

PUBLIC NOTICE OF MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that the **Plan Commission** and the **Redevelopment Authority** of the City of De Pere will meet on July 23, 2012 at 7:00 p.m. in the City Hall Council Chambers, 2nd floor of City Hall, 335 South Broadway, De Pere, WI 54115. A portion of the Plan Commission meeting will be a joint meeting with the Redevelopment Authority as noted below.

** Items with an asterisk require City Council Approval*

AGENDA FOR SAID MEETING:

Redevelopment Authority

1. Roll Call.
2. Approve the minutes of the regular meeting of the Redevelopment Authority on June 25, 2012.

Plan Commission

3. Roll Call.
4. Approve the minutes of the regular meeting of the Plan Commission on June 25, 2012.
5. A Public Hearing to act on the creation of Tax Increment Finance District #9 is scheduled for 7:00 p.m.
 - a. Notice of Public Hearing.
 - b. After the hearing is held, Resolution #PC12-01, Recommending The Adoption Of The Proposed Boundaries Of Tax Incremental Financing District #9 And The Adoption Of The Tax Incremental Financing District #9 Project Plan.

Redevelopment Authority

6. Resolution #RDA12-01, Approving The Project Boundaries And Project Plan Of Tax Increment District #9 For The Re-Habilitation Of The Portion Of The West Side Business District.
7. Consider sale of 2,526 square feet from WD-657-1. Requestor: De Pere Joliet Square.
8. Future agenda items.
9. Adjournment.

Plan Commission

10. A Public Hearing to act on the creation to Tax Increment Finance District #10 is scheduled for 7:00 p.m.
 - a. Notice of Public Hearing.
 - b. After the hearing is held, Resolution #PC12-02, Recommending The Adoption Of The Proposed Boundaries Of Tax Incremental Financing District #10 And The Adoption Of The Tax Incremental Financing District #10 Project Plan.
11. Review the Site Plan request for a 17,400 square foot mixed use building. Agent: John Verstegen.
12. Review the Precise Implementation Plan for a 98,101 square foot office building for Foth, located on the northeast corner of Southbridge Road and Innovation Court, Agent: Mark J. Robbins.*
13. Review the Site Plan Request for a 25,560 sq. ft. expansion for C.A. Lawton, 1900 Enterprise Drive, Parcel ED-F0111. Agent: Mark Koza.
14. Review the Annexation Request for Parcel R-27. Owner: Peggy Dorn. *

GREEN BAY, WI 54313
DE PERE, WI 54115

DRAFT

REDEVELOPMENT AUTHORITY

June 25, 2012
De Pere, Wisconsin

A meeting of the Redevelopment Authority of the City of De Pere was held today at 6:00 p.m. in the Council Chambers of De Pere City Hall.

Roll Call: Bill Patzke called the meeting to order. Members Present: Bill Patzke, John Nusbaum, Jerry Henrigillis, Charles King. Members Excused: Bill Komsi, Ted Penn. Joe Van Deurzen. Also present: City Planning Director Kenneth Pabich, and members of the public.

1. Moved by Jerry Henrigillis, seconded by Charles King, to approve the minutes of the March 26, 2012 meeting as presented. Upon vote, motion carried unanimously.

2. Review the Façade Grant Request for 705 George Street.

Moved by Jerry Henrigillis, seconded by Charles King, to approve the staff recommendation. Upon vote, motion carried unanimously.

3. Review the Façade Grant Request for 327 Main Avenue.

Moved by Joe Van Deurzen, seconded by Charles King, to open the meeting. Upon vote, motion carried unanimously.

Jeff Zepnick, 227 E. River Drive, De Pere, reviewed the project.

Moved by Bill Patzke, seconded by Charles King, to close the meeting. Upon vote, motion carried unanimously.

Moved by Charles King, seconded by Jerry Henrigills, to approve the expenditures for up to \$25,000.00. Upon vote, motion carried unanimously.

4. Review the Preliminary Site Plan Request for a 17,400 square foot mixed-use building.

Moved by Charles King, seconded by Jerry Henrigills, to open the meeting. Upon vote, motion carried unanimously.

Dan Roarty, Dimension IV, 211 N. Broadway, Green Bay, made a presentation to the RDA on the proposed redevelopment project for 500 Main Avenue.

Siri Wasana Lin, 555-205 Main Avenue, De Pere, had questions concerning the project.

Warren Haganes, 555-204 Main Avenue, De Pere, had questions concerning the project.

DRAFT

Moved by John Nusbaum, seconded by Jerry Henrigillis, to close the meeting. Upon vote, motion carried unanimously.

No action was taken on this agenda item.

5. Adjournment.

Moved by Jerry Henrigillis, seconded by Charles King, to adjourn the meeting. Upon vote, motion carried unanimously. Time: 7:00 p.m.

Respectfully submitted,
Lori Phillips
Recording Secretary

REDEVELOPMENT AUTHORITY
RESOLUTION #RDA 12- 01

APPROVING THE PROJECT BOUNDARIES AND PROJECT PLAN OF TAX
INCREMENTAL FINANCING DISTRICT #9 FOR THE REHABILITATION OF A
PORTION OF THE WEST SIDE BUSINESS DISTRICT

WHEREAS, the Redevelopment Authority of the City of De Pere has studied the location, condition of structures, land uses, environmental influences, lot sizes and economic conditions of an area of the City's west side business district described in the attached Tax Incremental Financing District #9 (TID #9) Project Plan; and

WHEREAS, the Project Boundaries of TID #9 as shown on the Project Plan identify an area with the City's west side business district that is in need of rehabilitation in the Project Plan; and

WHEREAS, the Redevelopment Authority has, prior to acting on this resolution, considered all statements or objections made at a duly convened joint meeting of and public hearing before the City Plan Commission and Redevelopment Authority on July 23, 2012 at 7:00 p.m. regarding such Project Plan and Project Boundaries; and

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Redevelopment Authority of the City of De Pere, Wisconsin, as follows:

1. The area within TID #9 Project Boundaries is found and declared to be in need of rehabilitation.
2. That the Project Plan for TID #9, a copy of which is attached to this resolution, is hereby found to be feasible and in conformity with the Downtown Master Plan of the City of De Pere and is hereby approved by the Redevelopment Authority.
3. That the Chair of the Redevelopment Authority is hereby authorized and directed to submit a copy of this resolution to the City of De Pere Common Council and to

request that the Common Council take appropriate action to approve the TID #9 Project Plan and Project Boundaries.

Adopted by the Redevelopment Authority of the City of De Pere, Wisconsin, this 23rd day of July, 2012.

APPROVED:

Theodore J. Penn
Redevelopment Authority Chair

Ayes: _____

Nays: _____

City of De Pere, Wisconsin

Draft Tax Increment Project Plan

for

Tax Incremental Financing District No. 9

Recommended by the City Plan Commission

Expected: July 23, 2012

Adopted by the Common Council

Expected: August 7, 2012

Adopted by Joint Review Board

Expected: August 13, 2012

Prepared by:

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Section A Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty per cent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City or Village has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

The Project Plan for Tax Incremental Financing District No. 9, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 9 is defined by the boundary shown on Map 1 found on Page 12. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;

- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 9 are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 14, which shows the location of the proposed project costs, public works and improvements. As development moves forward and specific project activities are undertaken, refinement in the scope of project activity, as well as preparation of plans and specifications will further define project activity costs. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed tax increments. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

TID NUMBER NINE - TABLE I
Proposed Project Costs, Public Works and Improvements

| | <u>Costs</u> | <u>YEAR</u> | | | | <u>Totals</u> |
|-------------------------------------|-------------------|----------------|------------------|------------------|-------------------|-------------------|
| | | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015-2037</u> | |
| <u>Capital Costs:</u> | | | | | | |
| Site Preparation | 1,500,000 | | 250,000 | 250,000 | 1,000,000 | 1,500,000 |
| Acquisition | 1,000,000 | | | | 1,000,000 | 1,000,000 |
| Roads and Parking | 4,000,000 | | | | 4,000,000 | 4,000,000 |
| Utilities | 1,000,000 | | | | 1,000,000 | 1,000,000 |
| Sanitary Sewer Redevelopment | 1,000,000 | | 200,000 | 300,000 | 500,000 | 1,000,000 |
| Landscape | | | | | | |
| Wayfinding signage | 75,000 | | 75,000 | | | 75,000 |
| Traffic Improvements | 2,000,000 | | | | 2,000,000 | 2,000,000 |
| Subtotal | 10,575,000 | | 525,000 | 550,000 | 9,500,000 | 10,575,000 |
| <u>Incentive Costs</u> | | | | | | |
| Developer Cash Grants | 3,000,000 | 650,000 | 500,000 | 500,000 | 1,350,000 | 3,000,000 |
| <u>Administrative Costs:</u> | | | | | | |
| City staff/consulting | 75,000 | 10,000 | 10,000 | 10,000 | 45,000 | 75,000 |
| 10% Admin/Eng | 75,000 | 10,000 | 10,000 | 10,000 | 45,000 | 75,000 |
| <u>Other Costs</u> | | | | | | |
| Contingency | 200,000 | 25,000 | 25,000 | 25,000 | 125,000 | 200,000 |
| <u>Financing Costs:</u> | | | | | | |
| Interest costs of Money | 2,000,000 | 250,000 | 250,000 | 250,000 | 1,250,000 | 2,000,000 |
| <u>Total Project Costs</u> | 15,925,000 | 945,000 | 1,320,000 | 1,345,000 | 12,315,000 | 15,925,000 |

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

Section C Local Action

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the District has been scheduled for the Plan Commission on July 23, 2012. Notice of the Public Hearing shall be published in the De Pere News on July 5, 2012 and July 12, 2012. Blight letter and hearing date has also been sent to all property owners within the District. The resolution approving the District shall be introduced to the Common Council for approval on August 7, 2012.

State Statutes require the City seeking to create a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for July 16, 2012, with the final meeting to act on the Common Council's resolution anticipated for Monday, August 13, 2012.

Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2011 total equalized value is 1,763,330,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$211,599,636.

The City has 4 outstanding Tax Incremental Districts with \$98,921,500 of equalized value. This district is expected to be \$14,718,900 of value upon establishment with the addition of approximately \$45,500,000 of incremental value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 9

The purpose of Tax Incremental Financing District Number 9 is to be the primary public financing tool for redevelopment of the City's downtown area within the City of De Pere. Within the boundaries of this Tax Incremental District are buildings suitable for redevelopment and rehabilitation, including new development and public infrastructure improvements. The area is approximately 18 acres in size. The project boundaries are described in the next section.

The proposed redevelopment project may include the acquisition and rehabilitation of certain buildings and areas within the District as proposed. The City anticipates facilitating the Downtown Master Plan through the use of tax incremental revenues of the District. As redevelopment activities occur within the District, the City reserves the ability to finance certain costs using available revenues. Proposed project costs within the district may also include public

and private costs such as acquisition, site preparation, landscaping, parking, streets, roads, sidewalks, pedestrian improvements, utility improvements, public infrastructure improvements, future cash grants and other eligible costs associated with redevelopment of the District.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of this area, as well as off-site expenditures if they are related to the District.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 9 are shown on Map 1 on Page 13 and are further described in Appendix A. The District includes the properties with the following identification numbers and legal descriptions:

| <u>Parcel ID</u> | <u>Legal Description</u> | <u>Parcel ID</u> | <u>Legal Description</u> |
|------------------|--|------------------|--|
| WD-917 | PLAT OF W DEPERE THAT PRT OF LOT 12 DESC IN J4130-35 & PRT OF LOTS 11 & 12 DESC IN 1001 R 93 EX S 25 FT | WD-378 | DEPERE CO'S ADD'N. LOT 17 BLK. 4 |
| WD-389-2-1 | 9,279 SQ FT THAT PRT OF LOTS 1-4 BLK 8 & THAT PRT OF LOT 1 BLK 10 OF DEPERE IRON WORKS REPLAT OF DEPERE CO'S ADDN AS DESC IN J9421-26 EX 2280449 | WD-377 | DEPERE CO'S ADD'N. LOT 16 BLK. 4 |
| WD-389-2 | PRT OF LOTS 4-9 BLK 8 OF DEPERE IRON WORKS REPLAT OF DEPERE CO'S ADDN AS DESC IN 2280450 | WD-376 | DEPERE CO'S ADD'N. LOTS 14 & 15 BLK. 4 |
| WD-389-3 | 37,336 SQ FT DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE CO'S ADDN LOTS 1-10 BLK 8 EX RR & EX W 25 FT OF LOT 1 & EX 229 D 433; ALSO LOTS 1-10 BLK 10 EX 36 MR 252 & EX 229 D 433 & EX RR; ALSO LOTS 2,4 & 6 EX S 20.3 FT BLK 12 DEPERE CO'S ADDN & | WD-375 | DEPERE CO'S ADD'N. LOT 13 BLK. 4 |
| WD-389-5 | 16,647 SQ FT DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE CO'S ADDN THAT PRT OF LOTS 5-10 BLK 10 & THAT PRT OF LOTS 2,4 & 6 BLK 12 AS DESC IN J4671-26 | WD-374 | DEPERE CO'S ADD'N. LOT 12 BLK. 4 |
| WD-389-4 | 19,316 SQ FT DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE CO'S ADDN THAT PRT OF BLK 10 COM SW COR ELY 67.75 FT N27°30'E 93.8 FT N62°30'W 24.56 FT N81°41'W 43.5 FT N8°19'E 42.9 FT N81°41'W TO W LINE OF BLK 10 SLY ALG W LINE TO POB; ALSO ALL OF | WD-373 | DEPERE CO'S ADD'N W 1/2 OF LOT 10 & ALL OF LOT 11 BLK. 4 |
| WD-388 | DEPERE CO'S ADDN W 18 FT OF LOT 21 & ALL OF LOTS 22,23, 24,25,26,27 & 28 BLK 6 & S 1/2 VAC ALLEY DESC IN J15054-04 ADJ NLY TO LOTS 24 THRU 28 BLK 6 | WD-372 | 3,600 SQ FT DEPERE CO'S ADDN LOT 9 & E 1/2 OF LOT 10 BLK 4 |

| | | | |
|----------|---|----------|--|
| WD-387 | DEPERE CO'S ADDN LOTS 12,13 14,15,16,17,18,19,20 & THE E 6 FT OF LOT 21 BLK 6 EX J15974-02 | WD-371 | DEPERE CO'S ADD'N. LOT 8 BLK. 4 |
| WD-387-1 | DEPERE CO'S ADDN LOTS 12,13 14 & E 12' OF LOT 15 BLK 6 & S1/2 VAC ALLEY ADJ NLY | WD-369 | DEPERE CO'S ADDN LOTS 5,6 & 7 EX ELY 1 FT OF LOT 5 BLK 4 |
| WD-386 | 14,400 SQ FT DEPERE CO'S ADDN LOTS 6,7, 8,9,10 & 11 BLK 6 | WD-367 | 9,697 SQ FT DEPERE CO'S ADDN LOTS 1,2, 3, 4, & E 1 FT OF LOT 5 BLK 4 |
| WD-381 | DEPERE CO'S ADD'N. LOTS 1 & 2 & 3 & 4 & 5 BLK. 6 | WD-906 | PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT SOLD TO CITY |
| WD-380 | 9,600 SQ FT DEPERE CO'S ADD'N. LOTS 19,20,21 & 22 BLK. 4 | WD-907 | PLAT OF W. DEPERE W 42 FT OF LOT 7 EX SLY 8 FT |
| WD-379 | DEPERE CO'S ADD'N. LOT 18 BLK. 4 | WD-908 | PLAT OF W. DEPERE E 20 1/2 FT OF LOT 8 EX SLY 35 FT |
| WD-909 | PLAT OF W. DEPERE W 45 1/2 FT OF LOT 8 EX SLY 35 FT | WD-930 | PLAT OF W. DEPERE E 33 FT OF S 135 FT OF LOT 51 & S 135 FT OF LOT 52 & W 60 FT OF LOT 53 & S 62.5 FT OF W 12 FT OF LOT 54 |
| WD-910 | PLAT OF W. DEPERE E1/3 OF LOT 9 EX 779 R 546 & ALSO SLY 39 FT OF ELY 1 FT OF WLY2/3 OF LOT 9 EX 773 R 474 BCR | WD-928 | PLAT OF W. DEPERE LOT 50 & W 27 FT OF LOT 51 & N 10 FT OF E 33 FT OF LOT 51 & N 10 FT OF W 12 FT OF LOT 54 & N 10 FT OF LOT 52 |
| WD-911 | PLAT OF W. DEPERE WLY2/3 OF LOT 9 EX SLY 39 FT OF ELY 1 FT & EX SLY 25 FT THEREOF | WD-926 | PLAT OF W. DEPERE LOT 48 & PRT OF LOT 47 BNG A TRI. TRACT EXCEPTED IN 783 R 538 BCR & LOT 49 |
| WD-912 | 3,120 SQ FT PLAT OF W. DEPERE E 40 FT OF LOT 10 EX 781 R 173 | WD-925 | PLAT OF W DE PERE LOT 47 EX TRI TRACT IN NE COR & EX PART IN 783 R 538 |
| WD-913 | PLAT OF W. DEPERE W 26 FT OF LOT 10 & E 28 FT OF LOT 11 EX SLY 25 FT THEREOF | WD-884 | UNDERWOOD ADD'N. ELY 44 FT LOT 1 |
| WD-915 | PLAT OF W. DEPERE W 26 1/2 FT OF E 54.5 FT OF LOT 11 EX SLY 25 FT | WD-885 | UNDERWOOD ADD'N. W 1/3 OF LOT 1 |
| WD-918 | PLAT OF W. DEPERE W 24 FT 5 INCHES OF E 56 FT OF LOT 12 EX SLY 25 FT | WD-886 | UNDERWOOD ADD'N. E 1/3 OF LOT 2 |
| WD-919 | PLAT OF W. DEPERE W 10 FT OF LOT 12 & E 22 FT OF LOT 13 EX SLY 25 FT THEREOF | WD-887 | UNDERWOOD ADD'N. W 44 FT OF LOT 2 |
| WD-920 | PLAT OF W. DEPERE E 43 FT OF W 44 FT OF LOT 13 | WD-888 | UNDERWOOD ADD'N. E 1/3 OF LOT 3 |
| WD-921 | PLAT OF W. DEPERE N 110 FT OF THE FOLLOWING: W 1 FT OF LOT 13 & E 20.5 FT OF LOT 14 | WD-889 | UNDERWOOD ADDN W2/3 OF LOT 3 & LOT 4 EX W 22 FT |
| WD-922 | PLAT OF W. DEPERE W 22 1/2 FT OF E 43 FT OF N 110 FT OF LOT 14 & EASEMENT IN S 10 FT OF E 21 1/2 FT OF N 110 FT ALSO E 10 FT OF S 35 FT OF LOT 14& EASEMENT RIGHTS ETC IN S 10 FT OF E 21 1/2 FT OF N 110 FT & IN E 10 FT OF S 35 FT OF LOT | WD-890-1 | UNDERWOOD ADD'N. W 22 FT OF LOT 4 |
| WD-923 | PLAT OF W. DEPERE W 23 FT OF N 110 FT OF LOT 14 | WD-288 | CARABIN'S ADD'N. LOT 17, 18, 19, & 20 |
| WD-917-2 | PLAT OF W. DEPERE S 35 FT OF LOT 8 & PRT OF E 22 FT OF LOT 9 DESC | WD-287 | CARABIN'S ADDN LOT 16 |

| | | | |
|----------|--|--------|---|
| | IN 779 R 546 & S 35 FT OF W 1 FT OF LOT 13 & S 35 FT OF LOT 14 LYG E OF W 56 FT & SLY 8 FT OF WLY 42 FT OF LOT 7 | | |
| WD-917-1 | PLAT OF W. DEPERE S 35 FT OF W 56 FT OF LOT 14 & S 25 FT OF E 22 FT OF LOT 13 & S 25 FT OF LOT 11 & 12 & S 25 FT OF W 26 FT OF LOT 10 & S 25 FT OF W 44 FT OF LOT 9 ALSO 781 R 173 BCR | WD-286 | CARABIN'S ADDN LOT 15 |
| WD-917-1 | \$0 | WD-283 | 10,285 SQ FT CARABIN'S ADD'N. LOT 12 & NLY 12.5 FT OF LOT 13 & NLY 85 FT OF LOT 14 |
| WD-917-2 | \$0 | WD-284 | CARABIN'S ADDN LOT 13 EX NLY 12.5 FT & LOT 14 EX NLY 85 FT |
| WD-931 | PLAT OF W. DEPERE E 72 FT OF LOT 53 EX 944 R 496 BCR | WD-281 | .783 AC CARABIN'S ADD'N. PRT. OF LOTS 9 & 10 & ALL OF LOTS 11,30 & 31 & VAC. ALLEY DESC. AS LOT 1 IN 16 CSM 291 |
| WD-933 | PLAT OF W. DEPERE E 120 FT OF LOT 54 | WD-279 | .092 AC CARABIN'S ADD'N. PRT. OF LOTS 9 & 10 DESC. AS LOT 1 IN 16 CSM 239 |

Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed development can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on anticipated redevelopment activities of the District and corresponding projections of incremental new value. These projections have been prepared based on assumptions provided by the City and within the Downtown Master Plan.

The tax increment revenue projections in this section are based on the potential redevelopment of certain areas and buildings that accommodate the City's Master Plan. The redevelopment projections are based on information provided by the City and contained within the Downtown Master Plan, along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

TID NUMBER 9 – TABLE II**Projected Redevelopment**

| PROJECT | Value | Square Feet | Expected Date of Construction |
|--------------------------------|-------------------|--------------------|--------------------------------------|
| Redevelopment of Certain Areas | 62,950,000 | | 2012-2035 |
| TOTAL VALUE INCREMENT | 62,950,000 | | |

The City has estimated that the project will create incremental new value of approximately \$62,950,000. Any future redevelopment projects with private developers may be required to enter into an assessment agreement to guarantee redevelopment values. Estimates of incremental new value of the project area are based on estimated redevelopment opportunities.

The objective of the District creation is to facilitate the redevelopment of City's downtown area, which has been estimated to create a total of \$62.950 million in incremental value. We anticipate that prospective developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 27 years of the allowed tax increment collection period, which is the maximum for Districts in need of rehabilitation or conservation work.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental Financing District Number 9 to accomplish the estimated project and public improvements costs identified in Table I found on Page 3.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from City staff and provided within the Downtown Master Plan. The projections in Table II include assumptions on redevelopment value estimated for proposed projects. Assumptions of the taxable value are based on comparable real estate values in the area.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan. The implementers of the Project Plan will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 9 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be \$62.95 million over the maximum term of the District.

TID Number 9 – TABLE III

Projected Tax Increment

| City of De Pere, Wisconsin | | | | | | | | | | |
|---|---|--|--|---------------------------------|--------------------------------|-------------------------------|------------|---------------------|-------------------------|------------------------------------|
| Tax Incremental Financing District No 9 | | | | | | | | | | |
| Preliminary Tax Increment Revenue Projections | | | | | | | | | | |
| Valuation Year | Annual Increased Value of Redevelopment | Annual Increased Value of New Improvements | Cumulative Value of New Buildings & Improvements | Cumulative Value with Inflation | Value Due to Personal Property | Total Estimated Taxable Value | Base Value | TID Value Increment | 2011 Net Total Tax Rate | Annual Tax Increment Revenue /1000 |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) |
| 1/1/2012 | - | | - | - | - | 14,718,900 | 14,718,900 | - | 22.340 | - |
| 1/1/2013 | 1,700,000 | | 1,700,000 | 1,700,000 | - | 16,418,900 | 14,718,900 | 1,700,000 | 22.340 | - |
| 1/1/2014 | 1,750,000 | | 3,450,000 | 3,501,000 | - | 18,219,900 | 14,718,900 | 3,501,000 | 22.340 | - |
| 1/1/2015 | 2,000,000 | | 5,450,000 | 5,606,030 | - | 20,324,930 | 14,718,900 | 5,606,030 | 22.340 | 37,978 |
| 1/1/2016 | 2,500,000 | | 7,950,000 | 8,274,211 | - | 22,993,111 | 14,718,900 | 8,274,211 | 22.340 | 78,212 |
| 1/1/2017 | 2,500,000 | | 10,450,000 | 11,022,437 | - | 25,741,337 | 14,718,900 | 11,022,437 | 22.340 | 125,239 |
| 1/1/2018 | 2,500,000 | | 12,950,000 | 13,853,110 | - | 28,572,010 | 14,718,900 | 13,853,110 | 22.340 | 184,846 |
| 1/1/2019 | 2,500,000 | | 15,450,000 | 16,768,704 | - | 31,487,604 | 14,718,900 | 16,768,704 | 22.340 | 246,241 |
| 1/1/2020 | 2,500,000 | | 17,950,000 | 19,771,765 | - | 34,490,665 | 14,718,900 | 19,771,765 | 22.340 | 309,478 |
| 1/1/2021 | 2,500,000 | | 20,450,000 | 22,864,918 | - | 37,583,818 | 14,718,900 | 22,864,918 | 22.340 | 374,613 |
| 1/1/2022 | 2,500,000 | | 22,950,000 | 26,050,865 | - | 40,769,765 | 14,718,900 | 26,050,865 | 22.340 | 441,701 |
| 1/1/2023 | 2,500,000 | | 25,450,000 | 29,332,391 | - | 44,051,291 | 14,718,900 | 29,332,391 | 22.340 | 510,802 |
| 1/1/2024 | 2,500,000 | | 27,950,000 | 32,712,363 | - | 47,431,263 | 14,718,900 | 32,712,363 | 22.340 | 581,976 |
| 1/1/2025 | 2,500,000 | | 30,450,000 | 36,193,734 | - | 50,912,634 | 14,718,900 | 36,193,734 | 22.340 | 655,286 |
| 1/1/2026 | 2,500,000 | | 32,950,000 | 39,779,546 | - | 54,498,446 | 14,718,900 | 39,779,546 | 22.340 | 730,794 |
| 1/1/2027 | 2,500,000 | | 35,450,000 | 43,472,932 | - | 58,191,832 | 14,718,900 | 43,472,932 | 22.340 | 808,568 |
| 1/1/2028 | 2,500,000 | | 37,950,000 | 47,277,120 | - | 61,996,020 | 14,718,900 | 47,277,120 | 22.340 | 888,675 |
| 1/1/2029 | 2,500,000 | | 40,450,000 | 51,195,434 | - | 65,914,334 | 14,718,900 | 51,195,434 | 22.340 | 971,185 |
| 1/1/2030 | 2,500,000 | | 42,950,000 | 55,231,297 | - | 69,950,197 | 14,718,900 | 55,231,297 | 22.340 | 1,056,171 |
| 1/1/2031 | 2,500,000 | | 45,450,000 | 59,388,236 | - | 74,107,136 | 14,718,900 | 59,388,236 | 22.340 | 1,143,706 |
| 1/1/2032 | 2,500,000 | | 47,950,000 | 63,669,883 | - | 78,388,783 | 14,718,900 | 63,669,883 | 22.340 | 1,233,867 |
| 1/1/2033 | 2,500,000 | | 50,450,000 | 68,079,979 | - | 82,798,879 | 14,718,900 | 68,079,979 | 22.340 | 1,326,733 |
| 1/1/2034 | 2,500,000 | | 52,950,000 | 72,622,379 | - | 87,341,279 | 14,718,900 | 72,622,379 | 22.340 | 1,422,385 |
| 1/1/2035 | 2,500,000 | | 55,450,000 | 77,301,050 | - | 92,019,950 | 14,718,900 | 77,301,050 | 22.340 | 1,520,907 |
| 1/1/2036 | 2,500,000 | | 57,950,000 | 82,120,081 | - | 96,838,981 | 14,718,900 | 82,120,081 | 22.340 | 1,622,384 |
| 1/1/2037 | 2,500,000 | | 60,450,000 | 87,083,684 | - | 101,802,584 | 14,718,900 | 87,083,684 | 22.340 | 1,726,905 |
| 1/1/2038 | 2,500,000 | | 62,950,000 | 92,196,194 | - | 106,915,094 | 14,718,900 | 92,196,194 | 22.340 | 1,834,563 |
| Totals: | \$ 62,950,000 | \$ - | | | | | | | | \$ 16,271,749 |

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Redevelopment Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on July 23, 2012.

The future redevelopment assumptions have been based on a review of market conditions that existed in 2012 and potential future redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 9. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 9 on the basis of how well the redevelopment assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

Section G Financing

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty-seven year statutorily-required retirement period. The TID Project Plan has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

Section H Existing Land Uses and Conditions

Map 2, found on Page 14, has been provided to give a general description of the conditions within the area. Map 4, found on page 16, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be in need of conservation or rehabilitation work. The purpose and intent of this district is to encourage mixed-use development.

Section I Proposed Land Use

The land use proposed in Tax Incremental District Number 9 is primarily commercial. The proposed TID will promote the orderly development and redevelopment within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 17 illustrates the proposed land uses within the district.

Section J Existing and Proposed Zoning

Map 4, found on Page 16, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section K Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section L Relocation

The City anticipates that some acquisition may occur within this district, and if acquisition should occur within Tax Incremental District Number 9 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section M Estimated Amount of Bonded Indebtedness

The purpose of TID No. 9 is to assist with the redevelopment of certain buildings and areas within the City of De Pere's downtown. The creation of this district should provide a financial resource for the City to promote orderly redevelopment that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The redevelopment stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

Section N Findings

- A. A minimum of 50% of the area occupied by real property within TID No. 9 is an area in need of conservation or rehabilitation work.
- B. The improvement of TID No. 9 is likely to significantly enhance the value of substantially all of the other real property in the district.
- C. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.
- D. The equalized value of taxable property of TID No. 9, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

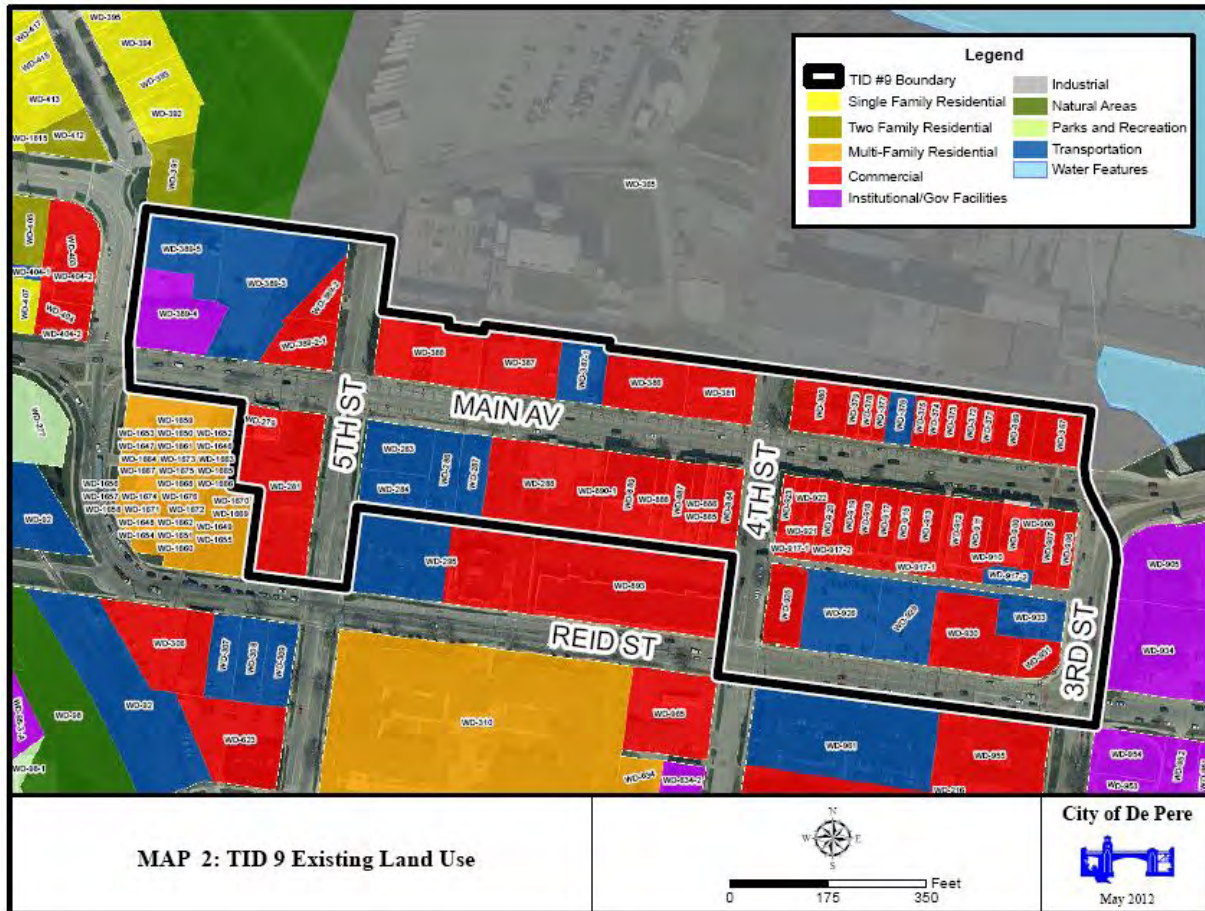
Section O City Attorney Opinion

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 9, City of De Pere, Wisconsin, dated July 23, 2012, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix D.

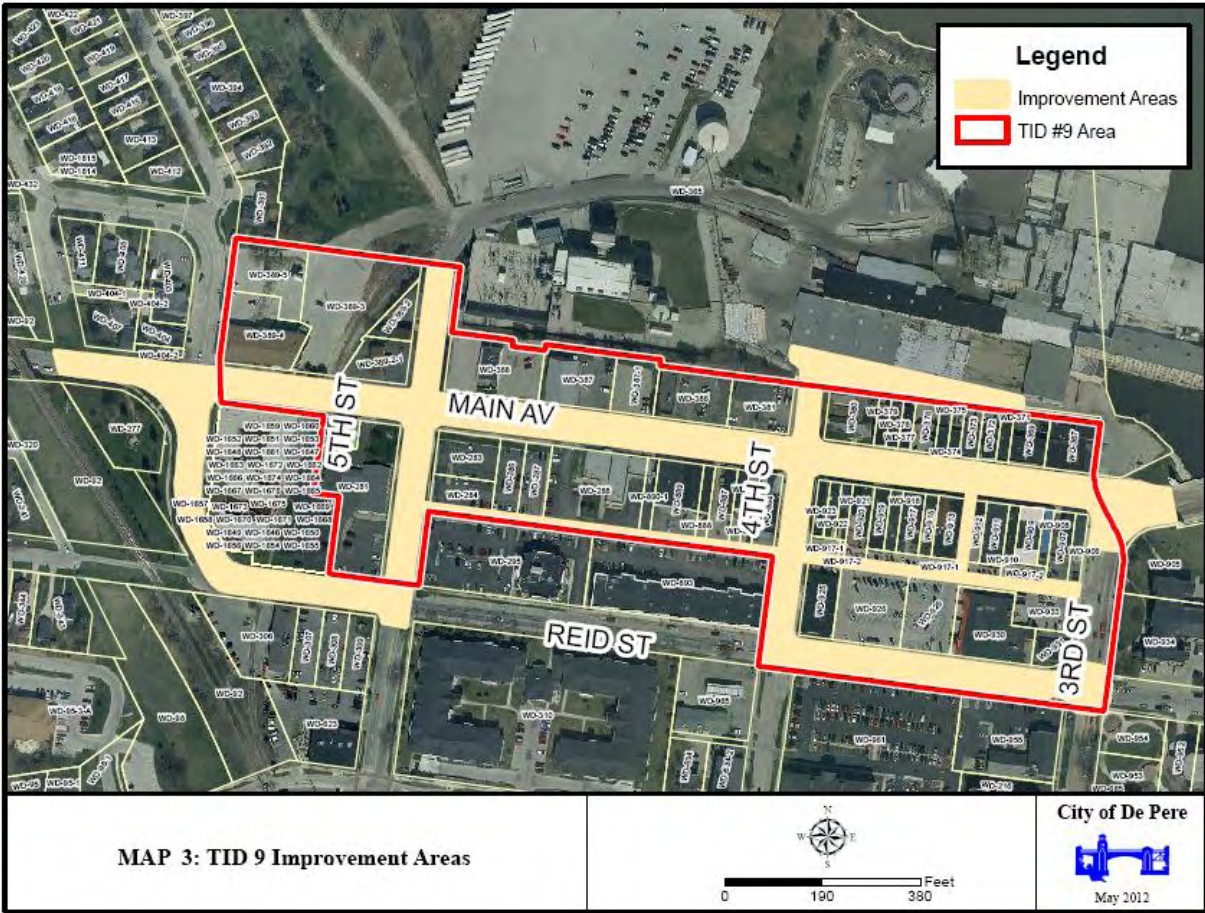
MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 9 BOUNDARY



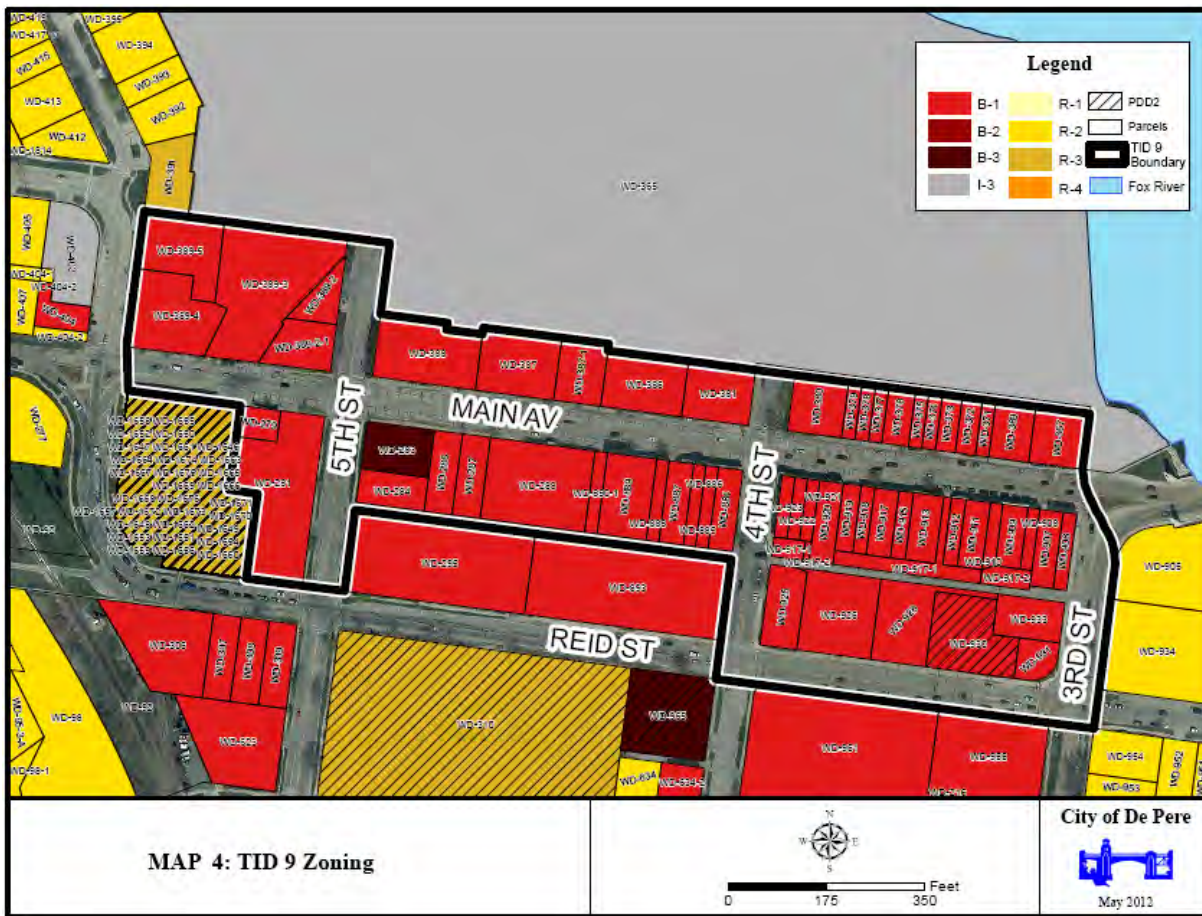
MAP 2 – EXISTING LAND USE & CONDITIONS



MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



MAP 4 – EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



APPENDIX A

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District being considered is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Part of Private Claims 28 and 29, West Side of the Fox River, City of DePere, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of Lot 85 of the "Plat of West DePere", said point being the intersection of the East right of way line of Third Street and the South right of way line of Reid Street; thence N82°33'21"W, 678.02 feet along said South right of way line; thence N07°35'09"E, 214.92 feet along the extension and West right of way line of Fourth Street; thence N82°33'45"W, 674.95 feet along the North line of Lots 5, 6, 7 and 8 of the plat of "Underwood's Addition to West DePere" and the North line of Lots 21, 22, 23, 24, 25, 26, 27 and 28 of the plat of "Carabin's Addition"; thence S07°19'23"W, 145.00 feet along the East right of way line of South Fifth Street; thence N82°40'24"W, 176.36 feet along the extension and North right of way line of Reid Street; thence N07°31'29"E, 151.80 feet along a West line of Lot 1 of Volume 16, Certified Survey Maps, page 291, Brown County Records (B.C.R.); thence N82°34'57"W, 50.34 feet along a South line of said lot; thence N07°31'29"E, 151.80 feet along a West line of said lot and the West line of Lot 1 of Volume 16, Certified Survey Maps, page 239, B.C.R.; thence N82°34'56"W, 201.36 feet along the South right of way line of Main Street; thence N01°16'06"W, 84.14 feet to a point on the East right of way line of North Sixth Street; thence N07°24'38"E, 237.10 feet along said East right of way line; thence S82°35'48"E, 440.18 feet along the extension and North line of Lots 2, 4 and 6 of Block 12 and Lot 10 of Block 10 and Lot 10 of Block 8, all of the plat of "DePere Iron Works", B.C.R., to the East right of way line of North Fifth Street; thence S07°24'51"W, 127.48 feet along said right of way line; thence S82°33'07"E, 120.01 feet along the centerline of a vacated alley; thence S07°24'34"W, 12.00 feet; thence S82°33'07"E, 64.29 feet along the North line of Lots 21, 22 and 23, Block 6, of the plat of "DePere Company's Addition", B.C.R.; thence N07°26'40"E, 12.00 feet to the centerline of the said vacated alley; thence S82°33'07"E, 224.77 feet along said centerline; thence S07°25'08"W, 12.00 feet; thence S82°33'07"E, 264.91 feet along the North line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 6, of said "DePere Company's Addition"; thence S82°28'50"E, 70.00 feet to the East right of way line of Fourth Street; thence S82°33'38"E, 528.63 feet along the North line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 4, of said "DePere Company's Addition"; thence S07°22'58"W, 100.00 feet along the East line of said Lot 1 to the North right of way line of Main Street; thence S19°13'18"E, 177.45 feet to a point on the East right of way line of Third Street; thence S07°26'15"W, 295.41 feet along said right of way line to the point of beginning.

Boundary contains 18.26 acres, more or less.

APPENDIX B

PUBLIC HEARING NOTICE

Publication Dates: July 5, 2012 and July 12, 2012 (Class 2 Notice)

NOTICE OF PUBLIC HEARING

PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NUMBER 9, CITY OF DEPERE, WISCONSIN, AND THE PROPOSED BOUNDARIES THEREOF, AND ON THE PROPOSED PROJECT PLAN FOR SUCH TAX INCREMENTAL DISTRICT

NOTICE IS HEREBY GIVEN, that the City of De Pere Planning Commission will meet at 7:00 p.m. on Monday, July 23, 2012, at City Hall, 355 S. Broadway, De Pere, Wisconsin, to conduct a hearing regarding the proposed creation of Tax Incremental District Number 9, City of De Pere, Wisconsin, and the proposed boundaries thereof, and on the proposed Project Plan for such District.

The description of the proposed boundaries of the Tax Incremental District, which is being considered, is located in the City of De Pere, Brown County, Wisconsin, with the following parcel identification numbers and legal description:

| | |
|------------|--|
| WD-917 | DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE COS' ADDN THAT PRT OF BLK 10 COM SW COR ELY 67.75 FT N27°30'E 93.8 FT N62°30'W 24.56 FT N81°41'W 43.5 FT N81°19'E 42.9 FT N81°41'W TO W LINE OF BLK 10 SLY ALG W LINE TO POB; ALSO ALL OP |
| WD-389-2-1 | THAT PRT OF LOTS 1-4 BLK 8 & THAT PRT OF LOT 1 BLK 10 OF DEPERE IRON WORKS REPLAT OF DEPERE COS' ADDN AS DESC IN 79421-26 EX 2280449 |
| WD-389-2 | PRT OF LOTS 4-9 BLK 8 OF DEPERE IRON WORKS REPLAT OF DEPERE COS' ADDN AS DESC IN 2280449 |
| WD-389-3 | DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE COS' ADDN LOTS 1-10 BLK 8 EX R.R. & EX W 25 FT OF LOT 1 & EX 229 D 43; ALSO LOTS 1-10 BLK 10 EX 36 MR 252 & EX 229 D 433 & EX R.R.; ALSO LOTS 2-4 & 6 EX S 20.3 FT BLK 12 DEPERE COS' ADDN & |
| WD-389-5 | DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE COS' ADDN THAT PRT OF LOTS 5-10 BLK 10 & THAT PRT OF LOTS 2-4 & 6 BLK 12 AS DESC IN 74671-26 |
| WD-389-4 | DEPERE IRON WORKS REPLAT OF BLKS 8 & 10 OF DEPERE COS' ADDN THAT PRT OF BLK 10 COM SW COR ELY 67.75 FT N27°30'E 93.8 FT N62°30'W 24.56 FT N81°41'W 43.5 FT N81°19'E 42.9 FT N81°41'W TO W LINE OF BLK 10 SLY ALG W LINE TO POB; ALSO ALL OP |
| WD-388 | DEPERE COS' ADDN W 18 FT OF LOT 21 & ALL OF LOTS 22, 23, 24, 25, 26, 27 & 28 BLK 6 & S 1/2 VAC ALLEY DESC IN 715054-04 ADJ NLY TO LOTS 24 THRU 28 BLK 6 |
| WD-387 | DEPERE COS' ADDN LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20 & THE E 6 FT OF LOT 21 BLK 6 EX 715974-02 |
| WD-387-1 | DEPERE COS' ADDN LOTS 12, 13, 14 & E 1/2 OF LOT 15 BLK 6 & S 1/2 VAC ALLEY ADJ NLY |
| WD-386 | DEPERE COS' ADDN LOTS 6, 7, 8, 9, 10 & 11 BLK 6 |
| WD-381 | DEPERE COS' ADDN LOTS 1 & 2 & 3 & 4 & 5 BLK 6 |
| WD-380 | DEPERE COS' ADDN LOTS 19, 20, 21 & 22 BLK 4 |
| WD-379 | DEPERE COS' ADDN LOT 18 BLK 4 |
| WD-378 | DEPERE COS' ADDN LOT 17 BLK 4 |
| WD-377 | DEPERE COS' ADDN LOT 16 BLK 4 |
| WD-376 | DEPERE COS' ADDN LOTS 14 & 15 BLK 4 |
| WD-375 | DEPERE COS' ADDN LOT 13 BLK 4 |
| WD-374 | DEPERE COS' ADDN LOT 12 BLK 4 |
| WD-373 | DEPERE COS' ADDN W 1/2 OF LOT 10 & ALL OF LOT 11 BLK 4 |
| WD-372 | DEPERE COS' ADDN LOT 9 & E 1/2 OF LOT 10 BLK 4 |

| | |
|----------|--|
| WD-371 | DEPERE COS' ADDN LOT 8 BLK 4 |
| WD-369 | DEPERE COS' ADDN LOTS 5 & 6 & 7 EX ELY 1 FT OF LOT 5 BLK 4 |
| WD-367 | DEPERE COS' ADDN LOTS 1, 2, 3, 4 & E 1 FT OF LOT 5 BLK 4 |
| WD-366 | PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 PT SOLD TO CITY |
| WD-367 | PLAT OF W. DEPERE W 42 FT OF LOT 7 EX SLY 8 PT |
| WD-368 | PLAT OF W. DEPERE E 20 1/2 FT OF LOT 8 EX SLY 35 FT |
| WD-369 | PLAT OF W. DEPERE W 45 1/2 FT OF LOT 8 EX SLY 35 FT |
| WD-310 | PLAT OF W. DEPERE E 1/3 OF LOT 9 EX 779 R 546 & ALSO SLY 39 FT OF ELY 1 FT OF WLY 2/3 OF LOT 9 EX 773 R 474 BCR |
| WD-311 | PLAT OF W. DEPERE WLY 2/3 OF LOT 9 EX SLY 39 FT OF ELY 1 FT & EX SLY 25 FT THEREOF |
| WD-312 | PLAT OF W. DEPERE E 40 FT OF LOT 10 EX 781 R 173 |
| WD-313 | PLAT OF W. DEPERE W 26 FT OF LOT 10 & E 28 FT OF LOT 11 EX SLY 25 FT THEREOF |
| WD-315 | PLAT OF W. DEPERE W 26 1/2 FT OF E 54 5 FT OF LOT 11 EX SLY 25 FT |
| WD-318 | PLAT OF W. DEPERE W 24 FT 5 INCHES OF E 56 FT OF LOT 12 EX SLY 25 FT |
| WD-319 | PLAT OF W. DEPERE W 10 FT OF LOT 12 & E 22 FT OF LOT 13 EX SLY 25 FT THEREOF |
| WD-320 | PLAT OF W. DEPERE E 43 FT OF W 44 FT OF LOT 13 |
| WD-321 | PLAT OF W. DEPERE N 110 FT OF THE FOLLOWING: W 1 FT OF LOT 13 & E 20.5 FT OF LOT 14 |
| WD-322 | PLAT OF W. DEPERE W 22 1/2 FT OF E 45 FT OF N 110 FT OF LOT 14 & EASEMENT IN S 10 FT OF E 21 1/2 FT OF N 110 FT ALSO E 10 FT OF S 35 FT OF LOT 14 & EASEMENT RIGHTS ETC IN S 10 FT OF E 21 1/2 FT OF N 110 FT & IN E 10 FT OF S 35 FT OF LOT |
| WD-323 | PLAT OF W. DEPERE W 23 FT OF N 110 FT OF LOT 14 |
| WD-317-2 | PLAT OF W. DEPERE S 35 FT OF LOT 8 & PRT OF E 22 FT OF LOT 9 DESC IN 779 R 546 & S 35 FT OF W 1 FT OF LOT 13 & S 35 FT OF LOT 14 LVG E OF W 56 FT & SLY 8 FT OF WLY 42 FT OF LOT 7 |
| WD-317-1 | PLAT OF W. DEPERE S 35 FT OF W 56 FT OF LOT 14 & S 25 FT OF E 22 FT OF LOT 13 & S 25 FT OF LOT 11 & 12 & S 25 FT OF W 26 FT OF LOT 10 & S 25 FT OF W 44 FT OF LOT 9 ALSO 781 R 173 BCR |
| WD-317-1 | PLAT OF W. DEPERE S 35 FT OF W 56 FT OF LOT 14 & S 25 FT OF E 22 FT OF LOT 13 & S 25 FT OF LOT 11 & 12 & S 25 FT OF W 26 FT OF LOT 10 & S 25 FT OF W 44 FT OF LOT 9 ALSO 781 R 173 BCR |
| WD-317-2 | PLAT OF W. DEPERE S 35 FT OF LOT 8 & PRT OF E 22 FT OF LOT 9 DESC IN 779 R 546 & S 35 FT OF W 1 FT OF LOT 13 & S 35 FT OF LOT 14 LVG E OF W 56 FT & SLY 8 FT OF WLY 42 FT OF LOT 7 |
| WD-311 | PLAT OF W. DEPERE E 72 FT OF LOT 9 EX 944 R 496 BCR |
| WD-313 | PLAT OF W. DEPERE E 120 FT OF LOT 54 |
| WD-310 | PLAT OF W. DEPERE E 33 FT OF S 135 FT OF LOT 51 & S 135 FT OF LOT 52 & W 60 FT OF LOT 53 & S 62.5 FT OF W 12 FT OF LOT 54 |
| WD-328 | PLAT OF W. DEPERE LOT 30 & W 27 FT OF LOT 31 & N 10 FT OF E 33 FT OF LOT 51 & N 10 FT OF W 12 FT OF LOT 54 & N 10 FT OF LOT 52 |
| WD-326 | PLAT OF W. DEPERE LOT 48 & PRT OF LOT 47 BNG A TRI. TRACT EXCEPTED IN 783 R 538 BCR & LOT 49 |
| WD-325 | PLAT OF W. DEPERE LOT 47 EX TRI TRACT IN NE COR & EX PART IN 783 R 538 |
| WD-384 | UNDERWOOD ADDN ELY 44 FT LOT 1 |
| WD-385 | UNDERWOOD ADDN W 1/3 OF LOT 1 |
| WD-386 | UNDERWOOD ADDN E 1/3 OF LOT 2 |
| WD-387 | UNDERWOOD ADDN W 44 FT OF LOT 2 |
| WD-388 | UNDERWOOD ADDN E 1/3 OF LOT 3 |
| WD-389 | UNDERWOOD ADDN W 2/3 OF LOT 3 & LOT 4 EX W 22 FT |
| WD-390-1 | UNDERWOOD ADDN W 22 FT OF LOT 4 |

2

| | |
|--------|--|
| WD-288 | CARABINS ADDN LOT 17, 18, 19, & 20 |
| WD-287 | CARABINS ADDN LOT 16 |
| WD-286 | CARABINS ADDN LOT 15 |
| WD-283 | CARABINS ADDN LOT 12 & NLY 12.3 FT OF LOT 13 & NLY 45 FT OF LOT 14 |
| WD-284 | CARABINS ADDN LOT 13 EX NLY 12.5 FT & LOT 14 EX NLY 55 FT |
| WD-281 | CARABINS ADDN PRT. OF LOTS 9 & 10 & ALL OF LOTS 11, 30 & 31 & VAC. ALLEY DESC AS LOT 1 IN 16 CSM 291 |
| WD-279 | CARABINS ADDN PRT. OF LOTS 9 & 10 DESC AS LOT 1 IN 16 CSM 219 |

In addition to the parcels listed above, the boundaries of the proposed District shall include projects that extend within 1/2 mile of the boundary.

The City anticipates that the proposed project plan's project cost may include cash grants made by the city to owners, lessees, or developers of land that is located within the tax incremental district.

During the public hearing, all interested parties will be provided with an opportunity to express their views on the proposed creation of the tax incremental district and the proposed boundaries thereof, and on the proposed project plan for such district. Persons desiring information on the proposed tax incremental district and/or the proposed project plan may contact the City Director of Planning and Economic Development at 920-339-4043. A copy of the proposed project plan and a map of the proposed project area is available for review in City offices and will be provided upon request.

Dated this 5th day of July 2012.

BY ORDER OF THE COMMON COUNCIL.

Michael J. Walsh
Mayor

Shana Defect
City Clerk-Treasurer

De Pere Journal

WD-885
UNDERWOOD ADDN.
W. 1/4 OF LOT 2
WD-886
UNDERWOOD ADDN.
E. 1/2 OF LOT 2
WD-887
UNDERWOOD ADDN.
E. 1/2 OF LOT 3
WD-888
UNDERWOOD ADDN.
W. 1/4 OF LOT 2
WD-889
UNDERWOOD ADDN.
E. 1/2 OF LOT 4
EX W/2 FT.
WD-890
UNDERWOOD ADDN.
E. 1/2 OF LOT 4
EX W/2 FT.
WD-258
CARBARN'S ADDN LOT
17, 18, 19, 20
WD-259
CARBARN'S ADDN LOT
16
WD-260
CARBARN'S ADDN LOT
15
WD-261
CARBARN'S ADDN LOT
14
WD-262
CARBARN'S ADDN LOT
13
WD-263
CARBARN'S ADDN LOT
12
WD-264
CARBARN'S ADDN LOT
11
WD-265
CARBARN'S ADDN LOT
10
WD-266
CARBARN'S ADDN LOT
9
WD-267
CARBARN'S ADDN LOT
8
WD-268
CARBARN'S ADDN LOT
7
WD-269
CARBARN'S ADDN LOT
6
WD-270
CARBARN'S ADDN LOT
5
WD-271
CARBARN'S ADDN LOT
4
WD-272
CARBARN'S ADDN LOT
3
WD-273
CARBARN'S ADDN LOT
2
WD-274
CARBARN'S ADDN LOT
1
WD-275
CARBARN'S ADDN LOT
1/2 OF LOTS 9 & 10
WD-276
CARBARN'S ADDN LOT
1/2 OF LOTS 11, 12 & 13
WD-277
CARBARN'S ADDN LOT
1/2 OF LOTS 14, 15 & 16
WD-278
CARBARN'S ADDN LOT
1/2 OF LOTS 17, 18 & 19
WD-279
CARBARN'S ADDN LOT
1/2 OF LOTS 20, 21 & 22
WD-280
CARBARN'S ADDN LOT
1/2 OF LOTS 23, 24 & 25
WD-281
CARBARN'S ADDN LOT
1/2 OF LOTS 26, 27 & 28
WD-282
CARBARN'S ADDN LOT
1/2 OF LOTS 29, 30 & 31
WD-283
CARBARN'S ADDN LOT
1/2 OF LOTS 32, 33 & 34
WD-284
CARBARN'S ADDN LOT
1/2 OF LOTS 35, 36 & 37
WD-285
CARBARN'S ADDN LOT
1/2 OF LOTS 38, 39 & 40
WD-286
CARBARN'S ADDN LOT
1/2 OF LOTS 41, 42 & 43
WD-287
CARBARN'S ADDN LOT
1/2 OF LOTS 44, 45 & 46
WD-288
CARBARN'S ADDN LOT
1/2 OF LOTS 47, 48 & 49
WD-289
CARBARN'S ADDN LOT
1/2 OF LOTS 50, 51 & 52
WD-290
CARBARN'S ADDN LOT
1/2 OF LOTS 53, 54 & 55
WD-291
CARBARN'S ADDN LOT
1/2 OF LOTS 56, 57 & 58
WD-292
CARBARN'S ADDN LOT
1/2 OF LOTS 59, 60 & 61
WD-293
CARBARN'S ADDN LOT
1/2 OF LOTS 62, 63 & 64
WD-294
CARBARN'S ADDN LOT
1/2 OF LOTS 65, 66 & 67
WD-295
CARBARN'S ADDN LOT
1/2 OF LOTS 68, 69 & 70
WD-296
CARBARN'S ADDN LOT
1/2 OF LOTS 71, 72 & 73
WD-297
CARBARN'S ADDN LOT
1/2 OF LOTS 74, 75 & 76
WD-298
CARBARN'S ADDN LOT
1/2 OF LOTS 77, 78 & 79
WD-299
CARBARN'S ADDN LOT
1/2 OF LOTS 80, 81 & 82
WD-300
CARBARN'S ADDN LOT
1/2 OF LOTS 83, 84 & 85
WD-301
CARBARN'S ADDN LOT
1/2 OF LOTS 86, 87 & 88
WD-302
CARBARN'S ADDN LOT
1/2 OF LOTS 89, 90 & 91
WD-303
CARBARN'S ADDN LOT
1/2 OF LOTS 92, 93 & 94
WD-304
CARBARN'S ADDN LOT
1/2 OF LOTS 95, 96 & 97
WD-305
CARBARN'S ADDN LOT
1/2 OF LOTS 98, 99 & 100
WD-306
CARBARN'S ADDN LOT
1/2 OF LOTS 101, 102 & 103
WD-307
CARBARN'S ADDN LOT
1/2 OF LOTS 104, 105 & 106
WD-308
CARBARN'S ADDN LOT
1/2 OF LOTS 107, 108 & 109
WD-309
CARBARN'S ADDN LOT
1/2 OF LOTS 110, 111 & 112
WD-310
CARBARN'S ADDN LOT
1/2 OF LOTS 113, 114 & 115
WD-311
CARBARN'S ADDN LOT
1/2 OF LOTS 116, 117 & 118
WD-312
CARBARN'S ADDN LOT
1/2 OF LOTS 119, 120 & 121
WD-313
CARBARN'S ADDN LOT
1/2 OF LOTS 122, 123 & 124
WD-314
CARBARN'S ADDN LOT
1/2 OF LOTS 125, 126 & 127
WD-315
CARBARN'S ADDN LOT
1/2 OF LOTS 128, 129 & 130
WD-316
CARBARN'S ADDN LOT
1/2 OF LOTS 131, 132 & 133
WD-317
CARBARN'S ADDN LOT
1/2 OF LOTS 134, 135 & 136
WD-318
CARBARN'S ADDN LOT
1/2 OF LOTS 137, 138 & 139
WD-319
CARBARN'S ADDN LOT
1/2 OF LOTS 140, 141 & 142
WD-320
CARBARN'S ADDN LOT
1/2 OF LOTS 143, 144 & 145
WD-321
CARBARN'S ADDN LOT
1/2 OF LOTS 146, 147 & 148
WD-322
CARBARN'S ADDN LOT
1/2 OF LOTS 149, 150 & 151
WD-323
CARBARN'S ADDN LOT
1/2 OF LOTS 152, 153 & 154
WD-324
CARBARN'S ADDN LOT
1/2 OF LOTS 155, 156 & 157
WD-325
CARBARN'S ADDN LOT
1/2 OF LOTS 158, 159 & 160
WD-326
CARBARN'S ADDN LOT
1/2 OF LOTS 161, 162 & 163
WD-327
CARBARN'S ADDN LOT
1/2 OF LOTS 164, 165 & 166
WD-328
CARBARN'S ADDN LOT
1/2 OF LOTS 167, 168 & 169
WD-329
CARBARN'S ADDN LOT
1/2 OF LOTS 170, 171 & 172
WD-330
CARBARN'S ADDN LOT
1/2 OF LOTS 173, 174 & 175
WD-331
CARBARN'S ADDN LOT
1/2 OF LOTS 176, 177 & 178
WD-332
CARBARN'S ADDN LOT
1/2 OF LOTS 179, 180 & 181
WD-333
CARBARN'S ADDN LOT
1/2 OF LOTS 182, 183 & 184
WD-334
CARBARN'S ADDN LOT
1/2 OF LOTS 185, 186 & 187
WD-335
CARBARN'S ADDN LOT
1/2 OF LOTS 188, 189 & 190
WD-336
CARBARN'S ADDN LOT
1/2 OF LOTS 191, 192 & 193
WD-337
CARBARN'S ADDN LOT
1/2 OF LOTS 194, 195 & 196
WD-338
CARBARN'S ADDN LOT
1/2 OF LOTS 197, 198 & 199
WD-339
CARBARN'S ADDN LOT
1/2 OF LOTS 200, 201 & 202
WD-340
CARBARN'S ADDN LOT
1/2 OF LOTS 203, 204 & 205
WD-341
CARBARN'S ADDN LOT
1/2 OF LOTS 206, 207 & 208
WD-342
CARBARN'S ADDN LOT
1/2 OF LOTS 209, 210 & 211
WD-343
CARBARN'S ADDN LOT
1/2 OF LOTS 212, 213 & 214
WD-344
CARBARN'S ADDN LOT
1/2 OF LOTS 215, 216 & 217
WD-345
CARBARN'S ADDN LOT
1/2 OF LOTS 218, 219 & 220
WD-346
CARBARN'S ADDN LOT
1/2 OF LOTS 221, 222 & 223
WD-347
CARBARN'S ADDN LOT
1/2 OF LOTS 224, 225 & 226
WD-348
CARBARN'S ADDN LOT
1/2 OF LOTS 227, 228 & 229
WD-349
CARBARN'S ADDN LOT
1/2 OF LOTS 230, 231 & 232
WD-350
CARBARN'S ADDN LOT
1/2 OF LOTS 233, 234 & 235
WD-351
CARBARN'S ADDN LOT
1/2 OF LOTS 236, 237 & 238
WD-352
CARBARN'S ADDN LOT
1/2 OF LOTS 239, 240 & 241
WD-353
CARBARN'S ADDN LOT
1/2 OF LOTS 242, 243 & 244
WD-354
CARBARN'S ADDN LOT
1/2 OF LOTS 245, 246 & 247
WD-355
CARBARN'S ADDN LOT
1/2 OF LOTS 248, 249 & 250
WD-356
CARBARN'S ADDN LOT
1/2 OF LOTS 251, 252 & 253
WD-357
CARBARN'S ADDN LOT
1/2 OF LOTS 254, 255 & 256
WD-358
CARBARN'S ADDN LOT
1/2 OF LOTS 257, 258 & 259
WD-359
CARBARN'S ADDN LOT
1/2 OF LOTS 260, 261 & 262
WD-360
CARBARN'S ADDN LOT
1/2 OF LOTS 263, 264 & 265
WD-361
CARBARN'S ADDN LOT
1/2 OF LOTS 266, 267 & 268
WD-362
CARBARN'S ADDN LOT
1/2 OF LOTS 269, 270 & 271
WD-363
CARBARN'S ADDN LOT
1/2 OF LOTS 272, 273 & 274
WD-364
CARBARN'S ADDN LOT
1/2 OF LOTS 275, 276 & 277
WD-365
CARBARN'S ADDN LOT
1/2 OF LOTS 278, 279 & 280
WD-366
CARBARN'S ADDN LOT
1/2 OF LOTS 281, 282 & 2

APPENDIX D
CITY ATTORNEY REVIEW LETTER

CITY OF DE PERE

335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



July 18, 2012

Mayor Michael J. Walsh
Members of the De Pere Common Council

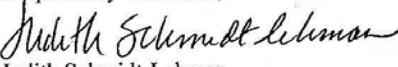
RE: City of De Pere Tax Incremental Financing District #9 (TID #9)

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City, advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a complete review of the Project Plan for TID #9, to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses each prerequisite set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as such project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,


Judith Schmidt-Lehman
City Attorney

JSL:jld

H:\dupont\letters\2012\Mayor & PC-TID 9- 7-17-12-192-001-12.docx

NOTE: Item 3 will be presented at the RDA meeting.

Item #4: Consider sale of 2,526 square feet from WD-657-1. Requestor: De Pere Joliet Square.

Earlier this year, City staff became aware of property encroachment onto RDA property located on Grant Street. Staff contacted the owner on the issue and sent a letter to the owner for Joliet Square (see attached). The owner had the site surveyed which shows the area of encroachment and also the proposed area for possible acquisition (see attached).

Based on discussions with the owner, they are interested in purchasing the 2,526 square feet for continued use of their refuse area and also parking. The owner does understand that the parking would need to be paved and that landscaping would need to be provided to break up the parking area.

Staff has worked with the City Appraiser and relied on a recent local appraisal to determine the value of the property. The recommended value is \$1.50 per square foot, thus the total value of the property in question is \$3,789. In discussions with the owner, they would like to proceed with the acquisition.

Recommendation:

Staff would recommend approval of the sale of the 2,526 square feet for \$3,789 and that staff would develop the necessary RDA agreements for the sale.

CITY OF DE PERE

335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



May 7, 2012

ATTN: Kay Peterson
De Pere Joliet Square LLC
Premier Real Estate Management
436 College Ave. Apt.#1
DePere, Wis. 54115

RE: Property Encroachment

Dear Ms Peterson;

As we discussed on the phone, the City has found that uses from the Joliet Square apartments has encroached onto property which is managed by the City Redevelopment Authority. Figure 1 shows the use in 2005, when the permanent refuse was not constructed. Figure 2 shows the use in 2010 with the refuse and new gravel parking pad added onto property owned by the Redevelopment Authority.

The City needs to have this encroachment addressed. We believe that there are two possible solutions that can be pursued. These are:

1. All existing uses by Joliet Square would be removed from the Redevelopment Authority property.
2. Joliet Square could work with the City to acquire property from the Redevelopment Authority.
This sale would require the approval of the Redevelopment Authority and the City Council.

I would ask that you or a representative contact me at your earliest convenience to discuss the issue. I need to have a plan of action that is going to be taken along with a timeline that can be presented to the Redevelopment Authority at the June meeting. Therefore, I need a response no latter that June 11, 2012.

Regards;


Ken Pabich
Director of Planning and Economic Development



Figure 1: 2005 Use



Figure 2: 2010 Use

Lot Two (2) Vol. 30 certified Survey Maps, Page 106, Map No. 7353; said lot being all of Lots Ten (10), Twenty (20), and Twenty-five (25), and part of Lots Four (4) through Nine (9), inclusive, and part of Lot Twenty-six (26), and part of vacated alley, Block C, according to the recorded Plat of Dousman's Addition to West De Pere, in the City of De Pere, West side of the Fox River, Brown County, Wisconsin.



- ☐ = 1" X 24" IRON PIPE W/CAP, SET WT, 1.68 LBS/LF
- ☐ = P.K., NAIL SET
- ☐ = 1" IRON PIPE, FOUND
- ☒ = CHISEL CROSS IN WALK, FOUND
- ☒ = TELEPHONE PEDESTAL
- ☒ = TRANSFORMER PAD

= LIMITS OF BITUMINOUS PAVEMENT

1. A portion of the subject property is situated within the flood boundary Zone C, as depicted on Flood Insurance Rate Map, Panel Number 5500021 0005 C, dated July 2, 1981 and is determined to be within areas of minimal flooding.
2. Subject property is zoned – "PDU, Planned Development District
3. Setbacks: As per the approved development plan,
4. Area of subject property is 70,106 sq. ft. or 1.61 Acres,
5. Subject property Tax Parcel No. WD-657.

15. Easement to Wisconsin Bell Telephone Company, Wisconsin Public Service Corporation and AOL Time Warner, recorded as Doc. No. 1932388; Utility Easement burdens subject property as shown on this survey.

Lot Two (2) Vol50 Certified Survey Maps, Page 106. Map No. 73553: said Lot being all of Lots Ten (10), Twenty (20), and Twenty-four (25), and part of Lots Four (4) through Nine (9), inclusive, and part of Lot Twenty-six (26), and part of vacated Alley, Block C, according to the recorded Plat of Dousman's Addition to West De Pere, in the City of De Pere, West side of the Fox River, Brown County, Wisconsin.

To anchor RBAC, first, the successor's and/or assignor's, Dr. Paul J. Jett, Squares LLC, "First American The Insurance Co., Bay Title & Abstract, Inc., This is to certify that the map or plat and the Survey on which it is based were made in accordance with "National Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Jointly established and adopted by ALTA and NCSM in 2005, and includes Items 1, 3, 4, 6-8-11 of the Axiom, Pursuant to the Accuracy Standards as adopted by the American Land Title Association, Inc. (ALTA) and the American Under-stander of Title Association (AUSA) and the American Land Title Association (ALTA) registered in the State of Wisconsin, the Relative Positional accuracy of this survey does not exceed that which is specified therein.

| | |
|-----------------------|------|
| Thomas M. Wood S-1887 | Date |
|-----------------------|------|

[illegible]

2,526 SQ.FT.

6' UTILITY EASEMENT (PER CSM NO. 7353)

INGRESS/EGRESS & PARKING
EASEMENT (PER CSM NO. 7353)

20' SANITARY SEWER EASEMENT

DUMPSTER

N07°37'02"E 95.51'

INGRESS/EGRESS & PARKING
EASEMENT (PER CSM NO. 7353)

S82°23'28"E
50.42'

S06°51'09"W 147.99'

LC

