

Redevelopment Area No. 1 Project Plan

City of Shawano, WI

Prepared By:



City of Shawano
127 S. Sawyer Street
Shawano, WI 54166
(715)526-6138

With Assistance From:

vierbicher
planners | engineers | advisors



999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532

**RDA Approval/Public Hearing
October 18, 2016**

**Adopted by the City Council
November 10, 2016**

**RDA Certification
December 1, 2016**

Redevelopment District No. 1

Project Plan Adopted: November 10, 2016

Shawano City Council

Mayor Jeanne Cronce
Aldersperson Bob Kurkiewicz (District 1)
Aldersperson Rhonda Strebels (District 2)
Aldersperson N. Woody Davis (District 3)
Aldersperson Lisa Hoffman (District 4)
Aldersperson Sandy Steinke (District 5)
Aldersperson John Hoeffs (District 6)

Shawano Plan Commission

Mayor Jeanne Cronce, Chairperson
Tim Schultz
Richard Felts
Matthew Johnson
Lorna Marquardt
Chad Kary
Robyn Shingler
N. Woody Davis, Aldersperson
Eddie Sheppard, Assistant City Administrator/Public Works Coordinator

Shawano Redevelopment Authority

Amanda Sheppard, Chairperson
Jeanne Cronce, Mayor
David Kerber
Chuck Felts
N. Woody Davis, Aldersperson
Kathrine Sloma

Support Staff

Brian Knapp - City Administrator
Eddie Sheppard - Assistant City Administrator/Public Works Coordinator
Brian Bunke- Zoning Administrator/Building Inspector
Dennis Heling- SCEPI Executive Director

© 2016 Vierbicher Associates

Project Manager – Daniel J Lindstrom, AICP
Quasan Shaw, EDFP

Table of Contents

1. Introduction	1
2. Inventory of Area	3
3. Redevelopment Plans	6
4. Implementation & Financing	13
5. Redevelopment Financing Sources	15
6. Conformance with State and Local Requirements and Objectives	20
7. Relocation	22
8. Conclusion	23
Appendix A: Action Plan Matrix	25
Appendix B: Property List	28
Appendix C: Maps	40
Appendix D: Legal Description	49
Appendix E: Resolutions	59
Appendix F: RDA Meeting Minutes	66

1 Introduction

This redevelopment plan for Redevelopment Area No. 1 (RA No. 1) in the City of Shawano has been prepared in compliance with Wisconsin Statutes Chapter 66.1331(5). The plan establishes the need for the district, the proposed improvements within the district, and an estimated budget. The plan also includes a detailed description of the RA No. 1 boundaries. The boundary is a Redevelopment Project Area for exercising the power of the Redevelopment Authority (RDA) as defined in 66.1331(3)(h); the Plan for the area is a Redevelopment Plan required to be prepared by an RDA in compliance with 66.1331(3)(Lm).

Approval Process

The Shawano City Council reestablished the Redevelopment Authority of the City of Shawano on January 13, 2016. The Mayor then appointed the RDA members. The RDA held their first meeting on February 10, 2016. At that meeting, they decided to investigate the areas in and around Tax Increment Districts (TIDs) No. 4 and No.6 as the proposed redevelopment area. At the April 2016 meeting of the RDA, a decision was made regarding the boundary for Redevelopment Area No. 1, and to use the previous redevelopment planning efforts for the area as the foundation for this redevelopment plan. Therefore, the City Council authorized the RDA to prepare the plans necessary to carry out a plan of redevelopment within the redevelopment area.

On May 26, 2016, the RDA discussed a draft of the plan and reviewed an informational letter to be sent to property owners to publicize a public hearing. On June 17, 2016, notices were sent by certified mail to all property owners within and immediately adjacent to the redevelopment area. Public hearing notices was published in the Shawano Leader on June 25, 2016 and July 2, 2016.

The City of Shawano RDA established the boundary for RA No. 1 at the June 16, 2016 meeting, and recommended the Shawano City Council make a finding of blight for the area. The City Council met in July 2016 and directed staff to schedule a joint meeting of the RDA and City Council to discuss the redevelopment area boundary. At the August 10, 2016 joint meeting of the RDA and City Council the RDA recommended approval of the boundary. The City Council heard from the general public and concurred with the RDA and passed resolution 97-16 approving the boundary. The City Council directed the RDA to hold an additional open house the project plan with the public prior to the formal public hearing. The RDA held the open house on August 30, 2016.

The public hearing on the RA No. 1 Plan was held on October 18, 2016. Following to the public hearing, the RDA recommended approval of the plan to the City Council. The City Council adopted the plan on November 10, 2016.

This redevelopment plan is prepared pursuant to Section 66.1333 (6) (a), Wisconsin Statutes which requires that, "The authority may make and prepare a comprehensive plan of redevelopment and urban renewal which shall be consistent with the general plan of the city, including the appropriate maps, tables, charts and descriptive and analytical matter. The plan is intended to serve as a general framework or guide of development within which the various area and redevelopment and urban renewal projects may be more precisely planned and calculated. The comprehensive plan shall include a land use plan which designates the proposed general distribution and general locations and extents of the uses of the land for housing, business, industry, recreation, education, public buildings, public reservations, and other general

categories of public and private uses of the land. The authority may make all other surveys and plans necessary under this section, and adopt or approve, modify and amend the plans.”

Therefore, the plan is to be used as the official plan that guides redevelopment activities within RA No.1. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Redevelopment Authority 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 and Redevelopment Authority are not mandated to make expenditures described in this plan. Changes in boundaries or additional project categories not identified here will require a formal amendment to the plan involving public review and City Council approval in accordance with the provisions and procedures established in the applicable subsections of Section 66.1333 (6) (b), Wisconsin Statutes. As stated in the City Council resolution approving this plan (see attachments), this Redevelopment Plan conforms to the Comprehensive Plan of the City of Shawano.

2 Inventory of Area

A majority of the structures in the redevelopment area are commercial and industrial in nature. However, there are several residential parcels along S. Main Street and several municipal service buildings located at the north end of the redevelopment area. There have been several improvements along E. Green Bay Street over the past several years, but there is still an abundance of buildings that are deteriorated, obsolete, and some that possess inadequate provision for ventilation, light, air, and sanitation. Many of the commercial and industrial building façades show deterioration; therefore, the area is consistent with Wisconsin statutory definitions of a blighted area.

Boundaries of the Redevelopment Project Area

The boundaries of the redevelopment project area are shown on Map No. 1 of Appendix C, and include that portion of the City of Shawano, Shawano County, Wisconsin, see attached Meets and Bounds Legal Description" in Appendix D.

Municipal Jurisdiction and Property Ownership

The Redevelopment Area contains approximately 353.11 acres and 276.11 acres of real property. All of the property is located within the municipal limits of the City of Shawano, and located within the Shawano Area School District.

Property ownership in the redevelopment area varies widely, with parcels ranging from over 15 acres to less than a tenth of an acre in size; however, there are a number of owners who maintain numerous properties in the redevelopment area. Appendix B provides an alphabetical list of property owners in the redevelopment area by parcel and can be used with Map 1 as a reference guide to properties in the redevelopment area.

Existing and Proposed Future Land Use

Land uses in the area are predominantly commercial and industrial in nature. Industrial uses are concentrated along the rail corridor, and commercial uses primarily along E. Green Bay Street and S. Main Street. Residential uses also concentrate along the southern portion of S. Washington Street and S. Sawyer Street. The residential uses also intermingle with commercial uses closer along North and South Main Street. Map 4 illustrates the existing land uses and Map 5 illustrates the proposed future land uses.

Existing Zoning

There are a variety of different zoning designations within the redevelopment area. Map 3 illustrates the current zoning designations in the redevelopment area. In total, there are 11 different zoning districts within the area. The following is a list of the zoning designations, the general location, and the number of parcels and total acres within each district.

Single-Family Residential-5 District (SR-5)

Parcels zoned in this manner are generally located along S. Main Street and Sunset Ave. There are five parcels totaling 0.87 acres.

Single-Family and Two Flat Residential-6 District (SR-6)

Parcels zoned in this manner are generally located along S. Main Street and Randall Street. There are 36 parcels totaling 6.1 acres.

Multi-Family Family Residential-10 District (MR-10)

Parcels zoned in this manner are generally located along S. Main Street and N. Main Street. There is one 0.45 acre parcel.

Multi-Family Family Residential-20 District (MR-20)

Parcel zoned in this manner is located along S. Main Street and E. Elizabeth St. There is one 1.8 acre parcel.

Light Industrial (LI)

Parcels zoned in this manner are generally located along S. Main Street and Elizabeth Street. There are 15 parcels totaling 8.35 acres.

General Industrial (GI)

Parcels zoned in this manner are generally located along E. Green Bay Street rail corridor. There are seven parcels totaling 41.0 acres.

Downtown Mixed Use (DMU)

Parcels zoned in this manner are generally located at the intersection of Green Bay Street and Main Street. There are 81 parcels totaling 11.9 acres.

Community Mixed Use (CMU)

Parcels zoned in this manner are generally located along the E. Green Bay Street. There are 77 total parcels totaling 128.4 acres.

Urban Mixed Use (UMU)

Parcels zoned in this manner are generally located outside the Downtown Mixed Use zoning district. There are 146 total parcels totaling 48.2 acres.

Planned Development (PD)

Parcels zoned in this manner are generally located near the intersection of S. Main Street and E. Richmond Street. There are three total parcels totaling 3.41 acres.

Public Lands (PL)

Parcels zoned in this manner are generally located throughout the RA No. 1. There are 21 parcels totaling 28.5 acres.

City's Zoning Code contains the list of permitted, conditional, and accessory uses.

Infrastructure

Transportation: Street, Bicycle, and Pedestrian Networks

The existing street network in the study area is adequate to serve the existing development. Like many areas throughout the city, maintenance is required at varying degrees to keep the streets functional. Many street sections include fatigue cracking (alligator), block cracking, edge cracking, longitudinal and transverse cracking, potholes, and settlement/grade depressions.

Sidewalks are located on both sides of Main Street and the west end of the E. Green Bay Street corridor (until it intersects the Mountain Bay Trail) However, the majority of the sidewalks in the commercial area are aging and lack a terrace between the street and the sidewalk. The

Mountain Bay Trail crossing includes stamped crosswalks accompanied with crossing bump-outs along S. Main Street.

The City reconstructed Main Street from Fifth Street to Center Street and all related utilities in 2003. The Wisconsin Department of Transportation (WisDOT) plans to pulverize and repave portions of Main Street and Green Bay Street in 2018.

Water Distribution System

The City replaced eight of the water service saddles on Main Street in 2014. The replacement was due to corrosive deterioration of the stainless steel used in the 2013 reconstruction. The City is currently discussing potential utility upgrades along Green Bay Street and Main Street to coincide with the WisDOT repaving in 2018.

Sanitary and Storm Sewer System

In 2012, the City constructed sewer additions and upgrades along Fairway View connecting to Green Bay Street. The City is currently discussing potential utility upgrades along Green Bay Street and Main Street to coincide with the WisDOT repaving in 2018.

Electric Distribution System

The existing electric system consists of overhead and underground facilities. As the City and State make upgrades to the street infrastructure, there are also planned upgrades to the electrical grid system.

Redevelopment Activity Impacts on Existing Infrastructure

The existing infrastructure is sufficient to meet the needs of the current property owners. As redevelopment activities occur, the activities will alter current infrastructure needs. The analysis suggests the existing infrastructure can support redevelopment in higher densities than currently exist without requiring major infrastructure improvements. The extent of additional mixed-use and commercial activities that can be supported with the existing infrastructure system will vary based on the type and location of each redevelopment activity and will likely require modeling to understand the impact on the water distribution, sanitary sewer, and storm sewer systems.

Blight

The following table illustrates the blight finding for the Redevelopment District at the time of creation as approved by the Shawano City Council.

Finding of Blight

	Parcels	Acres	% of Real Property
Property Condition Report			
Blighted Property	168	139.58	50.55%
Observed Vacant Property	125	108.75	39.39%
Statutory Definition of Vacant	84	72.37	26.21%
			% of Total Area
Boundary Report			
Real Property	391	276.11	78.19%
Right of Way	-	77.01	21.81%
Total Boundary Area		353.11	

3 Redevelopment Plans

The redevelopment plan is constructed in an 'action plan format' that lays out a series of broader redevelopment objectives developed by the Redevelopment Authority to improve conditions in the redevelopment area. Strategies are then attached to each objective to define the specific approach necessary to achieve the required results. An action plan matrix is included as Appendix A and is designed to serve as a reference guide for the redevelopment plan. This will allow those involved in implementing the plan an effective way to organize, track, and measure the effectiveness of implementation efforts.

In general, plans exhibit their value through the implementation process. A community can develop the best possible plan but still garner poor results due to failure to develop the necessary implementation mechanisms and leadership to see the plan through. The action plan format is designed to address this by reducing each of the broader objectives into a series of strategies and measurable objectives that can be accomplished within a specific timetable by identified parties who will take ownership over each goal. This format should result in a redevelopment effort that is fully understood and supported by the parties involved and allows each party to implement required actions accordingly.

Redevelopment Plan Objectives and Proposals

1. Assist the City of Shawano and other civic and business organizations to generate marketing materials for purposes of:
 - a. Educating the public regarding the goals of the redevelopment plan.
 - b. Providing prospective clients with information on vacant or empty parcels in the project plan area.
2. Encourage property owners to remodel, restore, or renovate structures in the Redevelopment District. The RDA will focus redevelopment efforts to maintain the Main Street historic character, activating the downtown as a civic hub of economic and social activity, and increase the E. Green Bay Street Corridor presence as a vital commercial corridor.
3. If remodeling, restoration, or renovation is not possible, the Authority may consider acquiring vacant, obsolete, deteriorating or deteriorated buildings that are causing a blighting influence, or contain environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare in the district.
4. Remove impediments to redevelopment due to the diversity of ownership (parcel assemblage), vacate and relocate public right-of-way, and relocate private parking lots to facilitate the development and redevelopment of commercial and industrial uses.
5. Provide for the orderly physical and economic growth of the geographic area within and around the Redevelopment District through planned and controlled redevelopment.
6. Encourage coordinated redevelopment of parcels to achieve efficient building design, maximum utilization of sites, unified off-street parking and service facilities, and pedestrian connections and open spaces from Main Street to rear parking areas.
7. Strive for high standards of design for new development, rights-of-way, landscaping, and open spaces.

Each objective is broken down into project proposals identified as strategy action items.

Objective 1A:

Assist the City of Shawano and other civic and business organizations to generate marketing materials for purposes of:

Educating the public regarding the goals of the redevelopment plan.

1A.1 Maintain an Active Redevelopment Partnership with Land Owners and Developers.

This redevelopment plan is designed to identify the parties responsible for coordinating redevelopment efforts and implementing the redevelopment plan. The Redevelopment Authority (RDA) was reestablished to implement this plan of redevelopment. The RDA will continue to meet on a regular basis to organize and track redevelopment efforts and coordinate the actions required for implementation. This leadership will be an essential ingredient in the plan's success.

1A.2 Establish the City as a Redevelopment Education Leader.

The City and the RDA will coordinate with property owners in the redevelopment area to serve as the source of information for interested property owners. The City Plan Commission and the City Council will also play a significant role in the redevelopment process, and the RDA can serve as a source of information for those citizen bodies. By leading the involvement in the redevelopment process, the RDA serves as the established party responsible for overseeing redevelopment and maintaining the required momentum to see the process through.

Objective 1B:

Assist the City of Shawano and other civic and business organizations to generate marketing materials for purposes of:

Providing prospective clients with information on vacant or underutilized parcels in the project plan area.

1B.1 Maintain an interactive available, vacant, underutilized, and blighted parcel list/database.

The redevelopment plan and the Redevelopment Authority will maintain a list of vacant, blighted, and underutilized parcels within the district boundary. The list or database can match available parcels with potential business or site locators. The database can be used in coordination with the location above or relocation assistance programs. A database is also a tool for the City to identify and acquire the highest priority sites when they become available.

1B.2 Identify Buildings and Areas Suitable for Adaptive Reuse and Additional Housing Projects.

The Redevelopment Authority will maintain a list of properties suitable for adaptive reuse.

Objective 2:

Assist property owners to remodel, restore, or renovate structures in the Redevelopment District. The RDA will focus redevelopment to maintain the Main Street historic character, activating the downtown as a civic hub of economic and social activity, and increase the E Green Bay Street Corridor presence as a vital commercial corridor.

2.1 Rehabilitate Available Property within the District.

All properties in the Project Area not designated for acquisition on Map No. 7 should be repaired and rehabilitated. These properties must also comply with the standards set forth in all applicable local statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, plumbing, heating, electrical, and housing codes. Rehabilitation should include both the building and the site in accordance with any district themes or requirements. The City will also encourage the reactivation of second-floor units within the downtown.

- 2.2 *Utilize TIF Supported Grants and Loans to Achieve the Desired Redevelopment.*
With the Tax Incremental Districts in place, the City can establish a series of public/private mechanisms to foster redevelopment. For example, the City can use grant monies to establish a Home Improvement Grant or Loan Program similar to the successful Façade Improvement Program used to improve residential buildings in the Downtown. The City could also establish a façade loan or grant program for properties along the E. Green Bay Street corridor.
- 2.3 *Utilize Developers Agreements to Achieve the Desired Redevelopment.*
Development Agreements are another example of the type of public/private mechanisms required to facilitate redevelopment. A Development Agreement allows the City to partner with a property owner in the TID to provide funding for projects that would otherwise not occur without assistance. Redevelopment projects, in general, can be more expensive than greenfield developments because additional expenses may be involved with clearing dilapidated structures, addressing environmental remediation concerns, and preparing properties for redevelopment.
- 2.4 *Utilize Other Public/Private Partnership Mechanisms to Achieve the Desired Redevelopment.*
Other public/private partnership mechanisms can include the creation of an active, robust, adaptive, marketing plan for the redevelopment, and adaptive reuse opportunities in the planning area.

The timeline for these activities is difficult to establish as it depends on a great deal of the private sector's interest in properties in the area. With public/private mechanisms in place, the City will be prepared to participate in beneficial redevelopment activities when they become available as opposed to merely reacting to situations as they arise.

Objective 3:

If remodeling, restoration, or renovation is not possible for whatever reason, the Authority may consider acquiring vacant, obsolete, deteriorating or deteriorated buildings that are causing a blighting influence, or contain environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare in the district.

- 3.1 *Utilize the Appropriate Blight Elimination Tools to Facilitate Redevelopment.*
As indicated in the approved blight determination by the Shawano City Council some properties located in the redevelopment area are blighted. The most effective tool that cities in Wisconsin have to address blighted conditions is Tax Increment Financing, and a Blight Elimination Tax Increment District (TID) is warranted to facilitate redevelopment in

the planning area. Both TID No. 4 and TID No. 6 are blight elimination TIDs and can be used to purchase and demolish dilapidated properties to facilitate redevelopment.

The TIDs can help the City undertake public projects to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values that result from development and redevelopment pay for land acquisition, needed public works, and public/private partnership mechanisms designed to stimulate redevelopment. A TID also has the added value of tracking the financial feasibility of specific projects and the entire redevelopment process as a whole.

The City can also facilitate blight elimination through various neighborhood and site cleanup grants provided through various state and federal agencies.

3.2 *Identify and Plan for Business and Uses Suited for Relocation in the City*

Objective 4:

Remove impediments to redevelopment due to the diversity of ownership (parcel assemblage), vacate and relocate public right-of-way, and relocate private parking lots to facilitate the development and redevelopment of commercial and industrial uses.

4.1 *Utilize the Appropriate Land Assemblage Tools (Acquisition) to Facilitate Redevelopment.*

As stated Existing TID No. 4 and TID No. 6, each allocated funds in the project plans to conduct property acquisitions and assemblage. This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying, mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

To achieve the renewal of the redevelopment project area, some property within the project may be acquired by the Redevelopment Authority and either (a) sold or leased for private development or (b) sold, leased, or dedicated for construction of public improvements or facilities. Properties identified on Map 6 could be parcels targeted for acquisition through negotiation or by eminent domain under Chapter 32 of the Wisconsin Statutes. Properties not initially identified for acquisition on Map 6 may also be acquired at any time during project execution if, after notice of meetings in accordance with the procedure described below, the Redevelopment Authority has found and determined that such properties are blighting because:

1. The property is substandard, deteriorated, or economically infeasible for repair and rehabilitation.
2. The present owner(s) is unable or unwilling to repair and rehabilitate the property to the minimum cold standards.
3. The property has been converted or devoted to uses not in conformance with the land use objectives established for the project area and the City of Shawano Comprehensive Plan.

4. The property is needed for land assembly to provide a development site of sufficient size and shape to attract investment by the private sector or to achieve described land use objectives established for the project area.

The Redevelopment Authority shall notify the owners of all property within the project area proposed to be acquired under the provisions of this subsection of the Plan. The notice shall be given to the owner(s) of record of each such property to be acquired by certified mail with return receipt requested at their last-known address and at least 15 days prior to adopting a resolution approving such acquisition. The notice should include the time, date, place, and purpose of the hearing. It will also identify the project area, the property to be acquired, and state the reason(s) for the acquisition. If the authority finds and determines that a property is blighted under one or more of the criteria set forth above or defined by Wisconsin State Statutes, it may by resolution, act to acquire such property by negotiation or by eminent domain under Chapter 32, Wisconsin Statutes.

Objective 5:

Provide for the orderly physical and economic growth of the geographic area within and around the Redevelopment District through planned and controlled redevelopment.

5.1 Further Identify Existing and Future Land Use Conflicts.

One of the largest challenges posed by the redevelopment area involves the incompatibility of current land uses. The City and Redevelopment Authority will conduct a detailed assessment of the current land uses throughout the Redevelopment District and identify conflicts between adjoining land uses. The analysis would include future conflicts resulting in home or business expansions.

5.2 Utilize Development Standards and other Tools to Facilitate the Elimination of Land Use Conflicts.

The City will require various land use and site development standards to reduce land use conflicts between adjoining properties. This could include additional distance buffering requirements and integrate additional opportunities for screening.

Objective 6:

Encourage coordinated redevelopment of parcels to achieve efficient building design, maximum utilization of sites, unified off-street parking and service facilities, and pedestrian connections and open spaces from Main Street to rear parking areas.

6.1 Utilize Coordinated Efforts and Resources to Facilitate a Unified Redevelopment Vision.

A key redevelopment objective includes the coordinated efforts between the City, land owners, and potential developers. The coordination of resources and plans ensures each redevelopment is part of a larger vision for the historic core, the greater downtown, and the E. Green Bay Corridor. The City has several tools available to encourage the optimal land utilization. This includes but is not limited to requiring or encouraging shared parking agreements, density bonuses, and other land use and zoning strategies.

6.2 Coordinate Redevelopment Efforts amongst Local, Regional, and State Agencies.

The City and the RDA should work with private developers to identify outside resources to facilitate redevelopment of properties within the District. The City and RDA should also work with other local, regional, and state agencies to ensure there is not a duplication of programs or resources. Finally, the City and the RDA should work with regional and State agencies to identify best practices from other communities that can be implemented within the City of Shawano and Redevelopment Area No. 1

6.3 *Utilize Redevelopment Opportunities to Increase Safe Bicycle and Pedestrian Accommodations.*

As redevelopment occurs in the area, bicycle and pedestrian corridors shall be improved and interconnected. Pedestrian crossing improvements will be considered in the design of any new street reconstruction to ensure safe passage between properties. The City should also consider the future conversion of any railroad tracks to pedestrian trails if the railroad company decides to abandon its right-of-way.

**Objective 7:
Strive for high standards of design for new development, rights-of-way, landscaping, and open spaces.**

7.1 *Identify Additional Public Open Space Opportunities.*

Another key strategy will involve developing appropriate land uses adjacent to parks & open space. In particular, the plan will take advantage of the proximity to the waterfront - the redevelopment of land uses along N. Main Street and E. Fifth Street will result in an environment more suitable for mixed-uses than the current small scale commercial uses and small homes that act as a barrier to accessing the water, the boat launch, and the river park.

The bike and waterfront corridors provide a variety of amenities, such as attractive views, open space preservation, and convenient recreational opportunities that are valuable assets to a community and its residents. This can be reflected in increased real property values and increased marketability for property located near the river and its corresponding open space. Developers also recognize these values and incorporate open space into planning, design, and marketing new and redeveloped properties. Natural open space and trails (i.e. Mountain Bay Trail) are prime attractions for potential home buyers and developers. Recent research shows that home buyers rate natural open space as either "essential" or "very important" in their decision to purchase a home. Walking and bicycling paths also ranked high as amenities that impact people's purchasing decisions.

Developing the land uses around the bike/pedestrian corridors, and corresponding green space along the Mountain Bay Trail will help spur additional redevelopment.

7.2 *Develop a Parks and Open Space Plan for the Redevelopment Area.*

7.3 *Continue to Include Streetscaping Theme in New Infrastructure Projects.*

Community consensus during the comprehensive plan process indicates that the portion of the redevelopment area along Main Street should be considered a part of downtown for new and existing businesses to be successful. A major strategy tied to this goal is to extend streetscape improvements further along Main St. and Green Bay St. in the

downtown. This will serve to visually connect this part of Main St. with the rest of downtown.

7.4 *Identify Additional Private Open Space Opportunities.*

Well-maintained greenspace and landscape amenities add real and aesthetic value to properties. As mentioned above, land development regulations should encourage the development of private on-site landscaped areas (where applicable) either through direct development incentives or by increased density accommodations.

7.5 *Identify, Critique, Update, and Enforce any existing design standards for the Downtown and create compatible standards for the E Green Bay Street Corridor.*

To the extent feasible, the City and RDA should work with the business association and the public to identify, critique, update, and enforce design standards for development and redevelopment within the Downtown and E. Green Bay Street Corridor. This could be completed through the editing or creation of separate overlay district design standards, increasing the design requirements within the City of Shawano Zoning Code, or by simply creating a series of recommended design guidelines for new development and redevelopment. Changes to existing standards or requiring additional design standards or recommendations should be a joint effort led by the City, the Business Association, the RDA, and the public.

7.6 *Placing and Locating Utilities Underground During Reconstruction.*

To the extent feasible, all public and private utility lines located or rebuilt within the boundaries of the redevelopment plan shall be located underground.

4 Implementation & Financing

While the objectives described in the previous section provide the foundation for a viable redevelopment strategy, more specific information is required to understand better the financial implications of implementing the proposed redevelopment strategy.

Initial redevelopment activities have been identified by location as shown on Map 6. The following is a listing of parcels that may be suitable for redevelopment and the type of development that may take place. The parcels identified below are not in order of priority.

As the RDA and the City of Shawano complete projects from the list below the RDA may participate in redevelopment efforts for other parcels throughout the district so long as the redevelopment efforts are in compliance with the goals, objective, and actions of this project plan, the Tax Increment Districts 4 and 6 project plans, and the City of Shawano Comprehensive Plan.

- A. Parcel # 751003450 & 751003470 (Map ID 274 & 275)
Current Value \$154,000
Programming: Renovation
Programming: Upper floor activation
Programming: Blight Removal
- B. Parcel # 404000250 (Map ID 26)
Current Value \$134,900
Programming: Renovation
Programming: Parcel assemblage
- C. Parcel # 293400020 (Map ID 67)
Current Value \$317,500
Programming: Blight removal
- D. Parcel # 451500230, 451500240, 451500280 (Map ID 210-212)
Current Value \$255,300
Programming: Renovation
Programming: Upper floor activation
- E. Parcel # 293400020 (Map ID 358)
Current Value \$145,300
Programming: Renovation
Programming: Upper floor activation
- F. Parcel # 452000630, 452000620 (Map ID 359&362)
Current Value \$257,800
Programming: Blight removal
Programming: Renovation

Programming: Upper floor activation

- G. Parcel # 751003480, 751003490, 751003510, 751003520, 751003541 (Map ID 276-280)
Current Value \$391,800
Programming: Renovation
Programming: Blight removal
Programming: Upper floor activation

- H. Parcel # 751000890, 751000900, 751000920, 751000930, 751000980, 751000880, 751000970, 751000960, 751000990, 751000950, 751000940, 751001000, 751000910 (Map ID 147-159) – Current Value \$754,800
Programming: Blight removal
Programming: Potential cleanup work
Programming: Renovation
Programming: Upper floor activation

- I. Parcel # 751001560 (Map ID 167)
Current Value \$66,900
Programming: Renovation

- J. Parcels # 403000060 (Map ID 36)
Current Value \$149,300
Programming: Blight removal

- K. Parcel # 322100120 (Map ID 59)
Current Value \$206,800
Programming: Blight removal

- L. Parcel # 404003640, 404003670, 404003660, 404003650, 404003680 (Map ID 332-336)
Current Value \$552,100
Programming: Renovation

- M. Parcel # 751001950, 751001980, 751001970, 751001960 (Map ID 4-7)
Current Value \$346,900
Programming: Blight removal

Based on 2015 property tax data collected from the Shawano County and the City of Shawano, the current value of land in the planning area is \$17,130,700. Improvements in the area are currently valued at \$43,177,600 for a total property value of \$59,363,600. Considering that conditions in the area show blighting and vacant parcels, there is potential to increase property values and corresponding tax revenues by eliminating blight and promoting infill development on vacant parcels.

Current and Projected Value

The Equalized Value of the project for property tax purposes is as follows

Present equalized Value of properties (January 1, 2015): \$59,363,600
Potential equalized Value of properties (January 1, 2041): \$108,000,000
(2040 – Closure year of TID No. 6)

Redevelopment Financing Sources

Financing redevelopment projects can be prohibitive for the private sector due to a variety of cost barriers. Environmental remediation to prepare a site for development and the rehabilitation or removal of existing structures are two examples of the types of additional costs that make redevelopment financially challenging. The financial barriers to redevelopment are the same barriers that perpetuate blighted conditions and further reduce property values, creating an even more challenging redevelopment environment. Therefore, it is important for the City to position itself to partner with the private sector by providing financial tools that make redevelopment financially feasible.

Funds necessary to pay for the redevelopment project costs and municipal obligations are expected to be derived from a variety of sources, such as revenues of projects, redevelopment bonds, lease revenue bonds, industrial revenue bonds, general obligation bonds, and tax increment finance districts (TIF). These revenues may be utilized to the extent that such funds are available and necessary to cause the desired development and public improvements in the redevelopment district to occur.

Redevelopment project costs include the total of all reasonable and necessary costs incurred or estimated to be incurred and any such costs incidental to the redevelopment plan and the redevelopment project. Such costs may include, without limitation, the following:

1. Property assembly costs including, but not limited to, the acquisition of land and other property and other real or personal rights or interest therein, the demolition of buildings, and the clearing and grading of land.
2. Relocation costs to the extent required by Wisconsin State Statutes.
3. Costs of moving structures, rehabilitation, construction, repair, or remodeling of existing buildings and fixtures, and environmental remediation.
4. The costs of the construction for any planned public works or improvements.
5. The cost of additional studies, plans, and specifications, professional services costs, such as architectural, engineering, legal, marketing, financial, planning, and other special services.
6. Financing costs including, but not limited to, all necessary and incidental expenses relating to the issuance of obligations and payment of interest on any obligation issued.
7. Costs related to special assessments.
8. Payments or expenditures necessary or convenient to the implementation of the plan.
9. Loans and grants as necessary to implement the plan objective.

Since a source of funds needed for the promotion of development and public improvements in this area may derive from the TIF districts, additional requirements may also apply. If necessary, the Redevelopment Authority will comply with all State of Wisconsin TIF regulations applicable under this plan.

Tax Increment Financing (TIF)

The State of Wisconsin has empowered communities to create and manage Tax Increment District (TIDs) to promote the redevelopment of underutilized, obsolete, or blighted areas. After setting up the district boundaries, the City must then identify the potential costs that are needed to make new development feasible within the district. There are a variety of eligible project costs associated with the creation of a TID. Examples of eligible project costs include financing, infrastructure development, real property assembly, professional services, and costs outlined in the project plan.

Property taxes are comprised of taxes collected by the local unit of government, the county, the

Technical College District and the State of Wisconsin. When a TID is created, a 'base value' is established by determining the current value of real property located in the District. The overlying taxing entities continue to collect their portion of property taxes on the 'base value.' As property values in the District increase as a result of new development, redevelopment, or inflation, the additional value is captured by the TID. This additional value is called the 'tax increment' and can be used to fund project costs over the life of the TID. Once the District is terminated, all of the overlying taxing entities begin to receive property taxes on the full value of property in the former District and benefit from the additional tax base created as a result of the redevelopment facilitated through the TID.

Bonds

In general, municipal bonds fall into two separate classifications – revenue or general revenue; however, within each category, a municipality can structure the bonds by offering a variety of risk, benefit, and tax treatments. The City and the Redevelopment Authority will investigate the applicability of bonds on a case-by-case analysis.

Grant and Loan Funding

Grant awards from Foundations, and State and Federal sources can also be applied to certain projects within the area. Three programs that may be of particular interest include the Wisconsin Department of Natural Resources State Stewardship Fund, the DNR's Site Assessment Grant, and the Brownfields Economic Development Initiative Grant funding through HUD. Each of these programs is targeted to meet specific objectives that are consistent with the proposed redevelopment plan.

The DNR State Stewardship Program was established in 1989 and designed to preserve Wisconsin's land and water resources and provide the land base and recreational facilities needed for quality outdoor experiences. Traditionally, the Stewardship Program provides up to 50% of the costs associated with awarded projects based on a competitive grant award basis. Grants are due annually on the first day of May.

Due to the perceived risk of environmental contamination on a number of sites within the planning area, grant funding that assists with environmental remediation may be good sources of outside funding. The DNR offers several programs that enable municipalities and private firms to conduct assessments and cleanup efforts. Some of the programs include, but are not limited to, WAM Contractor Services, Ready for Reuse Grants, and Ready for Reuse 0% Interest Loans. The Federal EPA also manages a grant program available to local municipalities.

The Wisconsin Economic Development Corporation administers a Brownfield Site Assessment Grant (SAG). The WEDC program helps local governments conduct initial activities and investigations of known or suspected environmentally contaminated property. The program requires a 50% match. The grant funds can be used to conduct Phase I and Phase II environmental assessments, site investigations, structural demolition, and underground storage tank removal. Grant funds are based on a project's ability to promote economic development and the level of environmental impact the project will have on the area.

The Brownfields Economic Development Initiative (BEDI) is a key competitive grant program that HUD administers to stimulate and promote economic and community development. BEDI is designed to assist cities with the redevelopment of abandoned, idled, and underused industrial and commercial facilities where expansion and redevelopment are burdened by real or potential environmental contamination.

BEDI grant funds are primarily targeted for use with a particular emphasis on the redevelopment of brownfield sites in economic development projects and the increase of economic opportunities for low-and-moderate-income persons as part of the creation or retention of businesses, jobs, and increases in the local tax base.

BEDI funds are used as the stimulus for local governments and private sector parties to commence redevelopment or continue phased redevelopment efforts on brownfield sites where either potential or actual environmental conditions are known, and redevelopment plans exist. HUD emphasizes the use of BEDI and Section 108 Loan Guarantee funds to finance projects and activities that will provide near-term results and demonstrable economic benefits. HUD does not encourage applications whose scope is limited only to site acquisition and/or remediation where there is no immediately planned redevelopment. BEDI funds are used to enhance the security or to improve the viability of a project financed with a new Section 108 guaranteed loan commitment. Redevelopment activities proposed in this plan may be ideal candidates for the BEDI program. A case by case analysis would be required to determine whether this is a viable source of funding.

Downtown Shawano Facade Improvement Grant Program

The Shawano Business Improvement District (BID) offers a grant program available to eligible businesses in the Business Improvement District. As a business/property owner, you are eligible to apply for matching funds up to \$2,500 in the form of a BID grant.

WHEDA

WHEDA Advantage - Home Loan

The WHEDA Advantage provides home buyers with a versatile loan that features the lowest monthly mortgage payments, down payment and closing cost assistance, a 30-year fixed interest rate. These loans are only available to owner occupied single family and duplex homes. Good credit and income limits apply.

WHEDA FHA Advantage - Home Loan

This loan product features low closing costs and a 30-year fixed interest rate with flexible underwriting to get you into a home sooner. These loans are only available to owner occupied single family and duplex homes. Good credit and income limits apply.

Easy Close Advantage - Down Payment Assistance

A low-cost fixed interest rate for ten years. This loan term combined with a fixed interest rate ensures affordable payments. Good credit and income limits apply.

WHEDA Tax Advantage (MCC)

Pair the Tax Advantage with a WHEDA loan or a similar mortgage program, and reduce the amount of federal taxes owed by claiming up to 40% of annual mortgage interest as a tax credit on tax returns. The annual tax credit is 25% for non-target areas and 40% for target areas or qualified veterans. This includes a maximum annual tax credit of \$2,000 for the life of the mortgage. The tax credit can be claimed for up to 30 years on the original mortgage, and is available to first-time home buyers and the following, unless in a targeted area.

First Time Home Buyer (FTHB) Advantage

First-time home buyers, veterans or people purchasing in a federally designated target area are eligible for this fixed-rate mortgage priced below the standard conventional interest rate.

Veterans Affordable Loan Opportunity Rate (VALOR)

VALOR is a loan program that offers a reduced home loan interest rate for qualified veterans. This is a limited loan program and mortgage funds are available on a first come, first serve basis.

Local and Private Funding Assistance

Shawano County Economic Development Revolving Loan Fund

Shawano County Revolving Loan Fund (RLF): program that provides low interest (below prime) loans to qualified business ventures in Shawano County.

Shawano County SCEPI Revolving Micro-Loan Fund.

Matching funds of at least one dollar of private funds for each dollar of SCEPI RMLF Program funds. Also, in projects where job creation is a requirement, there must be one job created for every \$10,000 of SCEPI RMLF Program Funds.

City of Shawano Country Economic Development Revolving Loan Fund

The City of Shawano offers financial assistance through its Economic Development Revolving Loan Fund Program to businesses wishing to establish or expand in the City. Applicants must leverage a minimum of one dollar of private funds for every one dollar of loan funds requested. At least one full-time permanent position must be created or retained for every \$20,000 of program funds requested. Maximum loan amount is \$100,000, and the current rate is not less than 4% for a term of not more than ten years.

NEWCAP Down Payment Assistance Program

The Homebuyer Program may provide low to moderate income for homebuyers with a maximum of \$10,000 (based on need) for down payment and closing costs. The funds will be in the form of a non-interest bearing loan, which will be repaid to NEWCAP upon the sale of the home or when it is no longer the primary residence. Applicants will be served on a first-ready, first-serve basis as funds are available. First-ready, first-served clients, would need an accepted offer to purchase and funding approval from a financial institution.

Vision 2017 Retail Façade Improvement Matching Funds Grant

This program provides a grant of up to fifty (50%) percent of the eligible costs of the project to an eligible applicant. The maximum grant will be \$2,500, which will be reimbursed to the business owner upon satisfactory completion of the project.

Vision 2017 Retail Interior Improvement Matching Funds Grant

This program provides a grant of up to fifty (50%) percent of the eligible costs of the project to an eligible applicant. The maximum grant will be \$5,000, which will be reimbursed to the business owner upon satisfactory completion of the project.

NeighborhoodLIFT and CityLIFT Programs in Shawano, WI

The NeighborhoodLIFT and CityLIFT Programs are funded by Wells Fargo and offer down payment assistance to buyers in areas that have been hit hard by the economic crisis in the housing market. Up to \$30,000 of grant money is available to qualifying buyers for down payment assistance. Since this is a grant, the money does not need to be repaid as long as the buyer stays in the home for five years. The grant is given with a 0% interest rate, and 20% is forgiven annually, for five years. For the first five years, if the house is sold, refinanced, or foreclosed upon, and the title has changed hands, the grant becomes a loan, and the balance needs to be repaid.

(IDEA) and (WISH) Programs in Shawano, WI

The Individual Development and Empowerment Account Program (IDEA) and the Workforce Initiative Subsidy for Homeownership Program (WISH) are programs in Shawano offered by multiple financial institutions owned by the Federal Home Loan Bank. Each of these programs grants the homeowner \$3 for every \$1 saved for the down payment and closing costs, up to \$15,000.

FHA Access Loan Program in Shawano, WI

The FHA Access Loan Program in Shawano, WI allows buyers to get a loan for 103% of the property's purchase price. This program combines an FHA first mortgage and an Access 2000 mortgage to help pay for closing costs in Shawano, WI. There is no approval needed from the main lender, but there are income and loan amount caps.

Wisconsin CDGB

<http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>

Economic Development Loan

The State of Wisconsin receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to support economic development projects that spur job creation for low to moderate income (LMI) residents located in Wisconsin communities of under 50,000 residents. The State will grant funds to a municipality. The municipality, in turn, makes a loan to a business for the purpose of job creation. The loans are up to \$1,000,000 based on an allowance of \$35,000 per job created (within 24 months of the loan) at a one percent interest rate for up to five years. Loan proceeds can be used by a business to purchase equipment or provide working capital. Please note: Business loans for equipment require the least federal documentation. Loans require a 50% match by the applicant; However, those funds can come from financial institutions, economic development agency, other grants or loans.

CDBG - Public Facilities Economic Development (CDBG-PFED) Funds

CDBG-PFED grant funds are awarded to local governments for public infrastructure projects that support business expansion or retention. Examples of eligible applications include new or improved water & sewer service and streets that result in business expansion and job opportunities for low- and moderate-income individuals.

CDBG - Public Facilities (CDBG-PF) Funds

These funds help support infrastructure and facility projects for communities. Some examples of eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers. Grants are limited to projects that, if implemented, would meet a CDBG National Objective.

CDBG - Planning (CDBG-PLNG) Funds

These grant funds support community efforts to address improving community opportunities and vitality. Some examples of eligible projects include the development of comprehensive plans, community development plans, and small area and neighborhood plans. Grants are limited to projects that, if implemented, would meet a CDBG National Objective.

5

Conformance with State and Local Requirements and Objectives

Map No. 4 in Appendix C illustrates the future land uses in RA No. 1. The City's Comprehensive Plan and TID plans indicate the redevelopment of the area, as a whole, should be mixed-use and commercial in nature. More specifically, Map No. 5 in Appendix C shows proposed land uses by parcel and shows that commercial uses should line the northern portion of Main Street, with residential redevelopment occurring on the southern portion of Main Street. The proposed uses range from Downtown Mixed Use (DMU) on the west end of E. Green Bay Street to Community Commercial uses on the west end.

The proposed uses in the redevelopment should occur at densities higher than those that are currently found in the area. Density should be appropriate to the area's central location within the City, adjacent to the Downtown. Indeed, mixed-use redevelopment would further strengthen the Downtown by providing for more residents and businesses within walking distance of Downtown shops.

As discussed in the infrastructure report earlier in this document, most existing City infrastructure can support redevelopment and increased use such development would place on facilities.

Map No. 6 in Appendix C shows public improvements planned for the area as part of this Plan.

No changes are proposed in the Master Plan, Official Map, or Building Codes as part of this Plan. The City's Zoning Ordinance and other City Ordinances are required to implement this project plan. Individual redevelopment proposals could require changes in the current zoning designation (shown on Map No. 6 in Appendix C) consistent with the intent of this Plan. This Plan complies with the City's Comprehensive Plan, which was most recently amended on May 11, 2016.

1. *Conformance to the City of Shawano Comprehensive Plan:*
This plan has been presented to the City Plan Commission of the City of Shawano and has been determined to be in conformance with the City's Comprehensive Plan.
2. *Conformance to Local Objectives:*
This plan has been prepared to conform to the following local objectives:
 - a. *Appropriate Land Use:* The land use(s) proposed for this Plan are consistent with current zoning classifications in the project area.
 - b. *Public Improvements:* This Plan anticipates public improvements, such as streetscape enhancements to support the Downtown, TID No. 4 and TID No. 6.
3. *Statement of Project Area Boundaries*
The boundaries of this project are generally shown on all maps attached to this Plan and are more precisely described in Map No. 1 – Boundary and Existing Land Use Map, and in Exhibit D.
4. *Site Conditions and Anticipated Projects –*
Map 6 identifies the parcels that have been identified as redevelopment projects
5. *Anticipated Property Acquisition*
Map No. 7 identifies the parcels that could be acquired to facilitate redevelopment.

6. *Historic Structures*

Sites with existing historic designation and those that may apply for historic designation are shown below:

Shawano Main Street Historic District

Number of Contributing Buildings: 34

Number of Non-Contributing Buildings: 13

7. *Standards of Population Density*

Targeted population density for this neighborhood is provided in the City of Shawano Code of Ordinances for residential uses. This plan does not recommend land use(s) that exceed this targeted density.

8. *Land Coverage, Open Space, Building Density*

These objectives shall be achieved by adhering to provisions contained within the City of Shawano Code of Ordinances, the Comprehensive Plan, TID No. 4 and TID No. 6 and any future design guidelines for building placement and site design.

The timeline for these activities is difficult to establish as it heavily depends on the private sector's interest in properties in the area. With public/private mechanisms in place, the City will be prepared to participate in beneficial redevelopment activities when they become available as opposed to merely reacting to situations as they arise.

9. *Acquisition, Renovation, and Demolition Schedule*

Unknown at this time - the timeline for these activities is difficult to establish as it depends heavily on the private sector's interest in properties in the area. With public/private mechanisms in place, the City will be prepared to participate in beneficial redevelopment activities when they become available as opposed to merely reacting to situations as they arise.

10. *Statement of Proposed Changes to the Street and Transportation Network*

This plan does not recommend changes to the street and transportation network.

12. *Existing Dwelling Character, Units, Rentals, Dates of Availability*

Unknown at this time - the timeline for these activities is difficult to establish as it heavily depends on the private sector's interest in properties in the area. With public/private mechanisms in place, the City will be prepared to participate in beneficial redevelopment activities when they become available as opposed to merely reacting to situations as they arise.

12. *Character of Existing District Dwelling Accommodations, Rental Schedule, Vacancies, etc.*

Unknown at this time - the timeline for these activities is difficult to establish as it heavily depends on the private sector's interest in properties in the area. With public/private mechanisms in place, the City will be prepared to participate in beneficial redevelopment activities when they become available as opposed to merely reacting to situations as they arise.

6 Relocation

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

7 Conclusion

The Redevelopment area has a high degree of potential for infill and redevelopment. Improvements in the redevelopment area can capitalize on the revitalization that has occurred in the downtown area and extends the revitalized core of the community along the E. Green Bay Street corridor. The City will need to ensure coordination between various departments and committees occurs in order to maximize the potential benefits of infill redevelopment. The City Council, Plan Commission, and Redevelopment Authority should avoid giving mixed signals to developers to prevent unnecessary hardships that would ultimately work against the goals and intent of this plan. Redevelopment Statute (§66.1333(6)(e)) designates the Council as having the authority to permit new construction and redevelopment within the District – the Council will have to ensure that they continue to work with the Plan Commission and RDA in implementing this plan. The area's numerous strengths enhance the likelihood that the Redevelopment Authority and City's vision for the redevelopment area will occur over time. This plan and the included Action Plan Matrix should serve as a guide to both the City and developers as this process moves forward.

A Appendix A: Action Plan Matrix

City of Shawano RDA No.1 Recommendation and Implementation Matrix	
Objective ID	Strategy/Action Item
Objective 1A:	Assist the City of Shawano and other civic and business organizations to generate marketing materials for purposes of educating the public regarding the goals of the Redevelopment Plan.
1A.1	Maintain an active redevelopment partnership with land owners and developers.
1A.2	Establish the city as a redevelopment education leader.
Objective 1B:	Assist the City of Shawano and other civic and business organizations to generate marketing materials for purposes of Providing prospective clients with information on vacant or underutilized parcels in the project plan area.
1B.1	Maintain an interactive available, vacant, underutilized, and blighted parcel list/database.
1B.2	Identify buildings and areas suitable for adaptive reuse and additional housing projects.
Objective 2:	Encourage property owners to remodel, restore, or renovate structures in the Redevelopment District. The RDA will focus redevelopment efforts to maintain the Main Street historic character, activating the downtown as a civic hub of economic and social activity, and increase the E Green Bay Street Corridor presence as a vital commercial corridor.
2.1	Rehabilitate available property within the district.
2.2	Utilize TIF supported grants and loans to achieve the desired redevelopment.
2.3	Utilize developers agreements to achieve the desired redevelopment.
2.4	Utilize other public/private partnership mechanisms to achieve the desired redevelopment.
Objective 3:	If remodeling, restoration, or renovation is not possible, the Authority may consider acquiring vacant, obsolete, deteriorating or deteriorated buildings that are causing a blighting influence, or contain environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare in the district.
3.1	Utilize the appropriate blight elimination tools to facilitate redevelopment.
3.2	Identify and plan for business and uses suited for relocation in the City.
Objective 4:	Remove impediments to redevelopment due to the diversity of ownership (parcel assemblage), vacate and relocate public right-of-way, and relocate private parking lots to facilitate the development and redevelopment of commercial and industrial uses.
4.1	Utilize the appropriate land assemblage tools (acquisition) to facilitate redevelopment.
Objective 5:	Provide for the orderly physical and economic growth of the geographic area within and around the Redevelopment District through planned and controlled redevelopment.
5.1	Further identify existing and future land use conflicts.
5.2	Utilize development standards and other tools to facilitate the eliminate of land use conflicts.
Objective 6:	Encourage coordinated redevelopment of parcels to achieve efficient building design, maximum utilization of sites, unified off-street parking and service facilities, and pedestrian connections and open spaces from Main Street to rear parking areas.
6.1	Coordinated efforts and resources to facilitate a unified redevelopment vision.
6.2	Coordinate redevelopment efforts amongst local, regional, and state agencies.
6.3	Utilize redevelopment opportunities to increase safe bicycle and pedestrian accommodations.
Objective 7:	Strive for high standards of design for new development, rights-of-way, landscaping, and open spaces.
7.1	Identify addition public open space opportunities.
7.2	Develop Parks and Open Space Plan for the Redevelopment Area.
7.3	Continue to include streetscaping theme in new infrastructure projects.
7.4	Identify additional private open space opportunities.
7.5	Identify, Critique, Update, and Enforce any existing design standards for the Downtown and create compatible standards for the E Green Bay Street Corridor.
7.6	Placing and locating utilities underground during reconstruction.

B Appendix B: Property List

The following four pages are a listing of parcels within the redevelopment area. The listing shows the parcel number, parcel address, acreage, 2016 assessed values, current zoning district, and property conditions.

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
1	751002080	221 E GREEN BAY ST	DEBORAH J NOFFKE		309 W DIVISION STREET, SHAWANO, WI 541660000	\$ 52,700	\$ 28,300	\$ 79,800	0.231	
2	751002070	223 E GREEN BAY ST	CITY OF SHAWANO		127 S SAWYER STREET, SHAWANO, WI 54166	\$ 38,300	\$ 38,800	\$ 75,900	0.167	
3	751002060	229 E GREEN BAY ST	KTS INVESTMENTS		1087 W MASON STREET, GREEN BAY, WI 54303	\$ 81,500	\$ 124,000	\$ 202,300	0.492	
4	751001980	303 E GREEN BAY ST	TIMIZA ETZEPO CORP		PO BOX 11448, GREEN BAY, WI 543070000	\$ 24,800	\$ -	\$ 24,400	0.156	M
5	751001970	303 E GREEN BAY ST	TIMIZA ETZEPO CORP		PO BOX 11448, GREEN BAY, WI 543070000	\$ 31,400	\$ -	\$ 30,900	0.199	M
6	751001960	303 E GREEN BAY ST	TIMIZA ETZEPO CORP		PO BOX 11448, GREEN BAY, WI 543070000	\$ 44,200	\$ 179,800	\$ 220,500	0.194	M
7	751001950	311 E GREEN BAY ST	MIDWEST PROPERTIES OF SHAWANO LLC		105 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 31,700	\$ 40,500	\$ 71,100	0.139	M
8	751001940	321 E GREEN BAY ST	SALLY A DILLENBURG	PATRICIA DILLENBURG	321 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 31,100	\$ 90,000	\$ 119,200	0.653	
9	701500010	404 E GREEN BAY ST	SHAWANO 404 E GREEN BAY WI LLC		2201 MADISON STREET, STEVENS POINT, WI 544810000	\$ 64,500	\$ 191,200	\$ 251,700	0.350	
10	701500040	112 S LINCOLN ST	SHAWANO 404 E GREEN BAY WI LLC		2201 MADISON STREET, STEVENS POINT, WI 544810000	\$ 6,100	\$ -	\$ 6,000	0.183	
11	701500000	420 E GREEN BAY ST	JULIE FEIVOR	DAVID J FEIVOR	420 E GREEN BAY STREET, SUITE 202, SHAWANO, WI 541660000	\$ 68,600	\$ 292,600	\$ 355,500	0.334	
12	701500050		JULIE FEIVOR	DAVID J FEIVOR	420 E GREEN BAY STREET, SUITE 202, SHAWANO, WI 541660000	\$ 28,700	\$ -	\$ 28,300	0.405	
13	701501340	504 E GREEN BAY ST	LLC HUNTINGTON PROPERTIES		251 MAIN STREET, GRESHAM, WI 541280000	\$ 51,000	\$ 82,400	\$ 131,300	0.225	
14	701501330	514 E GREEN BAY ST	DANIEL J KRETSCHMANN	LISA KRETSCHMANN	514 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 8,800	\$ 76,600	\$ 84,100	0.207	
15	701501320	518 E GREEN BAY ST	DANIEL J KRETSCHMANN	LISA KRETSCHMANN	514 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 59,100	\$ 71,500	\$ 128,600	0.278	
16	404000520	606 E GREEN BAY ST	FAMILY VIDEO MOVIE CLUB		1022 E ADAMS, SPRINGFIELD, IL 627030000	\$ 63,400	\$ 300,400	\$ 358,100	0.380	
17	404000530	112 S HAMLIN ST	FAMILY VIDEO MOVIE CLUB		1022 E ADAMS, SPRINGFIELD, IL 627030000	\$ 15,700	\$ -	\$ 15,500	0.185	
18	404000540	116 S HAMLIN ST	FAMILY VIDEO MOVIE CLUB		1022 E ADAMS, SPRINGFIELD, IL 627030000	\$ 9,000	\$ -	\$ 8,900	0.177	
19	404000510	618 E GREEN BAY ST	JEFFERY E SMITH		618 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 92,300	\$ 81,300	\$ 170,900	0.702	
20	404000490	622 E GREEN BAY ST	TAMMY BURRIS		351 RIVER HEIGHTS, SHAWANO, WI 541660000	\$ 59,700	\$ 53,600	\$ 111,600	0.255	
21	404000480	660 E SEWARD ST	UNITED COMPANIES LLC		ATTN:ACCOUNTS PAYABLE, N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 187,000	\$ 640,800	\$ 814,900	5.806	
22	751500140	705 E GREEN BAY ST	DOUGLAS P BURRIS		343 CHANNEL TRACE, SHAWANO, WI 541660000	\$ 70,300	\$ 110,300	\$ 177,800	0.300	
23	751500150		DOUGLAS P BURRIS		343 CHANNEL TRACE, SHAWANO, WI 541660000	\$ 58,100	\$ -	\$ 57,200	0.282	
24	404000260		ALL FLOORS & MORE INC		805 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 22,000	\$ -	\$ 21,700	0.150	
25	404000270	805 E GREEN BAY ST	OLD NATIONAL BANK			\$ 63,600	\$ 154,100	\$ 214,300	0.222	
26	404000250	811 E GREEN BAY ST	THC ENTERPRISES LLC		120 CIRCLE DRIVE, SHAWANO, WI 541660000	\$ 91,700	\$ 45,300	\$ 134,900	0.514	B
27	404000090	825 E GREEN BAY ST	ILA M SCHULIZ	LEE & JUDITH SCHULTZ REVOCABLE TRUST	825 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 7,100	\$ 52,200	\$ 58,400	0.161	
28	404000100		BANK MUTUAL		ATTN: ACCOUNTING DEPT, PO BOX 245034, MILWAUKEE, WI 532249534	\$ 32,400	\$ 2,100	\$ 34,000	0.172	
29	404000450	411 S FAIRVIEW AVE	UNITED COOPERATIVE		N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 35,000	\$ 17,500	\$ 51,700	3.107	
30	501000110	810 E CENTER ST	JAYNE E VANOSS	HARVEY H MOEDE	1267 E RIDDINGTON AVENUE, SHAWANO, WI 54166	\$ 15,100	\$ 45,800	\$ 60,000	0.970	
31	501000100	818 E CENTER ST	LEISURE BOATING #2 LLC		830 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 86,500	\$ 168,000	\$ 250,500	8.828	
32	404000370		ANTHONY L ZIELINSKI JR		W7652 RIVERVIEW DRIVE, SHAWANO, WI 541660000	\$ 78,800	\$ 192,000	\$ 266,600	15.747	
33	403000040		BOBBI JO CHAPIN	CALVIN CHAPIN	W7948 SHADY LN, CLINTONVILLE, WI 54929	\$ 29,700	\$ -	\$ 29,200	0.205	
34	403000050	950 GREEN BAY CT	BOBBI JO CHAPIN	CALVIN CHAPIN	W7948 SHADY LN, CLINTONVILLE, WI 54929	\$ 28,300	\$ 157,000	\$ 182,400	0.205	
35	403000070	945 E GREEN BAY ST	ROBERT J FISCHER REVOCABLE TRUST		PO BOX 254, SHAWANO, WI 541660000	\$ 35,900	\$ 60,900	\$ 95,200	0.149	
36	403000060	951 E GREEN BAY ST	MIDWEST PROPERTIES OF SHAWANO LLC		105 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 75,700	\$ 76,000	\$ 149,300	0.274	J
37	403001710	1017 E GREEN BAY ST	RACIEL OVIEDO		240 S SAWYER STREET, SHAWANO, WI 541660000	\$ 43,600	\$ -	\$ 42,900	0.085	
38	403001720	1005 E GREEN BAY ST	RIJS LLC		% JOHN SEIDEL, 1005 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 75,600	\$ 152,000	\$ 224,000	0.274	
39	403001730	1017 E GREEN BAY ST	ROGELIO CUENCA	RACIEL OVIEDO	1017 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 74,300	\$ 285,300	\$ 353,900	0.410	
40	403001740	1025 E GREEN BAY ST	PATRICK R & ARLENE MARTIN JT REVOC TRUST		1025 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 57,700	\$ 174,500	\$ 228,600	0.282	
41	403001750	1037 E GREEN BAY ST	PATRICK R & ARLENE MARTIN JT REVOC TRUST		1025 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 84,200	\$ -	\$ 82,900	0.536	
42	403001760	1045 E GREEN BAY ST	ANCHORBANK FSB		ATTN: SPECIAL ASSETS, C/O COLLERS INTERNATIONA, MILWAUKEE, WI	\$ 68,200	\$ 268,500	\$ 331,400	0.610	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
43	403001770	1053 E GREEN BAY ST	WE INC		1213 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 68,200	\$ 116,100	\$ 181,400	0.364	
44	403001780	1063 E GREEN BAY ST	TITLETOWN ENTERPRISES IN		1274 PONDEROSA AVENUE, GREEN BAY, WI 543130000	\$ 69,400	\$ 149,700	\$ 215,700	0.531	
45	404000310	1100 E GREEN BAY ST	ANTHONY L ZIELINSKI JR		W7652 RIVERVIEW DRIVE, SHAWANO, WI 541660000	\$ 185,000	\$ 165,000	\$ 344,500	2.833	
46	404000340	1120 E GREEN BAY ST	MUNGER PROP GGB INVESTMENTS LP	CJK APTS GGB INVESTMENTS LP	C/O DORO INCORPORATED, 3112 GOLF ROAD, EAU CLAIRE, WI 547010000	\$ 200,500	\$ 469,900	\$ 659,900	0.957	
47	322200100	1200 E GREEN BAY ST	J J WIED LLC		PO BOX 8803, GREEN BAY, WI 543080000	\$ 235,800	\$ 439,300	\$ 664,500	0.807	
48	322200110	1200 E GREEN BAY ST	J J WIED LLC		PO BOX 8803, GREEN BAY, WI 543080000	\$ 57,200	\$ 37,500	\$ 93,200	0.636	
49	322200120	222 WAUKECHON ST	RAINBOW CARWASH OF SHAWANO LLC		W5066 C COUNTY ROAD BE, BONDUEL, WI 541070000	\$ 127,400	\$ 110,200	\$ 233,900	1.654	
50	322200090	1198 E GREEN BAY ST	TAX EXEMPT SACRED HEART CEMETERY		321 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.292	
51	322200130	1198 E GREEN BAY ST	TAX EXEMPT SHAWANO COUNTY CEMETERY		SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.398	
52	322200070	1202 E GREEN BAY ST	048/0117 MCDONALDS CORP		1202 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 120,300	\$ 600,200	\$ 709,200	0.688	
53	322200080		048/0117 MCDONALDS CORP		1202 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 49,700	\$ -	\$ 48,900	0.561	
54	322200060	1204 E GREEN BAY ST	WE INC		1213 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 179,400	\$ 137,500	\$ 311,900	0.905	
55	322200150		TAX EXEMPT DEPT OF NATURAL RESOURCE		101 S WEBSTER STREET, MADISON, WI 537070000	\$ -	\$ -	\$ -	2.959	
56	322200000		SCOTT E & EDNA GROSSKOPF REVOC TRUST		1208 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 50,200	\$ 46,800	\$ 95,500	0.623	
57	322200010	1206 E GREEN BAY ST	DR INST OF SCIENCE & TECHN		PO BOX 11768, GREEN BAY, WI 543070000	\$ 197,500	\$ 152,500	\$ 344,500	1.618	
58	293400040	1213 E GREEN BAY ST	RANDALL W BOHM	MARY BOHM	1213 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 208,000	\$ 104,300	\$ 307,400	1.669	
59	322100120	1214 E GREEN BAY ST	DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 101,700	\$ 108,400	\$ 206,800	0.540	K
60	322100121		DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 34,100	\$ -	\$ 33,600	0.598	
61	322100110	1220 E GREEN BAY ST	PETER-PATTI SCHROEDER		N6221 W HAZEL DRIVE, SHAWANO, WI 541660000	\$ 81,700	\$ -	\$ 80,400	0.491	
62	322100111		PETER-PATTI SCHROEDER		N6221 W HAZEL DRIVE, SHAWANO, WI 541660000	\$ 79,500	\$ -	\$ 78,300	0.586	
63	322100090	1224 E GREEN BAY ST	PETER-PATTI SCHROEDER		N6221 W HAZEL DRIVE, SHAWANO, WI 541660000	\$ 111,400	\$ -	\$ 109,700	0.660	
64	322100060	1230 E GREEN BAY ST	BO ENTERPRISES LLC		2251 HUTSON ROAD UNIT A, GREEN BAY, WI 543030000	\$ 150,900	\$ 319,200	\$ 462,700	0.917	
65	322100040	1240 E GREEN BAY ST	PEDRO-SERGIO LLC		208 W NORTH WATER STREET, NEW LONDON, WI 549610000	\$ 113,600	\$ 188,400	\$ 297,200	0.665	
66	322100020	1242 E GREEN BAY ST	1242 E GREEN BAY ST LLC		2582 MONROE RD, DE PERE, WI 541150000	\$ 230,800	\$ 521,700	\$ 740,700	1.060	
67	293400020	1247 E GREEN BAY ST	VDG LLC			\$ 273,200	\$ 49,400	\$ 317,500	1.519	C
68	293400031		DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 27,100	\$ -	\$ 26,700	0.374	
69	293400010	1253 E GREEN BAY ST	ALDI INC (WISCONSIN)		9342 S 13TH, OAK CREEK, WI 531540000	\$ 260,000	\$ 918,400	\$ 1,159,900	2.684	
70	294300040	1255 E GREEN BAY ST	BUSS CHEVROLET-OLDSMOBILE-GEO INC		1255 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 329,900	\$ 575,000	\$ 890,700	2.874	
71	294300030	1273 E GREEN BAY ST	CKN LLC		1255 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 329,900	\$ 152,800	\$ 475,100	2.860	
72	404001020	955 WAUKECHON ST	ANTHONY L ZIELINSKI JR		W7652 RIVERVIEW DRIVE, SHAWANO, WI 541660000	\$ 39,700	\$ 200,000	\$ 236,000	6.077	
73	450500200	210 N AIRPORT DR	LAKESHORE LANES INC		210 N AIRPORT DRIVE, SHAWANO, WI 541660000	\$ 213,100	\$ 365,300	\$ 569,400	3.395	
74	283300001	206 N AIRPORT DR	M & I BANK		101 N MAIN STREET, SHAWANO, WI 541660000	\$ 96,100	\$ 149,500	\$ 241,800	1.020	
75	321200040	1276 E GREEN BAY ST	RITA A ANELLO		1300 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 273,800	\$ 81,700	\$ 349,900	3.308	
76	321200030		RITA A ANELLO		1300 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 51,700	\$ -	\$ 50,900	3.828	
77	321200020	1330 E GREEN BAY ST	MIDWEST HOTELS & MOTELS OF SHAWANO LLC	PHILLIP S ANELLO	PO BOX 11768, GREEN BAY, WI 543070000	\$ 214,600	\$ 813,100	\$ 1,011,600	4.597	
78	321200010	1336 E GREEN BAY ST	BEIT MAMTAKIM CORPORATION OF USA INC		1206 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 214,600	\$ -	\$ 211,200	4.571	
79	321200000	1340 E GREEN BAY ST	BADGER HOUSING ASSC III		PO BOX 896, 1340 E GREENBAY STREET, MARSHFIELD, WI 544490000	\$ 182,300	\$ 539,400	\$ 710,300	9.126	
80	283300002		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.329	
81	321100140		BADGER HOUSING ASSC III		PO BOX 896, 1340 E GREENBAY STREET, MARSHFIELD, WI 544490000	\$ 1,300	\$ -	\$ 1,300	0.072	
82	321100120		PETER J SCHROEDER		N6221 W HAZEL LANE, SHAWANO, WI 541660000	\$ 88,400	\$ -	\$ 87,000	1.415	
83	321100070	1346 E GREEN BAY ST	ZIEGLER-WISCONSIN 24 LLC		C/O ALTUS GROUP, PO BOX 92129, SOUTHLAKE, TX 760920000	\$ 528,200	\$ 1,292,600	\$ 1,792,200	4.732	
84	321100060	1348 E GREEN BAY ST	DJL INVESTMENTS LLC		N485 MILKY WAY, APPLETON, WI 549150000	\$ 137,200	\$ 112,800	\$ 246,000	0.801	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
84	332200050	1430 E GREEN BAY ST	GEM LAND HOLDINGS LLC		C/O ETOLA MATZ, PO BOX 386, ELKHART LAKE, WI 530200000	\$ 86,900	\$ 144,300	\$ 227,500	2.079	
85	321100050	1350 E GREEN BAY ST	TIMOTHY C & DEBORAH COFFEY JT REVOC TRUST		1350 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 149,500	\$ 454,000	\$ 594,100	0.888	
86	294400050	1357 E GREEN BAY ST	HILGENBERG AGENCY		1620 S ASHLAND AVENUE, GREEN BAY, WI 54304	\$ 291,200	\$ -	\$ 286,600	2.757	
87	294400010	201 N AIRPORT DR	LEISURE PROPERTIES OF WISCONSIN LLC		830 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 280,300	\$ 599,500	\$ 866,000	4.036	
88	294400080		TAX EXEMPT DEPT OF NATURAL RESOURCE		101 S WEBSTER STREET, MADISON, WI 537070000	\$ -	\$ -	\$ -	2.972	
89	294400020	109 N AIRPORT DR	HILGENBERG AGENCY		1620 S ASHLAND AVENUE, GREEN BAY, WI 54304	\$ 94,500	\$ 26,200	\$ 118,800	0.801	
90	294400030	105 N AIRPORT DR	TIMOTHY C & DEBORAH COFFEY JT REVOC TRUST		W5460 W SANDY DRIVE, SHAWANO, WI 541660000	\$ 92,300	\$ 138,400	\$ 227,100	0.689	
91	294400040	1381 E GREEN BAY ST	MIDWEST OIL OF WISCONSIN LLC		PO BOX 11768, GREEN BAY, WI 543070000	\$ 210,100	\$ 160,900	\$ 365,200	0.668	
92	332200070	1404 E GREEN BAY ST	ROBERT & JENI OLSZE REVOCABLE TRUST		1404 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 59,200	\$ 147,500	\$ 203,500	0.207	
93	332200060	1422 E GREEN BAY ST	KATHLEEN M WALENTOWSKI		N3518 WISCONSIN AVENUE, SHAWANO, WI 541660000	\$ 59,300	\$ 40,200	\$ 98,000	0.859	
95	332200040	1438 E GREEN BAY ST	EVAN R HACKER		N5937 LAKE DRIVE, SHAWANO, WI 541660000	\$ 48,900	\$ 29,300	\$ 76,900	0.793	
96	332200020		LEONARD G DANIELS		200 SCHABOW STREET, GRESHAM, WI 541280000	\$ 41,200	\$ -	\$ 40,600	0.483	
97	332200030	1444 E GREEN BAY ST	LEONARD G DANIELS		200 SCHABOW STREET, GRESHAM, WI 541280000	\$ 40,700	\$ 148,000	\$ 185,800	0.365	
98	283300060	1425 E GREEN BAY ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 102,500	\$ 325,000	\$ 420,800	2.811	
99	283300080	1499 E GREEN BAY ST	DEARCO DISTRIBUTORS INC		1495 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 107,600	\$ 737,000	\$ 831,300	2.486	
100	332200000	1478 E GREEN BAY ST	ROLLMANN HOMES INC		110 BROOK COURT, BONDUEL, WI 541070000	\$ 175,300	\$ 157,300	\$ 327,400	5.632	
101	283400020	1501 E GREEN BAY ST	CDR 1 LLC			\$ 235,000	\$ 110,000	\$ 339,600	7.011	
102	332100030	1486 E GREEN BAY ST	JOHN M DOVORANY	SHEILA DOVORANY	N6510 SHAWANO SHORES CIR, SHAWANO, WI 541660000	\$ 43,900	\$ 17,400	\$ 60,300	0.579	
103	283300020	204 N AIRPORT DR	RICHARD BAHR (LIFE ESTATE)	JOEY D BAHR	204 N AIRPORT DRIVE, SHAWANO, WI 541660000	\$ 17,400	\$ 83,300	\$ 99,100	0.426	
104	332100021		JOHN M DOVORANY	SHEILA DOVORANY	N6510 SHAWANO SHORES CIR, SHAWANO, WI 541660000	\$ 29,200	\$ -	\$ 28,700	0.649	
105	332100000	1500 E GREEN BAY ST	SCOTT A & CARLA O CONNOR REVOCABLE TRUST		1500 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 62,400	\$ -	\$ 61,400	1.333	
106	284300070		OF NORIHEAST NORTH COUNTRY HOMES INC		110 BROOKE COURT, BONDUEL, WI 541070000	\$ 5,000	\$ -	\$ 4,900	0.749	
107	284300060	1625 E GREEN BAY ST	AMG SHAWANO PROPERTIES		1625 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 48,100	\$ -	\$ 47,300	0.761	
109	283300010	202 N AIRPORT DR	KUHNS BAIT & TACKLE PALACE INC		202 N AIRPORT DRIVE, SHAWANO, WI 541660000	\$ 104,500	\$ 15,500	\$ 118,200	2.465	
110	283300030	202 N AIRPORT DR	CORY A KUHN		202 N AIRPORT DRIVE, SHAWANO, WI 541660000	\$ 18,600	\$ 98,700	\$ 115,500	0.425	
112	404000640	634 E DIVISION ST	UNITED COOPERATIVE		N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 13,700	\$ 16,300	\$ 29,500	0.167	
113	650500060	634 E DIVISION ST	UNITED COOPERATIVE		N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 14,200	\$ 18,000	\$ 31,700	0.154	
114	650500070	634 E DIVISION ST	UNITED COOPERATIVE		N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 32,600	\$ 102,400	\$ 132,900	0.462	
115	650500180	634 E SCHURZ ST	UNITED COOPERATIVE		N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 6,600	\$ 72,500	\$ 77,900	0.335	
116	404000700	633 E CENTER ST	UNITED COOPERATIVE		N7160 RACEWAY ROAD, BEAVER DAM, WI 53916	\$ 10,800	\$ 56,300	\$ 66,000	0.215	
117	404000691		TAX EXEMPT SHAWANO CITY OF		PARK, 127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.200	
118	404000690	635 E CENTER ST	TAX EXEMPT SHAWANO CITY OF		PARK, 127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.036	
119	404000470	704 E GREEN BAY ST	LEISURE BOATING #5 LLC		830 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 161,100	\$ 381,500	\$ 534,100	2.468	
120	404000442	816 E GREEN BAY ST	LEISURE BOATING #5 LLC		830 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 93,700	\$ 253,700	\$ 341,900	1.503	
121	293300001	1211 E GREEN BAY ST	KMART CORP-PROP TAX COMP	RCG-SHAWANO LLC	% SEARS ROEBUCK & CO, DEPT 768 TAX B2-116A, HOFFMAN ESTATES, IL	\$ 435,800	\$ 1,564,200	\$ 1,968,700	8.745	
122	293300000	128 WOODLAWN DR	RCG SHAWANO LLC		PO BOX 53483, ATLANTA, GA 303550000	\$ 424,200	\$ 3,375,800	\$ 3,740,400	9.009	
123	332100020	1488 E GREEN BAY ST	JOHN M DOVORANY	SHEILA DOVORANY	N6510 SHAWANO SHORES CIR, SHAWANO, WI 541660000	\$ 54,700	\$ 225,400	\$ 275,700	1.034	
124	751000010	309 W 1ST ST	TAX EXEMPT SHAWANO COUNTY		FORMER HIGHWAY DEPT YARD, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.287	
125	751000000	524 N FRANKLIN ST	TAX EXEMPT SHAWANO COUNTY		HISTORY BUILDING, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.637	
126	751000340		TAX EXEMPT SHAWANO COUNTY		HISTORICAL BUILDINGS, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.702	
127	751000350		TAX EXEMPT SHAWANO COUNTY		SHERIFF DEPARTMENT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.829	
128	751000360	405 N MAIN ST	TAX EXEMPT SHAWANO COUNTY		SHERIFF DEPT & JAIL, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.176	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
129	751001670	222 N SAWYER ST	TAX EXEMPT SHAWANO CITY OF		RIVERSIDE PARK, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	2.409	
130	751001700	414 N MAIN ST	STEPHANIE BERTHOLD		W4788 SWAN ACRE DRIVE, CECIL, WI 541110000	\$ 5,200	\$ 64,500	\$ 68,600	0.136	
131	751001690	320 N MAIN ST	TAX EXEMPT SHAWANO CITY OF		SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.359	
132	751001680		TAX EXEMPT SHAWANO CITY OF		STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.223	
133	751001810	203 E 5TH ST	TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.601	
134	751001840	217 E 5TH ST	JOHN W BAIRD		217 EAST FIFTH STREET, SHAWANO, WI 541660000	\$ 42,500	\$ 59,000	\$ 99,900	0.454	
135	751000870	311 N MAIN ST	TAX EXEMPT SHAWANO COUNTY		COURTHOUSE, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.359	
136	751001740		TAX EXEMPT SHAWANO CITY OF		SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.950	
137	751001730		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.186	
138	751001720	308 N MAIN ST	TAX EXEMPT SHAWANO CITY OF		FIRE STATION, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.417	
139	751001710	220 N MAIN ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 84,300	\$ 261,700	\$ 340,600	0.527	
140	751001750	222 N MAIN ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 4,500	\$ -	\$ 4,400	0.239	
141	751001760	214 N MAIN ST	DANIEL P ZIERDEN		214 N MAIN STREET, SHAWANO, WI 541660000	\$ 34,500	\$ 37,100	\$ 70,500	0.152	
142	751001770		NAT & DONS OIL CO INC		107 E 5TH STREET, SHAWANO, WI 541660000	\$ 23,000	\$ -	\$ 22,600	0.200	
143	751001780	107 E 5TH ST	NAT & DONS OIL CO INC		107 E 5TH STREET, SHAWANO, WI 541660000	\$ 50,800	\$ 81,200	\$ 129,900	0.234	
144	751001790	109 E 5TH ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 34,100	\$ 159,800	\$ 190,900	0.467	
145	751001800		TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 15,400	\$ -	\$ 15,200	0.096	
146	751001791	113 E 5TH ST	HARBOR PROPERTY LLC		115 E 5TH STREET, SHAWANO, WI 541660000	\$ 64,600	\$ 379,200	\$ 436,900	0.800	
147	751000900	218 N WASHINGTON ST	HS ACQUISITIONS LLC		W8868 BUTTERNUT ROAD, SHAWANO, WI 541660000	\$ 8,400	\$ 34,700	\$ 42,500	0.092	H
148	751000910	112 W 4TH ST	SHANNON GRETZON		112 W 4TH STREET, SHAWANO, WI 54166	\$ 3,300	\$ 44,600	\$ 47,100	0.073	H
149	751000920	214 N WASHINGTON ST	JAMES R JAROS	CHERRY MAE JAROS	214 N WASHINGTON STREET, SHAWANO, WI 54166	\$ 6,800	\$ 55,300	\$ 61,100	0.160	H
150	751001000	208 N WASHINGTON ST	RENT ME LLC		PO BOX 488, PORT WASHINGTON, WI 530740000	\$ 6,600	\$ 90,700	\$ 95,800	0.159	H
151	751000980	202 N WASHINGTON ST	MIDWEST PROPERTIES OF SHAWANO LLC		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 14,900	\$ 15,600	\$ 30,100	0.159	H
152	751000880	4TH & MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		PO BOX 11768, GREEN BAY, WI 543070000	\$ 8,700	\$ -	\$ 8,600	0.070	H
153	751000890	104 W 4TH ST	BEVERSDORF CPA LLC	EDWARD J & GLORIA A GRYS JOINT REVOC TRUST	104 W 4TH STREET, SHAWANO, WI 541660000	\$ 14,000	\$ 81,100	\$ 93,600	0.092	H
154	751000930	217 N MAIN ST	KELLY MEIDAM	MICHAEL T MEIDAM	217 N MAIN STREET, SHAWANO, WI 541660000	\$ 13,400	\$ 71,000	\$ 83,100	0.058	H
155	751000950	215 N MAIN ST	RANDALL J NELSON		215 N MAIN STREET, SHAWANO, WI 541660000	\$ 12,800	\$ 19,700	\$ 32,000	0.056	H
156	751000940	215 N MAIN ST	RANDALL J NELSON		215 N MAIN STREET, SHAWANO, WI 541660000	\$ 10,300	\$ 18,000	\$ 27,800	0.045	H
157	751000970	201 N MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 22,200	\$ 7,700	\$ 29,500	0.097	H
158	751000960	201 N MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 14,200	\$ 33,000	\$ 46,500	0.063	H
159	751000990	201 N MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 36,700	\$ 122,900	\$ 157,100	0.161	H
160	751001660		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.229	
161	751001650		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.230	
162	751001640		M & I BANK		101 N MAIN STREET, SHAWANO, WI 541660000	\$ 44,400	\$ -	\$ 43,700	0.203	
163	751001630	101 N MAIN ST	M & I BANK		101 N MAIN STREET, SHAWANO, WI 541660000	\$ 120,700	\$ 1,143,000	\$ 1,243,900	0.682	
164	751001540	106 W 5TH ST	KATHERINE DAHLIE	JOHN W DAHLIE	W8734 COUNTY ROAD A, SHAWANO, WI 541660000	\$ 5,400	\$ 51,700	\$ 56,200	0.040	
165	751001530	139 N MAIN ST	JULIE M BARTZ		N4463 COUNTY ROAD CC, SHAWANO, WI 541660000	\$ 8,500	\$ 56,200	\$ 63,700	0.033	
166	751001550	137 N MAIN ST	ROBERT M GAJEWSKI	NANCY GAJEWSKI	PO BOX 209, SHAWANO, WI 541660000	\$ 18,400	\$ 108,200	\$ 124,600	0.081	
167	751001560	135 N MAIN ST	KELLY BAUMANN	KEITH A BAUMANN	123 N MAIN STREET, SHAWANO, WI 541660000	\$ 16,500	\$ 51,500	\$ 66,900	0.073	I
168	751001570	129 N MAIN ST	KARLYN LEE BURMEISTER		129 1/2 N MAIN STREET, SHAWANO, WI 541660000	\$ 32,000	\$ 96,100	\$ 126,100	0.142	
169	751001590	123 N MAIN ST	TODD T WYSS	KELLY BAUMANN	W7889 FOREST HAVEN ROAD, SHAWANO, WI 541660000	\$ 38,200	\$ 511,300	\$ 540,900	0.169	
170	751001600	117 N MAIN ST	STEPHEN J MENARD		PO BOX 265, SHAWANO, WI 541660000	\$ 15,700	\$ 69,500	\$ 83,900	0.070	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
171	751001610	115 N MAIN ST	STUOEM LLC		115 N MAIN STREET, SHAWANO, WI 541660000	\$ 15,800	\$ 54,200	\$ 69,000	0.070	
172	751001620	111 N MAIN ST	DAVID R WINTER		111 N MAIN STREET, SHAWANO, WI 541660000	\$ 24,600	\$ 97,500	\$ 120,200	0.109	
173	751002120	NE 5TH & MAIN ST	DOUGLAS P BURRIS		343 CHANNEL TRACE, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.592	
174	751002130	116 N MAIN ST	DOUGLAS P BURRIS		343 CHANNEL TRACE, SHAWANO, WI 541660000	\$ 7,500	\$ 173,800	\$ 178,500	0.336	
175	751002160		GENEX COOPERATIVE INC		PO BOX 469, SHAWANO, WI 541660469	\$ 82,100	\$ -	\$ 80,800	0.509	
176	751002150	103 E GREEN BAY ST	TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.118	
177	751002110	201 E GREEN BAY ST	TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.252	
178	751002100	201 E GREEN BAY ST	TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.174	
179	751002090	213 E GREEN BAY ST	TAX EXEMPT SHAWANO CITY OF		CHAMBER OF COMMERCE, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.328	
180	751002000	122 N SAWYER ST	TAX EXEMPT SHAWANO CITY OF		C MAINTNENACE SHOP, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.135	
181	751002010	122 N SAWYER ST	TAX EXEMPT SHAWANO CITY OF		C MAINTNENACE SHOP, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.155	
182	751002030		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.105	
183	751002020	125 N ANDREWS ST	SANDRA L KING		125 N ANDREWS STREET, SHAWANO, WI 541660000	\$ 6,800	\$ 56,900	\$ 62,700	0.162	
184	751002050	213 E GREEN BAY ST	TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.170	
185	751002040	117 N ANDREWS ST	MIDWEST DEVELOPMENT & INVESTMENT CORPORATION		1680 HWY I, SUITE 2920, FAIRFIELD, IA 525563865	\$ 47,200	\$ 121,000	\$ 165,600	0.372	
186	751001910	126 N ANDREWS ST	POMP S TIRE SERVICE INC		PO BOX 1630, GREEN BAY, WI 543050000	\$ 49,600	\$ 82,200	\$ 129,700	0.401	
187	751001990	118 N ANDREWS ST	POMP'S TIRE SERVICE		1123 CEDAR STREET PO BOX 1630, GREEN BAY, WI 54305	\$ 25,900	\$ 67,000	\$ 91,400	0.167	
188	751001920	322 E 5TH ST	KORT D KNOPE	JEFFERY D KNOPE	634 E DIVISION STREET, SHAWANO, WI 541660000	\$ 53,700	\$ -	\$ 52,900	0.451	
189	751001930		SALLY A DILLENBURG	PATRICIA DILLENBURG	321 E GREEN BAY STREET, SHAWANO, WI 541660000	\$ 26,700	\$ -	\$ 26,300	0.286	
190	451500010		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.201	
191	451500150		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.219	
192	451500120		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.065	
193	451500130		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.053	
194	451500140	120 S WASHINGTON ST	RICHARD H & SUSAN SCHUSTER REVOCABLE TRUST		N5992 WOLF RIVER ROAD, SHAWANO, WI 541660000	\$ 12,900	\$ 20,400	\$ 32,800	0.061	
195	451500270		TAX EXEMPT SHAWANO CITY OF		SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.170	
196	451500200		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, 127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.272	
197	451500260	134 S WASHINGTON ST	LISA GUETHS TRUST		218 SOUTH SAWYER ST, SHAWANO, WI 54166	\$ 9,000	\$ 61,300	\$ 69,200	0.065	
198	451500250		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.196	
199	451500330		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.358	
200	451500000	101 S MAIN ST	WARREN NETT & ASSOC LLC		101 S MAIN STREET, SHAWANO, WI 541660000	\$ 63,700	\$ 154,500	\$ 214,800	0.205	
201	451500020	109 S MAIN ST	JEFFREY C KIRCHNER		N6178 CYPRESS ROAD, SHAWANO, WI 541660000	\$ 28,600	\$ 64,100	\$ 91,300	0.132	
202	451500030	113 S MAIN ST	JEFFREY C KIRCHNER		N6178 CYPRESS ROAD, SHAWANO, WI 541660000	\$ 22,900	\$ 17,800	\$ 40,000	0.096	
203	451500050	117 S MAIN ST	DONALD L & JANA DREIER REVOCABLE TRUST		N5850 WOLF RIVER ROAD, SHAWANO, WI 541660000	\$ 79,100	\$ 305,900	\$ 379,000	0.255	
204	451500160	125 S MAIN ST	CARA INVESTMENTS LLC		N5750 WOLF RIVER COURT, SHAWANO, WI 541660000	\$ 13,500	\$ 36,000	\$ 48,700	0.091	
205	451500170	127 S MAIN ST	PAUL VAN DYCK	JULIE VAN DYCK	127 S MAIN ST APT 3, SHAWANO, WI 541660000	\$ 22,000	\$ 115,900	\$ 135,800	0.107	
206	451500180	129 S MAIN ST	CHARLES C BRAATZ		140 OAK HILL COURT, SHAWANO, WI 541660000	\$ 18,400	\$ 59,600	\$ 76,800	0.084	
207	451500190	131 S MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		PO BOX 11768, GREEN BAY, WI 543070000	\$ 19,800	\$ 164,200	\$ 181,100	0.256	
208	451500210	135 S MAIN ST	EMMA EBEL	LEE A EBEL	W4654 SWAN ACRE LANE, CECIL, WI 541110000	\$ 19,900	\$ 78,700	\$ 97,100	0.087	
209	451500220	137 S MAIN ST	LEE EBEL	EMMA EBEL	135 S MAIN STREET, SHAWANO, WI 541660000	\$ 24,200	\$ 78,700	\$ 101,300	0.105	
210	451500230	141 S MAIN ST	BELT ACADEMY CENTRAL WISCONSIN BLACK		W14428 BREITENFELDT ROAD, TIGERTON, WI 544860000	\$ 23,700	\$ 82,300	\$ 104,300	0.103	D
211	451500240	143 S MAIN ST	DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 25,300	\$ 59,400	\$ 83,400	0.110	D
212	451500280	143 S MAIN ST	DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 15,300	\$ 53,300	\$ 67,600	0.067	D

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
213	451500290	145 S MAIN ST	DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 15,300	\$ 53,300	\$ 67,600	0.067	
214	451500300	149 S MAIN ST	CFQ LLC		281 ARBOR LANE, GREEN BAY, WI 543010000	\$ 11,700	\$ 47,900	\$ 58,600	0.040	
215	451500310	151 S MAIN ST	MARCELLA LUEPKE	RANDALL LUEPKE	W7157 CAMPFIRE ROAD, SHAWANO, WI 541660000	\$ 5,100	\$ 34,800	\$ 39,300	0.023	
216	451500320	153 S MAIN ST	153 SMS		525 PROGRESS AVENUE, WAUKESHA, WI 53186	\$ 49,600	\$ 98,400	\$ 145,700	0.224	
217	751002510		TAX EXEMPT SHAWANO CITY OF		SPIRIT OF SHAWANO PARK, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.140	
218	751002500	102 E GREEN BAY ST	HILGENBERG & ASSOCIATES		PO BOX 555, SHAWANO, WI 541660000	\$ 29,800	\$ 106,900	\$ 134,500	0.100	
219	751002490	106 S MAIN ST	HILGENBERG AGENCY		1620 S ASHLAND AVENUE, GREEN BAY, WI 54304	\$ 11,600	\$ 53,700	\$ 64,300	0.087	
220	751002480	108 S MAIN ST	JAMES E ASCHENBRENER	HILGENBERG AGENCY LLC	110 S MAIN STREET, SHAWANO, WI 54166	\$ 20,300	\$ 39,600	\$ 59,000	0.087	
221	751002470	110 S MAIN ST	ASCHENBRENER LAW LLC	ELSIE M GREENHILL	110 S MAIN STREET, SHAWANO, WI 541660000	\$ 18,500	\$ 48,500	\$ 65,900	0.071	
222	751002460	114 S MAIN ST	DOUGLAS P BURRIS		343 CHANNEL TRACE, SHAWANO, WI 541660000	\$ 34,600	\$ 109,100	\$ 141,500	0.156	
223	751002450	116 S MAIN ST	SHARON HOFFMAN	LEE A HOFFMAN	W7167 CURT BLACK ROAD, SHAWANO, WI 541660000	\$ 22,200	\$ 72,600	\$ 93,400	0.095	
224	751002440	120 S MAIN ST	ROBERT M DUMKE		W6827 CURT BLACK ROAD, SHAWANO, WI 541660000	\$ 23,700	\$ 36,500	\$ 59,200	0.099	
225	751002430	120 S MAIN ST	ROBERT M DUMKE		W6827 CURT BLACK ROAD, SHAWANO, WI 541660000	\$ 16,200	\$ 42,500	\$ 57,700	0.067	
226	751002420	122 S MAIN ST	JAMES P & MICHELLE HOLZER JT REVOC TRUST		N6143 W HAZEL DRIVE, SHAWANO, WI 541660000	\$ 18,700	\$ 55,600	\$ 73,100	0.080	
227	751002410	124 S MAIN ST	ANN E PEEBLES		124 S MAIN STREET, SHAWANO, WI 541660000	\$ 23,100	\$ 37,000	\$ 59,100	0.099	
228	751002400	126 S MAIN ST	KATHY HANSEN	PAUL J HANSEN	126 S MAIN STREET, SHAWANO, WI 541660000	\$ 24,000	\$ 80,700	\$ 103,000	0.103	
229	751002390	128 S MAIN ST	SALVATORE BADALAMENTI	DOMINIC BADALAMENTI	607 S MAIN STREET, SHAWANO, WI 54166	\$ 22,600	\$ 110,200	\$ 130,700	0.097	
230	751002380	130 S MAIN ST	COFFEE AND CAFE CO LLC		132 S MAIN STREET, SHAWANO, WI 541660000	\$ 43,600	\$ 164,000	\$ 204,300	0.198	
231	751002370	134 S MAIN ST	WILLIAM J & LUANN STREUR REVOCABLE TRUST		1000 S LYNNDALE DRIVE, APPLETON, WI 549140000	\$ 21,800	\$ 81,900	\$ 102,100	0.099	
232	751002360	136 S MAIN ST	TAX EXEMPT ASSEMBLY OF GOD CHURCH		131 N FRANKLIN STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.133	
233	751002350	138 S MAIN ST	WHOLISTIC BODYWORK LLC		N6991 SUNSET AVENUE, SHAWANO, WI 541660000	\$ 15,800	\$ 27,200	\$ 42,400	0.063	
234	751002340	140 S MAIN ST	HILGENBERG AGENCY		1620 S ASHLAND AVENUE, GREEN BAY, WI 54304	\$ 11,900	\$ 54,600	\$ 65,400	0.052	
235	751002330	142 S MAIN ST	HILGENBERG AGENCY		1620 S ASHLAND AVENUE, GREEN BAY, WI 54304	\$ 12,700	\$ 44,200	\$ 56,000	0.057	
236	751002320	144 S MAIN ST	IRENE KOENIG		W4806 SWAN ACRE DRIVE, CECIL , WI 541110000	\$ 15,600	\$ 69,400	\$ 83,700	0.067	
237	751002310	146 S MAIN ST	WENDY WARRINGTON		146 S MAIN STREET, SHAWANO, WI 541660000	\$ 10,600	\$ 67,700	\$ 77,000	0.047	
238	751002300	148 S MAIN ST	JAMES H MARTIN		148 S MAIN STREET, SHAWANO, WI 530920000	\$ 11,000	\$ 58,800	\$ 68,700	0.049	
239	751002290	152 S MAIN ST	JAMES H MARTIN		148 S MAIN STREET, SHAWANO, WI 541660000	\$ 14,500	\$ 26,900	\$ 40,800	0.065	
240	751002280	154 S MAIN ST	JAMES H MARTIN		PO BOX 118, SHAWANO, WI 541660000	\$ 17,400	\$ 68,800	\$ 84,800	0.078	
241	751002270	117 E DIVISION ST	NIC LLC		W6669 HOMEWOOD AVENUE, SHAWANO, WI 541660000	\$ 38,100	\$ 105,200	\$ 141,100	0.260	
242	751002190		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.467	
243	751002180		DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 12,000	\$ -	\$ 11,800	0.193	
244	751002170	128 E GREEN BAY ST	DR INST OF SCIENCE & TECHN		105 S WASHINGTON STREET, SHAWANO, WI 54166	\$ 49,400	\$ 165,600	\$ 211,600	0.209	
245	751002210	125 S SAWYER ST	TAX EXEMPT CITY OF SHAWANO		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.640	
246	751002230		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.281	
247	751002220		LEASING-REAL ESTATE ASSOCIATED BANK N A		MS 8227, 433 MAIN STREET, GREEN BAY, WI 543010000	\$ 54,500	\$ -	\$ 53,600	0.315	
248	751002530	216 E GREEN BAY ST	JENNIFER BLOCK	KEITH D BLOCK	230 BURNING TREE COURT, WRIGHTSTOWN, WI 541801233	\$ 97,000	\$ 263,400	\$ 354,800	1.023	
249	751002520	230 E GREEN BAY ST	PIZZA PROPERTIES LLC		818 WASHINGTON STREET, MANITOWOC, WI 542200000	\$ 55,700	\$ 40,900	\$ 95,100	0.256	
250	451501350	212 S FRANKLIN ST	TAX EXEMPT SHAWANO CITY OF		311 N MAIN STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	2.132	
251	451500420	120 W DIVISION ST	REX L ZENTZ	SHASTA L PREY	W3527 COUNTY ROAD BE, BONDUEL, WI 541070000	\$ 39,100	\$ 80,600	\$ 117,800	0.164	
252	451500470	116 W DIVISION ST	MICHELLE WALLRICH	AARON R WALLRICH	1116 S LINCOLN STREET, SHAWANO, WI 541660000	\$ 16,400	\$ 41,200	\$ 56,700	0.104	
253	451500460	114 W DIVISION ST	JERRY L LAVIOLETTE		N6658 E CHICAWAUTHA CIR, SHAWANO, WI 541660000	\$ 9,900	\$ 53,300	\$ 62,200	0.063	
254	451500450	112 W DIVISION ST	JERRY L LA VIOLETTE	JOYCE LA VIOLETTE	N6658 E CHIC-A-WATHA CIR, SHAWANO, WI 541660000	\$ 7,800	\$ 35,100	\$ 42,200	0.049	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
255	451500440		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.144	
256	451500430	209 S MAIN ST	UNITED DEVELOPMENT		123 S LYNNWOOD AVENUE, APPLETON, WI 549120000	\$ 6,400	\$ 9,800	\$ 15,900	0.067	
257	451500480		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.100	
258	451500510	228 S WASHINGTON ST	KERSTEN HELING	SHANNON M HELING	W6609 HOMEWOOD AVENUE, SHAWANO, WI 541660000	\$ 7,700	\$ 89,100	\$ 95,300	0.139	
259	451500530	230 S WASHINGTON ST	ANDY MRAZ		N3394 SWAMP ROAD, SHAWANO, WI 541660000	\$ 8,200	\$ 32,900	\$ 40,500	0.137	
260	451500550	236 S WASHINGTON ST	ANDREW J MRAZ		N3394 SWAMP ROAD, SHAWANO, WI 541660000	\$ 4,800	\$ 37,200	\$ 41,300	0.103	
261	451500560	115 PRESBYTERIAN ST	ANDREW J MRAZ		PO BOX 618, SHAWANO, WI 541660000	\$ 4,100	\$ 39,800	\$ 43,200	0.101	
262	451500390	201 S MAIN ST	JAMES H MARTIN		PO BOX 118, SHAWANO, WI 541660000	\$ 38,000	\$ 69,000	\$ 105,300	0.164	
263	451500400	207 S MAIN ST	IDELL JOHNSTON	MICHAEL W JOHNSTON	207 S MAIN ST, SHAWANO, WI 541660000	\$ 12,700	\$ 36,900	\$ 48,800	0.055	
264	451500410	209 S MAIN ST	UNITED DEVELOPMENT		123 S LYNNWOOD AVENUE, APPLETON, WI 549120000	\$ 61,900	\$ 89,700	\$ 149,200	0.314	
265	451500490	219 S MAIN ST	JOHN C & JULIE MAY REVOCABLE TRUST		345 S MONROE STREET, GREEN BAY, WI 543010000	\$ 62,200	\$ 248,700	\$ 306,000	0.311	
266	451500500	225 S MAIN ST	TAX EXEMPT SHAWANO CITY OF		CITY HALL, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.411	
267	451500520	235 S MAIN ST	TAX EXEMPT U S GOVT		POST OFFICE, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.114	
268	451500540	235 S MAIN ST	TAX EXEMPT U S GOVT		POST OFFICE, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.227	
269	451500570	235 S MAIN ST	TAX EXEMPT U S GOVT		POST OFFICE, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.257	
270	751003380	204 S MAIN ST	FHR PROPERTIES LLC		N5689 E CHANNEL DRIVE, SHAWANO, WI 541660000	\$ 21,300	\$ 57,600	\$ 77,700	0.093	
271	751003410	112 E DIVISION ST	RONALD E WAGNER		112 1/2 E DIVISION ST, SHAWANO, WI 541660000	\$ 12,800	\$ 33,900	\$ 46,000	0.080	
272	751003390	208 S MAIN ST	DENNIS L ZOPP	MARY ANN ZOPP	208 SOUTH MAIN STREET, SHAWANO, WI 541660000	\$ 9,600	\$ 41,400	\$ 50,200	0.046	
273	751003400	210 S MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		PO BOX 11768, GREEN BAY, WI 543070000	\$ 7,900	\$ -	\$ 7,800	0.069	
274	751003450	214 S MAIN ST	DR INST OF SCIENCE & TECHN		PO BOX 11768, GREEN BAY, WI 543070000	\$ 63,900	\$ 63,600	\$ 125,500	0.455	A
275	751003470	216 S MAIN ST	MIDWEST PROPERTIES OF SHAWANO LLC		PO BOX 11768, GREEN BAY, WI 543070000	\$ 11,600	\$ 17,400	\$ 28,500	0.040	A
276	751003480	220 S MAIN ST	Aaron C. Gilling			\$ 53,900	\$ 179,500	\$ 229,800	0.203	G
277	751003490	220 S MAIN ST	Aaron C. Gilling			\$ 4,800	\$ -	\$ 4,700	0.030	G
278	751003510	224 S MAIN ST	GARY HOLTZ	LAURA HOLTZ	330 WALLRICH ROAD, CECIL, WI 541119203	\$ 59,400	\$ 48,800	\$ 106,500	0.291	G
279	751003520	232 S MAIN ST	JEANNE CRONCE	DENNIS R CRONCE	417 W FIRST STREET, SHAWANO, WI 541660000	\$ 7,000	\$ 44,600	\$ 50,800	0.173	G
280	751003541		CITY OF SHAWANO		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.214	G
281	751003540	244 S MAIN ST	CHURCH EVANGELICAL LUTHERAN		TAX EXEMPT, 324 S ANDREWS STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.424	
282	751003530	237 S SAWYER ST	LLC HISTORIC LINCOLN SCHOOL		54 E 1ST STREET, FOND DU LAC, WI 549350000	\$ 60,000	\$ 586,500	\$ 636,400	2.066	
283	451500580	100 PRESBYTERIAN ST	TAX EXEMPT FIRST PRESBYTERIAN CHURC		PO BOX 32, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.592	
284	451500600	314 S WASHINGTON ST	TAX EXEMPT FIRST PRESBYTERIAN CHURC		PO BOX 32, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.167	
	451500620		TAX EXEMPT FIRST PRESBYTERIAN CHURC		PO BOX 32, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.225	
286	451500670	320 S WASHINGTON ST	LEONARD G DANIELS		200 SCHABOW STREET, GRESHAM, WI 541280000	\$ 6,000	\$ 46,000	\$ 51,200	0.145	
287	451500660	324 S WASHINGTON ST	STEWART G BELTZ		324 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 6,000	\$ 45,200	\$ 50,400	0.145	
288	451500650	332 S WASHINGTON ST	ROXANNE BOOGREN	JOHN M BOOGREN	277 SCHRADER AVE, SHAWANO, WI 541660000	\$ 7,200	\$ 46,100	\$ 52,500	0.174	
289	451500640	334 S WASHINGTON ST	LYNN COLLINS	DONALD P COLLINS	N7121 LOON LAKE DRIVE, SHAWANO, WI 541660000	\$ 6,600	\$ 49,400	\$ 55,100	0.159	
290	451500700	336 S WASHINGTON ST	MARK HERRMANN	SONDRA BEVERSDORFT	336 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 7,800	\$ 83,300	\$ 89,700	0.190	
291	451500720	342 S WASHINGTON ST	JAMES H BROWN		342 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 6,200	\$ 92,300	\$ 97,000	0.146	
292	451500750	346 S WASHINGTON ST	JACQUELINE V SWANKE TRUST		154 PICNIC STREET, TIGERTON, WI 54486	\$ 5,000	\$ 79,400	\$ 83,100	0.123	
293	451500730	115 HILL ST	MALUEG RENTALS		909 E RIDINGTON AVENUE, SHAWANO, WI 54166	\$ 5,700	\$ 77,300	\$ 81,700	0.155	
294	451500590		TAX EXEMPT FIRST PRESBYTERIAN CHURC		PO BOX 32, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.232	
295	451500610	315 S MAIN ST	RODNEY J THIEL		315 S MAIN STREET, SHAWANO, WI 541660000	\$ 54,700	\$ 65,200	\$ 118,000	0.437	
296	451500630	325 S MAIN ST	GREG ZIMMERMAN		SHAWANO PRINTING CO INC, N6094 OPPERMAN WAY, SHAWANO, WI	\$ 19,900	\$ 84,200	\$ 102,500	0.199	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
297	451500680	331 S MAIN ST	RENT ME LLC		PO BOX 488, PORT WASHINGTON, WI 530740000	\$ 9,400	\$ 106,200	\$ 113,800	0.239	
298	451500690	335 S MAIN ST	EILEEN ZAHN	SUSAN L ZAHN	335 S MAIN STREET, SHAWANO, WI 541660000	\$ 9,700	\$ 62,000	\$ 70,500	0.234	
299	451500710	339 S MAIN ST	HOLLIS E HOEFT		834 WEST FRANCES STREET, APPLETON, WI 549140000	\$ 7,600	\$ 47,400	\$ 54,200	0.193	
300	451500740	341 S MAIN ST	NANCY F SCHMIDT		PO BOX 246, SHAWANO, WI 541660000	\$ 7,500	\$ 65,900	\$ 72,300	0.150	
301	404003280	124 E CENTER ST	TAX EXEMPT SACRED HEART CHURCH		321 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	2.208	
302	404003290		TAX EXEMPT SACRED HEART CHURCH		321 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.386	
303	404003300	336 S MAIN ST	WISCO REAL ESTATE LLC		336 S MAIN STREET, SHAWANO, WI 541660000	\$ 44,700	\$ 137,000	\$ 178,900	0.346	
304	404003320	344 S MAIN ST	KUNAL ENTERPRIZE LLC		7222 N TEUTONIA AVENUE, MILWAUKEE, WI 532090000	\$ 39,800	\$ -	\$ 39,200	0.279	
305	404003380		TAX EXEMPT SACRED HEART CHURCH		321 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.124	
306	404003370		TAX EXEMPT SACRED HEART CHURCH		321 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.103	
307	404003360	321 S SAWYER ST	TAX EXEMPT SACRED HEART CONG TREAS		321 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.403	
308	404003350	333 S SAWYER ST	REBECCA L PONFIL-SMART		PO BOX 4, NEOPII, WI 541500000	\$ 6,200	\$ 49,500	\$ 54,800	0.175	
309	404003340	123 E RANDALL ST	TODD W JAHNKE	KIM JAHNKE	123 E RANDALL STREET, SHAWANO, WI 541660000	\$ 4,900	\$ 70,900	\$ 74,600	0.136	
310	404003310	119 E RANDALL ST	SANDRA COOK	NORMAN E COOK	W2214 COUNTY ROAD VV, KESHENA, WI 541350000	\$ 4,600	\$ 66,700	\$ 70,200	0.112	
311	404003330	113 E RANDALL ST	SHAWN M TONN	JENNIFER SCHUELKE	113 E RANDALL STREET, SHAWANO, WI 541660000	\$ 4,600	\$ 46,100	\$ 49,900	0.112	
312	451500810	413 S MAIN ST	FD SHAWANO WISCONSIN SOUTH MAIN STREET LLC		19 S LASALLE STREET, SUITE 1007, CHICAGO, IL 606030000	\$ 33,800	\$ 585,700	\$ 609,800	1.492	
313	404003430	404 S MAIN ST	DENNIS R CRONCE	CLAYTON MCHUGH	417 W FIRST STREET, SHAWANO, WI 541660000	\$ 54,700	\$ 88,800	\$ 141,200	0.485	
314	404003440	414 S MAIN ST	CLAYTON MCHUGH	DENNIS R CRONCE	417 W FIRST STREET, SHAWANO, WI 541660000	\$ 39,300	\$ 51,600	\$ 89,500	0.275	
315	404003450	418 S MAIN ST	JASON J RADTKE		418 S MAIN STREET, SHAWANO, WI 541660000	\$ 11,700	\$ 59,800	\$ 70,400	0.333	
316	404003470	422 S MAIN ST	DANIEL J HINKFUSS	ENRITE HINKFUSS	102 ALPINE TERRACE, SHAWANO, WI 541660000	\$ 7,200	\$ 36,600	\$ 43,100	0.158	
317	404003460	426 S MAIN ST	DANIEL J HINKFUSS	ENRITE HINKFUSS	102 ALPINE TERRACE, SHAWANO, WI 541660000	\$ 7,200	\$ 55,600	\$ 61,800	0.152	
318	404003480	430 S MAIN ST	CULLIGAN OF SHAWANO		430 S MAIN STREET, SHAWANO, WI 541660000	\$ 30,000	\$ 135,200	\$ 162,600	0.194	
319	404003400	116 E RANDALL ST	JERRY L WENDLAND	CORRINE WENDLAND	116 E RANDALL STREET, SHAWANO, WI 541660000	\$ 9,200	\$ 99,800	\$ 107,300	0.150	
320	404003410	120 E RANDALL ST	LOIS FLAIG	JAMES E FLAIG	120 E RANDALL STREET, SHAWANO, WI 541660000	\$ 6,800	\$ 80,300	\$ 85,700	0.178	
321	404003420	124 E RANDALL ST	ANNA MAE REINERT		124 E RANDALL STREET, SHAWANO, WI 541660000	\$ 6,200	\$ 67,400	\$ 72,400	0.149	
323	404003390	403 S SAWYER ST	GLENN R WILLE	JUDITH WETZEL	35 ASHBERRY LANE, SHAWANO, WI 541660000	\$ 9,300	\$ 41,700	\$ 50,200	0.224	
324	404003560	411 S SAWYER ST	MYLINDA MURPHY		411 S SAWYER STREET, SHAWANO, WI 541660000	\$ 11,300	\$ 39,900	\$ 50,400	0.273	
325	404003550	417 S SAWYER ST	GERALD F & SHIRLEY THORPE TRUST		W8458 CTY RD A, SHAWANO, WI 541660000	\$ 9,100	\$ 46,700	\$ 55,000	0.223	
326	404003510	421 S SAWYER ST	KATHRYN M STANIFORTH		421 S SAWYER STREET, SHAWANO, WI 541660000	\$ 7,600	\$ 76,000	\$ 82,300	0.185	
327	404003520	425 S SAWYER ST	BERNICE BURMEISTER LIFE ESTATE	ELLEN LEWIS	425 S SAWYER STREET, SHAWANO, WI 541660000	\$ 5,200	\$ 54,100	\$ 58,400	0.128	
328	404003540	429 S SAWYER ST	RUSSELL J WILBER		429 S SAWYER STREET, SHAWANO, WI 541660000	\$ 5,200	\$ 61,800	\$ 65,900	0.128	
329	404003530	119 E MAURER ST	TIMOTHY M ROE	STACY ROE	237 RIVER PINE DR, SHAWANO, WI 541660000	\$ 4,800	\$ 76,900	\$ 80,400	0.115	
330	404003500	115 E MAURER ST	CULLIGAN OF SHAWANO		430 S MAIN STREET, SHAWANO, WI 541660000	\$ 17,900	\$ -	\$ 17,600	0.191	
331	404003490	111 E MAURER ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 4,900	\$ 42,400	\$ 46,500	0.115	
332	404003680	520 S MAIN ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 42,300	\$ 95,700	\$ 135,800	0.310	L
333	404003670	528 S MAIN ST	GREENWICH INVESTORS XLVI REO LLC		PO BOX 38, PRINSBURG, MN 562810000	\$ 47,700	\$ 77,800	\$ 123,600	0.366	L
334	404003660	532 S MAIN ST	ROBERT H JOHNSON	STEWART JOHNSON	4725 WILLOW ROAD, SHAWANO, WI 541660000	\$ 18,300	\$ 47,600	\$ 64,900	0.116	L
335	404003640	538 S MAIN ST	AMBER ARNESON	GREGG J ARNESON	W7730 WALNUT ROAD, SHAWANO, WI 541660000	\$ 14,900	\$ 35,100	\$ 49,200	0.096	L
336	404003650	105 E RICHMOND ST	RUTH A PATERICK		105 E RICHMOND STREET, SHAWANO, WI 541660000	\$ 24,900	\$ 156,600	\$ 178,600	0.284	L
337	404003630	119 E RICHMOND ST	ALLAN M BOELTER	JUDY BOELTER	N5596 MADERS CIRCLE, SHAWANO, WI 541660000	\$ 8,400	\$ 56,400	\$ 63,800	0.203	
338	404003620	521 S SAWYER ST	GARY J HEINZ	JANET HEINZ	521 S SAWYER STREET, SHAWANO, WI 541660000	\$ 8,400	\$ 92,800	\$ 99,600	0.203	
339	404003610	513 S SAWYER ST	TIMOTHY J SCHMID	BARBARA SCHMID	359 FAIRVIEW WAY, SHAWANO, WI 541660000	\$ 28,300	\$ 115,900	\$ 142,000	0.477	

Appendix B: Property List

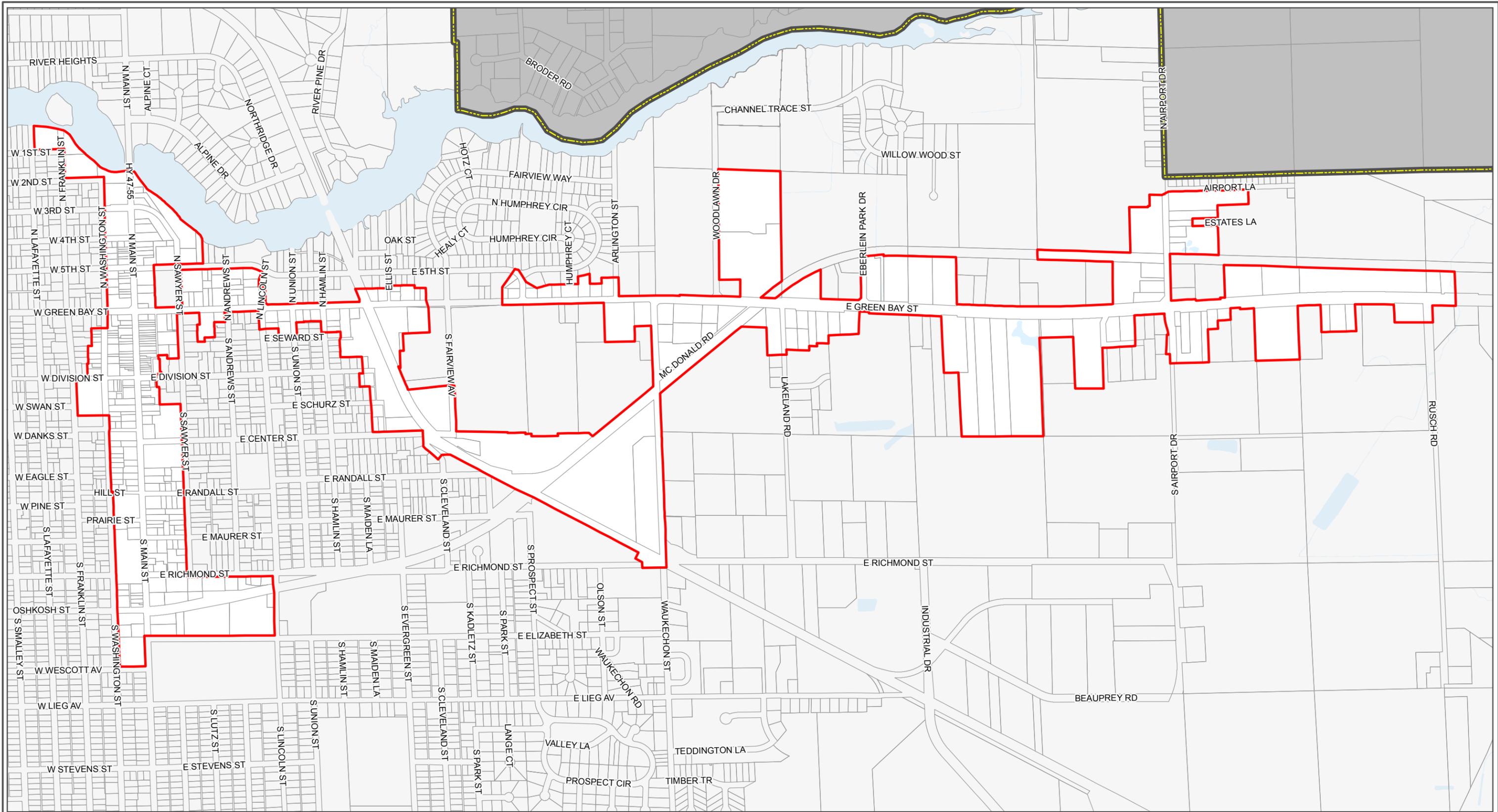
RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
340	404003600	509 S SAWYER ST	MM WILKEN LLC		1243 S ANDREWS STREET, SHAWANO, WI 541660000	\$ 6,100	\$ 97,600	\$ 102,100	0.148	
341	404003590	503 S SAWYER ST	THOMAS A THORSON	CHERYL THORSON	503 S SAWYER STREET, SHAWANO, WI 541660000	\$ 7,400	\$ 82,600	\$ 88,600	0.180	
342	404003580	122 E MAURER ST	SUE E FLETCHER		122 E MAURER STREET, SHAWANO, WI 541660000	\$ 3,500	\$ 42,200	\$ 44,900	0.115	
343	404003570	120 E MAURER ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 6,800	\$ 67,100	\$ 72,700	0.133	
344	404003690	112 E MAURER ST	TONI PROPERTIES		705 FIRST STREET, SHAWANO, WI 54166	\$ 30,400	\$ 205,600	\$ 232,300	0.310	
345	451500840	118 PRAIRIE ST	MICHAEL A ZIMDARS REVOCABLE TRUST		W13864 BUTTERNUT LANE, BOWLER, WI 544160000	\$ 20,800	\$ 174,800	\$ 192,600	0.221	
347	452000100	670 S WASHINGTON ST	LLC SHAWANO PROPERTY GROUP		6250 NESBITT ROAD, SUITE 500, MADISON, WI 537190000	\$ 30,100	\$ -	\$ 29,600	0.172	
348	452000090	680 S WASHINGTON ST	DOMENICO BADALAMENTI		607 S MAIN STREET, SHAWANO, WI 541660000	\$ 16,200	\$ 28,100	\$ 43,600	0.173	
349	452000080	690 S WASHINGTON ST	REUTER INVESTMENTS LLC		617 S MAIN STREET, SHAWANO, WI 541660000	\$ 27,000	\$ 92,800	\$ 117,900	0.348	
350	451500820	501 S MAIN ST	WARREN L & ILA MOEDE TESTAMENTARY TRUST		1035 S ANDREWS STREET, SHAWANO, WI 541660000	\$ 28,900	\$ 273,400	\$ 297,500	0.175	
351	451500850		WARREN L & ILA MOEDE TESTAMENTARY TRUST		1035 S ANDREWS STREET, SHAWANO, WI 541660000	\$ 45,000	\$ -	\$ 44,300	0.361	
352	451500890	521 S MAIN ST	CDCKP Properties LLC			\$ 540,300	\$ 3,095,000	\$ 3,578,300	3.067	
353	452000010	607 S MAIN ST	DOMINIC BADALAMENTI	SALVATORE BADALAMENTI	607 S MAIN STREET, SHAWANO, WI 541660000	\$ 42,700	\$ 430,200	\$ 465,500	0.274	
354	452000030	613 S MAIN ST	MICHAEL J HERRMANN		613 S MAIN STREET, SHAWANO, WI 541660000	\$ 11,300	\$ 13,600	\$ 24,500	0.071	
355	452000040	615 S MAIN ST	JOHN C WHITE		615 S MAIN STREET, SHAWANO, WI 541660000	\$ 16,700	\$ 60,400	\$ 75,900	0.106	
356	452000050	617 S MAIN ST	REUTER INVESTMENTS LLC		617 S MAIN STREET, SHAWANO, WI 541660000	\$ 18,000	\$ 74,600	\$ 91,100	0.115	
357	452000070	619 S MAIN ST	RADTKE LEASING INC		617 S MAIN STREET, SHAWANO, WI 541660000	\$ 2,300	\$ 18,200	\$ 20,200	0.015	
358	452000060	635 S MAIN ST	ANDREW B UJAZDOWSKI		PO BOX 995, APPLETON, WI 54915	\$ 19,400	\$ 128,200	\$ 145,300	0.108	E
359	452000620	701 S MAIN ST	KRUEGER & LUECK CO		701 S MAIN STREET, SHAWANO, WI 541660000	\$ 42,700	\$ 137,300	\$ 177,100	0.703	F
360	452000640	720 S WASHINGTON ST	FLOYD C HARTWIG		13182 TRAXELS POINT LANE, WHITE LAKE, WI 54491	\$ 27,500	\$ 21,000	\$ 47,800	0.379	
361	853000000	725 S MAIN ST	TAX EXEMPT SHAWANO CITY HOUSING		AUTHORITY, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	1.827	
362	452000630	713 S MAIN ST	II BROTHERS PIZZA INC		607 S MAIN STREET, SHAWANO, WI 541660000	\$ 48,000	\$ 34,000	\$ 80,700	0.407	F
363	404002580	604 S MAIN ST	COVANTAGE CREDIT UNION		723 6TH AVENUE, ANTIGO, WI 544090000	\$ 78,500	\$ 436,300	\$ 506,800	0.610	
364	404002630		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.481	
365	404002490	704 S MAIN ST	SOUTH FORTY LLC		704 S MAIN STREET, SHAWANO, WI 541660000	\$ 63,800	\$ 32,700	\$ 95,000	0.599	
366	404002500	716 S MAIN ST	MIDWEST OIL OF WISCONSIN LLC		PO BOX 11768, GREEN BAY, WI 543070000	\$ 47,400	\$ 151,000	\$ 195,300	0.714	
367	404002480	123 E ELIZABETH ST	RICHARD K BELONGIA	RONALD R ERDMANN	1320 SOUTH LINCOLN, SHAWANO, WI 541660000	\$ 31,700	\$ 29,500	\$ 60,200	0.443	
368	404002470	137 E ELIZABETH ST	TAX EXEMPT SHAWANO CITY OF		ATHLETIC FLD PARKING LOT, SKATE PARK, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	3.127	
369	404002460	414 E ELIZABETH ST	ANTHONY L ZIELINSKI JR		W7652 RIVERVIEW DRIVE, SHAWANO, WI 541660000	\$ 30,200	\$ 250,000	\$ 275,800	3.819	
370	404002450	811 S LINCOLN ST	BLUEWATER SERVICES LTD		PO BOX 253, KEWAUNEE, WI 542160000	\$ 12,000	\$ -	\$ 11,800	0.242	
371	404002510	320 E RICHMOND ST	WOLF RIVER HABITAT		FOR HUMANITY, PO BOX 532, SHAWANO, WI 541660000	\$ 13,500	\$ 31,500	\$ 44,300	0.251	
372	404002520	316 E RICHMOND ST	TREVOR CLARK	BC JONCE PROPERTIES LLC	1228 S LINCOLN STREET, SHAWANO, WI 541660000	\$ 12,000	\$ 13,000	\$ 24,600	0.225	
373	404002530	310 E RICHMOND ST	LLC CHARTER CABLE PARTNERS		12405 POWERSCOURT DRIVE, 3RD FLOOR, ST LOUIS, MO 631313674	\$ 14,100	\$ 46,500	\$ 59,700	0.097	
374	404002540	280 E RICHMOND ST	ANNE JENDE	ANNE JENDE	615 MALLARD COURT, DE PERE, WI 541150000	\$ 23,100	\$ 78,000	\$ 99,500	0.347	
375	404002550	218 E RICHMOND ST	SHAWANO FOOD PANTRY & RESOURCE CENTER INC		TAX EXEMPT, PO BOX 570, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.438	
376	404002560	200 E RICHMOND ST	LSR RENTALS LLC		415 W 2ND STREET, SHAWANO, WI 541660000	\$ 48,200	\$ 50,500	\$ 97,100	0.769	
377	404002570	134 E RICHMOND ST	ARDEX ALL AMERICAN MINERAL CO		120 E RICHMOND ST, SHAWANO, WI 54166	\$ 33,700	\$ 46,000	\$ 78,500	0.500	
378	404002610		ALL AMERICAN MINERAL CO		120 E RICHMOND STREET, SHAWANO, WI 541660000	\$ 6,000	\$ -	\$ 5,900	0.282	
379	404002590	120 E RICHMOND ST	ARDEX ALL AMER MINERAL		120 E RICHMOND STREET, SHAWANO, WI 541660000	\$ 50,600	\$ 232,400	\$ 278,600	0.762	
380	404002620	616 S MAIN ST	ALL AMERICAN MINERAL CO		120 E RICHMOND STREET, SHAWANO, WI 541660000	\$ 35,400	\$ 62,500	\$ 96,300	0.622	
381	751002200		TAX EXEMPT SHAWANO CITY OF		127 S SAWYER STREET, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.005	
382	451500360	207 W DIVISION ST	MONTOUR-ENGEL LLC		% WAYNE ENGEL, 137 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 37,200	\$ -	\$ 36,600	0.239	

Appendix B: Property List

RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Parcels Acres	Improvement Area ID
383	451500350	139 S WASHINGTON ST	MONTOUR-ENGEL LLC		% WAYNE ENGEL, 137 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 9,100	\$ -	\$ 9,000	0.093	
384	451500340	137 S WASHINGTON ST	MONTOUR-ENGEL LLC		% WAYNE ENGEL, 137 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 13,500	\$ 6,100	\$ 19,300	0.085	
385	451501440	137 S WASHINGTON ST	MONTOUR-ENGEL LLC		% WAYNE ENGEL, 137 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 31,100	\$ 48,500	\$ 78,300	0.140	
386	451501430	137 S WASHINGTON ST	MONTOUR-ENGEL LLC		% WAYNE ENGEL, 137 S WASHINGTON STREET, SHAWANO, WI 541660000	\$ 23,300	\$ 127,900	\$ 148,800	0.185	
387	451501420		TAX EXEMPT SHAWANO CITY OF		PARKING LOT, SHAWANO, WI 541660000	\$ -	\$ -	\$ -	0.316	
388	451501410	121 S WASHINGTON ST	ANNETTE C HAMMOND		W1844 HOLY HILL, CECIL , WI 541110000	\$ 14,800	\$ 61,200	\$ 74,800	0.119	
389	451501400	119 S WASHINGTON ST	MM WILKEN LLC		1243 S ANDREWS STREET, SHAWANO, WI 541660000	\$ 12,600	\$ 45,000	\$ 56,700	0.064	
390	451501380	111 S WASHINGTON ST	ELMO NELSON	SHARON A NELSON	N5521 N BARTLETTE STREET, SHAWANO, WI 541660000	\$ 9,700	\$ 53,900	\$ 62,600	0.063	
391	451501390	119 S WASHINGTON ST	MM WILKEN LLC		1243 S ANDREWS STREET, SHAWANO, WI 541660000	\$ 12,400	\$ -	\$ 12,200	0.081	

C Appendix C: Maps

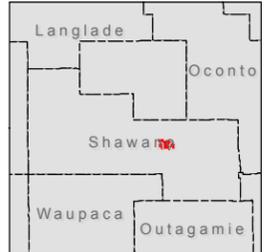
- Map #1: Redevelopment Area Boundary
 - Detail Map 1
 - Detail Map 2
- Map #2: Redevelopment Area Air Photo
- Map #3: Current Zoning
- Map #4: Existing Land Uses
- Map #5: Proposed Future Land Uses
- Map #6: Proposed Improvements



Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



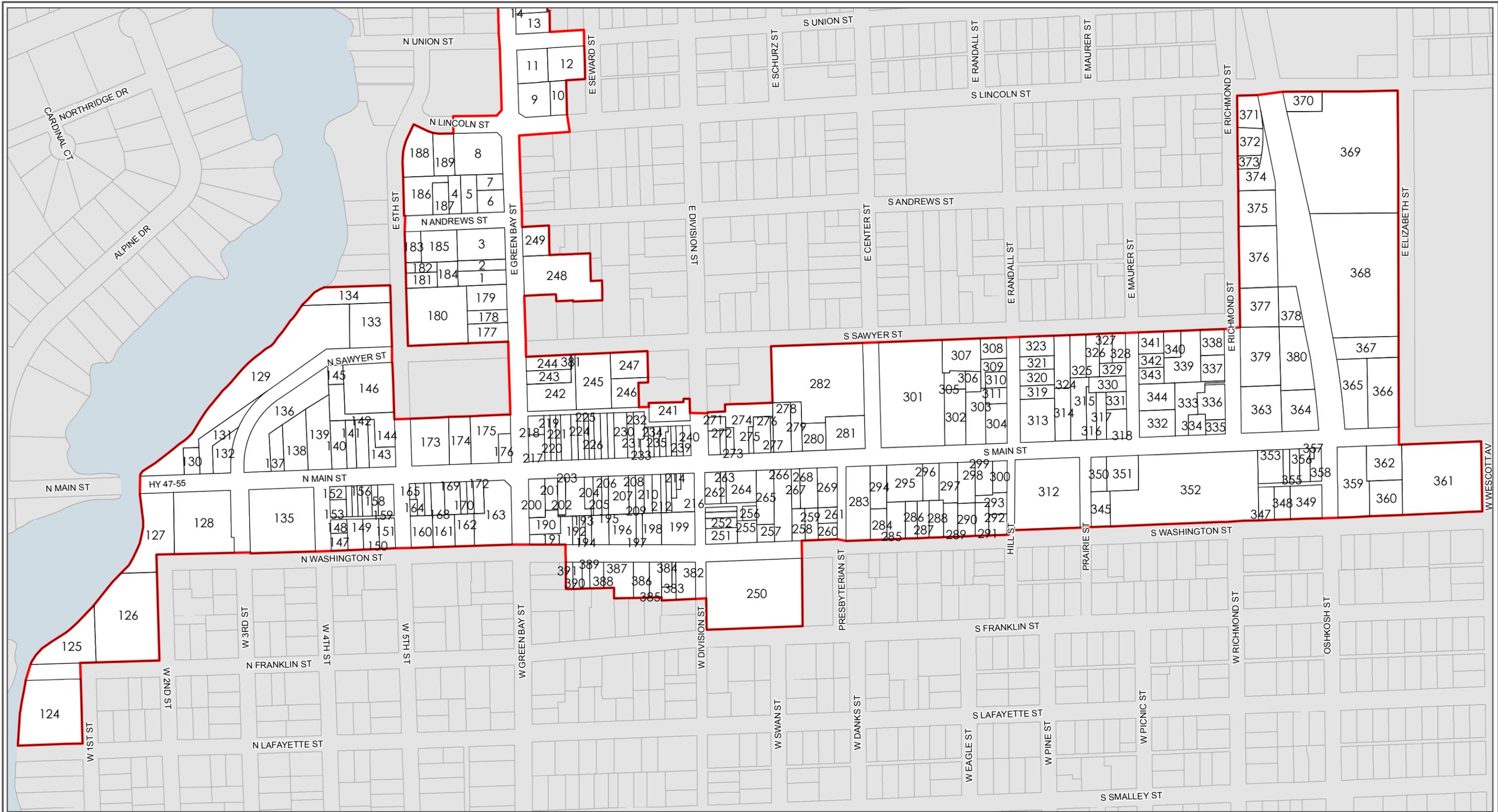
-  City of Shawano Boundary
-  RDA No. 1 Boundary



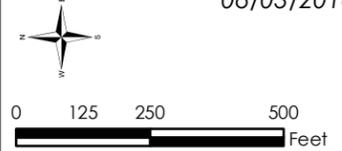
Map 1: Redevelopment Area District Boundary

vierbicher
 planners | engineers | advisors

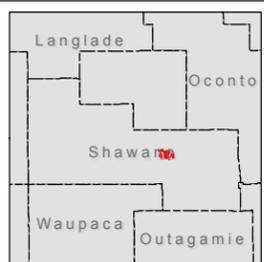
REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



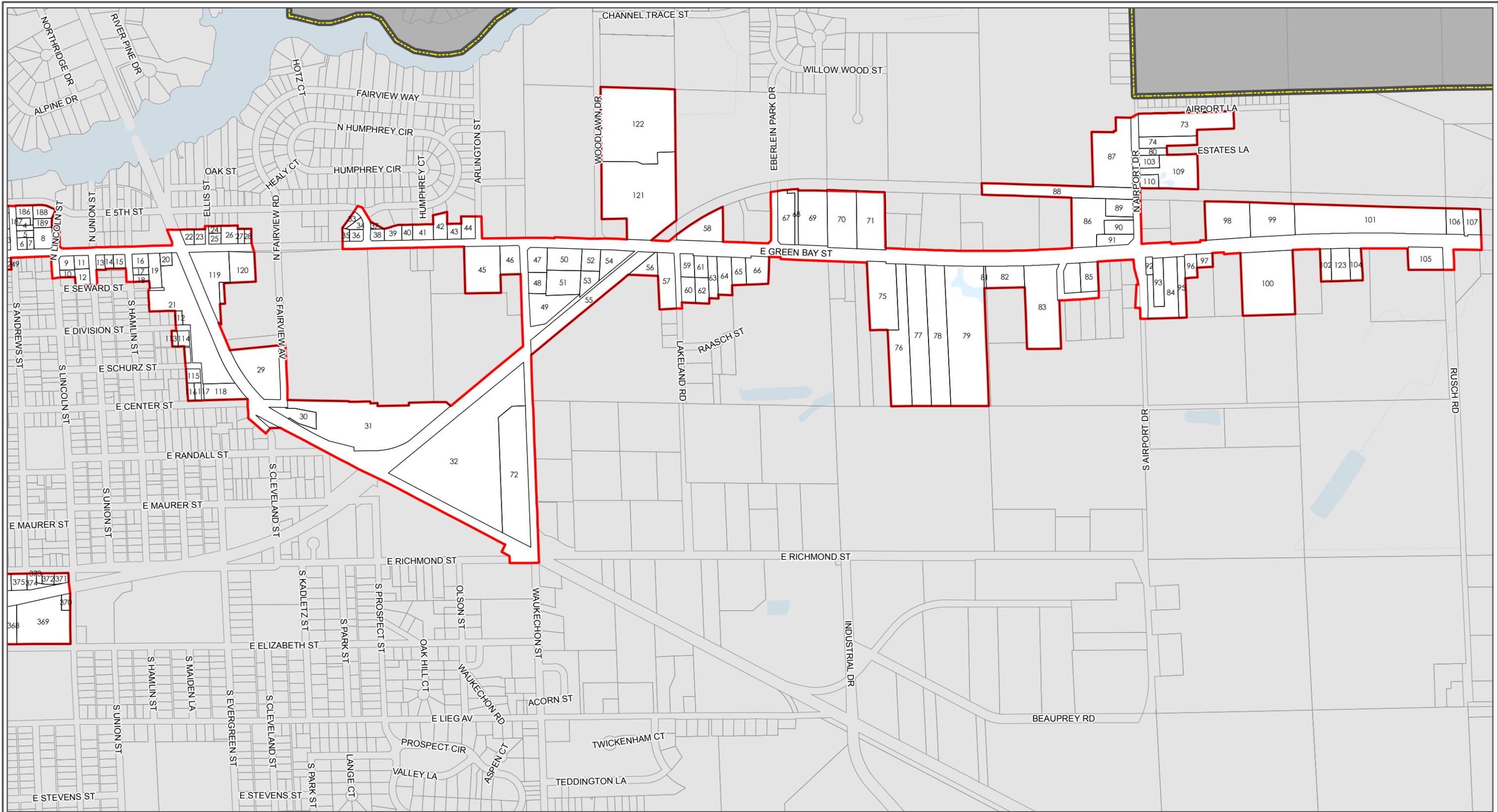
- City of Shawano Boundary
- RDA No. 1 Boundary



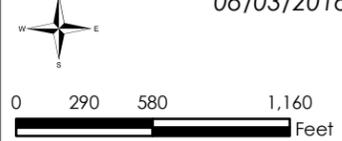
Map 1: Redevelopment Area District Boundary (1 of 2)

vierbicher
 planners | engineers | advisors

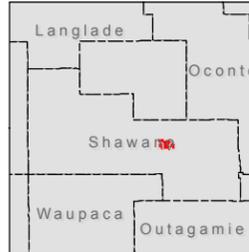
REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



-  City of Shawano Boundary
-  RDA No. 1 Boundary

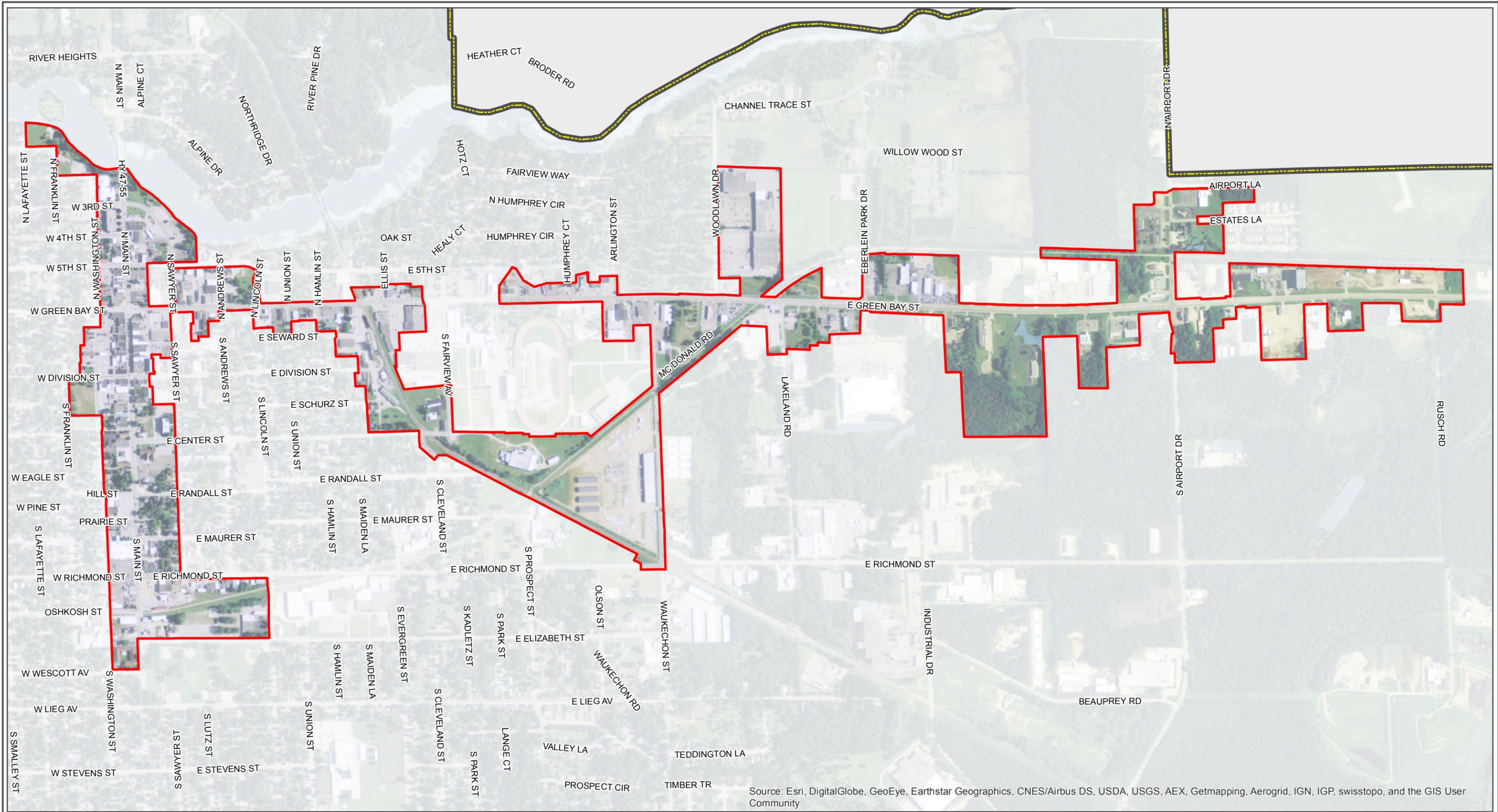


Map 1: Redevelopment Area District Boundary (2 of 2)

vierbicher
 planners | engineers | advisors

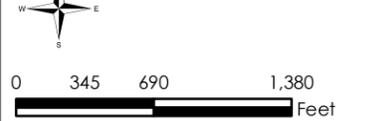


REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

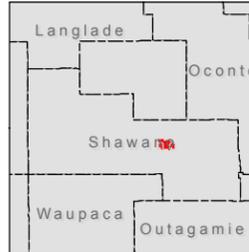


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



- City of Shawano Boundary
- RDA No. 1 Boundary

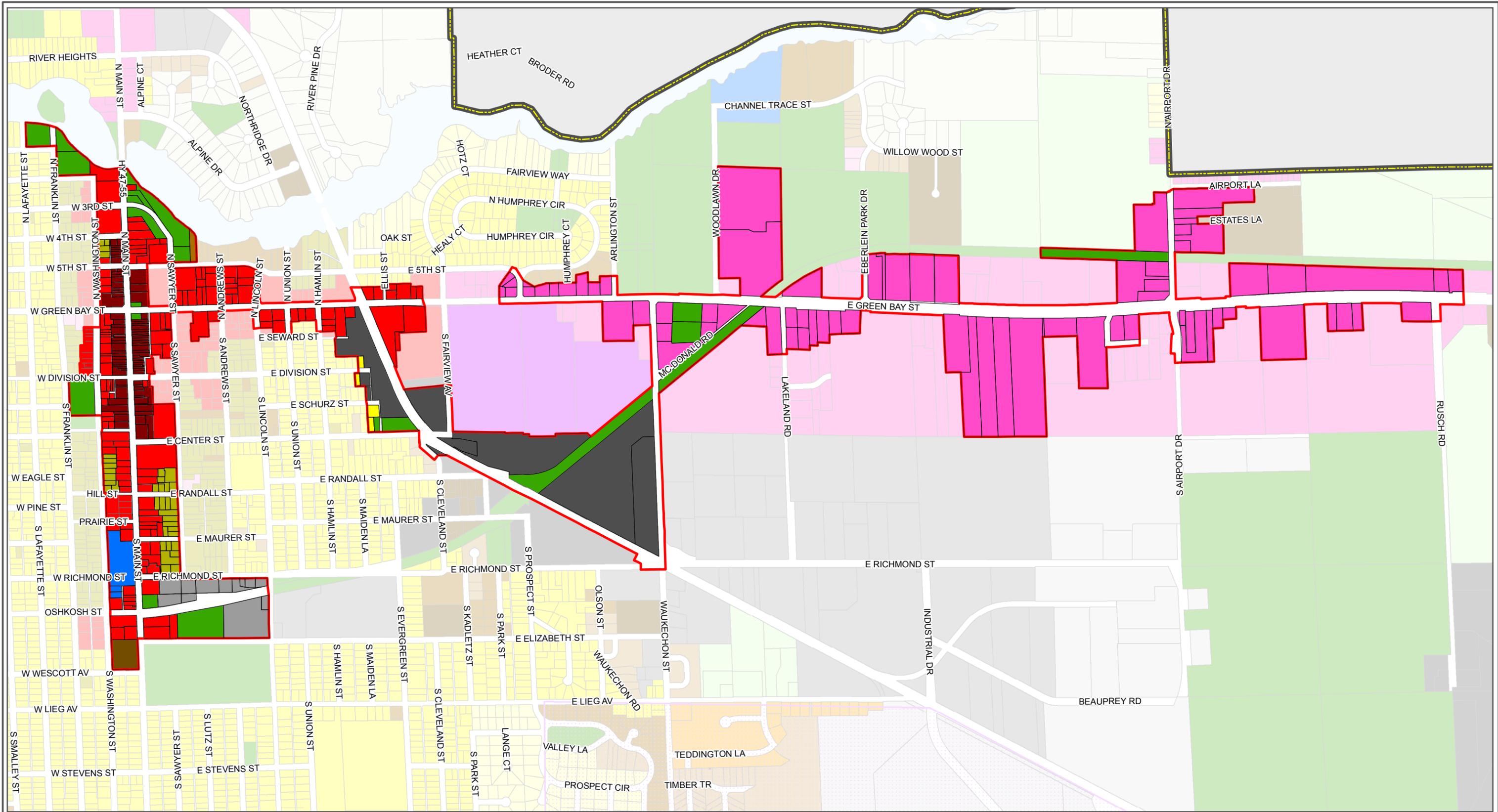


Map 2: Redevelopment Area Air Photo

vierbicher
 planners | engineers | advisors

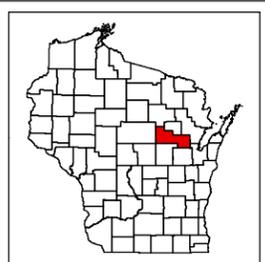
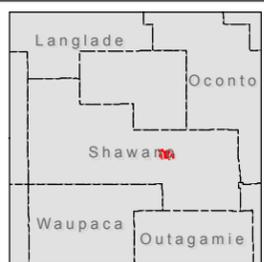


REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016

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



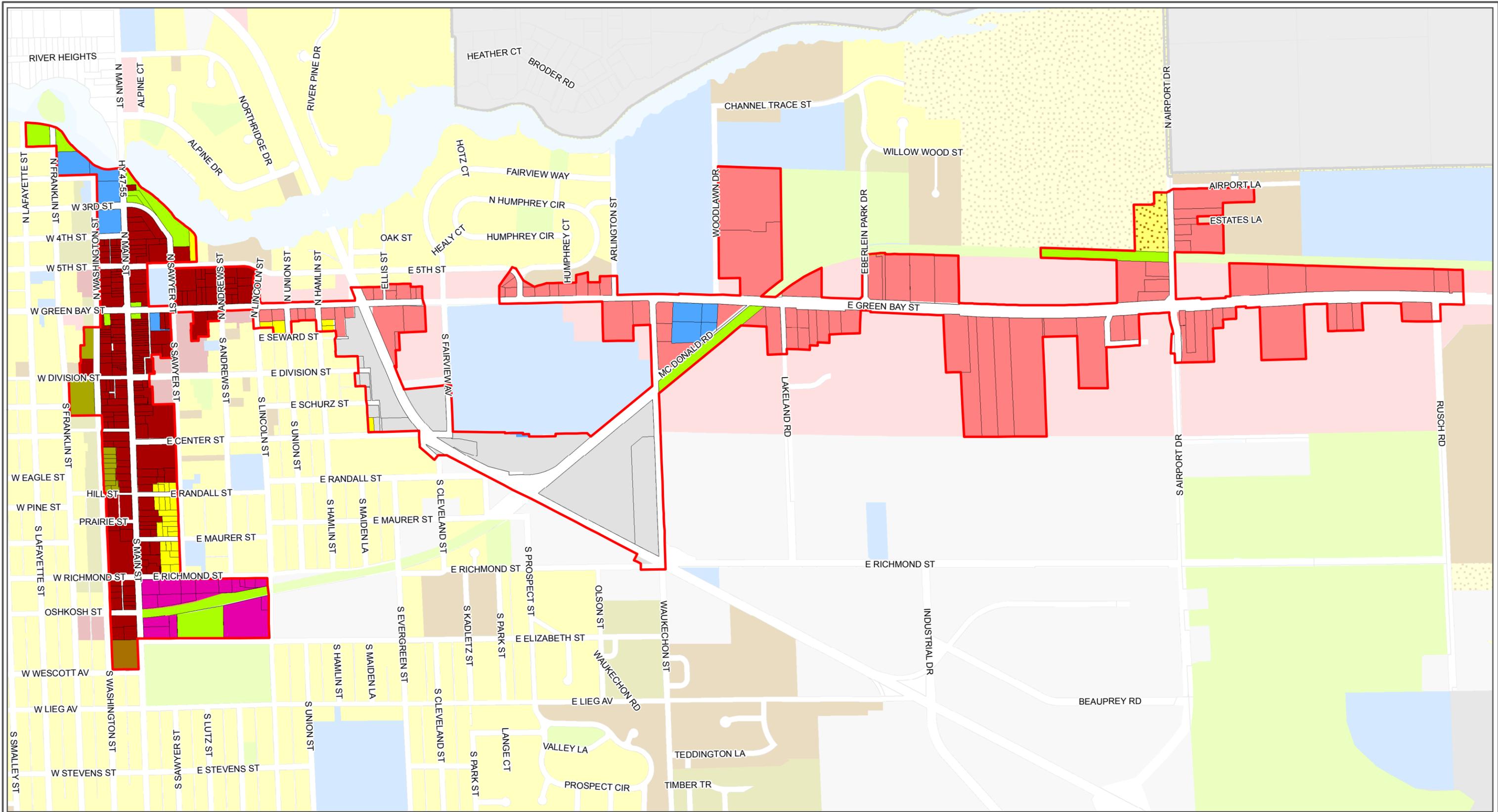
Map 3: Redevelopment Area Zoning

vierbicher
 planners | engineers | advisors

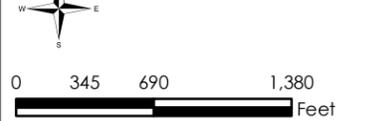
REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

Data Sources: ESRI, Shawano County, City of Shawano, Vierbicher

File Path: M:\Shawano, City of\150274 Redevelopment District\Mapping

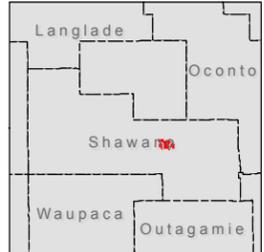


Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



File Path: M:\Shawano, City of\150274 Redevelopment District\Mapping

General Commercial	Mixed Residential	Public Open Space and Recreation	Agriculture and Resource Preservation	City of Shawano Boundary
Light Industrial	Planned Neighborhood	(Open Lands and Residential (10-35	Business Park	RDA No. 1 Boundary
General Industrial	Neighborhood Commercial	(Residential (2.5 - 10	Planned Mixed Use	
Community Facilities	Community Commercial	Residential - Sewered	Redevelopment Mixed Use	
Agricultural Transition	Downtown/Unincorporated Village	Two Family Residential	SW	

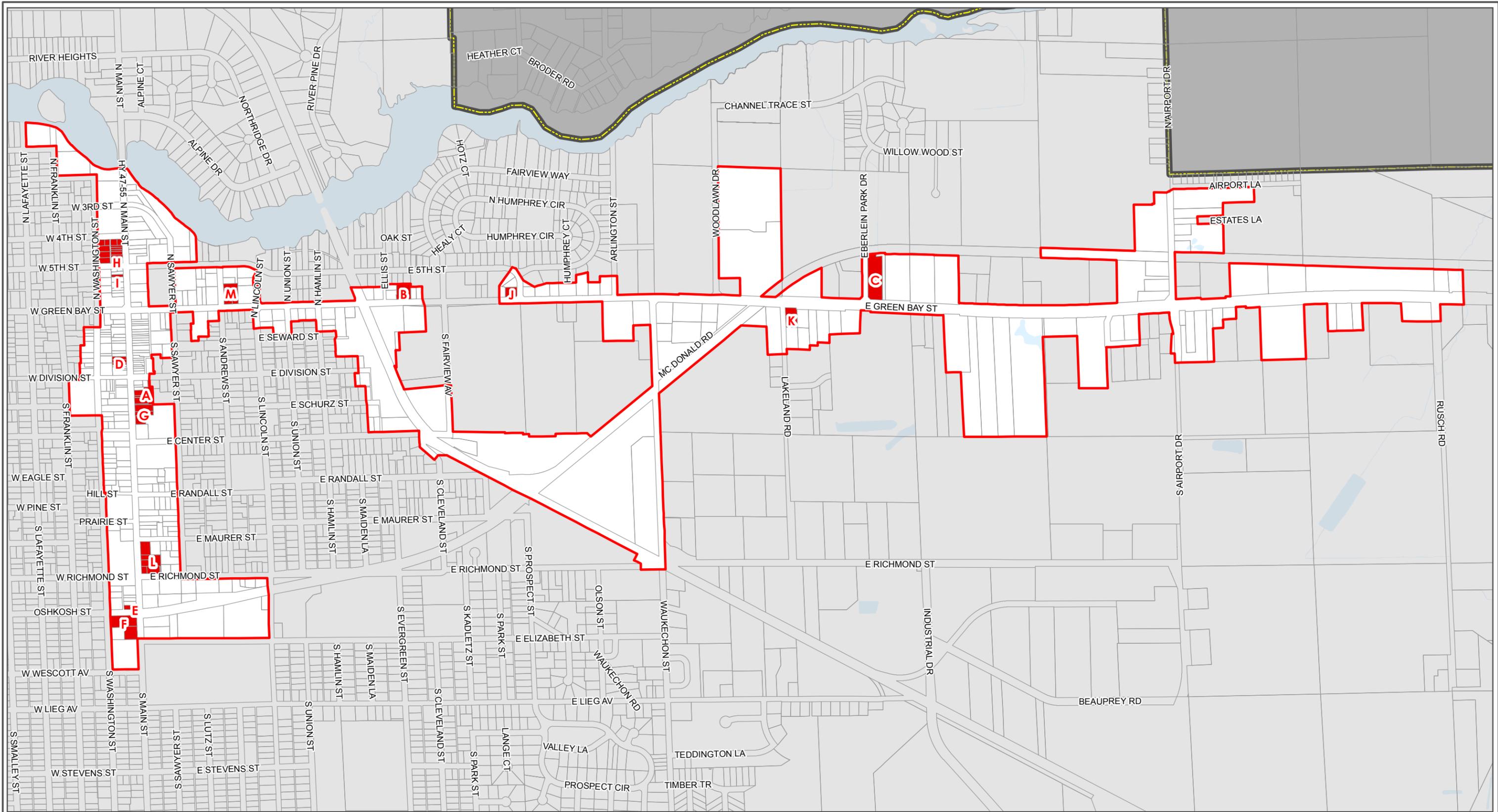


Map 5: Redevelopment Area Proposed Future Land

vierbicher
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

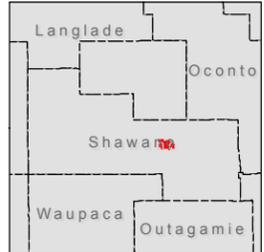
Data Sources: ESRI, Shawano County, City of Shawano, Vierbicher



Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



- City of Shawano Boundary
- RDA No. 1 Boundary
- Initial Project Areas



Map 6: Redevelopment Area Initial Planning Projects

vierbicher
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

Data Sources: ESRI, Shawano County, City of Shawano, Vierbicher

File Path: M:\Shawano, City of\150274 Redevelopment District\Mapping

D Appendix D: Legal 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:

Beginning at the Southwest corner of Lot 10, Block 29, Sawyer and Andrews Plat, point also being at the Northeast quadrant of the right-of-way line intersections of North Sawyer Street and East Green Bay Street; thence Northerly along the Easterly right-of-way line of said North Sawyer Street to the Intersection with the Southerly right-of-way line of East 5th Street; thence Easterly along said Southerly right-of-way line, to the Westerly right-of-way line of North Lincoln Street; thence Southerly along said Westerly right-of-way line to the Northerly line of Lot 3, Block 28, Sawyer and Andrew's Plat; thence Easterly along the Easterly extension of said Northerly line of Lot 3, 66 feet, more or less, to the Easterly right-of-way line 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 southwest 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 southwest 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 Northwesterly 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 Northwesterly 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 $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 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 Westerly along said southerly right-of-way line of East Green Bay Street to the intersection with the Easterly right-of-way line of South Sawyer Street; thence Northerly along said Easterly right-of-way line to the point of beginning.

together with:

Beginning at the Southeast corner of Block 30 of Sawyer and Andrews Plat (Parcel ID No. 281751002140), point also being at the Northwesterly quadrant of the intersection of right-of-way lines of East Green Bay Street and South Sawyer Street; thence Southerly along the Westerly right-of-way line of said South Sawyer Street, to the Southeast corner of Parcel ID No. 281751002220; thence Westerly, 120 feet, more or less, to a point on a Northerly line of Parcel ID No. 281751002240; thence Northerly 35 feet, more or less, along said Northerly parcel line; thence Westerly 85 feet, more or less, along said Northerly parcel line; thence Southerly 41.6 feet, more or less, along said Westerly parcel line; thence Easterly 10.7 feet, more or less, along said Westerly parcel line; thence Southerly 126.3 feet, more or less, along said Westerly parcel line; thence Easterly 6.2 feet, more or less, along said Westerly parcel line; thence Southerly 22.7 feet, more or less, along said Westerly parcel line to the Northerly right-of-way line of East Division Street; thence Westerly along said Northerly right-of-way line to the Northerly extension of the West line of Parcel ID No. 281751003420; thence Southerly along said Northerly extension and the Westerly line of said parcel to the Southwest corner of said parcel; thence Easterly along the Southerly line of said parcel, to the Northerly extension of the Westerly line of Parcel ID No. 281751003460; thence Southerly along the Westerly line of said parcel line, to the Southwest corner of said parcel; thence Easterly 215 feet, more or less, along the Southerly line of said parcel, to the Westerly right-of-way line of South Sawyer Street; thence Southerly along said Westerly right-of-way line, to the intersection with the Southerly right-of-way line of East Richmond Street; thence Easterly along said Southerly right-of-way line to the intersection with the Westerly right-of-way line of South Lincoln Street; thence Southerly along said Westerly right-of-way line to the intersection with the Northerly right-of-way line of East Elizabeth Street; thence Westerly along said Northerly right-of-way line to the intersection with the Westerly right-of-way line of South Main Street; thence Southerly along said Westerly right-of-way line to the intersection with the Northerly right-of-way line of West Wescott Avenue; thence Westerly along said Northerly right-of-way line to the intersection with the Easterly right-of-way line of South Washington Street; thence Northerly along said Easterly right-of-way line to the intersection with the Easterly extension of the Southerly line of Parcel ID No. 281451501350; thence Westerly along said Southerly parcel line, to the Easterly right-of-way line of South Franklin Street; thence Northerly along said Easterly right-of-way line, 360 feet, more or less, to the intersection with the Southerly right-of-way line West Division Street; thence Easterly 120 feet, more or less, along said Southerly right-of-way line to the Southerly extension of the West line of Parcel ID No. 281451500360; thence Northerly along the Southerly extension and the Westerly line of said parcel and the westerly line of Parcel ID No. 281451500350 to the intersection with the Southerly line of Parcel ID No. 281451501450; thence Easterly along said Southerly parcel line to the Southeast corner thereof; thence Northerly 179.4 feet, more or less, along said Easterly parcel line and the Easterly parcel lines of Parcel ID No.'s 281451501460 and 281451501470 to the intersection with the Southerly line of Parcel ID No. 281451501480; thence Easterly 41 feet, more or less, along the Southerly line of said parcel to the Southeast corner thereof; thence Northerly along the Easterly line of said parcel and the Westerly lines of Parcel ID No.'s 281451501410, 281451501400, 281451501390 and 281451501380 to the Northwest corner of Parcel ID No. 281451501380; thence Easterly along the Northerly line of said parcel and the

Easterly extension thereof, to the Easterly right-of-way line of South Washington Street; thence Northerly along said Easterly right-of-way line to the Intersection with the Northerly right-of-way line of West 2nd street; thence Westerly along said Northerly right-of-way line to the intersection with the Easterly right-of-way line of North Franklin Street; thence Northerly along said Easterly right-of-way line, to the intersection with the Northerly right-of-way line of West 1st Street; thence Westerly along said Northerly right-of-way line to the Easterly right-of-way line of North Lafayette Street; thence Northerly along said Easterly right-of-way line to the South bank of the Wolf River; thence Southeasterly along said Southerly Bank of the Wolf River, to the Easterly line of Lot 3, Block 26, Sawyer and Andrews Plat; thence Southerly along said East line of Lot 3, to the Northerly right-of-way line of East 5th Street; thence Westerly along said Northerly right-of-way line, to the Northerly extension of the West line of Parcel ID No. 281751002140; thence Southerly along said Northerly extension and the Westerly line of said parcel to the Northerly right-of-way line of East Green Bay Street, point also being the Southwest corner of said Parcel ID No. 281751002140; thence Easterly along the Northerly right-of-way line of East Green Bay Street to the Southeast corner thereof and the point of beginning.

E Appendix E: Resolutions

**REDEVELOPMENT AUTHORITY
OF THE CITY OF SHAWANO, WISCONSIN**

**RESOLUTION REGARDING BOUNDARY
OF REDEVELOPMENT PROJECT AREA NO. 1**

WHEREAS, the City of Shawano Redevelopment Authority (RDA) has reviewed boundaries for a proposed Redevelopment Project Area and has found the proposed project area to meet the standards to be considered a blighted area, within the meaning of ss. 66.1333(2m)(b); and

WHEREAS, the City of Shawano RDA has determined a need for blight elimination and urban renewal projects within the boundaries of the proposed Redevelopment Project Area; and

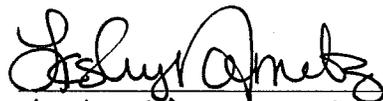
NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Shawano RDA hereby adopts the boundary of Redevelopment Project Area No. 1 to be the boundary shown in Exhibit A to this Resolution; and

BE IT FURTHER RESOLVED that the Redevelopment Authority of the City of Shawano recommends the Common Council of the City of Shawano adopt a resolution declaring said area to be a blighted area in need of blight elimination and urban renewal projects.

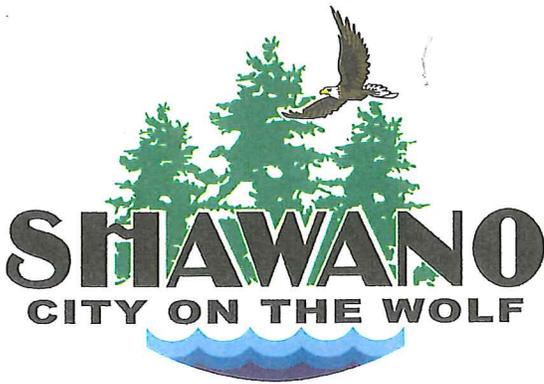
This Resolution is being adopted by the City of Shawano Redevelopment Authority at a duly scheduled meeting on June 16, 2016.



Amanda Sheppard, Chairperson



Lesley Nemetz, Secretary



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

RESOLUTION NO. 97-16

SPONSORED BY: Redevelopment Authority
INTRODUCED BY: Kurkiewicz
SECONDED BY: Hoeffs

WHEREAS, the City of Shawano Redevelopment Authority has adopted a resolution approving the Boundary of Redevelopment Project Area No. 1, with said resolution being dated June 16, 2016; and

WHEREAS, the Shawano Redevelopment Authority has requested that the Common Council adopt a Resolution approving the above stated resolution, a copy of which is attached hereto and incorporated herein for reference.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Shawano that the Council hereby ratifies and affirms the Shawano Redevelopment Authority's resolution to approve the Boundary of Redevelopment Project Area No. 1, dated June 16, 2016.

Adopted: August 10, 2016

Signed: *Jeanne Cronic*
Jeanne Cronic, Mayor

Signed: *Karla K. Duchac*
Karla K. Duchac, Clerk-Treasurer



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

RESOLUTION NO. 98-16

SPONSORED BY: Redevelopment Authority
INTRODUCED BY: Kurkiewicz
SECONDED BY: Hoeffs

**DECLARING REDEVELOPMENT PROJECT AREA NO. 1
A BLIGHTED AREA**

WHEREAS, the City of Shawano Redevelopment Authority (RDA) has designated the boundaries of Redevelopment Area No. 1; and

WHEREAS, the RDA has requested the City of Shawano Common Council to declare Redevelopment Project Area No. 1 (Exhibit A to this Resolution) to be a blighted area in need of blight elimination and urban renewal projects as described in Wisconsin State Statute 66.1333(6)(b)1;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Shawano hereby declares Redevelopment Area No. 1 to be a blighted area in need of blight elimination and urban renewal projects.

BE IT FURTHER RESOLVED, the Common Council of the City of Shawano hereby requests the RDA prepare and approve a redevelopment plan for Redevelopment Area No. 1 and submit said plan for approval by the Common Council at the convenience of the RDA.

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

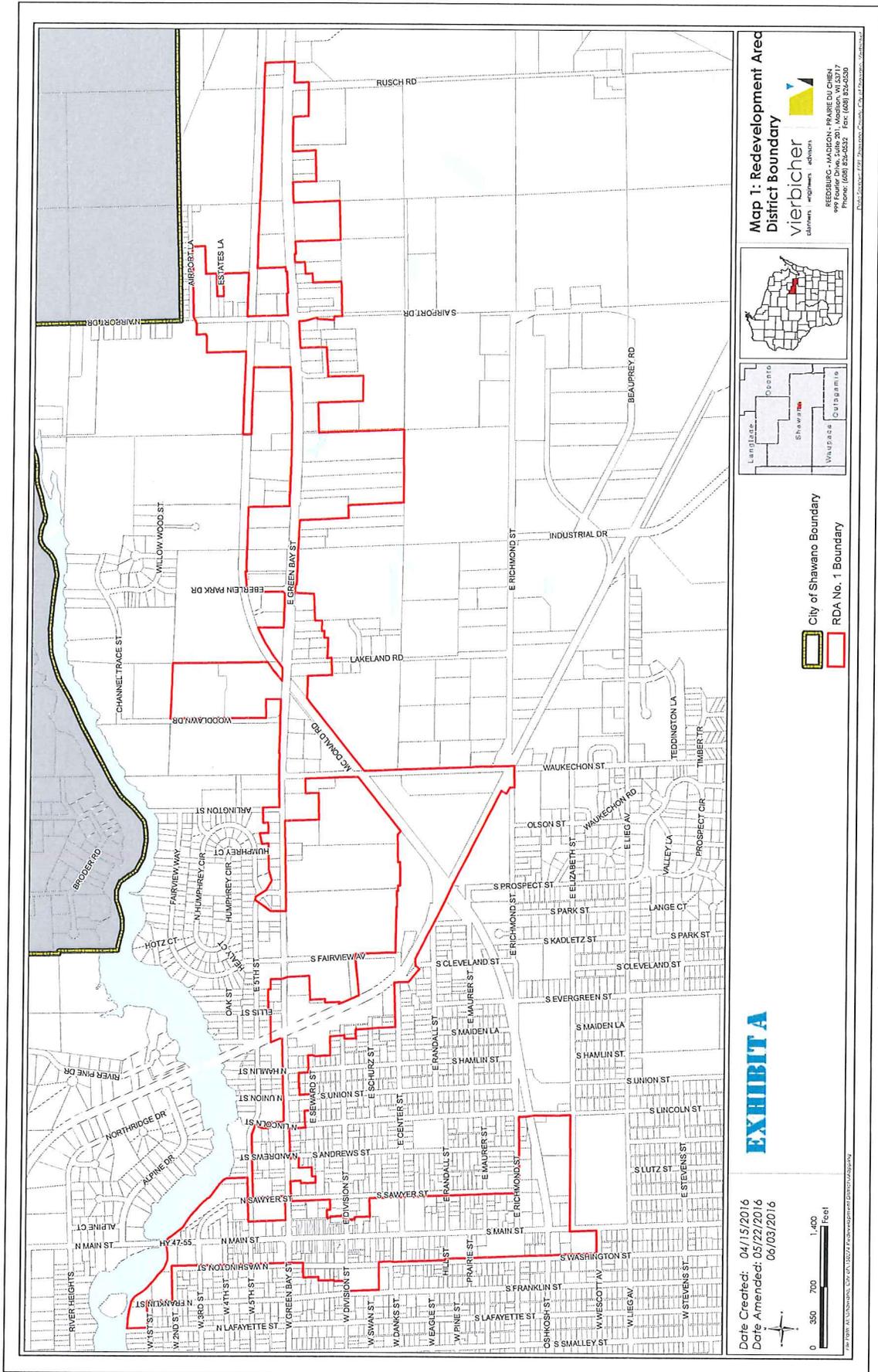
Adopted: August 10, 2016

Signed: _____

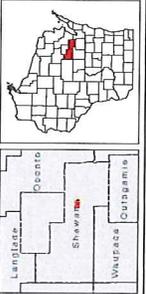
Jeanne Cronce
Jeanne Cronce, Mayor

Signed: _____

Karla K. Duchac
Karla K. Duchac, Clerk-Treasurer



Map 1: Redevelopment Area District Boundary
vierbichler
 planners • architects • engineers
 800 BURG-WADSWORTH - PRAIRIE DU CHIEN
 Phone: (408) 824-6532 Fax: (408) 924-6509
 www.vierbichler.com



City of Shawano Boundary
RDA No. 1 Boundary

EXHIBIT A

Date Created: 04/15/2016
 Date Amended: 05/22/2016
 06/03/2016



**REDEVELOPMENT AUTHORITY RESOLUTION
APPROVING REDEVELOPMENT PLAN FOR
REDEVELOPMENT PROJECT AREA NO. 1**

WHEREAS, the Redevelopment Authority of the City of Shawano (hereafter “RDA”) established the Redevelopment Area (Redevelopment Project Area No. 1) on June 16, 2016; and

WHEREAS, on August 10, 2016 the City Council of the City of Shawano determined the area within the boundary of Redevelopment Project Area No. 1 to be a blighted area within the meaning of §66.1333(2m)(b) and there existed a need for blight elimination and urban renewal projects and requested the RDA prepare a redevelopment plan for Redevelopment Project Area No. 1 as described by §66.1333(6)(b)(2); and

WHEREAS, the RDA conducted a public hearing on the redevelopment plan for the Redevelopment Project Area No. 1 on October 18, 2016;

NOW, THEREFORE, BE IT RESOLVED after due consideration, the RDA finds the redevelopment plan for Redevelopment Project Area No. 1 to be feasible and in conformance with the Comprehensive Plan of the City of Shawano; and

BE IT FURTHER RESOLVED that the RDA hereby approves the redevelopment plan for Redevelopment Project Area No. 1.

BE IT FURTHER RESOLVED that the RDA recommends the City Council may upon request refer redevelopment plans within Redevelopment Project Area No. 1 to the RDA for review prior to any City Council authorization of development required under §66.1333(6)(e) so that the RDA may review development plans for compliance with the Plan for Redevelopment Project Area No. 1 and make a recommendation to the Council on development plan compliance.

This Resolution is being adopted by the Redevelopment Authority of the City of Shawano at a duly scheduled meeting on October 18, 2016.


_____, Chair

_____, Secretary



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

RESOLUTION NO. 147-16

SPONSORED BY: Redevelopment Authority

INTRODUCED BY: Steinke

SECONDED BY: Hoeffs

**APPROVING REDEVELOPMENT PLAN FOR
REDEVELOPMENT PROJECT AREA NO. 1**

WHEREAS, the City of Shawano Redevelopment Authority (RDA) has designated the boundaries of the Redevelopment Project Area No. 1, prepared a redevelopment plan for said Project Area and approved said plan after public hearing; and

WHEREAS, the RDA has found the redevelopment plan to be feasible and in conformance with the Comprehensive Plan of the City of Shawano;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Shawano hereby approves the redevelopment plan for Redevelopment Project Area No. 1 under 66.1333(6)(e).

BE IT FURTHER RESOLVED, the City Council directs the RDA to review proposed development within Redevelopment Project Area No. 1 and provide a recommendation to the City Council as to the compliance of said proposed development with the Redevelopment Plan for the Area prior to City Council consideration of any construction under this resolution.

This Resolution is being adopted by the City of Shawano Common Council at a duly scheduled meeting on November 10, 2016.

Signed: Jeanne Cronce
Jeanne Cronce, Mayor

Signed: Karla K. Duchac
Karla K. Duchac, Clerk-Treasurer

CERTIFICATION

I, Karla K. Duchac, Clerk-Treasurer 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 Shawano City Hall on November 10, 2016. Motion by Steinke, seconded by Hoeffs to adopt the Resolution.

Vote: 6 Yes 0 No
Resolution Adopted.

Karla K. Duchac, City Clerk-Treasurer
Note: This resolution requires a two-thirds vote for approval.

REDEVELOPMENT AUTHORITY CERTIFICATION

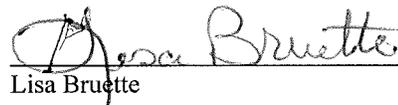
The Redevelopment Authority of the City of Shawano in Shawano County, Wisconsin hereby certifies to the City Council of the City of Shawano the following:

The Redevelopment Area No. 1 Project Plan, approved by Resolution of the City Council of the City of Shawano on November 10, 2016, is the official plan of redevelopment for the area described therein and the Redevelopment Authority will proceed to exercise the powers granted to it by Wisconsin Statute.

This 1 day of December 2016.

City of Shawano Redevelopment Authority

 Chair
Amanda Sheppard

 Secretary
Lisa Bruette

F Appendix F: RDA Meeting Minutes

REDEVELOPMENT AUTHORITY MINUTES

February 10, 2016 8:00 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Mayor Marquardt called the Redevelopment Authority to order on Wednesday, February 10, 2016 at 8:00 AM at City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Katie Sloma, Dave Kerber, Donna Hobscheid, Mayor Marquardt, Chuck Felts, N. Woody Davis and Amanda Sheppard. Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke and from SCEPI Dennis Heling.

REVIEW BY-LAWS OF THE REDEVELOPMENT AUTHORITY

- Knapp explained the By-Laws and the role of the RDA and officers, discussion ensued.

ELECTION OF OFFICERS: CHAIRPERSON, VICE-CHAIRPERSON, SECRETARY AND TREASURER

- Knapp called for nominations for Chairperson. Marquardt nominated Amanda Sheppard, seconded by Felts. No further nominations. Members present voted "Aye". Chairperson Sheppard called for nominations of Vice Chairperson. Marquardt nominated Dave Kerber, seconded by Davis. No further nominations. Members present voted "Aye". Chairperson Sheppard called for nominations of Treasurer. Knapp explained actual accounting done by City staff in accounting department. Feltz nominated Katie Sloma, seconded by Hobscheid. No further nominations. Members present voted "Aye".

OVERVIEW OF REDEVELOPMENT AUTHORITIES

- Knapp reviewed and discussed with the RDA members the powerpoint slides included in the agenda packet which explained RDA's and their role in a community.

PRELIMINARY DISCUSSION ON THE RDA DISTRICT BOUNDARIES

- Knapp explained the need to establish a "redevelopment district" and plan and reviewed the current boundary maps of TID#4 and TID#6. Members discussed the blight elimination opportunities in those districts and discussion continued around other areas of the City that may be considered in a redevelopment district.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- Sheppard asked to set a next meeting date. It was the consensus that the Authority should meet soon and often initially to start the process of establishing the District and plan. The next meeting was tentatively set for February 18, 2016 at 8:00 AM pending confirmation by consultant Gary Becker of Vierbicher.

ADJOURN

- Sheppard adjourned at 9:30 AM.

Respectfully submitted,
Brian Knapp, City Administrator

REDEVELOPMENT AUTHORITY MINUTES

March 10, 2016 8:00 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the City of Shawano Redevelopment Authority meeting to order on Thursday, March 10, 2016 at 8:02 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Kathrine Sloma, Donna Hobscheid, Chuck Felts, Alderperson N. Woody Davis, and Mayor Lorna Marquardt.

Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke, from SCEPI Dennis Heling, from Vierbicher Gary Becker, and Administrative Assistant Lisa Bruette.

APPROVAL OF THE FEBRUARY 10, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Chairperson Sheppard asked if there were any discussion or amendments to the February 10, 2016 meeting minutes. Hearing none, minutes were approved.

GENERAL DISCUSSION ON REDEVELOPMENT AUTHORITY PROCESS AND PROCEDURES

- Becker asked if there were any questions about the powers of an RDA.

E. Sheppard discussed possible boundaries and questioned what steps the RDA takes after a property is designated as blighted and RDA wants to pursue.

Discussed usage of TIF funds, possible incentives, how to communicate with owners of blighted properties before taking by eminent domain, identifying blighted properties and putting a list in order by most blighted to least blighted, and keeping the RDA plan general.

REDEVELOPMENT BOUNDARY DISCUSSION

- Kerber stated that a boundary map first needs to be set. He asked Becker to clarify what a blighted property was, does a vacant building for a long period of time considered blighted. Becker stated if the building is maintained while vacant it is not necessarily considered blighted. Boarded windows, peeling paint, rotting structure, disrepair, health and safety issues are some of the blight criteria.

Discussed impact on buildings with deferred maintenance and how it impacts the surrounding properties, using current TIF 4 and TIF 6 boundaries with some variation for the RDA boundary map, incentives for owners to update their buildings, and amending RDA boundaries in the future if needed.

Further discussed a property where the owner is willing and asking for assistance, the steps needed to proceed once the RDA plan and boundary map are approved, excess real estate, housing issues, restaurants/entertainment businesses versus retail businesses, condemnations, brownfield grants and marketing strategies.

Knapp and E. Sheppard to outline RDA boundary map and send to Becker. Becker will put together the boundary map along with the RDA plan along with letters to all blighted property owners.

OLD BUSINESS

- None.

NEW BUSINESS

- Discussed drafting a letter to property owners regarding blight and RDA to be discussed at the next meeting.

SET NEXT MEETING DATE

- The next RDA meeting will be on Friday, April 22, 2016 at 8:00 AM at City Hall. (Items for next agenda: election of officers, community communication, RDA plan and boundary map.)

ADJOURN

- Motion by Davis to adjourn, seconded by Felts. Motion carried. Meeting adjourned at 9:40 AM.

REDEVELOPMENT AUTHORITY MINUTES

April 22, 2016 8:00 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the City of Shawano Redevelopment Authority meeting to order on Friday, April 22, 2016 at 8:00 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Kathrine Sloma, Donna Hobscheid, Chuck Felts, Alderperson N. "Woody" Davis, and Mayor Jeanne Cronce.

Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, from SCEPI Dennis Heling, from Vierbicher Dan Lindstrom, and Administrative Assistant Lisa Bruette.

APPROVAL OF MARCH 10, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Kerber to approve the March 10, 2016 Redevelopment Authority meeting minutes, seconded by Felts. Motion carried by Voice Vote.

ELECTION OF OFFICERS

- Motion by Felts to retain the same officers (Sheppard as Chairperson, Kerber as Vice-Chairperson, Sloma as Treasurer), seconded by Davis. Hearing no further nominations, motion carried by Voice Vote.

DISCUSS AND POSSIBLE ACTION ON RDA BOUNDARY MAP AND THE RDA PLAN

- Dan Lindstrom from Vierbicher gave a brief background with the company. A draft plan and map were distributed with the agenda. Lindstrom reviewed the plan with the members. He will be doing a blight study of the properties within the proposed boundary map today.

Discussed the plan objectives, properties with blight, proposed boundaries, strategies, historic areas, design guidelines, residences above store fronts, marketing, community communication, TID 4 and TID 6 plans and how they fit in with the RDA plan. Further discussed, property priorities, funding sources, grants and loans.

Sheppard would like to discuss at the next meeting letters to owners with blighted property, marketing, a communication plan, and talking points.

The members will take a tour of the proposed RDA boundaries for possible changes on April 26, 2016. Lindstrom stated he will need those final boundaries as soon as possible. Eddie Sheppard to email him any changes by April 27th.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- The Redevelopment Authority will do a tour of the proposed boundaries on April 26, 2016 at 3:00 PM. Members to meet at City Hall.
- The next regular meeting will be May 26, 2016 at 8:00 AM at City Hall.

ADJOURN

- Motion by Felts to adjourn, seconded by Hobscheid. Motion carried by Voice Vote. Meeting adjourned at 10:18 AM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant

REDEVELOPMENT AUTHORITY MINUTES

April 26, 2016 3:00 PM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- The Redevelopment Authority meeting was called to order at 3:00 PM.

ROLL CALL

- Roll Call showed present for the tour: Dave Kerber, Mayor Cronce, Chuck Felts, Katie Sloma, Donna Hobscheid, Woody Davis. Absent and excused: Amanda Sheppard. Also present: Assistant City Administrator/PW Coordinator Eddie Sheppard and Zoning Administrator/Building Inspector Brian Bunke.

TOUR AND DECISION ON PROPOSED RDA BOUNDARIES

- The tour resulted in the addition of properties to the RDA showed highlighted in blue on the attached map. The added properties have been forwarded to Dan Lindstrom for inclusion.

ADJOURN

- Motion made and seconded. Meeting/tour concluded at 3:15 PM.

Respectfully submitted,
Eddie Sheppard

CITY OF SHAWANO REDEVELOPMENT AUTHORITY MINUTES

May 26, 2016 8:00 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the City of Shawano Redevelopment Authority meeting to order on Thursday, May 26, 2016 at 8:00 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Kathrine Sloma, Donna Hobscheid, Chuck Felts, Alderperson N. Woody Davis, and Mayor Jeanne Cronce.
- Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, from SCEPI Dennis Heling, from Vierbicher Dan Lindstrom, Administrative Assistant Lisa Bruette and Fred Ponschok.

APPROVAL OF THE APRIL 22 and 26, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Davis to approve the April 22 and April 26, 2016 RDA minutes, seconded by Cronce. Motion carried by Voice Vote.

REVIEW AND APPROVAL OF THE REDEVELOPMENT DISTRICT MAP AND THE REDEVELOPMENT DISTRICT PLAN

- Lindstrom reviewed the draft Redevelopment plan and boundary map. The new draft boundary map includes those parcels identified from the April 26, 2016 tour by the RDA. Lindstrom informed the members that they completed the blight study of those properties within the proposed district. Of the 377 parcels 118 had blight characteristics. Discussed vacant properties, green space and residual contamination. Reviewed the objectives and action strategies, funding, and Map #7 the RDA initial planning projects.

PUBLIC INFORMATION CAMPAIGN DISCUSSION AND APPROVAL

- Discussed letters to affected property owners and ways to inform the public (city website, newspaper, WTCH). Chairperson Sheppard will put together talking points to be discussed at the next meeting. Consensus of members that the Chairperson and Mayor will be the two main contacts. Lindstrom will email a pdf to Bruette on what an RDA is and how it works that will be posted on the City's web.

NEXT STEPS

- The next steps are the letters to all the property owners within the proposed Redevelopment Authority boundaries and setting the Public Hearing date. The Public Hearing will be on Thursday, July 14, 2016 at 6:00 PM at City Hall in the Lake Room.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- The next meeting is Thursday, June 2, 2016 at 9:00 AM at City Hall.

ADJOURN

- Motion by Felts to adjourn, seconded by Cronce. Motion carried by Voice Vote. Meeting adjourned at 9:53AM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant

REDEVELOPMENT AUTHORITY MINUTES

June 2, 2016 9:00 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority meeting to order on Thursday, June 2, 2016 at 8:00 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Kathrine Sloma, Donna Hobscheid, Chuck Felts, Alderperson N. Woody Davis, and Mayor Jeanne Cronce.
- Also present: Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke, from SCEPI Dennis Heling, and Administrative Assistant Lisa Bruette.

APPROVAL OF MAY 26, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Felts to approve the May 26, 2016 RDA minutes, seconded by Cronce. Motion carried.

PUBLIC EDUCATION DISCUSSION

- Chairperson Sheppard distributed a handout on RDA Communication Plan and Talking Points. Primary objectives are to encourage economic development, promote historic preservation, and enhance quality of life for all residents and visitors. Discussed webpage development, primary contacts (Brian Knapp, Eddie Sheppard and Dennis Heling), financing sources, meeting with Alderpersons, news media and area organizations to disseminate RDA information and the possibility of developing a tri-fold informational handout. Other organizations to reach out to are the Wolf River Builders Association and area realtors. Also discussed upcoming public hearing, TIF, blighted properties, and differences between SCEPI, SICDC and the RDA.
- Chairperson Sheppard stated the message the RDA sends is a positive one. Discussed recent developments such as Dunhams, Tom's One Stop, 153 SMS LLC, United Cooperative and Tower Clock Eyecenter. Also discussed an RDA application. Heling to submit a draft application for RDA review. RDA to let community know they are there to help those blighted properties within the RDA district. The webpage should be titled "Community Development Assistance" with a tab for Commercial/Business and one for residential. Cronce and Sheppard to talk with Tim Ryan to start getting the word out first by emphasizing the recent changes the City assisted with (i.e. Tom's One Stop, Dunham's, United Coop., etc.).

FINAL REVIEW OF MAP AND PLAN, IF AVAILABLE

- Plan and map not available yet.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- Thursday, June 16, 2016 at 7:30 AM at City Hall.

ADJOURN

- Motion by Cronce to adjourn, seconded by Felts. Meeting adjourned at 10:08 AM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant

REDEVELOPMENT AUTHORITY MINUTES

June 16, 2016 7:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority to order on Thursday, June 16, 2016 at 7:30 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Donna Hobscheid, Chuck Felts and Mayor Jeanne Cronce (arrived later).

Also present: Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke, from SCEPI Dennis Heling, Tim Ryan from the Leader and Deputy Clerk Lesley Nemetz.

Absent and excused: Katherine Sloma and Alderperson N. Woody Davis.

APPROVAL OF JUNE 2, 2016 REDEVELOPMENT AUTHORITY MINUTES

- **Motion by Kerber to approve the June 2, 2016 RDA minutes, seconded by Hobscheid. Motion carried.**

DISCUSS AND ACT ON RDA BOUNDARY RESOLUTION

- Discussion regarding changes to the map: Far west edge of the boundary was expanded up to Washington Street - adding 7 to 8 properties. The full legal description was distributed to the members as well.

Motion by Felts to approve the Resolution approving the boundary of Redevelopment Project Area No. 1 seconded by Hobscheid. Motion carried.

FINAL REVIEW OF RDA PLAN BEFORE THE PUBLIC HEARING ON JULY 14, 2016

- Dave Kerber questioned a few items within the Project Plan: Pages 5 and 8 referred to residential improvements; while there are residential properties located within the boundaries, the RDAs primary focus will remain on commercial buildings, but this does give them the opportunity for downtown businesses to be rehabbed and the apartments upstairs to be redone as well.

Page 9; Section 4.1(2) "cold" should be "code".

Page 18; Kerber questioned if there was a cap on the SCEPI Revolving Loan Fund as there is a \$100,000 maximum stated. It was decided by the RDA to remove that last sentence within the paragraph as that should not have been included.

Motion by Kerber to move forward with RDA Plan as amended above, seconded by Hobscheid. Motion carried.

DISCUSS TALKING POINTS AND ANY ADDITIONS

- Chairperson Sheppard and Mayor Cronce will be having a meeting with Council Members tonight at 6:00 pm to go over the RDA Boundaries and Plan to answer questions and make sure that everyone is on the same page when residents have questions or concerns.
- Further Discussion regarding Talking Points:
 1. The RDA is one avenue to help with blight problem while using current resources.
 2. Explain how the RDA works with the TIF District. RDA will look at long term goal, there may not be an immediate return.
 3. East Central Planning meeting to discuss the "big picture".
 - a. BID and SICDC will do exercises as well.
 4. Look at what the RDA list has compared to what the community is saying, are the same properties being discussed twice? Does the Community want the same buildings fixed that the RDA does?

5. Stay Focused on the RDA's objectives
 - a. Encourage Community Development
 - b. Preserve Historic Buildings
 - c. Improve Quality of Life
6. Need to make sure that we get the message out that this is a positive thing, a helping tool for the community.
7. Use same line of discussion as the City did with the creation of TIF 6.

- Need to work on website to provide accurate information to the public.

REVIEW RDA LETTER

- Sheppard stated that there needed to be an introduction paragraph. RDA decided to move paragraph 4 to the beginning to give a better overview and introduction as to what the RDA will be doing. Nemetz to proof for grammar and punctuation.

NEXT STEPS

OLD BUSINESS

- Dennis Heling mentioned that he was volunteered to redraft the application for programming will have separate application for RDA and SICDC. Different questions and criteria for the forms.
- Dennis is also looking at ways to do street-scaping at vacant buildings (i.e. murals, banners, etc.) More esthetically pleasing to the eye. A task force has been created to look at options, has looked at different things being done around the US.

NEW BUSINESS

SET NEXT MEETING DATE (Reminder: Public Hearing before RDA 07/14/2016 at 6:00 PM at City Hall)

- Next meeting to be held after the Public Hearing on July 21, 2016 at 7:30 am

ADJOURN

- **Motion by Felts to adjourn meeting at 8:25 am, seconded by Hobscheid. Motion carried.**

REDEVELOPMENT AUTHORITY MINUTES

July 12, 2016 8:00 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority to order on Tuesday, July 12, 2016 at 8:04 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Donna Hobscheid, Chuck Felts, Kathrine Sloma, Alderperson N. Woody Davis and Mayor Jeanne Cronce.

Also present: Assistant City Administrator/PW Coordinator Eddie Sheppard, City Administrator Brian Knapp, Zoning Administrator/Building Inspector Brian Bunke, and Administrative Assistant Lisa Bruette.

APPROVAL OF JUNE 16, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Kerber to approve the June 16, 2016 RDA minutes, seconded by Cronce. Motion carried.

DISCUSSION ON RDA TOPICS

- Discussed how the July 14th Public Hearing will go. Blight has already been determined and the boundary has been approved by the RDA. The PH is strictly on the project plan. Also discussed the three letters received by property owners; RDA talking points; emphasis on revitalization not eminent domain; priority of the blighted properties; financial impact; and how to reach out to the public and property owners.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- Next meeting dates: July 14, 2016 at 6:00 PM at City Hall and July 21, 2016 at 7:30 AM at City Hall.

ADJOURN

- Motion by Hobscheid to adjourn, seconded by Felts. Motion carried. Meeting adjourned at 8:43 AM.

CALL TO ORDER

- Mayor Cronce called the Common Council meeting to order at 6:30 pm.

SILENT PRAYER

PLEDGE OF ALLEGIANCE

ROLL CALL

- Council Members Present: Mayor Jeanne Cronce, Alderperson N. Woody Davis, John Hoeffs, Lisa Hoffman, Bob Kurkiewicz, Sandy Stienke, and Rhonda Strebel.
- Staff Present: City Administrator Brian Knapp, City Attorney Tim Schmid, Parks and Recreation Director Matt Hendricks, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Police Chief Mark Kohl, Zoning Administrator Brian Bunke and Deputy Clerk Lesley Nemetz
- Others Present: Dennis Heling (SCEPI), RDA Chairperson Amanda Sheppard, Chamber Reps Nancy Smith and Patti Peterson, concerned citizens and media.
- Absent and excused: Clerk-Treasurer Karla Duchac

REPORT OF CLERK FOR COMPLIANCE WITH OPEN MEETING LAW

- Deputy Clerk reported compliance with the Open Meeting Law.

APPROVAL OF AGENDA AND/OR OTHER MATTERS AUTHORIZED BY LAW

- **Motion to approve agenda. Steinke/Strebel. Motion carried 6-0.**

APPROVAL OF COMMON COUNCIL MINUTES OF JUNE 8, 2016

- **Motion to approve minutes. Kurkiewicz/Hoeffs. Motion carried 6-0.**

BUSINESS FORUM

- *Presentation by SAM25 on the 2015-2016 facility statistics.*

Muffy Culhane from Sam25 gave a presentation regarding the success of the first year of Sam25. Muffy thanked the City of Shawano for their continued support of their mission. They will be going through their policy and procedures manual to make sure that the program continues to run smoothly. They are looking into medical and dental care in the future. Sam25 provided over 600 nights of stays to approximately 58 people in their first year.

- *Presentation by the Shawano Country Chamber (Nancy Smith & Patti Peterson) regarding the Shawano Area Tourism Assessment.*

Nancy Smith presented on the current Tourism Assessment that was conducted in 2015. There were approximately 430 people surveyed, which included visitors and residents. In 2015 visitors spent \$62 Million in Shawano County, which supported 886 jobs. There were 8 key elements that people stated brought them to the Shawano County area, including: Shawano Lake, Wolf River, Casinos, Atmosphere, dining, Sun Drop, and friendly people.

CITIZEN RECOGNITION

Mayor Cronce recognized Retired Fire Chief Doug Knope for his 50 plus years of service to the City of Shawano. The

City appreciates all of his efforts to make the fire department work as well as it does.

REPORTS:

Mayors Report

Department Reports

- Mayors Report: Mayor Cronce stated that she had a group of boy scouts come to learn about government- she was impressed by their maturity and the amount of questions they asked showing their interest. She also stated that there had been a couple younger school groups that had come through and toured City Hall, the Police Department and the Fire Department.
- Chief Kohl: This coming Saturday will be the City/County Police Auction. Today was the first "Cone with a Cop" at Dairy Queen; there was a great turn out. Thank you to the local Dairy Queen as well as the Corporate office. Would like to continue this program in the future. Chief Kohl also provided a report to the Council outlining the calls that came in over the last month.
- Matt Hendricks: Arlington Park equipment update is completed; this includes a generation swing as well as making the park more ADA accessible. Franklin Park is on schedule - everything is graded with the seeding set to begin August 15th. The Parks and Rec Department has received several outside source donations this past month totaling \$95,000. These include a \$30,000 tourism grant for Phase I of Franklin Park, \$50,000 for Smalley Park to help with the costs of the new storage building and \$15,000 from Rotary. The summer programs were extremely successful this year, and the department is in the process of working on the Fall programs and looking to expand those as well. The foundations for the monuments at Spirit of Shawano park have been installed, with the monuments projected to be placed by September. There will also be soft lighting installed by both of the statues.
- Brian Bunke: at the end of June 2016 there have been 267 permits issued, compared to 124 at this time in 2015. So far there has been \$14.168 million in construction going into the City compared to \$1.9 Million last year.
- Eddie Sheppard: Construction updates; Evergreen Street is back on track, anticipate the sidewalk to go in tomorrow with the first layer of asphalt going in next week. Should be over soon. Eagle Street will begin in early August, should be completed by September. The Airport Drive project is projected to begin August 1st, there will be detours, the project should be completed by October 1st. The City is working closely with the DOT on this project.
- Brian Knapp: SMU had some transformer issues, however the new transformers were installed and online last Monday, so they are back to full strength. Stated that Sam25 have been good neighbors and tenants and that he is very thankful for all they have done for the community. Knapp also discussed the Belmark project - looking forward to the next steps of this company coming to Shawano (which includes passing a resolution for a Conditional Use permit as well as the land transfer at next month's meeting). The City will be requesting bids for the reconstruction of Engel Drive and that needs to be roughed in by the end of 2016.

SOUND OFF – PUBLIC INPUT

- There were many residents in attendance at the meeting tonight that spoke in regards to the RDA boundaries as well as other issues.
- John Baird (217 E 5th Street); discussed that he was part of the TIF district; deteriorating driveway; did not like that their gardens are considered blighted due to encroachment; their purpose is to provide space for animals in the area.
- Mark Huntington (N5890 Wolf River Road): Feels that the City is putting the cart before the horse by passing Resolutions 97-16 and 98-16 before the having a public hearing. Would like those two resolutions tabled.
- Doug Burris (343 Channel Trace); Doug feels that this is the wrong direction. Feels that we should be helping small businesses not all the big ones. The sign ordinance makes it difficult for the businesses along Main Street to get their name out there when the signs are against the buildings and there are large trees blocking them. Signs can't be read from the same side of the street you are walking on.
- Tony Kordus (Attorney for Shawano County); the Public properties committee asked him to speak on behalf of

the County in regards to two properties that are within the boundaries of the RDA district. Mainly the Historical Society - County was surprised that this property was on the list of blighted properties. Stated that the county finds it inappropriate to be included in the plan.

- Rich Belongia (R&R Recycling); discussed the potential for property values to decrease once you are in an RDA district. Also discussed the City of Detroit going through a similar process. Would like to know where the tax dollars are going. Will there be an adverse affect on sales of properties?
- Tom Peer (202 S Union) would like to know why the Antenna Resolution is being put on the agenda. Questioned the need for it and asked if there have been problems. Stated that it will be putting those in the antenna business in trouble. Makes it unfair to businesses; it should be put on the cable companies as well.
- Jamie Besaw (W4553 Spruce Road); also an antenna installer; against the proposed Resolution. His biggest issue with the site survey is the signal acquisition, safety equipment, etc. This will only add more cost to the customer receiving the service. Will hurt him as a business person.
- Bruce Milavitz (340 River Pine Drive); not within the boundary, but is adjacent. Would like to know as a citizen what is the due process for those that are on the RDA list. Are they giving up rights, how do you get off the list, and how will businesses coming in to our area look at our community having an RDA blighted area. Are you on the list forever, or is there a way to get off the list once you complete what is asked of you?
- Deb Noffke (309 W Division Street); feels that the math does not add up as there are buildings and other developments that have already had improvements done to them, making the RDA stretch to reach their 50% blighted numbers. Stated that the City should have told the residents about their rights to submit a written complaint regarding this process.
- Kim Christenson (922 S Lafayette); discussed the family business (Radio Shack); is there enough City funds to provide grants to those within the district? discussed the photos being old as well as other buildings possibly missing from the list.
- Marlyn Noffke (W4620 Slab Road, Bonduel); feels that the RDA stretched to get to its needed percentage of blight. Business Community built Shawano, something everyone needs to remember. Feels this is a mean-spirited anti-business policy.
- John Mondus (1300 E Green Bay Street - Anellos); concerned that his new 2 month old building is being considered blighted within this project as well as the error in property lines within the map. Would like to know how to get off of the listing.
- Terry Hilgenberg (415 Riverside Drive); discussed opportunity; new administration, etc. Asked the Council to defer the action tonight to get more public comment on this topic. Also, to allow public comment to be 3 minutes instead of 2 minutes. Perhaps get some good information at the Public Hearing to do some "tweaking" of the plan. Continue to work together to solve the problems that the City has.
- Jim Oberstein (1221 E Ridlington); Would like to know if the City had the authority to send the letter to the property owners in the first place or should it have come from the RDA? Money spent to get to this point in the process. Discussed WI Statutes regarding this topic. Feels that there are too many red flags being raised to take a vote at this time.
- Ron Erdman (Town of Richmond); Owns 1/2 property that R&R Recycling is located on. Feels that Council should wait on the vote until after tomorrow night's Public Hearing.
- Amy Zeinert (County Supervisor District 4) - Disappointed in the process; feels that the Council should postpone their vote until after the public hearing.
- Sandra King (125 N Andrews) - discussed her property and the improvements that were going to be required to fix up her home she purchased to utilize to hold office hours for her practice. Has since had to rent office space on Green Bay Street. Feels that her property value has been kept low regardless of the improvements she has made over the years.
- Tony Zielinski (W7652 Riverside Drive) - Some of his properties are listed as blighted. Feels that many of his properties are not actually blighted. Concerned as to what the rate and term would be when he has to re-appraise his properties in the future. Would like to postpone the decision until after tomorrow night to work together and come up with a plan that would work for everyone.

CORRESPONDENCE

- Discussion/Action of the Culpepper & Merriweather Circus (being sponsored by the Rotary Club of Shawano) Friday, August 19th and Saturday, August 20th at the parking lot located to the north of Memorial Park.

Motion made to allow the circus to come to town on the above stated date. Steinke questioned the parking in the area. Strebel asked if there were any tournaments being held that weekend at Memorial Park. Hendricks stated that the tournament season would be over by that time. **Steinke/Hoeffs. Motion carried 6-0.**

- Safe Haven Thank you letter to the City of Shawano

COMMITTEE AND COMMISSION REPORTS

- None.

RESOLUTIONS/ORDINANCES

Resolution No.94-16 was read by the clerk.

Motion to approve appointments to Tree Advisory Board and Senior Citizens Commission. Kurkiewicz thanked Gerry Stephens for all her hard work and dedication of her time to the Tree Board over the years. **Hoeffs/Kurkiewicz. Motion carried 6-0.**

Resolution No.95-16 was read by the clerk.

Motion to approve amendment to the Fire Protection Agreement as recommended by Finance Committee. Strebel/Kurkiewicz. **Motion carried 6-0.**

Resolution No.96-16 was read by the clerk.

Motion to bring Resolution 96-16 to approve License/Permit and Fee Schedule as recommended by Finance Committee to the floor. Kurkiewicz/Strebel. Motion carried 6-0. Discussion regarding if there was a fee before. Knapp explained that this was a new fee for an existing requirement. Knapp and Bunke explained that this was intended to be for HAM radio type antennas (Personal Communication Tower), not small TV antennas. Discussed a potential revision to get a better definition. **Motion to layover Resolution 96-16 until further research and discussion can occur. Steinke/Strebel. Motion carried 6-0.**

Resolution No.97-16 was read by the clerk.

Approve Resolution ratifying the Redevelopment Authority Resolution approving the boundary of Redevelopment Project Area No. 1 as recommended by the Redevelopment Authority.

- **Motion to approve Resolution 97-16. Davis/Kurkiewicz.**

Discussion: Steinke asked the Council to postpone until after the Public Hearing due to the request of the public. Hoeffs stated that he would agree with Steinke. Knapp proceeded to explain the process in which Resolutions 97-16 and 98-16 are statutorily required in order to proceed with the Public Hearing and the discussion regarding the RDA Plan. These Resolutions before Council tonight are only approving the boundary of Redevelopment Project Area No. 1 as well as instructing the RDA to come up with a Plan for the Project area and to bring it forward to the public for comment. Knapp further explained that the Council was not approving the actual Plan tonight. Kurkiewicz wanted to hear discussion to get questions that were posed by the citizens during the public comment answered by the City as well as the representative Quasain from Vierbicher. Strebel asked that if we approved the resolutions does that mean that those that are included in the district are considered blighted?

Quasain continued that if a property was fixed up per the definition within the plan it would no longer be considered blighted. There are many factors that can lead to a property being considered blighted; peeling paint, code violation, gravel driveway, nonconforming use, etc.

Strebel asked when the study was completed. Some of the properties that are included have had substantial improvements completed. Quasain stated that the study was completed around April 2016. Knapp further explained that nearly all the properties that are within the RDA boundary are all part of either TID 6 or TID 4, which are blight elimination districts. TID 6 was created in 2014. The finding of more than 50% of blight within TID 6 were found when TID 6 was created. Those properties within TID 6 did receive a letter at that time explaining that they were part of a blight elimination district.

Knapp further explained that during the Public Hearing is where the Council and RDA could discuss what properties are included in the boundary of Project Area #1.

Schmid stated that the first thing Council would have to do is set the outer boundary of Project Area #1, and that the Public Hearing would then discuss the plan of what should happen within the boundary of the Project area.

Hoffman asked if those properties that are no longer considered blighted were removed from the plan would there still be the required 50% blight determination in order to have a Redevelopment Authority. Knapp stated that currently there are just under 51% of properties considered blighted within the boundary of Project Area 1. If removed some properties from the boundaries, there is the potential of falling below the 50% required amount.

Knapp and Schmid explained that Resolution 98-16 does not list out the properties one by one, and that all Council would be stating if they approved that Resolution is that there is at least 50% of the properties located within the proposed boundary that are blighted. The discussion regarding the Plan that would be take place after the Public Hearing is when the individual properties would be discussed.

Kurkiewicz called on Chairperson Amanda Sheppard to further explain process. Sheppard then explained the process that the RDA is going through, as far as what Council would be approving with the two Resolutions before them in order for the RDA to move forward with the conversation with the public.

Davis withdrew original motion to approve Resolution 97-16. Kurkiewicz withdrew second for approval of Resolution 97-16.

Motion to refer Resolution 97-16 and 98-16 back to the RDA to re-evaluate the boundaries of Project Plan Area 1. Steinke/Hoeffs. Discussion: Kurkiewicz asked again for the questions that were posed by the citizens to be answered. Steinke asked if the RDA could still have their meeting without their Public Hearing. Schmid stated that the RDA could still have their meeting depending upon what was on their agenda. Due to the agenda for the RDA currently only having the Public Hearing on it, an amended agenda would have to go out in order to have a place for public comment/discussion. There is a 24 hour rule in posting for an open meeting. Knapp asked if this instance would be classified as an emergency to be able to forgo the 24 hour requirement. Schmid stated that he did not feel that this would be considered an emergency, which would not allow for a revised agenda to go out, therefore not allowing the RDA to hold their meeting for open discussion (not a public hearing) with the public tomorrow night.

Kurkiewicz asked how much has been spent so far to get to this point? Knapp stated that there has been approximately \$19,000 so far in consulting fees and mailings, there would be \$12,000-\$13,000 in additional costs to start over.

Sheppard asked the Council what it was that they are asking the RDA to do as far as the boundary is concerned. What are their concerns. Knapp stated that staff and the consultants felt that duplicating the boundaries that were established for TID 6 and TID 4 made sense. Because all the properties that had blight determination today, had a blight determination 2 years ago (TID 6) and 8 years ago (TID 4).

Quasain informed the Council that even if they did not approve the boundaries for the RDA Plan, that TID 4 and TID 6 are still in place as blight elimination districts, that doesn't go away.

Hoffman asked what the goal is for the area. If the goal is to improve the retail areas along Main and Green Bay Street, then why including residential properties. Quasain explained that by included residential properties as well as commercial properties in to the plan, that would open up funding options to both types of properties to improve. Also, that when someone comes in to look at the area, they look at not just the specific area, but the area surrounding. Which is most cases are residential in nature surrounding the retail corridors.

Hoffman asked why does the Redevelopment area need to exist if we already have TID 4 and TID 6 established as blight elimination districts? Knapp stated that while everything that the City may consider doing under this plan is already within the powers of the City Council, by having an RDA it is statutorily set up to make the process more transparent, as there the required public hearings, etc. The City Council would not need a public hearing to condemn a property, however the RDA does. There are other advantages to having the statutory umbrella of the RDA. Quasain explained that some of the advantages include: the ability to bond, specialized loans, forgivable loans. It is up to the RDA and Council to determine what types of programs will be available.

Strebel asked if being within the district would affect values. Quasain explained that it would not affect the assessed value of a property. Knapp explained that the reason that the value of TID 6 dropped, was in part due to the fire at Anellos as well as the reevaluation of several properties in that area that are continuing to fall further into disrepair. He further stated that if something isn't done, we will possibly continue to see reductions in property values throughout the City that support the activities of the City.

Steinke asked where the funding would come from for the RDA. Knapp stated that funds would primarily come from the TID districts, however, the RDA can bond directly without affecting the City's bonding authority. Quasain explained that the RDA is a separate organization, a municipal corporation.

Knapp proposed an alternative to the Council, should they want to revisit the current motion on the floor and allow the Public Hearing to move forward as planned. Under the direction of the Council and information they are provided by the Public at the Public hearing, the RDA could propose an amendment to the boundary along with their plan that the Council then considers, and if the Council does not approve of the boundary or plan, they can send back to the RDA for further revisions. This alternative would keep the ball rolling. Until the Plan is approved the RDA cannot fully function. The Plan can go back and forth between the RDA and Council until everyone is satisfied.

Hoffman asked to clarify that by passing these resolutions, the Council would not be given any additional authority that what is already has. Knapp and Schmid stated that that was correct.

Kurkiewicz reasked the question regarding the authority of the City to send the letters. Knapp stated that the RDA directed the City staff to send the public hearing notifications. Schmid also stated that it was part of the RDA meeting minutes that the RDA reviewed the letter and made modifications to said letter.

Nemetz re-read the Motion currently on the table, which is to refer Resolutions 97-16 and 98-16 back to the RDA for review.

Roll Call Vote. Ayes: Steinke, Hoeffs, Kurkiewicz, Strebel, Hoffman. Nays: Davis. Motion carried 5-1.

Resolution No.98-16

Approve declaring Redevelopment Project Area No. 1 a blighted area as recommended by Redevelopment Authority

(Resolution 98-16 was referred back to the RDA per the prior roll call vote along with Resolution 97-16)

Resolution No.99-16 was read by the clerk.

Motion to approve 2016 Hot Mix Asphalt program as recommended by Field and Finance Committees.

Hoeffs/Hoffman. Motion carried by Roll Call Vote. 6-0. Ayes - Hoeffs, Hoffman, Kurkiewicz, Steinke, Strebel, and Davis. Nay's: None.

Resolution No.100-16 was read by the clerk.

Motion to approve final resolution authorizing public improvement and levying special assessments against benefited property as recommended by Field and Finance Committees. Kurkiewicz/Steinke. Motion carried 6-0.

Resolution No.101-16 was read by the clerk.

Motion to approve increase in City's long term Irrevocable Line of Credit as recommended by Finance Committee. This is for the landfill. Kurkiewicz/Hoeffs. Motion carried by Roll Call Vote 6-0. Ayes: Kurkiewicz, Hoeffs, Davis, Hoffman, Strebel and Steinke. Nays: None.

Resolution No.102-16 was read by the clerk.

Motion to approve Wisconsin DOT Functional Classifications for roads within the City of Shawano as recommended by Field Committee. Kurkiewicz/Steinke. Motion carried 6-0.

Resolution No.103-16 was read by the clerk.

Motion to approve Memorandum of Understanding between the City of Shawano and the Shawano Ski Sharks as recommended by Park and Rec Commission and Finance Committee. Davis/Hoeffs. Motion carried 6-0.

Resolution No.104-16 was read by the clerk.

Motion to approve engineering contract with Strand Associates for Smalley Park development as recommended by Park and Rec Commission and Finance Committee. Kurkiewicz/Hoffman. Motion carried by Roll Call Vote 6-0. Ayes: Kurkiewicz, Hoffman, Strebel, Steinke, Davis and Hoeffs. Nays: None.

BILLS AND CLAIMS

APPROVAL OF APPLICATIONS FOR BEVERAGE OPERATOR'S LICENSES

- **Motion to approve applications for Beverage Operators Licenses. Strebel/Kurkiewicz. Motion carried 6-0.**

APPROVE APPLICATION FOR AMENDMENT TO ALCOHOL LICENSE PREMISE

- TSB, INC (Brickstone Inn) Date: July 30, 2016
622 E Green Bay St, Shawano Time: 2:00 pm - 10:00 pm
*Boundary extension to only include the area between the Brickstone Building and Positive Electric.
- **Motion to approve amendment to alcohol license boundary for single event. Steinke/Strebel. Motion carried 6-0.**

APPROVE TEMPORARY CLASS "B" PICNIC LICENSE APPLICATIONS

- Shawano Lakers Baseball Dates: June 26, 2016; July 17, 2016 &
Memorial Park (Elizabeth & Lincoln St) August 7, 2016
Bottom Concession Stand
- **Motion to approve temporary Class "B" picnic license application. Steinke/Davis. Motion carried 6-0.**

RESCIND AND APPROVE LIQUOR LICENSE APPLICATION

- Rescind Combination "Class A" Liquor and Class "A" Beer License for Anew Tea Emporium.
- Approve "Class A" Liquor License for Anew Team Emporium.
- **Motion to rescind current combination "Class A" Liquor and Class "A" Beer license for Anew Tea Emporium and to approve a "Class A" Liquor License application for Anew Tea Emporium. Steinke/Hoeffs. Motion carried 6-0.**

REDEVELOPMENT AUTHORITY MINUTES

July 21, 2016 7:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority to order on Thursday, July 21, 2016 at 7:30 PM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Donna Hobscheid, Chuck Felts, Kathrine Sloma, Alderperson N. Woody Davis and Mayor Jeanne Cronce.

Also present: Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke, City Attorney Tim Schmid, Dennis Heling from SCEPI, Alderperson Lisa Hoffman, Alderperson Bob Kurkiewicz, Deb Noffke, John Baird, Tim Ryan, and Administrative Assistant Lisa Bruette.

APPROVAL OF THE JULY 12, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Kerber to approve the July 12, 2016 Redevelopment Authority minutes, seconded by Felts. Motion carried by Voice Vote.

DISCUSS FUTURE STEPS OF RDA

- Chairperson Sheppard stated the July 14th Public Hearing was cancelled as Council moved to send back the RDA boundary and project plan to this committee. She stated there is confusion within the community of what the RDA does and what the boundaries mean to them as property owners and more education needs to take place.

Eddie Sheppard stated that City Administrator Brian Knapp, Mayor Jeanne Cronce and himself spoke with the consultants (Vierbicher) about where the RDA goes now. The plan is to set up a meeting with Council to see how they want to proceed and then an Open House for property owners and residents to voice their issues before the resolutions go back to Council and another Public Hearing date is set. He further stated that even if you are in the blighted RDA district it does not affect your property value and does not go on your deed, the only affect on property values will be if you fix your property up or let it deteriorate.

The RDA discussed staying with the current boundaries and project plan, TIF 4 and TIF 6 district, letter to property owners and the sentence about eminent domain (per WI Stats it must be in the letter), Tom's One Stop recent changes, the need for education to the public, and the identified top 10 projects as shown in plan.

Mayor Cronce stated that the word "blight" is not our word but what the WI Statutes states. Further the general public wants the City to do something about the vacant and blighted buildings in our City, this is the first step.

City Attorney Schmid reminded the RDA that Council still needs to approve the boundary and project plan before RDA can proceed any further.

Eddie Sheppard stated the RDA needs direction from Council. He will set up a meeting time for the RDA to meet with Council and our consultant and then hold an Open House forum.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- No date set at this time.

ADJOURN

- Motion by Felts to adjourn, seconded by Cronic. Motion carried. Meeting adjourned at 8:20 AM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant

CALL TO ORDER (COUNCIL AND RDA)

- Mayor Cronce called the Common Council and Redevelopment Authority meeting to order at 4:30 p.m.

SILENT PRAYER

PLEDGE OF ALLEGIANCE

ROLL CALL (COUNCIL AND RDA)

- Council Members Present: Mayor Jeanne Cronce, Alderpersons N. Woody Davis, John Hoeffs, Lisa Hoffman, Bob Kurkiewicz, Sandy Steinke and Rhonda Strebel.
- RDA Members Present: Mayor Jeanne Cronce, Alderperson N. Woody Davis, Chuck Felts, Donna Hobscheid, Dave Kerber, Amanda Sheppard and Katherine Sloma.
- Staff Present: City Administrator Brian Knapp, City Attorney Tim Schmid, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Police Chief Mark Kohl, Zoning Administrator Brian Bunke and Clerk Treasurer Karla Duchac.
- Absent and excused: Parks and Recreation Director Matt Hendricks
- Others Present: Quasan Shaw from Vierbicher and Associates, concerned citizens and media

REPORT OF CLERK FOR COMPLIANCE WITH OPEN MEETING LAW

- Clerk Treasurer reported compliance with the Open Meeting Law.

APPROVAL OF AGENDA AND/OR OTHER MATTERS AUTHORIZED BY LAW

- **Motion to approve agenda. Hoeffs/Strebel. Motion called by voice vote 6-0.**

PRESENTATION FROM VIERBICHER AND ASSOCIATES REGARDING THE REDEVELOPMENT AUTHORITY AREA 1 BOUNDARY

- Eddie Sheppard introduced Quasan Shaw from Vierbicher and Associates who gave a presentation regarding the redevelopment authority area 1 boundary. He gave an overview of the RDA, the purpose of the RDA, what the RDA can do, area planning process and blight determination requirement.

DISCUSSION REGARDING RECONSIDERATION OF REDEVELOPMENT AUTHORITY AREA 1 BOUNDARY BETWEEN COUNCIL AND RDA

There was discussion between the RDA and Common Council regarding RDA Area 1 boundary.

- there is a misunderstanding of what blighted property is - it can be unutilized vacant land not just buildings. A good example of this is the old Werbelow Beverage property.
- the historical society property is included in the area 1 boundary since it is considered brown field property with contamination. With the addition of this property, it opens up additional available funding sources to help improve those districts.
- RDA ratio measurement is 50% of the number of parcels not 50% of total evaluation. Evaluation is for the creation of a TIF district.
- With a RDA in place the Council does not give up control of the City. A RDA still needs approval for boundary and project plans. Council has final say.
- properties get off the blighted list by sending a letter to the RDA which the RDA reviews for compliance. A label of blight has no barring on the value of property. Physical appearance will affect property value thus

property taxes.

- RDA can purchase property. RDA does not decrease property values. A decrease in property values are due to the condition of the properties. In fact, RDA will increase property values.
- Benefits of RDA versus City - RDA provides for more public input than a Council; RDA can borrow funds and a RDA can purchase, fix up and sell properties easier since cities may need to go out for bonding.
- State Statute 66.133 provides for a "due process" for the RDA. Concerns about the plan require a written objection be filed, in addition to public hearings, etc. The public has many options to have their concerns addressed.
- If Council wants to make changes to the RDA boundary plan, it needs to be done before the plan is approved.
- Council members did not have an issue with the boundary plan itself but rather more with the establishment of the boundary area.
- Establishing a boundary area is just one step in this project which requires a public hearing. The next step is to approve the plan.

RECOMMENDATION TO COUNCIL BY RDA REGARDING RECONSIDERATION OF REDEVELOPMENT AUTHORITY AREA 1 BOUNDARY

- **Motion to recommend to Council approving RDA area 1 boundary. Sheppard/Kerber. Motion carried by voice vote 7-0.**

APPROVAL OF COMMON COUNCIL MINUTES OF JULY 13, 2016

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

BUSINESS FORUM

- None.

CITIZEN RECOGNITION

- None.

REPORTS:

Mayors Report

Department Reports

- Mayor - Cronce said the Fire Department held their annual "Fill the Boot" campaign for the Muscular Dystrophy Association (MDA). They raised approximately \$6,000. They will be doing this campaign again at the City Christmas Parade. All the money collected stays locally.
- Kohl - PD Chief gave a report on the Department of Correction (DOC) house on Union and Richmond Street with no big issues to report (no criminal activity). However, on 8/10/16, they had 2 residents who had violated the house rules.
- Knapp - Brian said SMU has a sewer utility rate case pending.

SOUND OFF – PUBLIC INPUT

- John Baird (217 5th Street) - said presentation was excellent and sent his concern onto Brian Knapp regarding the proposed boundary area.
- Bart Huntington (N5890 Wolf River Rd) - questioned why there is no public comments at RDA meetings; questioned the number of properties needed; and in regards to the boundary area, who is paying for changing the RDA boundaries.
- Jim Oberstein (1221 E Riddlington Ave) - is confused with the procedure for boundary approval and public hearing. Attorney Schmid said the boundary is approved by Council, then there is a public hearing regarding

the project plan, then Council approves the project plan. Mr. Oberstein discourages the approval of Resolution 97-16 and 98-16 for there were several major issues addressed at the last Council meeting with them not yet being resolved.

- Deb Noffke (309 E Division St) - the declaration of blight is her concern.
- Bruce Milavitz (340 River Pine Dr) - concerned with the due process, why the RDA is necessary if the City can purchase property and what is the benefit to having an RDA. RDA provides an increase in financial benefits for the schools, County and City by way of increase in property values thus affecting the property tax roll.

CORRESPONDENCE

- Mayor read a thank-you note from the Red River Riders.

COMMITTEE AND COMMISSION REPORTS

- Hoeffs said the library board has started an Ad Hoc committee to look into the usage charges among surrounding libraries.

RESOLUTIONS/ORDINANCES

Resolution No.97-16 was read by the clerk.

Motion to bring Resolution 97-16 ratifying the Redevelopment Authority approving the boundary of Redevelopment Project Area No. 1 as recommended by the Redevelopment Authority to the floor for discussion. Bob Kurkiewicz/John Hoeffs

Motion carried by voice vote 6-0.

- Schmid - Tim said the City is Ok to proceed without fines (question addressed during public comment).
- Knapp - Brian said the notice requirement by law was met.
- Steinke - Sandy said the goal of the RDA is to get the boundary area approved so properties within the area are maintained and/or fixed up to increase tax base so everyone benefits.
- Strebel - Rhonda said the Council tonight is only approving the boundary area not the plan; that needs a public hearing.
- Sheppard - Eddie said in addition to any public hearing, there will be public workshops for concerns, questions and answers.
- Hoffman - Lisa said public comments do matter to the Council. She is no longer concerned with the RDA. The City has no advantage in owning properties and doing nothing with them. Taking property off the tax roll is not a focus of the RDA. The Council is the checks and balance of the RDA.

Resolution No.98-16 was read by the clerk.

Motion to approve declaring Redevelopment Project Area No. 1 a blighted area as recommended by Redevelopment Authority. Bob Kurkiewicz/John Hoeffs

Motion carried by voice vote 6-0.

MOTION BY RDA TO ADJOURN RDA MEETING

- **Motion to adjourn the RDA. Kerber/Felts. Motion carried by voice vote 7-0.** Time being: 6:27 p.m.

RESOLUTIONS/ORDINANCES CONTINUED

Resolution No.105-16 was read by the clerk.

Motion to approve writing off outstanding and uncashed checks as recommended by Finance Committee. Rhonda Strebel/Sandy Steinke

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

Resolution No.106-16 was read by the clerk.

Motion to approve Conditional Use Permit for Flex II, LLC as recommended by Plan Commission. Sandy Steinke/Woody Davis

Motion carried by voice vote 6-0.

Resolution No.107-16 was read by the clerk.

Motion to approve City of Shawano owned vacant land sale to Flex II, LLC as recommended by SICDC, Plan Commission and Finance Committee. Rhonda Strebel/Sandy Steinke

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

Resolution No.108-16 was read by the clerk.

Motion to approve City of Shawano and Shawano Municipal Utilities auditing service for the twelve (12) month periods ending December 31, 2016, 2017, 2018, 2019 and 2020 as recommended by Finance Committee. Bob Kurkiewicz/John Hoeffs

Motion carried by voice vote 6-0.

Resolution No.109-16 was read by the clerk.

Motion to approve City of Shawano and Shawano Municipal Utilities Safety and Compliance Manual as recommended by Safety Committee. Rhonda Strebel/Woody Davis

Motion carried by voice vote 6-0.

Resolution No.110-16 was read by the clerk.

Motion to approve amendment to City of Shawano License, Permit and Miscellaneous Fee Schedule as recommended by Finance Committee. Sandy Steinke/Bob Kurkiewicz

Motion carried by voice vote 6-0.

- Steinke - Sandy commented this means the service is free; registration and bike tags are free.
- Chief Kohl - Mark said individuals need to bring their bikes to the City Police Department. The department will record the bike's make/model/serial number along with owner's information.

Resolution No.111-16 was read by the clerk.

Motion to approve Certified Survey for the City of Shawano to combine four lots into two along Sunset Avenue as recommended by Plan Commission. Rhonda Strebel/Woody Davis

Motion carried by voice vote 6-0.

Resolution No.112-16 was read by the clerk.

Motion to approve Certified Survey for the City of Shawano to combine two lots into one at the end of Smalley Street as recommended by Plan Commission. Rhonda Strebel/Sandy Steinke

Motion carried by voice vote 6-0.

- Knapp - Brian said in order to sell the property, there will be a proposal for foundation removal on one of the sites so there are no issues later on.

Resolution No.113-16

Motion to dispense with the resolution reading. Steinke/Kurkiewicz. Motion carried by voice vote 6-0.

Motion to approve 2016 Asphalt Rejuvenation Program as recommended by the Field and Finance Committees. Sandy Steinke/John Hoeffs

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

Resolution No.114-16

Motion to dispense with the resolution reading. Steinke/Hoeffs. Motion carried by voice vote 6-0.

Motion to approve change in estimated cost for Airport Drive welcome sign as recommended by Finance Committee.

Bob Kurkiewicz/Woody Davis

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

Resolution No.115-16 was read by the clerk.

Motion to approve additional City owned property to the 2016 Hot Mix Asphalt (HMA) program as recommended by Finance Committee. Bob Kurkiewicz/John Hoeffs

Motion carried by voice vote 6-0.

- Kurkiewicz - Bob said the additional project will be the parking lot at Lieg Boat landing.

- **Motion to approve temporary Class "B" picnic license. Steinke/Hoeffs. Motion carried by voice vote 6-0.**

OLD BUSINESS

- None.

NEW BUSINESS

- None.

MOTION BY COUNCIL TO ADJOURN COUNCIL MEETING

- **Motion to adjourn. Hoeffs/Kurkiewicz.** Time being: 7:00 p.m.

Respectfully submitted:

Karla Duchac, Clerk Treasurer

REDEVELOPMENT AUTHORITY MINUTES

August 26, 2016 7:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority meeting to order on Friday, August 26, 2016 at 7:30 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Donna Hobscheid, Chuck Felts, Kathrine Sloma, Alderperson N. Woody Davis and Mayor Jeanne Cronce.

Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke, from Shawano Leader Tim Ryan and Administrative Assistant Lisa Bruette.

APPROVAL OF THE RDA MINUTES OF JULY 21, 2016 AND THE MINUTES OF THE AUGUST 10, 2016 JOINT RDA AND COUNCIL MEETING

- Kerber stated the August 10, 2016 minutes needed two corrections at the bottom of the first page, second to last bullet point, the word "evaluation" should be changed to "valuation" Felts stated there is an error in the July 21, 2016 minutes in the first paragraph, it should be 7:30 AM not 7:30 PM. Motion by Hobscheid to approve the minutes with the above listed changes, seconded by Cronce. Motion carried.

DISCUSS NEXT STEPS FOR RDA

- Discussion on next steps is included in the discussion on the open house preparation.

DISCUSS OPEN HOUSE PREPERATION

- Eddie Sheppard discussed the open house set-up. There will be four separate stations for citizens to go to talk about the RDA project plan with RDA members and staff stationed at each one. There will be 12 maps posted throughout the Community Room for citizens to view. Discussed each station and what those members at the station will handle.

Felts asked if Quasan Shaw could send slides down that shows what projects he worked on looked like before RDA assisted and what they looked like after. He felt this would give residents even more visual aids to see how things are improved.

Discussed ways on making this a positive open house, priority projects, use of the term "blighted", and financing availability.

Knapp contacted Dan Lindstrom regarding the appendix section of the plan with regard to the blight map and pictures. Consensus of the RDA is to remove that section from the project plan as the blight boundary was determined at the August 10th Council meeting and also to change the language in regards to action items to make it more open ended. Further changes may be needed to the project plan after the Open House on August 30th.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE (Open House 08/30/2016)

ADJOURN

- Motion by Felts to adjourn, seconded by Kerber. Motion carried. Meeting adjourned at 8:54 AM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant

REDEVELOPMENT AUTHORITY MINUTES

September 7, 2016 7:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority meeting to order on Wednesday, September 7, 2016 at 7:30 AM at Shawano City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Katherine Sloma, Alderperson N. Woody Davis and Mayor Jeanne Cronce. Absent: Chuck Felts.

Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Zoning Administrator/Building Inspector Brian Bunke, and from SCEPI Dennis Heling.

APPROVAL OF THE AUGUST 26, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Cronce to approve the August 26, 2016 Redevelopment Authority minutes, seconded by Davis. Motion carried.

RECAP OF THE AUGUST 30TH RDA OPEN HOUSE

- Discussed the open house that was held on August 30, 2016. Positive discussions were held with individuals who attended. Idea to put together an educational fact sheet to include with the public notice.

DISCUSS PLANNING FOR PUBLIC HEARING

- Discussion regarding the date for the public hearing. It was decided to hold the Public Hearing on October 18, 2016 at 6:00 PM at City Hall.

REVIEW NOTICE LETTER

- Discussed the public hearing notice letter. Idea to include additional materials for education with the letters. Motion by Cronce to approve the public hearing date of October 18, 2016 and include educational materials with the letter, seconded by Kerber. Motion carried.

OLD BUSINESS

- None.

NEW BUSINESS

- Hobscheid has resigned from the Redevelopment Authority. Mayor will think about a new replacement.

SET NEXT MEETING DATE

- October 18th, 2016 at 6:00 PM for the Public Hearing.

ADJOURN

- Motion by Kerber to adjourn, seconded by Cronce. Motion carried. Meeting adjourned.

Respectfully submitted,
Eddie Sheppard,
Assistant City Administrator/PW Coord.

REDEVELOPMENT AUTHORITY MINUTES

October 18, 2016 6:00 PM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

PUBLIC HEARING ON PROPOSED REDEVELOPMENT PROJECT PLAN AND BOUNDARY

- The Public Hearing was opened by Chairperson Amanda Sheppard at 6:00 PM on Tuesday, October 18, 2016 at City Hall.

Dan Lindstrom, our consultant from Vierbicher Associates, gave a presentation on how our Redevelopment Authority developed and on the proposed RDA project plan.

Jim Oberstein, 1221 E. Ridlington Avenue, spoke on an including three additional objectives to the proposed plan. Objective #8 Create a theme and or branding for the downtown business district; Objective #9 Collaborate with State agency's (Wisconsin Downtown Action Council, The University of WI Extension, Wisconsin Economic Development Association, etc.); and Objective #10 Collaborate with the City of Shawano, Business Improvement District (BID) to insure both the RDA and BID groups are consistent with their independent initiatives. For each objective he also included ways to go about achieving these objectives.

Kevin Barry from SAFFARC, questioned if a charity organization could receive assistance from the RDA and what money would be available.

John Baird, 217 E. Fifth Street, stated he was a private homeowner and ask if there were any kind of grants or funding for a residential property. He is glad to see this program is starting but still concerned about eminent domain.

Lisa Hughes, 120 E. Richmond Street (All American Mineral), questioned how this affects their property which is in a manufacturing district.

Terry Hilgenberg, 415 Riverside Drive, questioned how the City would be helping and assisting with the sale of properties and hoped the City would not compete with the private sector. He is interested in what the RDA can do help with his properties. Hilgenberg also informed the RDA that he has been appointed the receiver for 303 E. Green Bay Street (former Staff of Life) and the building needs a lot of help and that he is open to ideas. He also stated that the small building next door is in very poor condition with high mold, excessive amount of cats and a tree growing into the building.

Carl Romenesko, Romenesko Development, recently purchased the former North Country Homes on the east end of Shawano. He is happy to see the City has an RDA that can assist with the vacant lot as it has lots of potential. He is excited about what the City is doing and that this is one of the reasons he invested in our community.

Deb Noffke, 221 E. Green Bay Street, stated she still had issues with the plan, she stated the pictures don't accurately match to what is now and that some properties listed have done extensive renovations but are still included within the boundary. She thinks it is wonderful that the City wants to help but questioned where the money comes from, is it from the taxpayers.

CLOSE PUBLIC HEARING

- Hearing no further comments, Chairperson Sheppard closed the public hearing.

CALL TO ORDER

- Chairperson Amanda Sheppard opened the Redevelopment Authority meeting at 6:34 PM on Tuesday, October 19, 2016 at Shawano City Hall.

PLEDGE OF ALLEGIANCE

- All stood for the Pledge of Allegiance.

ROLL CALL

- Roll Call showed present: Amanda Sheppard, Dave Kerber, Kathrine Sloma, Alderperson N. Woody Davis, and Mayor Cronce. Absent and excused: Chuck Felts.

Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard,

Building Inspector/Zoning Administrator Brian Bunke, from Vierbicher Associates Dan Lindstrom, from SCEPI Dennis Heling, citizens and news media.

APPROVAL OF THE SEPTEMBER 7, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Kerber to approve the September 7, 2016 Redevelopment Authority minutes, seconded by Davis. Motion carried by Voice Vote.

DISCUSSION ON PUBLIC HEARING AND PROJECT PLAN WITH POSSIBLE ACTION ON REDEVELOPMENT PROJECT PLAN FOR REDEVELOPMENT AREA NO. 1

- The RDA members discussed items that were brought up during the Public Hearing by community members. Discussion on whether branding and design standards should be part of the RDA project plan; what is already included in our zoning code; collaboration with others such as BID, SICDC, Council and state agencies; funding sources; how the TIF's come in; assistance to businesses; how eminent domain works; incentives; recent developments in City; promotion of our City; Main Street versus Green Bay Street properties; focusing on the positive attributes of the City; and moving forward and making positive changes to our City for future growth.

Hearing no further discussion, motion by Kerber to recommend to Council to approve the RDA Project Plan with modifications to 6.1 to include supporting or encouraging collaboration with State and local committees/boards and and 7.3 to make more substantial the design standards, seconded by Amanda Sheppard. Motion carried by Voice Vote.

OLD BUSINESS

- None.

NEW BUSINESS

- Kerber stated there was positive conversation tonight and would like to see the City get together and have a coordinated effort for branding and marketing.

Knapp stated that an Ad-Hoc Committee could be formed with members from various committees/boards to do branding and marketing.

Kerber would like to add this to the next RDA agenda under Old Business to make sure it gets pushed along.

Todd Senzig, Senzig's Furniture stated he would be willing to join a group for marketing not only retail but industrial.

SET NEXT MEETING DATE

- The next meeting will be after the November 10th Council meeting. (No date set at this time.)

ADJOURN

- Motion by Kerber to adjourn, seconded by Cronic. Motion carried by Voice Vote. Meeting adjourned at 8:17 PM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant

CALL TO ORDER

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

SILENT PRAYER

PLEDGE OF ALLEGIANCE

ROLL CALL

- Council Members Present: Mayor Jeanne Cronce, Alderpersons N. Woody Davis, John Hoeffs, Lisa Hoffman, Bob Kurkiewicz, Sandy Steinke and Rhonda Strebel.
- Staff Present: City Administrator Brian Knapp, City Attorney Tim Schmid, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Police Chief Mark Kohl, Parks and Recreation Director Matt Hendricks, Zoning Administrator Brian Bunke and Clerk Treasurer Karla Duchac.
- Others Present: Dennis Heling (SCEPI), Wayne Nelson (Dept. of Correction), Ralph Mueller, Lorna Marquardt, Jim and Judy Oberstein, Sandy Bocik, Deb Noffke, Jean Darling, Todd Schultz, Scott Simon, Scott Krueger and the My Arrow of Light cub scouts Pack 3032, Dr. Jonathon Boy, Dr. Mindy Frimodig, Dr. Amy Slagel, Dr. Yu-Chin Fang and media.

REPORT OF CLERK FOR COMPLIANCE WITH OPEN MEETING LAW

- Clerk reported compliance with the Open Meeting Law.

APPROVAL OF AGENDA AND/OR OTHER MATTERS AUTHORIZED BY LAW

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

APPROVAL OF COMMON COUNCIL MINUTES OF OCTOBER 12, 2016 AND THE JOINT COMMON COUNCIL, PLAN COMMISSION AND INDUSTRIAL & COMMERCIAL DEVELOPMENT COMMITTEE MEETING ON NOVEMBER 2, 2016

- **Motion to approve minutes. Bob Kurkiewicz/John Hoeffs. Motion carried by voice vote 6-0.**

DISCUSSION BETWEEN COUNCIL AND MEMBERS OF THE PUBLIC REGARDING THE COMMUNITY LIVING ARRANGEMENT FACILITY AT 118 S UNION STREET, SHAWANO, WI

- No one voiced a concern therefore proceeded with the agenda.

BUSINESS FORUM

- John Hoeffs said the rumors of the Dunham store leaving are false. The store is staying and making money.

CITIZEN RECOGNITION

- Alderperson Strebel - mentioned the passing of Jay Moynihan and his memorial service at Navarino Nature Center.
- Mayor Cronce thanked the young scouts for attending the Council meeting.

REPORTS:

Mayors Report

Department Reports

- Reports were given by Cronce, Knapp, Kohl and Hendricks.

SOUND OFF – PUBLIC INPUT

- Many citizens appeared to voice their concerns for and/or against the proposed Residency Training Facility. Those appearing were:
 - Dr. Jonathon Boy, retired from the U.S. army
 - Dr. Amy Slagel, Keshena Tribal Clinic
 - Dr. Mindy Frimodig, Theda Care
 - Dr. Yu-Chin Fang, Theda Care
 - Jim Oberstein, Ridlington Ave

CORRESPONDENCE

- November 11, 2016 is Veteran's Day with a scheduled ceremony in front of the Courthouse.

COMMITTEE AND COMMISSION REPORTS

- Nothing.

RESOLUTIONS/ORDINANCES

Resolution No.142-16 was read by the clerk.

Motion to approve Business Improvement District special assessments to be placed on 2016 tax roll as recommended by BID Board and Finance Committee. Bob Kurkiewicz/Sandy Steinke

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

Resolution No.143-16 was read by the clerk.

Motion to approve appointments to the Tree Advisory Committee. Rhonda Strebel/John Hoeffs

Motion carried by voice vote 6-0.

Resolution No.144-16 was read by the clerk.

Motion to approve International Migratory Bird Day. Rhonda Strebel/Woody Davis

Motion carried by voice vote 6-0.

Resolution No.145-16 was read by the clerk.

Conditional Use Permit for Pomp's Tire Service, Inc. as recommended by Plan Commission.

- **Motion to amend resolution as follows:**
 - Pomp's Tire Service, Inc. will not provide outside vehicle service outside of the designated area.**
 - Waste material and inventory must be kept indoors of a building.**

Sandy Steinke/Bob Kurkiewicz. Motion carried by voice vote 6-0.
- **Motion to approve as amended.**

Lisa Hoffman/Rhonda Strebel

Motion carried by voice vote 6-0.

- This is a Use Expansion. The business purchased the former Wizard Den property. The existing use is not an acceptable use in the new zoning code.

Resolution No.146-16 was read by the clerk.

Motion to approve Certified Survey Map for Flex II LLC as recommended by Plan Commission. Sandy Steinke/Rhonda Strebel

Motion carried by voice vote 6-0.

Resolution No.147-16 was read by the clerk.

Motion to approve the Redevelopment Plan for Redevelopment Project Area No. 1 as recommended by Redevelopment Authority. Sandy Steinke/Lisa Hoffman

Motion carried by voice vote 6-0.

Resolution No.148-16 was read by the clerk.

Motion to approve Engineering Services for 2017 as recommended by Field and Finance Committees. Bob Kurkiewicz/John Hoeffs

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

Resolution No.149-16 was read by the clerk.

Motion to approve License, Permit and Miscellaneous Fee Schedule as recommended by Field and Finance Committees. Woody Davis/Rhonda Strebel

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel	x			
	6	0	0	0

Motion carried by roll call vote 6-0.

- Kurkiewicz explained the reasons behind raising the fee to \$141 which is due to a short fall in paying for this continued service.

Resolution No.150-16 was read by the clerk.

a) Presentation by RTC Real Estate Holdings, LLC.

b) **Motion to approve Development Agreement for RTC Real Estate Holdings, LLC as recommended by**

Shawano Industrial & Commercial Development Committee, Plan Commission, and Finance Committee.

Lisa Hoffman/Bob Kurkiewicz

	For	Against	Abstained	Absent
Woody Davis	x			
John Hoeffs	x			
Lisa Hoffman	x			
Bob Kurkiewicz	x			
Sandy Steinke	x			
Rhonda Strebel			x	
	5	0	1	0

Motion carried by roll call vote 5-0 with one abstention.

Ordinance No.1906 was read by the clerk.

Motion to repeal and recreate Section 5.021 Driveways (5) Number of Driveways as recommended by Field Committee. John Hoeffs/Woody Davis

Motion carried by voice vote 6-0.

BILLS AND CLAIMS

- Alderperson Steinke said the Finance Committee reviewed the October bills and claims and found the to be in order.

APPROVAL OF APPLICATIONS FOR BEVERAGE OPERATOR’S LICENSES

- **Motion to approve the Police Department's list of recommendations of approved and denied operator license applications. Sandy Steinke/Rhonda Strebel. Motion carried by voice vote 6-0.**
 - Approved: Trevor Fahey, Michael Schutte, Katie Pecha.
 - Approved upon PD approval: Diane Hoffman and Brittany Harbick
 - Denied: Carrie Hill

APPROVAL OF TEMPORARY CLASS "B" PICNIC LICENSE APPLICATION

Applicant: Sacred Heart Parish, 321 S Sawyer St, Shawano, WI

Date: November 12, 2016, January 21, 2017, February 18, 2017, March 3, 2017, March 25, 2017 and April 7, 2017

Event: Bingo and Fish Fry

- **Motion to approve picnic license. Sandy Steinke/Bob Kurkiewicz. Motion carried by voice vote 6-0.**

OLD BUSINESS

- Nothing.

NEW BUSINESS

- Nothing.

ADJOURN

- **Motion to adjourn. John Hoeffs/Bob Kurkiewicz. Motion carried by voice vote 6-0.** Time being: 8:47 p.m.

Respectfully submitted:
Karla Duchac, Clerk Treasurer

REDEVELOPMENT AUTHORITY MINUTES

December 1, 2016 7:30 AM Shawano City Hall, 127 S. Sawyer Street, Shawano, WI

CALL TO ORDER

- Chairperson Amanda Sheppard called the Redevelopment Authority meeting to order at 7:35 AM on Thursday, December 1, 2016 at City Hall.

PLEDGE OF ALLEGIANCE

- All stood for the Pledge of Allegiance.

ROLL CALL

- Roll Call showed present: Amanda Sheppard (*left at 8:45 AM*), Dave Kerber (*left at 8:53 AM*), Kathrine Sloma, Chuck Felts, Alderperson N. Woody Davis, and Mayor Marquardt.

Also present: City Administrator Brian Knapp, Assistant City Administrator/Public Works Coordinator Eddie Sheppard, Building Inspector/Zoning Administrator Brian Bunke, from SCEPI Dennis Heling, Patti Peterson, Jeff Roloff, and Administrative Assistant Lisa Bruette.

APPROVAL OF THE OCTOBER 18, 2016 REDEVELOPMENT AUTHORITY MINUTES

- Motion by Cronic to approve the October 18, 2016 Redevelopment Authority minutes, seconded by Davis. Motion carried by Voice Vote.

APPROVE REDEVELOPMENT AUTHORITY CERTIFICATION OF RDA PROJECT PLAN

- Motion by Davis to approve the Redevelopment Certification of the RDA Project Plan, seconded by Kerber. Motion carried by Voice Vote.

PRESENTATION FROM SHAWANO AUTO SALES REQUESTING RDA ASSISTANCE

- Jeff Roloff from Shawano Auto Sales gave background on their plans for the property they purchased as 945 E. Green Bay Street in Shawano from the Fischer estate. The building is going to be demolished once the asbestos has been removed properly. Stated he will then request a conditional use from the City to use as a car lot. They are planning to do several green spaces to meet or exceed the code requirements. Asking for whatever assistance the RDA can do. Roloff further stated they are also interested in the property located at 951 E. Green Bay Street should that ever become available.

Discussed the costs for asbestos abatement and landscaping, setbacks required, blacktopping area, upcoming State highway changes in 2019 for this area, use of local contractors, TIF#6 assistance, blight removal.

Further discussion on Shawano Auto Sales request was held. Discussed SICDC and RDA using same funding source, TIF funds, how SICDC reviews requests for assistance and how RDA review requests for assistance, priority of blight elimination, unforeseen asbestos costs, merits of a project, landscaping, tax base and how to handle requests on a case by case basis and analysis of economic and community value. No decision made on request at this time, will be brought forward to the next RDA meeting.

DISCUSS AND POSSIBLE ACTION ON DOWNTOWN WINDOW-SCAPE REQUEST

- Patti Peterson from the Chamber of Commerce presented a window-scape project for possible funding from the RDA. The project would entail placing "life-size" banners in windows of vacant buildings. The pictures for the banners are being taken by Curt Konoke and would help to promote the assets in our area.

Discussed budget for graphics (\$1500-\$3500), possible use of administrative TIF funds and the various designs. Kerber questioned if other organizations were approached for funding such as BID or other local organization. Peterson stated that the promotion is for Shawano not necessarily the business.

Further discussion on window-scape project request. Pictures do not seem to have a campaign behind them and possibly should have a tagline. No decision made at this time, request will be placed on RDA next agenda.

DISCUSS POTENTIAL NEW MEMBER AND MAKE RECOMMENDATION TO COUNCIL

- Discussed potential new member. Knapp stated the individual should be a city resident and have a real estate background. Mayor Cronic to contact a potential member.

OLD BUSINESS

- None.

NEW BUSINESS

- None.

SET NEXT MEETING DATE

- Not date set at this time. E. Sheppard will contact members to set the next date.

ADJOURN

- Motion by Cronic to adjourn, seconded by Felts. Motion carried. Meeting adjourned at 9:00 AM.

Respectfully submitted,
Lisa Bruette, Administrative Assistant