

Amendment #1

# Tax Increment District No. 6 City of Shawano, WI

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# 1 Introduction

This is Project Plan Amendment #1 to Tax Increment District (TID) No. 6.

The City of Shawano created TID No. 6 on July 9, 2014 to promote blight elimination. The latest termination date for TID No. 6 is July 9, 2041. The end of the expenditure period is July 9, 2036. The area included within the existing TID No. 6 is approximately 232 acres and contains 110 parcels encompassing 167.5 acres, of which contains approximately 158.5 acres of real taxable property.

Amendment #1 adds 13 parcels, thus raising the total TID area to approximately 250 acres and approximately 182.59 acres of real taxable property. Therefore, this project plan amends the TID boundary and modifies the Project Plan to add eligible TIF expenditures for redevelopment projects on the 13 additional parcels.

Amendment #1 for TID No. 6 in the City of Shawano has been prepared in compliance with Wisconsin statutes Chapter 66.1105 (4)(h) and shall be attached to, and become part of the original TID No. 6 Project Plan. This plan establishes a need for the district expansion, the proposed improvements related to the additional parcels within the district, an estimated schedule, and an estimated budget. The plan also includes a detailed description of the amended Tax Increment District (TID) and boundaries.

As stated in the City Council resolution approving this plan (see attachments), this project plan conforms to the Comprehensive Plan of the City of Shawano.

## **Planning and Approval Process**

The City of Shawano City Council met on November 11, 2015 and directed the Plan Commission to proceed with the project plan amendment of TID No. 6 (Resolution No. 129-15).

A draft TID No. 6 project plan amendment was reviewed by the Plan Commission on December 2, 2015. The Plan Commission reviewed the amended TID No. 6 project plan and scheduled it for Public Hearing. Notice of the TID No. 6 Amendment #1 Public Hearing was sent to the overlying taxing jurisdictions on January 19, 2016.

A notice for the first Joint Review Board meeting was published on January 14, 2016. The Joint Review Board held their organizational meeting on January 27, 2016.

A Public Hearing was held on the TID No. 6 Project Plan amendment on February 3, 2016. Notice of the public hearing was published on January 20, 2016 and January 27, 2016. Following the public hearing, the Plan Commission approved the amended TID No. 6 Project Plan, and recommended approval of the TID No. 6 Project Plan to the City Council.

The amendment to TID No. 6 was adopted by resolution of the City Council on February 10, 2016.

A notice for the final Joint Review Board meeting was published on February 6, 2016 and the Joint Review Board met on February 12, 2016 to approve the City Council Resolution amending TID No. 6. 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 amended

project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 6 in the City of Shawano.

This is to be used as the official project plan amendment that guides redevelopment activities within the TID No. 6 boundary. Implementation of this amendment and completion of the proposed activities will require a case by case authorization by the Plan Commission and City Council. Public expenditures for projects listed in the plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The City Council is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the plan involving public review and City Council approval.

## **Amended Plan of Redevelopment for TID No. 6**

### ***Inventory of Area***

The area subject to this TID No. 6 is in the City of Shawano, located in Shawano County, WI. TID No. 6 is comprised primarily of properties along East Green Bay Street from North Andrews Street on the west to Rusch Road on the east. It also includes some properties just south of the Shawano County Fairgrounds and east of the railroad. See the maps in Appendix A for further details.

Green Bay Street represents a major commercial corridor in Shawano. Its location in the City and the region as a whole mean that it plays an important role in the economic health of the area. The street serves as three state highways for much of its length (22, 47, and 55). While the street has seen some redevelopment and reinvestment in recent years, such as a new Kwik Trip, remodeled Dairy Queen, and Papa Murphy's, and some small retail strip developments, overall investment in the area has been inconsistent. Furthermore, TID No. 6 increment value has fallen \$425,100 since the creation of the district.

This amendment adds 13 additional parcels. Several along E Green Bay Street experienced significant retail "turnover" over the past decade and specifically one contains a vacant and former K-Mart department store. Recent interest from a developer to reuse the large retail site along Woodland Drive could be catalyst for additional redevelopment.

The City intends to use the tools and powers authorized by State Statutes to promote the redevelopment of this area and prevent further deterioration of infrastructure and site improvements. The amendment of this Tax Increment District will further promote redevelopment and investment from property owners, both within and outside of the district.

With the addition of the 13 parcels, about 118.75 acres, or 65.0% of real property in the TID No. 6 boundary meets the statutory definition of blight, according to §66.1105(ae)(1), which describes "blighted area" as:

- *An area [ ] in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare."*

- An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333 (2m) (a), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Table 1 shows an inventory of property within TID No. 6. Map #2 in Appendix A shows the parcels found to be blighted. Appendix C shows property condition photos. As is apparent from the property condition photos, the primary factor for the addition of the parcels within the TID No. 6 boundary is they meet the above statutory definition of deterioration and obsolescence of structures, buildings, and improvements.

**Table 1: Parcel Inventory**

	Original Plan		Amendment #1		Total		Percentage
	Parcels	Acres	Parcels	Acres	Parcels	Acres	
Blighted Property	53	95.1	7	17.7	55	112.8	65.0% (of real property)
Vacant Property*	31	28.5	1	0.1	32	28.6	17.0% (of total parcels)
Real Property**	105	158.5	2	17.7	107	176.2	--

### **Redevelopment Plans**

Redevelopment, remodeling/revitalization, and new development is expected throughout the TID area. Redevelopment is expected to be primarily commercial in nature, though some areas in the western half of the TID may integrate some mixed-use or residential development and some areas at the eastern edge may integrate some light industrial/storage uses. Any redevelopment or new development shall integrate improvements to pedestrian and bicycle accommodations. Similarly, City or state work on Green Bay Street and intersecting streets shall integrate "Complete Streets" principles to safely accommodate all modes of transportation.

Funding has been budgeted as part of this TID plan for a detailed corridor planning effort to guide the development of parcels and design of public infrastructure.

## 2 Proposed Public Works

TID No. 6 was created as a tool to assist the City with promotion of blight elimination by promoting redevelopment, stimulating revitalization, providing adequate infrastructure, making the City competitive with other communities and offering an environment that will positively influence economic development decisions and help existing business to flourish and expand. The City Council is not mandated to make expenditures described in this amendment; however, they are limited to implementing only projects identified in the original Plan and subsequent amendments.

Projects to be added by Amendment #1 include the following:

**A. Capital Costs**

There is no change to this section.

**B. Infrastructure**

There is no change to this section.

**C. Site Development Costs**

There is no change to this section.

**D. Land Acquisition & Assembly**

There is no change to this section.

**E. Development Incentives**

The City may use TID No. 6 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. 6. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project and shall be set forth in a development agreement.

An additional \$1,500,000 is budgeted for development incentives. Incentives may include general grants to assist in redevelopment, façade improvement funding, enhanced stormwater management, affordable housing assistance, environmental cleanup/remediation, building demolition and site preparation, and/or improving utility service to serve redevelopment sites.

**F. Professional Services**

There is no change to this section.

**G. Discretionary Payments**

There is no change to this section.

**H. Administration Costs**

There is no change to this section.

**I. TIF Organizational Costs**

Organization 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 contracted services related to the planning and creation or amendment 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 incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue Certification fee.

An additional \$18,000 is budgeted for this item.

**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 because of the redemption of the obligations prior to maturity.

The City budgeted an additional \$735,774 for financing costs, as described above; therefore, bringing the total financing costs to \$3,897,095.

## 3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 6. 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.” Table #2 includes the anticipated costs for TID No. 6 through this amendment.

The original project costs listed below were based on 2014 prices and Amendment #1 costs are based on 2016 prices and are considered preliminary estimates. The City and Plan Commission reserve the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2016 and the time of construction or implementation. The City and Plan Commission could pursue grant programs to help share project costs included in this project plan, as appropriate, but “Other’s Share” are currently not anticipated within the Plan. 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, and projects are mapped in Map #6 in Appendix A.

The City and Plan Commission may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City/Plan Commission accomplish the purposes of TID No. 6. The City/Plan Commission will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID’s expenditure period.

**Table #2: City of Shawano TID No.6 Amendment #1 Planned Project Costs**

Proposed Improvements	Total Cost	Others’ Share	Amendment #1	TID Share
A. Capital Costs	\$0	\$0	\$0	\$0
B. Infrastructure	\$4,000,000	\$0	\$0	\$4,000,000
C. Site Development Costs	\$100,000	\$0	\$0	\$100,000
D. Land Acquisition & Assembly	\$500,000	\$0	\$0	\$500,000
E. Development Incentives	\$1,500,000	\$0	\$1,500,000	\$3,000,000
F. Professional Services	\$200,000	\$0	\$0	\$200,000
G. Discretionary Payments	\$100,000	\$0	\$0	\$100,000
H. Administration Costs	\$500,000	\$0	\$0	\$500,000
I. TIF Organizational Costs	\$18,000	\$0	\$18,000	\$36,000
Inflation	\$1,790,776	\$0	\$0	\$2,273,925
<b>Subtotal</b>		\$0		\$10,709,925
J. Financing Costs ( <i>less Capitalized Interest</i> )				\$3,897,095
Capitalized Interest				\$0
<b>Total TID Expenditure</b>				<b>\$14,607,021</b>

There are no project costs planned for TID No. 6 which would directly benefit property outside the TID, therefore there are no “non-project” costs.

## 4 Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 6 is economically feasible if the tax incremental 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:

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

Following is a discussion of these components. Financing issues are discussed in the next section.

### A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged about 2.5 percent (source: Engineering News-Record Construction Cost Index History - <http://enr.construction.com/economics/>). Appreciation of land values in the proposed TID area have been nominal due in part to the number of blighted properties in the area. The inflation rate for property appreciation is assumed at 0.5 percent. Inflation for purposes of projecting future project costs is assumed to be 2.5 percent.

### B. Increase in Property Value

TID No. 6 will continue to enable the City to provide developer incentives that will stimulate redevelopment in the area. This redevelopment will create increased property valuation. The value of anticipated redevelopment is shown in Attachment #7 in Appendix B.

### C. Full Value 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 2014/2015 equalized tax rate of 0.02380 as reviewed in the 2014 financial audit and a 0% change per year will be used. 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. TIF Revenues

A projected construction increment of approximately \$31.2 million (not including increment due to base value inflation) is expected over the life of TID No. 6. The projected TIF Revenue from TID No. 6 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total projected tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

**E. 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 all costs. However, there are several years where the City may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 summarizes the assumed cash flow.

## 5 Financing Methods & Timetable

Tax Increment and Cash Flow – Based on the 2015 Wisconsin Department of Revenue Report, as the equalized value of TID No. 6 decreased by \$425,100 since the creation of the district. See Attachment 5 for an updated projection of TID revenue and cash flow. The City has several development projects on the immediate timeline that will help the TID recover and create increment.

Expenditure Period – The expenditure period for TID No. 6 ends on July 9, 2036. The City can incur additional project costs up until this date.

Closure – TID No. 6 will continue to generate increment payments until 2041. TID No. 6 is expected to generate a total surplus of approximately \$820,000.

### A. Financing Methods

The City will utilize additional borrowing to implement the amended TID No. 6 projects. General obligations of the City are limited by state law to five percent of the equalized property value. According to the Final Official Statement Dated May 13, 2015 the City had total equalized value of about \$501,557,800 (based on year end 2014), \$25,077,890 in legal debt capacity, and \$18,631,000 in existing General Obligation debt. Using this data, the current remaining debt capacity of the City is \$6,446,890. The City will be paying off the existing debt and will maintain borrowing below the maximum borrowing limits.

There was approximately \$11,870,097 in original project costs (including financing) within the TID, which are expected to be paid by 2036. The additional project costs listed in section two and three raised the estimated project costs to \$14,607,012 (including financing).

Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes.

### B. Timetable

There is no change to this section.

The City of Shawano has a maximum of twenty-two years, until 2037 to incur TIF expenses for the projects outlined in this plan. The City Council 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. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and TID Cash Flow (Attachment #5 in Appendix B) worksheets.

**C. Financing Methods and Costs to be Incurred**

Financing for the projects shown above is estimated to occur as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the twenty-two year expenditure period, unless relocation requires extending beyond the given period.

**6 Overlying Taxing Jurisdictions**

Taxing Districts overlying TID No. 6 in the City of Shawano include Shawano County, The Shawano School District, Northeast Wisconsin Technical College, and the State of Wisconsin. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B. Impact on the overlying taxing districts is based on the percentage of tax collections in the TID No. 6 boundary in 2014. Total TIF Increment over the life of the district is taken by the proportionate share from each taxing jurisdiction.

**7 "12% Test"**

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The table below uses values contained in the Wisconsin Department of Revenue's 2015 TIF Value Limitation Report.

**Table 3: TID Capacity**

<b>Equalized Value</b>	<b>%</b>	<b>Maximum TID Capacity*</b>
\$502,984,500	x 12%	\$60,358,140

\* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

The equalized value of increment in existing City of Shawano TIDs is \$31,285,200. Approximately \$7,409,000 of equalized value is proposed to be added in TID No. 6. This adds up to \$38,694,200, or 7.69% of the City's total equalized value. Therefore, the City is in compliance with the statutory equalized value test for TID creation.

## **8** Changes to Maps, Plans, Ordinances

There is no change to this section.

## **9** Relocation

There is no change to this section.

## **10** Promoting Orderly Development

There is no change to this section.

As stated above, Amendment #1 includes 13 additional parcels within the TID boundary, thus raising the total TID area to approximately 250 acres and 182.59 acres of real taxable property.

#### **City of Shawano TID No. 6 Boundary Description**

Lands located in part of the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of Section 28, part of the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter of Section 29, part of the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter of Section 30, part of the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southeast Quarter, Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 31, part of the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter of Section 32, part of the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Northeast Quarter of Section 33, all in Township 27 North, Range 16 East, City of Shawano, Shawano County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 30; thence Easterly along the south line of the Southwest Quarter of said Section 30, 700 feet more or less to the intersection with the southerly extension of the westerly line of Lot 7, Block 29, Sawyer and Andrews Plat; thence Northerly along the southerly extension of the westerly line of said Lot 7, Block 29, 42.5 feet more or less to the southwest corner of said Lot 7, Block 29, and the Point of Beginning; thence Northerly along the west line of said Lot 7, Block 29, 182 feet more or less to the northwest corner thereof; thence Easterly along the northerly lines of Lots 7, 6, and 5, Block 29 of Sawyer and Andrews Plat, 213 feet more or less to the northeasterly corner of said Lot 5, Block 29 and the westerly right of way of North Andrews Street; thence Northeasterly, 65 feet more or less to the easterly right of way of North Andrews Street and the northwesterly corner of Lot 7, Block 28, Sawyer and Andrews Plat; thence Easterly along the north line of said Lot 7, Block 28, 145 feet more or less to the northeasterly corner thereof; thence Southerly along the east line of said Lot 7, Block 28, 26 feet more or less to the north line of Lot 3, Block 28, Sawyer and Andrews Plat; thence Easterly along the north line of said Lot 3, Block 28, 159 feet more or less to the northeasterly corner of said Lot 3, Block 28 and the westerly right of way of North Lincoln Street; thence continuing Easterly along the extended north line of said Lot 3, Block 28, 66 feet more or less to the easterly right of way of said North Lincoln Street and the westerly line of Lot 1, Certified Survey Map (CSM) No. 1406; thence Southerly along the easterly right of way of North Lincoln Street, 166 feet more or less; thence Southeasterly along the easterly right of way of North Lincoln Street, 27 feet more or less to the northerly right of way of East Green Bay Street; thence Easterly along the northerly right of way of East Green Bay Street, 232 feet more or less to the westerly right of way of North Union Street; thence Easterly, 60 feet more or less to easterly right of way of North Union Street and the southwesterly corner of Block 2, Shanahan's Addition; thence Easterly along northerly right of way of East Green Bay Street and said southerly line of Block 2, Shanahan's Addition, 248 feet more or less to the westerly right of way of North Hamlin Street

and the southeasterly corner of said Block 2, Shanahan's Addition; thence Easterly along northerly right of way of East Green Bay Street, 60 feet more or less to the easterly right of way of said North Hamlin Street and the southwesterly corner of Block 3, Shanahan's Addition; and the westerly one-half of vacated Washburn Street as described in Document No. 644663 and part of the Railroad right of way as described in Document No. 663098; thence Easterly along northerly right of way of East Green Bay Street and southerly line of said Block 3, Shanahan's Addition, and westerly one-half of vacated Washburn Street and part of the Railroad right of way, 343 feet more or less to the southeasterly corner thereof and westerly railroad right of way; thence Northerly along said westerly Railroad right of way, 27 feet more or less; thence Northwesternly along said westerly Railroad right of way, 114 feet more or less; thence Easterly across said Railroad right of way along the westerly extension of the north line of Lot 2, Block 4, Shanahan's Addition, 108 feet more or less to the easterly Railroad right of way and the northwesterly corner of Lot 2, Block 4; thence Easterly along the north line of Lot 2, Block 4 and the north line of Lot 4, Block 4, Shanahan's Addition, 220 feet more or less to the northeast corner of Lot 4, Block 4, Shanahan's Addition and the westerly right of way of Ellis Street; thence Northerly along the westerly right of way of Ellis Street and the easterly line of Lot 5, Block 4, Shanahan's Addition, 25 feet more or less to the intersection with the westerly extension of the north line of that part of Lot 3, Block 4, Shanahan's Addition described in Volume 629, Page 49 and the City of Shawano Assessor's Plat; thence Easterly along said westerly extension of said north line described in Volume 629, Page 49, 30 feet more or less to the easterly right of way of Ellis Street and the northwest corner of lands described in Volume 629, Page 49; thence Easterly along said north line described in Volume 629, Page 49 and it's easterly extension, 120 feet more or less to the southeast corner of the parcel described as the East 60 feet of the West 120 feet of the North 110 feet of Lot 3, Block 4, City of Shawano Assessor's Plat; thence Northerly along the easterly line of said East 60 feet of the West 120 feet of the North 110 feet of Lot 3, Block 4, City of Shawano Assessor's Plat, 2 feet more or less to the southwest corner of a parcel described as the East 55 feet of the North 110 feet of Lot 3 Block 4, City of Shawano Assessor's Plat; thence Easterly along the south line thereof and the northerly line of Lot 1, CSM No. 3018, 130 feet more or less to the northeast corner of Lot 1, CSM No. 3018; thence Southerly along the east line of Lot 1, CSM No. 3018, 29 feet more or less to the northwest corner of a parcel described as the West 60 feet of the South 125 feet of Lot 1, Block 3, City of Shawano Assessor's plat; thence Easterly along the north line of the parcels described as, the West 60 feet and the East 60 feet of the South 125 feet of Lot 1, Block 3, City of Shawano Assessor's Plat, 116 feet more or less to the northeast corner thereof; thence Southerly along the east line of Lot 1, Block 3, City of Shawano Assessor's Plat, 125 feet more or less to the southeast corner thereof and the north right of way of East Green Bay Street; thence Southerly, 80 feet more or less, to the northwesterly corner of Lot 1, CSM No. 3339 and the southerly right of way line of East Green Bay Street; thence along the westerly line of CSM No. 3339 for the next 6 courses; 1-thence Southerly 251 feet more or less; 2-thence Westerly 274 feet more or less; 3-thence Southerly 176 feet more or less; 4-thence Westerly 42 feet more or less; 5-thence Southerly 175 feet more or less; 6-thence Northwesternly 27 feet more or less to the east Railroad right of way; thence Southeasterly, 256 feet more or less, along said east Railroad right of way to the northwest corner of a parcel described as being that part of Lot 1, Block 8, City of Shawano Assessor's Plat as described in Volume 400, Pages 466-7, Except the North 192 feet; thence Northeasterly along the north line of said parcel described as being that part of Lot 1, Block 8, City of Shawano Assessor's Plat as described in Volume 400, Pages 466-7, Except the North 192 feet, 417 feet more or less to the westerly right of way of South Fairview Avenue; thence Easterly at a right angle to the right of way of South Fairview Avenue, 60 feet more or less to the east right of way of South Fairview Avenue and the west line of a parcel described as Block 7, City of Shawano Assessor's Plat, Except that part described in Volume 504, Page 471 and in Volume 792, Page 276; thence Southerly along the west line of said parcel described as Block 7, City of Shawano Assessor's Plat Except that part described in Volume 504,

Page 471 and in Volume 792, Page 276, 470 feet to the southwest corner of said parcel and the northwest corner of Lot 3, CSM No. 811; thence Easterly along the north line of Lot 3, CSM No. 811, 527 feet more or less to a bend point; thence Southerly along the northerly line of Lot 3, CSM No. 811, 7 feet more or less to a bend point; thence Easterly along the northerly line of Lot 3, CSM No. 811, 183 feet to a bend point; thence Southerly along the northerly line of Lot 3, CSM No. 811, 15 feet more or less to a bend point; thence Easterly along the northerly line of Lot 3, CSM No. 811, 61 feet more or less to a bend point; thence continuing Southerly along the northerly line of Lot 3, CSM No. 811, 25 feet more or less to a bend point; thence Easterly along the northerly line of Lot 3, CSM No. 811, 270 feet more or less to a bend point; thence Northerly along the northerly line of Lot 3, CSM No. 811, 25 feet more or less to a bend point; thence Easterly along the northerly line of Lot 3, CSM No. 811, 320 feet more or less to a bend point; thence Southeasterly along the northerly line of Lot 3, CSM No. 811, 51 feet more or less to the northeasterly corner of Lot 3, CSM No. 811 and the northwesterly right of way of McDonald Road; thence Northeasterly along said northwesterly right of way, 804 feet more or less to the intersection with the westerly right of way of Waukechon Street; thence Northerly along the westerly right of way of Waukechon Street, 620 feet more or less to the southeast corner of Lot 1, CSM No. 1338; thence Westerly along the south line of Lot 1, CSM No. 1338, 171 feet more or less to the southwest corner of Lot 1, CSM No. 1338 and the easterly line of Lot 1, CSM No. 1016; thence Southerly along the east line of Lot 1, CSM No. 1016, 155 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 1, CSM No. 1016, 308 feet more or less to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 1016, 400 feet more or less to the northwest corner thereof and the southerly right of way of East Green Bay Street; thence Westerly along said southerly right of way of East Green Bay Street, 1040 feet more or less to the southerly extension of the west line of a parcel described in Document No. 675499; thence Northerly along the southerly extension of said west line, 66 feet more or less to the northerly right of way of East Green Bay Street and the southwest corner of said parcel described in Document No. 675499; thence Northerly along the west line of said parcel, 116 feet more or less to the northwest corner thereof and the southwest corner of Lot 8, Block 1, Arlington Addition; thence Northwesterly along the westerly line of Lot 8, Block 1, Arlington Addition, 172 feet more or less to the northwest corner thereof and the southerly right of way of Green Bay Court; thence continuing Northwesterly along the northeasterly extension of the westerly line of Lot 8, Block 1, Arlington Addition, 57 feet more or less to the northerly right of way of Green Bay Court; thence Southeasterly along said northerly right of way of Green Bay Court, 40 feet more or less; thence Southeasterly across Green Bay Court, 145 feet more or less to the easterly right of way of Green Bay Court and the northwesterly corner of a parcel described as Lot 23, Block 10, Except the North 40 feet, Arlington Addition, as described in Volume 343, Page 340; thence Southeasterly along the northeasterly line of said parcel described in Volume 343, Page 340, 126 feet more or less to the southeast corner thereof and the north line of Lot 24, Block 10, Arlington Addition; thence Easterly along the north line of Lot 24, Block 10, Arlington Addition, 6 feet more or less to the northeast corner thereof and the northwest corner of a parcel described as Lots 25, 26, West ½ of 27, Block 10, Arlington Addition; thence Northeasterly along the northerly line of said parcel described as Lots 25, 26, West ½ of 27, Block 10, Arlington Addition, 124 feet more or less to a bend point; thence Easterly along the northerly line of said parcel described as Lots 25, 26, West ½ of 27, Block 10, Arlington Addition, 30 feet more or less to the northeast corner thereof the northwest corner of a parcel described as Lot 28 and the East ½ of Lot 27, Block 10, Arlington Addition; thence Easterly along the north line of said parcel and the north line of a parcel described as Lots 29-30 and 31, Block 10, Arlington Addition, 270 feet more or less, to the west line of a parcel described as Lots 13 & 14, Block 10 as described in Volume 663, Page 509, and all of Lots 32 and 33, Block 10, Arlington Addition; thence Northerly along the west line of said parcel, 77 feet to the northwest corner thereof; thence Northeasterly along the north line thereof, 123 feet more or less to the northeast corner thereof; thence Southerly along

the east line thereof, 102 feet more or less to the northwest corner of a parcel described as Lots 34 & 35, Block 10, Arlington Addition; thence Easterly along the north line of said parcel, 120 feet to the northeast corner thereof and the west line of a parcel described as Lots 36 & 37, Block 10 and part of Lots 11 & 12, Block 10 described in Volume 326, Page 386; thence Northerly along the west line thereof, 60 feet more or less to the northwest corner thereof; thence Easterly along the north line thereof, 120 feet more or less to the west right of way of Arlington Street and the northeast corner thereof; thence Easterly on the easterly extension of said north line, 56 feet more or less to the east right of way line of Arlington Street; thence Southerly along said east right of way, 192 feet more or less to the northerly right of way of East Green Bay Street; thence Easterly along said northerly right of way of East Green Bay Street, 354 feet more or less to a curve; thence Easterly along the arc of a curve to the right and said northerly right of way of East Green Bay Street, 269 feet more or less to a bend point; thence Northerly 10 feet more or less along and to the northerly right of way of East Green Bay Street; thence Easterly along the northerly right of way of East Green Bay Street, 320 feet more or less to the westerly right of way of Woodlawn Drive; thence Easterly, 127 feet more or less to the east right of way of Woodlawn Drive and the southwesterly corner of Lot 2, CSM No. 910, point also being on the north right of way line of East Green Bay Street; thence continuing Easterly, along the north right of way line of East Green Bay Street and the south line of CSM No. 910, 175 feet more or less, to the southeast corner thereof; thence Northerly, along the east line of said CSM No. 910, 175 feet more or less to the northeast corner thereof; thence Westerly, 215 feet more or less, along the north line of CSM No. 910, to the northwest corner thereof and the east right of way line of Woodlawn Drive; thence Northerly, along said east right of way line of Woodlawn Drive, 1140 feet more or less, to the southwest corner of Lot 1, CSM No. 836; thence Easterly, along the south line of CSM No. 836, 682 feet more or less, to the southeast corner thereof, also being the west line of CSM No. 1069; thence Southerly, along the west line of CSM No. 1069, 1120 feet more or less, to the northerly Railroad right of way line; thence Southwesterly, along said Railroad right of way line, 270 feet more or less, to the north right of way line of East Green Bay Street; thence Easterly, along the north right of way line of East Green Bay Street, 150 feet more or less, to the intersection with the southerly extension of the west line of Lot 1, CSM No. 321; thence Northerly along said southerly extension of the west line of Lot 1, CSM No. 321, 13 feet more or less to the southwest corner of said Lot 1, CSM No. 321; thence Northerly along said west line of Lot 1, CSM No. 321, 42 feet more or less to the northwesterly corner thereof; thence Northeasterly along the arc of a curve to the right and the northerly line of Lot 1, CSM No. 321, 467 feet more or less to the northeast corner thereof; thence Southerly along the east line of Lot 1, CSM No. 321, 300 feet more or less to the southeast corner thereof and the northerly right of way of East Green Bay Street; thence Easterly along said northerly right of way, 388 feet more or less to the west right of way of Eberlein Park Drive; thence Northeasterly along the west right of way of Eberlein Park Drive, 35 feet more or less to a bend point; thence Northerly along the west right of way of Eberlein Park Drive, 415 feet more or less to the northeast corner of Lot 1, CSM No. 1442 and the southerly line of a parcel known as the 100 foot Abandoned Railroad Right of Way in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 29, Town 27 North, Range 16 East; thence Easterly along the arc of a curve to the right and said southerly line of the Abandoned Railroad Right of Way, 238 feet more or less to the northeast corner of Outlot 1, CSM No. 2668; thence Southerly along the east line of Outlot 1, CSM No. 2668, 14 feet more or less to said southerly line of the Abandoned Railroad Right of Way; thence Easterly along the arc of a curve to the right and said southerly line of the Abandoned Railroad Right of Way, 141 feet more or less; thence Easterly along said southerly line, 600 feet more or less to the northeast corner of a parcel described as the West 495 feet of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  North of the Highway and South of the Railroad, Except the West 245 feet, Section 29, Town 27 North, Range 16 East; thence Southerly along the east line of said parcel described therein, 478 feet more or less to the southeast corner thereof and the northerly right of way of East Green Bay Street; thence Easterly along the arc of a curve to the left and northerly right of way of East

Green Bay Street, 1602 feet more or less to the southwest corner of lands described in Document No. 665571; thence Northerly along the west line of lands described in said Document No. 665571, 432 feet to the northwest corner thereof and the southerly line of a parcel known as the 100 foot Abandoned Railroad Right of Way in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 29, Town 27 North, Range 16 East; thence Westerly along said southerly line of the Abandoned Railroad Right of Way, 769 feet more or less to the intersection with the southerly extension of the west line of Lot 1, CSM No. 2976; thence Northerly along said southerly extension of the west line, 100 feet more or less to the northerly line of said 100 foot Abandoned Rail Road right of way; thence Easterly along said northerly Railroad right of way, 955 feet more or less to the southwest corner of Lot 2, CSM No. 2976; thence Northerly along the west line of Lot 2, CSM No. 2976, 468 feet more or less to a northwesterly corner; thence Easterly along the north line of Lot 2, CSM No. 2976, 191 feet more or less to a bend point; thence Northerly along the west line of Lot 2, CSM No. 2976, 10 feet more or less to a bend point; thence Easterly along the north line of Lot 2, CSM No. 2976, 19 feet more or less to a bend point; thence Northerly along the west line of Lot 2, CSM No. 2976, 110 feet more or less to a bend point; thence Easterly along the North line of Lot 2, CSM No. 2976, 128 feet more or less to the northeast corner of Lot 2, CSM No. 2976 and the west right of way of North Airport Road; thence Northeasterly, 74 feet more or less to the intersection of the south right-of way of Airport Lane the east right of way of South Airport Drive; thence Easterly along the south right of way of Airport Lane, 819 feet more or less to the northwesterly corner of Lot 1, CSM No. 1350; thence Southerly along the west line of Lot 1, CSM No. 1350, 150 feet more or less; thence Westerly along the north line of Lot 1, CSM No. 1350, 318 feet more or less; thence Southerly along the west line of Lot 1, CSM No. 1350, 129 feet more or less; thence Westerly along the north line of Lot 1, CSM No. 1350, 260 feet more or less; thence Southerly along the west line of Lot 1, CSM No. 1350, 76 feet more or less; thence Easterly along the north line of Lot 1, CSM No. 1350, 260 feet more or less; thence Southerly along the west line of Lot 1, CSM No. 1350, 303 feet more or less to the southwest corner thereof and the northerly right of way line of the parcel known as the 100 foot Abandoned Railroad Right of Way in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 28, Town 27 North, Range 16 East; thence Westerly along said northerly Railroad right of way, 499 feet more or less to the east right of way of North Airport Road; thence Southerly along the east right of way of North Airport Road, 477 feet more or less to the northerly right of way of East Green Bay Street; thence Easterly along the northerly right of way of East Green Bay Street, 254 feet more or less to a bend point; thence Southerly along the northerly right of way of East Green Bay Street, 15 feet more or less to a bend point; thence Easterly along said northerly right of way, 250 feet more or less to a bend point; thence Northerly along said northerly right of way, 15 feet more or less to a bend point; thence continuing Easterly along said northerly right of way, 48 feet more or less to the southwest corner of Lot 1, CSM No. 1684; thence Northerly along the west line of Lot 1, CSM No. 1684, 335 feet more or less to the northwest corner thereof and the southerly right of way of a parcel known as the 100 foot Abandoned Railroad Right of Way in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 28, Town 27 North, Range 16 East; thence Easterly along said southerly right of way, 2366 feet more or less to the northeast corner of Lot 1, CSM No. 806; thence Southerly along the east line of Lot 1, CSM No. 806, 220 feet more or less to the southeast corner thereof and the northerly right of way of East Green Bay Street; thence Southerly along the southerly extension of said east line of Lot 1, CSM No. 806, 130 feet more or less to the southerly right of way East Green Bay Street; thence Westerly along the southerly right of way line of East Green Bay Street, 242 feet more or less to the east right of way of Rusch Road; thence Southerly along the east right of way of Rusch Road, 173 feet more or less to the intersection with the easterly extension of the south line of Lot 1, CSM No. 805; thence Westerly along said extended south line, 92 feet more or less to the west right of way of Rusch Road and the southeast corner of Lot 1, CSM No. 806; thence Westerly along the south line of Lot 1, CSM No. 806, 300 feet more or less to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 806, 182 feet more or less to the southerly right of way of East Green Bay Street; thence Westerly

along the southerly right of way of East Green Bay Street, 399 feet more or less to the northeast corner of Lot 2, CSM No. 2192; thence Southerly along the east line of Lot 2, CSM No. 2192, 275 feet more or less to the southeast corner thereof; thence Westerly, along the south line of Lot 2, 106 feet more or less, to the southwest corner thereof, also being the southeast corner of Lot 1, CSM No. 2192; thence continuing Westerly, along the south line of Lot 1, CSM No. 2192, 163 feet more or less, to the southwest corner thereof, also being the southeast corner of Lot 1, CSM No. 521; thence continuing Westerly, along the south line of CSM No. 521, 88 feet more or less, to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 521, 278 feet more or less to the northwest corner thereof and the southerly right of way of East Green Bay Street; thence Westerly along the southerly right of way of East Green Bay Street, 235 feet more or less to the northeast corner of a parcel described as the East 450 feet of the North 577.5 feet of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 33, Town 27, Range 16 East; thence Southerly along the east line of said parcel, 550 feet more or less to the southeast corner thereof; thence Westerly along the south line of said parcel, 450 feet more or less to the southwest corner thereof; thence Northerly along the west line of said parcel, 538 feet more or less to the northwest corner thereof and the southerly right of way of East Green Bay Street; thence Westerly along the southerly right of way of East Green Bay Street, 140 feet more or less to a bend point; thence Northerly along said southerly right of way, 14 feet more or less; thence Westerly along said southerly right of way, 100 feet more or less to the northeast corner of Lot 1, CSM No. 2956; thence Southerly along the east line of Lot 1, CSM No. 2956, 107 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 1, CSM No. 2956, 135 feet more or less to the southwest corner thereof and the east line of Lot 1, CSM No. 433; thence Southerly along said east line of Lot 1, CSM No. 433, 83 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 1, CSM No. 433, 105 feet more or less to the southwest corner thereof and the east line of a parcel described in Document No. 664234; thence Southerly along the east line of said parcel described in Document No. 664234, 337 feet more or less to the southeast corner thereof; thence Westerly along the south line of said parcel and the westerly extension thereof, 398 feet more or less to the east line of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 32, Town 27, Range 16 East and the east line of Lot 2, CSM No. 2024; thence Northerly along said east line of Lot 2, CSM No. 2024, 95 feet more or less to the northeast corner thereof; thence Westerly along the north line of Lot 2, CSM No. 2024, 41 feet more or less to the southeasterly corner of Lot 2, CSM No. 432; thence Northerly along the easterly line of Lot 2, CSM No. 432, 200 feet more or less to the north line thereof and the south line of Lot 1, CSM No. 432; thence Easterly along the south line of Lot 1, CSM No. 432, 15 feet more or less to the southeast corner thereof; thence Northerly along the east line of Lot 1, CSM No. 432, 219 feet more or less to the northeast corner thereof and the southerly right of way of East Green Bay Street; thence Westerly along the southerly right of way of East Green Bay Street, 308 feet more or less to the northeast corner of Lot 3, CSM No. 2785; thence Southerly along the east line of Lot 3, CSM No. 2785, 252 feet more or less to the southeast corner thereof and the north line of a private road; thence Southerly along the southerly extension of said east line of Lot 3, CSM No. 2785, 60 feet more or less to the south line of said private road; thence Westerly along the south line of said private road, 292 feet more or less to a bend point; thence Westerly along the south line of said private road, 47 feet more or less to the east line of Lot 1, CSM No. 3651; thence Southerly along said east line of Lot 1, CSM No. 3651, 415 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 1, CSM No. 3651, 291 feet more or less to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 3651, 529 feet more or less to the southeast corner of a parcel described in Document No. 516587; thence Westerly along the south line of said parcel described in Document No. 516587, 330 feet more or less to the southwest corner thereof and the east line of a 1-rod Sanitary District line; thence Westerly along said south line extended westerly, 16.5 feet more or less to the west line of said 1-rod Sanitary District line; thence Southerly along the west line of said Sanitary District line, being

the east line of a parcel described as the E ½ of the E ½ of the NW ¼ of the NE ¼, Section 32, Town 27, Range 16 East, 1007 feet more or less to the southeast corner thereof; thence Westerly along the south line of said parcel, 326 feet more or less to the southwest corner thereof; thence Westerly along said south line extended west, 511 feet more or less to the southwest corner of Lot 1, CSM No. 632; thence Northerly along the west line of Lot 1, CSM No. 632, 654 feet more or less to the south line of Lot 1, CSM No. 620; thence Westerly along south line of Lot 1, CSM No. 620, 150 feet more or less to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 620, 579 feet more or less to the northwest corner thereof and the southerly right of way of East Green Bay Street; thence Westerly along said southerly right of way of East Green Bay Street, 740 feet more or less to a bend point; thence Northerly along said southerly right of way, 15 feet more or less to a bend point; thence Westerly along said southerly right of way, 97 feet more or less to the northeast corner of Lot 2, CSM No. 1181; thence Southerly along the east line of Lot 2, CSM No. 1181, 231 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 2, CSM No. 1181, 186 feet more or less to the southwest corner thereof being the southeast corner on Lot 1, CSM No. 1181; thence Westerly along the south line of Lot 1, CSM No. 1181, 122 feet more or less to the east line of Lot 1, CSM No. 2730; thence Southerly along said east line of Lot 1, CSM No. 2730, 85 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 1, CSM No. 2730, 120 feet more or less to the southwest corner thereof and the east line of Lot 3, CSM No. 2730; thence Southerly along east line of Lot 3, CSM No. 2730, 33 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 3, CSM No. 2730, 81 feet more or less to the southwest corner thereof and the east line of Lot 1, CSM No. 1137; thence Southerly along said east line of Lot 1, CSM No. 1137, 46 feet more or less to the southeast corner thereof; thence Westerly along the south line of Lot 1, CSM No. 1137, 116 feet more or less to the southwest corner thereof; thence Westerly along the south line of Lot 2, CSM No. 1137, 119 feet more or less to the southwest corner thereof and the east right of way of Lakeland Road; thence Southerly along said east right of way, 50 feet more or less to the intersection with the south line of Lot 1, CSM No. 578 extended easterly; thence Easterly along said extended south line 48 feet more or less to the west right of way of Lakeland Road and the southeast corner of Lot 1, CSM No. 578; thence Easterly along the south line of Lot 1, CSM No. 578, 146 feet more or less to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 578, 286 feet more or less to the southeast corner of Lot 1, CSM No. 504; thence Westerly along the south line of Lot 1, CSM No. 504, 256 feet more or less to the southwest corner thereof and the southeasterly line of an abandoned 100 foot-wide Railroad right of way; thence Southwesterly along said southeasterly line of an abandoned 100 foot-wide railroad right of way, 1079 feet more or less, to the east right of way of Waukechon Street; thence Southerly along said east right of way of Waukechon Street, 1781 feet more or less to the intersection of said east right of way extended southerly with the easterly extension of the south right of way of East Richmond Street; thence Westerly along said easterly extension of the south right of way and along the south right of way of East Richmond Street, 250 feet more or less; thence Northerly perpendicular to the south right of way of East Richmond Street, 60 feet more or less to the north right of way of East Richmond Street and southwesterly Railroad right of way; thence Northwesterly along said Railroad right of way, 77 feet more or less to a bend point; thence Northeasterly along said Railroad right of way, 70 feet more or less to a bend point; thence Northwesterly along said Railroad right of way, 2174 feet more or less to the intersection of said Railroad right of way with the south line of Lot 1, CSM No. 811; thence Westerly along said south line of Lot 1, CSM No. 811, 87 feet more or less to the southwest corner thereof and the northeasterly right of way of South Cleveland Street; thence Southwesterly along a line perpendicular to said northeasterly right of way, 60 feet more or less to the southwesterly right of way of South Cleveland Street; thence Northwesterly along said southwesterly right of way of South Cleveland Street, 196 feet more or less to a bend point; thence Northerly along said right of way of South Cleveland Street, 166 feet

more or less to the intersection with the north right of way of East Center Street and the southwesterly Railroad right of way; thence Westerly, along the north right of way line of East Center Street, 507 feet more or less, to the southwest corner of Lot 1, Block 12, City of Shawano Assessor's Map; thence Northerly, along the west line of Lot 1, Block 12 and its northerly extension thereof, 274 feet more or less, to the northwest corner of Lot 24, Lawndale Park and the south right of way line of East Schurz Street; thence Northerly, 60 feet more or less, to the north right of way line of East Schurz Street and the southwest corner of Lot 12, Lawndale Park; thence Northerly, along the west line of said Lot 12, 134 feet more or less, to the northwest corner thereof, also being the northeast corner of Lot 13, Lawndale Park; thence Westerly, along the north line of Lots 13 and 14, Lawndale Park, 100 feet more or less, to the southerly extension of the west line of Lot 9, Lawndale Park; thence Northerly, along said southerly extension of the west line and the west line of said Lot 9, 134 feet more or less, to the northwest corner thereof and the south right of way line of East Division Street; thence Easterly, along the north line of said Lot 9 and the south right of way line of East Division Street, 50 feet more or less, to the northeast corner of said Lot 9; thence Northerly, 60 feet more or less, to the north right of way line of East Division Street and to a point described as being 120 feet west of the southeast corner of Block 10, Shawano Assessor's Map, also the southeast corner of lands described in parcel number 281404000630; thence Northerly, along the east line of said described parcel number 281404000630, 106 feet more or less, to the south line of Lot 2, CSM No. 2261; thence Westerly, along said southerly line of Lot 2, CSM No. 2261, 220 feet more or less; thence Northerly along said westerly line of Lot 2, CSM No. 2261, 57 feet more or less to a bend point; thence Easterly along the westerly line of Lot 2, CSM No. 2261, 2 feet more or less; thence Northerly along the westerly line of Lot 2, CSM No. 2261, 120 feet more or less to the south right of way of East Seward Street; thence Northeasterly, 27 feet more or less to the north right of way of East Seward and the southwest corner of Lot 1, CSM No. 3989; thence Northerly along the west line of Lot 1, CSM No. 3989, 60 feet more or less to the southeast corner of a parcel described as being the North 57 feet of the West 120 feet of Lot 7, Block 9, City of Shawano Assessor's Plat; thence Westerly, 120 feet more or less to the east right of way of South Hamlin Street; thence continuing Westerly, 60 feet more or less to the west right of way of South Hamlin Street; thence Northerly along the west right of way of South Hamlin Street, 117 feet more or less to the southeast corner of a parcel described as Lot 1 and part of Lot 2, Block 14, Naber-Ruedebusch Addition and further described in Document No. 641211; thence Westerly along the south line of said parcel described in Document No. 641211 and continuing Westerly along the south line of a parcel described as being Lot 2 except that part described in Volume 647, Page 645 and the East 50 feet of Lot 3, Block 14, Naber and Ruedebusch Addition, 172 feet more or less to the northwest corner of a public alley; thence Southerly along the west line of said alley also being part of the east line of a parcel described in Document No. 601602, 8 feet more or less to the southeast corner of said parcel; thence Westerly along the south line of said parcel described in Document No. 601602, 80 feet more or less to the southwest corner thereof and the east right of way of South Union Street; thence Southerly along the east right of way of South Union Street to the southwest corner of a parcel described as being the South ½, Lots 5 and 6, Block 14, Naber and Ruedebusch Addition; thence Westerly, 60 feet more or less to the west right of way of South Union Street and the southeast corner of a parcel described as being Lot 7 and 8 and the East 126 feet of a vacated Alley, Block 1, Naber and Ruedebusch Addition; thence Westerly along the north right of way of East Seward Street and south line of said parcel, 126 feet more or less to the southwest corner thereof; thence Northerly along the west line of said parcel, 72 feet more or less to the northwest corner of a parcel described as being the South 70 feet of Lots 5 and 6, Block 1, Naber and Ruedebusch Addition; thence Westerly along the north line of said parcel described as being the South 70 feet of Lots 5 and 6, Block 1, Naber and Ruedebusch Addition, 129 feet more or less to the northwest corner thereof and the east right of way of South Lincoln Street; thence Westerly, 66 feet more or less to the west right of way of South Lincoln

Street and the southeast corner of a parcel described in Document No. 646688; thence Northerly along said west right of way of South Lincoln Street, 192 feet more or less to the southerly right of way of East Green Bay Street; thence Westerly along said south right of way of East Green Bay Street, 285 feet more or less to the east right of way of South Andrews Street; thence continuing Westerly, 60 feet more or less to the west right of way of South Andrews Street and the northeast corner of Lot 1, Block 32, Sawyer and Andrews Plat; thence Southerly, along the west right of way of South Andrews Street and the east line of Lot 1, Block 32, 100 feet more or less, to the southeast corner thereof; thence Westerly, along the south line of Lot 1, Block 32, 111 feet more or less, to the southwest corner thereof and the east line of Lot 1, CSM No. 874; thence Southerly, along the east line of Lot 1, CSM No. 874, 154 feet more or less, to the north line of Lot 1, CSM No. 899; thence Westerly along said north line of Lot 1, CSM No. 899 and the north line of a parcel described as being the West 87 feet of Lot 6, Block 32, Sawyer and Andrews Plat, 105 feet more or less to the northwest corner thereof; thence Southerly along the west line of said West 87 feet of Lot 6, Block 32, Sawyer and Andrews Plat, 42 feet more or less to the southwest corner thereof and the south line of Lot 1, CSM No. 874; thence Westerly along said south line of Lot 1, CSM No. 874, 74 feet more or less to the southwest corner thereof; thence Northerly along the west line of Lot 1, CSM No. 874, 111 feet more or less to the south line of parcel described in Document No. 634843; thence Easterly along said south line of parcel described in Document No. 634843, 4 feet more or less to the southeast corner thereof; thence Northerly along the east line of said parcel described in Document No. 634843, 64 feet more or less; thence Easterly, 26 feet more or less; thence Northerly, 120 feet more or less to the northwest corner of Lot 1, CSM No. 874 and the southerly right of way of East Green Bay Street; thence Northeasterly, 80 feet more or less to the southwest corner of Lot 7, Block 29, Sawyer and Andrews Plat and the Point of Beginning.

EXCLUDING all wetlands from the above described lands.

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# A

## Parcel List & Maps

Parcel List

Map #1: Boundary

Map #2: Property Conditions

Map #3: Existing Zoning

Map #4: Existing Land Use

Map #5: Future Land Use

Map #6: Proposed Improvements

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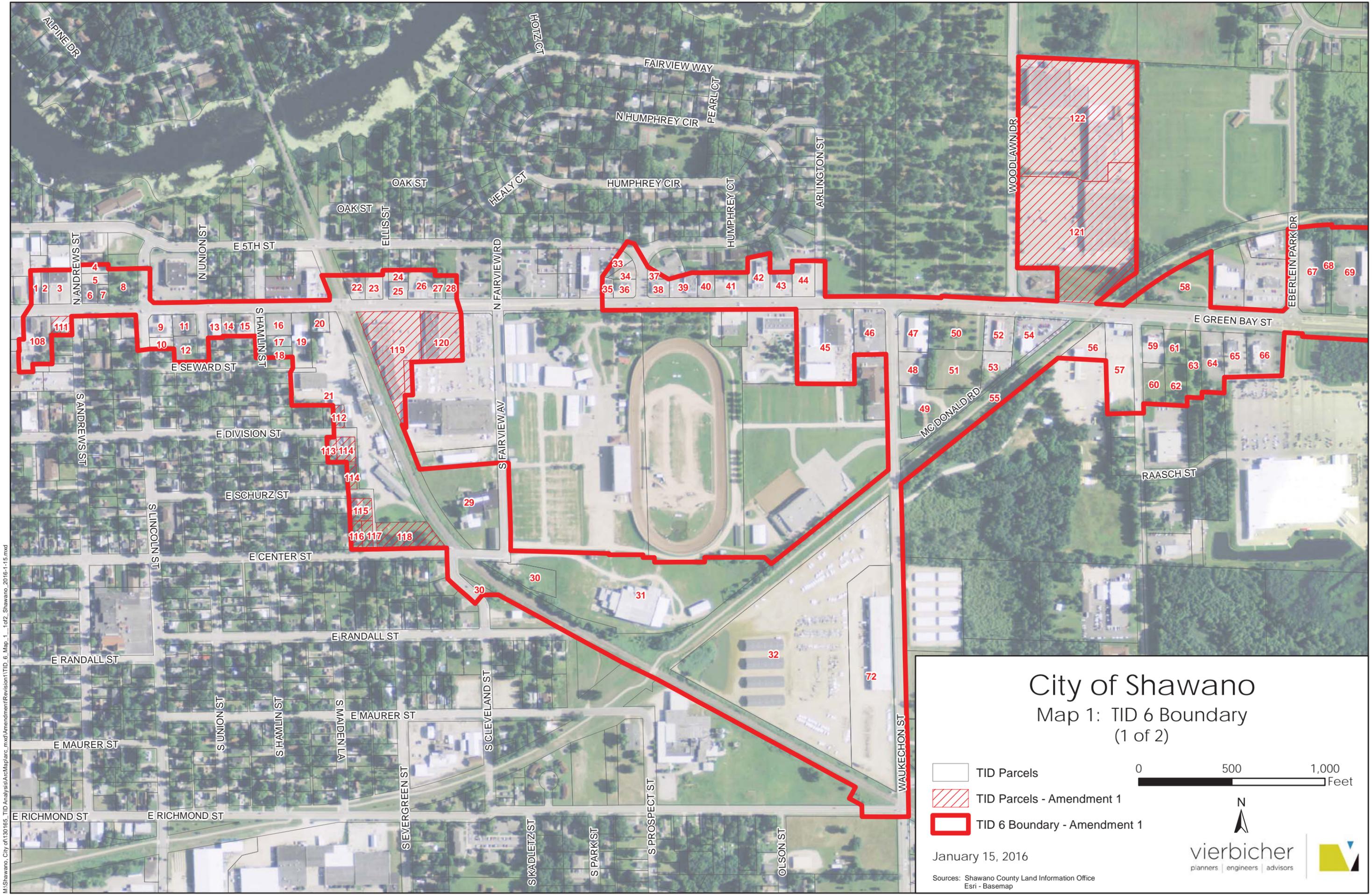
**City of Shawano Tax Increment District No.6 -Amendment #1 Parcels**

Map #	Parcel #	Owner Name	Mailing Address				Parcel Address	2015 Land Value	2015 Imp. Value	Total Value	Acres	Vacant?*	Blighted?
111	281751002520	Pizza Properties LLC	818 Washington Street	Manitowoc	WI	54220	230 E Green Bay St	\$ 55,700	\$ 40,900	\$ 96,600	0.26		
112	281404000640	United Cooperative	N7160 Raceway Road	Beaver Dam	WI	53916	634 E Division St	\$ 13,700	\$ 16,000	\$ 29,700	0.15	Yes	Yes
113	281650500060	United Cooperative	N7160 Raceway Road	Beaver Dam	WI	53916	634 E Division St	\$ 14,200	\$ 18,000	\$ 32,200	0.15		Yes
114	281650500070	United Cooperative	N7160 Raceway Road	Beaver Dam	WI	53916	634 E Division St	\$ 32,600	\$ 102,400	\$ 135,000	0.46		Yes
115	281650500180	United Cooperative	N7160 Raceway Road	Beaver Dam	WI	53916	634 E Schurtz	\$ 6,600	\$ 72,500	\$ 79,100	0.17		
116	281404000700	United Cooperative	N7160 Raceway Road	Beaver Dam	WI	53916	633 E Center St	\$ 10,000	\$ 56,300	\$ 66,300	0.26		
117	281404000691	City of Shawano	127 S Sawyer Street	Shawano	WI	54166	E Center Street	\$ -	\$ -	\$ -	0.20	Yes	
118	281404000690	City of Shawano	127 S Sawyer Street	Shawano	WI	54166	635 E Center St	\$ -	\$ -	\$ -	1.04	Yes	
119	281404000470	Leassure Boating #5 LLC	830 E Green Bay Street	Shawano	WI	54166	704 E Green Bay St	\$ 161,100	\$ 381,500	\$ 542,600	2.45		Yes
120	281404000442	Leassure Boating #5 LLC	830 E Green Bay Street	Shawano	WI	54166	816 E Green Bay St	\$ 93,700	\$ 253,700	\$ 347,400	1.33		Yes
122	281293300000	RCG Shawano LLC	PO Box 53483	Atlanta	GA	30355	128 Woodlawn Dr	\$ 424,200	\$ 3,375,800	\$ 3,800,000	8.69		
121	281293300001	KMART CORP-PROP TAX COMP, RCG Shawano LLC	Kmaert Corp, Sears Roebuck Co	Hoffman Estates	IL	60192	1211 E Green Bay St	\$ 435,800	\$ 1,564,200	\$ 2,000,000	9.15		Yes
123	281332100020	John & Sheila Dovorany	N6510 Shawano Shores Cir	Shawano	WI	54166	1488 E Green Bay St	\$ 54,700	\$ 225,400	\$ 280,100	1.02		Yes

\* Per § 66.1105(4)(gm)1: "Vacant property includes property where the fair market value or replacement cost value of structural improvements on the parcel is less than the fair market value of the land." A notation with "no" and a value denotes that, while the value of the improvements is less than the value of the land, the assessor has provided an estimate replacement cost that is higher than the value of the land. That replacement value estimate is listed.

2014 Plan	\$ 10,595,700	\$ 18,068,700	\$ 28,664,400	167.5
2015 Amendment	\$ 11,898,000	\$ 24,175,400	\$ 36,073,400	192.78
Change	\$ 1,302,300	\$ 6,106,700	\$ 7,409,000	25.32



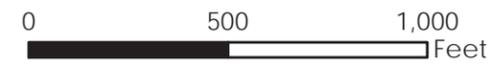


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# City of Shawano

## Map 1: TID 6 Boundary (1 of 2)

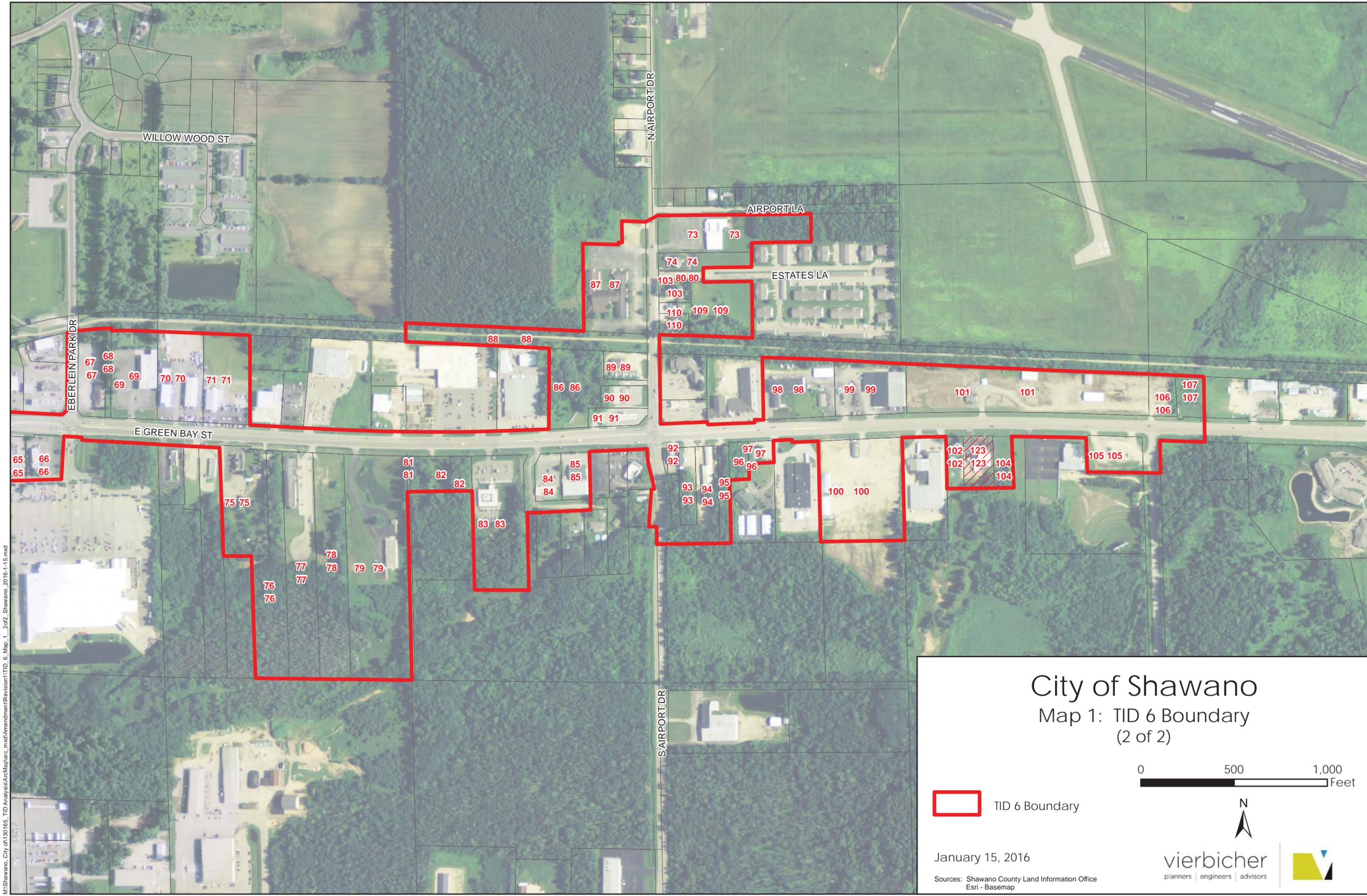
TID Parcels
  TID Parcels - Amendment 1
  TID 6 Boundary - Amendment 1



January 15, 2016



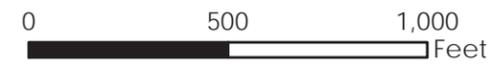
Sources: Shawano County Land Information Office  
Esri - Basemap



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# City of Shawano

## Map 1: TID 6 Boundary (2 of 2)



 TID 6 Boundary

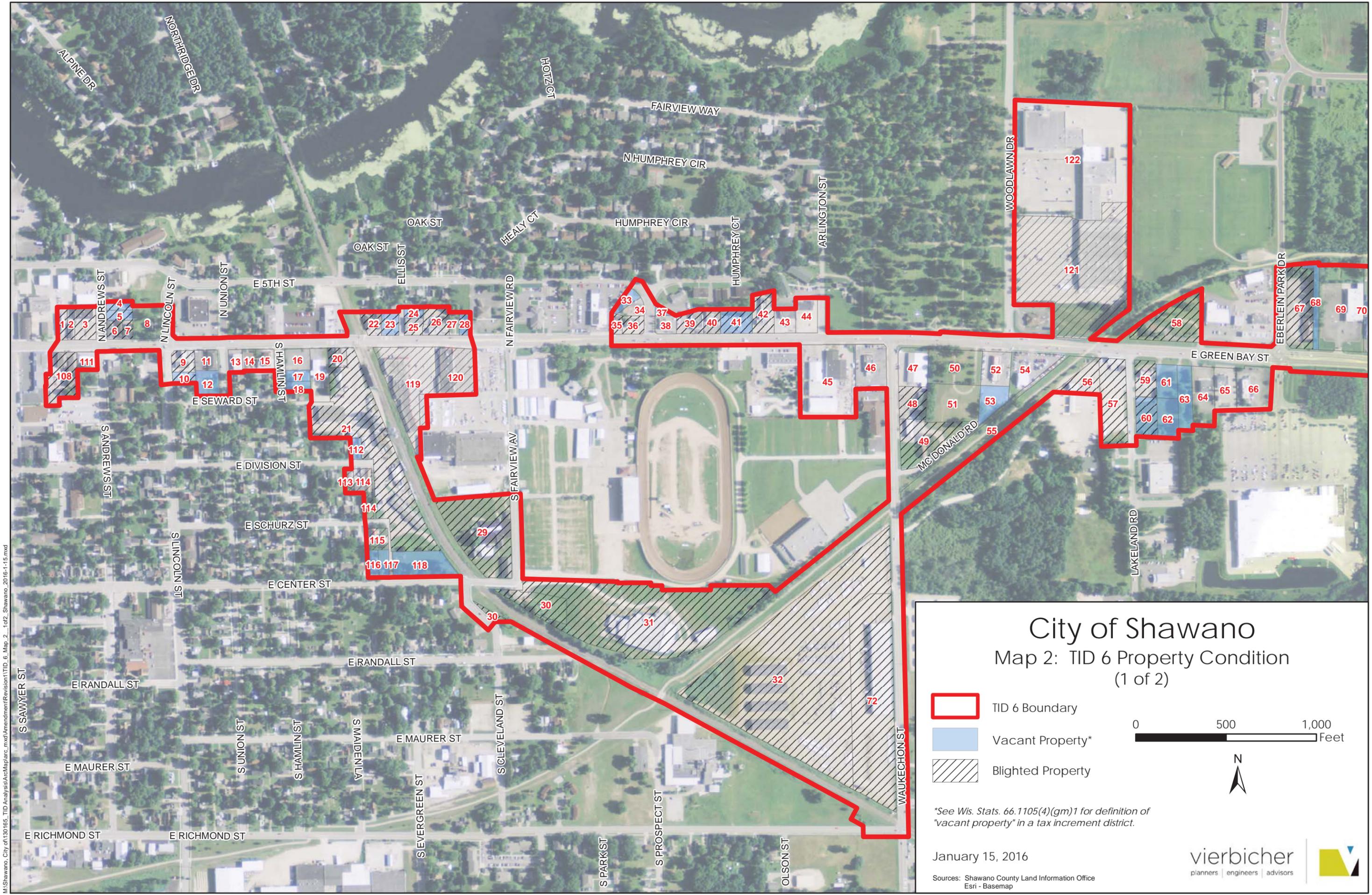


January 15, 2016

**vierbicher**  
planners | engineers | advisors



Sources: Shawano County Land Information Office  
Esri - Basemap



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## City of Shawano

### Map 2: TID 6 Property Condition (1 of 2)

- TID 6 Boundary
- Vacant Property\*
- Blighted Property

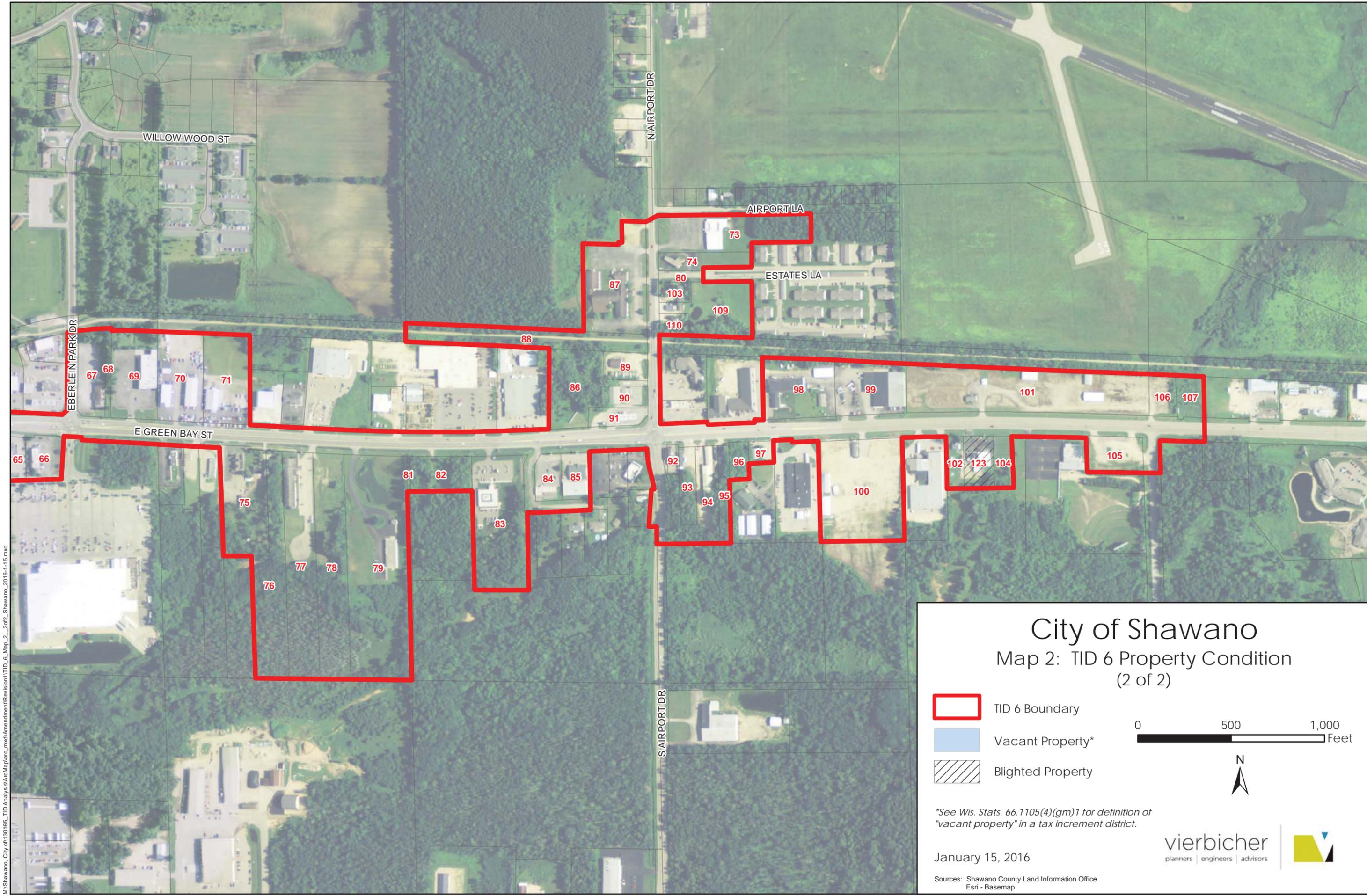
0      500      1,000  
Feet

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\*See Wis. Stats. 66.1105(4)(gm)1 for definition of "vacant property" in a tax increment district.

January 15, 2016

Sources: Shawano County Land Information Office  
Esri - Basemap



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## City of Shawano

### Map 2: TID 6 Property Condition (2 of 2)

	TID 6 Boundary	 0                      500                      1,000 Feet
	Vacant Property*	
	Blighted Property	

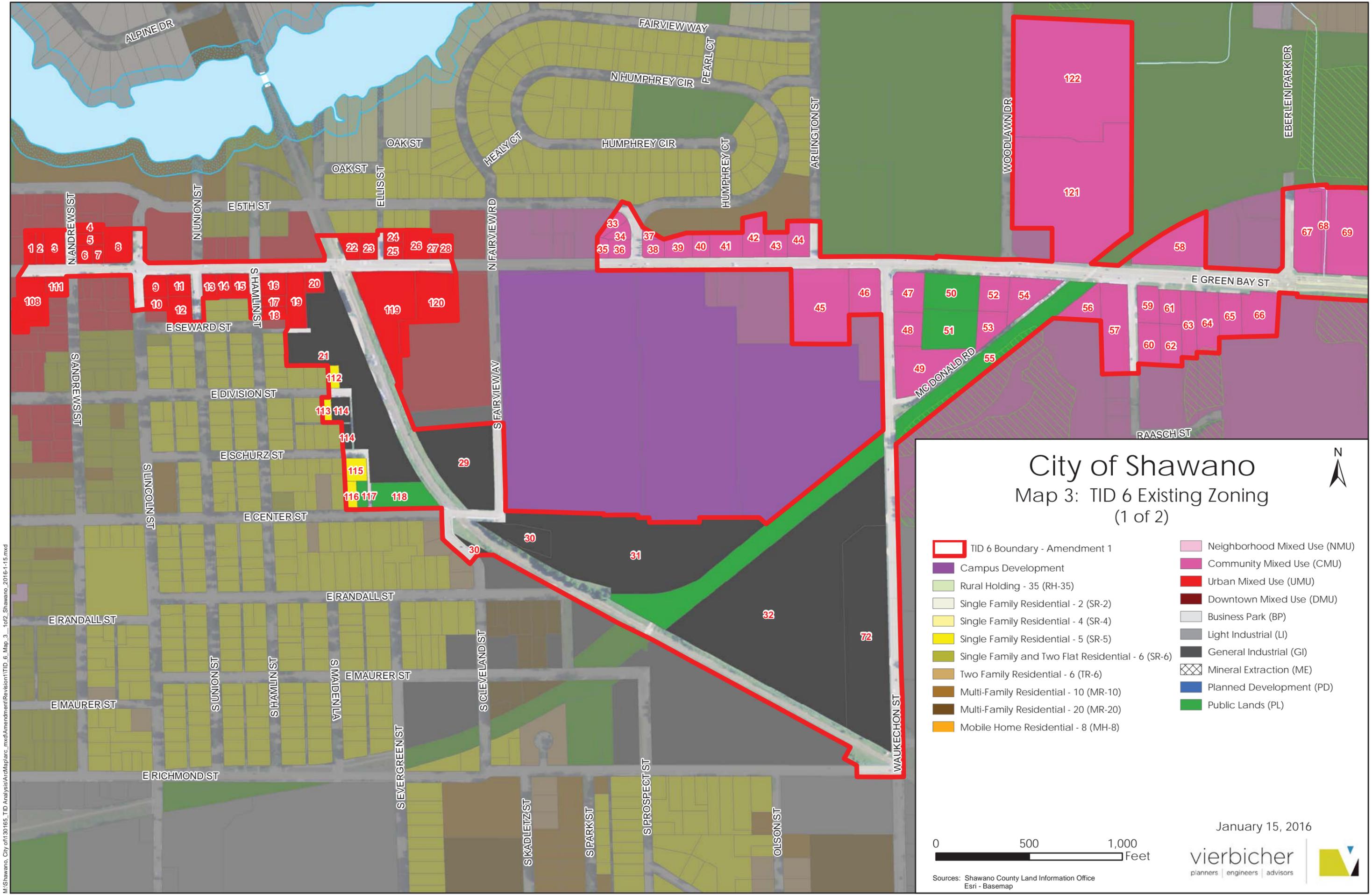
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*\*See Wis. Stats. 66.1105(4)(gm)1 for definition of "vacant property" in a tax increment district.*

January 15, 2016



Sources: Shawano County Land Information Office  
Esri - Basemap



# City of Shawano

## Map 3: TID 6 Existing Zoning

(1 of 2)

- |   |                              |
|---|------------------------------|
| TID 6 Boundary - Amendment 1                      | Neighborhood Mixed Use (NMU) |
| Campus Development                                | Community Mixed Use (CMU)    |
| Rural Holding - 35 (RH-35)                        | Urban Mixed Use (UMU)        |
| Single Family Residential - 2 (SR-2)              | Downtown Mixed Use (DMU)     |
| Single Family Residential - 4 (SR-4)              | Business Park (BP)           |
| Single Family Residential - 5 (SR-5)              | Light Industrial (LI)        |
| Single Family and Two Flat Residential - 6 (SR-6) | General Industrial (GI)      |
| Two Family Residential - 6 (TR-6)                 | Mineral Extraction (ME)      |
| Multi-Family Residential - 10 (MR-10)             | Planned Development (PD)     |
| Multi-Family Residential - 20 (MR-20)             | Public Lands (PL)            |
| Mobile Home Residential - 8 (MH-8)                |                              |

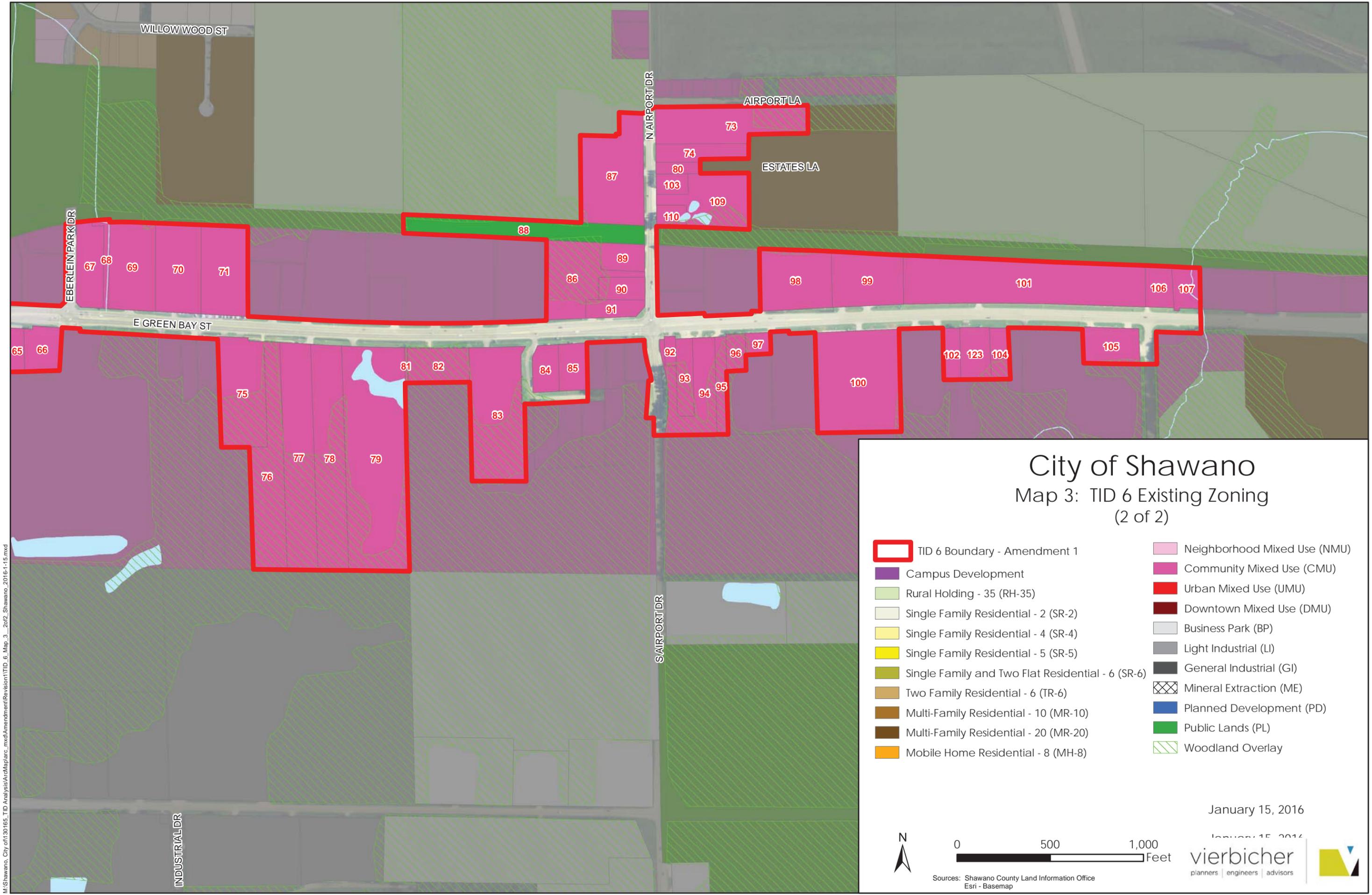
0 500 1,000 Feet

Sources: Shawano County Land Information Office  
Esri - Basemap

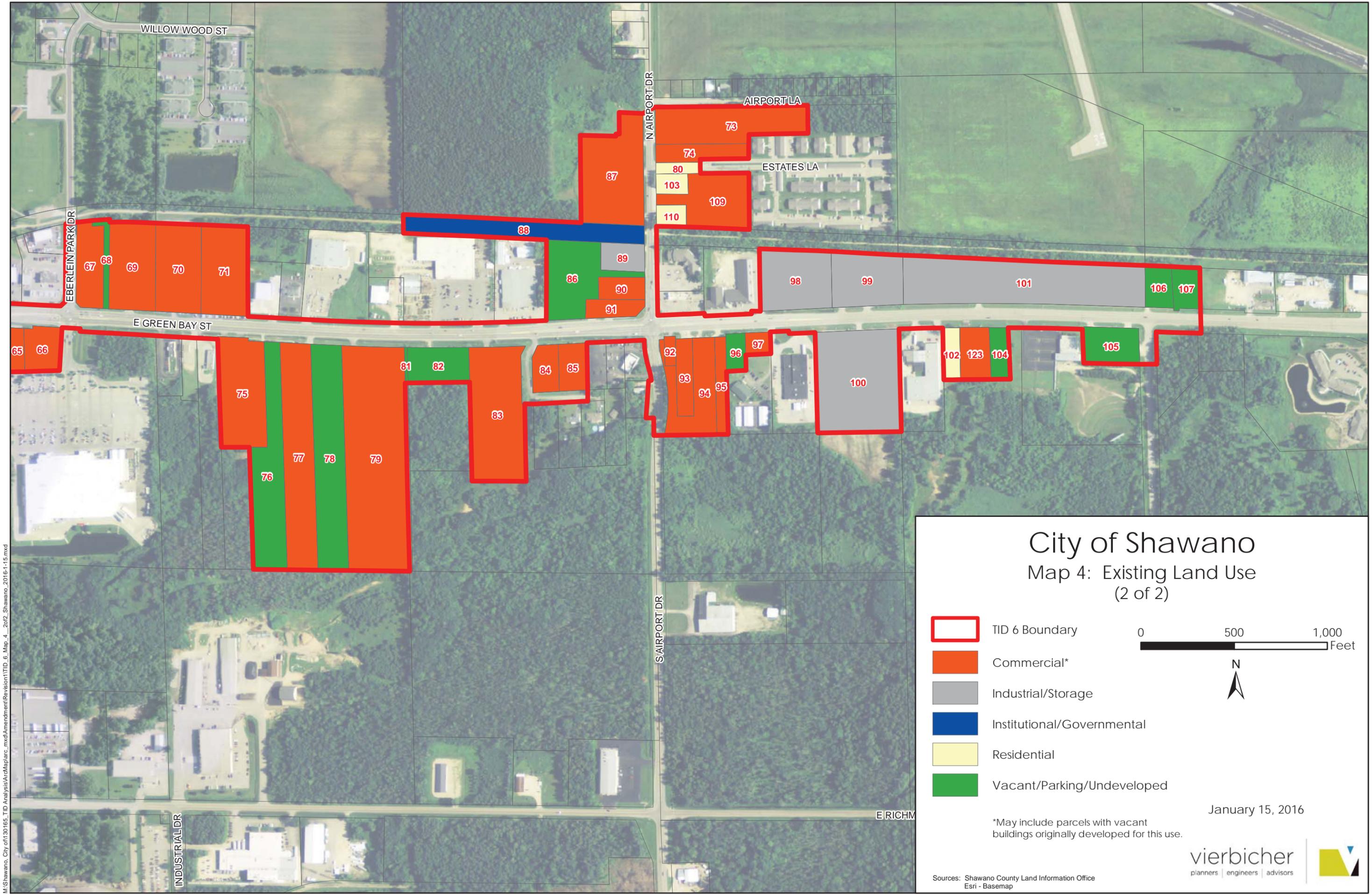
January 15, 2016



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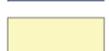






# City of Shawano

## Map 4: Existing Land Use (2 of 2)

	TID 6 Boundary	
	Commercial*	
	Industrial/Storage	
	Institutional/Governmental	
	Residential	
	Vacant/Parking/Undeveloped	

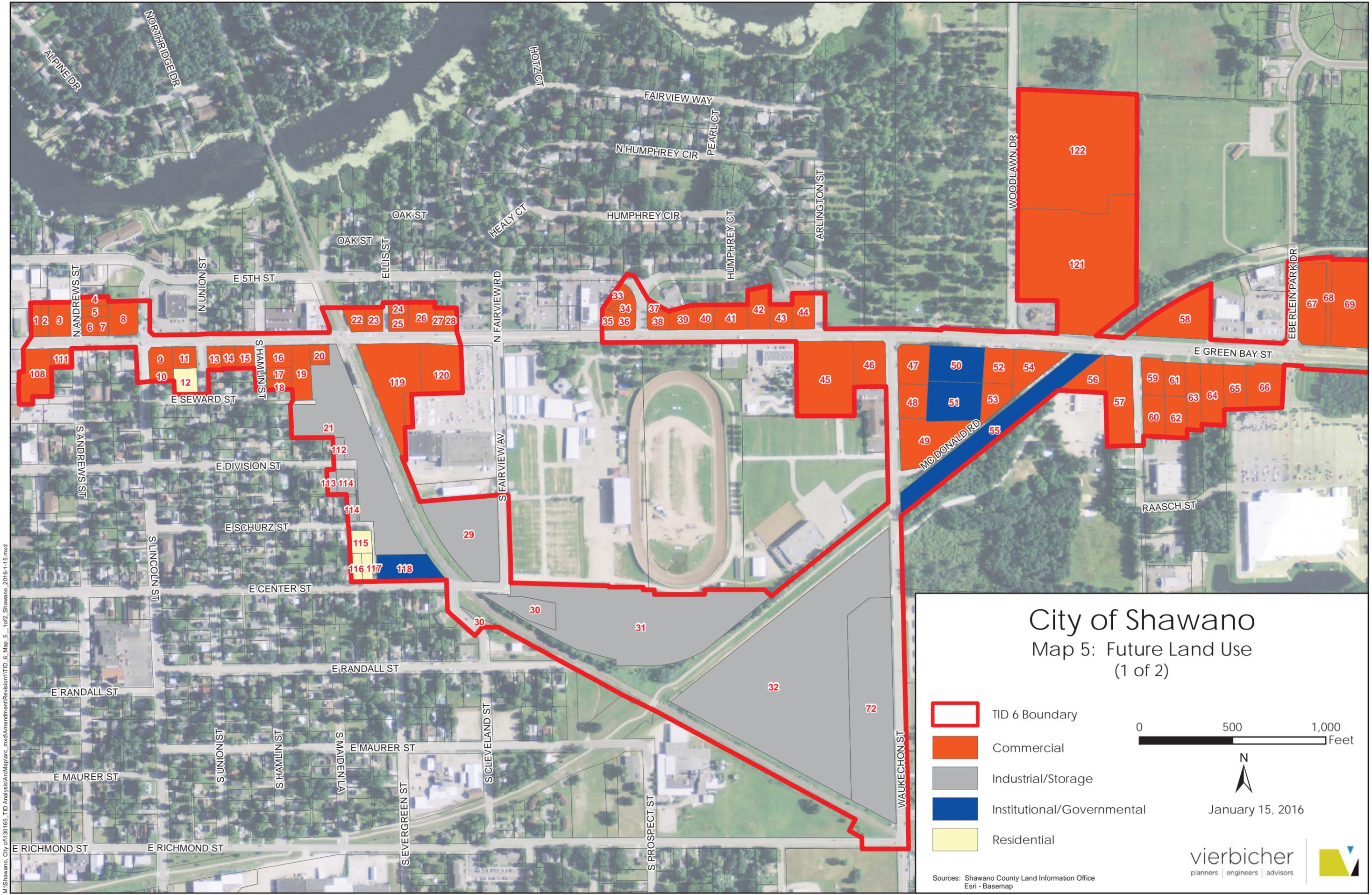
January 15, 2016

\*May include parcels with vacant buildings originally developed for this use.



Sources: Shawano County Land Information Office  
Esri - Basemap

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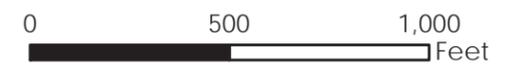


# City of Shawano

## Map 5: Future Land Use

(1 of 2)

- TID 6 Boundary
- Commercial
- Industrial/Storage
- Institutional/Governmental
- Residential

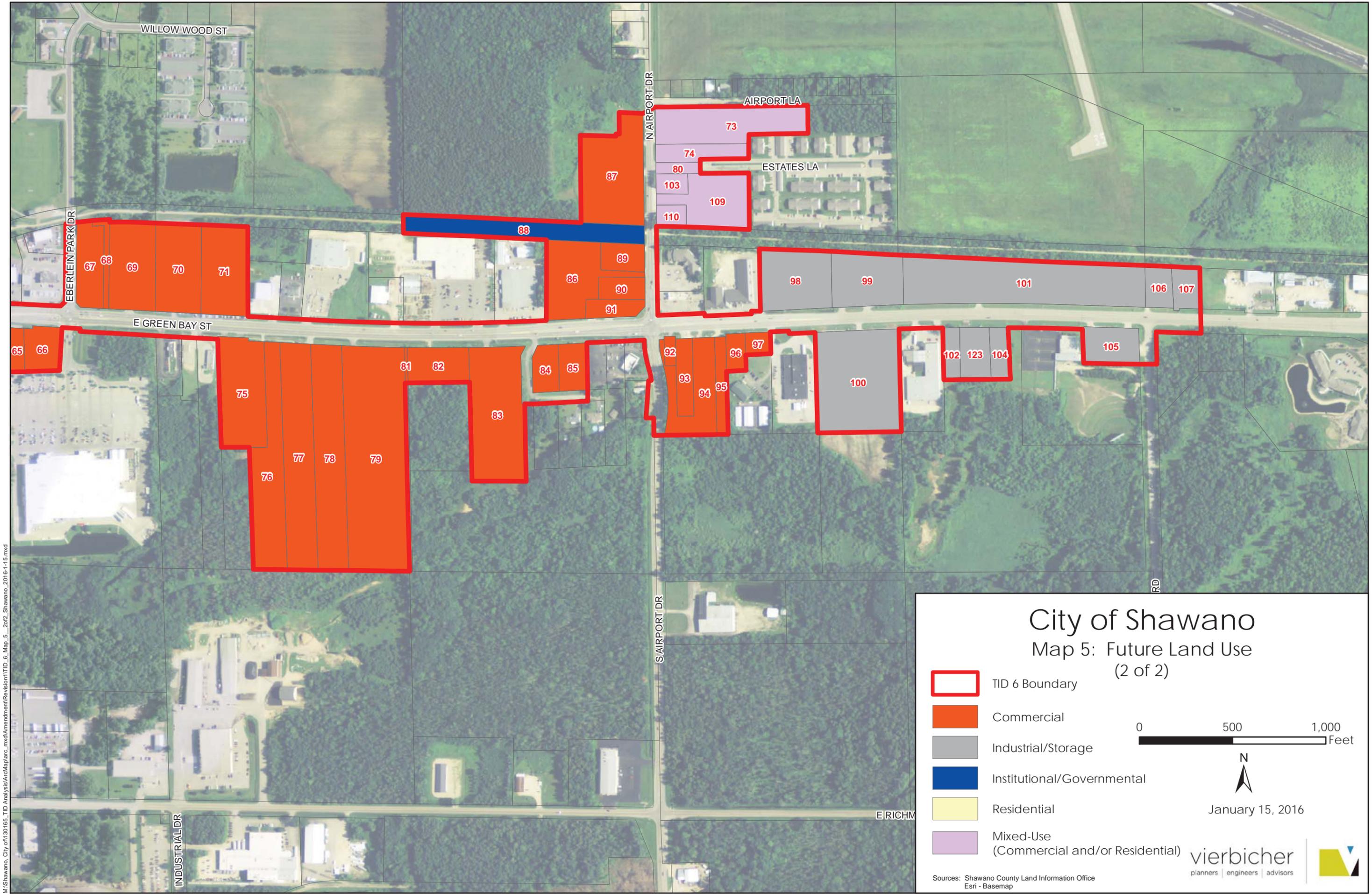


January 15, 2016



Sources: Shawano County Land Information Office  
Esri - Basemap

M:\Shawano, City of\130165\_TID Analysis\ArcMap\arc\_mxd\Amendment\Revision1\TID\_6\_Map\_5\_to12\_Shawano\_2016-1-15.mxd

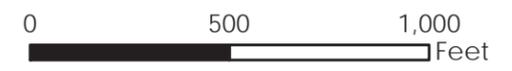


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## City of Shawano

### Map 5: Future Land Use (2 of 2)

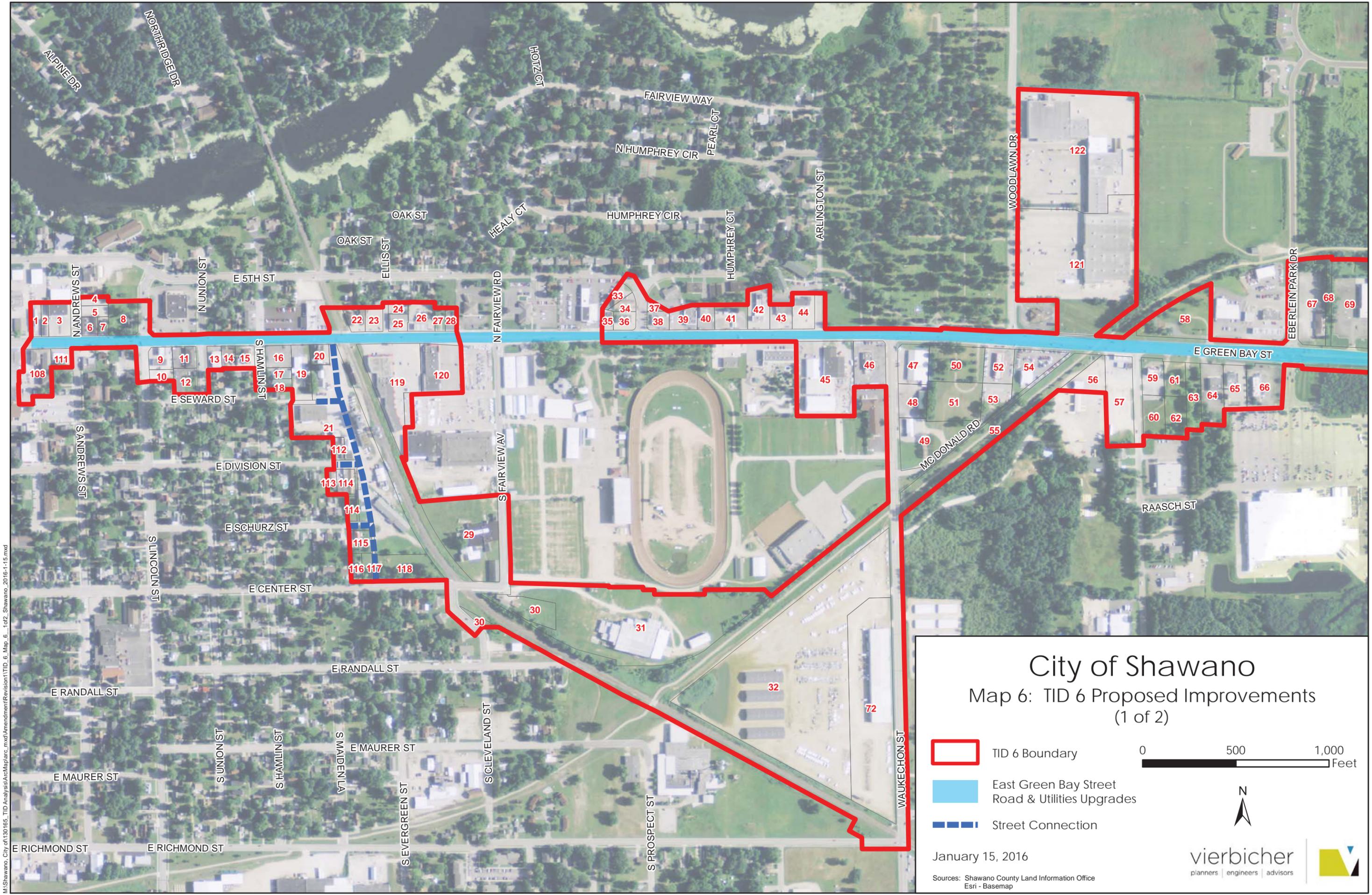
- TID 6 Boundary
- Commercial
- Industrial/Storage
- Institutional/Governmental
- Residential
- Mixed-Use  
(Commercial and/or Residential)



January 15, 2016



Sources: Shawano County Land Information Office  
Esri - Basemap



# City of Shawano

## Map 6: TID 6 Proposed Improvements (1 of 2)

- TID 6 Boundary
- East Green Bay Street Road & Utilities Upgrades
- Street Connection

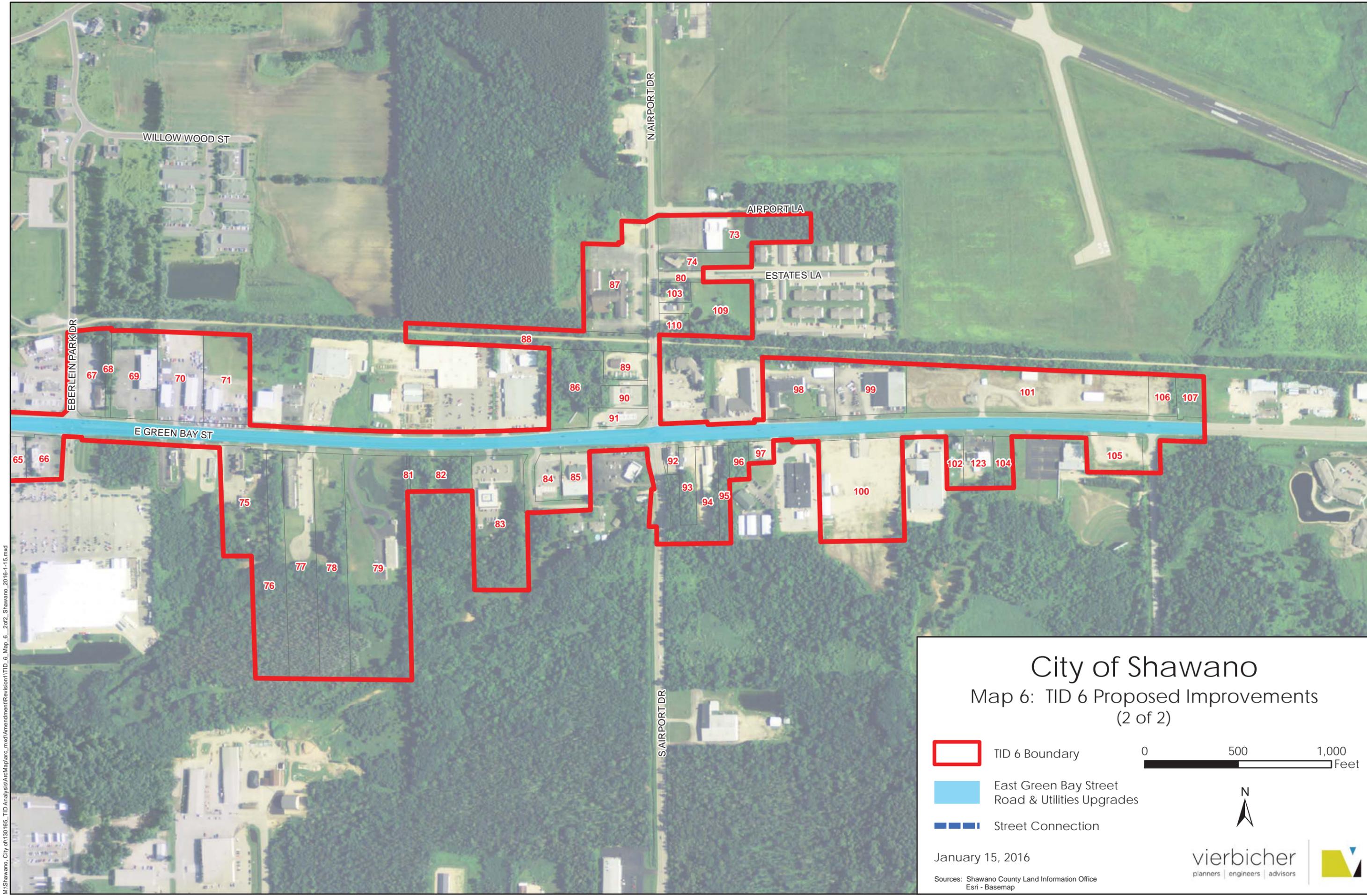


January 15, 2016

Sources: Shawano County Land Information Office  
Esri - Basemap



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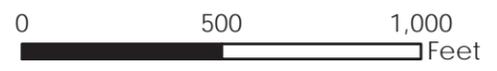
# City of Shawano

## Map 6: TID 6 Proposed Improvements (2 of 2)

TID 6 Boundary

East Green Bay Street Road & Utilities Upgrades

Street Connection



January 15, 2016

Sources: Shawano County Land Information Office  
Esri - Basemap



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**B****Financial Attachments**

- Attachment #1: Planned Project Costs
- Attachment #2: Financing Summary
- Attachment #3: Debt Service Plan
- Attachment #4: Tax Increment Pro Forma
- Attachment #5: Tax Increment Cash Flow
- Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions
- Attachment #7: Increment Projections

**Attachment #1 - Planned Project Costs**  
**City of Shawano**  
**TID No. 6 Amendment No. 1**  
**2/1/2016**

Type of Expenditure	2014 Amount	2016 Amendment	% Paid By		Costs Allocated to Project
			Project	Other	
<b>A. Capital Costs</b>					
	\$0	\$0	0%	0%	\$0
<b>B. Infrastructure</b>					
Roads, Sidewalks, Utilities, Streetscaping	\$4,000,000	\$0	100%	0%	\$4,000,000
<b>Total Infrastructure</b>	<b>\$4,000,000</b>	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$4,000,000</b>
<b>C. Site Development Costs</b>					
	\$100,000	\$0	100%	0%	\$100,000
<b>D. Land Acquisition &amp; Assembly</b>					
	\$500,000	\$0	100%	0%	\$500,000
<b>E. Development Incentives</b>					
Redevelopment & Bldg. Improvement Assistance	\$1,500,000	\$1,500,000	100%	0%	\$3,000,000
	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>100%</b>	<b>0%</b>	<b>\$3,000,000</b>
<b>F. Professional Services</b>					
	\$200,000	\$0	100%	0%	\$200,000
<b>G. Discretionary Payments</b>					
	\$100,000	\$0	100%	0%	\$100,000
<b>H. Administration Costs</b>					
City Staff	\$465,950	\$0	100%	0%	\$465,950
DOR Fees	\$4,050	\$0	100%	0%	\$4,050
Audits	\$30,000	\$0	100%	0%	\$30,000
<b>Total Administration Costs</b>	<b>\$500,000</b>	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$500,000</b>
<b>I. Organizational Costs</b>					
Department of Revenue Submittal Fee	\$1,000	\$1,000	100%	0%	\$2,000
Professional Fees	\$15,000	\$15,000	100%	0%	\$30,000
City Staff & Publishing	\$2,000	\$2,000	100%	0%	\$4,000
<b>Total Organization Costs</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>100%</b>	<b>0%</b>	<b>\$36,000</b>
<b>J. Inflation</b>	<b>\$2,273,925</b>	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$2,273,925</b>
<b>Total Project Costs</b>	<b>\$9,191,925</b>	<b>\$1,518,000</b>	<b>100%</b>	<b>0%</b>	<b>\$10,709,925</b>
<b>K. Financing Costs</b>					
Interest, Fin. Fees, Less Cap. Interest					\$3,897,095
Plus Capitalized Interest					\$0
<b>Total Financing Costs</b>					<b>\$3,897,095</b>
<b>TOTAL TID EXPENDITURE</b>					<b>\$14,607,021</b>

Amendment No.1 allocation in Development Incentives planned to be paid for from TID revenue.

**Attachment #2 - Financing Summary**  
**City of Shawano**  
**TID No. 6 Amendment No. 1**  
**2/1/2016**

TID Activities	Loan #1 5/1/2016	Loan #2 5/1/2021	Loan #3 5/1/2030	Total
A. Capital Costs	\$0	\$0	\$0	\$0
B. Infrastructure	\$1,000,000	\$1,000,000	\$2,000,000	\$4,000,000
C. Site Development Costs	\$0	\$0	\$100,000	\$100,000
D. Land Acquisition & Assembly	\$0	\$500,000	\$0	\$500,000
E. Development Incentives	\$0	\$1,500,000	\$1,500,000	\$3,000,000
F. Professional Services	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organizational Costs	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$1,000,000</b>	<b>\$3,000,000</b>	<b>\$3,600,000</b>	<b>\$7,600,000</b>
Inflation Factor Cost Adj. @ 2.5% per year	\$50,625	\$479,080	\$1,744,220	\$2,273,925
Grants	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
<b>Total Cost For Borrowing</b>	<b>\$1,050,625</b>	<b>\$3,479,080</b>	<b>\$5,344,220</b>	<b>\$9,873,925</b>
Capitalized Interest	\$0	\$0	\$0	\$0
Financing Fees (2%)	\$21,441	\$71,002	\$109,066	\$201,509
Debt Reserve	\$0	\$0	\$0	\$0
Subtotal	\$1,072,066	\$3,550,082	\$5,453,286	\$10,075,434
Less Interest Earned	\$0	\$0	\$0	\$0
<b>BORROWING REQUIRED</b>	<b>\$1,072,066</b>	<b>\$3,550,082</b>	<b>\$5,453,286</b>	<b>\$10,075,434</b>
<b>BORROWING AMOUNT</b>	<b>\$1,075,000</b>	<b>\$3,555,000</b>	<b>\$5,455,000</b>	

2016 Amendment (additional \$750,000 per 2021 and 2030 loan)

**Attachment #3a - Debt Service Plan  
City of Shawano  
TID No. 6 Amendment No. 1  
Bond Issue  
2/1/2016**

<b>Principal:</b> (rounded to \$5,000)	<b>\$1,075,000</b>	<b>Project Cost:</b>	<b>\$1,050,625</b>			
<b>Interest Rate:</b>	<b>4.00%</b>	<b>Finance Fees:</b>	<b>\$21,441</b>			
<b>Term (Years):</b>	<b>21</b>	<b>Interest Earned:</b>	<b>\$0</b>			
<b># of Principal Payments:</b>	<b>20</b>	<b>Capitalized Interest:</b>	<b>\$0</b>			
<b>Date of Issue:</b>	<b>5/1/2016</b>	<b>Total TID Cost of Loan:</b>	<b>\$1,582,008</b>			
<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$1,075,000	\$0	\$0	\$0	\$0
2017	1	\$1,075,000	\$36,100	\$43,000	\$79,100	\$0
2018	2	\$1,038,900	\$37,544	\$41,556	\$79,100	\$0
2019	3	\$1,001,355	\$39,046	\$40,054	\$79,100	\$0
2020	4	\$962,309	\$40,608	\$38,492	\$79,100	\$0
2021	5	\$921,701	\$42,232	\$36,868	\$79,100	\$0
2022	6	\$879,469	\$43,922	\$35,179	\$79,100	\$0
2023	7	\$835,547	\$45,678	\$33,422	\$79,100	\$0
2024	8	\$789,869	\$47,506	\$31,595	\$79,100	\$0
2025	9	\$742,363	\$49,406	\$29,695	\$79,100	\$0
2026	10	\$692,957	\$51,382	\$27,718	\$79,100	\$0
2027	11	\$641,575	\$53,437	\$25,663	\$79,100	\$0
2028	12	\$588,138	\$55,575	\$23,526	\$79,100	\$0
2029	13	\$532,563	\$57,798	\$21,303	\$79,100	\$0
2030	14	\$474,765	\$60,110	\$18,991	\$79,100	\$0
2031	15	\$414,655	\$62,514	\$16,586	\$79,100	\$0
2032	16	\$352,141	\$65,015	\$14,086	\$79,100	\$0
2033	17	\$287,126	\$67,615	\$11,485	\$79,100	\$0
2034	18	\$219,511	\$70,320	\$8,780	\$79,100	\$0
2035	19	\$149,191	\$73,133	\$5,968	\$79,100	\$0
2036	20	\$76,058	\$76,058	\$3,042	\$79,100	\$0
2037	21	\$0	\$0	\$0	\$0	\$0
2038	22	\$0	\$0	\$0	\$0	\$0
2039	23	\$0	\$0	\$0	\$0	\$0
2040	24	\$0	\$0	\$0	\$0	\$0
2041	25	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$1,075,000</b>	<b>\$507,008</b>	<b>\$1,582,008</b>	<b>\$0</b>

**Attachment #3b - Debt Service Plan  
City of Shawano  
TID No. 6 Amendment No. 1  
Bond Issue  
2/1/2016**

<b>Principal:</b> <small>(rounded to \$5,000)</small>	<b>\$3,555,000</b>	<b>Project Cost:</b>	<b>\$3,479,080</b>
<b>Interest Rate*:</b>	<b>4.25%</b>	<b>Finance Fees:</b>	<b>\$71,002</b>
<b>Term (Years):</b>	<b>21</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>20</b>	<b>Capitalized Interest:</b>	<b>\$0</b>
<b>Date of Issue:</b>	<b>5/1/2021</b>	<b>Total TID Cost of Loan:</b>	<b>\$5,348,130</b>

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
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	\$3,555,000	\$0	\$0	\$0	\$0
2022	1	\$3,555,000	\$116,319	\$151,088	\$267,407	\$0
2023	2	\$3,438,681	\$121,263	\$146,144	\$267,407	\$0
2024	3	\$3,317,418	\$126,416	\$140,990	\$267,407	\$0
2025	4	\$3,191,002	\$131,789	\$135,618	\$267,407	\$0
2026	5	\$3,059,213	\$137,390	\$130,017	\$267,407	\$0
2027	6	\$2,921,823	\$143,229	\$124,177	\$267,407	\$0
2028	7	\$2,778,594	\$149,316	\$118,090	\$267,407	\$0
2029	8	\$2,629,278	\$155,662	\$111,744	\$267,407	\$0
2030	9	\$2,473,616	\$162,278	\$105,129	\$267,407	\$0
2031	10	\$2,311,338	\$169,175	\$98,232	\$267,407	\$0
2032	11	\$2,142,163	\$176,365	\$91,042	\$267,407	\$0
2033	12	\$1,965,799	\$183,860	\$83,546	\$267,407	\$0
2034	13	\$1,781,939	\$191,674	\$75,732	\$267,407	\$0
2035	14	\$1,590,265	\$199,820	\$67,586	\$267,407	\$0
2036	15	\$1,390,444	\$208,313	\$59,094	\$267,407	\$0
2037	16	\$1,182,132	\$217,166	\$50,241	\$267,407	\$0
2038	17	\$964,966	\$226,395	\$41,011	\$267,407	\$0
2039	18	\$738,570	\$236,017	\$31,389	\$267,407	\$0
2040	19	\$502,553	\$246,048	\$21,359	\$267,407	\$0
2041	20	\$256,505	\$256,505	\$10,901	\$267,407	\$0
<b>Total</b>			<b>\$3,555,000</b>	<b>\$1,793,130</b>	<b>\$5,348,130</b>	<b>\$0</b>

**Attachment #3c - Debt Service Plan  
City of Shawano  
TID No. 6 Amendment No. 1  
Bond Issue  
2/1/2016**

<b>Principal:</b> <small>(rounded to \$5,000)</small>	<b>\$5,455,000</b>	<b>Project Cost:</b>	<b>\$5,344,220</b>
<b>Interest Rate*:</b>	<b>4.25%</b>	<b>Finance Fees:</b>	<b>\$109,066</b>
<b>Term (Years):</b>	<b>11</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>10</b>	<b>Capitalized Interest:</b>	<b>\$0</b>
<b>Date of Issue:</b>	<b>5/1/2030</b>	<b>Total TID Cost of Loan:</b>	<b>\$6,850,449</b>

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$0	\$0	\$0	\$0	\$0
2030	0	\$5,455,000	\$0	\$0	\$0	\$0
2031	1	\$5,455,000	\$449,111	\$231,838	\$680,948	\$0
2032	1	\$5,005,889	\$449,111	\$212,750	\$661,861	\$0
2033	2	\$4,556,778	\$468,198	\$193,663	\$661,861	\$0
2034	3	\$4,088,580	\$488,096	\$173,765	\$661,861	\$0
2035	4	\$3,600,484	\$508,841	\$153,021	\$661,861	\$0
2036	5	\$3,091,643	\$530,466	\$131,395	\$661,861	\$0
2037	6	\$2,561,177	\$553,011	\$108,850	\$661,861	\$0
2038	7	\$2,008,166	\$576,514	\$85,347	\$661,861	\$0
2039	8	\$1,431,652	\$601,016	\$60,845	\$661,861	\$0
2040	9	\$830,636	\$626,559	\$35,302	\$661,861	\$0
2041	10	\$204,077	\$204,077	\$8,673	\$212,750	\$0
<b>Total</b>		<b>\$5,455,000</b>	<b>\$1,395,449</b>	<b>\$6,850,449</b>	<b>\$0</b>	<b>\$0</b>

**Attachment #4 - Tax Increment ProForma**  
**City of Shawano**  
**TID No. 6 Amendment No. 1**  
**2/1/2016**

Assumptions	
Base Value	\$29,506,900 Plus \$ 7,409,000 For 2016 Amendment
Tax Rate	0.02380 For County, City, Technical College, and School District
Property Appreciation Rate	0.50% For Existing Construction
Annual Change in Tax Rate	0.00%
Construction Inflation Rate	2.50% For New Construction After 2014

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2014	\$29,506,900	\$0	\$0	\$0	\$29,506,900	\$0	0.023804	\$0
2015	\$29,506,900	\$147,535	\$0	\$0	\$29,081,800	(\$425,100)	0.023804	\$0
2016	\$36,490,800	\$145,409	\$0	\$0	\$36,636,209	(\$279,691)	0.023804	\$0
2017	\$36,636,209	\$183,181	\$3,811,116	\$0	\$40,630,506	\$3,714,606	0.023804	(\$10,119)
2018	\$40,630,506	\$203,153	\$5,883,212	\$0	\$46,716,871	\$9,800,971	0.023804	(\$6,658)
2019	\$46,716,871	\$233,584	\$4,454,354	\$0	\$51,404,809	\$14,488,909	0.023804	\$88,423
2020	\$51,404,809	\$257,024	\$2,892,275	\$0	\$54,554,109	\$17,638,209	0.023804	\$233,304
2021	\$54,554,109	\$272,771	\$835,646	\$0	\$55,662,525	\$18,746,625	0.023804	\$344,897
2022	\$55,662,525	\$278,313	\$32,775	\$0	\$55,973,613	\$19,057,713	0.023804	\$419,864
2023	\$55,973,613	\$279,868	\$1,459,296	\$0	\$57,712,777	\$20,796,877	0.023804	\$446,249
2024	\$57,712,777	\$288,564	\$1,420,766	\$0	\$59,422,107	\$22,506,207	0.023804	\$453,654
2025	\$59,422,107	\$297,111	\$1,430,470	\$0	\$61,149,687	\$24,233,787	0.023804	\$495,053
2026	\$61,149,687	\$305,748	\$0	\$0	\$61,455,436	\$24,539,536	0.023804	\$535,743
2027	\$61,455,436	\$307,277	\$132,268	\$0	\$61,894,981	\$24,979,081	0.023804	\$576,866
2028	\$61,894,981	\$309,475	\$0	\$0	\$62,204,456	\$25,288,556	0.023804	\$584,145
2029	\$62,204,456	\$311,022	\$8,539,456	\$0	\$71,054,934	\$34,139,034	0.023804	\$594,608
2030	\$71,054,934	\$355,275	\$0	\$0	\$71,410,209	\$34,494,309	0.023804	\$601,974
2031	\$71,410,209	\$357,051	\$1,820,692	\$0	\$73,587,952	\$36,672,052	0.023804	\$812,653
2032	\$73,587,952	\$367,940	\$0	\$0	\$73,955,892	\$37,039,992	0.023804	\$821,110
2033	\$73,955,892	\$369,779	\$832,817	\$0	\$75,158,488	\$38,242,588	0.023804	\$872,950
2034	\$75,158,488	\$375,792	\$0	\$0	\$75,534,281	\$38,618,381	0.023804	\$881,708
2035	\$75,534,281	\$377,671	\$0	\$0	\$75,911,952	\$38,996,052	0.023804	\$910,335
2036	\$75,911,952	\$379,560	\$0	\$0	\$76,291,512	\$39,375,612	0.023804	\$919,280
2037	\$76,291,512	\$381,458	\$0	\$0	\$76,672,969	\$39,757,069	0.023804	\$928,271
2038	\$76,672,969	\$383,365	\$0	\$0	\$77,056,334	\$40,140,434	0.023804	\$937,306
2039	\$77,056,334	\$385,282	\$0	\$0	\$77,441,616	\$40,525,716	0.023804	\$946,386
2040	\$77,441,616	\$387,208	\$0	\$0	\$77,828,824	\$40,912,924	0.023804	\$955,512
2041	\$77,828,824	\$389,144	\$0	\$0	\$78,217,968	\$41,302,068	0.023804	\$964,683
<b>Total</b>		<b>\$8,329,559</b>	<b>\$33,545,144</b>	<b>\$0</b>				<b>\$15,308,197</b>

2016: \$7,409,000 added to the TID base value. Increment values calculated in Attachment #7

**Attachment #5 - Tax Increment Cash Flow**  
**City of Shawano**  
**TID No. 6 Amendment No. 1**  
**2/1/2016**

Year	Beginning Balance	Revenues					Expenses		Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	Other (From GF)	Total Revenues	Debt Service	Other Expenses		
2014	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	29,000	29,000	0	18,000	11,000	11,000
2017	11,000	0	(10,119)	55	95,000	84,936	79,100	15,000	(9,165)	1,835
2018	1,835	0	(6,658)	9	100,000	93,351	79,100	15,000	(749)	1,086
2019	1,086	0	88,423	5	17,000	105,429	79,100	15,000	11,328	12,415
2020	12,415	0	233,304	62	14,000	247,367	79,100	15,000	153,266	165,681
2021	165,681	0	344,897	828	0	345,726	79,100	20,000	246,625	412,306
2022	412,306	0	419,864	2,062	0	421,925	346,507	20,000	55,418	467,725
2023	467,725	0	446,249	2,339	0	448,587	346,507	20,000	82,081	549,805
2024	549,805	0	453,654	2,749	0	456,403	346,507	20,000	89,896	639,701
2025	639,701	0	495,053	3,199	0	498,252	346,507	20,000	131,745	771,446
2026	771,446	0	535,743	3,857	(255,000)	539,600	346,507	275,000	(81,907)	689,539
2027	689,539	0	576,866	3,448	0	580,314	346,507	50,000	183,807	873,347
2028	873,347	0	584,145	4,367	0	588,511	346,507	50,000	192,004	1,065,351
2029	1,065,351	0	594,608	5,327	0	599,934	346,507	50,000	203,427	1,268,778
2030	1,268,778	0	601,974	6,344	0	608,318	346,507	50,000	211,811	1,480,590
2031	1,480,590	0	812,653	7,403	0	820,056	1,027,455	75,000	(282,399)	1,198,190
2032	1,198,190	0	821,110	5,991	0	827,101	1,008,368	75,000	(256,267)	941,924
2033	941,924	0	872,950	4,710	0	877,659	1,008,368	75,000	(205,709)	736,215
2034	736,215	0	881,708	3,681	0	885,389	1,008,368	75,000	(197,979)	538,236
2035	538,236	0	910,335	21,529	0	931,864	1,008,368	75,000	(151,504)	386,732
2036	386,732	0	919,280	15,469	0	934,750	1,008,368	81,000	(154,618)	232,114
2037	232,114	0	928,271	9,285	0	937,555	929,268	0	8,288	240,402
2038	240,402	0	937,306	9,616	0	946,922	929,268	0	17,654	258,056
2039	258,056	0	946,386	10,322	0	956,708	929,268	0	27,441	285,496
2040	285,496	0	955,512	11,420	0	966,932	929,268	0	37,664	323,160
2041	323,160	0	964,683	12,926	0	977,609	480,157	0	497,453	820,613
<b>Total</b>		<b>0</b>	<b>15,308,197</b>	<b>147,003</b>	<b>0</b>	<b>15,710,199</b>	<b>13,780,586</b>	<b>1,109,000</b>		

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

0.50% = Assumed Investment Rate For Interest Income

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions  
Over Maximum Life of TID  
City of Shawano  
TID No. 6 Amendment No. 1  
2/1/2016**

<b>Taxing Jurisdiction</b>	<b>% of Mill Rate by Jurisdiction</b>	<b>Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions</b>	<b>Total Taxes Captured by TID Not Distributed to Jurisdictions</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School District	39.2%	\$275,526	\$6,004,941	\$734,026	\$458,500
Tech. College	6.5%	\$45,879	\$999,901	\$122,225	\$76,346
County	20.4%	\$143,086	\$3,118,483	\$381,194	\$238,108
Local	33.9%	\$237,898	\$5,184,873	\$633,783	\$395,885
<b>Total</b>	<b>100.0%</b>	<b>\$702,389</b>	<b>\$15,308,197</b>	<b>\$1,871,227</b>	<b>\$1,168,839</b>

**Attachment #7: Increment Projections  
City of Shawano  
TID No. 6 Amendment No. 1  
2/1/2016**

Year	Yearly Total	PIN, Current Improvement Value, and Total Acres													
		101, 106, 107	96, 104, 105	86	81-82	78*	57-63	41, 48-49	29-31	26-28	4-8, 12	111	21, 112-118	119, 120, 123	122-122
		\$ 110,000	\$ -	\$ -	\$ -	\$ 9,400	\$ 432,000	\$ 147,700	\$ 231,300	\$ 307,800	\$ 310,300	\$ 96,600	\$ 1,170,100	\$ 1,170,100	\$ 5,800,000
		8.52	2.46	2.76	1.48	4.63	6.16	2.83	12.90	0.85	1.75	0.26	8.23	4.80	17.84
2014	\$ -														
2015	\$ -														
2016	\$ -														
2017	\$ 3,539,000			\$ 1,311,000											\$ 2,228,000
2018	\$ 5,329,900												\$ 5,329,900		
2019	\$ 3,937,000	\$ 3,937,000													
2020	\$ 2,494,000						\$ 2,494,000								
2021	\$ 703,000				\$ 703,000										
2022	\$ 26,900											\$ 26,900			
2023	\$ 1,168,500		\$ 1,168,500												
2024	\$ 1,109,900													\$ 1,109,900	
2025	\$ 1,090,225					\$ 1,090,225									
2026	\$ -														
2027	\$ 95,950									\$ 95,950					
2028	\$ -														
2029	\$ 5,896,200								\$ 5,896,200						
2030	\$ -														
2031	\$ 1,196,550							\$ 1,196,550							
2032	\$ -														
2033	\$ 520,950									\$ 520,950					
2034	\$ -														
2035	\$ -														
2036	\$ -														
2037	\$ -														
2038	\$ -														
2039	\$ -														
2040	\$ -														
2041	\$ -														

Assumed Per-Acre Improvement Value for Redevelopment: \$ 475,000

Assumed Per-Acre Improvement Value for Redevelopment (large scale retail): \$ 450,000

\* Half of parcel area used due to parcel depth.

Notes: No increase in land value is assumed; values are indexed for inflation on Attachment #4; assumed improvement value for redevelopment is derived from an average per-acre improvement value from recent development projects along the corridor (Walgreens, Aurora, etc.), less current improvement value.

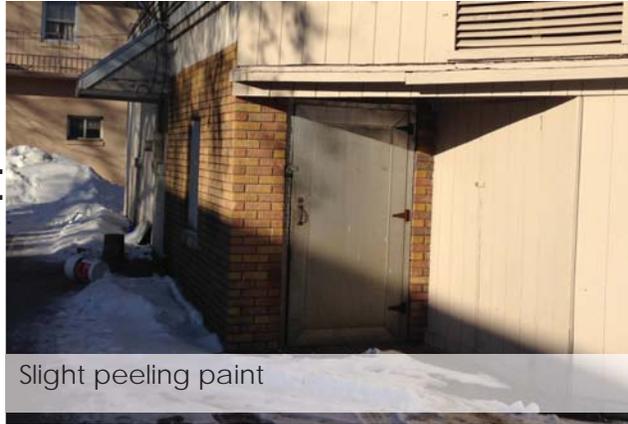
Parcels 112-118 Increment is per executed development agreement

C

## Property Condition Photos

TID Study ID 111: 230 E Green Bay St

Blighted      Rehab/conservation      New construction



Slight peeling paint



Slight peeling paint



Slight peeling paint



100% impervious surface

Appendix C

TID Study ID 112: 634 E Division St

Blighted      Rehab/conservation      New construction



Exterior storage and site in disrepair



Exterior storage and site in disrepair

TID Study ID 113: 634 E Division St

Blighted    Rehab/conservation    New construction



Appendix C



Rotting wood and peeling paint



No screening between structure, walls bowing



No screening between structure, parking, & ROW



Exposed storage/equipment

TID Study ID 114: 634 E Division St

Blighted    Rehab/conservation    New construction



Rotting wood and peeling paint



Exterior Storage



Vacant



Vacant

TID Study ID 115: 634 E Schurtz

Blighted    Rehab/conservation    New construction



Vacant

Appendix C



Vacant



Vacant



Accessory structure



Accessory structure

TID Study ID 116: 633 E Center St

Blighted    Rehab/conservation    New construction



Vacant



Vacant



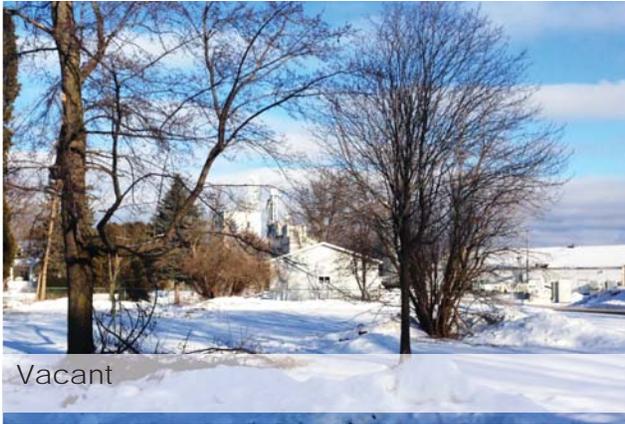
Vacant

TID Study ID 117: E Center Street

Blighted    Rehab/conservation    New construction



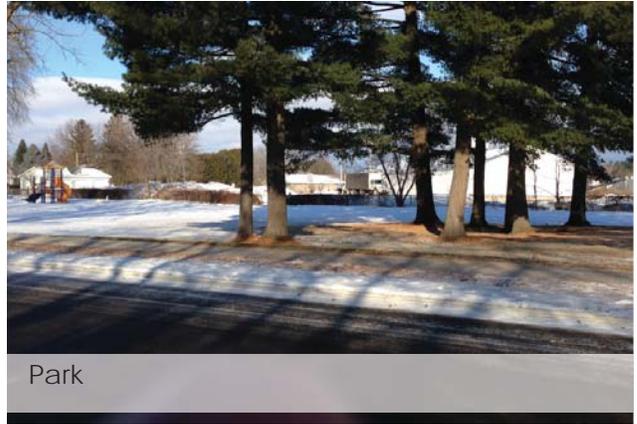
Appendix C



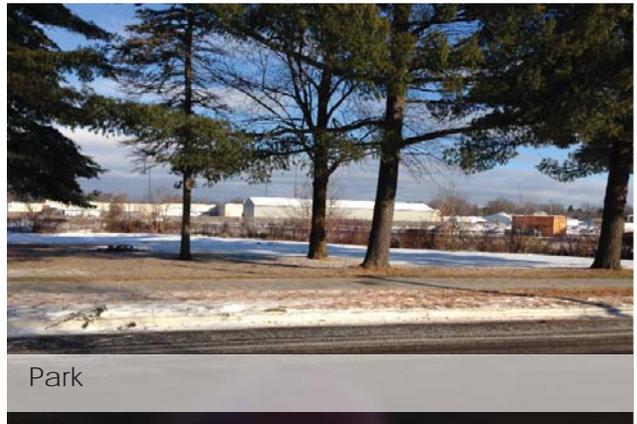
Vacant

TID Study ID 118: 635 E Center St

Blighted    Rehab/conservation    New construction



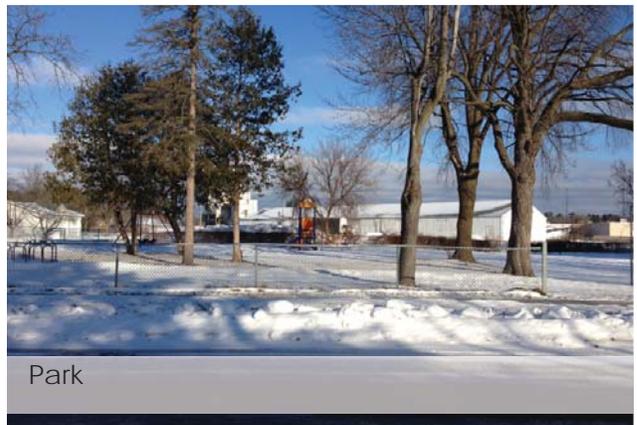
Park



Park



Park



Park

TID Study ID 119: 704 E Green Bay St

Blighted    Rehab/conservation    New construction



Appendix C



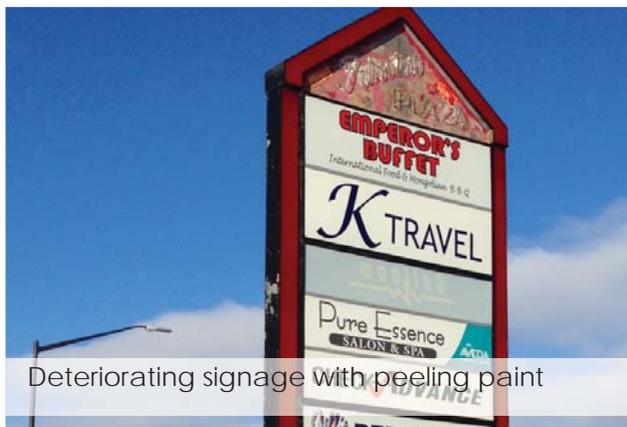
Exposed storage/equipment



Vacant and deteriorating storefronts



Vacant and deteriorating storefronts



Deteriorating signage with peeling paint

TID Study ID 120: 816 E Green Bay St

Blighted    Rehab/conservation    New construction



Vacant and deteriorating storefronts



Exposed storage/equipment



Vacant and deteriorating storefronts



Peeling paint/discoloration

TID Study ID 121: 1211 E Green Bay St

Blighted    Rehab/conservation    New construction



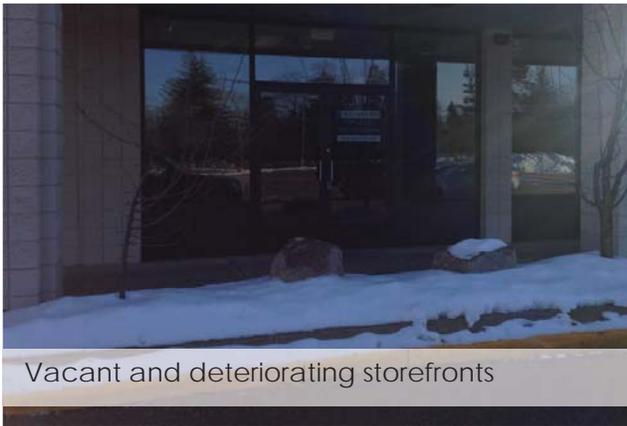
Appendix C



Vacant and deteriorating storefronts



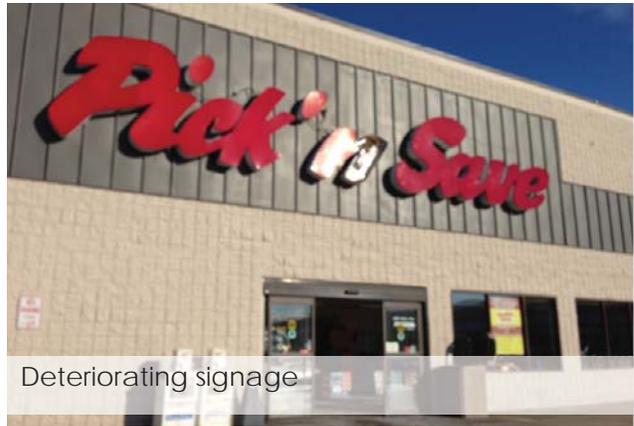
Vacant and deteriorating storefronts



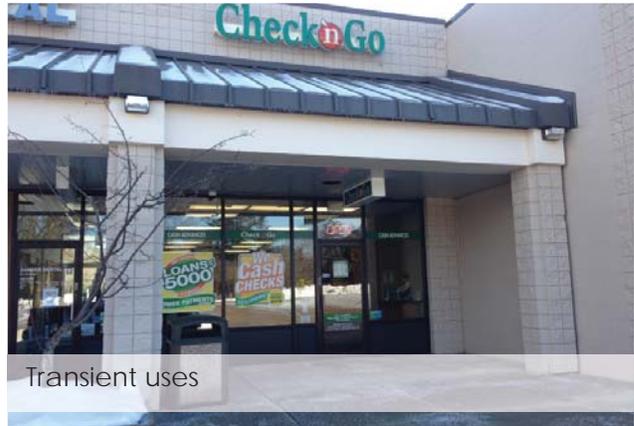
Vacant and deteriorating storefronts

TID Study ID 122: 128 Woodlawn Dr

Blighted    Rehab/conservation    New construction



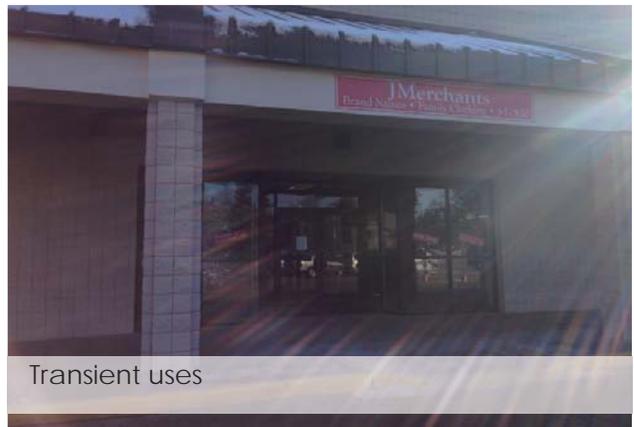
Deteriorating signage



Transient uses



Transient uses



Transient uses

# TID Study ID 111: 230 E Green Bay St

Blighted

Rehab/conservation

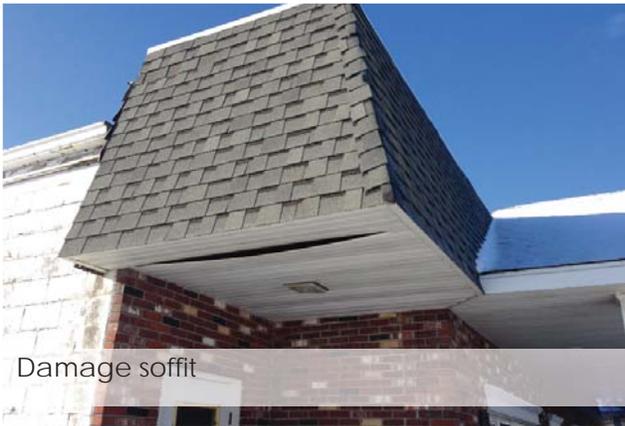
New construction



## Appendix C



Rotting wood, peeling paint, foundation issues



Damage soffit



Exposed storage/equipment

# D

## Resolutions, Notices, Minutes

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from City Attorney Regarding Compliance with Statutes
- Attachment #3: Letter Chief Elected Official of Overlying Taxing Entities and Notice
- Attachment #4: Joint Review Board Meeting Notices
- Attachment #5: Joint Review Board Meeting Agendas
- Attachment #6: Joint Review Board Meeting Minutes
- Attachment #7: Joint Review Board Resolution Approving TID No. 6 Amendment No. 1
- Attachment #8: Letter and Public Hearing Notice to Property Owners within the TID
- Attachment #9: Public Hearing Notice Proof of Publication
- Attachment #10: Plan Commission Meeting Agendas
- Attachment #11: Plan Commission Public Hearing and Meeting Minutes
- Attachment #12: Plan Commission Resolution Approving TID No. 6 Amendment No. 1
- Attachment #13: Common Council Meeting Agenda
- Attachment #14: Common Council Resolution Amending TID No. 6
- Attachment #15: Common Council Meeting Minutes

**City of Shawano:  
Amendment of Tax Increment District #6**

ESTIMATED Preliminary Summary of Activities  
and Timetable November 12, 2015

Action	Party Responsible	Date
1. <b>City Council Meeting:</b> Authorize contract to proceed with TID creation.	City Council	11/18/2015
2. Prepare draft TID #6 project plan and boundary amendment, and accompanying resolutions; coordinate JRB meeting.	Vierbicher	11/19/2015 12/2/2015
3. Letters to taxing jurisdictions requesting/confirming JRB appointments.	Vierbicher	11/19/2015
4. <b>Plan Commission Meeting:</b> <ul style="list-style-type: none"> <li>• Review TID amendment documents</li> <li>• Recommend edits to plans</li> <li>• Schedule Plan Commission public hearing for TID creation (if no further discussion needed)</li> </ul>	City Staff / Plan Commission	12/2/2015
5. JRB notice to newspaper.	Vierbicher	12/4/2015
6. JRB packets - forward financial information to JRB.	Vierbicher	12/4/2015
7. Publish notice for TID JRB meeting ( <i>Class I</i> ).	Newspaper	12/11/2015
8. <b>JRB – First Meeting on TID Creation:</b> Reaffirm chairperson and at-large member, discussion of draft TID #6 amendment ( <i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i> )	Vierbicher / JRB	12/16/2015 – 12/23/2015
9. Provide information to City Attorney for creation/amendment attorney opinion letters.	Vierbicher	After JRB Review
10. Plan Commission public hearing notice to newspaper.	Vierbicher	12/18/2015
11. Send hearing notice to taxing entities.	Vierbicher	12/18/2015
12. Send letter to property owners within TID boundary amendment area (at least 15 days prior to hearing)	City Staff	12/18/2015
13. Publish notices for TID Project Plan's Plan Commission public hearing ( <i>Class II</i> )	Newspaper	12/23/2015 & 12/30/15
14. <b>Plan Commission Meeting:</b> <ul style="list-style-type: none"> <li>• Public hearings - TID #6 amendment (<i>at least 7 days after last insertion of public notice</i>)</li> <li>• Adoption of TID #6 amendment submission to City Council for approval</li> </ul>	City Staff / Plan Commission	1/6/2016
15. <b>City Council Meeting:</b> <ul style="list-style-type: none"> <li>• Review TID #6 amendment documents.</li> <li>• Adopt resolution approving TID #6 amendment.</li> </ul>	City Staff / City Council	1/13/2016
16. JRB notice to newspaper.	Vierbicher	1/14/2016
17. Mail out JRB packets.	Vierbicher	1/15/2016
18. Publish notice for TID JRB meeting ( <i>Class I</i> ).	Newspaper	1/16/2016
19. <b>JRB – Final Meeting on TID Creation:</b> Approval of TID #6 amendment by JRB ( <i>At least 5 days after publication of meeting notice and within 30 days of Council approval</i> )	Vierbicher / JRB	1/21/2016 – 1/29/2016
20. Notify DOR of TID #6 amendment	City Staff	TBD
21. Submit TID #6 amendment information to Wisconsin Department of Revenue (with certification fee)	City Clerk / Assessor	By 10/30/16

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

**City Council**

Wednesday following 1<sup>st</sup>  
Thursday

**Plan Commission**

1<sup>st</sup> Wednesday

TIMOTHY J. SCHMID  
City Attorney

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

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

September 28, 2016

Jeanne Cronce, Mayor  
City of Shawano  
127 S. Sawyer St.  
Shawano, WI 54166

Re: Tax Increment District No. 6 Amendment  
Opinion Letter Regarding Compliance with Section 66.1105(4)

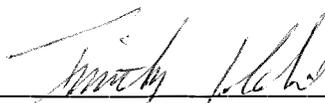
Dear Mayor Cronce:

As City Attorney for the City of Shawano, I have been asked to review the TID No. 6 Project Plan Amendment, which has been prepared by the City of Shawano with assistance from Vierbicher, that adds 13 parcels to the TID. In accordance with my duties, I have reviewed the Project Plan Amendment.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the Project Plan Amendment 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 Project Plan Amendment. Any questions regarding this opinion may be directed to me.

Very truly yours,  
CITY OF SHAWANO

By   
\_\_\_\_\_  
Timothy J. Schmid  
City Attorney

TJS:alk  
Enclosure



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

December 03, 2015

Lorna S. Marquardt, Mayor  
City of Shawano  
127 S. Sawyer St.  
Shawano, WI 54166

Re: City of Shawano – Amendment to Tax Increment District No. 6

Dear Mayor Marquardt:

As you know, the City of Shawano is considering amending Tax Increment District (TID) #6 that was created last year. The amendment is intended to include additional parcels into the TID boundary and potentially increase development incentives in the district as a result of the additional development opportunities. The City retained Vierbicher Associates, Inc. to assist with the amendment of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. Last year during the creation, the City's JRB appointee was N. Woody Davis, and its at-large nominee to the JRB was Russell Schmidt. Please let me know **before December 10, 2015** if you would like to appoint anyone else to the JRB for consideration of the amendment to TID No. 6, 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 a chairperson, appoint a citizen member to the Board, and review the draft amendment and maps.

During the coming weeks, the City will be developing and refining the TID amendment project plan. The Plan Commission will be holding a public hearing to inform interested parties and to review the TID creation. All interested parties will be invited to attend the public hearing. An official public hearing notice has been included with this letter.

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

Sincerely,

Daniel J Lindstrom, AICP

Cc VAI Email: Brian Knapp, City Administrator

Attachment

M:\Shawano, City of\130329\_TID #6\JRB\JRB Notice Letter - City of Shawano.doc

vision to reality



**Letter of Transmittal**

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

Date: 1/18/2016

Project No. 150336

Re: Public Hearing Notice

File:

Attn: Lorna S. Marquardt, 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	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 \_\_\_\_\_ Signed Daniel Lindstrom

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



December 03, 2015

Brent Miller  
Shawano County Administrative Coordinator  
Shawano County Courthouse, 2<sup>nd</sup> Floor  
311 N. Main St.  
Shawano, WI 54166

Re: City of Shawano – Amendment to Tax Increment District No. 6

Dear Mr. Miller:

The City of Shawano is considering amending Tax Increment District (TID) #6 that was created last year. The amendment is intended to include additional parcels into the TID boundary and potentially increase development incentives in the district as a result of the additional development opportunities. The City retained Vierbicher Associates, Inc. to assist with the amendment of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. Last year during the creation, the County's JRB appointee was Arlyn Tober. Please let me know **before December 10, 2015** if you would like to appoint anyone else to the JRB for consideration of the amendment to TID No. 6, 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 a chairperson, appoint a citizen member to the Board, and review the draft amendment and maps.

During the coming weeks, the City will be developing and refining the TID amendment project plan. The Plan Commission will be holding a public hearing to inform interested parties and to review the TID creation. All interested parties will be invited to attend the public hearing. An official public hearing notice has been included with this letter.

Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com). Please let me know if there is specific information that would assist in your jurisdiction's understanding of the City's proposed TID creation so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

Cc VAI Email: Brian Knapp, City Administrator

#### Attachment

M:\Shawano, City of\150336 TID #6 Amendment\2. Attachements & Notices\Resolutions.Notices.Letters\JRB Notice Letter - County.doc

vision to reality



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

## Letter of Transmittal

Date: 1/18/2016

Project No. 150336

Re: Public Hearing Notice

File:

Attn: Brent Miller  
To: Shawano County Administrative Coordinator  
Shawano County Courthouse, 2<sup>nd</sup> Floor  
311 N. Main St.  
Shawano, WI 54166

WE ARE SENDING YOU:

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

Copies	Date	No.	Description
1	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
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- 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 \_\_\_\_\_ Signed Daniel Lindstrom

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



December 3, 2015

Gary Cumberland  
Shawano School District Administrator  
218 County Road B  
Shawano, WI 54166

Re: City of Shawano – Amendment to Tax Increment District No. 6

Dear Mr. Cumberland:

The City of Shawano is considering amending Tax Increment District (TID) #6 that was created last year. The amendment is intended to include additional parcels into the TID boundary and potentially increase development incentives in the district as a result of the additional development opportunities. The City retained Vierbicher Associates, Inc. to assist with the amendment of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. Last year during the creation, the School District's JRB appointee was Louise Fischer. Please let me know **before December 10, 2015** if you would like to appoint anyone else to the JRB for consideration of the amendment to TID No. 6, 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 a chairperson, appoint a citizen member to the Board, and review the draft amendment and maps.

During the coming weeks, the City will be developing and refining the TID amendment project plan. The Plan Commission will be holding a public hearing to inform interested parties and to review the TID creation. All interested parties will be invited to attend the public hearing. An official public hearing notice has been included with this letter.

Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com). Please let me know if there is specific information that would assist in your jurisdiction's understanding of the City's proposed TID creation so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

Cc VAI Email: Brian Knapp, City Administrator

#### Attachment

M:\Shawano, City of\150336 TID #6 Amendment\2. Attachements & Notices\Resolutions.Notices.Letters\JRB Notice Letter - Sch Dist.doc



**Letter of Transmittal**

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

Date: 1/18/2016

Project No. 150336

Re: Public Hearing Notice

File:

Attn: c/o Gary Cumberland  
To: Shawano School Board  
Shawano School District Administrator  
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	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 \_\_\_\_\_ Signed Daniel Lindstrom

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



December 3, 2015

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

Re: City of Shawano – Amendment to Tax Increment District No. 6

Dear Mr. Rafn:

The City of Shawano is considering amending Tax Increment District (TID) #6 that was created last year. The amendment is intended to include additional parcels into the TID boundary and potentially increase development incentives in the district as a result of the additional development opportunities. The City retained Vierbicher Associates, Inc. to assist with the amendment of the TID.

A Joint Review Board (JRB), composed of representatives of the overlying property taxing jurisdictions, must be convened to consider the request. Last year during the creation, the Technical College's JRB appointee was Clark Wagner. Please let me know **before December 10, 2015** if you would like to appoint anyone else to the JRB for consideration of the amendment to TID No. 6, otherwise, we will assume that Mr. Wagner 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 a chairperson, appoint a citizen member to the Board, and review the draft amendment and maps.

During the coming weeks, the City will be developing and refining the TID amendment project plan. The Plan Commission will be holding a public hearing to inform interested parties and to review the TID creation. All interested parties will be invited to attend the public hearing. An official public hearing notice has been included with this letter.

Please inform me if your Joint Review Board appointees have changed. Any questions regarding the TID creation may be addressed to me at Vierbicher Associates, Inc., (608) 821-3967 or [dlin@vierbicher.com](mailto:dlin@vierbicher.com). Please let me know if there is specific information that would assist in your jurisdiction's understanding of the City's proposed TID creation so that any such information can be provided in a timely manner.

Sincerely,

Daniel J Lindstrom, AICP

Cc VAI Email: Brian Knapp, City Administrator

#### Attachment

M:\Shawano, City of\150336 TID #6 Amendment\2. Attachements & Notices\Resolutions.Notices.Letters\JRB Notice Letter - Technical College.doc



**Letter of Transmittal**

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

Date: 1/18/2016

Project No. 150336

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	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 \_\_\_\_\_ Signed Daniel Lindstrom

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

**CITY OF SHAWANO**  
**NOTICE OF PUBLIC HEARING ON PROJECT PLAN AMENDMENT FOR**  
**TAX INCREMENT DISTRICT (TID) NO. 6**

NOTICE IS HEREBY GIVEN that on Wednesday, February 3, 2016 at 5:30 p.m., 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 Tax Increment District #6 Project Plan.

The TID No. 6 Project Plan is being amended to expand the boundary and include additional expenditures in the project plan. As part of the amended Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 6.

A copy of the TID No. 6 Project Plan amendment is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the amendment may be made by contacting Brian Knapp, City Administrator, 127 S. Sawyer St., Shawano, WI; Phone 715-526-6138.

Publication Dates:     January 20, 2016  
                              January 27, 2016

STATE OF WISCONSIN } ss.  
County of Shawano }

# PROOF OF PUBLICATION

**CITY OF SHAWANO  
NOTICE OF JOINT REVIEW BOARD MEETING  
CONCERNING THE TAX INCREMENT DISTRICT (TID) NO. 6,  
PROJECT PLAN AMENDMENT**

Please take note that on Wednesday, January 27, 2016, at 1:00pm, the Shawano Joint Review Board (JRB) will be holding the first meeting concerning the City of Shawano's request to amend TID No. 6. The meeting will be held at Shawano City Hall, 127 S. Sawyer St., Shawano, WI 54166.

The intent of the TID amendment is to expand the boundary and include additional expenditures in the project plan. As part of the amended Project Plan, additional cash grants may be made by the City to owners, lessees, or developers of property within TID No. 6.

The purpose of the initial JRB meeting is for the Board to appoint an at-large representative, elect a chairperson, and review and comment on the initial draft of the TID amendment. Vierbicher is assisting the City with the TID amendment process. If you have any questions concerning the proposed amendment, please contact Daniel Lindstrom at Vierbicher at (808) 821-3967. All interested parties are invited to attend the meeting.

Publication Date: January 14, 2016

WNAXLP

Filed this \_\_\_\_\_ day of

\_\_\_\_\_ A.D., \_\_\_\_\_

\_\_\_\_\_  
Clerk of County Court

Chris Kennedy of the City of Shawano in said County, being duly sworn, says that he is foreman of the Shawano Leader, publishers of THE SHAWANO LEADER, a public daily newspaper printed and published in the City of Shawano, Shawano County, Wisconsin, and that the notice, (of which the hereto annexed is a true and correct printed copy taken from said paper) was inserted, printed and published in

said SHAWANO LEADER for \_\_\_\_\_ successive weeks, at least once

in each week, and in each and every number thereof; that the first publication of

said notice in said newspaper was on the 14<sup>th</sup> day of January

2016 and that the last publication was on the 14<sup>th</sup> day of January

2016.

Chris Kennedy

Subscribed and sworn to before me this 14<sup>th</sup> day of January

2016

Barbara A. Suptak  
Notary Public, Shawano County, WI

My Commission Expires:

September 17, 2018

Fee \$ 33.22

STATE OF WISCONSIN } ss.  
County of Shawano

# PROOF OF PUBLICATION

**CITY OF SHAWANO  
NOTICE OF JOINT REVIEW BOARD MEETING  
CONCERNING THE AMENDMENT TO TAX IN-  
CREMENT DISTRICT NO. 6  
PROJECT PLAN AND BOUNDARY**

Please take note that on Friday, February 12, 2016, at 4:00pm am, the Shawano Joint Review Board (JRB) will be holding its final meeting concerning the City of Shawano's request to amend the Project Plan and boundary to Tax Increment District (TID) No. 6. The meeting will be held at Shawano City Hall, 127 S. Sawyer St., Shawano, WI. The intent of the TID is to promote redevelopment and revitalization along the East Green Bay Street corridor. The intent of the TID amendment is to expand the boundary and include additional expenditures in the project plan. As part of the amended Project Plan, additional cash grants may be made by the City to owners, lessees, or developers of property within TID No. 6.

The purpose of the final JRB meeting is for the Board to review the TID Project Plan and Boundary amendment and consider approval of the City Council's resolution amending TID No. 6. Vierbicher is assisting the City with the TID amendment - if you have any questions concerning the proposed TID amendment, please contact Daniel Lindstrom at Vierbicher at (608) 821-3967. All interested parties are invited to attend the meeting.

Publication Date: February 6, 2016

WNAXLP

\_\_\_\_\_ A.D., \_\_\_\_\_

\_\_\_\_\_  
Clerk of County Court

Chris Kennedy of the City of Shawano in said County, being duly sworn, says that he is foreman of the Shawano Leader, publishers of THE SHAWANO LEADER, a public daily newspaper printed and published in the City of Shawano, Shawano County, Wisconsin, and that the notice, (of which the hereto annexed is a true and correct printed copy taken from said paper) was inserted, printed and published in

said SHAWANO LEADER for 1 successive weeks, at least once in each week, and in each and every number thereof; that the first publication of said notice in said newspaper was on the 6<sup>th</sup> day of February, 2016 and that the last publication was on the 6<sup>th</sup> day of February, 2016

Chris Kennedy  
Subscribed and sworn to before me this 10<sup>th</sup> day of February, 2016

Sarban D. Gupch  
Notary Public, Shawano County, WI

My Commission Expires: September 17, 2018

Fee \$ 43.96

**JOINT REVIEW BOARD  
FIRST MEETING ON THE  
AMENDMENT OF TAX INCREMENT DISTRICT (TID) NO. 6**

Shawano City Hall,  
127 S. Sawyer Street, Shawano, WI 54166.  
Wednesday, January 27, 2016, at 1:00pm

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPOINTMENT OF AT-LARGE MEMBER
4. APPOINTMENT OF CHAIRPERSON
5. REVIEW OF TID NO. 6 PROJECT PLAN AND BOUNDARY AMENDMENT
6. SET NEXT MEETING DATE FOR CONSIDERATION OF TID NO. 6 AMENDMENT
7. ADJOURN

The purpose of this meeting is to convene the Joint Review Board and to review the draft project plan and boundary amendment for Tax Increment District (TID) No. 6, pursuant to Section 66.1105 of the Wisconsin Statutes. The City of Shawano has contracted with Vierbicher Associates, Inc. to assist in the TID creation. If you have any questions about the duties of the Joint Review Board or wish to discuss the TID amendments before the meeting you may contact Daniel Lindstrom at Vierbicher Associates at (608) 821-3967.

**CITY OF SHAWANO  
JOINT REVIEW BOARD (JRB)  
FINAL MEETING ON AMENDMENT NO. 1 TO  
TAX INCREMENT DISTRICT NO. 6**

Shawano City Hall  
127 S. Sawyer St., Shawano, WI  
Friday, February 12, 2016, 4:00 pm

MEETING AGENDA

1. CALL TO ORDER – Woody Davis, Chair
2. ROLL CALL
3. APPROVAL OF MINUTES FROM 1/27/2016 MEETING
4. REVIEW OF AMENDMENTS TO TID NO. 6 PROJECT PLAN, BOUNDARY, AND FINANCIALS
5. REVIEW CITY COUNCIL RESOLUTION AMENDING TID NO. 6 PROJECT PLAN AND BOUNDARY
6. CONSIDERATION OF JRB RESOLUTION APPROVING CITY COUNCIL AMENDMENT OF TID NO. 6 PROJECT PLAN AND BOUNDARY
7. ADJOURN

The purpose of this meeting is Joint Review Board review of the approved project plan for Tax Increment District (TID) No. 6, pursuant to Section 66.1105 of the Wisconsin Statutes, and consideration of JRB approval of the TID No. 6 creation. The City of Shawano has contracted with Vierbicher Associates, Inc. to assist in the TID creation. If you have any questions about the duties of the Joint Review Board or wish to discuss the TID creation before the meeting, you may contact Ben Zellers at Vierbicher Associates at (608) 821-3967.

## JOINT REVIEW BOARD MINUTES

Wednesday, January 27, 2016    1:00 PM    Shawano City Hall

The Joint Review Board meeting was called to order by City Administrator Brian Knapp on Wednesday, January 27, 2016 at 1:00 PM at Shawano City Hall.

Roll call showed present: Robert Mathews, Gary Cumberland, N. Woody Davis, Arlyn Tober, and Russell Schmidt. 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.

Motion by Davis to appoint Russell Schmidt as the at-large member, seconded by Cumberland. Motion carried by Voice Vote.

Motion by Tober to appoint N. Woody Davis as the Chairperson, seconded by Schmidt. Motion carried by Voice Vote.

Lindstrom gave a general overview of the TID 6 amendment. Thirteen additional parcels are being added to the district, seven are blighted and some have residual contamination. They will add \$7.4 million dollars of base value to the TID. By State Statutes the City cannot exceed 12% of the total equalized value. The amendment would bring the City total to 7.69% - below the statutory maximum. Lindstrom went on to discuss the existing and proposed land uses, zoning, and the changes to the development incentives and financing costs.

Knapp gave a brief background of when the original TID 6 was created and what parcels were included. The amendment will add some residential properties that United Cooperative purchased and also the vacant Shawano Plaza (former K-Mart). Knapp informed the Board that the City has recently appointed a Redevelopment Authority to assist the City with the vacant buildings throughout the City. He also discussed the number of active TID's the City has.

The Board tentatively scheduled the second JRB meeting for 4:00pm on Friday, February 12, 2016.

Motion by Tober to adjourn, seconded by Mathews. Motion carried by Voice Vote. Meeting adjourned at 2:02 PM.

Respectfully submitted,  
Lisa Bruette, Administrative Assistant

**JOINT REVIEW BOARD MINUTES**  
***FINAL MEETING ON THE AMENDMENT#1 TO TAX INCREMENT DISTRICT NO. 6***

Friday, February 12, 2016      4:00 PM      Shawano City Hall

The Joint Review Board meeting was called to order by Chairperson N. Woody Davis on Wednesday, February 12, 2016 at 4:00 PM at Shawano City Hall.

Roll call showed present: Robert Mathews, Gary Cumberland, N. Woody Davis, Arlyn Tober, and Russell Schmidt. Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, and Administrative Assistant Lisa Bruette.

Motion by Cumberland to approve the January 27, 2016, seconded by Mathews. Motion carried by Voice Vote.

Knapp gave an overview of the new TID 6 amendment maps. Thirteen additional parcels are being added to the district which will add \$7.4 million dollars of base value to TID No.6. The amendment brings the City total to 7.69% which is below the statutory maximum. Discussed financing, development, future projects, K-Mart project, TID budget and reviewed the attachments.

Tober questioned if there was any opposition to the amendment. Knapp stated nobody came to the Public Hearing before Plan Commission and the only questions Council had regarded which parcels were being added.

Knapp stated the Council had adopted Resolution No. 21-16 at the February 10, 2016 Council meeting.

Motion by Tober to approve the City Council amendment of TID No. 6 Project Plan and Boundary, seconded by Schmidt. Motion carried by Voice Vote.

Motion by Cumberland to adjourn, seconded by Mathews. Motion carried by Voice Vote. Meeting adjourned at 4:48 PM.

Respectfully submitted,  
Lisa Bruette, Administrative Assistant

**SHAWANO JOINT REVIEW BOARD  
RESOLUTION APPROVING  
TAX INCREMENT DISTRICT NO. 6 AMENDMENT NO. 1**

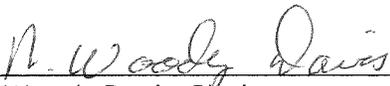
WHEREAS, the Shawano Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the Shawano Common Council amending Tax Increment District No. 6; and

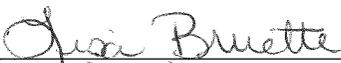
WHEREAS, the Shawano Joint Review Board has considered the following criteria:

- (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 February 10, 2016; and

This Resolution is adopted this 12<sup>th</sup> day of February, 2016 by a majority vote of the Joint Review Board.

  
\_\_\_\_\_  
N. Woody Davis, Chairperson

  
\_\_\_\_\_  
Lisa Bruette, Secretary

**CERTIFICATION**

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on February 12, 2016.

Motion was made by Arlyn Tober and seconded by Russell Schmidt to adopt the resolution.

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

  
\_\_\_\_\_  
Lisa Bruette, Secretary



City Hall, 127 Sawyer Street, Shawano, WI 54166  
(715)526-6138 Fax:(715) 526-5751 [www.cityofshawano.com](http://www.cityofshawano.com)

---

Date: January 19, 2016

To: Property Owners Within Proposed Tax Increment District #6 Amendment Area

Re: Notice of Public Hearing

Dear Property Owner:

The Plan Commission and City Council of the City of Shawano are interested in promoting reinvestment in the City's East Green Bay Street area to increase the number of active storefronts, promote redevelopment, revitalize existing buildings, and make improvements to infrastructure. To that end, the Plan Commission and City Council intend to use Tax Increment Financing to fund public improvements and provide incentives for private investment in the area. Improvements to a Tax Increment District (TID) are funded by growth in property tax revenues due to private development or redevelopment within a TID boundary. A draft Plan for TID #6 Amendment No.1 in the City of Shawano has been prepared. A map of the area proposed to be included in the TID amendment is attached.

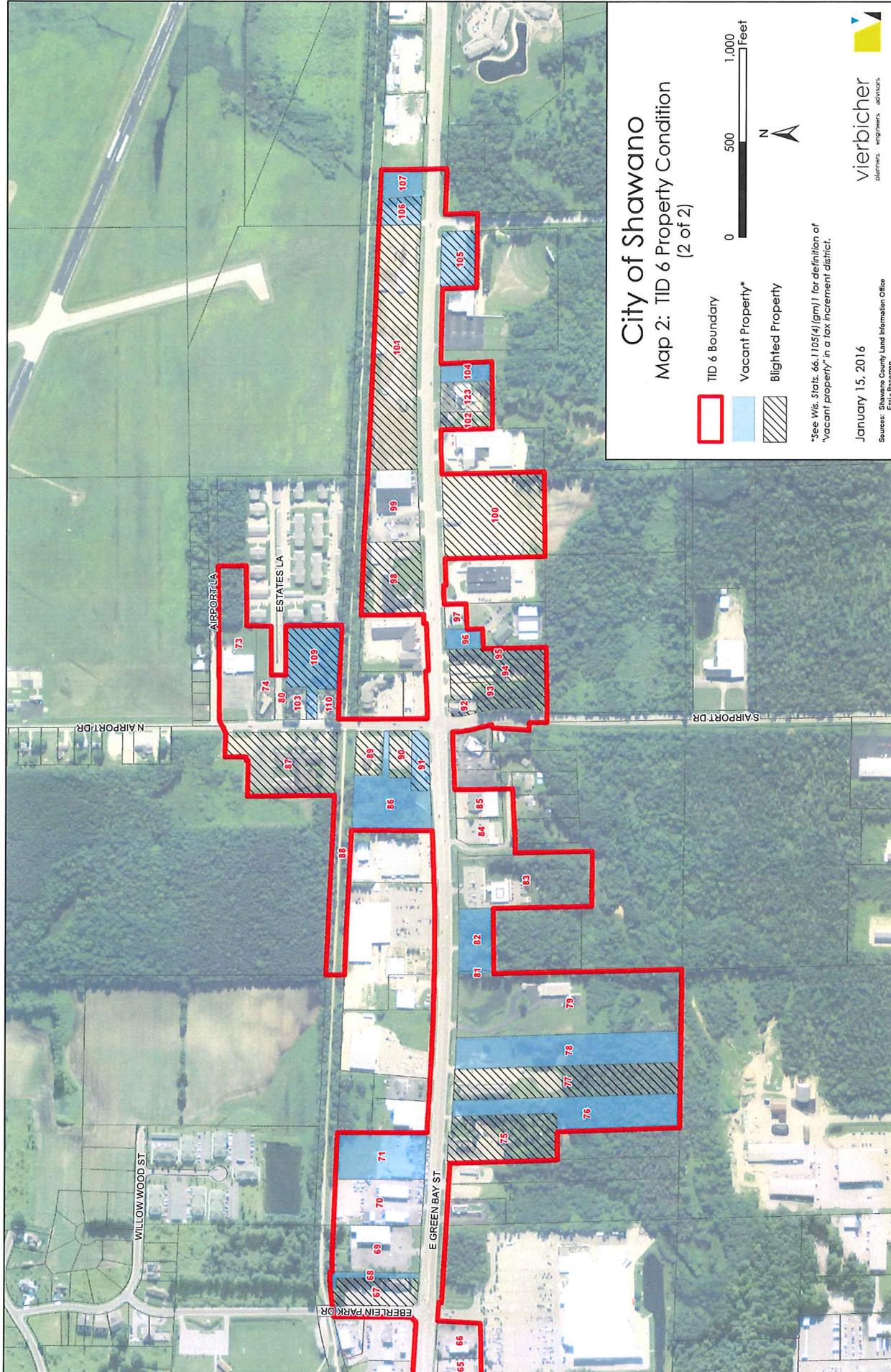
The purpose of the draft TID #6 Plan Amendment is to continue to promote the elimination of blight and revitalization of the East Green Bay Street corridor and surrounding areas in Shawano. A copy of the Project Plan is available for review at Shawano City Hall. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID #6.

Pursuant to Wisconsin Statutes 66.1105(4), this is a notification that a Public Hearing will be held on the proposed TID Project Plan and boundary at **6:30 p.m. on February 3, 2016, at Shawano City Hall, 127 South Sawyer Street in Shawano.**

The purpose of the Public Hearing is to provide an opportunity for members of the public to express their opinion regarding the proposed Plan and boundary for TID #6 Amendment. You are invited to attend this hearing.

The City established TID #6 for the purpose of "blight elimination;" therefore, State law requires the City to make a finding that not less than 50% of the real property within the proposed boundary is a "blighted area." The attached map shows property condition within the TID #6 boundary expansion area. A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety. This finding is necessary so that the City may make investments and improvements in and around the TID #6 area. Both TID #3 (bounded roughly by E. Zingler Ave., S. Andrews St., Pearl Ave., and S. Main St.) and TID #4 (running along Main St. from approximately Pearl Ave. on the south to Shawano Lake on the north) were created as "blight elimination" TIDs, and have allowed the City to make infrastructure and development investments in those TIDs.





# City of Shawano

## Map 2: TID 6 Property Condition (2 of 2)

- TID 6 Boundary
- Vacant Property\*
- Blighted Property



\*See Wis. Stats. 66.1105(4)(gm)1 for definition of "vacant property" in a tax increment district.

January 15, 2016  
Sources: Shawano County Land Information Office  
Esti-BaseMap



Map #	Parcel #	Owner Name	Mailing Address				
✓ 111	281751002520	Pizza Properties LLC	818 Washington Street		Manitowoc	WI	54220
✓ 112	281404000640	United Cooperative	N7160 Raceway Road		Beaver Dam	WI	53916
✓ 113	281650500060	United Cooperative	N7160 Raceway Road		Beaver Dam	WI	53916
✓ 114	281650500070	United Cooperative	N7160 Raceway Road		Beaver Dam	WI	53916
✓ 115	281650500180	United Cooperative	N7160 Raceway Road		Beaver Dam	WI	53916
✓ 116	281404000700	United Cooperative	N7160 Raceway Road		Beaver Dam	WI	53916
✓ 117	281404000691	City of Shawano	127 S Sawyer Street		Shawano	WI	54166
✓ 118	281404000690	City of Shawano	127 S Sawyer Street		Shawano	WI	54166
✓ 119	281404000470	Leasure Boating #5 LLC	830 E Green Bay Street		Shawano	WI	54166
✓ 120	281404000442	Leasure Boating #5 LLC	830 E Green Bay Street		Shawano	WI	54166
✓ 121	281293300000	RCG Shawano LLC	PO Box 53483		Atlanta	GA	30355
✓ 122	281293300001	KMART CORP-PROP TAX COMP	KMART CORP-PROP TAX COMP	SEARS ROEBUCK & CO	DEPT 768 TAX B2-116A	IL	60192
✓ 123	281332100020	John & Sheila Dovorany	N6510 Shawano Shares Cir		Shawano	WI	54166

STATE OF WISCONSIN }  
County of Shawano } ss.

# PROOF OF PUBLICATION

## CITY OF SHAWANO NOTICE OF PUBLIC HEARING ON PROJECT PLAN AMENDMENT FOR TAX INCREMENT DISTRICT (TID) NO. 6

NOTICE IS HEREBY GIVEN that on Wednesday, February 3, 2016 at 5:00 p.m., 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 54186. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed amendment to the Tax Increment District #6 Project Plan.

The TID No. 6 Project Plan is being amended to expand the boundary and include additional expenditures in the project plan. As part of the amended Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 6.

A copy of the TID No. 6 Project Plan amendment is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the amendment may be made by contacting Brian Knapp, City Administrator, 127 S. Sawyer St., Shawano, WI; Phone 715-526-6138.

Publication Dates: January 20, 2016  
January 27, 2016

WNAXLP

Chris Kennedy

\_\_\_\_\_ of the City of Shawano in said County, being duly sworn, says that he is foreman of the Shawano Leader, publishers of THE SHAWANO LEADER, a public daily newspaper printed and published in the City of Shawano, Shawano County, Wisconsin, and that the notice, (of which the hereto annexed is a true and correct printed copy taken from said paper) was inserted, printed and published in

said SHAWANO LEADER for 2 successive weeks, at least once

in each week, and in each and every number thereof; that the first publication of

said notice in said newspaper was on the 20<sup>th</sup> day of January,

2016 and that the last publication was on the 27<sup>th</sup> day of January,

2016.

Chris Kennedy

Subscribed and sworn to before me this 28<sup>th</sup> day of January,

2016

Sarbanee S. Suptal

Notary Public, Shawano County, WI

My Commission Expires:

September 17, 2018

\_\_\_\_\_ A.D., \_\_\_\_\_

\_\_\_\_\_

Clerk of County Court

Fee \$ 86.92

**CITY OF SHAWANO PLAN COMMISSION**  
**A G E N D A**  
**WEDNESDAY, DECEMBER 2, 2015 5:00 PM.**  
**SHAWANO CITY HALL, 127 S. SAWYER STREET, SHAWANO, WI**

- 1) PUBLIC HEARINGS:
  - Conditional Use Permit to allow Hilgenberg & Associates, Inc. (Tenant: Shawano Baptist Church), per City of Shawano Municipal Code Section 10-37(3)(g) to use the building at 102 E. Green Bay Street, Shawano, WI for an indoor institutional use as a church. (*Legal description: City of Shawano Sawyer and Andrews Plat Lot 32 & Lot 33 Block 31 the 71.39' a/k/a Lot 2 Certified Survey Recorded V.3 P.223 Map #876.*)
  - Conditional Use Permit to allow Freedom by the Word Properties LLC (Tony Wagner) per City of Shawano Municipal Code Section 10-35(3)(g) to use the building at 805 E. Green Bay Street, Shawano, WI for an indoor institutional use as a church. (*Legal description: City of Shawano Assessors Map Th Part of Lot 3 Block 4 Des. V.502 P.213-214 Ex Part Des. V.629 P.49.*)
- 2) CLOSE PUBLIC HEARINGS
- 3) CALL TO ORDER
- 4) PLEDGE OF ALLEGIANCE
- 5) ROLL CALL
- 6) APPROVAL OF NOVEMBER 4, 2015 PLAN COMMISSION MINUTES
- 7) PUBLIC COMMENT
- 8) ACT ON PUBLIC HEARING FOR CONDITIONAL USE PERMIT FOR 102 E. GREEN BAY STREET, SHAWANO WI FOR AN INDOOR INSTITUTIONAL USE AS A CHURCH
- 9) ACT ON PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR 805 E. GREEN BAY STREET, SHAWANO, WI FOR AN INDOOR INSTITUTIONAL USE AS A CHURCH
- 10) DISCUSS AND REVIEW TID AMENDMENT DOCUMENTS
- 11) SCHEDULE PLAN COMMISSION PUBLIC HEARING FOR TID AMENDMENT
- 12) OLD BUSINESS
- 13) NEW BUSINESS
- 14) SET NEXT MEETING DATE (January 6, 2016)

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.

**CITY OF SHAWANO PLAN COMMISSION**

**A G E N D A**

**WEDNESDAY, FEBRUARY 3, 2016 5:00 PM.**

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

- 1) PUBLIC HEARING  
TID No. 6 Project Plan is being amended to expand the boundary and include additional expenditures in the project plan. As part of the amended Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 6.
- 2) CLOSE PUBLIC HEARING
- 3) CALL TO ORDER
- 4) PLEDGE OF ALLEGIANCE
- 5) ROLL CALL
- 6) APPROVAL OF THE DECEMBER 2, 2015 PLAN COMMISSION MINUTES
- 7) PUBLIC COMMENT
- 8) ACT ON PUBLIC HEARING TO AMEND THE TID NO. 6 PROJECT PLAN TO EXPAND THE BOUNDARY AND INCLUDE ADDITIONAL EXPENDITURES IN THE PROJECT PLAN AND AS PART OF THE AMENDED PROJECT PLAN, CASH GRANTS MAY BE MADE BY THE CITY TO OWNER, LESSEES, OR DEVELOPERS OF PROPERTY WITHIN TID NO. 6
- 9) DISCUSS AND ACT ON CERTIFIED SURVEY FOR THE CITY OF SHAWANO FOR THE WIDENING OF THE RIGHT-OF-WAY ON THE 200 BLOCK OF PRESBYTERIAN STREET
- 10) DISCUSS AND ACT ON CERTIFIED SURVEY FOR ANELLO'S
- 11) DISCUSS AND ACT ON CERTIFIED SURVEY FOR THEDACARE
- 12) DISCUSS PROPOSED CAMPGROUND IN CITY
- 13) DISCUSS POSSIBLE PURCHASE OF THE ADJACENT VACANT PROPERTY NORTH OF ST. JAMES CHILCARE CENTER ON SOUTH MAIN STREET BY ST. JAMES
- 14) OLD BUSINESS
- 15) NEW BUSINESS

16) SET NEXT MEETING DATE (March 2, 2016)

17) 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

December 2, 2015 5:00 PM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

### PUBLIC HEARINGS:

- Conditional Use Permit to allow Hilgenberg & Associates, Inc. (Tenant: Shawano Baptist Church), per City of Shawano Municipal Code Section 10-37(3)(g) to use the building at 102 E. Green Bay Street, Shawano, WI for an indoor institutional use as a church. (*Legal description: City of Shawano Sawyer and Andrews Plat Lot 32 & Lot 33 Block 31 the 71.39' a/k/a Lot 2 Certified Survey Recorded V.3 P.223 Map #876.*)
- Terry Hilgenberg asked the Plan Commission to consider looking into changing the zoning code to allow for more flexibility to fill vacant buildings within the City.

Pastor Matt from Shawano Baptist Church spoke about the Church, member numbers, times of worship, and plans for future growth.

- Conditional Use Permit to allow Freedom by the Word Properties LLC (Tony Wagner) per City of Shawano Municipal Code Section 10-35(3)(g) to use the building at 805 E. Green Bay Street, Shawano, WI for an indoor institutional use as a church. (*Legal description: City of Shawano Assessors Map Th Part of Lot 3 Block 4 Des. V.502 P.213-214 Ex Part Des. V.629 P.49.*)
- Tony Wagner from All Floors and More stated that he was in the process of buying the building from his son. The back 2/3s of the building will remain a carpet store for now, with the front 1/3 serving as the church. They would like to have the church eventually take over the entire building.

Matt Johnson questioned if they were to expand the area of the church if that would require a new conditional use permit. Knapp stated that it would.

Cronce and Schultz asked if there were any issues with parking during service times for either location. Both stated that they had adequate parking for there service times.

### CLOSE PUBLIC HEARINGS

- **Motion to close public hearings. Schultz/Cronce. Motion carried by voice vote 8-0.**

### CALL TO ORDER

- Mayor Marquardt called the Plan Commission to order at 5:10 p.m.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

- Commission Members Present: Mayor Lorna Marquardt, Alderperson Rhonda Strebel, Jeanne Cronce, Chad Kary, Tim Schultz, Rob Gajewski, Matthew Johnson, and Public Works Coordinator Eddie Sheppard.
- Absent and Excused: Dick Felts
- Staff Members Present: City Administrator Brian Knapp, Deputy Clerk Lesley Nemetz and Zoning Administrator/Building Inspector Brian Bunke.

### APPROVAL OF NOVEMBER 4, 2015 PLAN COMMISSION MINUTES

- **Motion to approve minutes. Strebel/Schultz. Motion carried by voice vote 8-0.**

### PUBLIC COMMENT

- None.

### ACT ON PUBLIC HEARING FOR CONDITIONAL USE PERMIT FOR 102 E. GREEN BAY STREET, SHAWANO WI FOR AN INDOOR INSTITUTIONAL USE AS A CHURCH

- Knapp explained that the new zoning code does have different procedures than in the past. Indoor Institutional use (such as a church) is a permitted use that does require review from the Plan Commission.

- **Motion to approve the conditional use permit to allow Hilgenberg & Associates, Inc. (Tenant: Shawano Baptist Church) to use the building at 102 E Green Bay Street for an indoor institutional use as a church. Kary/Cronce. Roll Call Vote: "Ayes" Kary, Cronce, Gajewski, Johnson, Schultz, Sheppard, Strebel and Marquardt. "Nays" None. Motion carried by roll call vote 8-0.**

ACT ON PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR 805 E. GREEN BAY STREET, SHAWANO, WI FOR AN INDOOR INSTITUTIONAL USE AS A CHURCH

- **Motion to approve the conditional use permit to allow Freedom by the Word Properties LLC (Tony Wagner) to use the building at 805 E. Green Bay Street for an indoor institutional use as a church. Strebel/Johnson. Roll Call Vote: "Ayes" Strebel, Johnson, Kary, Cronce, Gajewski, Schultz, Sheppard and Marquardt. "Nays" None. Motion carried by roll call vote 8-0.**

DISCUSS AND REVIEW TID AMENDMENT DOCUMENTS

- Knapp discussed the intention to add Shawano Plaza to TID #6 to help with the redevelopment of the old KMart store and the rest of the complex. (2 parcels). The sum of the two parcels is currently valued at approximately \$5 million.

Knapp asked if there were other properties that the Commission would like to add to TIF #6 during this amendment.

Schultz asked why the Hometown Insurance building was not being included. Knapp stated that it is not a blighted building and as TIF #6 is a blight elimination district. It doesn't appear to need assistance with the condition of the building.

Schultz asked if adding this new amount would take anything away from those properties already located within TIF #6. Knapp stated that it would not have any affect on those properties.

Knapp discussed potentially including the American Marine area within TIF #6. The Commission agreed to add the two parcels for Fairview Plaza along E. Green Bay.

Sheppard discussed the buildings that were left out on the far eastern edge of TIF #6. The Commission agreed to add the parcel to the west of the theater.

Kary asked why would we exclude anything. Knapp explained that any growth in value over the next 20 years the tax rate for that growth goes to the district and the State, Schools and City do not have access to those funds during that time.

Marquardt asked if there was any assistance requested by Shawano Plaza for the new tenants going into the old JC Penny location. Knapp stated that no request had been made.

Discussion on creating a letter to send out to the property owners within the TIF Districts to let them know about the funding that is available to them. Dennis Heling from SCEPI to work on this project with the City of Shawano. Knapp to talk to Bruette to get a mailing list together.

Knapp discussed the need to put in additional incentives into the TIF. The previous plan included \$1.5 million for Development Incentives and \$18,000 for TIF Organizational costs. There are going to be approximately \$10,000 in additional organizational costs for the amendment. Sheppard asked if there was a cap on the amount of Development Incentives. Knapp stated that there was no cap, and that we can increase the number as much as we can reasonably justify in growth in the district. This would include the funds already promised to the Co-Op, Tower Clock, etc.

Sheppard asked if funds could be shifted throughout the TIF District. Knapp stated that the City could shift funds if needed. It is the bottom line that can not be exceeded without an amendment. The Commission agreed to increase the Development Incentives to \$3,000,000 and the Organizational Costs to \$28,000.

Knapp also requested boundary extensions to include the Knope Heating property, Sally Baumann property and the City Park and City owned property to include the entire United Co-op development. As well as the properties along Green Bay Street from the Wisconsin House east to Lincoln Street. The Commission agreed to include the remaining United Co-Op development as well as the property that currently contains a Dominos located at the corner of East Green Bay Street and Andrews Street.

SCHEDULE PLAN COMMISSION PUBLIC HEARING FOR TID AMENDMENT

- The Public Hearing will be scheduled for January 6, 2016 at 5:00pm in conjunction with the next regular Plan Commission meeting.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE (January 6, 2016)

ADJOURN

- **Motion to adjourn. Schultz/Strebel. Motion carried by voice vote 8-0.**

# CITY OF SHAWANO PLAN COMMISSION MINUTES

February 3, 2016 5:00 PM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

## PUBLIC HEARING

TID No. 6 Project Plan is being amended to expand the boundary and include additional expenditures in the project plan. As part of the amended Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 6.

- Mayor Marquardt opened the Public Hearing at 5:00 PM on Wednesday, February 3, 2016 at City Hall.

City Administrator Brian Knapp led with a brief background on the original TID 6 created a year ago. At that time several properties were left out of the boundaries due to the threshold the City had. Discussions and approval by the Shawano Industrial and Commercial Development Commission and the Joint Review Board begin the process to amend TID 6 boundaries. The amendment will add Shawano Plaza (former K-Mart building), Fairview Plaza, Domino's and several properties around United Cooperative. It will allow the City to offer financial assistance in the form of a direct incentive or infrastructure improvements. The City will be prudent in financing assistance. Knapp expects this TID 6 to be successful.

## CLOSE PUBLIC HEARING

- Mayor asked if there were any more comments or questions. Hearing none a motion was made by Schultz to close the Public Hearing, seconded by Strebel. Motion carried by Voice Vote.

## CALL TO ORDER

- Mayor Marquardt called the Plan Commission meeting to order on Wednesday, February 3, 2016 at 5:14 PM at City Hall.

## PLEDGE OF ALLEGIANCE

## ROLL CALL

- Commission members present: Mayor Lorna Marquardt, Tim Schultz, Jeanne Cronce, Alderperson Rhonda Strebel, Chad Kary, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Matthew Johnson, and Rob Gajewski.

Absent and excused: Dick Felts.

Also present: City Administrator Brian Knapp, Zoning Administrator/Building Inspector Brian Bunke, Administrative Assistant Lisa Bruette, citizens and news media.

## APPROVAL OF THE DECEMBER 2, 2015 PLAN COMMISSION MINUTES

- Motion by Strebel to approve the December 2, 2015 Plan Commission minutes, seconded by Kary. Motion carried by Voice Vote.

## PUBLIC COMMENT

- None.

ACT ON PUBLIC HEARING TO AMEND THE TID NO. 6 PROJECT PLAN TO EXPAND THE BOUNDARY AND INCLUDE ADDITIONAL EXPENDITURES IN THE PROJECT PLAN AND AS PART OF THE AMENDED PROJECT PLAN, CASH GRANTS MAY BE MADE BY THE CITY TO OWNER, LESSEES, OR DEVELOPERS OF PROPERTY WITHIN TID NO. 6

- Motion by Kary to approve the amendment to TID No. 6 Project Plan to expand the boundary and include additional expenditures in the Project Plan and as part of the amended Project Plan, cash grants may be made by the City to owner, lessees, or developers of property within the TID No. 6, seconded by Cronce. Mayor asked if there were any further questions. Hearing to further discussion. Motion carried by Voice Vote.
- Mayor asked Commission for a motion to move Item #13 Discuss possible purchase of the adjacent vacant property north of St. James Childcare Center on South Main Street by St. James next. Motion by Cronce to move Item #13 next, seconded by Kary. Motion carried by Voice Vote.

## DISCUSS POSSIBLE PURCHASE OF THE ADJACENT VACANT PROPERTY NORTH OF ST. JAMES CHILCARE

**CITY OF SHAWANO**  
**PLAN COMMISSION RESOLUTION NO. \_\_\_\_\_**  
**APPROVING TAX INCREMENT DISTRICT NO. 6**  
**AMENDMENT NO. 1**

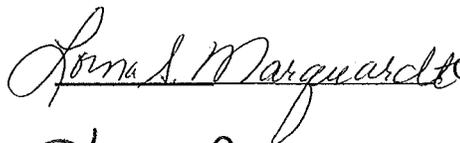
**WHEREAS**, the City of Shawano Plan Commission has prepared and reviewed an Amendment to the Project Plan and Boundary for TID No. 6 and finds the Plan and Amendment to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

**WHEREAS**, the City of Shawano Plan Commission has invited the public and all property owners within TID No.6 to review the Plan and boundary amendment and comment upon such Plan and boundary amendment at a Public Hearing held on February 3, 2016, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(a) and (e);

**NOW, THEREFORE, BE IT RESOLVED** after due consideration, the City of Shawano Plan Commission hereby approves Amendment No. 1 to the Plan for Tax Increment District No. 6; and

**BE IT FURTHER RESOLVED** that City of Shawano Plan Commission hereby submits Amendment No. 1 to the Plan for Tax Increment District No. 6 to the City of Shawano Common Council for approval.

This Resolution is being adopted by the City of Shawano Plan Commission at a duly scheduled meeting on February 3, 2016.

 Chair

, Secretary



**CITY OF SHAWANO COMMON COUNCIL MEETING  
A G E N D A**

**WEDNESDAY, FEBRUARY 10, 2016 6:30 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) APPROVAL OF COMMON COUNCIL MINUTES OF JANUARY 13, 2016 AND SPECIAL COMMON COUNCIL MEETING OF JANUARY 21, 2016
- 8) BUSINESS FORUM
- 9) CITIZEN RECOGNITION
- 10) REPORTS:  
    Mayors Report  
    Department Reports
- 11) SOUND OFF – PUBLIC INPUT  
    A. Safe Haven presentation and Proclamation: Teen Dating Violence
- 12) CORRESPONDENCE
- 13) COMMITTEE AND COMMISSION REPORTS
- 14) RESOLUTIONS/ORDINANCES

- A. Resolution No.16-16: Approve City of Shawano Depositories as recommended by Finance Committee
- B. Resolution No.17-16: Approve Conditional Use Permit for Toni Properties, LLC (Tenant: New Hope Presbyterian Church) to use 1415 E. Green Bay Street, Suite 121B, Shawano, WI for an indoor institutional use as a Church as recommended by Plan Commission
- C. Resolution No.18-16: Approve the Certified Survey Map for Anellos as recommended by Plan Commission
- D. Resolution No.19-16: Approve the Certified Survey Map for the City of Shawano (Presbyterian Street) as recommended by Plan Commission
- E. Resolution No.20-16: Approve the Certified Survey Map for ThedaCare (Riverside Drive) as recommended by Plan Commission
- F. Resolution No.21-16:** Approve amending Tax Increment District No. 6 as recommended by Plan Commission and Finance Committee
- G. Resolution No.22-16: Approve quote for Wescott Substation Transformer for SMU as recommended by SMU Commission and Finance Committee
- H. Resolution No.23-16: Approve quote for switchgear for SMU as recommended by SMU Commission and Finance Committee
- I. Resolution No.24-16: Approve purchase of playground equipment for Arlington Park as recommended by Park and Rec Commission and Finance Committee
- J. Resolution No.25-16: Approve lease between the City of Shawano and Shawano County Job Center, Inc. for storage at 511 E. Elizabeth Street as recommended by Finance Committee
- K. Resolution No.26-16: Approve purchase of one (1) Cummins Diesel leaf vacuum for Public Works as recommended by Field and Finance Committees
- L. Resolution No.27-16: Approve quotation for welcome sign to be located at the intersection of Airport Drive and Highway B as recommended by Field and Finance Committees

15) BILLS AND CLAIMS

16) APPROVAL OF APPLICATIONS FOR BEVERAGE OPERATOR'S LICENSES

17) OLD BUSINESS

18) NEW BUSINESS

19) **CLOSED SESSION**

Go into **CLOSED SESSION** under WI State Stat. 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (*former SMC campus.*)

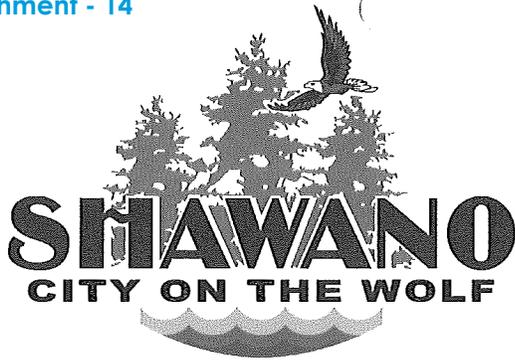
20) **OPEN SESSION**

Return to **OPEN SESSION** per Wisconsin Statutes 19.85 (2) to take appropriate action, if required, on closed session matters.

21) **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.



City Hall, 127 Sawyer Street, Shawano, WI 54166  
(715)526-6138 Fax:(715) 526-5751 [www.cityofshawano.com](http://www.cityofshawano.com)

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## RESOLUTION NO. 21-16

SPONSORED BY: Plan Commission and Finance Committee  
INTRODUCED BY: Strebel  
SECONDED BY: Hoeffs

### RESOLUTION AMENDING THE PROJECT PLAN AND BOUNDARY TO TAX INCREMENT DISTRICT NO. 6

**WHEREAS**, the City Council of the City of Shawano requested that the Plan Commission prepare and Project Plan and boundary amendment for Tax Increment District (TID) No. 6 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 amendment to be prepared for TID No. 6 which identified investments necessary to continue to promote blight elimination and redevelopment within the TID boundary, as allowed by 66.1105(2)(f)n.; and

**WHEREAS**, the Plan Commission conducted a public hearing on said TID No. 6 Project Plan and boundary amendment after duly notifying 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. 6 and recommended that the City Council of the City of Shawano amend TID No. 6 as approved by the Plan Commission.

**NOW, THEREFORE, BE IT RESOLVED**, the boundaries for TID No. 6 shall be those attached and marked as Exhibit A (description) and Map 1 (parts 1 and 2) to this Resolution and contain only whole units of property as are assessed for property tax purposes; and

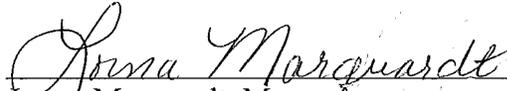
**BE IT FURTHER RESOLVED**, the City hereby confirms that less than 25% of the real property within TID No. 6 has stood vacant for an entire seven-year period prior to the adoption of this resolution; and

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

- A. Not less than 50 percent, by area, of the real property within the District is blighted; and
- B. The improvement of TID No. 6 is likely to continue to enhance the value of substantially all of the other real property in the District; and
- C. The project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Increment District was created; and
- D. The aggregate value of equalized taxable property of the District plus all increment in existing districts does not exceed twelve percent 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 City Council hereby approves Amendment No. 1 to the Project Plan and boundary for TID No. 6 as recommended by the Plan Commission, and finds that it is feasible and in conformance with the master plans of the City.

This Resolution is being adopted by the City Council at a duly scheduled meeting on February 10, 2016.

  
\_\_\_\_\_  
Lorna Marquardt, 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 City Council at a duly scheduled meeting held at the City Hall on February 10, 2016.

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

Vote: 6 Yes 0 No

Resolution Adopted.

  
\_\_\_\_\_  
Karla Duchac, City Clerk

CALL TO ORDER

- Mayor Marquardt called the Common Council meeting to order at 6:30 p.m.

SILENT PRAYER

PLEDGE OF ALLEGIANCE

ROLL CALL

- Council Members Present: Mayor Lorna Marquardt; Alderpersons N. Woody Davis, John Hoeffs, Bob Kurkiewicz (via Face Time), Fred Ponschok, Sandy Steinke and Rhonda Strebel.
- Staff Members Present: City Administrator Brian Knapp, City Attorney Tim Schmid, Public Works Coordinator Eddie Sheppard, Parks and Rec Director Matt Hendricks, Police Chief Mark Kohl, Building Inspector Brian Bunke and Clerk Treasurer Karla Duchac.
- Others Present: SCEPI Director Dennis Heling, Lisa Hoffman, Mr. & Mrs. Oberstein, Dave Passehl, Jeanne Cronce, Stacie Cicero, Terry Hilgenberg, Pastor Gordman, Darlene Sense, concerned citizens and media.

REPORT OF CLERK FOR COMPLIANCE WITH OPEN MEETING LAW

- Clerk reported compliance with the Open Meetings Law.

APPROVAL OF AGENDA AND/OR OTHER MATTERS AUTHORIZED BY LAW

- **Motion to approve agenda. Fred Ponschok/John Hoeffs. Motion carried by voice vote 6-0.**

APPROVAL OF COMMON COUNCIL MINUTES OF JANUARY 13, 2016 AND SPECIAL COMMON COUNCIL MEETING OF JANUARY 21, 2016

- **Motion to approve minutes. Woody Davis/Sandy Steinke. Motion carried by voice vote 6-0.**

BUSINESS FORUM

- Dennis Heling - SCEPI Director
  1. Mentioned a Premier Party Invitation for Discover Wisconsin program featuring Shawano City and County, Langlade County and Village of Fremont. The program highlights the Wolf River and its activities.
  2. Economic Summit is scheduled for March 31, 2016 at the Gathering in Shawano.

CITIZEN RECOGNITION

- None.

REPORTS:

Mayors Report

Department Reports

- Knapp - Brian said SMU and the City have the annual audits taking place. He has also been busy with development projects.
- Hendricks - Matt said Park and Rec is evaluating their 2015 activities; 2015's revenues surpassed their revenue projections; upgrades to facilities (City Hall/Civic Center/Police Dept./Rec Center) have been completed; looking at launching grades 4-6 volleyball program and a possible sailing program; the annual Easter Egg hunt is 3/26/16 starting at 10:00 a.m. and memberships are up 15% from past years.

**Motion carried by roll call vote 6-0.**

**Resolution No.18-15** was read by the clerk.

**Motion to approve the Certified Survey Map for Anellos as recommended by Plan Commission. Fred Ponschok/Sandy Steinke**

**Motion carried by voice vote 6-0.**

**Resolution No.19-15** was read by the clerk.

**Motion to approve the Certified Survey Map for the City of Shawano (Presbyterian Street) as recommended by Plan Commission. Rhonda Strebel/Woody Davis**

**Motion carried by voice vote 6-0.**

- Steinke - Sandy would like to see the voting outcome of the Plan Commission for future meetings.

**Resolution No.20-15** was read by the clerk.

**Motion to approve the Certified Survey Map for ThedaCare (Riverside Drive) as recommended by Plan Commission. John Hoeffs/Rhonda Strebel**

**Motion carried by voice vote 6-0.**

- Steinke - Sandy asked why the lot is being split. Knapp said it is a condition for the property sale.

**Resolution No.21-15**

**Motion to dispense with the reading of the resolution. Sandy Steinke/Rhonda Strebel. Motion carried by voice vote 6-0.**

**Motion to approve amending Tax Increment District No. 6 as recommended by Plan Commission and Finance Committee.**

**Sandy Steinke/John Hoeffs**

	<b>For</b>	<b>Against</b>	<b>Abstained</b>	<b>Absent</b>
Woody Davis	x			
John Hoeffs	x			
Bob Kurkiewicz	x			
Fred Ponschok	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

**Motion carried by roll call vote 6-0.**

- Steinke - Sandy asked why the City is amending TIF #6 or is this another amendment to the district? Knapp said this is the first amendment to TIF #6. The amendment adds the Shawano Plaza to help with the renovations of the Kmart building for the Dunham Store. It also adds the Fairview Way Plaza which was overlooked.

**Resolution No.22-15** was read by the clerk.

**Motion to approve quote for Wescott Substation Transformer for SMU as recommended by SMU Commission and Finance Committee. Rhonda Strebel/John Hoeffs**

	<b>For</b>	<b>Against</b>	<b>Abstained</b>	<b>Absent</b>
Woody Davis	x			
John Hoeffs	x			
Bob Kurkiewicz	x			
Fred Ponschok	x			