

# Tax Increment District No. 8 Shawano, Wisconsin

*Prepared For:*



City of Shawano  
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Shawano, WI 54166

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*Common Council Approval*  
September 19, 2018

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# Acknowledgments

## Common Council

Mayor Ed Whealon  
Bob Kurkiewicz – District I (Wards 1 & 2)  
Rhonda Strebel – District II (Wards 3 & 4)  
Seth Mailahn – District III (Wards 5 & 6)  
Lisa Hoffman – District IV (Wards 7 & 8)  
Sandy Steinke – District V (Wards 9 & 10) , Council President  
John Hoeffs – District VI (Wards 11 & 12)

## Plan Commission

Ed Whealon - Mayor  
Robyn Shingler  
Lorna Marquardt  
Tim Schultz  
John Moadlo  
Terry Hilgenberg  
Chad Kary  
Lisa Hoffman - Alderperson  
Brian Bunke - Building Inspector/Zoning Administrator

## City Staff

Brian Knapp, City Administrator  
Eddie Sheppard - Assistant City Administrator/Public Works Coordinator  
Karla Duchac, City Clerk  
Lesley Nemetz, Deputy Clerk  
Lisa Bruette, Administrative Assistant

## Joint Review Board

N. Woody Davis (Chairperson)  
Arlyn Tober  
Robert (Bob) Mathews  
Gary Cumberland/Louise Fischer  
Russell Schmidt

## Vierbicher

Daniel J. Lindstrom, AICP, Planning and Community Development Manager

# Milestones

## Public Hearing

*August 1, 2018*

## Plan Commission Approval Recommendation

*August 1, 2018*

## Common Council Approval

*September 19, 2018*

## Joint Review Board Approval

*October 2, 2018*

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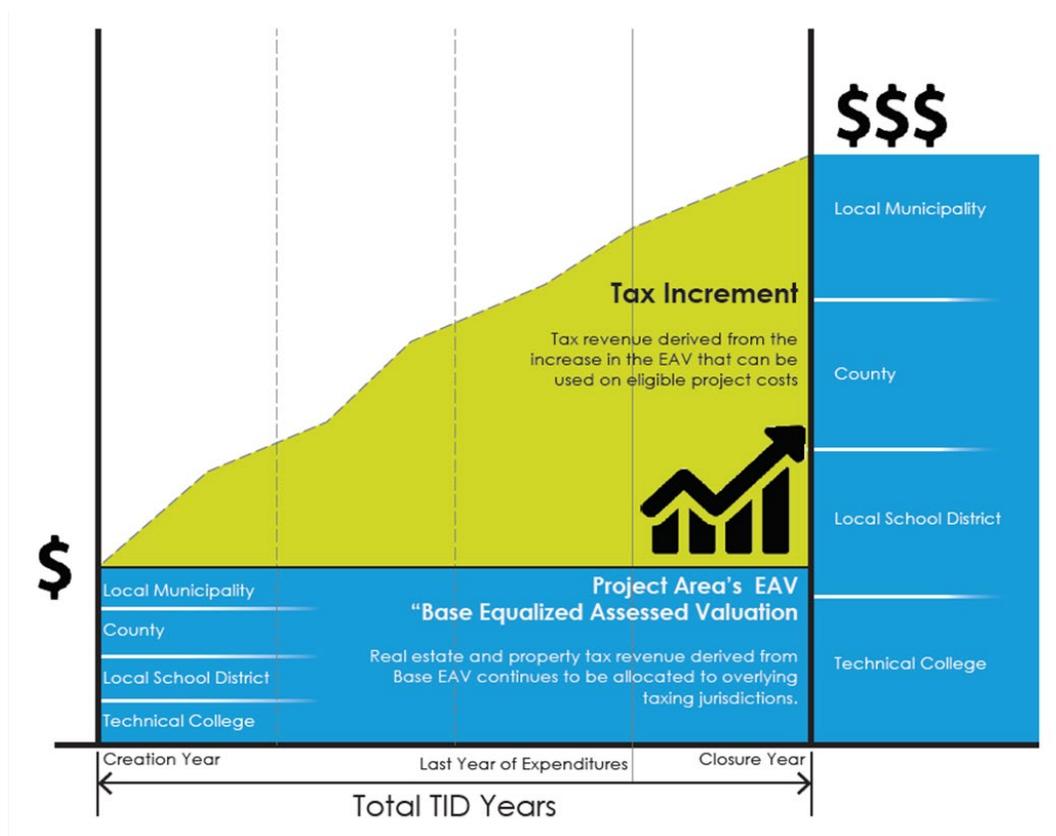
- #1: Timetable
- #2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- #3: Letter Chief Official of Overlying Taxing Entities and Notice
- #4: JRB Meeting Notices –Affidavit of Publication
- #5: JRB Meeting No. 1 Agenda and Minutes
- #6: JRB Meeting No. 2 Agenda and Minutes
- #7: JRB Resolution Approving TID No. 8
- #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. 8
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- #13: Common Council Meeting Minutes
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## 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, Village or Town to pay for the costs of this redevelopment. Generally, municipalities borrow funds to pay for initial redevelopment costs and use tax increments to retire this debt. The State of Wisconsin classifies village 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.

**Figure 1 Example Tax Increment District Process**



## Process Timeline

This Project Plan for Tax Increment District No. 8 (TID No. 8) in the City of Shawano has been prepared in compliance with Wisconsin Statutes Section 66.1105(4)(f). The plan establishes a need for the District, the proposed improvements within the District, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries.

As authorized in Wisconsin Statutes 66.1105, TID No. 8 was created to promote the orderly development of the City of Shawano by promoting blight elimination and redevelopment. The expected results of this TID include greater housing choices in the community, improvements to City Parks, and an increase in the tax base in the form of new housing.

The redevelopment of the TID No. 8 area will be encouraged through activities that provide essential infrastructure, promote sound land use decisions, and gives the City a competitive advantage in attracting residents that are commuting into the City due to lack of a desired housing type.

TID No. 8 was created as a tool to assist the City with promotion of redeveloping the former medical center campus. TID No. 8 may be used to extend infrastructure, prepare sites, and provide incentives to developers. TID No. 8 will promote the development of new housing to ensure adequate housing is available for residents and people wanting to move to Shawano. The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan.

As required by Wisconsin Statutes Section 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID No. 8.

### **A. Planning and Approval Process Timeline**

The City Council formally directed the Plan Commission to initiate the planning process for the creation of TID No. 8.

The notice for the first Joint Review Board (JRB) meeting was published on July 14, 2018. The Joint Review Board held their organizational meeting on July 23, 2018.

The City notified the overlying taxing jurisdictions of the public hearing on July 12, 2018, and published public hearing notices in the Shawano Leader on July 18, 2018, and July 25, 2018.

The City held the public hearing for the creation of TID No. 8 Project Plan and boundary on August 1, 2018. After the public hearing, the Plan Commission recommended approval of the creation of TID No. 8. This Project Plan and boundary was adopted by resolution of the City Council on September 19, 2018.

On October 2, 2018, the Joint Review Board reviewed and approved of The TID No. 8 Project Plan and boundary as required by Wisconsin Statutes. The City published the agenda notice of the final Joint Review Board meeting on September 26-29 and October 1-2 2018.



Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan. As required by Wisconsin Statutes Section 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. 8 in the City of Shawano. This official Project Plan guides the development and redevelopment activities within TID No. 8.

Implementation of the Plan and completion of the proposed activities require a case-by-case authorization by the Plan Commission and City Council. Public expenditures for projects listed in the 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 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 Shawano, located in Shawano County, WI. The area that is included in the TID No. 8 Project Plan and Boundary is blighted, open-space land located on the west side of the City on the Wolf River. The plan for the TID is to promote multi-family, residential development adjacent to the Wolf River.

The parcels in the TID are subject to local zoning and land division regulation. As applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. The TID plan identified 26 parcels or 187.82 acres of real property. The City, through land development regulations and the implementation of the TID Project Plan, could require or facilitate additional right-of-way acquisition, land dedications, land swaps between property owners or right-of-way vacations; however, only whole parcels may be included within the TID boundary. TID No. 8 includes land zoned for planned development. It is not expected to have any retail development within the TID.

The City intends to use the tools and powers authorized by TIF Statutes to promote industrial and housing development.



## Statement of Purpose and Summary of Finding

### A. Statement of Purpose

The District was created as a blight-removal district to encourage redevelopment in the City. The goal was to increase residential development in the community. The City recognized that without the creation of the District, the redevelopment of the site for multi-family uses would not occur; therefore, the creation of the TID created a path for developers and landowners to either sell or develop their land. The creation of the TID also enables the City to have greater control over the redevelopment process to ensure that subsequent development is compatible with the District and neighboring properties.

### B. Summary of Findings

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

1. The Project Plan is in conformity with the Comprehensive Plan and other guiding documents.
2. The Project Plan is economically feasible and will enable the TID to close prior to the required closure date.
3. As detailed in the economic feasibility section of this 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 Plan.
4. "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.
5. While the project boundary is being expanded, the City still does not exceed the 12% maximum threshold for the total equalized increment value in TIDs 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 7.05%.
6. 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. Finally, the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, because the proposed project is located outside of the TID, the overlying taxing jurisdictions will see the increase in the tax base immediately instead of waiting for the District to close.



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

The City created TID No. 8 to promote the 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. The costs of planning, engineering, design, surveying, legal, and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement 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.

The City budgeted \$300,000 under this category.

### **B. Capital Improvement Costs**

Including, but not limited to, the actual 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 does not anticipate costs under this category as part of this Project Plan.

### **C. Site Development Costs**

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

The City budgeted \$250,000 under this category as part of this Project Plan.



**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 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 does not anticipate costs under this category as part of this Project Plan.

**E. Development Incentives**

The City may use TID No. 8 funds to provide 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 for the purpose of sharing 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) for the purpose of making capital available to businesses and/or developers to stimulate or enable economic development and housing development projects within TID No. 8. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee.

\$3,900,000 is budgeted for development incentives, as described above. This includes the financing cost for the developer.

**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 does not anticipate costs under this category as part of this Project Plan.

**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 increment 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; and provide labor force training, day care services, and 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.



The City does not anticipate costs under this category as part of this Project Plan.

**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 may also include required audits and any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) under state law.

The City budgeted \$23,000 for TID administration costs, as described above.

**I. TID Organizational Costs**

Organizational costs, including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, map makers, 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 \$15,000 for financing costs, as described above.

**J. Financing Costs**

Including, but not limited to, all interest paid to holders of evidences 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 loans. The City anticipates \$160,000 in financing costs.

The projects listed above will provide necessary facilities and support to enable and encourage the redevelopment of TID No. 8. 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.

## Detailed List of Project Costs

Table 1 summarizes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 8. 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 2018 preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2018 and the time of construction or implementation, such as a higher than 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. 8. 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 over the course of the TID's expenditure period.

**Table 1: City of Shawano TID No. 8 Planned Project Costs**

<b>Planned Project Costs Summary</b>				
<b>City of Shawano</b>				
<b>TID No. 8</b>				
<b>Category</b>	<b>Project Plan Costs</b>	<b>Amendments Plan Costs</b>	<b>Other's Share</b>	<b>TID Share</b>
A. Infrastructure	\$300,000	\$0	\$0	\$300,000
B. Capital Costs	\$0	\$0	\$0	\$0
C. Site Development Costs	\$250,000	\$0	\$150,000	\$100,000
D. Land Acquisition & Assembly	\$0	\$0	\$0	\$0
E. Development Incentives	\$3,500,000	\$0	\$0	\$3,500,000
F. Professional Services	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0
H. Administration Costs	\$23,000	\$0	\$0	\$23,000
I. Organizational Costs	\$15,000	\$0	\$0	\$15,000
J. Inflation	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$4,088,000</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$3,938,000</b>
K. Financing Costs ( <i>less Capitalized Interest</i> )		\$0		\$129,985
Capitalized Interest				\$25,000
<b>Total TID Expenditure</b>				<b>\$4,092,985</b>

## Non-Project Costs & Ineligible Costs

The City will pursue grant funds to help fund projects; however, 100% of the estimated project costs are TID eligible in the event grant funds are not available. These are the non-project costs planned for TID No. 8, which would directly benefit property outside the TID.



## 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 following section discusses these components and identifies the related financing issues.

### **A. New Construction and Inflation**

Throughout the past 20 years, the annual rate of inflation in the construction industry has averaged about 2.5%. Inflation for purposes of projecting future project costs is assumed to be 2.0%.

### **B. Increase in Property Value**

For the purposes of projecting assessed values for the remainder of the District's life, the Project Plan used a 0.0% property appreciation rate per year. This estimate is below the recent national, state, and reported local average. Using a zero percent annual inflation rate for property assessment values will provide a conservative estimate.

### **C. 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 2017 equalized tax rate of 0.025 as reported by the City. The assumption of 0.25% change will provide a conservative estimate since the rate has been trending slightly up over the past five years and larger increases in the full-value tax rate would result in an increase in tax increment for the District.

### **D. 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 below summarizes the assumed cash flow. Table No. 2 details the TID Cash Flow.

**Table 2: Cash Flow**

<b>Tax Increment Cash Flow</b>											
City of Shawano											
TID No. 8											
Year	Beginning Balance	Revenues			Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	PAYGO Devel Incentives	Annual Admin		
2018		0	0	0	0	0	0	0	0	0	0
2019	0	15,000	0	0	0	0	0	0	0	15,000	15,000
2020	15,000	0	10,138	0	0	0	0	0	0	10,138	25,138
2021	25,138	0	73,007	0	0	0	0	0	0	73,007	98,144
2022	98,144	0	136,505	0	0	0	0	168,248	0	(31,743)	66,402
2023	66,402	0	179,611	0	0	0	0	177,102	0	2,509	68,910
2024	68,910	0	180,985	0	10,875	0	0	177,102	0	(6,992)	61,919
2025	61,919	0	182,370	0	21,614	0	0	177,102	0	(16,346)	45,573
2026	45,573	0	183,765	0	21,614	0	0	177,102	0	(14,951)	30,622
2027	30,622	0	185,171	0	21,614	0	0	177,102	0	(13,545)	17,077
2028	17,077	0	186,587	0	21,614	0	0	177,102	0	(12,129)	4,948
2029	4,948	0	188,014	0	21,614	0	0	177,102	0	(10,701)	(5,753)
2030	(5,753)	0	189,452	0	21,614	0	0	177,102	0	(9,264)	(15,017)
2031	(15,017)	0	190,901	0	21,614	0	0	177,102	0	(7,815)	(22,832)
2032	(22,832)	0	192,361	0	21,614	0	0	177,102	0	(6,355)	(29,187)
2033	(29,187)	0	193,831	0	21,614	0	0	177,102	0	(4,884)	(34,071)
2034	(34,071)	0	195,313	0	21,614	0	0	177,102	0	(3,403)	(37,474)
2035	(37,474)	0	196,806	0	21,614	0	0	177,102	0	(1,910)	(39,384)
2036	(39,384)	0	198,311	0	21,614	0	0	177,102	0	(405)	(39,789)
2037	(39,789)	0	199,826	0	21,614	0	0	177,102	0	1,110	(38,679)
2038	(38,679)	0	201,353	0	21,614	0	0	177,102	0	2,637	(36,041)
2039	(36,041)	0	202,892	0	21,614	0	0	177,102	0	4,175	(31,866)
2040	(31,866)	0	204,442	0	21,614	0	0	177,102	0	5,724	(26,141)
2041	(26,141)	0	206,004	0	21,614	0	0	58,552	0	125,836	99,694
2042	99,694	0	207,578	0	21,614	0	0	0	0	185,960	285,654
2043	285,654	0	209,164	0	21,613	0	0	0	0	187,545	473,200
2044	473,200	0	210,761	0	0	0	0	0	0	210,755	683,955
2045	683,955	0	212,371	0	0	0	0	0	0	212,364	896,319
2046	896,319	0	213,993	0	21,614	0	0	0	0	192,379	1,088,699
<b>Total</b>		<b>15,000</b>	<b>4,931,514</b>	<b>0</b>	<b>443,152</b>	<b>0</b>	<b>0</b>	<b>3,414,636</b>	<b>0</b>		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.  
 0.00% = Assumed Investment Rate For Interest Income



## Financing Methods & Timetable

### A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 8 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 5% of the equalized property value. As of December 31, 2017, the City had total debt capacity of approximately \$25.5 million and approximately \$16.3 million in existing General Obligation debt. Using this data, the current remaining debt capacity is about \$9.2 million. There is approximately \$4.5 million in anticipated project costs within the TID; the City only anticipates approximately \$500,000 in borrowing. 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, 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 constitutional debt capacity. "Developer-Financed TIF" 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. Other options include using the Redevelopment Authority or utilizing revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the City must demonstrate the ability to repay the debt from anticipated revenues. Another factor that could potentially limit revenues is the regulation of utility rates by the Wisconsin Public Service Commission.

### B. Timetable

The maximum life of the TID is 27 years; a three-year extension may be requested. The City of Shawano has a maximum of 22 years to incur TIF expenses for the projects outlined in this Plan. The City of Shawano is not mandated to make the improvements defined in this Plan; each project will require a 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 Shawano may opt to take advantage of this provision before termination of TID No. 8. The timing for each of the planned redevelopment projects is shown in the TID Pro Forma in Appendix B and Increment Projections worksheets.



**C. TID Expenditure Period**

The expenditure period for the District ends on September 19, 2046. The City could incur additional project costs until this date. The City is not mandated to make the improvements defined in this Plan; each project will require a 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 September 19, 2046. Therefore, the final collection year for TID No. 8 is 2046. If the City was to close the TID after April 15 of the same calendar year, the TID would receive one additional year of increment revenue.

**Equalized Value Test**

Wisconsin Statutes 66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. The table below uses values contained in the Wisconsin Department of Revenue's 2018 TIF Value Limitation Report.

**Figure 3:**

<b>Valuation Compliance Test</b>			
<b>TID No. 8</b>			
City of Shawano			
<b>Description</b>		<b>Current</b>	<b>Proposed</b>
	Report Year	2017	2018
Recent Annual Reported Total Municipal Equalized Value	\$	507,798,300	\$ 507,798,300
12% Test	\$	60,935,796	\$ 60,935,796
Tax Increment District No. 002	\$	13,051,800	\$ 13,051,800
Tax Increment District No. 003	\$	3,011,500	\$ 3,011,500
Tax Increment District No. 004	\$	10,349,400	\$ 10,349,400
Tax Increment District No. 005	\$	4,461,000	\$ 4,461,000
Tax Increment District No. 006	\$	4,942,500	\$ 4,942,500
Tax Increment District No. 007	\$	3,400	\$ 3,400
Proposed Tax Increment District No.8		-	\$ 198,313
Total (* A negative increment is treated as zero increment)	\$	35,819,600	\$ 36,017,913
Percent of City's Equalized Value in Existing TIDs		7.05%	7.09%
Remaining Available TID Value	\$	25,116,196	\$ 24,917,883
Compliance		OK	OK



## 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 6 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District.

**Figure 4**

<b>Analysis of Impact on Overlying Jurisdictions</b>				
<b>City of Shawano</b>				
<b>TID No. 8</b>				
<b>Taxing Jurisdiction</b>	<b>% of Mill Rate by Jurisdiction</b>	<b>Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School District	39.2%	\$0	\$86,018	\$86,018
Tech. College	6.5%	\$0	\$14,323	\$14,323
County	20.4%	\$0	\$44,671	\$44,671
Local	33.9%	\$0	\$74,271	\$74,271
<b>Total</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$219,283</b>	<b>\$219,283</b>

## Statement of Proposed Changes to Municipal Maps, Plans, and Ordinances

For areas located in the City, this Plan does not propose changes to the Comprehensive Plan, City maps, City ordinances or Building Codes as part of this 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. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project.

### Relocation

Persons are not expected to be displaced or relocated as a result of proposed projects in TID No. 8. If relocations occur, 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 Wisconsin Department of Administration (DOA). 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. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 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.



## District Boundary and Description

Part of the South half (1/2) of Section 25, Township 27 North, Range 15 East, City of Shawano, Shawano County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of Block 63, City of Shawano Assessor's Map, point also being the intersection of the Easterly right-of-way line of North Bartlett Street and the Southerly right-of-way line of West 2<sup>nd</sup> Street; thence Southerly along the Easterly right-of-way line of said North Bartlett Street and the Westerly line of said Block 63 to the Southwest corner of said Block 63; thence Southerly to the Northwest corner of Block 62, City of Shawano Assessor's Map; thence continuing Southerly along said Easterly right-of-way line and the Westerly line of said Block 62 to the Southwest corner of said Block 62; thence Southerly to the Northwest corner of Block 58, City of Shawano Assessor's Map; thence continuing Southerly along said Easterly right-of-way line and the Westerly line of said Block 58 to the Southwest corner of said Block 58; thence Southerly to the Northwest corner of Block 57, City of Shawano Assessor's Map, point also being the intersection of the Easterly right-of-way of said North Bartlett Street and the Southerly right-of-way line of West 5<sup>th</sup> Street; thence Westerly along said Southerly right-of-way line of said West 5<sup>th</sup> Street to the Westerly right-of-way line of North Riverside Drive; thence Northerly along said Westerly right-of-way line 30 feet more or less to the Northeast corner of City of Shawano Parcel No. 281851500051; thence Westerly along the Northerly line of said Parcel No. 281851500051 to the Easterly bank of the Wolf River; thence Northwesterly along said Easterly bank of the Wolf River to the Northerly right-of-way line of West 3<sup>rd</sup> Street; thence Easterly along the Northerly right-of-way line of West 3<sup>rd</sup> Street to the Southwest corner of Lot 4, Block 5, City of Shawano Wallrich River Side Plat 1<sup>st</sup> Addition; thence Northerly along the Westerly line of said Lot 4, Block 5, to the Northwest corner of said Lot 4, Block 5; thence Easterly along the Northerly line of said Lot 4, Block 5 to the Northeast corner of said Lot 4, Block 5 also being the Southwest corner of Lot 6, Block 5, said City of Shawano Wallrich River Side Plat 1<sup>st</sup> Addition; thence Northerly along the Westerly line of said Lot 6, Block 5 to the Northwest corner of said Lot 6, Block 5 and the Southerly right-of-way line of West 2<sup>nd</sup> Street; thence Easterly along said Southerly right-of-way line to the Northeast corner of Lot 10, Block 5, City of Shawano Wallrich River Side Plat 1<sup>st</sup> Addition also being the intersection of the Southerly right-of-way line of said West 2<sup>nd</sup> Street and the Westerly right-of-way line of said North Bartlett Street; thence Easterly to the aforementioned Northwest corner of said Block 63, City of Shawano Assessor's Map and the point of beginning.

And Also EXCLUDING all wetlands from the above described lands.

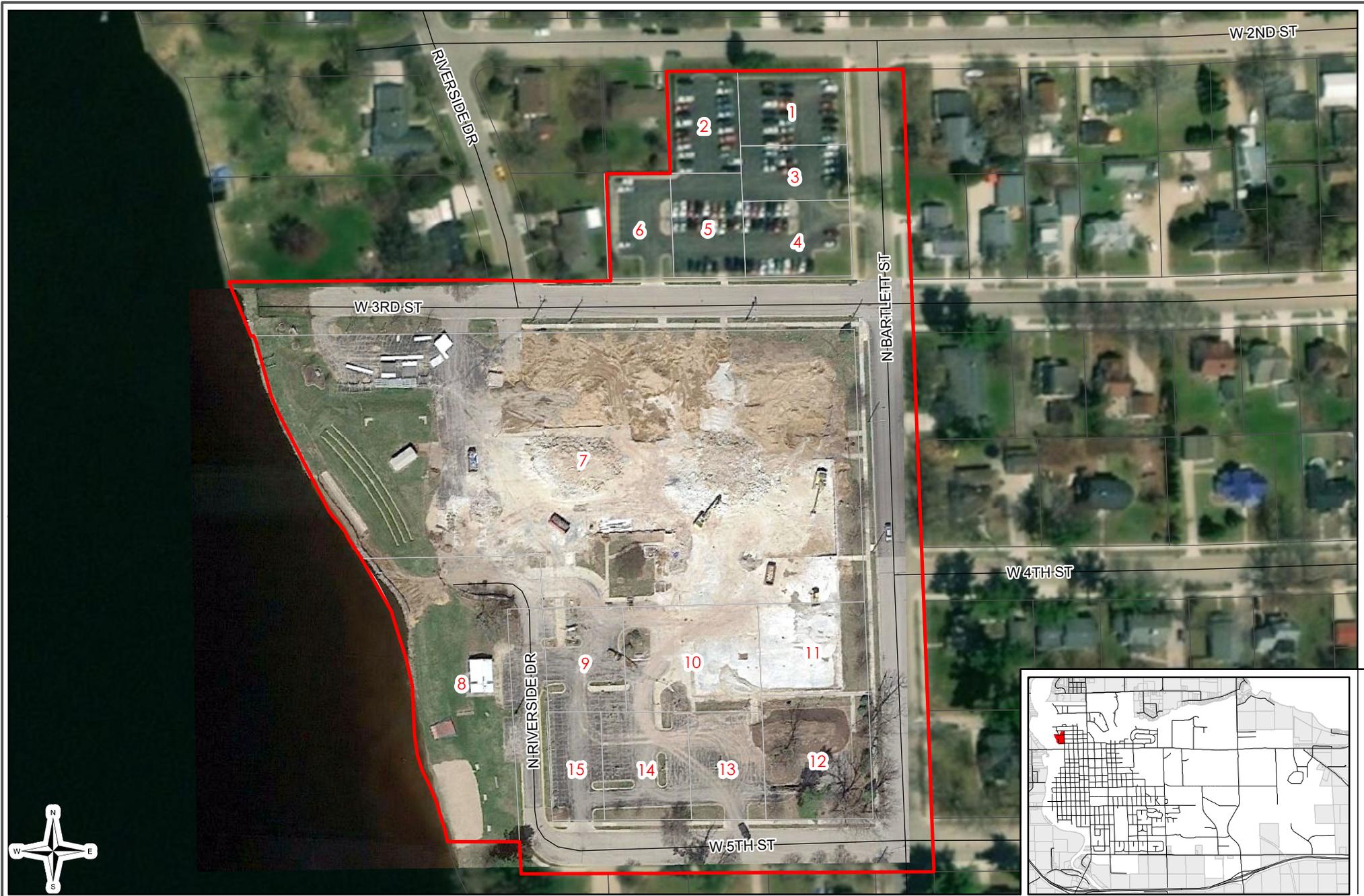


Appendix A: Maps



**TID Parcel Information List**  
**TID No. 8**  
 City of Shawano

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 (X)	Owner	Lot GIS Acres	Blight	Vacant (by assessment call)	Other Tax Exempt	Municipal Owned	Retail	Commercial/ Mixed Use	Zone/ Suitable Industrial	Residential (Current)	Residential (New Plat)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value		
																			100.60% Value					
1	281852500130		EXEMPT SHAWANO MEDICAL CENTER	0.231	X										\$11,100.00	\$6,800.00	\$0.00	\$17,900.00	\$11,033.93	\$6,759.52	\$0.00	\$17,793.45		
2	281852500090		TAX EXEMPT SHAWANO MEDICAL CENTER	0.210	X										\$10,200.00	\$7,800.00	\$0.00	\$18,000.00	\$10,139.29	\$7,753.57	\$0.00	\$17,892.86		
3	281852500120		EXEMPT SHAWANO MEDICAL CENTER	0.171	X										\$8,200.00	\$5,500.00	\$0.00	\$13,700.00	\$8,151.19	\$5,467.26	\$0.00	\$13,618.45		
4	281852500110		TAX EXEMPT SHAWANO MEDICAL CENTER	0.235	X										\$11,600.00	\$7,800.00	\$0.00	\$19,400.00	\$11,530.95	\$7,753.57	\$0.00	\$19,284.53		
5	281852500100		TAX EXEMPT SHAWANO MEDICAL CENTER	0.215	X										\$10,200.00	\$7,800.00	\$0.00	\$18,000.00	\$10,139.29	\$7,753.57	\$0.00	\$17,892.86		
6	281852500070		TAX EXEMPT SHAWANO MEDICAL CENTER	0.200	X										\$9,700.00	\$5,100.00	\$0.00	\$14,800.00	\$9,642.26	\$5,069.64	\$0.00	\$14,711.91		
7	281404005500		CITY OF SHAWANO	4.091				X							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
8	281404005490		TAX EXEMPT SHAWANO CITY OF	0.958											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
9	281404005460		TAX EXEMPT SHAWANO MEDICAL CENTER	0.238	X										\$11,900.00	\$0.00	\$0.00	\$11,900.00	\$11,829.17	\$0.00	\$0.00	\$11,829.17		
10	281404005440		TAX EXEMPT SHAWANO MEDICAL CENTER	0.417	X										\$20,600.00	\$0.00	\$0.00	\$20,600.00	\$20,477.38	\$0.00	\$0.00	\$20,477.38		
11	281404005420		TAX EXEMPT SHAWANO MEDICAL CENTER	0.284	X										\$12,100.00	\$0.00	\$0.00	\$12,100.00	\$12,027.98	\$0.00	\$0.00	\$12,027.98		
12	281404005430		TAX EXEMPT SHAWANO MEDICAL CENTER	0.384	X										\$20,400.00	\$0.00	\$0.00	\$20,400.00	\$20,278.57	\$0.00	\$0.00	\$20,278.57		
13	281404005450		TAX EXEMPT SHAWANO MEDICAL CENTER	0.231	X										\$10,800.00	\$0.00	\$0.00	\$10,800.00	\$10,735.72	\$0.00	\$0.00	\$10,735.72		
14	281404005480		TAX EXEMPT SHAWANO MEDICAL CENTER	0.273	X										\$13,500.00	\$0.00	\$0.00	\$13,500.00	\$13,419.64	\$0.00	\$0.00	\$13,419.64		
15	281404005470		TAX EXEMPT SHAWANO MEDICAL CENTER	0.166	X										\$8,400.00	\$0.00	\$0.00	\$8,400.00	\$8,350.00	\$0.00	\$0.00	\$8,350.00		
				Total Real Property	8.304	3.26	0.00	0.00	4.09	0.00	0.00	0.00	0.00	0.00	\$ 158,700.00	\$ 40,800.00	\$ -	\$ 199,500.00	\$157,755.37	\$40,557.15	\$0.00	\$198,312.52		
				Total ROW and Waterways	2.502	39%	0%	0%	49%	0%	0%	0%	0%	0%	<b>Total Assessed Value</b>				\$0.00	Overlapping TID Values				\$49,304.77
				Total TID Boundary	10.805791											<b>Total DOR Equalized Value</b>				\$198,312.52				



**Map 1- Boundary and Parcels**  
*City of Shawano*

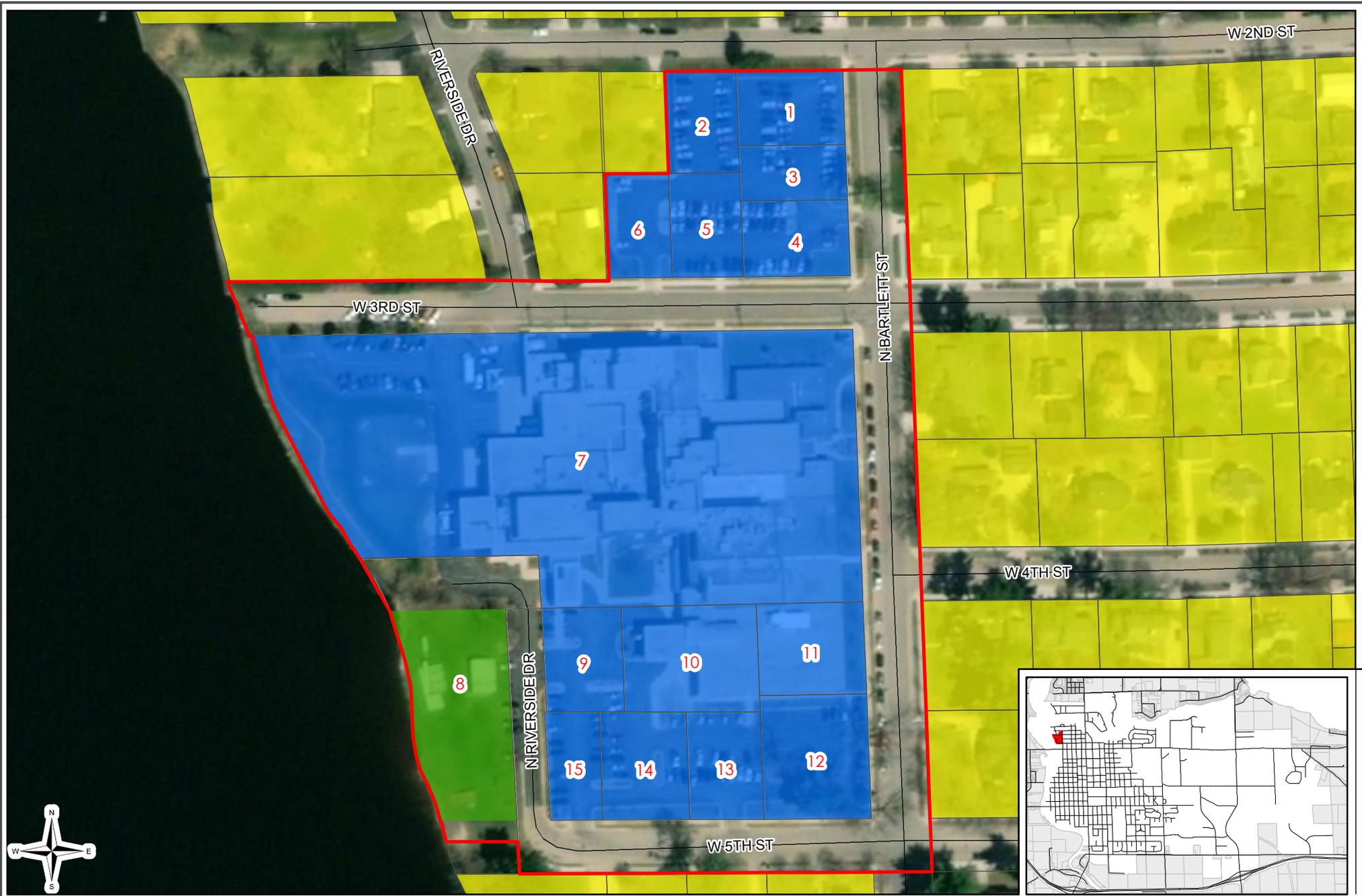


- No. 8 Boundary 
- Shawano Parcels 
- TID No. 8 Parcels 

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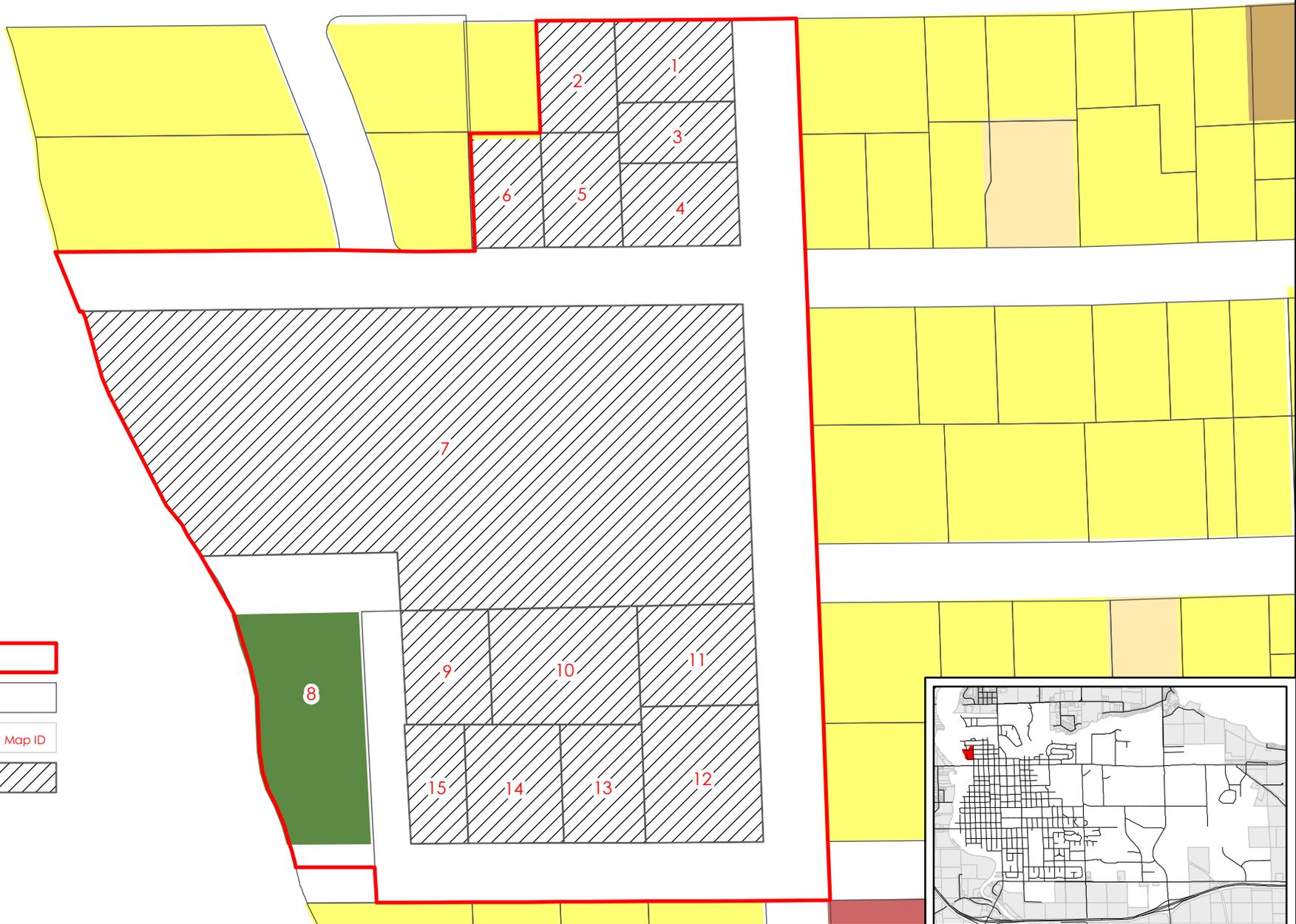
**Map 2- Zoning**  
City of Shawano



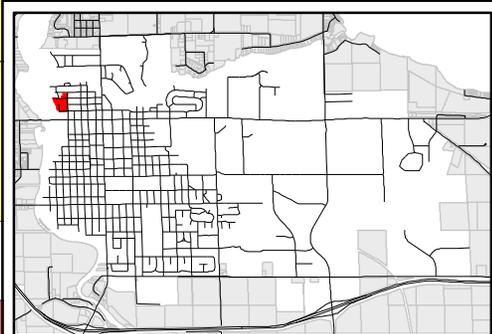
- No. 8 Boundary
- Shawano Parcels
- Map ID TID No. 8 Parcels
- Single Family Residential - 5 (SR-5)
- Planned Development
- Public Lands (PL)

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- No. 8 Boundary
- Shawano Parcels
- TID No. 8 Parcels Map ID
- Vacant/Blighted



### Map 3- Existing Land Use

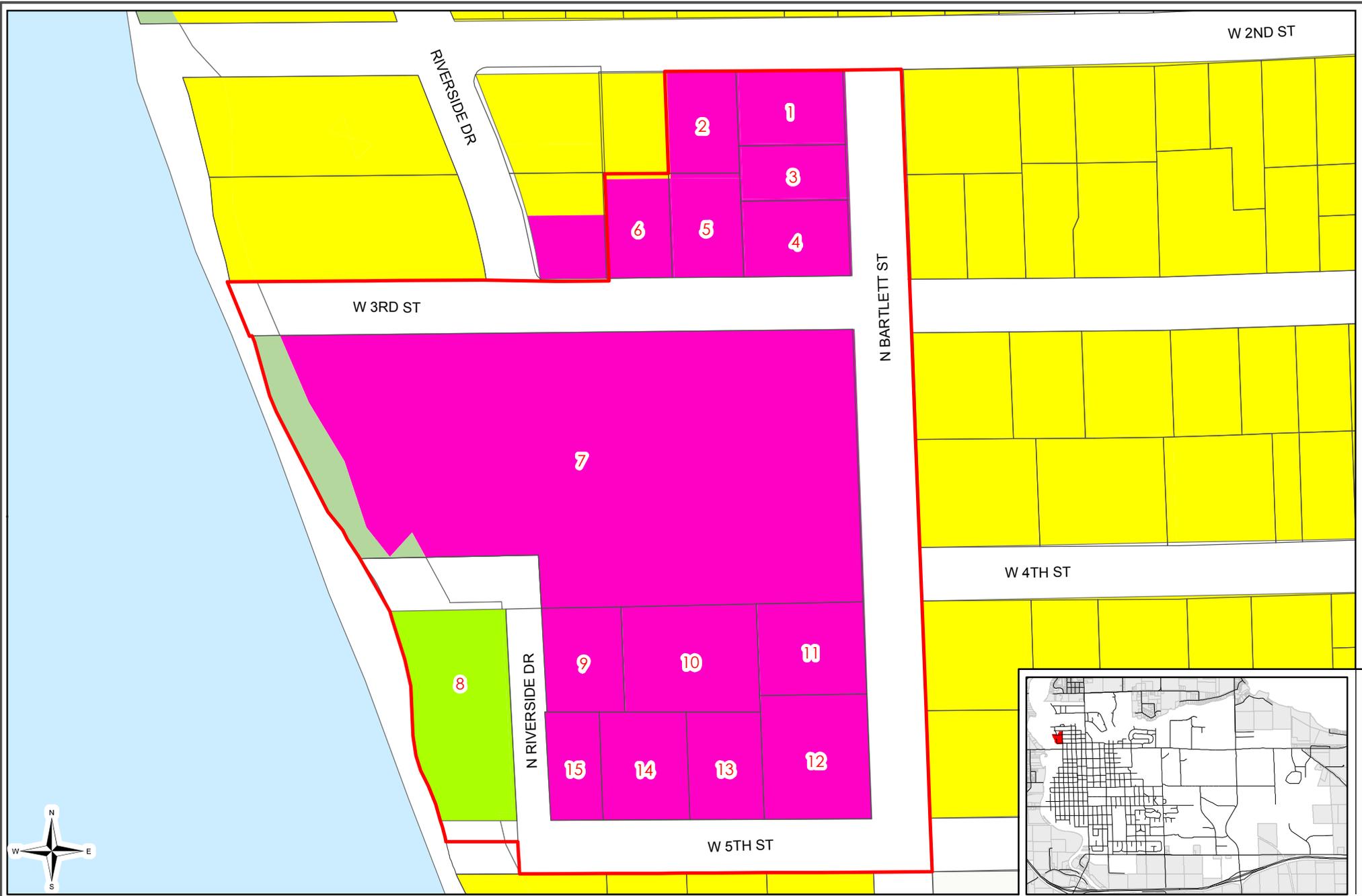
City of Shawano



- |  |  |
|--|--|
| Vacant Land                            | Commercial Uses                                    |
| Farming and Ag                         | Industrial, Manufacturing, Storage                 |
| Residential - Single Family Structures | Rail, Utilities, Public Uses; Educational Services |
| Residential - Two Family Structures    | Religious Uses                                     |
| Residential - Multi-Family             | Sports/Rec, Parks, Wooded Lands                    |

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# Map 4- Future Land Use

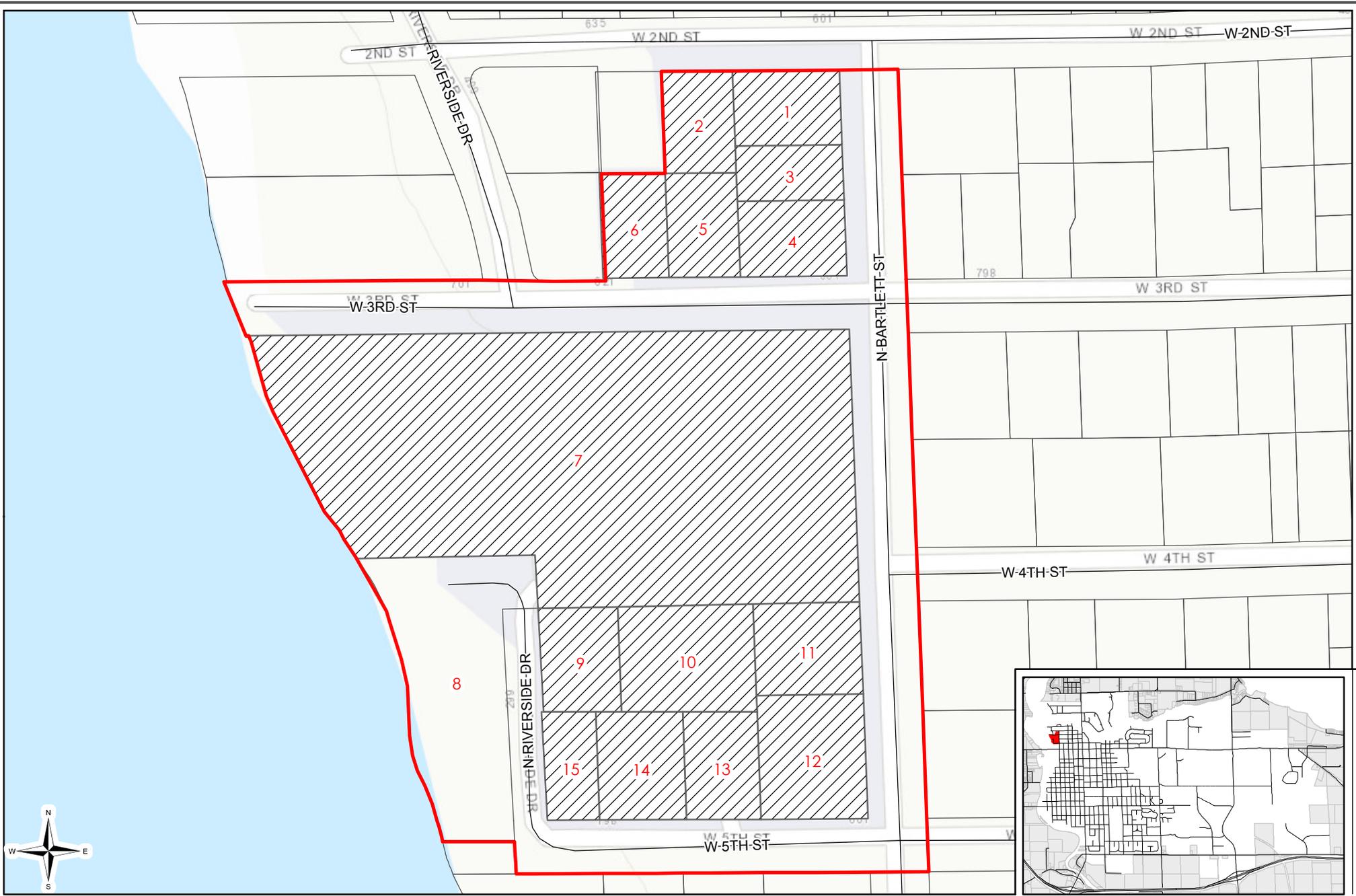
City of Shawano

- No. 8 Boundary
- Shawano Parcels
- Map ID TID No. 8 Parcels
- Environmental Corridor
- Residential (Sewered)
- Redevelopment Mixed Use
- Public Open Space & Recreation
- Road Right of Way



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# Map 5- Proposed Improvements

City of Shawano



No. 8 Boundary 

Shawano Parcels 

Development Incentives 

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Appendix B: Financial Attachments



**Table 1: Planned Project Costs**

City of Shawano

TID No. 8

Type of Expenditure	Creation Amount	% Paid By		TID Costs Allocated to Project
		TID Project	Other	
<b>A. Infrastructure</b>				
Roadway and Parking	\$300,000	40%	60%	\$120,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total Capital Costs</b>	<b>\$300,000</b>			<b>\$120,000</b>
<b>B. Capital Improvement Cost</b>				
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Infrastructure</b>	<b>\$0</b>			<b>\$0</b>
<b>C. Site Development Costs</b>				
Utility extensions/replacements	\$250,000	40%	60%	\$100,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Site Development Costs</b>	<b>\$250,000</b>			<b>\$100,000</b>
<b>D. Land Acquisition &amp; Assembly</b>				
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Land Acquisition &amp; Assembly</b>	<b>\$0</b>			<b>\$0</b>
<b>E. Development Incentives</b>				
PAYGO (Developer Financed)	\$3,500,000	100%	0%	\$3,500,000
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Development Incentives</b>	<b>\$3,500,000</b>			<b>\$3,500,000</b>
<b>F. Professional Services</b>				
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Professional Services</b>	<b>\$0</b>			<b>\$0</b>
<b>G. Discretionary Payments</b>				
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
Reserved	\$0	100%	0%	\$0
<b>Total TID Discretionary Payments</b>	<b>\$0</b>			<b>\$0</b>
<b>H. Administration Costs</b>				
City Staff	\$10,000	100%	0%	\$10,000
DOR Fees	\$3,000	100%	0%	\$3,000
Audits	\$10,000	100%	0%	\$10,000
<b>Total TID Administration Costs</b>	<b>\$23,000</b>			<b>\$23,000</b>
<b>I. Organizational Costs</b>				
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000
Professional Fees	\$10,000	100%	0%	\$10,000
City Staff & Publishing	\$4,000	100%	0%	\$4,000
<b>Total TID Organization Costs</b>	<b>\$15,000</b>			<b>\$15,000</b>
<b>J. Inflation</b>				
	\$0			\$0
<b>Total TID Project Costs</b>	<b>\$4,088,000</b>			<b>\$3,758,000</b>
<b>K. Financing Costs</b>				
Total Interest, Fin. Fees, Less Cap. Interest (2019)	\$140,272			\$140,272
Total Interest, Fin. Fees, Less Cap. Interest (2024)	\$0			\$0
Total Interest, Fin. Fees, Less Cap. Interest (2029)	\$0			\$0
Plus Capitalized Interest	\$25,000			\$25,000
<b>Total Financing Costs</b>				<b>\$165,272</b>
<b>TOTAL TID EXPENDITURE</b>				<b>\$3,923,272</b>

**Table 2: Tax Increment ProForma**

City of Shawano  
TID No. 8

Assumptions												
TID Creation Date		9/6/16	Projected Equalized Base Value		\$	198,313						
Valuation Date		1/1/16	Projected Tax Rate		0.02500	For County, City, Technical College, and School District						
Last Expenditure Year		2031	Annual Change in Tax Rate		0.250%							
Termination Year		2036	Property Appreciation Rate		0.50%	For Existing Construction						
TID Category		Blight Removal	Construction Inflation Rate		0.00%	For New Construction After Creation Year						
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						
2018	2019	2020	198,313	\$0	\$	405,500	\$0	\$603,813	\$405,500	0.0250	\$10,138	2020
2019	2020	2021	603,813	3,019		2,504,469	0	3,111,301	2,912,988	0.0251	\$73,007	2021
2020	2021	2022	3,111,301	15,557		2,504,470	0	5,631,327	5,433,015	0.0251	\$136,505	2022
2021	2022	2023	5,631,327	28,157		1,669,646	0	7,329,130	7,130,817	0.0252	\$179,611	2023
2022	2023	2024	7,329,130	36,646		0	0	7,365,775	7,167,463	0.0253	\$180,985	2024
2023	2024	2025	7,365,775	36,829		0	0	7,402,604	7,204,292	0.0253	\$182,370	2025
2024	2025	2026	7,402,604	37,013		0	0	7,439,617	7,241,305	0.0254	\$183,765	2026
2025	2026	2027	7,439,617	37,198		0	0	7,476,815	7,278,503	0.0254	\$185,171	2027
2026	2027	2028	7,476,815	37,384		0	0	7,514,199	7,315,887	0.0255	\$186,587	2028
2027	2028	2029	7,514,199	37,571		0	0	7,551,770	7,353,458	0.0256	\$188,014	2029
2028	2029	2030	7,551,770	37,759		0	0	7,589,529	7,391,217	0.0256	\$189,452	2030
2029	2030	2031	7,589,529	37,948		0	0	7,627,477	7,429,164	0.0257	\$190,901	2031
2030	2031	2032	7,627,477	38,137		0	0	7,665,614	7,467,302	0.0258	\$192,361	2032
2031	2032	2033	7,665,614	38,328		0	0	7,703,942	7,505,630	0.0258	\$193,831	2033
2032	2033	2034	7,703,942	38,520		0	0	7,742,462	7,544,150	0.0259	\$195,313	2034
2033	2034	2035	7,742,462	38,712		0	0	7,781,174	7,582,862	0.0260	\$196,806	2035
2034	2035	2036	7,781,174	38,906		0	0	7,820,080	7,621,768	0.0260	\$198,311	2036
2035	2036	2037	7,820,080	39,100		0	0	7,859,181	7,660,868	0.0261	\$199,826	2037
2036	2037	2038	7,859,181	39,296		0	0	7,898,477	7,700,164	0.0261	\$201,353	2038
2037	2038	2039	7,898,477	39,492		0	0	7,937,969	7,739,656	0.0262	\$202,892	2039
2038	2039	2040	7,937,969	39,690		0	0	7,977,659	7,779,346	0.0263	\$204,442	2040
2039	2040	2041	7,977,659	39,888		0	0	8,017,547	7,819,235	0.0263	\$206,004	2041
2040	2041	2042	8,017,547	40,088		0	0	8,057,635	7,859,322	0.0264	\$207,578	2042
2041	2042	2043	8,057,635	40,288		0	0	8,097,923	7,899,610	0.0265	\$209,164	2043
2042	2043	2044	8,097,923	40,490		0	0	8,138,413	7,940,100	0.0265	\$210,761	2044
2043	2044	2045	8,138,413	40,692		0	0	8,179,105	7,980,792	0.0266	\$212,371	2045
2044	2045	2046	8,179,105	40,896		0	0	8,220,000	8,021,688	0.0267	\$213,993	2046
<b>Total</b>						<b>\$7,084,085</b>	<b>\$0</b>				<b>\$4,931,514</b>	

Notes:

**Table 3:****Tax Increment Cash Flow**

City of Shawano

TID No. 8

Year	Beginning Balance	Revenues			Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	PAYGO Devel Incentives	Annual Admin		
2018		0	0	0	0	0	0	0	0	0	0
2019	0	15,000	0	0	0	0	0	0	0	15,000	15,000
2020	15,000	0	10,138	0	0	0	0	0	0	10,138	25,138
2021	25,138	0	73,007	0	0	0	0	0	0	73,007	98,144
2022	98,144	0	136,505	0	0	0	0	168,248	0	(31,743)	66,402
2023	66,402	0	179,611	0	0	0	0	177,102	0	2,509	68,910
2024	68,910	0	180,985	0	10,875	0	0	177,102	0	(6,992)	61,919
2025	61,919	0	182,370	0	21,614	0	0	177,102	0	(16,346)	45,573
2026	45,573	0	183,765	0	21,614	0	0	177,102	0	(14,951)	30,622
2027	30,622	0	185,171	0	21,614	0	0	177,102	0	(13,545)	17,077
2028	17,077	0	186,587	0	21,614	0	0	177,102	0	(12,129)	4,948
2029	4,948	0	188,014	0	21,614	0	0	177,102	0	(10,701)	(5,753)
2030	(5,753)	0	189,452	0	21,614	0	0	177,102	0	(9,264)	(15,017)
2031	(15,017)	0	190,901	0	21,614	0	0	177,102	0	(7,815)	(22,832)
2032	(22,832)	0	192,361	0	21,614	0	0	177,102	0	(6,355)	(29,187)
2033	(29,187)	0	193,831	0	21,614	0	0	177,102	0	(4,884)	(34,071)
2034	(34,071)	0	195,313	0	21,614	0	0	177,102	0	(3,403)	(37,474)
2035	(37,474)	0	196,806	0	21,614	0	0	177,102	0	(1,910)	(39,384)
2036	(39,384)	0	198,311	0	21,614	0	0	177,102	0	(405)	(39,789)
2037	(39,789)	0	199,826	0	21,614	0	0	177,102	0	1,110	(38,679)
2038	(38,679)	0	201,353	0	21,614	0	0	177,102	0	2,637	(36,041)
2039	(36,041)	0	202,892	0	21,614	0	0	177,102	0	4,175	(31,866)
2040	(31,866)	0	204,442	0	21,614	0	0	177,102	0	5,724	(26,141)
2041	(26,141)	0	206,004	0	21,614	0	0	58,552	0	125,836	99,694
2042	99,694	0	207,578	0	21,614	0	0	0	0	185,960	285,654
2043	285,654	0	209,164	0	21,613	0	0	0	0	187,545	473,200
2044	473,200	0	210,761	0	0	0	0	0	0	210,755	683,955
2045	683,955	0	212,371	0	0	0	0	0	0	212,364	896,319
2046	896,319	0	213,993	0	21,614	0	0	0	0	192,379	1,088,699
<b>Total</b>		<b>15,000</b>	<b>4,931,514</b>	<b>0</b>	<b>443,152</b>	<b>0</b>	<b>0</b>	<b>3,414,636</b>	<b>0</b>		

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

0.00% = Assumed Investment Rate For Interest Income

<b>Table 4: Financing Summary</b>					
<b>City of Shawano</b>					
<b>TID No. 8</b>					
<b>TID Activities</b>	<b>Phase/Loan #1 5/1/2019</b>	<b>Phase/Loan #2 -</b>	<b>Phase/Loan #3 -</b>	<b>Paid with TID Revenue or PAYGO</b>	<b>Total</b>
A. Infrastructure	\$120,000	\$0	\$0	\$0	\$120,000
B. Capital Costs	\$0	\$0	\$0	\$0	\$0
C. Site Development Costs	\$100,000	\$0	\$0	\$0	\$100,000
D. Land Acquisition & Assembly	\$0	\$0	\$0	\$0	\$0
E. Development Incentives	\$0	\$0	\$0	\$0	\$0
F. Professional Services	\$0	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0	\$0
H. Administration Costs	\$20,000	\$0	\$0	\$13,000	\$33,000
I. Organizational Costs	\$15,000	\$0	\$0	\$0	\$15,000
<b>Subtotal</b>	<b>\$255,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,000</b>	<b>\$268,000</b>
J. Inflation Factor Cost Adj. @ 2.5% per year	\$0	\$0	\$0		\$0
Grants	\$0	\$0	\$0		\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0		\$0
<b>Total Cost For Borrowing</b>	<b>\$255,000</b>	<b>\$0</b>	<b>\$0</b>		<b>\$268,000</b>
Capitalized Interest	\$25,000	\$0	\$0		\$25,000
Financing Fees (2%)	\$5,100	\$0	\$0		\$5,100
Debt Reserve	\$0	\$0	\$0		\$0
Subtotal	\$285,100	\$0	\$0		\$285,100
Less Interest Earned	\$0	\$0	\$0		\$0
<b>BORROWING REQUIRED</b>	<b>\$285,100</b>	<b>\$0</b>	<b>\$0</b>		<b>\$285,100</b>
<b>BORROWING AMOUNT</b>	<b>\$290,000</b>	<b>\$0</b>	<b>\$0</b>		<b>\$290,000</b>

<b>Table 5A: Debt Service Plan - Phase 1</b>						
<b>City of Shawano</b>						
<b>TID No. 8</b>						
<b>Bond Issue</b>						
<b>Principal:</b>	<b>\$290,000</b>			<b>Project Cost:</b>	<b>\$255,000</b>	
<b>Interest Rate:</b>	<b>3.75%</b>			<b>Finance Fees:</b>	<b>\$5,100</b>	
<b>Term (Years):</b>	<b>20</b>			<b>Interest Earned:</b>	<b>\$0</b>	
<b># of Principal Payments:</b>	<b>19</b>			<b>Capitalized Interest:</b>	<b>\$25,000</b>	
<b>Date of Issue:</b>	<b>7/1/2024</b>			<b>Total TID Cost of Loan:</b>	<b>\$418,152</b>	
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$290,000	\$0	\$10,875	\$10,875	\$0
2025	1	\$290,000	\$10,739	\$10,875	\$21,614	\$0
2026	2	\$279,261	\$11,142	\$10,472	\$21,614	\$0
2027	3	\$268,120	\$11,559	\$10,054	\$21,614	\$0
2028	4	\$256,560	\$11,993	\$9,621	\$21,614	\$0
2029	5	\$244,567	\$12,443	\$9,171	\$21,614	\$0
2030	6	\$232,125	\$12,909	\$8,705	\$21,614	\$0
2031	7	\$219,216	\$13,393	\$8,221	\$21,614	\$0
2032	8	\$205,822	\$13,896	\$7,718	\$21,614	\$0
2033	9	\$191,927	\$14,417	\$7,197	\$21,614	\$0
2034	10	\$177,510	\$14,957	\$6,657	\$21,614	\$0
2035	11	\$162,553	\$15,518	\$6,096	\$21,614	\$0
2036	12	\$147,035	\$16,100	\$5,514	\$21,614	\$0
2037	13	\$130,935	\$16,704	\$4,910	\$21,614	\$0
2038	14	\$114,231	\$17,330	\$4,284	\$21,614	\$0
2039	15	\$96,901	\$17,980	\$3,634	\$21,614	\$1
2040	16	\$78,920	\$18,654	\$2,959	\$21,614	\$2
2041	17	\$60,263	\$19,354	\$2,260	\$21,614	\$3
2042	18	\$40,906	\$20,080	\$1,534	\$21,614	\$4
2043	19	\$20,823	\$20,833	\$781	\$21,613	\$5
2044	20	\$0	\$0	\$0	\$0	\$6
2045	21	\$0	\$0	\$0	\$0	\$7
2046	15	\$96,901	\$17,980	\$3,634	\$21,614	\$0
<b>Total</b>			<b>\$307,980</b>	<b>\$135,172</b>	<b>\$418,152</b>	

Appendix C: Resolutions, Notices, Minutes, and Other Attachments



**CITY OF SHAWANO**  
**TAX INCREMENT DISTRICT CREATION**  
Preliminary Summary of Activities and Timetable  
Created 6/5/2018

Action	Party Responsible	Date Range
1. <b>City Council Meeting:</b> Authorization to proceed with creation and amendment of TIDs.	City Council	July 11, 2018
2. Staff/Vierbicher conference calls.	City Staff/ Vierbicher	June/July 2018
3. Letters to taxing jurisdictions requesting/confirming JRB appointments for future Standing Committee of the JRB.	Vierbicher	July 12, 2018
4. Prepare Draft TID Project Plan, resolutions, preliminary TID budget.	Vierbicher	July-August 2018
<b>Annexation</b> (Assumes Unanimous Annexation)		
A. Petition submitted to City Clerk & Town Clerk	Landowner/City	Ongoing City of Shawano process
B. Clerk submit to WDOA	City Clerk	
C. WDOA Review & Issue Opinion (20 days)	WDOA	
D. Plan Commission Approve Annexation & Temporary Rezoning	Plan Commission	
E. Common Council Approve Annexation & Temporary Rezoning	Common Council	
F. Annexation Publication & Notifications (Must be completed before TID creation resolution is adopted)	City Clerk	
5. JRB notice to newspaper.	Vierbicher	July 12, 2018
6. Public hearing notice to newspaper.	Vierbicher	July 12, 2018
7. Prepare Blight Determination	Vierbicher	July 2018
8. Plan Commission/City Council Blight Determination	City Staff/City Council	First Week of July (PC) July 11, 2018
9. Mail out JRB packets.	City Staff	July 12, 2018
10. Send hearing notices to taxing entities.	Vierbicher	July 12, 2018
11. Publish notice for TID JRB meeting (Class I) – 5 Days min	Newspaper	July 16, 2018
12. Publish notice for TID boundary & Project Plan public hearing (Class II)	Newspaper	July 18, 2018 & July 25, 2018
13. Send letter to property owners within TID boundary (at least 15 days prior to hearing).	City Staff	July 16, 2018
14. <b>JRB – First Meeting on TID Creation</b> Confirm chairperson and at-large member, discuss draft TID Project Plan and boundary (at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing)	Vierbicher / City Staff / JRB	July 23 or July 25, 2018
15. <b>Plan Commission Meeting:</b> <ul style="list-style-type: none"> <li>• Public hearing – TID boundary and Project Plan (at least 7 days after last insertion of public notice)</li> <li>• Consider adoption of TID boundary and Project Plan, refer to City Council for Approval</li> </ul>	City Staff / Plan Commission	August 1, 2018
16. Provide information to City Attorney for attorney opinion letters.	Vierbicher	August 2018
17. <b>City Council Meeting:</b> <ul style="list-style-type: none"> <li>• Review TID boundary and Project Plan</li> <li>• Consider approval of TID boundary and Project Plan (Not less than 14 days after public hearing)</li> </ul>	City Staff / City Council	September 12, 2018
18. JRB notice to newspaper	Vierbicher	September 14, 2018
19. Mail out JRB packets.	Vierbicher	September 14, 2018
20. Publish JRB meeting notice.	Newspaper	September 19, 2018
21. <b>JRB – Final Meeting on TID Creation/Amendment:</b> Approval of TID boundary and Project Plan by JRB (At least 5 days after publication of meeting notice and within 30 days of City Council approval)	City Staff / JRB	October 2, 2018
22. Notify DOR of TID creation/amendment.	City Staff	Following JRB
23. Submit TID boundary and Project Plan package to Wisconsin Department of Revenue (with \$1,000 certification fee)	City Clerk/ Assessor	By Oct 31, 2018

The Shawano newspaper is the Shawano Leader, published Wed-Sat. Notices should be emailed to classifieds@wolfrivermedia.com prior to noon the previous Friday. Ph: (715) 526-2121

**City Council**

Wednesday following 1st Thursday

**Plan Commission**

First Wednesday

**CITY OF SHAWANO**  
**OFFICE OF THE CITY ATTORNEY**

KATHERINE SLOMA  
City Attorney

208 West Green Bay Street  
SHAWANO, WISCONSIN 54166

TELEPHONE  
(715) 526-3191  
FAX: (715) 524-3526

October 30, 2018

**VIA EMAIL**

Ed Whealon, Mayor  
Shawano City Hall  
127 S. Sawyer St.  
Shawano, WI 54166

Re: Tax Increment District No. 8

Dear Mayor Whealon:

As the City Attorney for the City of Shawano, I have been asked to review the TID No. 8 Project Plan, which has been prepared by the City of Shawano with the assistance from Vierbicher. In accordance with my duties, I have reviewed the Project Plan.

Based upon the forgoing documents and the information submitted to me, it is my opinion that the Project Plan is complete and complies with Section 66.1105(4), Wisconsin Statutes.

I am providing you with a copy of this letter which should be attached to the Plan. Any questions regarding this opinion should be directed to me.

Very truly yours,  
CITY OF SHAWANO

  
\_\_\_\_\_  
Katherine Sloma, City Attorney

KVS:sah



999 Fourier Drive, Suite 201  
 Madison, Wisconsin 53717  
 (608) 826-0532 phone  
 (608) 826-0530 FAX  
 www.vierbicher.com

## Letter of Transmittal

Date: July 12, 2018

Project No. 180111

Re: Public Hearing Notice

File:

Attn: H. Jeffery Rafn, President  
 To: Northeast WI Technical College  
 P.O. Box 19042  
 Green Bay, WI 54307-9042

WE ARE SENDING YOU:

Attached

Under separate cover via \_\_\_\_\_ the following items:

Shop Drawings

Prints

Plans

Samples

Specifications

Copy of Letter

Change Order

Report \_\_\_\_\_

Copies	Date	No.	Description
1	July 12, 2018		TID No. 7 Amendment and TID No. 8 Creation Introduction Letter
1			Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

For approval

Approved as submitted

Resubmit \_\_\_\_\_ copies for approval

For your use

Approved as noted

Submit \_\_\_\_\_ copies for distribution

As requested

Returned for corrections

Return \_\_\_\_\_ corrected prints

For review & comment

For your file

\_\_\_\_\_

FOR BIDS DUE: \_\_\_\_\_ (Date)

RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to Brian Knapp – City Administrator (Via EMAIL) Signed

Daniel J Lindstrom, AICP  
 Planning and Community Development Manager

If enclosures are not as noted, kindly notify us at once.



July 10, 2018

H. Jeffery Rafn, President  
Northeast WI Technical College  
P.O. Box 19042  
Green Bay, WI 54307-9042

Re: City of Shawano – Amendment of Tax Increment No. 7 and Creation of Tax Increment District No. 8

Dear Mr. Rafn:

The City of Shawano is considering an amendment of the Tax Increment District (TID) No. 7 project plan and boundary, and the creation of TID No. 8. The amended TID No. 7 would incorporate territory proposed to be annexed by the City, and the proposed TID No. 8 would comprise the former hospital site. TID No. 8 would be a blight elimination TID. The City retained Vierbicher Associates, Inc. to assist with the creation of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. For the creation of TID No. 7, the Technical College's JRB appointee was Bob Mathews. Please let me know **before July 15, 2018**, if you would like to appoint a new representative to the JRB. Otherwise, we will assume that Mr. Mathews will continue to represent Northeast WI Technical College.

The first meeting of the Joint Review Board is expected to be held in later this month. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shawano City Hall, 127 S. Sawyer Street. The purpose of the initial meeting will be to select the chairperson, appoint a citizen member to the standing JRB, and review the draft project plan and maps.

During the coming weeks, the City will be developing and refining the TID project plans. The Plan Commission will be holding a public hearing on August 1, 2018, to inform interested parties and to review the TID creation. Attached for your review is a copy of the public hearing notice. All interested parties will be invited to attend the public hearing.

Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com).

Sincerely,

Daniel J Lindstrom, AICP

Cc VAI Email: Brian Knapp, City Administrator

#### Attachments

M:\Shawano, City of\180111 TID No 8 Creation & No 7 Amendment\Planning & Zoning\Notices, Agendas, Resolutions\JRB\JRB Notice Letter - Tech College.docx

**NOTICE OF PUBLIC HEARING FOR THE PROPOSED AMENDMENT TO THE TAX  
INCREMENT DISTRICT (TID) NO. 7 PROJECT PLAN AND BOUNDARY  
AND CREATION OF THE PROPOSED TID NO. 8 BOUNDARY AND PROJECT PLAN IN  
THE CITY OF SHAWANO**

NOTICE IS HEREBY GIVEN that on Wednesday, August 1, 2018 at 6:00 PM, or shortly thereafter, the City of Shawano Plan Commission will hold a Public Hearing pursuant to section 66.1105(4)(h) of Wisconsin State Statutes at Shawano City Hall, 127 S. Sawyer St., Shawano, WI 54166. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed amendment to the TID No. 7 Project Plan and boundary and the proposed creation of TID No. 8.

As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within the amended TID No. 7 and proposed TID No. 8.

Copies of the amended TID No. 7 Project Plan and newly created TID No. 8 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 Brian Knapp, City Administrator, 127 S. Sawyer St., Shawano, WI; Phone 715-526-6138.

Publication Dates:     July 18, 2018  
                                  July 25, 2018



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

**Letter of Transmittal**

Date: July 12, 2018

Project No. 180111

Re: Public Hearing Notice

File:

Attn: Jerry Erdmann  
To: Shawano County Board Chairperson  
Shawano County Courthouse, 2<sup>nd</sup> Floor  
311 N. Main St.  
Shawano, WI 54166

WE ARE SENDING YOU:

Attached

Under separate cover via \_\_\_\_\_ the following items:

- Shop Drawings     Prints     Plans     Samples     Specifications  
 Copy of Letter     Change Order     Report \_\_\_\_\_

Copies	Date	No.	Description
1	July 12, 2018		TID No. 7 Amendment and TID No. 8 Creation Introduction Letter
1			Public Hearing Notice

THESE ARE TRANSMITTED AS CHECKED BELOW:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For approval               | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use    | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested               | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review & comment       | <input type="checkbox"/> For your file            | <input type="checkbox"/> _____                                |
| <input type="checkbox"/> FOR BIDS DUE: _____ (Date) |   | <input type="checkbox"/> RETURNED AFTER LOAN TO US            |

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to Brian Knapp - City Administrator (Via EMAIL) Signed Daniel J Lindstrom, AICP  
Planning and Community Development Manager

If enclosures are not as noted, kindly notify us at once.



July 10, 2018

Jerry Erdmann  
Shawano County Board Chairperson  
Shawano County Courthouse, 2<sup>nd</sup> Floor  
311 N. Main St.  
Shawano, WI 54166

Re: City of Shawano – Amendment of Tax Increment No. 7 and Creation of Tax Increment District No. 8

Dear Mr. Erdmann:

The City of Shawano is considering an amendment of the Tax Increment District (TID) No. 7 project plan and boundary, and the creation of TID No. 8. The amended TID No. 7 would incorporate territory proposed to be annexed by the City, and the proposed TID No. 8 would comprise the former hospital site. TID No. 8 would be a blight elimination TID. The City retained Vierbicher Associates, Inc. to assist with the creation of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. For the creation of TID No. 7, the County's JRB appointee was Arlyn Tober. Please let me know **before July 15, 2018**, if you would like to appoint a new representative to the JRB. Otherwise, we will assume that Mr. Tober will continue to represent the County.

The first meeting of the Joint Review Board is expected to be held in later this month. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shawano City Hall, 127 S. Sawyer Street. The purpose of the initial meeting will be to select the chairperson, appoint a citizen member to the standing JRB, and review the draft project plan and maps.

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Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com).

Sincerely,

Daniel J Lindstrom, AICP

CC VAI Email: Brian Knapp, City Administrator

#### Attachments

M:\Shawano, City of\180111 TID No 8 Creation & No 7 Amendment\Planning & Zoning\Notices, Agendas, Resolutions\JRB\JRB Notice Letter - County.doc

**NOTICE OF PUBLIC HEARING FOR THE PROPOSED AMENDMENT TO THE TAX  
INCREMENT DISTRICT (TID) NO. 7 PROJECT PLAN AND BOUNDARY  
AND CREATION OF THE PROPOSED TID NO. 8 BOUNDARY AND PROJECT PLAN IN  
THE CITY OF SHAWANO**

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Publication Dates:     July 18, 2018  
                              July 25, 2018



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

**Letter of Transmittal**

Date:	July 12, 2018
Project No.	180111
Re:	Public Hearing Notice
File:	

Attn: Tyler Schmidt Board President  
To: Shawano School Board  
218 County Road B  
Shawano, WI 54166

WE ARE SENDING YOU:

- Attached  
 Under separate cover via \_\_\_\_\_ the following items:  
 Shop Drawings     Prints     Plans     Samples     Specifications  
 Copy of Letter     Change Order     Report \_\_\_\_\_

Copies	Date	No.	Description
1	July 12, 2018		TID No. 7 Amendment and TID No. 8 Creation Introduction Letter
1			Public Hearing Notice

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|---|---|---|
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| <input checked="" type="checkbox"/> For your use    | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested               | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review & comment       | <input type="checkbox"/> For your file            | <input type="checkbox"/> _____                                |
| <input type="checkbox"/> FOR BIDS DUE: _____ (Date) |   | <input type="checkbox"/> RETURNED AFTER LOAN TO US            |

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to Brian Knapp – City Administrator (Via EMAIL) Signed Daniel J Lindstrom, AICP  
 Planning and Community Development Manager

If enclosures are not as noted, kindly notify us at once.



July 10, 2018

Tyler Schmidt, Board President  
Shawano School District  
218 County Road B  
Shawano, WI 54166

Re: City of Shawano – Amendment of Tax Increment No. 7 and Creation of Tax Increment District No. 8

Dear Mr. Cumberland:

The City of Shawano is considering an amendment of the Tax Increment District (TID) No. 7 project plan and boundary and the creation of TID No. 8. The amended TID No. 7 would incorporate territory proposed to be annexed by the City, and the proposed TID No. 8 would comprise the former hospital site. TID No. 8 would be a blight elimination TID. The City retained Vierbicher Associates, Inc. to assist with the creation of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. For the creation of TID No. 7, the School District's JRB appointee was Louise Fischer. Please let me know **before July 15, 2018**, if you would like to appoint a new representative to the JRB. Otherwise, we will assume that Ms. Fischer will continue to represent the School District.

The first meeting of the Joint Review Board is expected to be held in later this month. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shawano City Hall, 127 S. Sawyer Street. The purpose of the initial meeting will be to select the chairperson, appoint a citizen member to the standing JRB, and review the draft project plan and maps.

During the coming weeks, the City will be developing and refining the TID project plans. The Plan Commission will be holding a public hearing on August 1, 2018, to inform interested parties and to review the TID creation. Attached for your review is a copy of the public hearing notice. All interested parties will be invited to attend the public hearing.

Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com).

Sincerely,

Daniel J Lindstrom, AICP

CC VAI Email: Brian Knapp, City Administrator  
Gary Cumberland, Shawano School District Administrator

#### Attachments

M:\Shawano, City of\180111 TID No 8 Creation & No 7 Amendment\Planning & Zoning\Notices, Agendas, Resolutions\JRB\JRB Notice Letter - Sch Dist.doc

**NOTICE OF PUBLIC HEARING FOR THE PROPOSED AMENDMENT TO THE TAX  
INCREMENT DISTRICT (TID) NO. 7 PROJECT PLAN AND BOUNDARY  
AND CREATION OF THE PROPOSED TID NO. 8 BOUNDARY AND PROJECT PLAN IN  
THE CITY OF SHAWANO**

NOTICE IS HEREBY GIVEN that on Wednesday, August 1, 2018 at 6:00 PM, or shortly thereafter, the City of Shawano Plan Commission will hold a Public Hearing pursuant to section 66.1105(4)(h) of Wisconsin State Statutes at Shawano City Hall, 127 S. Sawyer St., Shawano, WI 54166. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed amendment to the TID No. 7 Project Plan and boundary and the proposed creation of TID No. 8.

As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within the amended TID No. 7 and proposed TID No. 8.

Copies of the amended TID No. 7 Project Plan and newly created TID No. 8 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 Brian Knapp, City Administrator, 127 S. Sawyer St., Shawano, WI; Phone 715-526-6138.

Publication Dates:     July 18, 2018  
                              July 25, 2018





July 10, 2018

Ed Whealon, Mayor  
City of Shawano  
127 S. Sawyer St.  
Shawano, WI 54166

Re: City of Shawano – Amendment of Tax Increment No. 7 and Creation of Tax Increment District No. 8

Dear Mayor Whealon:

As you are aware, the City of Shawano is considering an amendment of the Tax Increment District (TID) No. 7 project plan and boundary, and the creation of TID No. 8. The amended TID No. 7 would incorporate territory proposed to be annexed by the City, and the proposed TID No. 8 would comprise the former hospital site. TID No. 8 would be a blight elimination TID. The City retained Vierbicher Associates, Inc. to assist with the creation of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. For the creation of TID No. 7, the City's JRB appointee was N. Woody Davis, and the at-large nominee to the JRB was Russell Schmidt. Please let me know **before July 15, 2018**, if you would like to appoint a new representative to the JRB. Otherwise, we will assume that Mr. Davis and Mr. Schmidt will continue to fill the City's and at-large nominee's positions on the JRB.

The first meeting of the Joint Review Board is expected to be held in later this month. Once we know who will comprise the Joint Review Board, we will coordinate the most convenient meeting date and time. The meeting is expected to be held at Shawano City Hall, 127 S. Sawyer Street. The purpose of the initial meeting will be to select the chairperson, appoint a citizen member to the standing JRB, and review the draft project plan and maps.

During the coming weeks, the City will be developing and refining the TID project plans. The Plan Commission will be holding a public hearing on August 1, 2018, to inform interested parties and to review the TID creation. Attached for your review is a copy of the public hearing notice. All interested parties will be invited to attend the public hearing.

Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com).

Sincerely,

Daniel J Lindstrom, AICP

Cc VAI Email: Brian Knapp, City Administrator

#### Attachments

M:\Shawano, City of\180111 TID No 8 Creation & No 7 Amendment\Planning & Zoning\Notices, Agendas, Resolutions\JRB\JRB Notice Letter - City of Shawano.doc

**NOTICE OF PUBLIC HEARING FOR THE PROPOSED AMENDMENT TO THE TAX  
INCREMENT DISTRICT (TID) NO. 7 PROJECT PLAN AND BOUNDARY  
AND CREATION OF THE PROPOSED TID NO. 8 BOUNDARY AND PROJECT PLAN IN  
THE CITY OF SHAWANO**

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As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within the amended TID No. 7 and proposed TID No. 8.

Copies of the amended TID No. 7 Project Plan and newly created TID No. 8 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 Brian Knapp, City Administrator, 127 S. Sawyer St., Shawano, WI; Phone 715-526-6138.

Publication Dates:     July 18, 2018  
                              July 25, 2018

STATE OF WISCONSIN,  
SHAWANO COUNTY

Shawano City Hall  
Joint Review

NOTICE OF JOINT REVIEW BOARD MEETING  
CONCERNING THE PROPOSED AMENDMENT  
TO THE TAX INCREMENT DISTRICT (TID)  
NO. 7 PROJECT PLAN AND BOUNDARY AND  
PROPOSED CREATION OF THE TID NO. 8  
PROJECT PLAN AND BOUNDARY IN THE  
CITY OF SHAWANO

Please take note that on Monday, July 23, 2018 at 10:30 AM, the Shawano Joint Review Board will be holding its first meeting concerning the City of Shawano's request to amend the project plan and boundary of TID No. 7 and create TID No. 8. The meeting will be held at Shawano City Hall, 127 S. Sawyer St., Shawano, WI. The intent of the TID No. 7 amendment is to allow for additional business development within the community to coincide with the annexation of property into the City of Shawano. The intent of the TID No. 8 creation is to help facilitate the redevelopment of underutilized property along the Wolf River. The intent of the initial JRB meeting is to review and comment on the initial draft of the amended TID No. 7 Project Plan and boundary and the TID No. 8 Project Plan and boundary. Vierbicher is assisting the City with the TID amendment and creation - if you have any questions concerning the proposed TID, please contact Daniel Lindstrom at Vierbicher at (608) 821-3967. All interested parties are invited to attend the meeting.

WVNAXL P

PROOF OF PUBLISHER

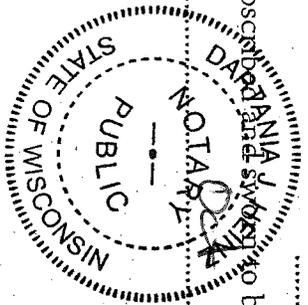
I, JSS,

Greg M Ellis

being duly sworn

says that he is publisher of the SHAWANO LEADER, a daily newspaper published in the city of Shawano, Shawano County, Wisconsin, and that a notice, of which the annexed is a printed copy taken from such paper, has been published in said paper once in each week for 14 weeks successively; that the first publication thereof was on the 14th day of July, A.D., 2018; and the last publication there was on the 14th day of July, 2018.

Subscribed and sworn to before me this 16 day of July, A.D., 2018



[Signature]

Notary Public, Shawano County.  
My Commission expires Oct. 3, 2022.

## AFFIDAVIT OF NOTICE OF MEETINGS

The City of Shawano, in said County, has distributed the attached agenda for the Joint Review Board (Meeting date: October 2, 2018) (which is a true and correct copy of the original) on September 25, 2018 to the following:

Faxed to: Shawano Leader – Area Calendar  
WTCH-WOWN – Informational Only  
Public Library – Please post  
Market Messenger – Informational Only

Posted at: Shawano City Hall (bulletin board)  
Associated Bank of Shawano (bulletin board)

Emailed to: *(Also put copy in mailboxes at City Hall)*

Mayor Ed Whealon  
Brian Knapp, City Administrator

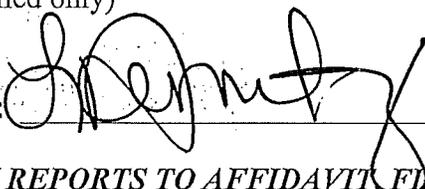
Clerk-Treasurer Karla Duchac

Emailed 9-25-18 to: *(Insert names and addresses) (Also followed up with a mailed packet.)*

Arlyn Tober, Shawano County, N4193 Valley View Rd., Shawano, WI 54166  
Robert Mathews, NWTC, 2740 W Mason St., PO Box 19042, Green Bay WI 54307-9042  
Jill Champeau (assistant for Mathews – emailed only)  
Gary Cumberland, Shawano School District, 218 County Rd B, Shawano WI 54166  
Louise Fischer, Shawano School District, 218 County Rd B, Shawano WI 54166  
Dan Miller, N4758 Spruce Rd., Shawano, WI 54166

Dan Lindstrom, Vierbicher (emailed only)

By: \_\_\_\_\_



***(ATTACH FAXED NOTICE AND ACTIVITY REPORTS TO AFFIDAVIT, FILE WITH ORIGINAL MEETING AGENDA.)***

**CITY OF SHAWANO JOINT REVIEW BOARD**  
**A G E N D A**  
**TUESDAY, OCTOBER 2, 2018 10:30 AM**  
**SHAWANO CITY HALL, 127 S. SAWYER STREET, SHAWANO, WI**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF JOINT REVIEW BOARD MINUTES FROM JULY 23, 2018 MEETING
- 5) REVIEW TID NO. 7 AMENDMENT NO. 1 (PROJECT PLAN AND BOUNDARY) AND REVIEW CITY COUNCIL RESOLUTION APPROVING THE TID NO. 7 PROJECT PLAN AND BOUNDARY AMENDMENT
- 6) CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL AMENDMENT TO TID NO. 7 PROJECT PLAN AND BOUNDARY
- 7) REIVEW TID NO. 8 CREATION (PROJECT PLAN AND BOUNDARY) AND REVIEW CITY COUNCIL RESOLUTION APPROVING THE TID NO. 8 PROJECT PLAN AND BOUNDARY CREATION
- 8) CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL CREATION TID NO. 8 PROJECT PLAN AND BOUNDARY
- 9) ADJOURN

**DISABLED ACCESSIBLE (Contact City Clerk prior to meeting if require additional services.)**

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

# Johnson resigns his position on school board

Local Shawano time October 9, 2018 at 9:51 Elizabeth Street, Shawano, Wisconsin 54166, at which time and place all bids will be publicly opened and read aloud in the Community Room. Sealed bids to be mailed in shall be to the attention of Todd Buettner, 951 Elizabeth Street, Shawano, Wisconsin 54166, with the outside of the envelope marked "Sealed Bids for 2017 Capital Fund Project". Bids, whether mailed or hand delivered, will not be accepted if received after the above mentioned time and date. Fax and Emailed bids are not accepted.

Work in general shall consist of the following work items: Replace existing siding with new vinyl siding, replace exterior wall lights, replace doorbell buttons, replace exterior GFCI, replace fiberglass skirt boards, replace wall louvers, replace clothesline poles, new mail boxes for 14 family unit duplex buildings. At the elderly apartment site, to remove existing wall mounted planters, remove existing siding and replace with new vinyl siding, replace a garage pass door.

Plans and specifications may be examined at the office of the Architect and City of Shawano Housing Authority and the following Plan Rooms and Builders Exchanges: Wausau Builders Exchange, and Fox Valley Builders Exchange.

Complete set of plans and specifications will be available October 19, 2018 and can be obtained from Architects Group Limited, 1825 South Webster Avenue, Suite 202, Green Bay, Wisconsin 54301, and telephone: (920)432-1232 for a refundable deposit of \$25.00 and a non-refundable mailing fee of \$15.00. All plan deposit checks shall be made out to the City of Shawano Housing Authority. Non-refundable mailing fee shall be made payable to Architects Group Limited. Plans and Specifications can be obtained electronically from Architects Group Limited at no charge.

Bid Form, Bid Bond, Form of Non-Collusive Affidavit, and Representations, Certifications and Other Statements of Bidders forms shall be furnished to each bidder in a bid envelope and shall be submitted with bid. Failure to do so may be cause for rejection of bid. Copies of the above mentioned forms are in the specification book. Contractors shall also provide with bid, letters regarding Minority Participation and Section 3 Participation as outlined in these documents. A bid bond of 5% is required to be submitted with the bids for bids over \$25,000 and the bonding company listed in Circular 570.

## Shawano Police Department

Sept. 24 Police logged 30 incidents, including the following:  
**Burglary** — A burglary sponded to disorderly conduct complaints in the 800 block of South Park Street and the 900 block of South Cleveland Street.  
**Sept. 21** Reported stolen from a pontoon boat in the town of Richmond.

## Public Record

**Burglary** — A burglary was reported on Rollman Street in Bowler.  
**Theft** — A battery was reported stolen from a pontoon boat in the town of Richmond.

ties investigated a drug complaint at the Ho-Chunk Casino, N7198 U.S. Highway 45 in the town of Wittenberg.  
**Sept. 21** Deputies logged 64 incidents

## Government Calendar

**WEDNESDAY, SEPT. 26**  
Shawano County Finance Committee: Room 7, Shawano County Courthouse, 311 N. Main St., Shawano. 1 p.m.  
**Bonduel Administrative**

**Committee:** Village Hall, 117 W. Green Bay St., Bonduel. 4 p.m.

**Bonduel Municipal Operations Committee:** Village Hall, 117 W. Green Bay St., Bonduel. 4 p.m.

## THURSDAY, SEPT. 27

**Shawano County Solid Waste Management Board:** Room A, Shawano County Courthouse, 311 N. Main St., Shawano. 8:15 a.m.

**TUESDAY, OCT. 2**  
**Shawano County Highway and Parks Committee:** Shawano County Highway Department, 3035 E. Richmond St., Shawano. 8 a.m.

**Shawano Joint Review Board:** City Hall, 127 S. Sawyer St., Shawano. 10:30 a.m.

## THURSDAY, SEPT. 27

**Shawano County Planning, Development and Zoning Committee:** Rooms A and B, Shawano County Courthouse, 311 N. Main St., Shawano. 1 p.m.

**Shawano County Housing Authority:** 1259 Engel Drive, Shawano. 10 a.m.

**Shawano County Planning, Development and Zoning Committee:** Rooms A and B, Shawano County Courthouse, 311 N. Main St., Shawano. 1 p.m.

## THE Shawano Leader

(USPS 492-120)

Published daily except Sundays, Mondays, Tuesdays, Memorial Day, July 4, Labor Day and Christmas Day

**NEW Media Inc**  
d/b/a The Shawano Leader

### Our address

Shawano Leader  
1464 E. Green Bay St.  
Shawano WI 54166

## NOTICE OF PUBLIC HEARING

City of Shawano, Wisconsin

NOTICE IS HEREBY GIVEN that the City of Shawano Plan Commission will hold a public hearing on October 3, 2018 at 4:30 PM at the Shawano City Hall, 127 South Sawyer Street, Shawano, Shawano County, WI to hear public comment regarding proposed revisions to the City of Shawano Zoning Code. The proposed revisions to the City of Shawano Zoning Code are available on the City's website at [www.cityofshawano.com](http://www.cityofshawano.com) and are on file at the Shawano City Hall and available for public inspection from 7:30 AM to 4:30 PM, Monday through Friday.

All City of Shawano residents are invited to attend this hearing. Individuals wishing to address the Plan Commission will be asked to register before the start of the hearing. Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Assistant City Administrator Eddie Sheppard at 715-526-3512 or [esheppard@cityofshawano.com](mailto:esheppard@cityofshawano.com).

WNAXLP

## Plan Commission

**Town of Washington-Meeting Agenda**  
**October 1st, 2018, Community Hall, 7:00pm**

Appearances:

- Russell and Kristen Robaidek request a variance to construct to place a new single wide manufactured home 24' from the center of Resort Rd where a 50' set back is required. The parcel is located at W5035 Resort Rd, Parcel No 044-37430-0000.
- Gary and Sharon Habeck request a variance to build a

## Virginia Wanta APARTMENTS

**NOW LEASING!**  
2 & 3 bedrooms

151 W Morning Glory Drive  
Clintonville, WI 54229  
Call for more info 715-823-5443

This institution is an equal opportunity provider.  
Esta institución es un proveedor de servicios con igualdad de oportunidades.



# Making Native American friends enriching, educational

I lived in Shawano until I was 5 years old. Then my family moved to Marion where I attended grade school and high school. After getting married, I moved to Shawano. I lived in Shawano until I was 5 years old. Then my family moved to Marion where I attended grade school and high school. After getting married, I moved to Shawano.



that process. In fact, the friendships I made remain one of my fondest memories of my 24-year financial career.

Reservation is visited by many tourists who are interested in the scenic beauty, the timber industry, annual powwow, culture, and more.

Years later, in 2009,

**Register online at [www.thedacare.org](http://www.thedacare.org)** if you are unable to register online. You may also register by calling 920-830-6877 or 800-236-2236 weekdays from 8 a.m. - 5 p.m.

Save with automatic payment from credit/debit card (EZ-Pay)

maple syrup, following in their ancestors' footsteps. In the fall, the students are taught how to harvest wild rice from the reservation.

**Disorderly** — Police responded to a disorderly conduct complaint at Charlie's County Market, 521 S. Main St. in the town of Angelica.

ways the Menominee Aging and Long-Term Care honors its elders is by sponsoring special events for the elders in the town of Angelica.

**Juvenile** — A juvenile probation violation was reported on Schabow Street in Gresham.

## VOTING BY ABSENTEE BALLOT

Any qualified elector who is unable or unwilling to appear at the polling place on Election Day may request to vote an absentee ballot. A qualified elector is any U.S. citizen, who will be 18 years of age or older on Election Day, who has resided in the ward or municipality where he or she wishes to vote for at least 10 consecutive days before the election. The elector must also be registered in order to receive an absentee ballot. **Proof of identification must be provided before an absentee ballot may be issued.**

**You must make a request for an absentee ballot in writing.**

Contact your municipal clerk and request that an application for an absentee ballot be sent to you for the primary or election or both. You may also submit a written request in the form of a letter. Your written request must list your voting address within the municipality where you wish to vote, the address where the absentee ballot should be sent, if different, and your signature. You may make application for an absentee ballot by mail or in person.

**Making application to receive an absentee ballot by mail**

The deadline for making application to receive an absentee by mail is: **5:00 p.m. on Thursday, November 1, 2018.**

**Note:** Special absentee voting application provisions apply to electors who are indefinitely confined to home or a care facility, in the military, hospitalized, or serving as a sequestered juror. If this applies to you, contact the municipal clerk regarding deadlines for requesting and submitting an absentee ballot.

**Voting an absentee ballot in person**

You may also request and vote an absentee ballot in person. You may also request and vote an absentee ballot in person. You may also request and vote an absentee ballot in person.

Town/Village/City	Municipal Clerk	Phone Number	Office Address to Obtain Absentee Ballot	First Day to Vote Absentee Ballot in Clerk's Office	Last Day to Vote Absentee Ballot in Clerk's Office	Hours for In Person Absentee Voting
Tn of Angelica	Janet Powers	920-822-5654	W1569 County Road C Pulaski, WI 54162	Monday 10-22-2018	Sunday 11-04-2018	By Appointment
Tn of Bartelme	Beth Grosskopf	715-793-4491	N7525 Maple Road Bowler, WI 54416	Monday 10-22-2018	Friday 11-02-2018	By Appointment M-F 5 p.m. to 9 p.m.
Tn of Belle Plaine	Kristine Vomastic	715-524-2690	N3002 State Hwy 22 Clintonville, WI 54929	Monday 10-22-2018	Friday 11-02-2018	Office Hours: Mon 5 p.m. to 7 p.m. Sat 8:30 a.m. to 11 a.m.
Tn of Green Valley	Jenalee Jenerou	715-745-2699	W9777 Shawano Line Road Gillett, WI 54124	Monday 10-22-2018	Friday 11-02-2018	By Appointment M-F after 2:30 p.m.
Tn of Hartland	Sharon Riehl	920-619-7696	W3446 Swamp Road Bondville, WI 54107	Monday 10-22-2018	Friday 11-02-2018	By Appointment
Tn of Herman	Lori Schmidt	715-853-6853	N7241 Lower Lake Rd Gresham, WI 54128	Monday 10-22-2018	Friday 11-02-2018	By Appointment M-F 6 p.m. to 8 p.m.
Tn of Hutchins	Jan Fischer	715-489-3403	N11814 Hutchins-Aniwa Road Birnamwood, WI 54414	Monday 10-22-2018	Friday 11-02-2018	By Appointment
Tn of Lessor	Katie Sprangers	920-833-1377	N662 Hill Road Pulaski, WI 54162	Monday 10-22-2018	Sunday 11-04-2018	By Appointment

## Government Calendar

### MONDAY, OCT. 1

**Shawano Personnel Committee:** City Hall, 127 S. Sawyer St., Shawano. 8 a.m.

### Shawano School District Title VI Parents Advisory Committee: Library, Shawano Community High School, 220 County Road B, Shawano. 5 p.m.

**Menominee Indian School Board:** Board Room, District Office, N522 State Highway 47-55, Keshena. 5 p.m.

### Gresham School Board: Library, Gresham Community School, 501 E. Schabow St., Gresham. 6 p.m.

**Gresham American Parent Advisory Committee:** Library, Gresham Community School, 501 E. Schabow St., Gresham. 6 p.m.

**Gresham School Board:** Library, Gresham Community School, 501 E. Schabow St., Gresham. 7 p.m.

**Meeting Room, Public Works Department, 2905 E. Richmond St., Shawano. 7 a.m.**

**Shawano County Highway and Parks Committee:** Shawano County Highway Department, 3035 E. Richmond St., Shawano. 8 a.m.

**Shawano Joint Review Board:** City Hall, 127 S. Sawyer St., Shawano. 10:30 a.m.

### WEDNESDAY, OCT. 3

**Shawano County Planning, Development and Zoning Committee:** Rooms A and B, Shawano County Courthouse, 311 N. Main St., Shawano. 9 a.m.

**Shawano County Public Safety Committee:** James Stoltenow Training Room, Shawano County Sheriff's Office, 405 N. Main St., Shawano. 9 a.m.

**Shawano Plan Commission:** City Hall, 127 S. Sawyer St., Shawano. 4:30 p.m.

### TUESDAY, OCT. 2

**Shawano Field Committee:**

**Planning & Zoning Commission Public Hearing:**

**Town of Richmond**

**CITY OF SHAWANO JOINT REVIEW BOARD**  
**A G E N D A**  
**MONDAY, JULY 23, 2018 10:30 AM**  
**SHAWANO CITY HALL, 127 S. SAWYER STREET, SHAWANO, WI**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF THE JUNE 25, 2018 JOINT REVIEW BOARD MINUTES
- 5) REVIEW OF TID NO. 7 PROJECT PLAN AND BOUNDARY AMENDMENT
- 6) REVIEW OF TID NO. 8 PROJECT PLAN AND BOUNDARY CREATION
- 7) OLD BUSINESS
- 8) NEW BUSINESS
- 9) SET NEXT MEETING DATE
- 10) ADJOURN

**DISABLED ACCESSIBLE (Contact City Clerk prior to meeting if require additional services.)**

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

## JOINT REVIEW BOARD MINUTES

July 23, 2018 10:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

### CALL TO ORDER

- The Joint Review Board meeting was called to order by Chairperson Ed Whealon on Monday, July 23, 2018 at 10:30 AM at Shawano City Hall followed by the Pledge of Allegiance.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

- Roll Call showed members present: Mayor Ed Whealon, Robert Mathews, Arlyn Tober and Dan Miller. Absent and excused: Gary Cumberland (Louise Fischer).
- Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Daniel Lindstrom from Vierbicher Associates, Inc. and Administrative Assistant Lisa Bruette.

### APPROVAL OF THE JUNE 25, 2018 JOINT REVIEW BOARD MINUTES

- Motion by Tober to approve June 25, 18 Joint Review Board minutes, seconded by Miller. Motion carried by Voice Vote.

### REVIEW OF TID NO. 7 PROJECT PLAN AND BOUNDARY AMENDMENT

- Lindstrom informed members that the Public Hearing for the TIF No. 7 amendment and the creation of TIF No. 8 boundaries and projects plans will be held before the Plan Commission on August 1, 2018 at 4:30 PM at City Hall. TIF 7 Amendment #1 is to add parcels due to potential large development by Reinhart Foods. It will be a mixed use TID. Discussed required annexation, risk levels, pay-as-you-go developer incentives, and potential infrastructure (turn lanes) needed. The development agrees with the City's Comprehensive Plan. Further discussed TID increment and revenue, findings and impacts, the new TIF 7 boundary and project plan. Lindstrom and Knapp shared concern for the potential assessed values given recent State manufacturing assessments, however pay-as-you-go incentives help protect from those concerns.

### REVIEW OF TID NO. 8 PROJECT PLAN AND BOUNDARY CREATION

- Lindstrom gave a general overview of the proposed TIF 8 boundary and project plan. The proposed TIF 8 will be a blight elimination district and the boundary will be comprised of the former medical center/parking lot site on North Bartlett Street. It will facilitate growth of housing options in the community. Discussed proposed developer's site plans of high-end rental apartment units, pay-as-you-go development incentives, infrastructure needed, TID 8 creation timeline, costs/financial, summary findings and projected TID 8 increment and revenue. Lindstrom stated the project plan pushes the limits of projected financing but we do have the flexibility to not spend the project plan if the district does not perform as hoped.

### OLD BUSINESS

- Whealon questioned when TIF 2 and TIF 3 would be closing. Knapp informed the members that Council will need to pass a resolution and the TIF's would still get the increment for 2018 but not 2019 and on.

### NEW BUSINESS

- None.

### SET NEXT MEETING DATE

- The next meeting of the Joint Review Board was not set at this time.

### ADJOURN

- Motion by Miller to adjourn, seconded by Mathews. Motion carried by Voice Vote. Meeting adjourned at 11:30 AM.

Respectfully submitted,  
Lisa Bruette, Administrative Assistant

**CITY OF SHAWANO JOINT REVIEW BOARD**  
**A G E N D A**  
**TUESDAY, OCTOBER 2, 2018 10:30 AM**  
**SHAWANO CITY HALL, 127 S. SAWYER STREET, SHAWANO, WI**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF JOINT REVIEW BOARD MINUTES FROM JULY 23, 2018 MEETING
- 5) REVIEW TID NO. 7 AMENDMENT NO. 1 (PROJECT PLAN AND BOUNDARY) AND REVIEW CITY COUNCIL RESOLUTION APPROVING THE TID NO. 7 PROJECT PLAN AND BOUNDARY AMENDMENT
- 6) CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL AMENDMENT TO TID NO. 7 PROJECT PLAN AND BOUNDARY
- 7) REIVIEW TID NO. 8 CREATION (PROJECT PLAN AND BOUNDARY) AND REVIEW CITY COUNCIL RESOLUTION APPROVING THE TID NO. 8 PROJECT PLAN AND BOUNDARY CREATION
- 8) CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL CREATION TID NO. 7 PROJECT PLAN AND BOUNDARY
- 9) ADJOURN

**DISABLED ACCESSIBLE (Contact City Clerk prior to meeting if require additional services.)**

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

## JOINT REVIEW BOARD MINUTES

October 2, 2018 10:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

### CALL TO ORDER

- Chairperson Mayor Ed Whealon called the Joint Review Board meeting to order on Tuesday, October 2, 2018 at 10:30 AM at Shawano City Hall followed by the Pledge of Allegiance.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

- Roll call showed members present: Mayor Ed Whealon, Arlyn Tober, Dan Miller, Gary Cumberland, and Robert Mathews.
- Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Daniel Lindstrom from Vierbicher Associates, Inc. and Administrative Assistant Lisa Bruette.

### APPROVAL OF JOINT REVIEW BOARD MINUTES FROM JULY 23, 2018 MEETING

- Motion by Tober to approve the July 23, 2018 Joint Review Board minutes, seconded by Miller. Motion carried by Voice Vote.

### REVIEW TID NO. 7 AMENDMENT NO. 1 (PROJECT PLAN AND BOUNDARY) AND REVIEW CITY COUNCIL RESOLUTION APPROVING THE TID NO. 7 PROJECT PLAN AND BOUNDARY AMENDMENT

- Lindstrom informed the members that there were only a few changes from the original draft, Basically to the boundary and potential increment due to the boundary adjustment. Discussion followed regarding boundary, parcels remaining with township, annexation, Reinhart's development, project phases, "dark-store" issues, developer's agreement with possible inclusion of "dark store" issue, assessments, "pay as you go" for Reinhart, cold-storage properties, and Reinhart's current building location.

### CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL AMENDMENT TO TID NO. 7 PROJECT PLAN AND BOUNDARY

- Motion by Cumberland to approve the JRB Resolution approving City Council amendment to the TID No. 7 Project Plan and Boundary, seconded by Miller. Motion carried by Voice Vote.

### REVIEW TID NO. 8 CREATION (PROJECT PLAN AND BOUNDARY) AND REVIEW CITY COUNCIL RESOLUTION APPROVING THE TID NO. 8 PROJECT PLAN AND BOUNDARY CREATION

- Lindstrom informed the members there were only changes to include some right-of-ways from the original draft. He further stated the Plan Commission and Council has already approved the zone change needed for the proposed housing development. Discussed the housing development, "pay-as-you-go" development agreement, blighted district, minimal infrastructure by City, valuation of development, project phases and housing style.

### CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL CREATION TID NO. 8 PROJECT PLAN AND BOUNDARY

- Motion by Miller to approve the JRB Resolution approving the City Council Creation TID No. 8 Project Plan and Boundary, seconded by Tober. Motion carried by Voice Vote.

### ADJOURN

- Motion by Mathews to adjourn, seconded by Tober. Motion carried by Voice Vote. Meeting adjourned at 11:15 AM.

Respectfully submitted,  
Lisa Bruette, Administrative Assistant

**SHAWANO JOINT REVIEW BOARD  
RESOLUTION CONCERNING  
TAX INCREMENT DISTRICT NO. 8**

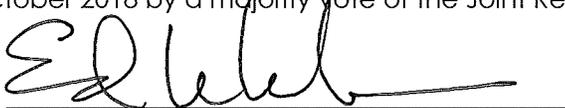
WHEREAS, the Shawano Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Shawano creating Tax Increment District No. 8; and

WHEREAS, the Shawano Joint Review Board has considered the following criteria:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Increment Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and consideration, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Common Council of the City of Shawano on September 19, 2018; and

This Resolution is adopted this 2nd day of October 2018 by a majority vote of the Joint Review Board.

  
Ed Whealon, Chair

**CERTIFICATION**

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on October 2, 2018.

Motion was made by Miller and seconded by Tober to adopt the resolution.

Vote was 5 in favor and 0 against. Resolution adopted.

STATE OF WISCONSIN,  
SHAWANO COUNTY  
*Shawano City Hall*

NOTICE OF PUBLIC HEARING FOR THE  
PROPOSED AMENDMENT TO THE TAX  
INCREMENT DISTRICT (TID) NO. 7 PROJECT  
PLAN AND BOUNDARY  
AND CREATION OF THE PROPOSED TID NO.  
8 BOUNDARY AND PROJECT PLAN IN THE  
CITY OF SHAWANO

NOTICE IS HEREBY GIVEN that on Wednesday,  
August 1, 2018 at 4:30 PM, or shortly thereafter, the City  
of Shawano Plan Commission will hold a Public Hearing  
pursuant to section 66.1105(4)(h) of Wisconsin State Statutes  
at Shawano City Hall, 127 S. Sawyer St., Shawano, WI 54166.  
At that time, a reasonable opportunity will be afforded to  
all interested parties to express their view on the proposed  
amendment to the TID No. 7 Project Plan and boundary and  
the proposed creation of TID No. 8.

As part of the Project Plan, cash grants may be made by the  
City to owners, lessees, or developers of property within the  
amended TID No. 7 and proposed TID No. 8.

Copies of the amended TID No. 7 Project Plan and newly  
created TID No. 8 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 Brian Knapp, City Administrator,  
127 S. Sawyer St., Shawano, WI; Phone 715-526-6138.  
WNAAXLP

PROOF OF PUBLISH

ISS,

*Chris Kennedy*

being duly sworn,

says that he is publisher of the SHAWANO LEADER, a daily newspaper

published in the city of Shawano, Shawano County, Wisconsin, and

that a notice, of which the annexed is a printed copy taken from such

paper, has been published in said paper once in each week for *9*

weeks successively; that the first publication thereof was on the

day of *July* A.D. 20*18*; and the last publication thereof

was on the *25th* day of *July* 20*18*.

..... day of .....

Subscribed and sworn to before me this *2nd* day of

*August*

A.D. 20*18*



Notary Public, Shawano County.

My Commission expires *July 25 2021*



**CITY OF SHAWANO PLAN COMMISSION**

**A G E N D A**

**WEDNESDAY, AUGUST 1, 2018 4:30 PM**

**SHAWANO CITY HALL, 127 S. SAWYER STREET, SHAWANO, WI**

- 1) PUBLIC HEARING:
  - a) For the proposed amendment to the Tax Increment District (TID) No. 7 Project Plan and the Boundary AND the creation of the proposed TID No. 8 Boundary and Project Plan in the City of Shawano.
  
  - b) For Zoning Map amendment pursuant to Section 10-170 to rezone the following from Single Family Residential (SR-5) to Neighborhood Mixed Use (NMU) the property described as: City of Shawano Assessors Map N. 60' of W. 125' of Lot 1 Block 50, tax parcel #281-404004810 (more commonly known as 1112 S. Water Street, Shawano, WI). The appellant is requesting the zoning change for the purpose of constructing a commercial building and conducting an outdoor excursion/adventure outfitting business primarily focused on river related activities such as tubing, kayaking and canoeing float trips.
- 2) CLOSE THE PUBLIC HEARINGS
- 3) CALL TO ORDER
- 4) PLEDGE OF ALLEGIANCE
- 5) ROLL CALL
- 6) APPROVAL OF THE JUNE 28, 2018 PLAN COMMISSION MINUTES
- 7) PUBLIC COMMENT
- 8) DISCUSS AND ACT ON PUBLIC HEARING a) FOR AMENDMENT TO TAX INCREMENT DISTRICT (TID) NO. 7 PROJECT PLAN AND BOUNDARY
- 9) DISCUSS AND ACT ON PUBLIC HEARING a) FOR THE CREATION OF THE PROPOSED TAX INCREMENT DISTRICT (TID) NO. 8 BOUNDARY AND PROJECT PLAN
- 10) DISCUSS AND ACT ON PUBLIC HEARING b) Zoning Map Amendment pursuant

to Section 10-170 to rezone the following from Single Family Residential (SR-5) to Neighborhood Mixed Use (NMU) the property described as City of Shawano Assessors Map N. 60' of W.125' of Lot 1 Block 50, tax parcel #281-404004810 (more commonly known as 1112 S. Water Street, Shawano WI). Appellant is requesting the zoning change for the purpose of constructing a commercial building and conducting an outdoor excursion/adventure outfitting business primarily focused on river related activities such as tubing, kayaking and canoeing float trips.

- 11) DISCUSS AND ACT ON LOAN OAK LLC PETITION FOR ANNEXATION
- 12) OLD BUSINESS
- 13) NEW BUSINESS
- 14) SET NEXT MEETING DATE
- 15) ADJOURN

**DISABLED ACCESSIBLE (Contact City Clerk prior to meeting if require additional services.)**

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

## PLAN COMMISSION MINUTES

August 1, 2018 4:30 PM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

### PUBLIC HEARING:

a) For the proposed amendment to the Tax Increment District (TID) No. 7 Project Plan and the Boundary AND the creation of the proposed TID No. 8 Boundary and Project Plan in the City of Shawano.

b) For Zoning Map amendment pursuant to Section 10-170 to rezone the following from Single Family Residential (SR-5) to Neighborhood Mixed Use (NMU) the property described as: City of Shawano Assessors Map N. 60' of W. 125' of Lot 1 Block 50, tax parcel #281-404004810 (more commonly known as 1112 S. Water Street, Shawano, WI). The appellant is requesting the zoning change for the purpose of constructing a commercial building and conducting an outdoor excursion/adventure outfitting business primarily focused on river related activities such as tubing, kayaking and canoeing float trips.

- Mayor Whealon stated that due to the outcome of the Board of Appeals meeting, Public Hearing b) regarding a zoning map amendment and Item #10 to discuss on act on the zoning map amendment were no longer needed. Motion by Marquardt to remove Public Hearing b) and Item #10 regarding a zoning map amendment from the agenda, seconded by Kary. Motion carried by Voice Vote.
- Mayor Whealon asked if anyone wished to speak regarding Public Hearing a) regarding the proposed amendment to the Tax Increment District (TID) No. 7 Project Plan and the Boundary AND the creation of the proposed TID No. 8 Boundary and Project Plan in the City of Shawano. No one wished to speak.

### CLOSE THE PUBLIC HEARINGS

- Hearing no comments, Mayor Whealon closed the Public Hearing.

### CALL TO ORDER

- Mayor Whealon called the Plan Commission meeting to order on Wednesday, August 1, 2018 at 4:45 PM at Shawano City Hall, followed by the Pledge of Allegiance.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

- Roll Call showed members present: Mayor Ed Whealon, Robyn Shingler, Lorna Marquardt, Tim Schultz, John Mocadlo, Terry Hilgenberg, Chad Kary, Alderperson Lisa Hoffman, and Building Inspector/Zoning Administrator Brian Bunke.
- Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, from SCEPI Dennis Heling, from Vierbicher Dan Lindstrom, Darlene Sense, Don Marquardt, citizens and news media.

### APPROVAL OF THE JUNE 28, 2018 PLAN COMMISSION MINUTES

- Motion by Schultz to approve the June 28, 2018 Plan Commission minutes, seconded by Shingler. Hilgenberg stated there is a typo on the 3rd page of the minutes, 2nd paragraph from the bottom that starts out "Jeff Remsick from ....", second line, first word, instead of "comprised" it should say "compromised". Motion by Hilgenberg to approve the June 28, 2018 Plan Commission minutes as amended, seconded by Shingler. Motion carried by Voice Vote.

### PUBLIC COMMENT

- None.

### **DISCUSS AND ACT ON PUBLIC HEARING a) FOR AMENDMENT TO TAX INCREMENT DISTRICT (TID) NO. 7 PROJECT PLAN AND BOUNDARY**

- Knapp informed the Commission members that the documents included in their packets were early drafts and Dan Lindstrom from Vierbicher will be informing them of what the changes and intentions are for the amendment to TID No. 7.
- Lindstrom informed members the timelines for both the amendment to TID No. 7 and the creation of TID No. 8 are the same. The next step, if approved by Plan Commission this evening, will be to bring it forward for Council approval in September and a final Joint Review Board meeting and then it will be submitted to the State.

He stated that TID No. 7 was created in 2016. He reviewed the map showing the amendment, there are a few properties that will overlap with TID No. 2 however, TID No. 2 is recommended be closed out in 2018. Discussed the new project for Reinhart's, annexation needed, extension of infrastructure, risks, zoning map (no changes), City's Comprehensive Plan, project costs, and developer incentives.

Knapp spoke about the proposed development incentive structured as a Municipal Revenue Obligation in the amount of \$3,840,000, reflecting approximately 10 years of property tax increment on \$21 million of estimated assessed value for the completed project. The MRO or "pay-as-you-go" incentive is a rebate of the property taxes paid by the project and the City is only obligated to pay back the amount of the taxes actually paid for the period specified in the MRO. This incentive is intended to be equal to 10 years of full taxes; but will cover a period of 11 to 12 years depending on the start of construction and the occupancy date of the project before it will have a positive cash flow.

Lindstrom continued with his review of the plan. The annexation will be a vital part of this amendment to TID No.7. Discussion followed regarding the area being added to the district thru the amendment, how the pay-as-you-go works, Reyes (Reinhart's) purchasing land from Gretzinger, annexation petition needed yet, and there will be additional amendments to the plan.

Hilgenberg stated for full disclosure, his company owns the property (as shown in purple on the map) that is adjacent to what Reyes is purchasing. He also pointed out some discrepancies, these will be correct in the final project plan that will be brought before the Council.

- Motion by Hilgenberg to approve the Plan Commission Resolution for amendment to Tax Increment District (TID) No. 7 Project Plan and Boundary with any necessary changes to the boundary to accommodate the annexation, seconded by Kary. Motion carried by Voice Vote.

#### **DISCUSS AND ACT ON PUBLIC HEARING a) FOR THE CREATION OF THE PROPOSED TAX INCREMENT DISTRICT (TID) NO. 8 BOUNDARY AND PROJECT PLAN**

- Lindstrom reviewed the proposed project plan and the map of the property to be included in the TID No. 8 boundary. He explained that intent is to designate TID No. 8 a blight elimination district as defined by Wisconsin State Statute 66.1333(2m)(a). Discussed the development for the former Shawano Medical Center site that was approved by both Plan Commission and Council. The Commission discussed the project plan and boundary map.

Lindstrom and Knapp discussed estimated assessments and property tax increment based on the developer's projected costs and revenues from the rental apartments. They also discussed the TID budget and the possibility of funding some additional infrastructure improvements but only if cash flow can support it after the proposed development incentive is taken into account. The development incentive is expected to be \$2 million and is also offered as a pay-as-you-go. Hilgenberg asked that Lindstrom double check all of the figures in both plans before final submittal.

- Motion by Kary to approve the Plan Commission for the creation of Tax Increment District (TID) No. 8 Boundary and Project Plan, seconded by Shingler. Motion carried by Voice Vote.

DISCUSS AND ACT ON PUBLIC HEARING b) Zoning Map Amendment pursuant to Section 10-170 to rezone the following from Single Family Residential (SR-5) to Neighborhood Mixed Use (NMU) the property described as City of Shawano Assessors Map N. 60' of W.125' of Lot 1 Block 50, tax parcel #281-404004810 (more commonly known as 1112 S. Water Street, Shawano WI). Appellant is requesting the zoning change for the purpose of constructing a commercial building and conducting an outdoor excursion/adventure outfitting business primarily focused on river related activities such as tubing, kayaking and canoeing float trips.

- This item was removed from the agenda due to the earlier action of the Zoning Board of Appeals which did not override the Zoning Administrator's denial based on a substandard lot size.

#### **DISCUSS AND ACT ON LOAN OAK LLC PETITION FOR ANNEXATION**

- No action on Item #11 as the City has not yet received the petition.

#### **OLD BUSINESS**

- None.

#### **NEW BUSINESS**

- None.

**CITY OF SHAWANO  
PLAN COMMISSION RESOLUTION  
APPROVING TAX INCREMENT DISTRICT NO. 8  
PROJECT PLAN AND BOUNDARY**

**WHEREAS**, the City of Shawano Plan Commission has prepared and reviewed a boundary for Tax Increment District (TID) No. 8 and a Plan to serve as the Project Plan for TID No. 8 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

**WHEREAS**, the City of Shawano Plan Commission has invited the public and all property owners within TID No. 8 to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on August 1, 2018, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

**NOW, THEREFORE, BE IT RESOLVED** after due consideration, the City of Shawano Plan Commission hereby approves the Plan and boundary for Tax Increment District No. 8; and

**BE IT FURTHER RESOLVED** that City of Shawano Plan Commission hereby submits the Plan and boundary for Tax Increment District No. 8 to the Shawano City Council for approval.

This Resolution is being adopted by the City of Shawano Plan Commission at a duly scheduled meeting on August 1, 2018.



Ed Whealon, Chairperson



Lisa Bruette, Secretary/Administrative Assistant



**CITY OF SHAWANO SPECIAL COMMON COUNCIL MEETING  
A G E N D A  
WEDNESDAY, SEPTEMBER 19, 2018 5:00 PM  
SHAWANO CITY HALL, 127 S. SAWYER STREET, SHAWANO**

- 1) CALL TO ORDER
- 2) SILENT PRAYER
- 3) PLEDGE OF ALLEGIANCE
- 4) ROLL CALL
- 5) REPORT OF CLERK FOR COMPLIANCE WITH OPEN MEETING LAW
- 6) APPROVAL OF AGENDA AND/OR OTHER MATTERS AUTHORIZED BY LAW
- 7) RESOLUTIONS/ORDINANCES
  - A. Resolution No.99-18: Approve Conditional Use Permit for Reyes Holdings, LLC at 1300 County Road B, Shawano *(to allow Reinhart to conduct business as a distribution center.)*
  - B. Ordinance No. 1954: Amend Chapter 10, Zoning Code, Article II Establishment of Zoning Districts, Section 10-22 Map of Standard Zoning Districts (Reys Holding)
  - C. Resolution No.100-18: Approve amendment to the Project Plan and Boundary of the City of Shawano Tax Increment District No. 7
  - D. Resolution No.101-18: Approve creation of the City of Shawano Tax Increment District No. 8
  - E. Resolution No.102-18: Approve Certified Survey Map for Smalley Park
- 8) OLD BUSINESS
- 9) NEW BUSINESS

CALL TO ORDER

- Mayor Ed Whealon called the Special Common Council meeting to order at 5:15 p.m.

SILENT PRAYER

PLEDGE OF ALLEGIANCE

ROLL CALL

- Council Members Present: Mayor Ed Whealon; Alderpersons John Hoeffs, Lisa Hoffman, Seth Mailahn, Sandy Steinke and Attorney Katherine Sloma.
- Staff Present: City Administrator Brian Knapp, Zoning Admin/Building Inspector Brian Bunke, Parks Director Matt Hendricks, City Assistant Administrator/Public Works Coordinator Eddie Sheppard and Clerk Treasurer Karla Duchac.
- Absent and Excused: Alderpersons Bob Kurkiewicz and Rhonda Strebel

REPORT OF CLERK FOR COMPLIANCE WITH OPEN MEETING LAW

- The clerk reported compliance with the open meeting law.

APPROVAL OF AGENDA AND/OR OTHER MATTERS AUTHORIZED BY LAW

- **Motion to approve the agenda. Sandy Steinke/Seth Mailahn. Motion carried by voice vote 4-0.**

RESOLUTIONS/ORDINANCES

**Resolution No.99-18**

**Motion to approve Conditional Use Permit for Reyes Holdings, LLC at 1300 County Road B, Shawano (*to allow Reinhart to conduct business as a distribution center.*). John Hoeffs/Sandy Steinke.**

**Motion carried by voice vote 4-0.**

- Due to concerns from neighboring property owners, Sheppard will work with the drainage and screening of the property as Reinhart brings in the landscape plans.
- The Plan Commission placed No conditions on the Conditional Use Permit.

**Ordinance No.1954** was read by the clerk.

**Amend Chapter 10, Zoning Code, Article II Establishment of Zoning Districts, Section 10-22 Map of Standard Zoning Districts to establish a Business Park Zoning District for Reyes Holding LLC.**

**Lisa Hoffman/Seth Mailahn. Motion carried by voice vote 4-0.**

**Resolution No.100-18**

**Motion to dispense with the reading of Resolution 100-18. Lisa Hoffman/Sandy Steinke. Motion carried by vote voice 4-0.**

**Motion to approve amendment to the Project Plan and Boundary of the City of Shawano Tax Increment District No. 7. Sandy Steinke/Lisa Hoffman.**

**Motion carried by voice vote 4-0.**

- Steinke asked if TID 7 was amended before. Knapp answered No; only a TID correction.

**Resolution No.101-18**

**Motion to dispense with the reading of Resolution 101-18. John Hoeffs/Lisa Hoffman. Motion carried by voice vote 4-0.**

**Motion to approve creation of the City of Shawano Tax Increment District No. 8. John Hoeffs/Lisa Hoffman Motion carried by voice vote 4-0.**

- The TID 8 creation is for the Tadych Development project (former hospital site).

**Resolution No.102-18** was read by the clerk.

Motion to approve Certified Survey Map for Smalley Park. **Seth Mailahn/John Hoeffs**

**Motion carried by voice vote 4-0.**

- The CSM defines the Smalley Park area and establishes boundary lines for the Tadych Development lots.

**OLD BUSINESS**

- None.

**NEW BUSINESS**

1. Duchac asked and the Council agreed to move the November 7th meeting to November 8th due the Election on November 6th.
2. Hendricks mentioned a meeting on September 18, 2018 at 7:00 p.m. to discuss the Rafting Project.
3. Sheppard gave update on the Main Street Saddle project. The project is behind schedule due to the heavy rains. Council agreed to delay the project until early 2019 with a \$15,000 cost reduction, \$6,000 for free in project overages and will replace saddles that break between now and when they start in 2019 at zero cost.

**ADJOURN**

- **Motion to adjourn. Lisa Hoffman/John Hoeffs. Motion carried by voice vote 4-0.** Time being: 5:37 p.m.

Respectfully submitted:

Karla Duchac, Clerk Treasurer



City of Shawano

127 S Sawyer Street, Shawano, 54166  
(715) 526-6138 Fax: (715) 526-5751

RESOLUTION NO. 101-18

SPONSORED BY: Plan Commission

INTRODUCED BY: Hoeffs

SECONDED BY: Hoffman

RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 8

WHEREAS, the Common Council of the City of Shawano requested that the Plan Commission identify a boundary and prepare a Project Plan for the creation of Tax Increment District (TID) No. 8; and

WHEREAS, the Plan Commission established boundaries for said TID No. 8; and

WHEREAS, the Plan Commission caused a Project Plan to be prepared for TID No. 8 which identified investments necessary to eliminate blighting conditions and promote redevelopment within said blighted area; and

WHEREAS, the Plan Commission conducted a public hearing on said TID No. 8 boundary and TID No. 8 Project Plan after duly notifying property owners and overlying taxing jurisdictions of said public hearing under Wisconsin Statutes §66.1105(4)(a) and §66.1105(4)(e); and

WHEREAS, the Plan Commission approved said boundary and Project Plan for TID No. 8 and recommended that the Common Council of the City of Shawano create TID No. 8 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Shawano hereby creates a Tax Increment District which shall be known as Tax Increment District (TID) No. 8, City of Shawano, and that said District shall be created effective January 1, 2018;

BE IT FURTHER RESOLVED, the boundaries for TID No. 8 shall be those attached and marked as Map 1 to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

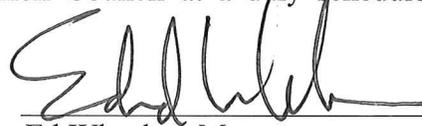
BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The Project Plan is economically feasible and will enable the TID to close prior to the required closure date; and
- B. The improvement of TID No. 8 is likely to enhance significantly the value of substantially all of the other real property in the District; and

- C. The project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Increment District is created; and
- D. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed 12% of the total value of equalized taxable property within the City; and
- E. Declares that the district is a blighted area district; and
- F. 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; and
- G. Not less than 50%, by area, of the real property within the District is blighted, as defined by Wisconsin Statutes §66.1333(2m);

**BE IT FURTHER RESOLVED**, pursuant to Wisconsin Statutes §66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 8 as recommended by the Plan Commission and finds that it is feasible and in conformance with the comprehensive plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 19, 2018.

  
\_\_\_\_\_  
Ed Whealon, Mayor

  
\_\_\_\_\_  
Karla Duchac, City Clerk-Treasurer

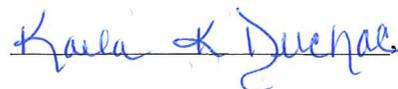
**CERTIFICATION**

I, Karla Duchac, Clerk of the City of Shawano, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on September 19, 2018.

Motion by Hoeffs, seconded by Hoffman to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.

 City Clerk



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

July 15, 2018

Shawano City Council  
C/O Brian Knapp, City Administrator  
127 S Sawyer Street  
Shawano, WI 54116

Re: Blight Determination for Redevelopment – TID No. 8 Parcels

Dear Shawano City Council Members:

As you know, Vierbicher Associates, Inc. is assisting with the preparation of the creation of Tax Increment District (TID) No. 8 work plan and to evaluate the identified parcels and determine whether conditions exist that meet the statutory definition of “blighted area” under §66.1105(2)(a). In addition to visiting the sites in question, supporting documents were reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessment information
- Photos of site
- DNR BRRTS database on environmental contamination

This letter summarizes our findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of “blighted area” for the purpose of implementing projects under §66.1105.

This letter summarizes our findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of “blighted area” for the purpose of implementing projects under §66.1105(2)(a).

#### **Definition of Blighted Area**

Wisconsin’s Blighted Area Law defines a Blighted Area under Wisconsin Statutes, Section §66.1105(2)(ae) as follows:

- A. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
- B. An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333 (2m) (a), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting diversity of ownership.

deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

In all cases, the local legislative body determines whether property conditions meet the statutory definition of a "blighted area."

**Description of Area**

The areas in question are along the waterfront bounded by W 3<sup>rd</sup> Street, N Bartlett Street, and W 5<sup>th</sup> Street. – formally the Shawano Medical Center campus.

**Finding of Blight**

A preliminary site visit, conducted on April 10, 2018, reviewed the 15 subject properties and found the former health clinic properties to have building been removed, but infrastructure in the immediate area still remain. Furthermore, the parcels No. of W. 3<sup>rd</sup> Street suffer from lack of upkeep and investment leading to the deterioration of the improvements. Finally, some of the remaining parking areas become the holding area supplies for water activities throughout the year and are not properly screened. These examples support the findings of blight for 83% of the real property within the total TID area.

TID Parcel Information List														
TID No. 8														
City of Shawano														
Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" In Column)									
	Parcel Number	Existing TID (s)	Owner	Lot GIS Acres	Blight	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/ Mixed Use	Zones/ Suitable Industrial	Residential (Current)	Residential (New Planned)	Manufacturing (DOR List)
1	281852500130		EXEMPT SHAWANO MEDICAL CENTER	0.231	X									
2	281852500090		TAX EXEMPT SHAWANO MEDICAL CENTER	0.210	X									
3	281852500120		EXEMPT SHAWANO MEDICAL CENTER	0.171	X									
4	281852500110		TAX EXEMPT SHAWANO MEDICAL CENTER	0.235	X									
5	281852500100		TAX EXEMPT SHAWANO MEDICAL CENTER	0.215	X									
6	281852500070		TAX EXEMPT SHAWANO MEDICAL CENTER	0.200	X									
7	281404005500		CITY OF SHAWANO	4.091	X									
8	281404005490		TAX EXEMPT SHAWANO CITY OF	0.958										
9	281404005460		TAX EXEMPT SHAWANO MEDICAL CENTER	0.238	X									
10	281404005440		TAX EXEMPT SHAWANO MEDICAL CENTER	0.417	X									
11	281404005420		TAX EXEMPT SHAWANO MEDICAL CENTER	0.284	X									
12	281404005430		TAX EXEMPT SHAWANO MEDICAL CENTER	0.384	X									
13	281404005450		TAX EXEMPT SHAWANO MEDICAL CENTER	0.231	X									
14	281404005480		TAX EXEMPT SHAWANO MEDICAL CENTER	0.273	X									
15	281404005470		TAX EXEMPT SHAWANO MEDICAL CENTER	0.166	X									
Total Real Property				8.304	7.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total ROW and Waterways				2.502	88%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total TID Boundary				10.805791										

TID Parcel Condition		
	Acres	%
Property in Blight Removal	7.35	83.12%
Other Property	0.958	16.88%
Total Real Property	8.304	100.00%
Total Real Property	8.3042	76.85%
Total ROW and Waterways	2.5016	23.15%
Total TID Boundary	10.806	100.00%

A map of properties which have been determined to meet the statutory definition of contributing to a "blighted area" is included as Exhibit A to this letter.

**Conclusion**

It is my opinion that conditions DO exist in the subject area to justify a finding of blight in accordance with standards described in the TIF law under Wisconsin Statutes §66.1105. The findings illustrate more than 50% of the subject area inside the proposed TID No. 8 boundary would meet the statutory definition of blight.

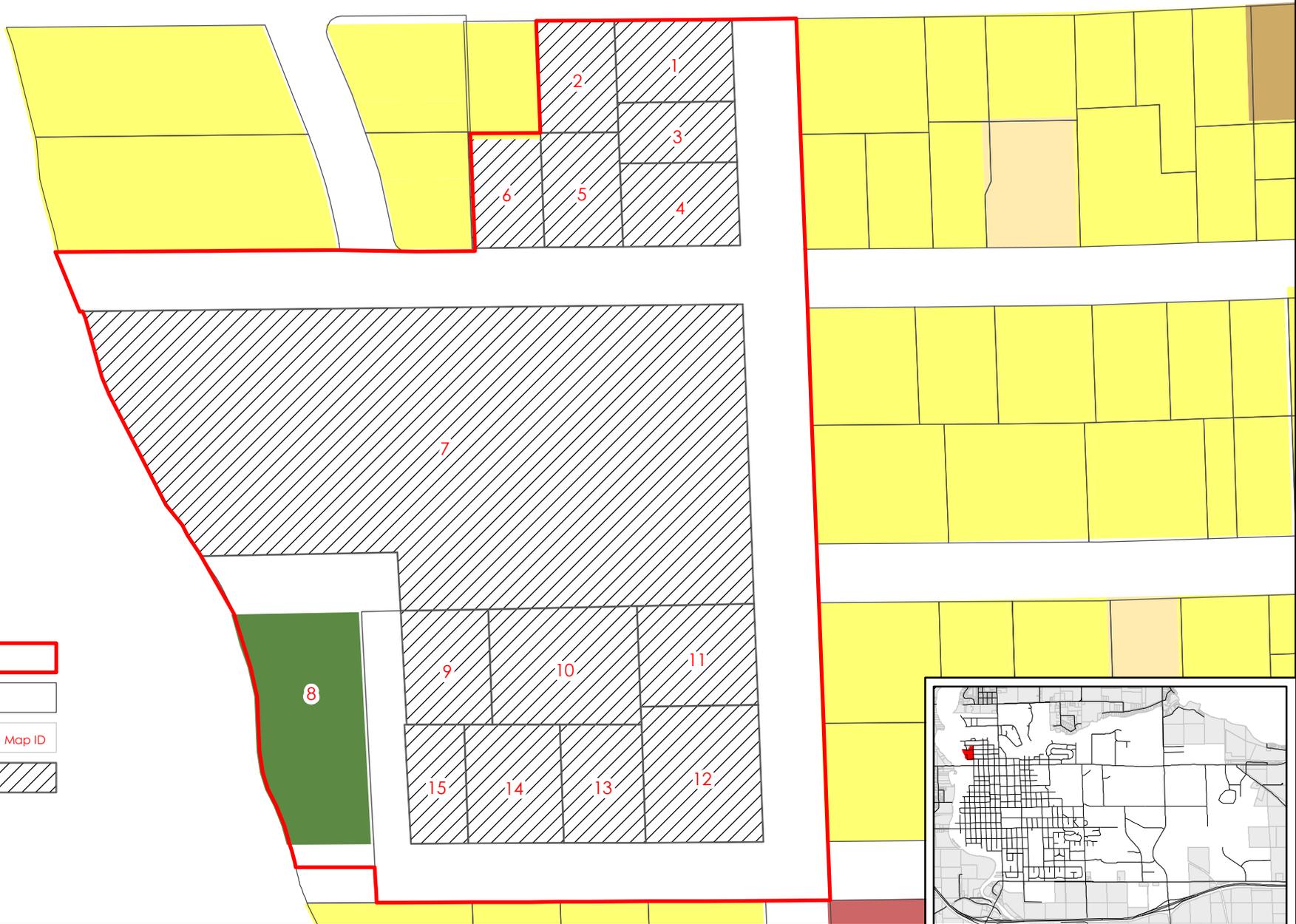
In order to remove blighting influences, encourage private investment, and promote the orderly development of the City, Common Council is justified in exercising their powers under Wisconsin Statutes.

Sincerely,

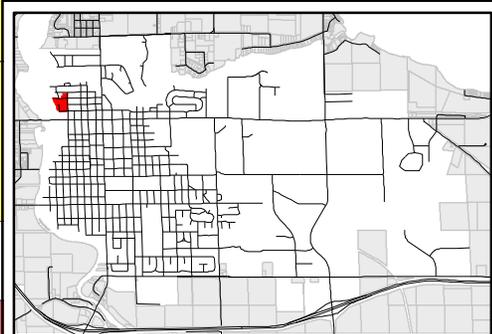
A handwritten signature in black ink, appearing to read 'D. Lindstrom', followed by a horizontal line extending to the right.

Daniel J Lindstrom, AICP

Attachments: Exhibit A: Map – District Boundary and Property Conditions



- No. 8 Boundary
- Shawano Parcels
- TID No. 8 Parcels
- Vacant/Blighted



# Exhibit A-Existing Land Use & Property Condition

City of Shawano



- |  |  |
|--|--|
| Vacant Land                            | Commercial Uses                                    |
| Farming and Ag                         | Industrial, Manufacturing, Storage                 |
| Residential - Single Family Structures | Rail, Utilities, Public Uses; Educational Services |
| Residential - Two Family Structures    | Religious Uses                                     |
| Residential - Multi-Family             | Sports/Rec, Parks, Wooded Lands                    |

**vierbicher**  
planners | engineers | advisors

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