sewage treatment plants; water treatment plants or other environmental protection devices; storm or sanitary sewer lines; stormwater management facilities; water lines or amenities on streets; or the rebuilding or expansion of streets, the construction, alteration, rebuilding or expansion of which is necessitated by the Project Plan for a district, and is within the district.

Infrastructure can also be installed outside the district, if required, to carry out Project Plans; but only the portion which directly benefits the district is an eligible cost. Map 7 In Appendix A illustrates the proposed physical improvements.

The City budgeted \$3,000,000 under this category.

b. Capital Improvement Costs

Including, but not limited to, the costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures, other than the demolition of listed historic properties and the acquisition of equipment to service the district.

The City budgeted \$100,000 under this category.

c. Site Development Costs

Site development activities required to make sites suitable for development including, but are not limited to, environmental studies and remediation; stripping topsoil; grading; compacted granular fill; topsoil replacement; access drives; parking areas; landscaping; stormwater detention areas; demolition of existing structures; relocating utility lines; and other infrastructure, utilities, signs, fencing, and related activities.

The City budgeted \$50,000 under this category.

d. Land Acquisition & Assembly

This may include, but is not limited to, fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, and lease and/or the sale of property at or below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

The City budgeted \$100,000 under this category.

e. Development Incentives

The City may use TID No. 17 funds to provide cash grants and other types of incentives to developers and businesses to promote and stimulate new development. The City may enter into agreements with property owners, businesses, developers, or non-profit organizations to share costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations, or other appropriate organizations) to make capital available to business and/or developers to stimulate or enable economic development and housing development projects within TID No. 17. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, or loan guarantee.

The City budgeted \$1,255,000 under this category.

f. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the Project Plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

The City budgeted \$350,000 under this category.

g. Discretionary Payments

Payments made at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of Project Plans. This could include expenditures to fund programs to eliminate blight; improve housing stock; remove social obstacles to development; provide labor force training, daycare services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors; and other payments which are necessary or

convenient to the implementation of this Project Plan. This also can include an annual donation to the underlying TID No.10 in accordance with the requirements prescribed in Wisconsin Statutes Chapter 66.1105.

The City budgeted \$350,000 under this category.

h. Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, consultants, and others directly involved in planning and administering the projects and overall District. Administration costs also include any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) under state law.

The City budgeted \$515,000 under this category.

i. TID Organizational Costs

Organizational costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, GIS professionals, environmental consultants, appraisers, and other contract services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals, and other payments made which are necessary or convenient to the creation of this tax increment district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue.

The City budgeted \$5,000 under this category.

j. Inflation

Throughout the past 20 years, the annual rate of inflation in the construction industry has averaged between 2% and 4%. The inflation appreciation rate, for the purpose of making projections, is 2% as illustrated in Appendix B.

The City anticipates \$345,000 in inflation costs throughout the life of the TID.

k. Financing Costs

Including, but not limited to, all interest paid to holders of evidence of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations due to their redemption of the obligations before maturity.

The total financing cost allocated to the TID will be dependent on the amount and time of the loans. The City anticipates approximately \$959,486 in financing costs throughout the life of the TID not including capitalized interest.

The projects listed above will provide the necessary facilities and support to enable and encourage the development of TID No. 17. These projects may be implemented in varying degrees in response to development needs. The cost estimates above may be adjusted for inflation at the time they are incurred.

9. DETAILED LIST OF PROJECT COSTS

Figure No. 2 below summarizes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 17. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on 2021 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2021 and the time of construction or implementation, such as a higher than the anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The City could pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The City may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 17. The City will use the overall benefit to the City and economic feasibility (i.e., the availability of future revenue to support additional project costs) in determining the actual budget for project cost items throughout the TID’s expenditure period.

Figure 2: Planned Project Costs Summary			
TID No. 17		Created/Revised: 1/28/2021	
Category	Project Plan Costs	Other's Share	TID Share
A. Infrastructure	\$8,000,000	\$5,000,000	\$3,000,000
B. Capital Costs	\$100,000	\$0	\$100,000
C. Site Development Costs	\$50,000	\$0	\$50,000
D. Land Acquisition & Assembly	\$100,000	\$0	\$100,000
E. Development Incentives	\$1,255,000	\$0	\$1,255,000
F. Professional Services	\$350,000	\$0	\$350,000
G. Discretionary Payments	\$350,000	\$0	\$350,000
H. Administration Costs	\$515,000	\$0	\$515,000
I. Organizational Costs	\$5,000	\$0	\$5,000
J. Inflation	\$345,000	\$0	\$345,000
Subtotal	\$11,070,000	\$5,000,000	\$6,070,000
K. Financing Costs (<i>less Capitalized Interest</i>)			\$959,486
Capitalized Interest			\$215,000
Total TID Expenditure			\$7,244,486

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

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

The City anticipates approximately \$5,000,000 of project funding from other governmental agencies and grant programs for the completion of the future Rockland Road improvements that would also benefit parcels outside of the TID. Table 1 in Appendix B illustrates these costs.

10. ECONOMIC FEASIBILITY, FINANCING & TIMETABLE

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax increment revenue that can reasonably be generated from the District. The ability of the municipality to finance proposed projects must also be determined. The District is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- Any change that may take place in the full value tax rate.
- The expected TID revenues.
- The expected TID cash flow (the timing of the revenue).

The economic feasibility must make some projections and assumptions. These assumptions are as follows:

a. Increase in Property Value

For the purposes of projecting assessed values for the remainder of the District's life, the Project Plan used a 1% property appreciation rate per year. This estimate is below the recent local, state, and national averages.

b. Effective Tax Rate

The third variable to consider in projecting TID revenues is the full-value tax rate. The full-value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. For the purposes of projecting the mill rate for the remainder of the District's life, the Project Plan used the 2020 reported interim tax rate of \$0.017735858 as reported by the City. The assumption of a 1.25% change will provide a conservative estimate since the rate drastically dropped by 18% over the past two years and we anticipate it to return to the previous year values over the remaining life of the district.

c. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the TID to pay for all costs. The Tax Increment Cash Flow Worksheet shown in Appendix B summarizes the assumed cash flow.

11. FINANCING METHODS & TIMETABLE

a. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 17 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2020, the City had a total debt capacity of approximately \$118.30 million and approximately \$43.63 million in existing General Obligation debt. Using this data, the current remaining debt capacity is about \$74.67 million. There is approximately \$7.6 million in anticipated project costs within the TID; however, not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed and assessed, and begin paying property taxes. The City can finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. "Developer-Financed TIF" (PAYGO) is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF, and is then reimbursed by the City.

b. Timetable

The maximum life of the TID is 20 years; a three-year extension may be requested. The City of De Pere has a maximum of 15 years to incur TIF expenses for the projects outlined in this Project Plan. The City of De Pere is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City's housing stock. The City of De Pere may opt to take advantage of this provision before termination of TID No. 17.

The timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment No. 4 in Appendix B) and Increment Projections (Attachment No. 7 in Appendix B) worksheets.

c. TID Expenditure Period

The expenditure period for the District ends on March 16, 2036. The City could incur additional project costs until this date. The City is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

d. TID Closure Date

The mandate closure date is March 16, 2042. Therefore, the final collection year for TID No. 17 is 2042. If the City was to close the TID after April 15 of the same calendar, the TID would receive one additional year of increment revenue. It is noted that per Act 256 in 2015, the State approved adding one-year life and allocation extension for new TIDs when the municipality adopts the resolution between September 30 and May 15. This is to account for the difference between annual TID creation deadlines and require closure deadlines.

12. EQUALIZED VALUE TEST

Wisconsin Statutes Section 66.1105(4)(gm)4.c states that the equalized value of the taxable property of the new TID combined with the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. Figure 3 below uses values listed in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Figure 3: TID Valuation Compliance Test			
TID No. 17			
Description	Type	Current	Proposed
Report Year		2020**	2021
Recent Annual Reported Total Municipal Equalized Value		\$ 2,209,815,400	\$ 2,209,815,400
12% Test		\$ 265,177,848	\$ 265,177,848
Tax Increment District No. 005	Increment	\$ 35,059,700	\$ 35,059,700
Tax Increment District No. 006	Increment	\$ 93,085,200	\$ 93,085,200
Tax Increment District No. 007	Increment	\$ 6,743,600	\$ 6,743,600
Tax Increment District No. 008	Increment	\$ 27,025,100	\$ 27,025,100
Tax Increment District No. 009	Increment	\$ 2,128,100	\$ 2,128,100
Tax Increment District No. 010	Increment	\$ 6,886,100	\$ 6,886,100
Tax Increment District No. 011	Increment	\$ 7,641,600	\$ 7,641,600
Tax Increment District No. 012	Base +	\$ 1,534,800	\$ 1,534,800
Tax Increment District No. 013	Increment	\$ 4,471,600	\$ 4,471,600
Tax Increment District No. 014	Increment	\$ (5,400)	\$ (5,400)
Tax Increment District No. 015	Increment	\$ 15,000,000	
Tax Increment District No. 016	Increment	\$ -	\$ -
Tax Increment District No. 017	Base	\$ -	\$ -
		\$ -	\$ -
Total (*A negative increment is treated as zero increment)		\$ 199,575,800	\$ 184,575,800
Percent of City's Equalized Value in Existing TIDs		9.03%	8.35%
Remaining Available TID Value		\$ 65,602,048	\$ 80,602,048
Compliance		OK	OK

** Report: DOR Dated 08/11/2020

13. STATEMENT OF IMPACT TO OVERLYING TAXING JURISDICTIONS

All overlapping taxing jurisdictions will benefit from increased property values, job creation, and redevelopment or development of properties, as well as other economic activities. Therefore, upon closure of the TID, the projected increments should be dispersed between all of the overlying taxing jurisdictions. Figure 4 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District.

Figure 4: Analysis of Impact on Overlying Jurisdictions

TID No. 17

Taxing Jurisdiction	2020 Tax Increment Worksheet Interim Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID*	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
School District	\$0.006520496	36.8%	\$0	\$204,977	\$204,977	
Tech. College	\$0.000795339	4.5%	\$0	\$25,002	\$25,002	
County	\$0.004049804	22.8%	\$0	\$127,309	\$127,309	
Local	\$0.006370219	35.9%	\$0	\$200,252		\$100,126
Total	\$0.017735858	100.0%	\$0	\$557,540		

* Represents proposed incremental increase in combined mill rate.

14. STATEMENT OF PROPOSED CHANGES TO MUNICIPAL MAPS, PLANS, AND ORDINANCES

For areas located in the City, this Project Plan does not propose changes to the Comprehensive Plan, City maps, City ordinances or Building Codes as part of this Project Plan. The Project Plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary for the future if deemed appropriate for redevelopment. Zoning is shown in Appendix A. Development proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project.

15. RELOCATION

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 17; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable state statutes and rules. The following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation Project Plan with the DOA and shall keep records as required by Wisconsin Statutes section 32.27. 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 neighboring landowners to whom offers are being made as required by law.

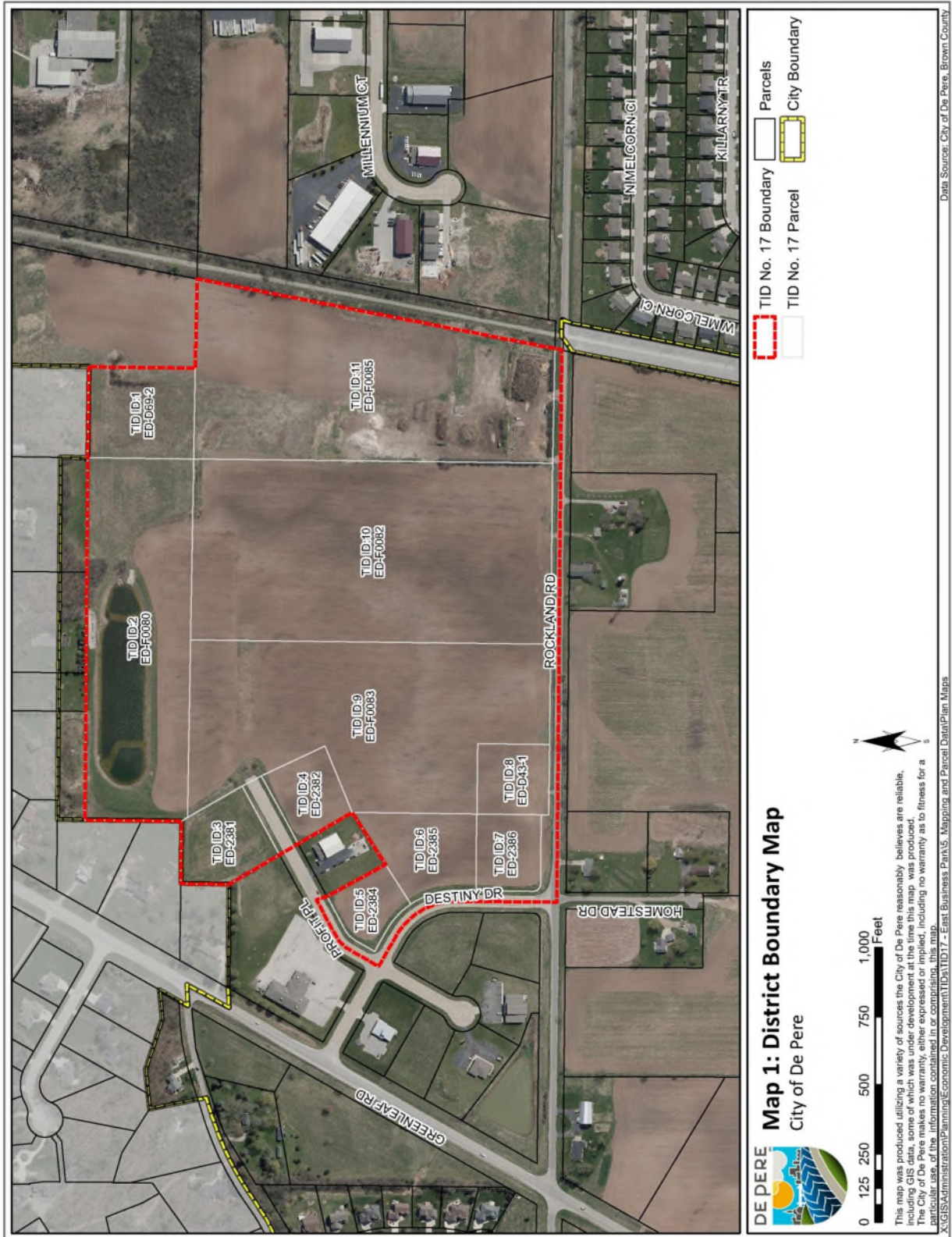
16. DISTRICT BOUNDARY AND DESCRIPTION

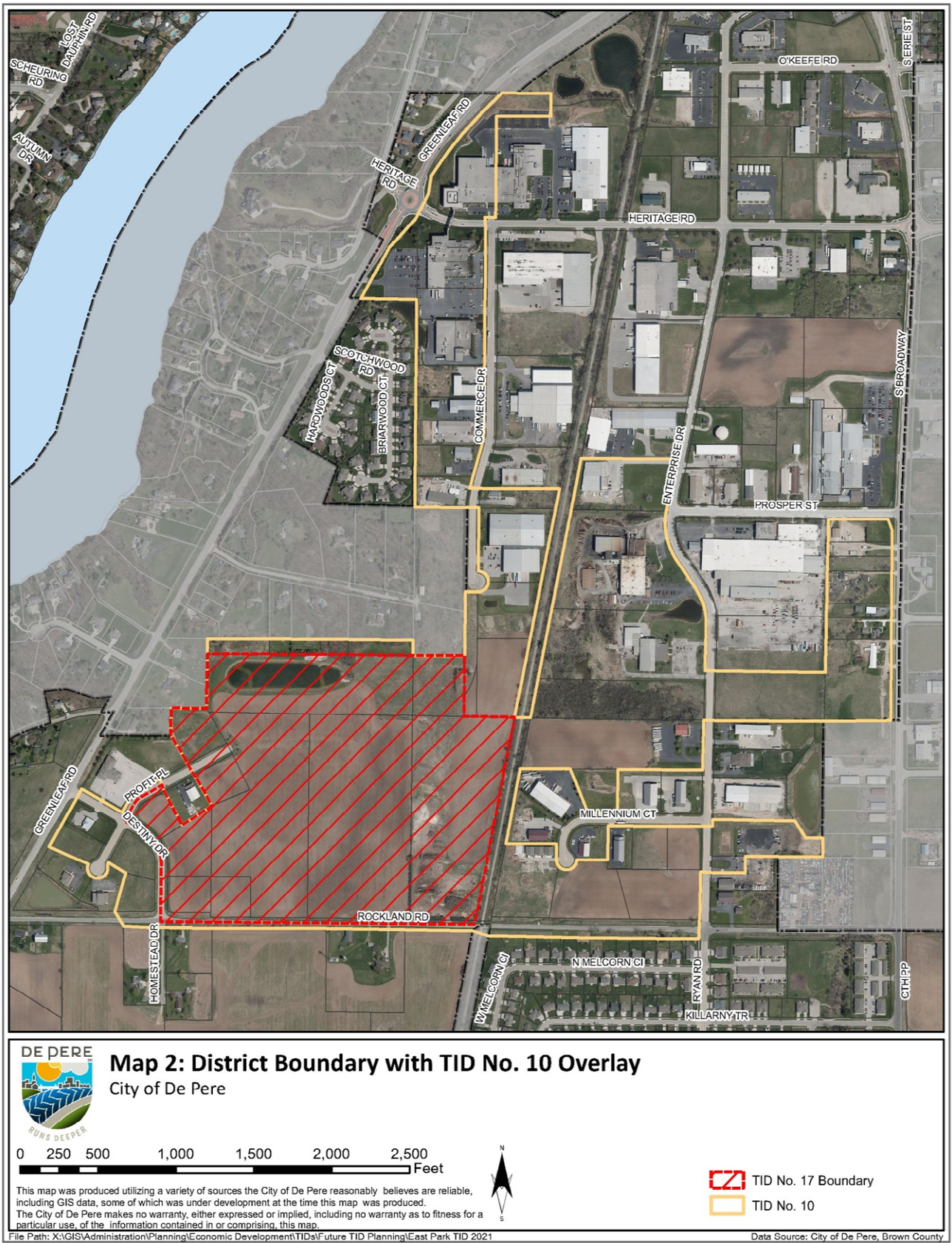
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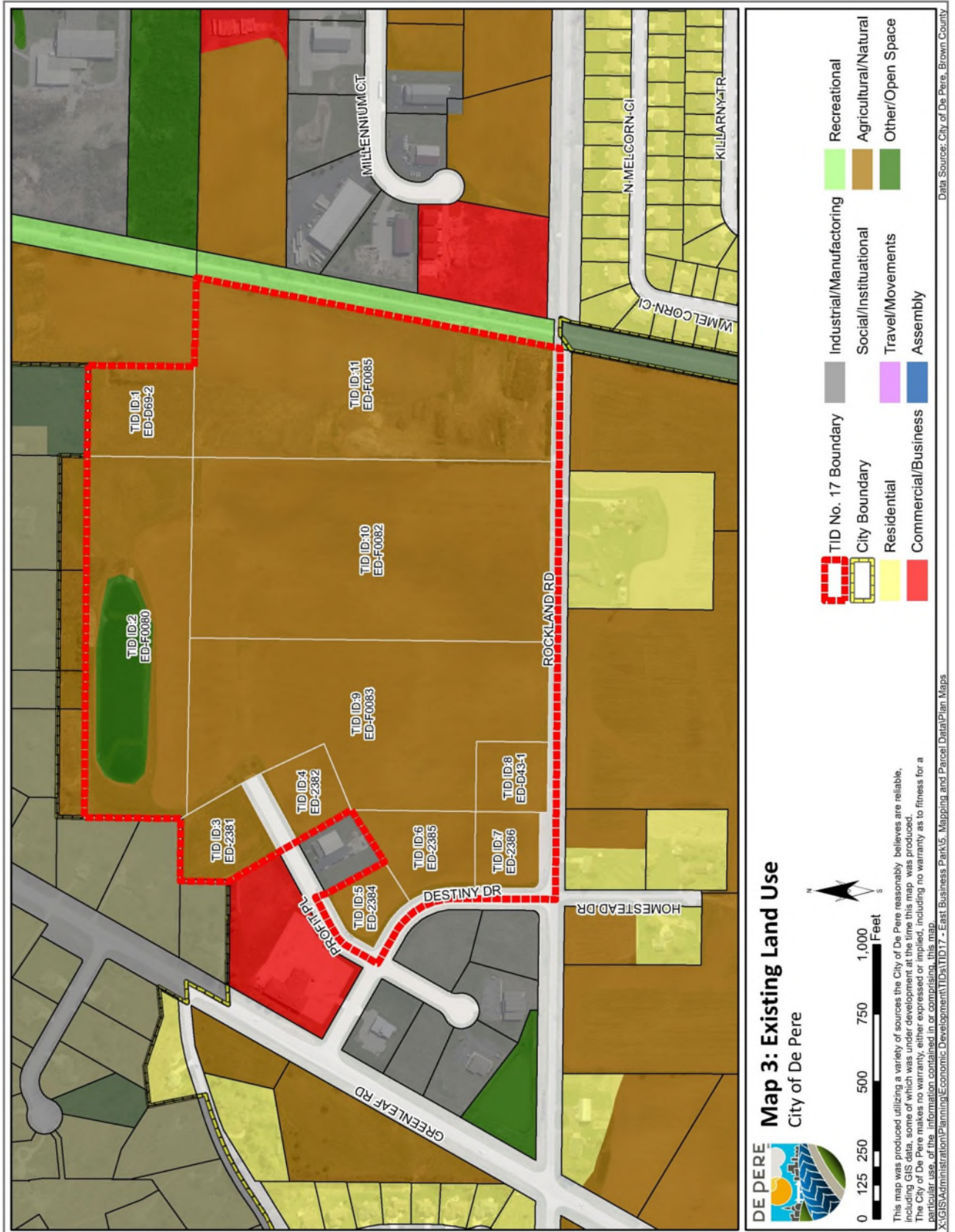
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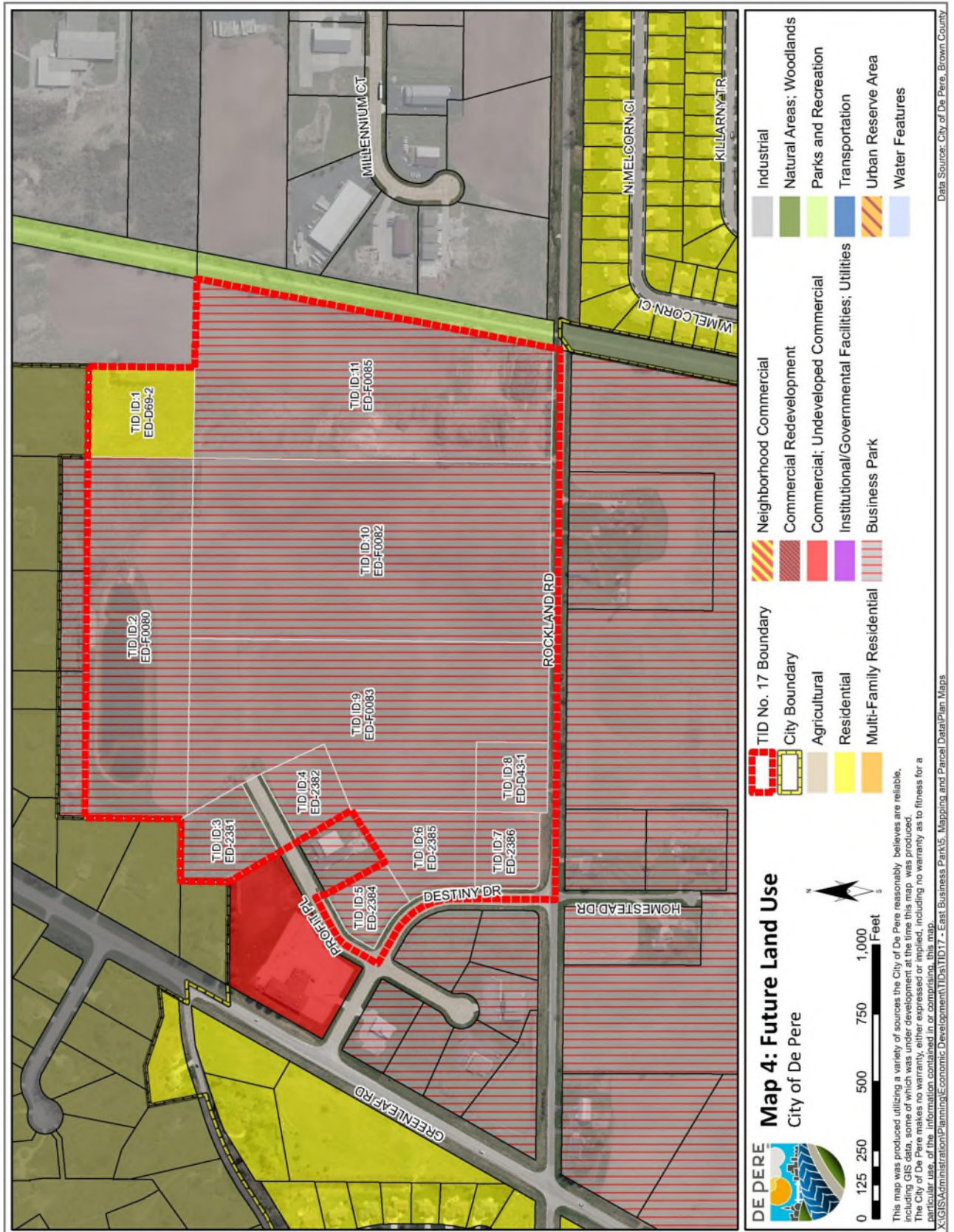
APPENDIX A: MAPS

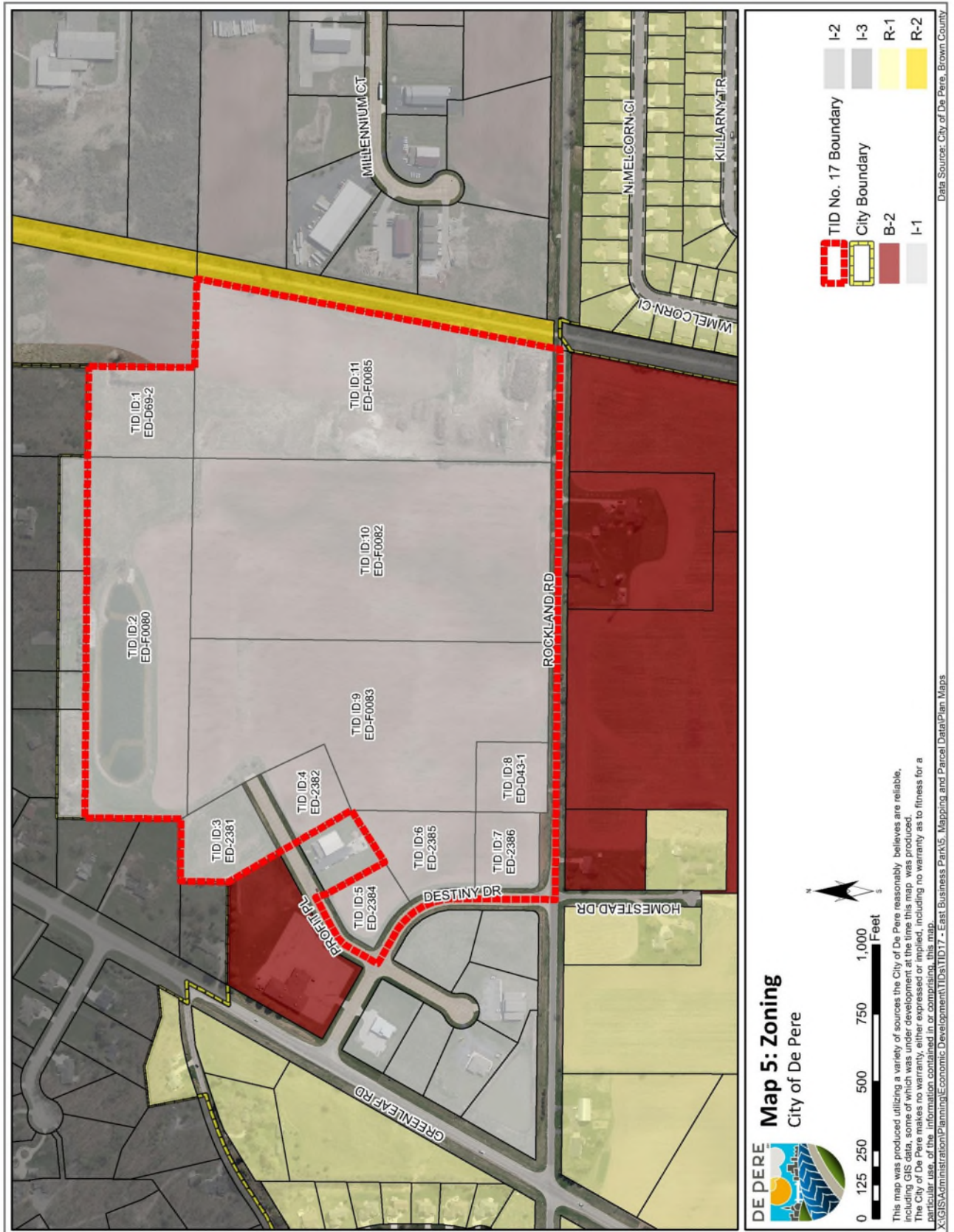
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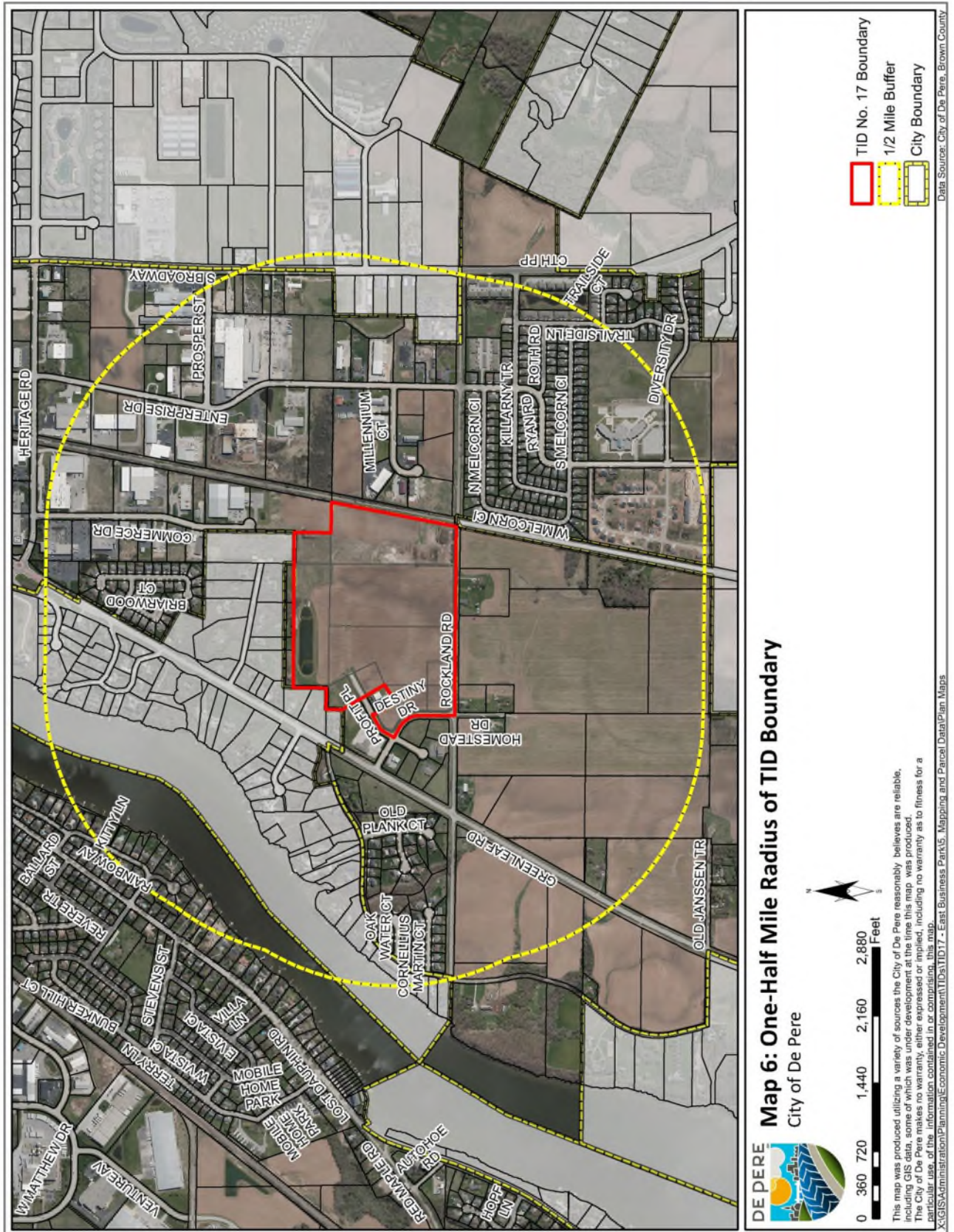


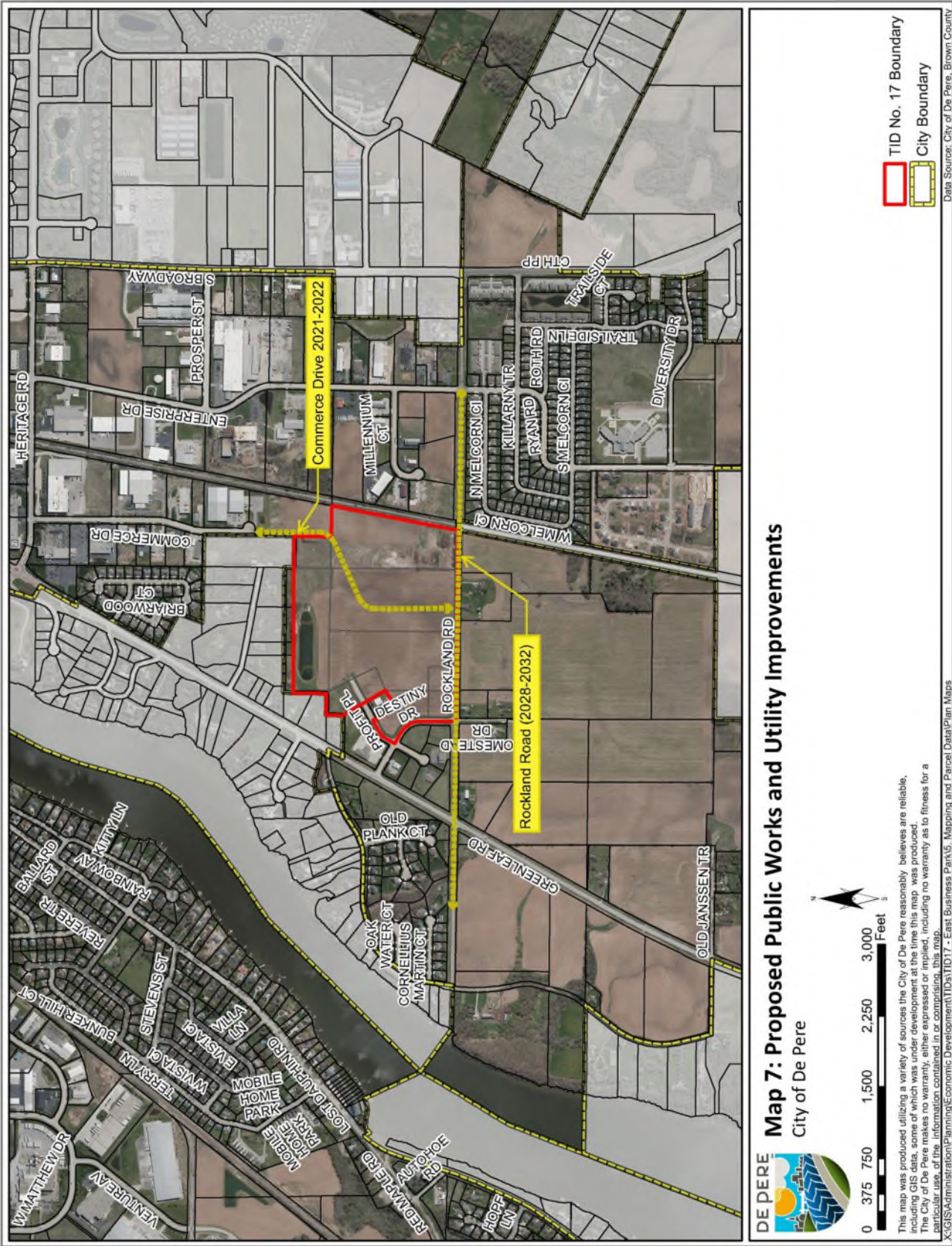












APPENDIX B: FINANCIAL ATTACHMENTS

DRAFT

TID Parcel Information List																							
TID No. 17																							
City of De Pere																							
Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" in Column)						Current Assessment Information					Equalized DOR Full Value Assessment Information							
	Parcel Number	Existing TID No	Owner	Overlapping TID	Lot GIS Acres	Rehab/Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Mixed Use	Zone/Suitable Industrial	Residential (Current)	Residential (New Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Land Value	Improvement Value	Personal Property Value	Total Value	

Table 1: Planned Project Costs				
TID No. 17		Created/Revised:		2/18/2021
Type of Expenditure	Creation Amount	% Paid By		TID Costs Allocated to Project
		TID Project	Other	
A. Infrastructure Costs				
Commerce Drive - Phase 1A (Street/Trails)	\$1,000,000	75%	25%	\$750,000
Commerce Drive - Phase 1B (Utility)	\$1,000,000	75%	25%	\$750,000
Rockland Road- Phase 2A (Street/Trails)	\$4,000,000	25%	75%	\$1,000,000
Rockland Road- Phase 2B (Utility)	\$2,000,000	25%	75%	\$500,000
Street Resurfacing/Utility Work -Reserved	\$0	100%	0%	\$0
Street Resurfacing/Utility Work - Reserved	\$0	100%	0%	\$0
Total Capital Costs	\$8,000,000			\$3,000,000
B. Capital Improvement Cost				
Capital Improvement Cost - Phase 1	\$100,000	100%	0%	\$100,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Total TID Infrastructure	\$100,000			\$100,000
C. Site Development Costs				
Yard Waste Side Relocation	\$25,000	100%	0%	\$25,000
Site Development Costs - Phase 3	\$25,000	100%	0%	\$25,000
Reserved	\$0	100%	0%	\$0
Total TID Site Development Costs	\$50,000			\$50,000
D. Land Acquisition & Assembly				
Land Acquisition & Assembly - Phase 1	\$100,000	100%	0%	\$100,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Total TID Land Acquisition & Assembly	\$100,000			\$100,000
E. Development Incentives Costs				
Development Incentives - Phase 1 Grant (Immel Request)	\$855,000	100%	0%	\$855,000
Development Incentives - Phase 2 Grant	\$200,000	100%	0%	\$200,000
Development Incentives - Phase 3 Grant	\$200,000	100%	0%	\$200,000
Total TID Development Incentives	\$1,255,000			\$1,255,000
D. Professional Services				
Rockland Road Design Services	\$300,000	100%	0%	\$300,000
Reserved	\$25,000	100%	0%	\$25,000
Reserved	\$25,000	100%	0%	\$25,000
Total TID Land Acquisition & Assembly	\$350,000			\$350,000
F. Discretionary Payments Costs				
TID No. 10 Donation	\$350,000	100%	0%	\$350,000
Discretionary Payments	\$0	100%	0%	\$0
Discretionary Payments	\$0	100%	0%	\$0
Total TID Discretionary Payments	\$350,000			\$350,000
H. Administration Costs				
City Staff	\$500,000	100%	0%	\$500,000
DOR Fees	\$5,000	100%	0%	\$5,000
Audits	\$10,000	100%	0%	\$10,000
Total TID Administration Costs	\$515,000			\$515,000
I. Organizational Costs				
Department of Revenue Submittal Fee	\$1,500	100%	0%	\$1,500
Professional Fees	\$0	100%	0%	\$0
City Staff & Publishing	\$3,500	100%	0%	\$3,500
Total TID Organization Costs	\$5,000			\$5,000
J. Inflation				
	\$345,000			\$345,000
Total TID Project Costs	\$11,070,000			\$6,070,000
K. Financing Costs				
Total Interest, Fin. Fees, Less Cap. Interest (2021)	\$406,505			\$406,505
Total Interest, Fin. Fees, Less Cap. Interest (2023)	\$127,522			\$127,522
Total Interest, Fin. Fees, Less Cap. Interest (2029)	\$425,459			\$425,459
Plus Capitalized Interest	\$215,000			\$215,000
Total Financing Costs				\$1,174,486
TOTAL TID EXPENDITURE				\$7,244,486

Table 2: Tax Increment ProForma														Created/Revised 2/18/2021		
TID No. 17																
Assumptions																
TID Creation Date		3/16/21	Equalized Base Value		\$ -											
Valuation Date		1/1/21	Projected Tax Rate		0.017735858											
Last Expenditure Date		3/16/2036	Annual Change in Tax Rate		1.25%											
Termination Date		3/16/2043	Property Appreciation Rate		1.00%											
TID Category		Mixed-Use	Construction Inflation Rate		1.00%											
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate	TIF Revenue	TID Revenue Year					
					Construction/Land*	PP										
2021	2022	2023	0	0	7,000,000	0	7,000,000	7,000,000	0.017736	\$124,151	2023					
2022	2023	2024	7,000,000	70,000	3,030,000	0	10,100,000	10,100,000	0.017958	\$181,371	2024					
2023	2024	2025	10,100,000	101,000	1,377,135	0	11,578,135	11,578,135	0.018182	\$210,514	2025					
2024	2025	2026	11,578,135	115,781	4,069,689	0	15,763,605	15,763,605	0.018409	\$290,197	2026					
2025	2026	2027	15,763,605	157,636	2,341,359	0	18,262,600	18,262,600	0.018639	\$340,404	2027					
2026	2027	2028	18,262,600	182,626	3,153,030	0	21,598,257	21,598,257	0.018872	\$407,611	2028					
2027	2028	2029	21,598,257	215,983	0	0	21,814,239	21,814,239	0.019108	\$416,833	2029					
2028	2029	2030	21,814,239	218,142	0	0	22,032,381	22,032,381	0.019347	\$426,264	2030					
2029	2030	2031	22,032,381	220,324	0	0	22,252,705	22,252,705	0.019589	\$435,908	2031					
2030	2031	2032	22,252,705	222,527	0	0	22,475,232	22,475,232	0.019834	\$445,771	2032					
2031	2032	2033	22,475,232	224,752	0	0	22,699,985	22,699,985	0.020082	\$455,856	2033					
2032	2033	2034	22,699,985	227,000	0	0	22,926,985	22,926,985	0.020333	\$466,170	2034					
2033	2034	2035	22,926,985	229,270	0	0	23,156,254	23,156,254	0.020587	\$476,717	2035					
2034	2035	2036	23,156,254	231,563	0	0	23,387,817	23,387,817	0.020844	\$487,503	2036					
2035	2036	2037	23,387,817	233,878	0	0	23,621,695	23,621,695	0.021105	\$498,533	2037					
2036	2037	2038	23,621,695	236,217	0	0	23,857,912	23,857,912	0.021369	\$509,812	2038					
2037	2038	2039	23,857,912	238,579	0	0	24,096,491	24,096,491	0.021636	\$521,347	2039					
2038	2039	2040	24,096,491	240,965	0	0	24,337,456	24,337,456	0.021906	\$533,142	2040					
2039	2040	2041	24,337,456	243,375	0	0	24,580,831	24,580,831	0.022180	\$545,204	2041					
2040	2041	2042	24,580,831	245,808	0	0	24,826,639	24,826,639	0.022457	\$557,540	2042					
Total			\$3,855,426		\$20,971,213		\$0				\$8,330,850					

Table 3:
Tax Increment Cash Flow
 City of De Pere
 TID No. 17
 2/18/2021



Year	Beginning Balance	Revenues					Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal		
		Capital Interest & Debt Reserve	Tax Increment Revenue	Computer Aid / State Grant / Other State Shared Revenue	Property Sales and Leases	City Advance	Total Revenues	Phase 1 Principle and Interest	Phase 2 Principle and Interest	Phase 3 Principle and Interest	Professional Services, Grants, Annual Admin.			City Payback	TID No. 10 Donation
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022	0	40,000	0	5,000	0	0	45,000	37,350	0	0	0	0	0	37,350	7,650
2023	7,650	40,000	124,151	5,000	0	47,000	216,151	198,511	0	0	25,000	0	0	223,511	(7,360)
2024	290	20,000	181,371	5,000	0	30,000	236,371	198,511	12,950	0	25,000	0	0	236,461	(90)
2025	200	15,000	210,514	5,000	0	53,000	283,514	198,511	60,055	0	25,000	0	0	283,566	(52)
2026	148	0	290,197	5,000	0	0	295,197	198,511	60,055	0	25,000	0	0	283,566	11,631
2027	11,779	0	340,404	5,000	0	0	345,404	198,511	60,055	0	25,000	0	0	283,566	61,838
2028	73,617	0	407,611	5,000	0	0	412,611	198,511	60,055	0	25,000	0	70,000	353,566	59,045
2029	132,662	0	416,833	5,000	0	0	421,833	198,511	60,055	0	25,000	0	140,000	423,566	(1,733)
2030	130,929	50,000	426,264	5,000	0	0	481,264	198,511	60,055	49,500	25,000	0	140,000	473,066	8,198
2031	139,127	50,000	435,908	5,000	0	0	490,908	198,511	60,055	211,238	25,000	0	0	494,805	(3,896)
2032	135,231	0	445,771	5,000	0	0	450,771	198,511	60,055	211,238	25,000	0	0	494,805	(44,034)
2033	91,197	0	455,856	5,000	0	0	460,856	198,511	60,055	211,238	25,000	0	0	494,805	(33,948)
2034	57,249	0	466,170	5,000	0	0	471,170	198,511	60,055	211,238	25,000	0	0	494,805	(23,634)
2035	33,615	0	476,717	5,000	0	0	481,717	198,511	60,055	211,238	25,000	0	0	494,805	(13,087)
2036	20,527	0	487,503	5,000	0	0	492,503	198,511	60,055	211,238	25,000	0	0	494,805	(2,301)
2037	18,226	0	498,533	5,000	0	0	503,533	0	60,055	211,238	25,000	29,987	0	326,280	177,252
2038	195,478	0	509,812	5,000	0	0	514,812	0	60,055	211,238	25,000	29,987	0	326,280	188,532
2039	384,010	0	521,347	5,000	0	0	526,347	0	0	211,238	25,000	29,987	0	266,225	260,121
2040	644,131	0	533,142	5,000	0	0	538,142	0	0	211,238	25,000	29,987	0	266,225	271,917
2041	916,048	0	545,204	5,000	0	0	550,204	0	0	211,238	25,000	29,987	0	266,225	283,979
2042	1,200,027	0	557,540	5,000	0	0	562,540	0	0	211,238	25,000	29,987	0	236,239	326,300
Total		\$ 175,000	\$ 8,330,850	\$ 105,000	\$ -	\$ 130,000	\$ 8,780,850	\$ 2,816,505	\$ 853,722	\$ 2,584,359	\$ 500,000	\$ 149,935	\$ 350,000	\$ 7,254,522	

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

TID No. 10 Donation could require the TID No. 10 standard 3-year extension or 3-year tech college extension. TID No. 10 Closure 08/07/2032

Table 4: Financing Summary

TID No. 17

Created/Revised: 2/18/2021

TID Activities	Phase 1 1/1/2021	Phase 2 1/1/2023	Phase 3 1/1/2029	Paid with TID Revenue	Total
A. Infrastructure	\$1,500,000	\$0	\$1,500,000	\$0	\$3,000,000
B. Capital Costs	\$0	\$100,000	\$0	\$0	\$100,000
C. Site Development Costs	\$0	\$25,000	\$25,000	\$0	\$50,000
D. Land Acquisition & Assembly	\$0	\$0	\$0	\$100,000	\$100,000
E. Development Incentives (less land grants)	\$855,000	\$200,000	\$200,000	\$0	\$1,255,000
F. Professional Services	\$0	\$325,000	\$25,000	\$0	\$350,000
G. Discretionary Payments	\$0	\$0	\$0	\$350,000	\$350,000
H. Administration Costs	\$0	\$0	\$0	\$515,000	\$515,000
I. Organizational Costs	\$5,000	\$0	\$0	\$0	\$5,000
Subtotal	\$2,360,000	\$650,000	\$1,750,000	\$965,000	\$5,725,000
J. Inflation Factor Cost Adj. @ 2% per year	\$0	\$40,000	\$305,000		\$345,000
Grants	\$0	\$0	\$0		\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0		\$0
Total Cost For Borrowing	\$2,360,000	\$690,000	\$2,055,000		\$6,070,000
Capitalized Interest	\$80,000	\$35,000	\$100,000		\$215,000
Financing Fees (2%)	\$47,200	\$13,800	\$41,100		\$102,100
Debt Reserve	\$0	\$0	\$0		\$0
Subtotal	\$2,487,200	\$738,800	\$2,196,100		\$5,422,100
Less Interest Earned	\$0	\$0	\$0		\$0
BORROWING REQUIRED	\$2,487,200	\$738,800	\$2,196,100		\$5,422,100
BORROWING AMOUNT	\$2,490,000	\$740,000	\$2,200,000		\$5,430,000

Table 5A: Debt Service Plan - Phase 1						
City of De Pere						
TID No. 17						
Bond Issue						
2/18/2021						
Principal: (rounded to \$5,000)	\$2,490,000		Project Cost:	\$2,360,000		
Interest Rate:	1.50%		Finance Fees:	\$47,200		
Term (Years):	15		Interest Earned:			
# of Principal Payments:	14		Capitalized Interest:	\$80,000		
Date of Issue:	1/1/2021		Total TID Cost of Loan:	\$2,736,505		
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2021	0	\$2,490,000	\$0	\$0	\$0	\$0
2022	0	\$2,490,000	\$0	\$37,350	\$37,350	\$0
2023	1	\$2,490,000	\$161,161	\$37,350	\$198,511	\$0
2024	2	\$2,328,839	\$163,578	\$34,933	\$198,511	\$0
2025	3	\$2,165,260	\$166,032	\$32,479	\$198,511	\$0
2026	4	\$1,999,228	\$168,523	\$29,988	\$198,511	\$0
2027	5	\$1,830,706	\$171,050	\$27,461	\$198,511	\$0
2028	6	\$1,659,655	\$173,616	\$24,895	\$198,511	\$0
2029	7	\$1,486,039	\$176,220	\$22,291	\$198,511	\$0
2030	8	\$1,309,818	\$178,864	\$19,647	\$198,511	\$0
2031	9	\$1,130,955	\$181,547	\$16,964	\$198,511	\$0
2032	10	\$949,408	\$184,270	\$14,241	\$198,511	\$0
2033	11	\$765,138	\$187,034	\$11,477	\$198,511	\$0
2034	12	\$578,104	\$189,840	\$8,672	\$198,511	\$0
2035	13	\$388,264	\$192,687	\$5,824	\$198,511	\$0
2036	14	\$195,577	\$195,577	\$2,934	\$198,511	\$0
2037	15	\$0	\$0	\$0	\$0	\$0
2038	16	\$0	\$0	\$0	\$0	\$0
2039	17	\$0	\$0	\$0	\$0	\$0
2040	18	\$0	\$0	\$0	\$0	\$0
2041	19	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
Total			\$2,490,000	\$326,505	\$2,816,505	\$0

Table 5B: Debt Service Plan - Phase 2						
City of De Pere						
TID No. 17						
Bond Issue						
2/18/2021						
Principal: (rounded to \$5,000)	\$740,000		Project Cost:	\$690,000		
Interest Rate*:	1.75%		Finance Fees:	\$13,800		
Term (Years):	15		Interest Earned:	\$0		
# of Principal Payments:	14		Capitalized Interest:	\$35,000		
Date of Issue:	1/1/2023		Total TID Cost of Loan:	\$818,722		
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$740,000	\$0	\$0	\$0	\$0
2024	0	\$740,000	\$0	\$12,950	\$12,950	\$0
2025	1	\$740,000	\$47,105	\$12,950	\$60,055	\$0
2026	2	\$692,895	\$47,929	\$12,126	\$60,055	\$0
2027	3	\$644,965	\$48,768	\$11,287	\$60,055	\$0
2028	4	\$596,197	\$49,622	\$10,433	\$60,055	\$0
2029	5	\$546,575	\$50,490	\$9,565	\$60,055	\$0
2030	6	\$496,085	\$51,374	\$8,681	\$60,055	\$0
2031	7	\$444,712	\$52,273	\$7,782	\$60,055	\$0
2032	8	\$392,439	\$53,187	\$6,868	\$60,055	\$0
2033	9	\$339,251	\$54,118	\$5,937	\$60,055	\$0
2034	10	\$285,133	\$55,065	\$4,990	\$60,055	\$0
2035	11	\$230,068	\$56,029	\$4,026	\$60,055	\$0
2036	12	\$174,039	\$57,009	\$3,046	\$60,055	\$0
2037	13	\$117,029	\$58,007	\$2,048	\$60,055	\$0
2038	14	\$59,022	\$59,022	\$1,033	\$60,055	\$0
2039	15	\$0	\$0	\$0	\$0	\$0
2040	16	\$0	\$0	\$0	\$0	\$0
2041	17	\$0	\$0	\$0	\$0	\$0
2042	18	\$0	\$0	\$0	\$0	\$0
Total			\$740,000	\$113,722	\$853,722	\$0

Table 5C: Debt Service Plan - Phase 3						
City of De Pere						
TID No. 17						
Bond Issue						
2/18/2021						
Principal: (rounded to \$5,000)	\$2,200,000		Project Cost:	\$2,055,000		
Interest Rate*:	2.25%		Finance Fees:	\$41,100		
Term (Years):	14		Interest Earned:	\$0		
# of Principal Payments:	12		Capitalized Interest:	\$100,000		
Date of Issue:	1/1/2029		Total TID Cost of Loan:	\$2,484,359		
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$2,200,000	\$0	\$0	\$0	\$0
2030	0	\$2,200,000	\$0	\$49,500	\$49,500	\$0
2031	1	\$2,200,000	\$161,738	\$49,500	\$211,238	\$0
2032	2	\$2,038,262	\$165,377	\$45,861	\$211,238	\$0
2033	3	\$1,872,884	\$169,098	\$42,140	\$211,238	\$0
2034	4	\$1,703,786	\$172,903	\$38,335	\$211,238	\$0
2035	5	\$1,530,883	\$176,793	\$34,445	\$211,238	\$0
2036	6	\$1,354,089	\$180,771	\$30,467	\$211,238	\$0
2037	7	\$1,173,318	\$184,839	\$26,400	\$211,238	\$0
2038	8	\$988,480	\$188,997	\$22,241	\$211,238	\$0
2039	9	\$799,482	\$193,250	\$17,988	\$211,238	\$0
2040	10	\$606,232	\$197,598	\$13,640	\$211,238	\$0
2041	11	\$408,634	\$202,044	\$9,194	\$211,238	\$0
2042	12	\$206,590	\$206,590	\$4,648	\$211,238	\$0
Total			\$2,200,000	\$384,359	\$2,584,359	\$0

APPENDIX C: RESOLUTIONS, NOTICES, MINUTES, AND OTHER ATTACHMENTS

DRAFT



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 22, 2021

DEPARTMENT: Plan Commission

FROM: Daniel Lindstrom

SUBJECT: C. Resolution PC21-01, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan.

ATTACHMENTS:

- ResPC21-01 Plan Commission Resolution TID No. 17 (PDF)

PLAN COMMISSION
RESOLUTION PC 21-01

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX
INCREMENTAL FINANCING DISTRICT NO.17 AND THE ADOPTION OF THE
TAX INCREMENTAL FINANCING DISTRICT NO. 17 PROJECT PLAN

WHEREAS, the proposed project plan for Tax Incremental Financing District No. 17 (TID No. 17) was filed with the City Clerk on February 5, 2021 and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on February 22, 2021 affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on February 5, 2021 and February 12, 2021; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID No.17 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on February 16, 2021; and

WHEREAS, at the above-referenced public hearing conducted by the City of De Pere on February 22, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID No. 17 and determined that the Project Plan and the District Boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster

logical and economic development and further that the private development activities projected would not otherwise occur without tax incremental financing 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 recommends the designation of the District Boundaries for TID No.17, City of De Pere, as those boundaries which are set forth in the proposed Project Plan for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary of Tax Incremental Financing District Number 17, City of De Pere, as prepared and presented by City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this ____ day of _____, 2021.

APPROVED:

James Boyd, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 22, 2021

DEPARTMENT: Planning

FROM: Peter Schleinz

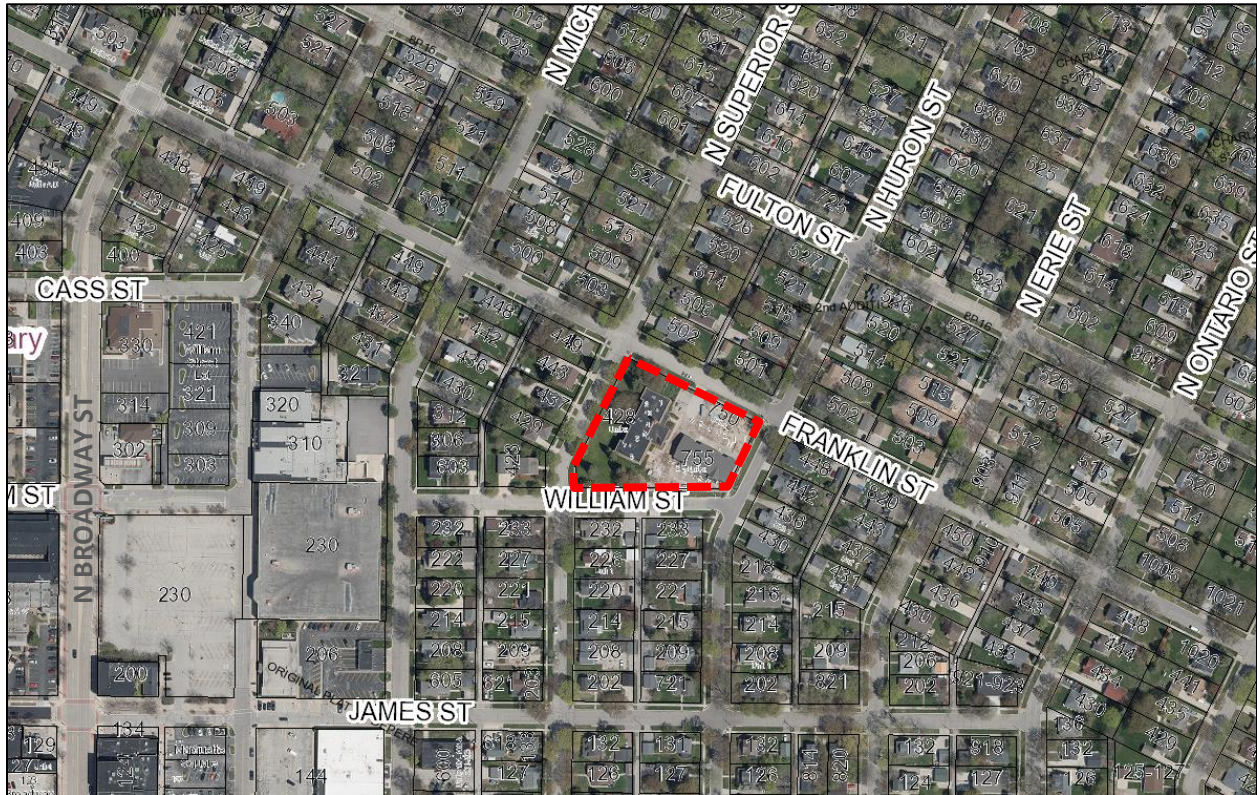
SUBJECT: Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST (Parcel ED-477).*

ATTACHMENTS:

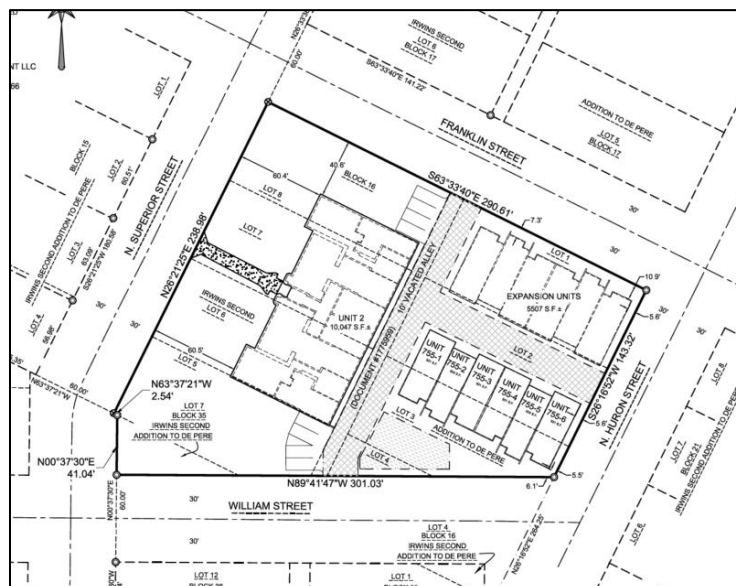
- PC Report - Irwin School Homes Condominium (DOCX)
- Application Form (PDF)
- Condo Plat REVISED (PDF)

- Item 4: Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST , Parcel ED-477).*

SITE MAP



PROPOSED CONDOMINIUM PLAT AREA



REQUESTED ACTION: Condominium Plat Approval.*

Note: The condominium plat area relates to a 2019 PIP that designated a former school building as an 8-unit residential condominium, and two new 6-unit (each) buildings as townhomes.

COMMON DESCRIPTION: 755 William ST, located northwest from the William ST and N Huron ST intersection. Prior to development last year, the entire block was addressed 428 N Superior ST.

PARCEL NUMBER(S): ED-477

EXISTING ZONING: Multiple Family Residence District with a Planned Development District overlay(R-3 PDD).

SURROUNDING LAND USES: Single Family Residential uses (R-2) to the north, south, east, and west.

COMPREHENSIVE PLAN: Commercial, and was rezoned in 2019 for condominium/townhome use.

APPLICANT/OWNER NAME:	Lindsey S. Bovinet, CEO Authorized Representative Milwaukee View LLC 225 E ST Paul AV #302 Milwaukee, WI 53202	Irwin School Development LLC Property Owner 225 E ST Paul AV Milwaukee, WI 53202
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SITE HISTORY: Year 1938-2017 air photographs identify the subject property being developed with the Irwin School structure. The brick school was built in a Collegiate Gothic style in 1924 on the 1.4 acre lot. The Irwin School is listed on both the state and national historic registers and is also part of the North Michigan Street/North Superior Street Historic District.

On March 25, 2019 and April 3, 2019, Plan Commission and Common Council reviewed a Precise Implementation Plan (PIP), following a General Development Plan (GDP) review that proposed to renovate the existing school building into 8 condominiums and also build 12 new townhomes, in two buildings within the existing surface parking area along William St and Franklin St. The GDP and PIP established variations for permitted building materials and setbacks related to the townhomes. The GDP and PIP also established an agreement between the developer, Irwin School Development LLC, and the City of De Pere.

PIP Site Plan



A Certified Survey Map (CSM) and two condominium plats were drafted for the site. The CSM was reviewed by Plan Commission on March 25, 2019. None of the three documents were recorded.

On February 10, 2021 the subject expandable condominium plat was submitted to the city for review. The plat identified the entire former school building as 'Unit 2,' the southeastern townhome as condominium 'Unit 755-1 through Unit 755-6,' the northeastern townhomes as 'expansion units,' and the remaining areas as 'common element.'

STAFF REVIEW:

When reviewing a condominium plat, staff considers State Statutes 703, Section 46-13 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

The following is a summary review of the above referenced:

State Statutes 703

To maintain review efficiency, City staff did not repeat a Brown County Planning and Land Services (Property Listing) level review of the plat and declaration related to the criteria established in State Statutes 703.

De Pere Municipal Code Section 46-13

Condominium developments can place impacts on community resources related to additional population density; unsuitable land use characteristics; demands on city parks, recreation, utilities, and schools; and additional traffic and street usage. Municipal Code Section refers to the following sections to address the impacts and to verify a properly designed plat:

Section 46-4(b) through (g): General requirements and design standards.		
Streets	No new streets.	N/A
Intersections	No new intersections.	N/A
Alleys	No new public alleys.	N/A
Easements and restrictive covenants	<i>Plat is missing Restrictive Covenants, per an agreement between the developer and the City.</i>	Agreement Article III. Section 2. requires that the condominium plat contain the restrictive covenants required under Article III. Section 5. (language pertaining to the guaranteed unit value and obligating owners, successors and assigns to making deficit payments etc.).
	<i>Access and utility agreement is unclear.</i>	Clarify what the agreement pertains to.
Blocks	No new blocks.	N/A

Lots	<i>Lots (units) are missing among the proposed 7 lot equivalents (units), expansion units, and common element.</i>	The review fee payment missed two units/elements, resulting in a \$136 underpayment.
Section 46-5: Public sites and open spaces.		
Dedication	No dedications.	N/A
Public Spaces	No public open spaces.	N/A
Payment in lieu of dedication	Payment due at time building permit is issued.	N/A
Section 46-6: Required improvements.		
Monuments	Plat is monumented.	N/A
Facilities	Established with PIP.	N/A
Facility installation per City specifications	Established with PIP.	N/A
Section 46-7(a) and (b): Plats and data.		
Pre-consult	No preconsult was offered by petitioner.	
Plat submittal	Application form submitted on February 10, 2021. Revised Plat submitted on February 10, 2021. Review Fee partially paid on February 16, 2021.	
Plat review	Proposed Plan Commission review on February 22, 2021. Proposed Common Council Review of March 2, 2021.	

Comprehensive Plan

The 2010 Comprehensive Plan originally proposed a commercial use, however, in 2019 the City rezoned the property to B-3 PDD to allow for a condominium and townhome development.

Desired Development Patterns

During the review of the PIP, the site was designed to accommodate 20 dwelling units with the entire site providing 3,094 SF per unit. The density falls just short of R-3 requirements but the density was accommodated with the GDP/PIP. The PIP also addressed onsite parking at 1.75 spaces per unit. The façade appearance of the existing school remains mostly unchanged with a garage addition on the east end; the façade appearance of the townhomes was designed to be modern with landscaping and harmonious colors to help fit in the neighborhood. The site is within an existing street grid pattern that offers pedestrian, bicycle, and motor vehicle access to nearby parks, schools, the Fox River State Recreational Trail, and downtown.

With the staff recommended revisions listed at the end of this report, the condominium plat meets the criteria of Section 46-13 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

REVIEW PROCESS:

For condominium plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews condominium plats. The Common Council is expected to review the condominium plat on March 2, 2021.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the condominium plat and forwarding the condominium plat to the Common Council for final approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Add Restrictive Covenants, per and agreement between the developer and the City of De Pere: Agreement Article III. Section 2. requires that the condominium plat contain the restrictive covenants required under Article III. Section 5. (language pertaining to the guaranteed unit value and obligating owners, successors and assigns to making deficit payments etc.).
 - a. The owner is working with the City to amend the agreement to include revised language. The revised language should be shown on the plat prior to obtaining City Certificate signatures.
3. Clarify what the access and utility easement pertains to.
4. The review fee payment missed two units/elements, resulting in a \$136 underpayment.

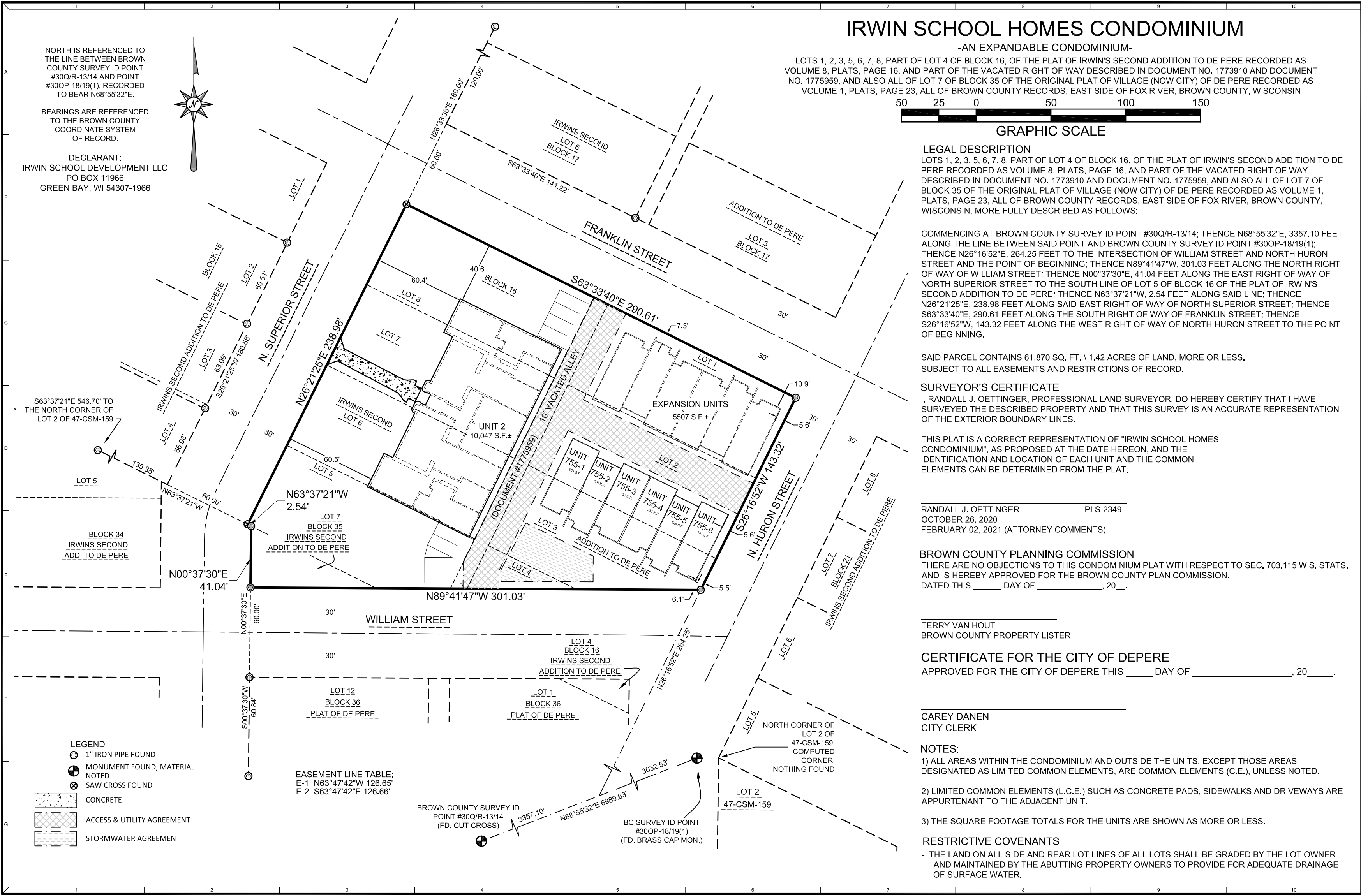
	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$686.00
		Receipt #: 158381
		Date: 2-16-21

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) Milwaukee View, LLC	Authorized Representative Lindsey S. Bovinet	Title C.E.O	
Mailing Address 225 E. St. Paul Ave. #302	City Milwaukee	State WI	ZIP Code 53202
Email Address lbovinet@mkeview.com	Phone Number (incl. area code) 920-251-2715	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)	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 Irwin School Homes, 755 Williams St., De Pere, WI		Parcel No. ED-477	
SECTION 4: Plat Review			
Review Type:	☒ Preliminary Plat ☐ Final Plat		
Fee:	Preliminary Plat Fee: \$278 + (6 # of lots and outlots x \$68) Final Plat Fee: \$195		\$686.00
Present Use of Parcel:	Townhomes		
Proposed Use of Lots:			
Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.			
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) Lindsey S. Bovinet	Title C.E.O	Phone Number 920-251-2715	
Signature of Applicant 		Date Signed 2/9/2021	

TO BE COMPLETED BY CITY STAFF

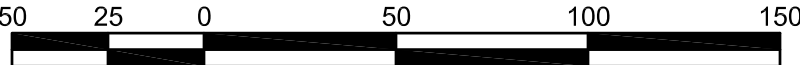
Plat Review authorized by the De Pere Municipal Code, Chapter 46.	
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IRWIN SCHOOL HOMES CONDOMINIUM

-AN EXPANDABLE CONDOMINIUM-

LOTS 1, 2, 3, 5, 6, 7, 8, PART OF LOT 4 OF BLOCK 16, OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE RECORDED AS VOLUME 8, PLATS, PAGE 16, AND PART OF THE VACATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 1773910 AND DOCUMENT NO. 1775959, AND ALSO ALL OF LOT 7 OF BLOCK 35 OF THE ORIGINAL PLAT OF VILLAGE (NOW CITY) OF DE PERE RECORDED AS VOLUME 1, PLATS, PAGE 23, ALL OF BROWN COUNTY RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN



GRAPHIC SCALE

LEGAL DESCRIPTION

LOTS 1, 2, 3, 5, 6, 7, 8, PART OF LOT 4 OF BLOCK 16, OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE RECORDED AS VOLUME 8, PLATS, PAGE 16, AND PART OF THE VACATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 1773910 AND DOCUMENT NO. 1775959, AND ALSO ALL OF LOT 7 OF BLOCK 35 OF THE ORIGINAL PLAT OF VILLAGE (NOW CITY) OF DE PERE RECORDED AS VOLUME 1, PLATS, PAGE 23, ALL OF BROWN COUNTY RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT BROWN COUNTY SURVEY ID POINT #30Q/R-13/14; THENCE N68°55'32"E, 3357.10 FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY SURVEY ID POINT #30OP-18/19(1); THENCE N26°16'52"E, 264.25 FEET TO THE INTERSECTION OF WILLIAM STREET AND NORTH HURON STREET AND THE POINT OF BEGINNING; THENCE N89°41'47"W, 301.03 FEET ALONG THE NORTH RIGHT OF WAY OF WILLIAM STREET; THENCE N00°37'30"E, 41.04 FEET ALONG THE EAST RIGHT OF WAY OF NORTH SUPERIOR STREET TO THE SOUTH LINE OF LOT 5 OF BLOCK 16 OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE; THENCE N63°37'21"W, 2.54 FEET ALONG SAID LINE; THENCE N26°21'25"E, 238.98 FEET ALONG SAID EAST RIGHT OF WAY OF NORTH SUPERIOR STREET; THENCE S63°33'40"E, 290.61 FEET ALONG THE SOUTH RIGHT OF WAY OF FRANKLIN STREET; THENCE S26°16'52"W, 143.32 FEET ALONG THE WEST RIGHT OF WAY OF NORTH HURON STREET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 61,870 SQ. FT. \ 1.42 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES.

THIS PLAT IS A CORRECT REPRESENTATION OF "IRWIN SCHOOL HOMES CONDOMINIUM", AS PROPOSED AT THE DATE HEREON, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

RANDALL J. OETTINGER PLS-2349
OCTOBER 26, 2020
FEBRUARY 02, 2021 (ATTORNEY COMMENTS)

BROWN COUNTY PLANNING COMMISSION

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO SEC. 703.115 WIS. STATS. AND IS HEREBY APPROVED FOR THE BROWN COUNTY PLAN COMMISSION. DATED THIS ____ DAY OF ____, 20__.

TERRY VAN HOUT
BROWN COUNTY PROPERTY LISTER

CERTIFICATE FOR THE CITY OF DEPERE

APPROVED FOR THE CITY OF DEPERE THIS ____ DAY OF ____, 20__.

CAREY DANEN
CITY CLERK

NOTES:

- 1) ALL AREAS WITHIN THE CONDOMINIUM AND OUTSIDE THE UNITS, EXCEPT THOSE AREAS DESIGNATED AS LIMITED COMMON ELEMENTS, ARE COMMON ELEMENTS (C.E.), UNLESS NOTED.
- 2) LIMITED COMMON ELEMENTS (L.C.E.) SUCH AS CONCRETE PADS, SIDEWALKS AND DRIVEWAYS ARE APPURTENANT TO THE ADJACENT UNIT.
- 3) THE SQUARE FOOTAGE TOTALS FOR THE UNITS ARE SHOWN AS MORE OR LESS.

RESTRICTIVE COVENANTS

- THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

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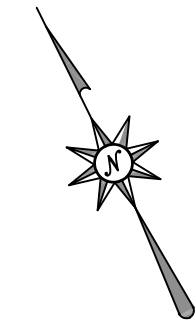
MKEVIEW LLC
IRWIN SCHOOL HOMES CONDOMINIUM
CONDOMINIUM PLAT

REVISION DESCRIPTION	
NO.	
1	DATE: MAY 23, 2019
2	DRAFTED BY: RJO
3	CHECKED BY: BRW
4	PROJECT NO.: 1615-01-18
5	DRAWING NUMBER 1463
6	SHEET NUMBER 1
7	OF 3

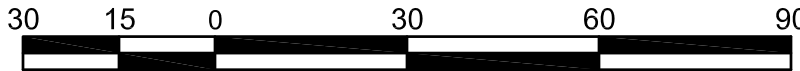
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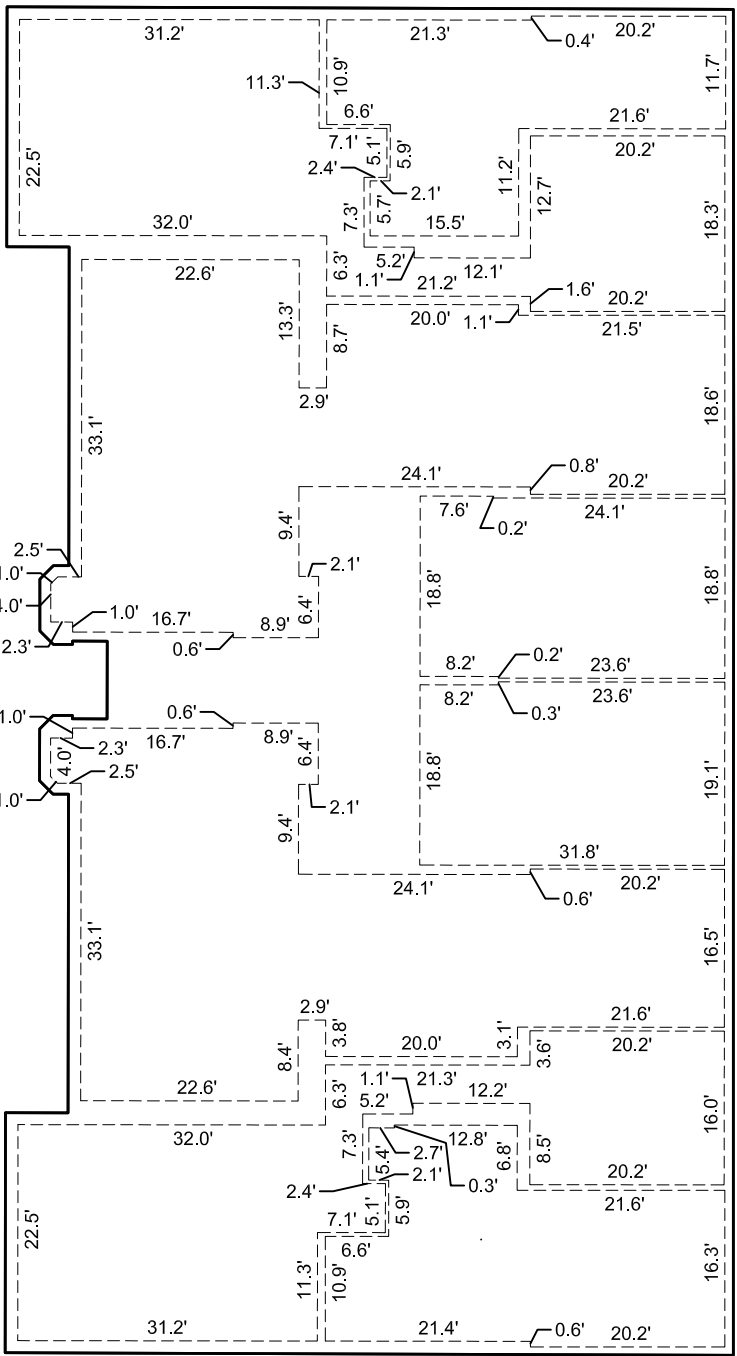
BEARINGS ARE REFERENCED
TO THE BROWN COUNTY
COORDINATE SYSTEM
OF RECORD.



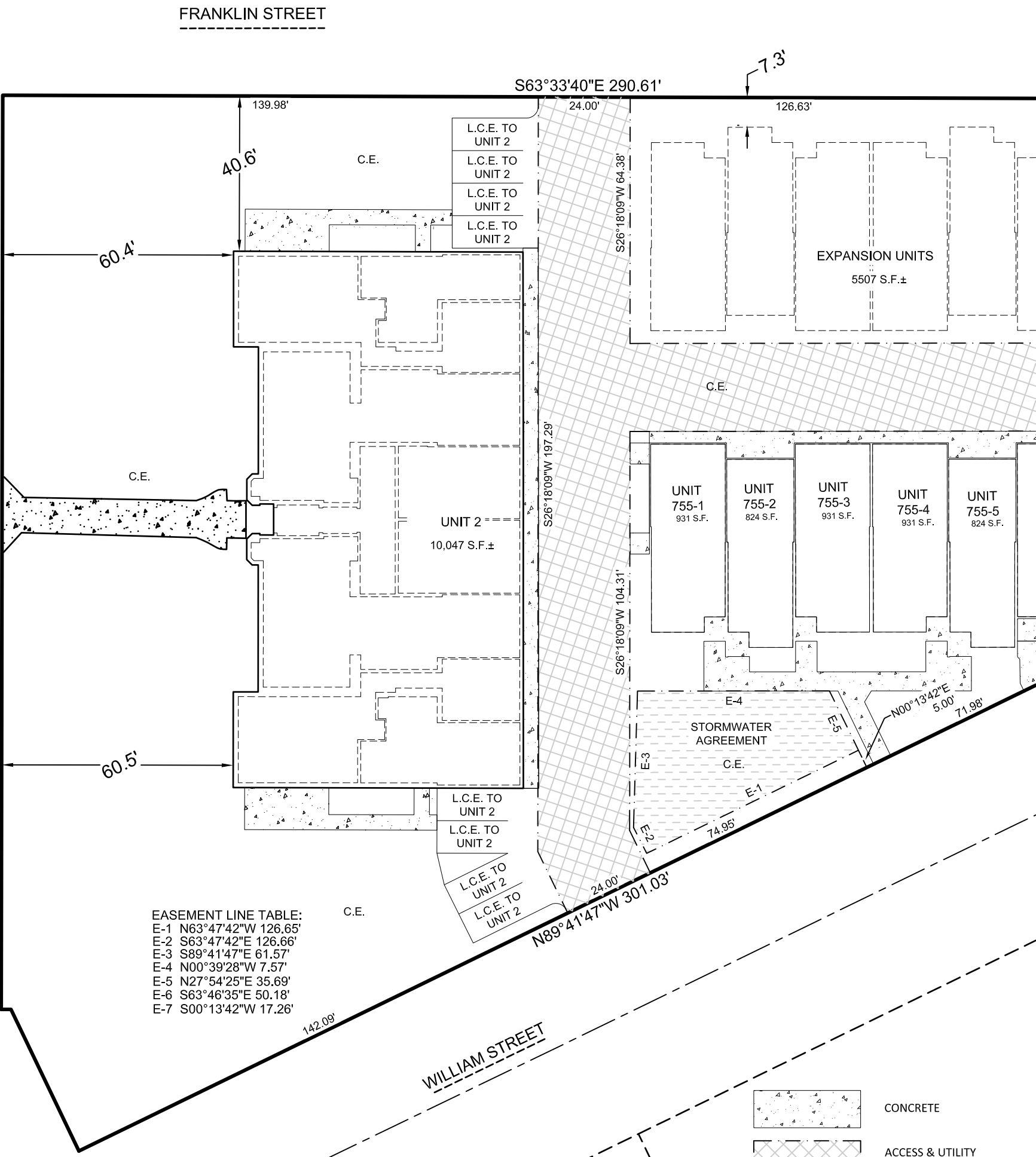
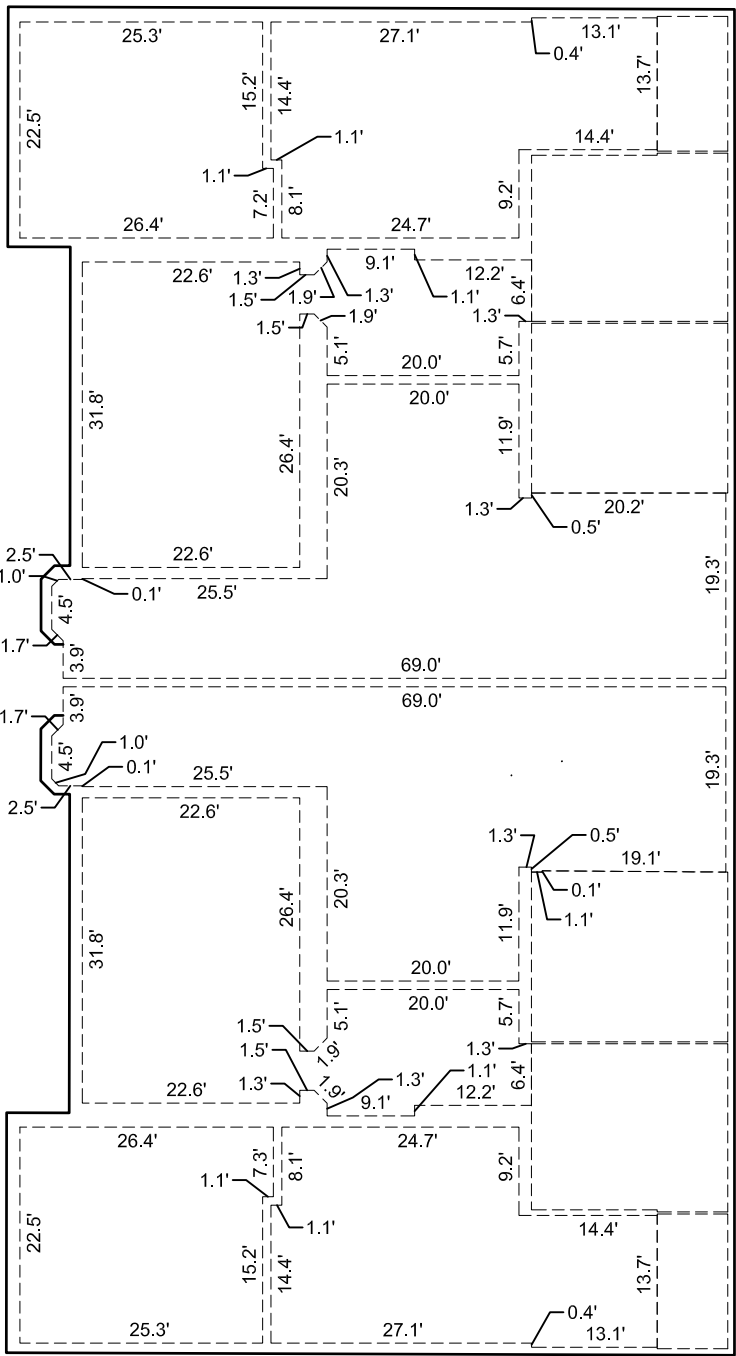
GRAPHIC SCALE

DECLARANT:
IRWIN SCHOOL DEVELOPMENT LLC
PO BOX 11966
GREEN BAY, WI 54307-1966

1ST FLOOR-UNIT 2
(NOT TO SCALE)



2ND FLOOR-UNIT 2
(NOT TO SCALE)



EASEMENT LINE TABLE:

E-1	N63°47'42"W 126.65'
E-2	S63°47'42"E 126.66'
E-3	S89°41'47"E 61.57'
E-4	N00°39'28"W 7.57'
E-5	N27°54'25"E 35.69'
E-6	S63°46'35"E 50.18'
E-7	S00°13'42"W 17.26'

- CONCRETE
- ACCESS & UTILITY AGREEMENT
- STORMWATER AGREEMENT
- L.C.E. LIMITED COMMON ELEMENT
- C.E. COMMON ELEMENT

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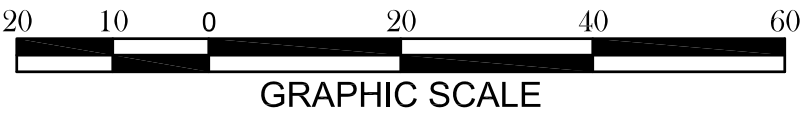
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IRWIN SCHOOL HOMES CONDOMINIUM

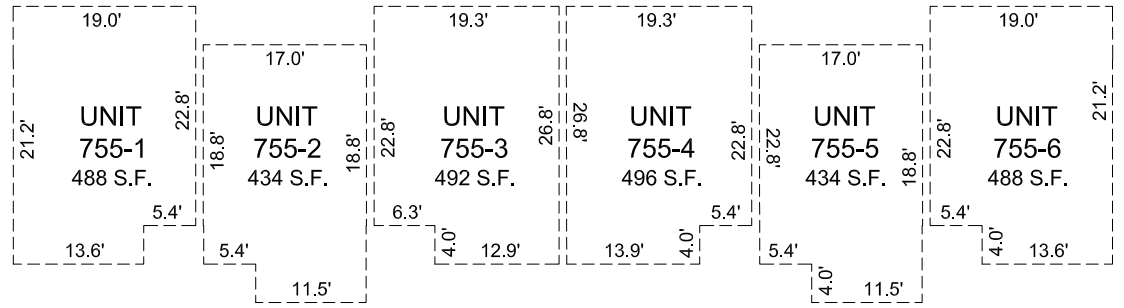
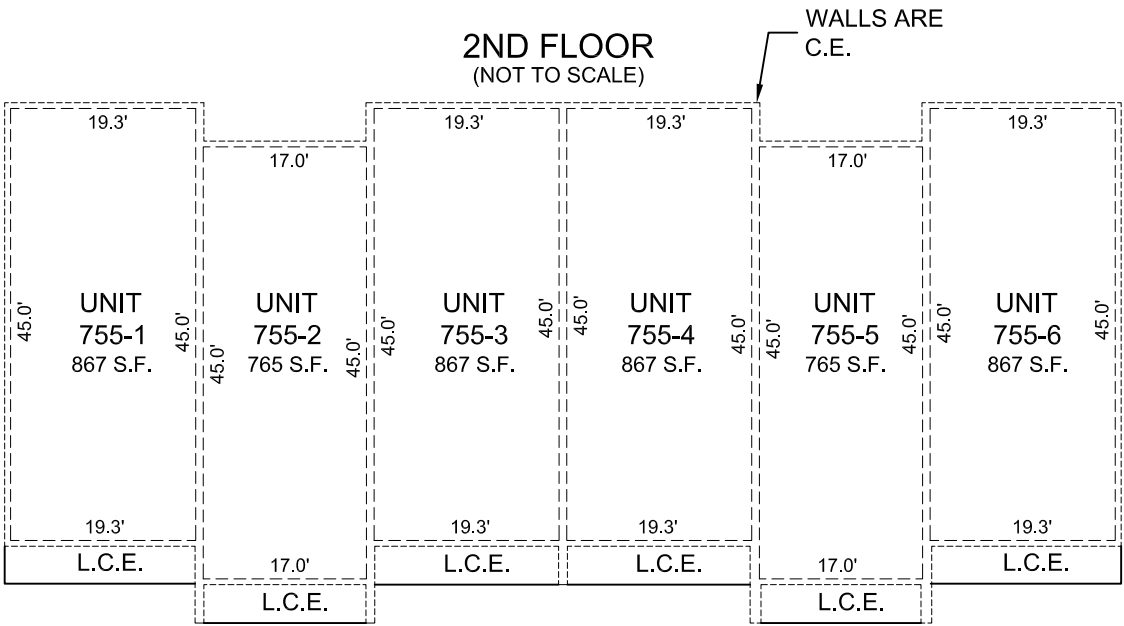
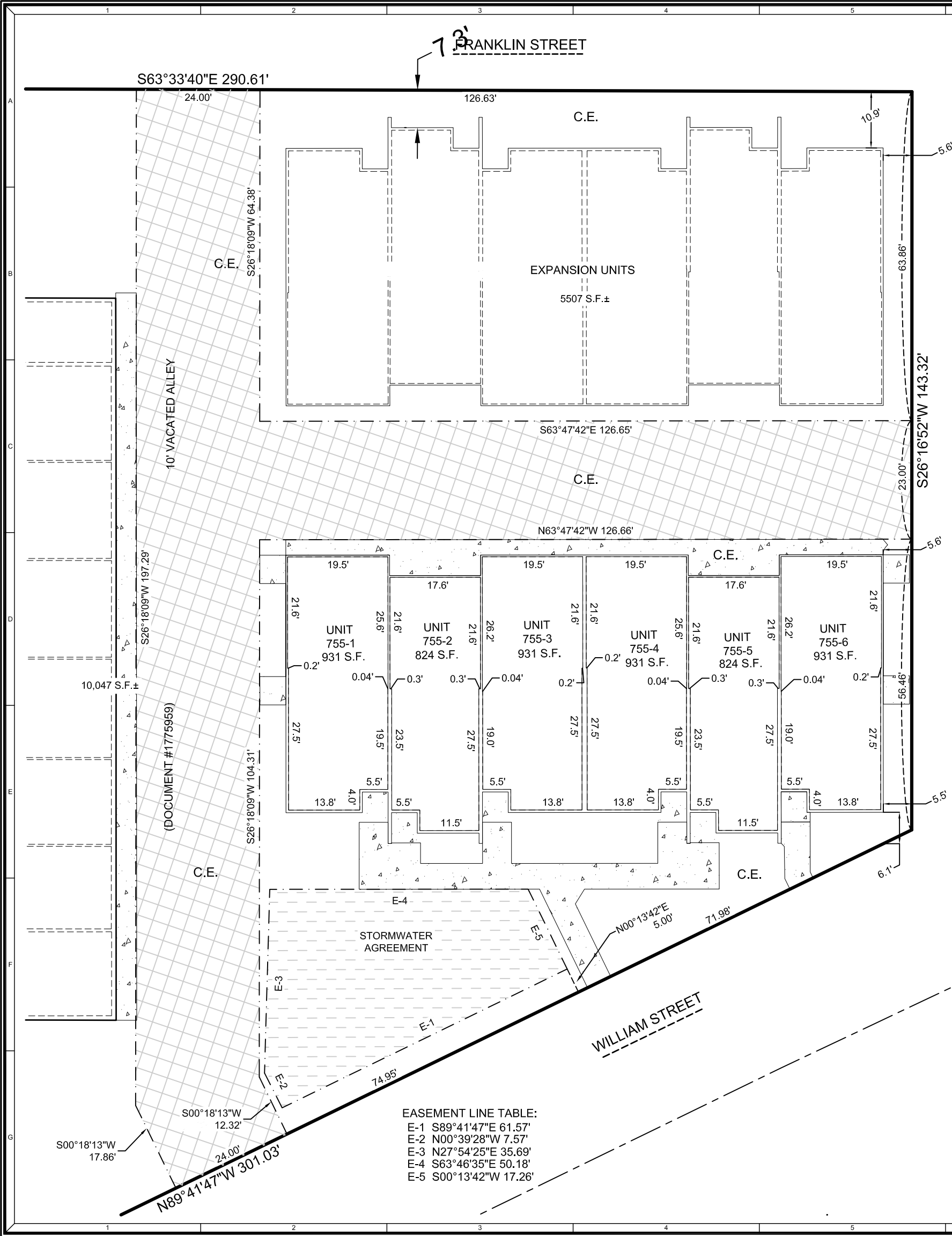
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DECLARANT:
IRWIN SCHOOL DEVELOPMENT LLC
PO BOX 11966
GREEN BAY, WI 54307-1966



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