

Amendment No. 1

Tax Increment District No. 7 Shawano, Wisconsin

Prepared For:



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Common Council Approval
September 19, 2018

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Acknowledgments

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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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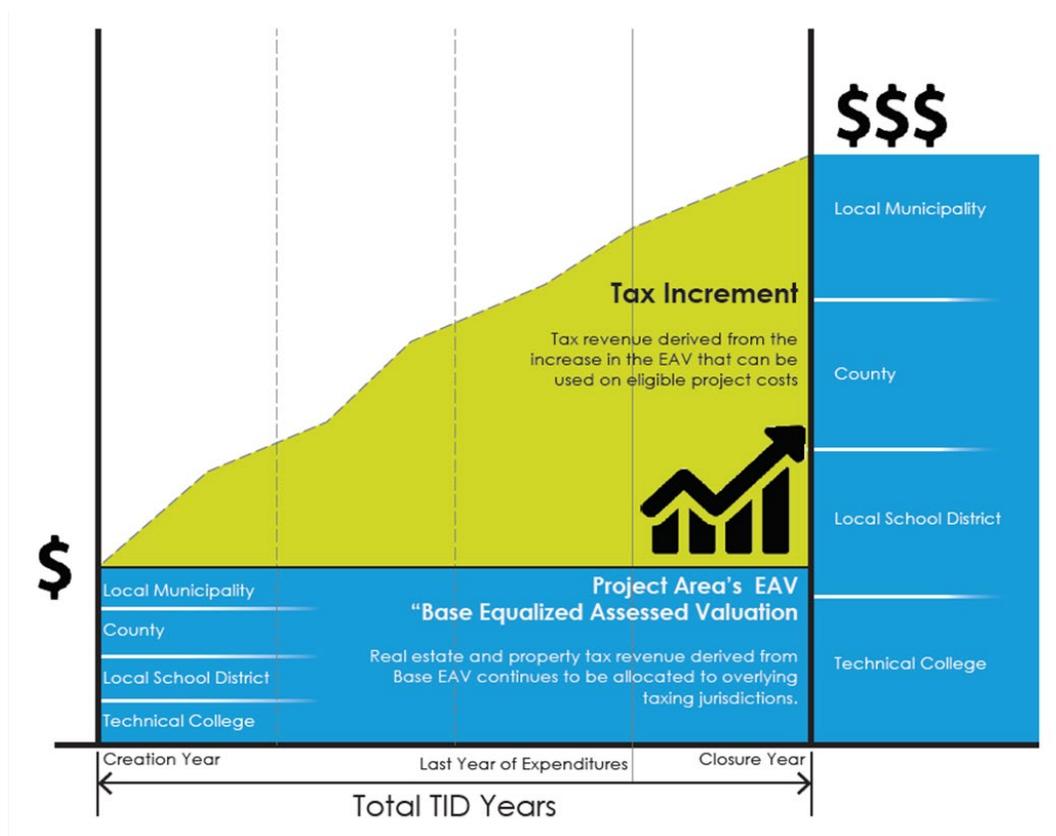
- #1: Timetable
- #2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- #3: Letter Chief Official of Overlying Taxing Entities and Notice
- #4: JRB Meeting Notices – Affidavit of Publication
- #5: JRB Meeting No. 1 Agenda and Minutes
- #6: JRB Meeting No. 2 Agenda and Minutes
- #7: JRB Resolution Approving TID No. 7 Amendment No. 1
- #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. 7 Amendment No. 1
- #12: Common Council Meeting Agenda
- #13: Common Council Meeting Minutes
- #14: Common Council Resolution Amending TID No. 7
- #15: Annexation Ordinance

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 is for a mixed-use Tax Increment District; herein known as Tax Increment District No. 7 (TID No. 7) in the City of Shawano. The Project Plan has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and includes a detailed description of the Tax Increment District (TID) and boundary. The Project Plan specifically establishes the need for the district, lists the proposed improvements within the district, and includes the estimated schedule and estimated budget.

Amendment: Intent and Purpose of Plan and Boundary Amendment

The City is proposing to amend the boundary and Project Plan for Tax Incremental District (TID) No. 7 as shown in Exhibit A, for the continued purpose of adding new businesses and employment and stimulating development that improves the viability of the area as an employment center. The City desires to add developable land to the original TID boundary. Such additions and adjustments are proposed to add incremental value and additional costs to the Project Plan purpose.

Notes:

For ease and clarification, this amended Project Plan identifies the changes to the original project plan identified in gray text.

A. Planning and Approval Process Timeline of Amendment No. 1

The City Council formally directed the Plan Commission to initiate the planning process for the amendment of TID No. 7.

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 Amendment No. 1 to the TID No. 7 Project Plan and boundary on August 1, 2018. After the public hearing, the Plan Commission recommended approval of the TID No. 7 Project Plan and boundary Amendment No. 1. 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 Chapter 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax



Increment District No. 7 Amendment No. 1 in the City of Shawano. This official Project Plan guides the development and redevelopment activities within the amended TID No. 7.

Implementation of the plan and completion of the proposed activities requires 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 TID No. 7 project area is roughly defined by properties adjacent to Airport Drive and County Highway B. Map 1 in Appendix A has been updated to illustrate the amended project boundary.

Amendment No. 1 includes lands immediately adjacent to TID No. 7 and Highway 29.

Airport Drive represents a major entry into the City of Shawano and the TID, and contains property primarily owned by the City of Shawano and the Shawano Housing Authority. Open space and agricultural fields are the primary existing land uses in the TID. Map 3 has been updated in Appendix A to illustrate the existing land uses.

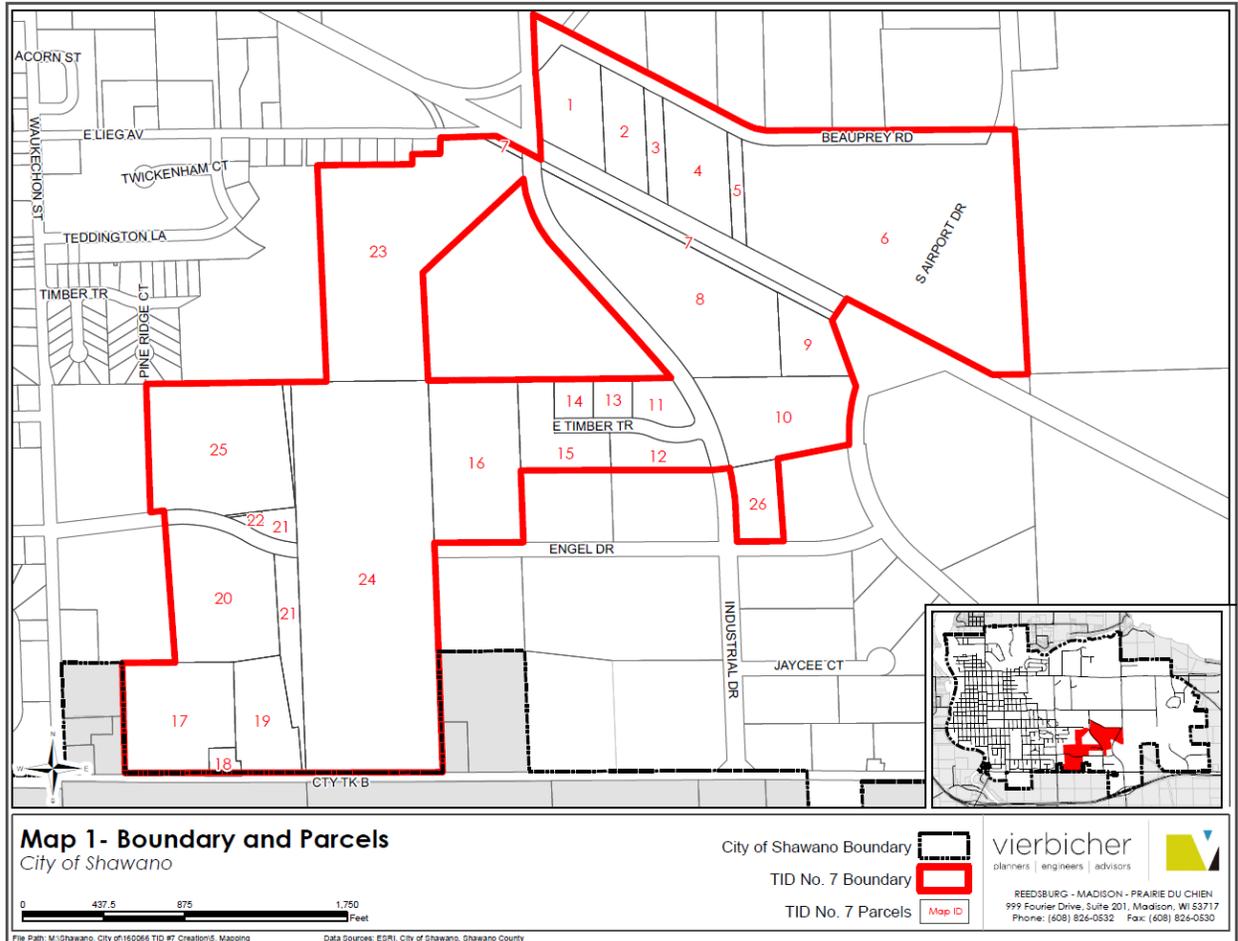
The parcels in the TID are subject to local zoning and land division regulation. As applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. The TID Plan identified 26 parcels or 187.82 acres of real property. Amendment No. 1 includes Maps 4 and 5 in Appendix A, which illustrate the existing zoning and future land uses. The City, through land development regulations and the implementation of the TID Project Plan, could require or facilitate additional right-of-way acquisitions, land dedications, land swaps between property owners, or right-of-way vacations; however, only whole parcels may be included within the TID boundary.



C. 2016 Creation

In 2016, the City created TID No. 7 to promote development and redevelopment from local property owners. The City established the goal of promoting mixed-use development containing a combination of light manufacturing, commercial, and housing development.

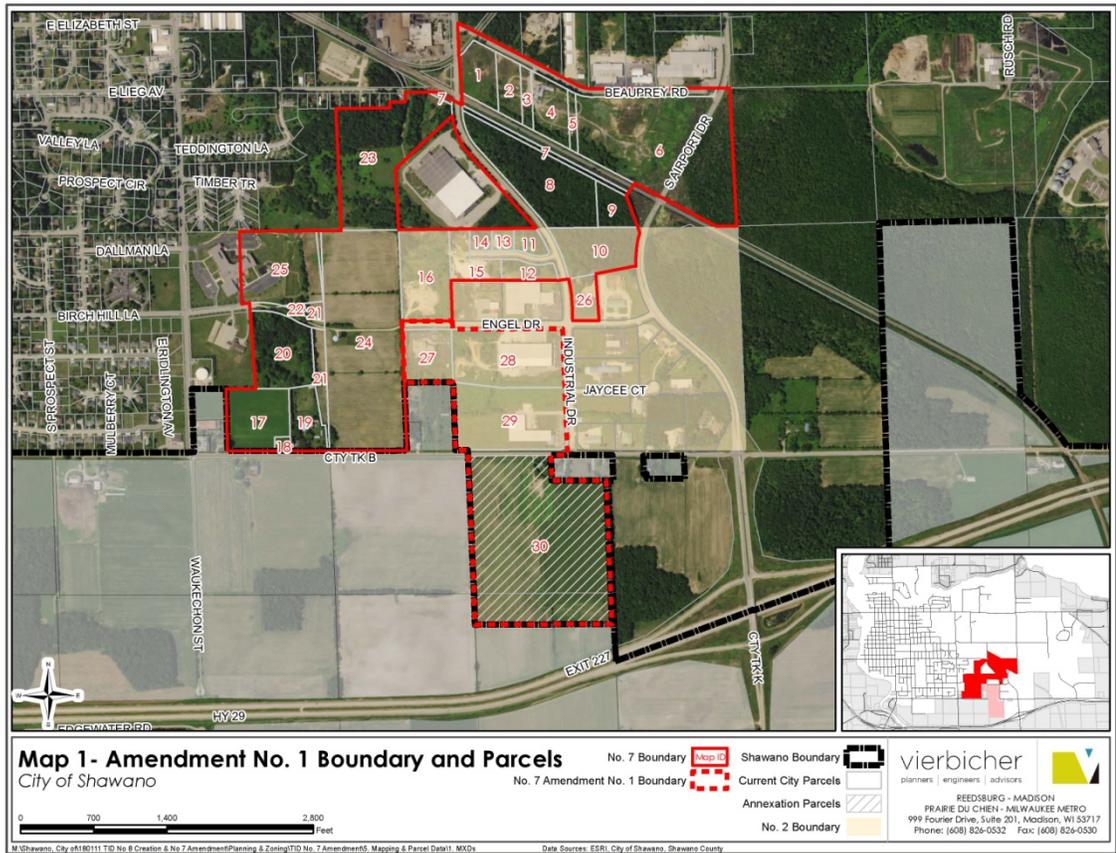
ORIGINAL TID NO. 7 BOUNDARY MAP (2016)



D. 2018 Amendment

In 2018, the City proposed to amend TID No. 7 to promote additional development in and around the TID boundary. The amendment proposes to continue the goal of promoting mixed-use development throughout the TID area.

PROPOSED AMENDMENT TID NO. 7 BOUNDARY MAP (2018)



Statement of Purpose and Summary of Finding

A. Statement of Purpose

The District was created as a mixed-use district to encourage development and redevelopment in the City, with the specific goal of increasing retail development opportunities in the community. The City recognized that without the creation of the District, the employment generators and positive construction increment would not occur if the proper infrastructure was not in place to attract and support the development. Therefore, the creation of the TID 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.

The City also intended to complete the following:

- Reconstruction and construction of roads in and up to a one-half mile of the TID boundary;
- Infrastructure upgrades and expansions to sewer and water utilities;
- Developer incentives; and
- Potential land purchases, demolition, and relocation costs.

This amendment does not make changes to this the statement and purpose of the Project Plan.

B. Summary of Findings

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

1. The amended Project Plan is in conformity with the Comprehensive Plan and other guiding documents.
2. The amended 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 amendment, 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 amendment.
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 8.38%.
6. The expenditures made will create new jobs in the immediate area as a result of this Project Plan Amendment. When added to the area within one-half mile of the District, the existing businesses will be able to capture an additional or larger retail market share in the greater region. Therefore, the project costs of the District continue to relate directly to promoting redevelopment in the District consistent with the purpose for which the District was created.
7. The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period.
8. 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 Projects

The City created TID No. 7 to promote mixed-use development and redevelopment of properties, improve a portion of the City, enhance the value of the TID, and broaden the property tax base.

Any cost directly or indirectly related to achieving the objective of promoting mixed-use development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. 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 \$700,000 under this category for the completion of Engel Dr.

This amendment adds an additional \$500,000 to 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.

This amendment does not make changes to this category.

C. Site Development Costs



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

The City budgeted \$50,000 under this category as part of this Project Plan.

This amendment adds an additional \$200,000 to this category.

D. Land Acquisition & Assembly

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

The City budgeted \$300,000 under this category as part of this Project Plan.

This amendment does not make changes to this category.

E. Development Incentives

The City may use TID No. 7 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 business and/or developers to stimulate or enable economic development and housing development projects within TID No. 7. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee.

\$10,000,000 is budgeted for development incentives, as described above.

This amendment adds an additional \$2,000,000 to this category in the form of a planned PAYGO agreement.

F. Professional Services



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

The City budgeted \$20,000 under this category as part of this Project Plan.

This amendment does not make changes to this category.

G. Discretionary Payments

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

The City budgeted \$25,000 under this category as part of this Project Plan.

This amendment does not make changes to this category.

H. Administration Costs

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

The City budgeted \$20,000 for TID administration costs, as described above.

This amendment adds an additional \$20,000 to this category to account for annual audits and reporting requirements.

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.

This amendment adds an additional \$8,000 to this category.

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 projects listed above will provide necessary facilities and support to enable and encourage the redevelopment of TID No. 7. 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 No. 1 summarizes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 7. 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 2016 or updated with 2018 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2016 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. 7. 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.



FIGURE 1: City of Shawano TID No. 7 and Amendment No. 1 Planned Project Costs

Planned Project Costs Summary				
City of Shawano				
TID No. 7 Amendment No. 1				
Category	Project Plan Costs	Amendments Plan Costs	Other's Share	TID Share
A. Infrastructure	\$700,000	\$1,000,000	\$0	\$1,700,000
B. Capital Costs	\$0	\$0	\$0	\$0
C. Site Development Costs	\$50,000	\$500,000	\$0	\$550,000
D. Land Acquisition & Assembly	\$300,000	\$500,000	\$0	\$800,000
E. Development Incentives	\$10,000,000	\$2,000,000	\$0	\$12,000,000
F. Professional Services	\$20,000	\$0	\$0	\$20,000
G. Discretionary Payments	\$25,000	\$0	\$0	\$25,000
H. Administration Costs	\$20,000	\$20,000	\$0	\$40,000
I. Organizational Costs	\$15,000	\$9,000	\$0	\$24,000
J. Inflation	\$440,000	\$0	\$0	\$440,000
Subtotal	\$11,570,000	\$4,029,000	\$0	\$15,599,000
K. Financing Costs (less Capitalized Interest)		\$0		\$1,493,356
Capitalized Interest				\$141,000
Total TID Expenditure				\$17,233,356

Non-Project Costs & Ineligible Costs

There are no project costs planned for TID No. 7 which would directly benefit property outside the TID. Therefore, there are no “non-project” costs.

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%. The property appreciation rate, for the purpose of making projections of equalized value, will be 0.5%.

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 0.5% 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 2015 equalized tax rate of 0.025 as reported by the City. The assumption of no change will provide a conservative estimate since the rate has been trending slightly up over the past five years, and 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.



Figure 2:

Tax Increment Cash Flow													
City of Shawano													
TID No. 7 Amendment No. 1													
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 Incentive (1)	PAYGO Devel Incentive (2)	UnassignedP AYGO Devel Incentives	Annual Admin		
2016		0	0	0	0	0	0	0	0	0	0	0	0
2017	0	20,000	0	0	20,500	0	0	0	0	0	0	(500)	(500)
2018	(500)	0	0	0	114,363	0	0	0	0	0	2,000	(116,363)	(116,863)
2019	(116,863)	0	206,172	0	114,363	0	0	216,723	0	0	2,000	(126,914)	(243,778)
2020	(243,778)	0	420,002	0	114,363	0	0	218,361	110,000	0	2,000	(24,722)	(268,500)
2021	(268,500)	150,000	571,628	0	114,363	0	0	220,008	230,000	0	2,000	155,257	(113,243)
2022	(113,243)	0	956,808	0	114,363	0	0	221,662	230,000	81,000	2,000	307,783	194,541
2023	194,541	0	1,225,848	0	114,363	174,188	0	223,325	230,000	150,000	2,000	331,972	526,513
2024	526,513	0	1,265,850	0	114,363	407,907	0	224,996	230,000	200,000	2,000	86,584	613,097
2025	613,097	80,000	1,276,292	0	114,363	407,907	96,375	226,675	230,000	200,000	2,000	78,971	692,068
2026	692,068	0	1,318,501	0	0	407,907	269,882	339,239	230,000	200,000	2,000	(130,528)	561,540
2027	561,540	0	1,329,343	0	0	407,907	269,882	340,936	230,000	200,000	2,000	(121,382)	440,159
2028	440,159	0	1,390,699	0	0	407,907	269,882	342,640	230,000	200,000	2,000	(61,730)	378,429
2029	378,429	0	1,419,404	0	0	407,907	269,882	344,354	230,000	200,000	2,000	(34,738)	343,690
2030	343,690	0	1,445,280	0	0	407,907	269,882	346,075	230,000	200,000	2,000	(10,584)	333,106
2031	333,106	0	1,457,084	0	0	407,907	269,882	347,806	230,000	200,000	2,000	(510)	332,596
2032	332,596	0	1,468,979	0	0	407,907	269,882	349,545	230,000	200,000	2,000	9,645	342,241
2033	342,241	0	1,480,966	0	0	407,907	269,882	351,292	230,000	200,000	2,000	19,884	362,126
2034	362,126	0	1,493,045	0	0	407,907	269,882	353,049	230,000	200,000	2,000	30,207	392,333
2035	392,333	0	1,525,901	0	0	407,907	269,882	354,814	230,000	200,000	2,000	61,298	453,631
2036	453,631	0	1,538,323	0	0	407,907	269,882	356,588	230,000	200,000	2,000	71,946	525,576
2037	525,576	0	1,550,840	0	0	407,907	269,882	0	0	0	0	873,051	1,398,627
Total		250,000	23,340,965	0	935,406	5,884,890	3,334,954	5,378,088	3,790,000	2,831,000	38,000		

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

Financing Methods & Timetable

E. Financing Methods (2018 Updated)

An important aspect to consider in assessing the economic feasibility of TID No. 7 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2017, the City had a 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 \$18 million in anticipated project costs within the TID; however, not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed and assessed, and begin paying property taxes. The City can finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City 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.

F. Timetable

The maximum life of the TID is 20 years; a three-year extension may be requested. The City of Shawano has a maximum of 15 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 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. 7.

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

G. TID Expenditure Period

The expenditure period for the District ends on September 6, 2031. 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 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.

H. TID Closure Date

The mandate closure date is September 6, 2036. Therefore, the final collection year for TID No. 7 is 2036. If the City was to close the TID after April 15 of the same calendar, the TID would receive one additional year of increment revenue.



Equalized Value Test

Wisconsin Statutes Section 66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID combined with the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. The table below uses values listed in the Wisconsin Department of Revenue's 2017 TIF Value Limitation Report.

Figure 3:

Valuation Compliance Test		
TID No. 7 Amendment No. 1		
City of Shawano		
Description	Current	Proposed
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. 7	-	\$ 6,747,198
Total (*A negative increment is treated as zero increment)	\$ 35,819,600	\$ 42,566,798
Percent of City's Equalized Value in Existing TIDs	7.05%	8.38%
Remaining Available TID Value	\$ 25,116,196	\$ 18,368,998
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 4 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District.

Figure 4

Analysis of Impact on Overlying Jurisdictions					
City of Shawano					
TID No. 7 Amendment No. 1					
Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Amendment No. 1 Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	37.8%	\$5,492	\$182	\$547,584	\$541,910
Tech. College	3.3%	\$474	\$16	\$47,242	\$46,753
County	20.2%	\$2,933	\$97	\$292,420	\$289,390
Local	38.7%	\$5,626	\$186	\$560,890	\$555,078
Total	100.0%	\$14,525	\$480	\$1,448,136	\$1,433,131

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

For areas located in the City, this plan amendment 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

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 7; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable State statutes and rules. The following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required by Wisconsin Statutes section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made as required by law.



District Boundary and Description

Lands located in part of the Southeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter, all in Section 32, Township 27 North, Range 16 East and part of the Fractional Northeast Quarter of the Northeast Quarter, the Fractional Northwest of the Northeast Quarter, the Fractional Northeast Quarter of the Northwest Quarter and the Fractional Northwest Quarter of the Northwest Quarter, all in Section 5, Township 26 North, Range 16 East, all in the City of Shawano, Shawano County, Wisconsin, described as follows:

Beginning at the Southeast corner of said Section 32; thence S 89°52'46" W, 188.63 feet along the southerly line of Lot 1, Certified Survey Map (CSM) No. 417 to the northerly right-of-way of the Wisconsin Central Ltd. Railroad; thence N 61°55'33" W, 905 feet more or less; thence Southwesterly, 142 feet more or less to the northerly line of Lot 1, CSM No. 1121; thence Southeasterly, 318 feet more or less along the northwesterly right-of-way of State Trunk Highway 47 (South Airport Drive) to the northeast corner of Lot 2, Raasch Industrial Park Acres; thence S 20°13'10" E, 58.25 along the easterly line of said Lot 2 to a curve; thence Southwesterly 319.28 feet along the easterly line of said Lot 2 and the arc of a curve to the left having a radius of 921.47 feet and a chord bearing S 06°29'34" W, 317.69 feet to the southeast corner of said Lot 2; thence S 78°49'28" W, 390.73 feet along the southerly line of said Lot 2 to the northeast corner of Lot 2, CSM No. 4108; thence S 03°15'06" E, 446.37 feet along the east line of Lot 2, CSM No. 4108 to the southeast corner thereof; thence N 89°23'49" W, 253.00 feet along the south line of Lot 2, CSM No. 4108 to the southwest corner thereof; thence N 01°21'16" W, 137.99 feet along the west line of Lot 2, CSM No. 4108 to a curve; thence Northwesterly 260.33 feet along the west line of Lot 2, CSM No. 4108 and the arc of curve to the left having a radius of 1482.39 feet and a chord bearing N 06°23'08" W, 260.00 feet to the northwest corner thereof; thence Westerly, 100 feet more or less to the southeast corner of Lot 1, CSM No. 3147; thence N 89°25'16" W, 542.65 feet along the south line of Lot 1, CSM No. 3147 to the southwest corner thereof; thence S 89°36'19" W, 483.30 feet along the south line of Lot 2, CSM No. 2985 to the east line of Lot 6, Raasch Industrial Park Acres; thence S 02°21'08" E, 387.20 feet along the east line of said Lot 6 to the southeast corner thereof; thence continuing S02°21'08"E, to the centerline of Engel Drive; thence Easterly along said centerline of Engel Drive to the centerline of Industrial Drive; thence Southerly along said centerline of Industrial Drive to the centerline of County Trunk Highway "B"; thence N89°32'43"W along said centerline of County Trunk Highway "B", 220 feet, more or less, to the Northwest corner of Town of Waukechon Parcel No. 046051300010; thence S00°52'16"E, 250 feet, more or less, along the West line of said Parcel No. 046051300010 to the Southwest corner thereof; thence S89°32'16"E, along the Southerly line of said Parcel No. 046051300010, 549.86 feet; thence S01°27'15"E, 1072.86 feet; thence S01°28'46"E, 299.67 feet; thence N89°32'05"W, 1296.74 feet; thence N01°03'55"W, 300.11 feet to the Southwest corner of the Northeast Quarter of Section 5, T26N, R16E; thence N01°32'42"W, 1320.00 feet more or less, to the aforementioned centerline of County Trunk Highway "B"; thence Westerly along said centerline of County Trunk Highway "B", 117 feet, more or less, to the Easterly line of Town of Waukechon Parcel No. 046052100000; thence Northerly along said Easterly line of said Parcel No. 046052100000 to the Northeast corner thereof, said point also being the Southeast corner of Lot 7, Raasch Industrial Park Acres; thence Westerly along the Northerly line of said Parcel No. 046052100000 and the Southerly line of said Lot 7 to the Northwest corner of said Parcel No. 046052100000 also being the Southwest corner of said Lot 7; thence S02°16'23" E, 655 feet more or less to the north right-of-way of County Trunk Highway "B"; thence N 89°28'07" W, 1085.86 feet along the north right-of-way of County Trunk Highway "B" to the southeast corner of Lot 1, CSM No. 3400; thence N 89°28'07" W, 173.73 feet along the south line of said CSM No. 3400; thence N 87°44'36" W, 298.83 feet along the south line of said CSM No. 3400; thence N 88°45'09" W, 156.11 feet along the south line of said CSM No. 3400 to the southwest corner thereof; thence N 01°03'39" W, 602.36



feet along the west line of Lot 2, CSM No. 3400 to the northwest corner thereof; thence S 89°28'12" E, 291.72 feet to the southwest corner of Lot 1, CSM No. 3548; thence N 03°26'56" W, 742.84 feet along the west line of Lot 1, CSM No. 3548 to the northwest corner thereof; thence N 03°26'56" W, 80.00 feet to the south line of Lot 1, CSM No. 3660; thence S 84°09'29" W, 69.77 feet along the south line of Lot 1, CSM No. 3660 to the southwest corner thereof; thence N 01°07'34" W, 690.79 feet along the west line of Lot 1, CSM No. 3660 to the northwest corner thereof; thence S 89°48'28" E, 970 feet more or less along the north line of the Northwest Quarter of said Section 5 to the southwest corner of Lot 1, CSM No. 1483; thence N 02°11'54" W, 1160.60 feet along the west line of Lot 1, CSM No. 1483 to the northwest corner thereof; the following five courses being along the north lines of said CSM No. 1483; thence N 89°27'23" E, 511.48 feet; thence N 00°35'31" E, 54.99 feet; thence N 89°27'23" E, 150.01 feet; thence N 00°35'31" E, 99.91 feet; thence N 89°36'08" E, 215 feet more or less to the northwest corner of Lot 1, CSM No. 867; thence S 89°49'52" E, 89.78 feet along the north line of Lot 1, CSM No. 867 to the northeast corner thereof; thence S 61°56'23" E, 277 feet more or less along the northeasterly line of Lot 1, CSM No. 867 to the intersection with the southerly extension of the west line of Lot 1, CSM No. 808; thence N 02°17'46" W, 115 feet more or less along said southerly extension to the southwest corner of Lot 1, CSM No. 808; thence N 02°17'46" W, 665 feet more or less along the west line of Lot 1, CSM No. 808 and the northerly extension of said west line to the intersection with the northerly right-of-way of Beauprey Road; thence S 61°55'33" E, 1365 feet more or less along the northerly right-of-way of Beauprey Road to a bend point; thence S 89°48'50" E, 1348 feet more or less along the northerly right-of-way of Beauprey Road to the northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 32; thence S 02°33'27" E, 80.09 feet along the east line of the Southeast Quarter of said Section 32 to the northeast corner of Lot 1, CSM No. 417; thence S 02°33'27" E, 1241.05 feet along the east line of Lot 1, CSM No. 417 to the Point of Beginning. EXCLUDING all of Lot 1, Certified Survey Map No. 2985, recorded in Volume 12 of Certified Surveys on Pages 247-248, as Document Number 597394 from the above described lands.

And Also EXCLUDING all wetlands from the above described lands.



Appendix A: Maps

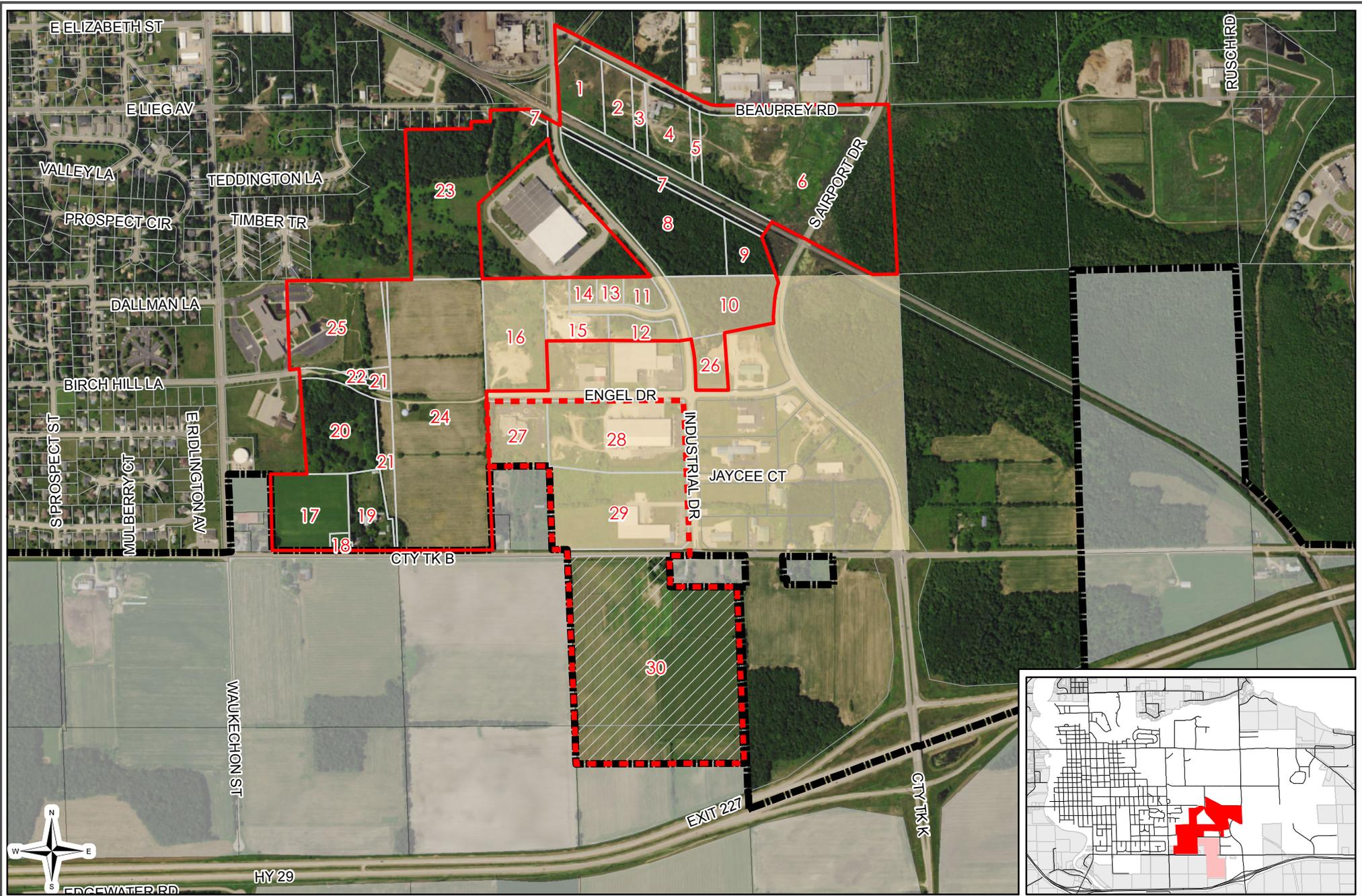


TID Parcel Information List

TID No. 7 Amendment No. 1

City of Shawano

Map ID	Basic Parcel Information			Supplemental Parcel Information (Place "X" In Column)											Current Assessment Information				Equalized DOR Full Value Assessment Information					
				Land Use Classification											100.00% Value									
	Parcel Number	Existing TID #	Owner	Lot GIS Acres	Ready Conservation Status	Vacant (by assessment dist)	Other Tax Exempt	Municipal Owned	Retail	Commercial/ Mixed Use	Zoned/ Suitable Industrial	Residential (Current)	Residential (New Planned)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value		
27	281721000060	2	TAX EXEMPT SHAWANO COUNTY, HUBER FACILITY	5.406							X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28	281721000100	2	TIMBERPRO INC	13.400							X				\$ 161,800.00	\$ 3,249,800.00	\$ -	\$ 3,411,600.00	\$ 161,800.00	\$ 3,249,800.00	\$ -	\$ 3,411,600.00		
29	281721000090	2	MOD TECH INDUSTRIES	14.829							X				\$ 171,000.00	\$ 2,911,000.00	\$ -	\$ 3,082,000.00	\$ 171,000.00	\$ 2,911,000.00	\$ -	\$ 3,082,000.00		
30	046051300020		DAVID A GRETZINGER, DEBRA GRETZINGER	45.671		X					X				\$ 14,300	\$ 4,900	\$ -	\$ 19,200.00	\$ 14,300.00	\$ 4,900.00	\$ -	\$ 19,200.00		
				Total Real Property	79.306	0.00	45.67	0.00	0.00	0.00	45.67	79.31	0.00	0.00	0.00	\$ 347,100.00	\$ 6,165,700.00	\$ -	\$ 6,512,800.00	\$ 347,100.00	\$ 6,165,700.00	\$ -	\$ 6,512,800.00	
				Total ROW and Waterways	1.160	0%	58%	0%	0%	0%	58%	100%	0%	0%										
				Total TID Boundary	80.46623												Total Assessed Value				Total DOR Equalized Value			
																\$ 6,512,800		\$ 6,512,800				\$ 6,493,600.00	\$ 19,200.00	



Map 1- Amendment No. 1 Boundary and Parcels

City of Shawano

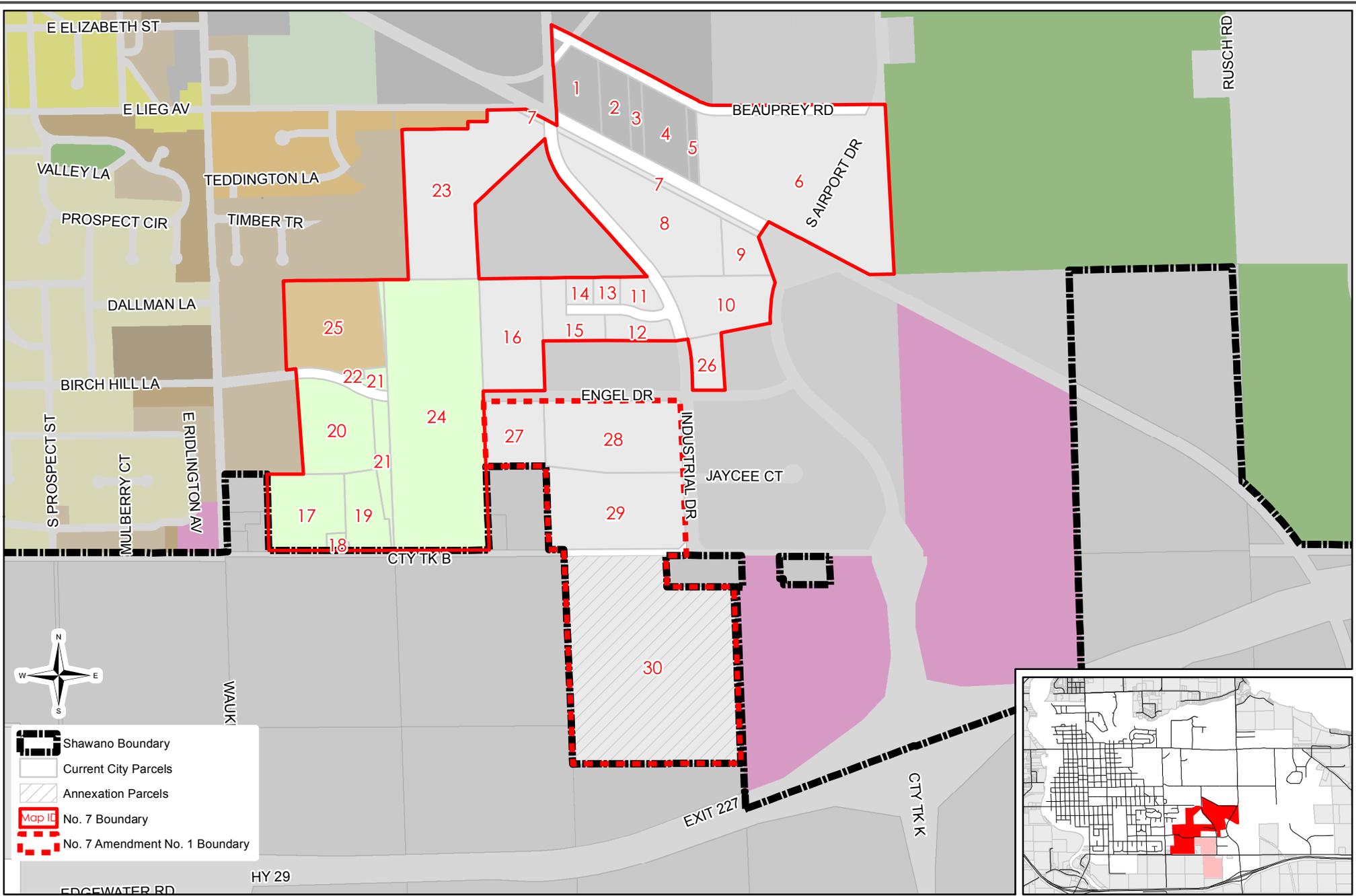


No. 7 Boundary  Map ID
 No. 7 Amendment No. 1 Boundary 

Shawano Boundary 
 Current City Parcels 
 Annexation Parcels 
 No. 2 Boundary 

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Map 2 - Zoning

City of Shawano

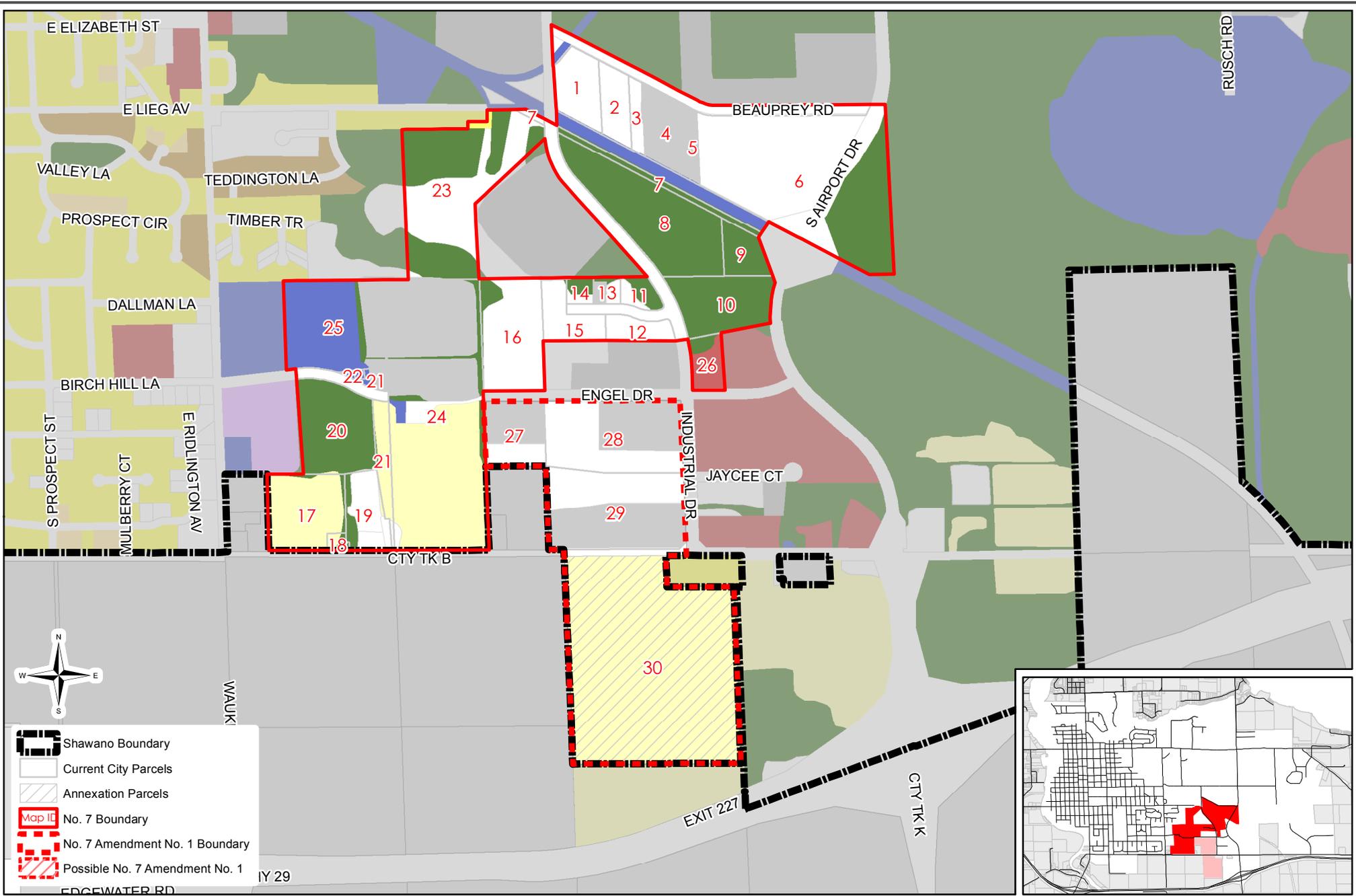


 Rural Holding - 35 (RH-35)	 Multi-Family Residential - 10 (MR-10)	 Business Park (BP)
 Single Family Residential - 4 (SR-4)	 Multi-Family Residential - 20 (MR-20)	 Light Industrial (LI)
 Single Family Residential - 5 (SR-5)	 Mobile Home Residential - 8 (MH-8)	 Public Lands (PL)
 Two Family Residential - 6 (TR-6)	 Community Mixed Use (CMU)	

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Map 3 - Existing Land Use

City of Shawano

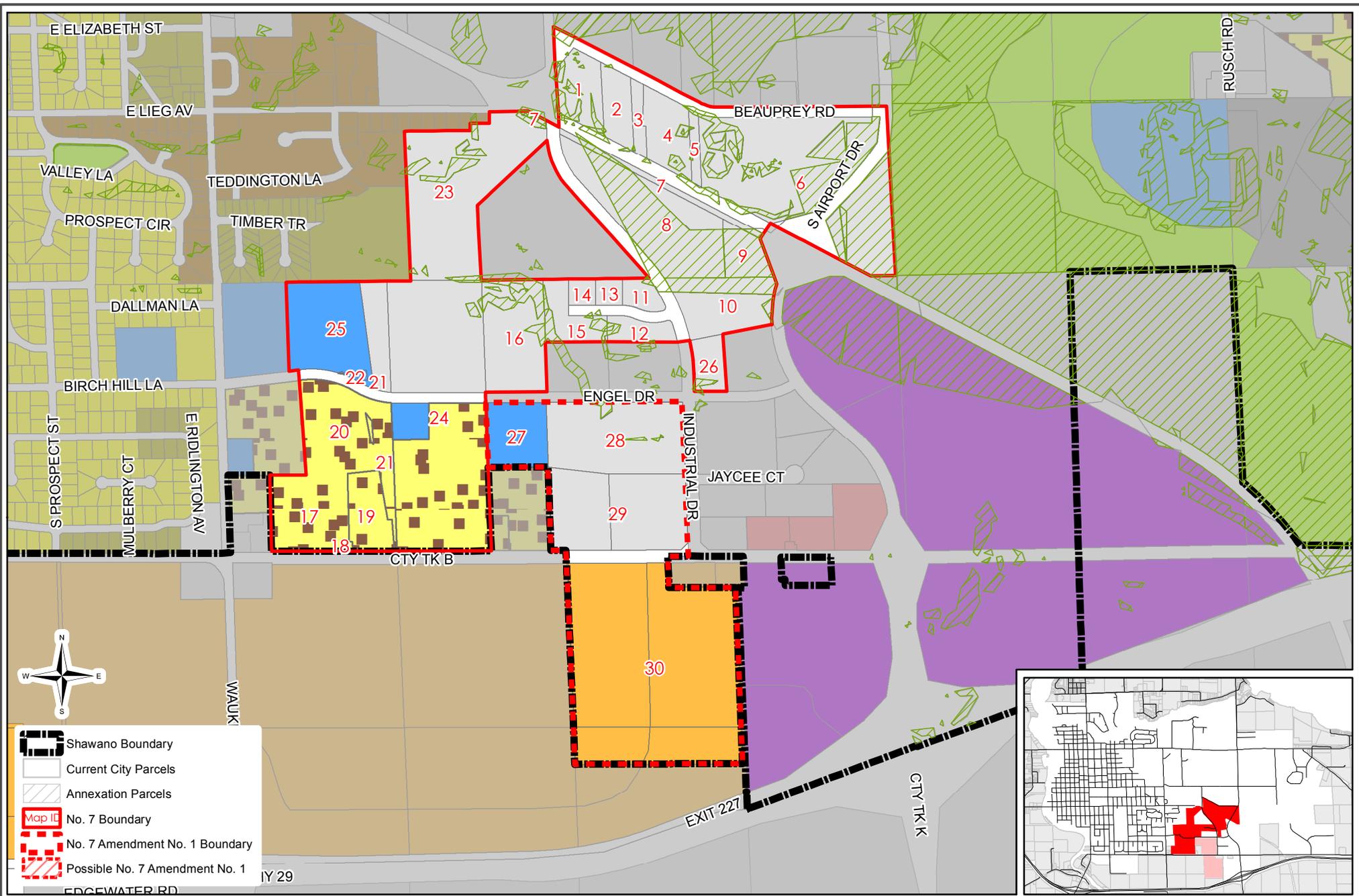


- | | |
|----------------------------------------|----------------------------------------------------|
| Vacant Land | Commercial Uses |
| Farming and Ag | Industrial, Manufacturing, Storage |
| Residential - Single Family Structures | Rail, Utilities, Public Uses; Educational Services |
| Residential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

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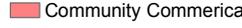
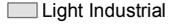
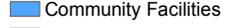
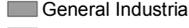
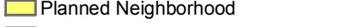
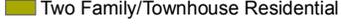
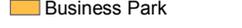
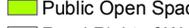


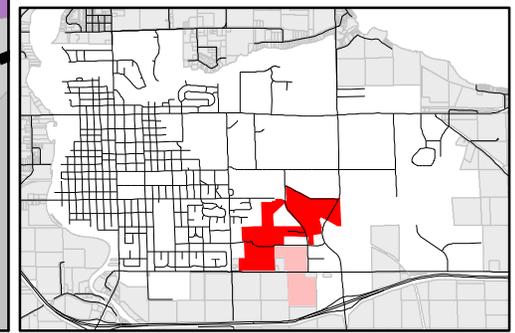
-  Shawano Boundary
-  Current City Parcels
-  Annexation Parcels
-  No. 7 Boundary
-  No. 7 Amendment No. 1 Boundary
-  Possible No. 7 Amendment No. 1

Map 4 - Future Land Use

City of Shawano

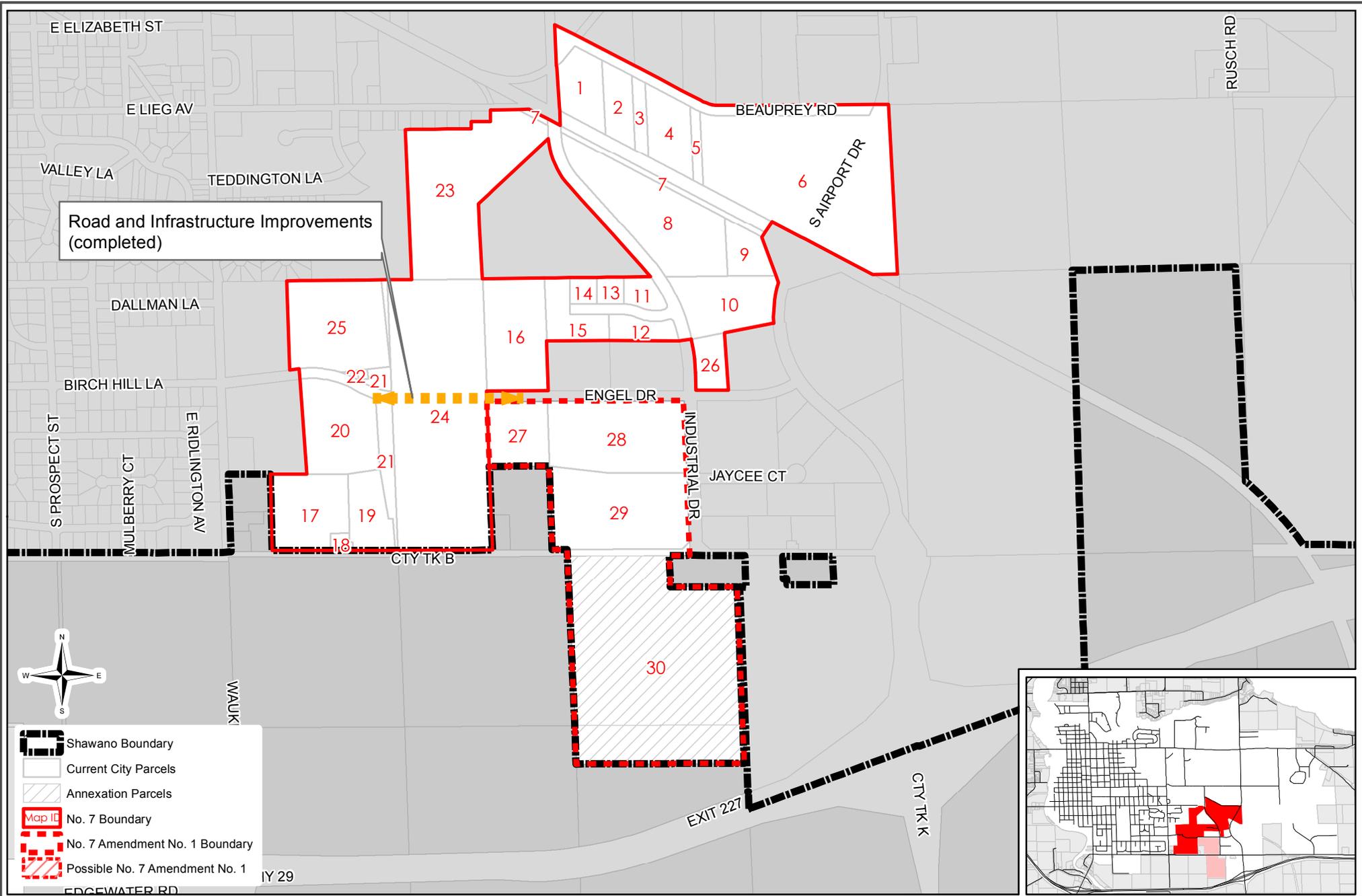


- | | | |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  Agriculture & Resource Preservation |  Community Commerical |  Light Industrial |
|  Residential (Sewered) |  Community Facilities |  General Industrial |
|  Planned Neighborhood |  Planned Mixed Use |  Mixed Residential |
|  Two Family/Townhouse Residential |  Business Park |  Public Open Space & Recreation |
| | |  Road Right of Way |



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Map 5 - Proposed Improvements

City of Shawano



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Appendix B: Financial Attachments



Table 1: Planned Project Costs

City of Shawano

TID No. 7 Amendment No. 1

Type of Expenditure	Creation Amount	Amendment Amount	% Paid By		TID Costs Allocated to Project
			TID Project	Other	
A. Infrastructure					
Road and Infrastructure Improvements (Engel Dr)	\$700,000	\$0	100%	0%	\$700,000
Amendment Infrastructure (loan 2)	\$0	\$500,000	100%	0%	\$500,000
Amendment Infrastructure (loan 3)	\$0	\$500,000	100%	0%	\$500,000
Reserved	\$0	\$0	100%	0%	\$0
Reserved	\$0	\$0	100%	0%	\$0
Reserved	\$0	\$0	100%	0%	\$0
Total Capital Costs	\$700,000	\$1,000,000			\$1,700,000
B. Capital Improvement Cost					
Reserved	\$0	\$0	100%	0%	\$0
Reserved	\$0	\$0	100%	0%	\$0
Reserved	\$0	\$0	100%	0%	\$0
Total TID Infrastructure	\$0	\$0			\$0
C. Site Development Costs					
Creation Site Development Costs	\$50,000	\$0	100%	0%	\$50,000
Amendment Site Development Costs (loan 2)	\$0	\$250,000	100%	0%	\$250,000
Amendment Site Development Costs (loan 3)	\$0	\$250,000	100%	0%	\$250,000
Total TID Site Development Costs	\$50,000	\$500,000			\$550,000
D. Land Acquisition & Assembly					
Creation - Land Acquisition & Assembly	\$300,000	\$0	100%	0%	\$300,000
Amendment - Land Acquisition & Assembly (Loan 2)	\$0	\$250,000	100%	0%	\$250,000
Amendment - Land Acquisition & Assembly (Loan 3)	\$0	\$250,000	100%	0%	\$250,000
Total TID Land Acquisition & Assembly	\$300,000	\$500,000			\$800,000
E. Development Incentives					
Creation - Development Incentives (PAYGO)	\$10,000,000	\$0	100%	0%	\$10,000,000
Amendment - Development Incentives (PAYGO)	\$0	\$2,000,000	100%	0%	\$2,000,000
Reserved	\$0	\$0	100%	0%	\$0
Total TID Development Incentives	\$10,000,000	\$2,000,000			\$12,000,000
F. Professional Services					
Legal	\$20,000	\$0	100%	0%	\$20,000
Reserved	\$0	\$0	100%	0%	\$0
Reserved	\$0	\$0	100%	0%	\$0
Total TID Professional Services	\$20,000	\$0			\$20,000
G. Discretionary Payments					
Marketing and Signage	\$25,000	\$0	100%	0%	\$25,000
Reserved	\$0	\$0	100%	0%	\$0
Reserved	\$0	\$0	100%	0%	\$0
Total TID Discretionary Payments	\$25,000	\$0			\$25,000
H. Administration Costs					
City Staff	\$17,000	\$0	100%	0%	\$17,000
DOR Fees	\$3,000	\$0	100%	0%	\$3,000
Audits	\$0	\$20,000	100%	0%	\$20,000
Total TID Administration Costs	\$20,000	\$20,000			\$40,000
I. Organizational Costs					
Department of Revenue Submittal Fee	\$1,000	\$0	100%	0%	\$1,000
Professional Fees	\$10,000	\$8,000	100%	0%	\$18,000
City Staff & Publishing	\$4,000	\$1,000	100%	0%	\$5,000
Total TID Organization Costs	\$15,000	\$9,000			\$24,000
J. Inflation					
	\$440,000	\$0			\$440,000
Total TID Project Costs	\$11,570,000	\$4,029,000			\$15,599,000
K. Financing Costs					
Total Interest, Fin. Fees, Less Cap. Interest (2019)	\$181,420				\$181,420
Total Interest, Fin. Fees, Less Cap. Interest (2022)	\$902,114				\$902,114
Total Interest, Fin. Fees, Less Cap. Interest (2024)	\$409,822				\$409,822
Plus Capitalized Interest	\$141,000	\$0			\$141,000
Total Financing Costs		\$0			\$1,634,356
TOTAL TID EXPENDITURE					\$17,233,356

Table 2: Tax Increment ProForma

City of Shawano
TID No. 7 Amendment No. 1

Assumptions												
TID Creation Date	9/6/16	Projected Equalized Base Value	\$ 581,100	Amendment No. 1		\$ 20,048						
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	0.25%									
Termination Year	2036	Property Appreciation Rate	0.50%	For Existing Construction								
TID Category	Mixed-Use	Construction Inflation Rate	2.50%	For New Construction After Creation Year								
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Amendment Base Value	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
						Construction	Land					
2016	2017	2018	581,100		\$0	\$3,400	\$0	\$584,500	\$3,400	0.02500	\$0	2018
2017	2018	2019	584,500		0	7,987,200	0	8,571,700	7,990,600	0.02506	\$200,264	2019
2018	2019	2020	8,571,700	20,048	0	4,202,500	0	12,794,248	12,193,100	0.02513	\$306,354	2020
2019	2020	2021	12,794,248		63,971	9,045,881	0	21,904,101	21,302,952	0.02519	\$536,578	2021
2020	2021	2022	21,904,101		109,521	8,830,503	0	30,844,124	30,242,976	0.02525	\$763,664	2022
2021	2022	2023	30,844,124		154,221	9,051,266	0	40,049,610	39,448,462	0.02531	\$998,601	2023
2022	2023	2024	40,049,610		200,248	2,319,387	0	42,569,245	41,968,097	0.02538	\$1,065,039	2024
2023	2024	2025	42,569,245		212,846	2,971,714	0	45,753,806	45,152,658	0.02544	\$1,148,720	2025
2024	2025	2026	45,753,806		228,769	3,655,209	0	49,637,784	49,036,636	0.02550	\$1,250,650	2026
2025	2026	2027	49,637,784		248,189	1,248,863	0	51,134,836	50,533,688	0.02557	\$1,292,053	2027
2026	2027	2028	51,134,836		255,674	2,560,169	0	53,950,679	53,349,531	0.02563	\$1,367,459	2028
2027	2028	2029	53,950,679		269,753	1,312,087	0	55,532,519	54,931,371	0.02570	\$1,411,525	2029
2028	2029	2030	55,532,519		277,663	537,956	0	56,348,137	55,746,989	0.02576	\$1,436,065	2030
2029	2030	2031	56,348,137		281,741	0	0	56,629,878	56,028,730	0.02582	\$1,446,931	2031
2030	2031	2032	56,629,878		283,149	0	0	56,913,027	56,311,879	0.02589	\$1,457,879	2032
2031	2032	2033	56,913,027		284,565	2,172,447	0	59,370,039	58,768,891	0.02595	\$1,525,293	2033
2032	2033	2034	59,370,039		296,850	0	0	59,666,890	59,065,742	0.02602	\$1,536,830	2034
2033	2034	2035	59,666,890		298,334	0	0	59,965,224	59,364,076	0.02608	\$1,548,454	2035
2034	2035	2036	59,965,224		299,826	0	0	60,265,050	59,663,902	0.02615	\$1,560,165	2036
2035	2036	2037	60,265,050		301,325	0	0	60,566,376	59,965,227	0.02621	\$1,571,965	2037
Total							\$55,898,581	\$0			\$22,424,487	

Notes:

Reported Values

Table 3:

Tax Increment Cash Flow

City of Shawano

TID No. 7 Amendment No. 1

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 Incentive (1)	PAYGO Devel Incentive (2)	UnassignedP AYGO Devel Incentives	Annual Admin			
2016		0	0	0	0	0	0	0	0	0	0	0	0	
2017	0	20,000	0	0	29,250	0	0	0	0	0	0	0	(9,250)	(9,250)
2018	(9,250)	0	0	0	114,659	0	0	0	0	0	2,000	0	(116,659)	(125,909)
2019	(125,909)	0	200,264	0	114,659	0	0	216,723	0	0	2,000	0	(133,118)	(259,027)
2020	(259,027)	0	306,354	0	114,659	0	0	218,361	110,000	0	2,000	0	(138,667)	(397,693)
2021	(397,693)	150,000	536,578	0	114,659	0	0	220,008	230,000	0	2,000	0	119,912	(277,781)
2022	(277,781)	0	763,664	0	114,659	0	0	221,662	230,000	81,000	2,000	0	114,343	(163,439)
2023	(163,439)	0	998,601	0	114,659	70,688	0	223,325	230,000	150,000	2,000	0	207,930	44,491
2024	44,491	0	1,065,039	0	114,659	165,534	0	224,996	230,000	200,000	2,000	0	127,851	172,342
2025	172,342	80,000	1,148,720	0	114,659	165,534	48,563	226,675	230,000	200,000	2,000	0	241,289	413,631
2026	413,631	0	1,250,650	0	0	165,534	135,991	339,239	230,000	200,000	2,000	0	177,886	591,517
2027	591,517	0	1,292,053	0	0	165,534	135,991	340,936	230,000	200,000	2,000	0	217,593	809,109
2028	809,109	0	1,367,459	0	0	165,534	135,991	342,640	230,000	200,000	2,000	0	291,294	1,100,404
2029	1,100,404	0	1,411,525	0	0	165,534	135,991	344,354	230,000	200,000	2,000	0	333,647	1,434,050
2030	1,434,050	0	1,436,065	0	0	165,534	135,991	346,075	230,000	200,000	2,000	0	356,465	1,790,515
2031	1,790,515	0	1,446,931	0	0	165,534	135,991	347,806	230,000	200,000	2,000	0	365,600	2,156,115
2032	2,156,115	0	1,457,879	0	0	165,534	135,991	349,545	230,000	200,000	2,000	0	374,809	2,530,924
2033	2,530,924	0	1,525,293	0	0	165,534	135,991	351,292	230,000	200,000	2,000	0	440,476	2,971,400
2034	2,971,400	0	1,536,830	0	0	165,534	135,991	353,049	230,000	200,000	2,000	0	450,256	3,421,656
2035	3,421,656	0	1,548,454	0	0	165,534	135,991	354,814	230,000	200,000	2,000	0	460,115	3,881,770
2036	3,881,770	0	1,560,165	0	0	165,534	135,991	357,500	230,000	200,000	2,000	0	469,140	4,350,910
2037	4,350,910	0	1,571,965	0	0	165,534	135,991	0	0	0	2,000	0	1,268,440	5,619,350
Total		250,000	22,424,487	0	946,520	2,388,163	1,680,454	5,379,000	3,790,000	2,831,000	40,000			

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

Table 4: Financing Summary					
City of Shawano					
TID No. 7 Amendment No. 1					
TID Activities	Phase/Loan #1 5/1/2017	Phase/Loan #2 5/1/2022	Phase/Loan #3 5/1/2024	Paid with TID Revenue or PAYGO	Total
A. Infrastructure	\$700,000	\$500,000	\$500,000	\$0	\$1,700,000
B. Capital Costs	\$0	\$0	\$0	\$0	\$0
C. Site Development Costs	\$0	\$300,000	\$250,000	\$0	\$550,000
D. Land Acquisition & Assembly	\$0	\$550,000	\$250,000	\$0	\$800,000
E. Development Incentives	\$0	\$0	\$0	\$12,000,000	\$12,000,000
F. Professional Services	\$20,000	\$0	\$0	\$0	\$20,000
G. Discretionary Payments	\$25,000	\$0	\$0	\$0	\$25,000
H. Administration Costs	\$0	\$0	\$0	\$40,000	\$40,000
I. Organizational Costs	\$0	\$24,000	\$0	\$0	\$24,000
Subtotal	\$745,000	\$1,374,000	\$1,000,000	\$12,040,000	\$15,159,000
J. Inflation Factor Cost Adj. @ 2.5% per year	\$0	\$219,419	\$218,403		\$437,822
Grants	\$0	\$0	\$0		\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0		\$0
Total Cost For Borrowing	\$745,000	\$1,593,419	\$1,218,403		\$15,596,822
Capitalized Interest	\$20,000	\$71,000	\$50,000		\$141,000
Financing Fees (2%)	\$14,900	\$31,868	\$24,368		\$71,136
Debt Reserve	\$0	\$0	\$0		\$0
Subtotal	\$779,900	\$1,696,287	\$1,292,771		\$3,768,958
Less Interest Earned	\$0	\$0	\$0		\$0
BORROWING REQUIRED	\$779,900	\$1,696,287	\$1,292,771		\$3,768,958
BORROWING AMOUNT	\$780,000	\$1,700,000	\$1,295,000		\$3,775,000

Table 5A: Debt Service Plan - Phase 1						
City of Shawano						
TID No. 7 Amendment No. 1						
Bond Issue						
1/0/1900						
Principal:	\$780,000			Project Cost:	\$745,000	
Interest Rate:	3.75%			Finance Fees:	\$14,900	
Term (Years):	10			Interest Earned:	\$0	
# of Principal Payments:	8			Capitalized Interest:	\$20,000	
Date of Issue:	7/1/2016			Total TID Cost of Loan:	\$926,520	
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2016	0	\$780,000	\$0	\$0	\$0	\$0
2017	0	\$780,000	\$0	\$29,250	\$29,250	\$0
2018	1	\$780,000	\$85,409	\$29,250	\$114,659	\$0
2019	2	\$694,591	\$88,612	\$26,047	\$114,659	\$0
2020	3	\$605,980	\$91,935	\$22,724	\$114,659	\$0
2021	4	\$514,045	\$95,382	\$19,277	\$114,659	\$0
2022	5	\$418,663	\$98,959	\$15,700	\$114,659	\$0
2023	6	\$319,704	\$102,670	\$11,989	\$114,659	\$0
2024	7	\$217,034	\$106,520	\$8,139	\$114,659	\$0
2025	8	\$110,514	\$110,514	\$4,144	\$114,659	\$0
2026	9	\$0	\$0	\$0	\$0	\$0
2027	10	\$0	\$0	\$0	\$0	\$0
2028	11	\$0	\$0	\$0	\$0	\$0
2029	12	\$0	\$0	\$0	\$0	\$0
2030	13	\$0	\$0	\$0	\$0	\$0
2031	14	\$0	\$0	\$0	\$0	\$0
2032	15	\$0	\$0	\$0	\$0	\$0
2033	16	\$0	\$0	\$0	\$0	\$0
2034	17	\$0	\$0	\$0	\$0	\$0
2035	18	\$0	\$0	\$0	\$0	\$0
2036	19	\$0	\$0	\$0	\$0	\$0
2037	20	\$0	\$0	\$0	\$0	\$0
Total			\$780,000	\$166,520	\$946,520	

Table 5B: Debt Service Plan - Phase 2						
City of Shawano						
TID No. 7 Amendment No. 1						
Bond Issue						
1/0/1900						
Principal:	\$1,885,000		Project Cost:	\$1,593,419		
Interest Rate*:	3.75%		Finance Fees:	\$219,419		
Term (Years):	18		Interest Earned:	\$0		
# of Principal Payments:	16		Capitalized Interest:	\$71,000		
Date of Issue:	1/1/2022		Total TID Cost of Loan:	\$2,317,163		
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
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	1	\$1,885,000	\$0	\$0	\$0	\$0
2023	2	\$1,885,000	\$0	\$70,688	\$70,688	\$0
2024	3	\$1,885,000	\$94,846	\$70,688	\$165,534	\$0
2025	4	\$1,790,154	\$98,403	\$67,131	\$165,534	\$0
2026	5	\$1,691,750	\$102,093	\$63,441	\$165,534	\$0
2027	6	\$1,589,657	\$105,922	\$59,612	\$165,534	\$0
2028	7	\$1,483,735	\$109,894	\$55,640	\$165,534	\$0
2029	8	\$1,373,841	\$114,015	\$51,519	\$165,534	\$0
2030	9	\$1,259,826	\$118,290	\$47,243	\$165,534	\$0
2031	10	\$1,141,536	\$122,726	\$42,808	\$165,534	\$0
2032	11	\$1,018,810	\$127,329	\$38,205	\$165,534	\$0
2033	12	\$891,481	\$132,103	\$33,431	\$165,534	\$0
2034	13	\$759,378	\$137,057	\$28,477	\$165,534	\$0
2035	14	\$622,320	\$142,197	\$23,337	\$165,534	\$0
2036	15	\$480,123	\$147,529	\$18,005	\$165,534	\$0
2037	16	\$332,594	\$153,062	\$12,472	\$165,534	\$0
Total			\$1,705,468	\$682,695	\$2,388,163	

Table 5C: Debt Service Plan - Phase 3						
City of Shawano						
TID No. 7 Amendment No. 1						
Bond Issue						
1/0/1900						
Principal:	\$1,295,000			Project Cost:	\$1,218,403	
Interest Rate*:	3.75%			Finance Fees:	\$24,368	
Term (Years):	13			Interest Earned:	\$0	
# of Principal Payments:	12			Capitalized Interest:	\$50,000	
Date of Issue:	1/1/2024			Total TID Cost of Loan:	\$1,630,454	
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
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	\$1,295,000	\$0	\$0	\$0	\$0
2025	0	\$1,295,000	\$0	\$48,563	\$48,563	\$0
2026	1	\$1,295,000	\$87,428	\$48,563	\$135,991	\$0
2027	2	\$1,207,572	\$90,707	\$45,284	\$135,991	\$0
2028	3	\$1,116,865	\$94,109	\$41,882	\$135,991	\$0
2029	4	\$1,022,756	\$97,638	\$38,353	\$135,991	\$0
2030	5	\$925,118	\$101,299	\$34,692	\$135,991	\$0
2031	6	\$823,820	\$105,098	\$30,893	\$135,991	\$0
2032	7	\$718,722	\$109,039	\$26,952	\$135,991	\$0
2033	8	\$609,683	\$113,128	\$22,863	\$135,991	\$0
2034	9	\$496,555	\$117,370	\$18,621	\$135,991	\$0
2035	10	\$379,185	\$121,771	\$14,219	\$135,991	\$0
2036	11	\$257,414	\$126,338	\$9,653	\$135,991	\$0
2037	12	\$131,076	\$131,076	\$4,915	\$135,991	\$0
Total			\$1,295,000	\$385,454	\$1,680,454	

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. City Council Meeting: 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
Annexation (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. JRB – First Meeting on TID Creation 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. Plan Commission Meeting: <ul style="list-style-type: none"> • Public hearing – TID boundary and Project Plan (at least 7 days after last insertion of public notice) • Consider adoption of TID boundary and Project Plan, refer to City Council for Approval 	City Staff / Plan Commission	August 1, 2018
16. Provide information to City Attorney for attorney opinion letters.	Vierbicher	August 2018
17. City Council Meeting: <ul style="list-style-type: none"> • Review TID boundary and Project Plan • Consider approval of TID boundary and Project Plan (Not less than 14 days after public hearing) 	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. JRB – Final Meeting on TID Creation/Amendment: 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. 7 Amendment

Dear Mayor Whealon:

As the City Attorney for the City of Shawano, I have been asked to review the TID No. 7 Project Plan Amendment No.1, 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.

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, 2nd 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, 2nd 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.

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.

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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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: 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

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

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.

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**

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Publication Dates: July 18, 2018
 July 25, 2018



Letter of Transmittal

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

Date: July 12, 2018

Project No. 180111

Re: Public Hearing Notice

File:

Attn: Ed Whealon, Mayor
To: City of Shawano
127 S. Sawyer 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:

- 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

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.

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
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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.

WVMAXLPL

PROOF OF PUBLISHER

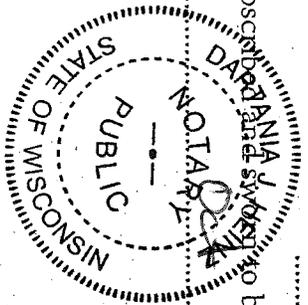
I, JSS,

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 said 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

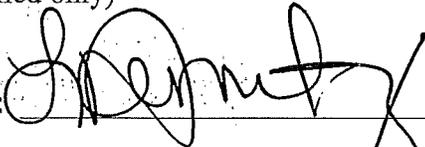
Clerk-Treasurer Karla Duchac

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

Bids until 2:00 PM, local Shawano time October 9, 2018 at 951 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

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

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 inci-

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.

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.

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.

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.

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 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.

WNAXLP

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

- Appearances:
1. 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.
 2. Gary and Sharon Habeck request a variance to build a

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

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 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.

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

Disorderly — Police responded to a disorderly conduct complaint at Charlie's County Market, 521 S. Main St.

Juvenile — A juvenile problem 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:

Town of Richmond Planning & Zoning Commission Public Hearing

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) 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. 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 APPROVING
TAX INCREMENT DISTRICT NO. 7 AMENDMENT NO. 1**

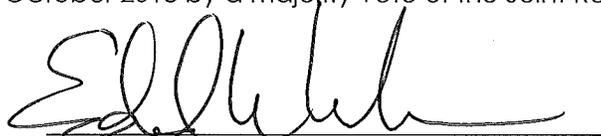
WHEREAS, the Shawano Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Shawano Common Council amending Tax Increment District No. 7; and

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 amended 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 Cumberland and seconded by Miller 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.
WNAXLPL

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. 7
PROJECT PLAN AND BOUNDARY AMENDMENT**

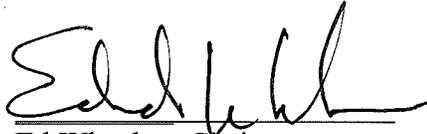
WHEREAS, the City of Shawano Plan Commission has prepared and reviewed a project plan and boundary amendment for Tax Increment District (TID) No. 7. The amended project plan and boundary serve as the Project Plan for TID No. 7 and finds the Plan to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

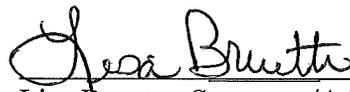
WHEREAS, the City of Shawano Plan Commission has invited the public and all property owners within TID No. 7 to review the Plan and boundary and comment upon such Plan and boundary at a Public Hearing held on August 1, 2018, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Shawano Plan Commission hereby recommends approval of the Plan and boundary amendment for Tax Increment District No. 7; and

BE IT FURTHER RESOLVED that City of Shawano Plan Commission hereby submits the Plan and boundary amendment for Tax Increment District No. 7 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. 100-18

SPONSORED BY: Plan Commission
INTRODUCED BY: Steinke
SECONDED BY: Hoffman

**RESOLUTION AMENDING THE PROJECT PLAN AND BOUNDARY TO
TAX INCREMENT DISTRICT NO. 7**

WHEREAS, the Common Council of the City of Shawano requested that the Plan Commission prepare and Project Plan and boundary amendment for Tax Increment District (TID) No. 7 to allow for additional properties be incorporated into the TID and to allow for additional project costs; and

WHEREAS, the Plan Commission caused a Project Plan to be prepared for TID No. 7 which identified investments necessary to facilitate the development of mixed use within the district; and

WHEREAS, the Plan Commission conducted a public hearing on said TID No. 7 Project Plan and boundary amendment 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 amendment for TID No. 7 and recommended that the Common Council of the City of Shawano amend TID No. 7 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the boundaries for TID No. 7 shall be those attached and marked as Map 1 (part 1) to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

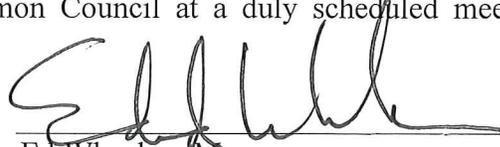
BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The amended Project Plan is economically feasible and will enable the TID to close prior to the required closure date; and
- B. 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 amendment; and
- C. That less than 35% of the territory within the District, as amended, is estimated to be devoted to retail business at the end of the District’s maximum expenditure period; and
- D. The improvement of TID No. 7 is likely to continue to enhance the value of substantially all of the other real property in the District; and

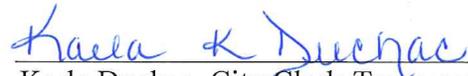
E. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed 12% of the total value of equalized taxable property within the City; and

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes §66.1105(4)(g), the Common Council hereby approves Amendment No. 1 to the Project Plan and boundary for TID No. 7 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 Steinke, seconded by Hoffman to adopt the Resolution.

Vote: 6 Yes 0 No

Resolution Adopted.

 City Clerk

CITY OF SHAWANO

KATHERINE SLOMA
City Attorney

OFFICE OF THE CITY ATTORNEY
208 West Green Bay Street
SHAWANO, WISCONSIN 54166

TELEPHONE
(715) 526-3191

ORDINANCE NO.: 1947
SPONSORED BY: Plan Commission
INTRODUCED BY: Steinke
SECONDED BY: Hoeffs

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF SHAWANO, WI

THE COMMON COUNCIL OF THE CITY OF SHAWANO, WISCONSIN, DO ORDAIN
as follows:

SECTION 1. Territory Annexed by Direct Annexation. In accordance with sec. 60.2017 of the Wisconsin Statutes and the petition for direct annexation filed with the City Clerk on August 8, 2018, signed by a number of electors residing in the territory equal to at least the majority of votes cast for governor in the territory at the last gubernatorial election and the owners of at least ½ of the land area and real property in assessed value in the territory, the following described territory in the Town of Waukechon, Shawano County, Wisconsin is annexed to the City of Shawano, Wisconsin:

(Legal description of territory included in petition): See attached Exhibit A

SECTION 2. Effect of Annexation. From and after the date of this ordinance the territory described in Section 1 shall be a part of the City of Shawano for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Shawano.

SECTION 3. Temporary Zoning Classification.

(a) Upon recommendation of the Plan Commission, the territory annexed to the City of Shawano by this ordinance is temporarily zoned as follows, pursuant to sec. 66.0217(8)(a) of the Wisconsin Statutes:

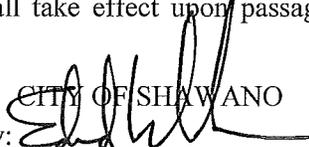
BP – Business Park District

(b) The Plan Commission is directed to prepare an amendment to the zoning ordinance setting forth permanent classifications and regulations for the zoning of the annexed area and to submit its recommendations to the Council not later than October 10, 2018.

SECTION 4. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 5. Payment to Town. Pursuant to Wis. Stat. sec. 66.0217(14), the City of Shawano Common Council agrees to pay annually to the Town of Waukechon, for 5 years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under Wis. Stat. sec. 70.65 in 2018.

SECTION 6. Effective date. This ordinance shall take effect upon passage and publication as provided by law.

CITY OF SHAWANO
By: 
Ed Whealon, Mayor

By: 
Karla K. Duchac, Clerk-Treasurer

Adopted: August 8, 2018

Published: August 17, 2018