

City of De Pere, Wisconsin

Tax Increment Project Plan

for

Tax Incremental Financing District No. 9

Recommended by the City Plan Commission  
July 23, 2012

Adopted by the Common Council  
August 7, 2012

Adopted by Joint Review Board  
August 13, 2012

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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>	
<b><u>Capital Costs:</u></b>						
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
<b><u>Incentive Costs</u></b>						
Developer Cash Grants	3,000,000	650,000	500,000	500,000	1,350,000	3,000,000
<b><u>Administrative Costs:</u></b>						
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
<b><u>Other Costs</u></b>						
Contingency	200,000	25,000	25,000	25,000	125,000	200,000
<b><u>Financing Costs:</u></b>						
Interest costs of Money	2,000,000	250,000	250,000	250,000	1,250,000	2,000,000
<b><u>Total Project Costs</u></b>	<b>15,925,000</b>	<b>945,000</b>	<b>1,320,000</b>	<b>1,345,000</b>	<b>12,315,000</b>	<b>15,925,000</b>

*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 W1/2 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 & S1/2 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 & E1/2 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**

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

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											
	Annual	Annual	Cumulative		Value						Annual Tax
	Increased	Increased	Value of New		Cumulative	Due to	Total		TID	2011	Increment
Valuation	Value of	Value of New	Buildings &		Value with	Personal	Estimated	Base	Value	Net Total	Revenue
Year	Redevelopme	Improvements	Improvements		Inflation	Property	Taxable Value	Value	Increment	Tax Rate	/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.

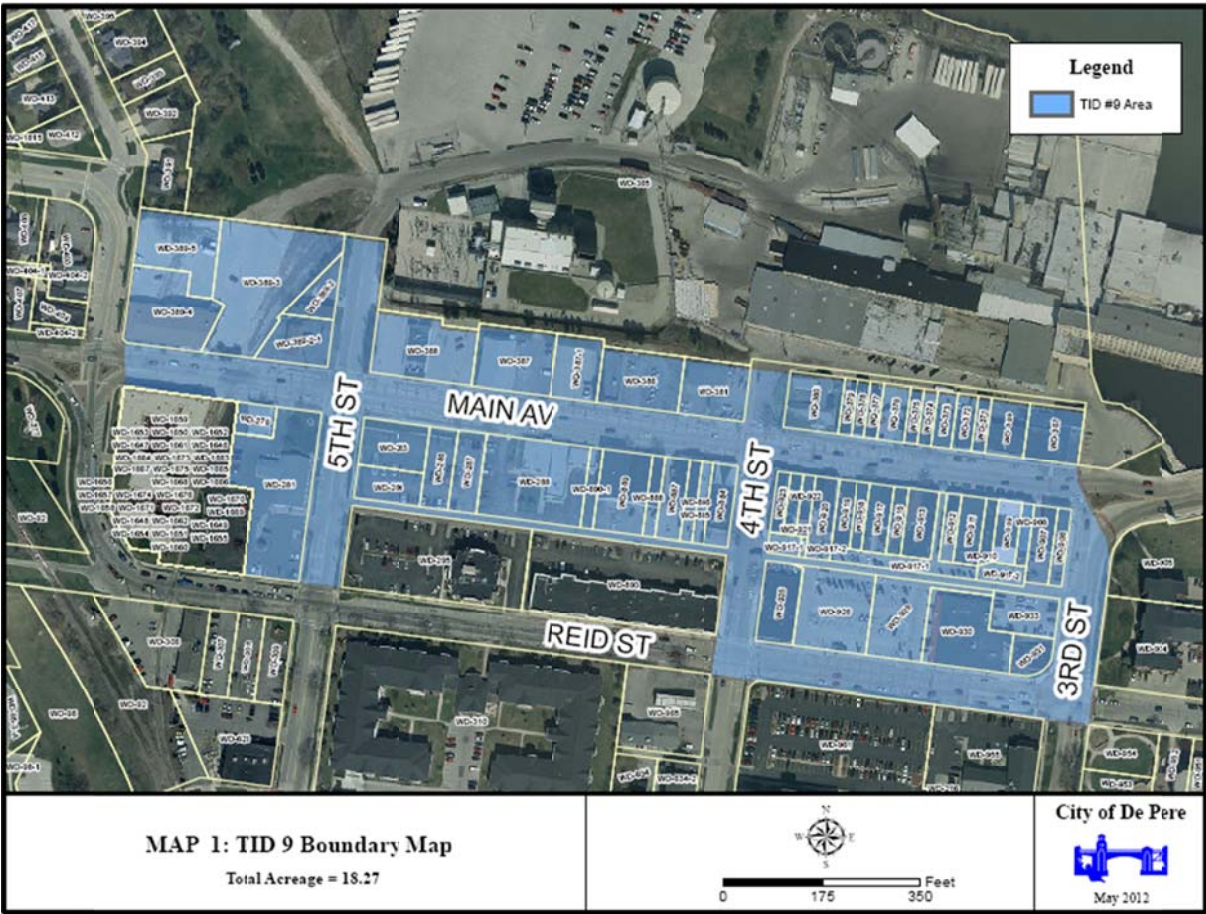
## **Section N          Findings**

- 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**

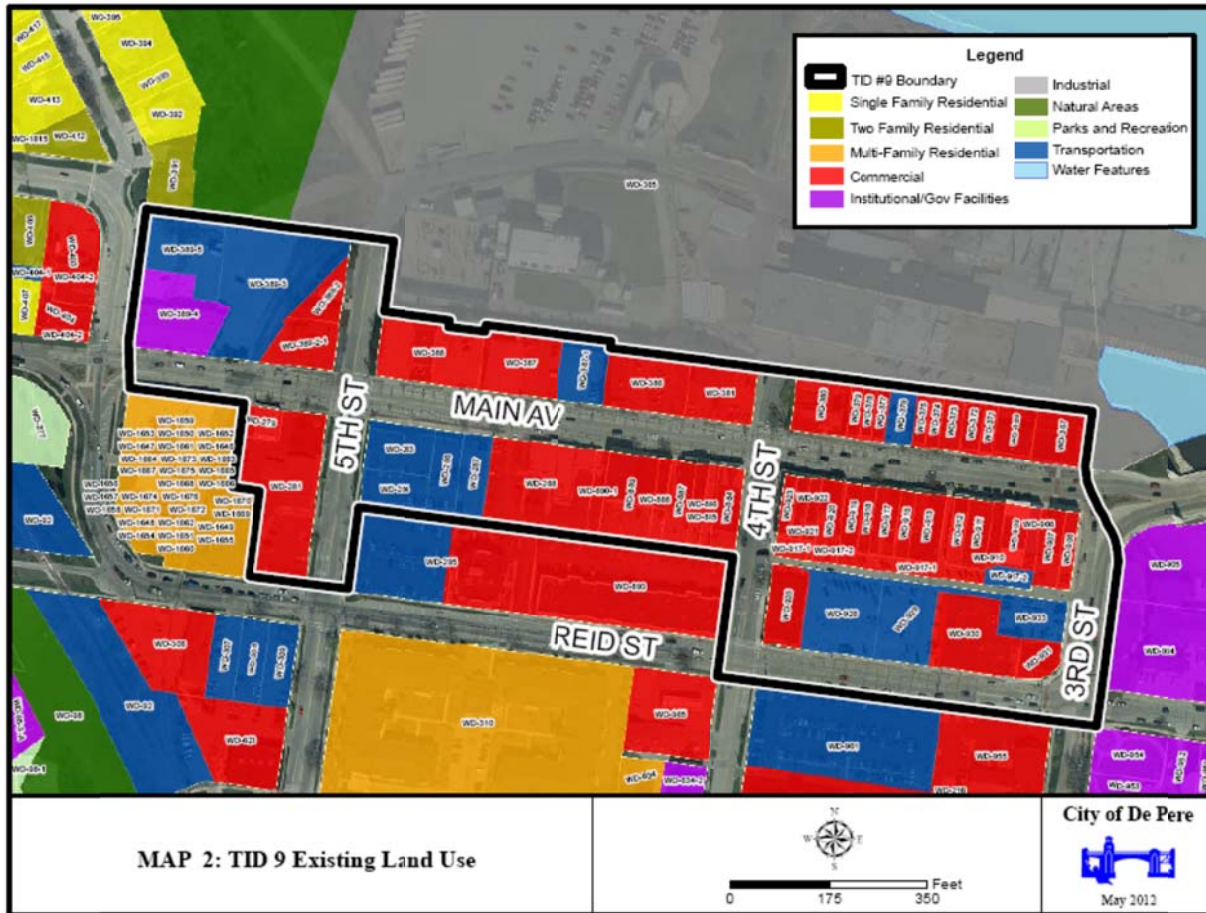
The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 9, City of De Pere, Wisconsin, dated July 23, 2012, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included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

MAP 1 -- TAX INCREMENTAL FINANCING DISTRICT NUMBER 9 BOUNDARY



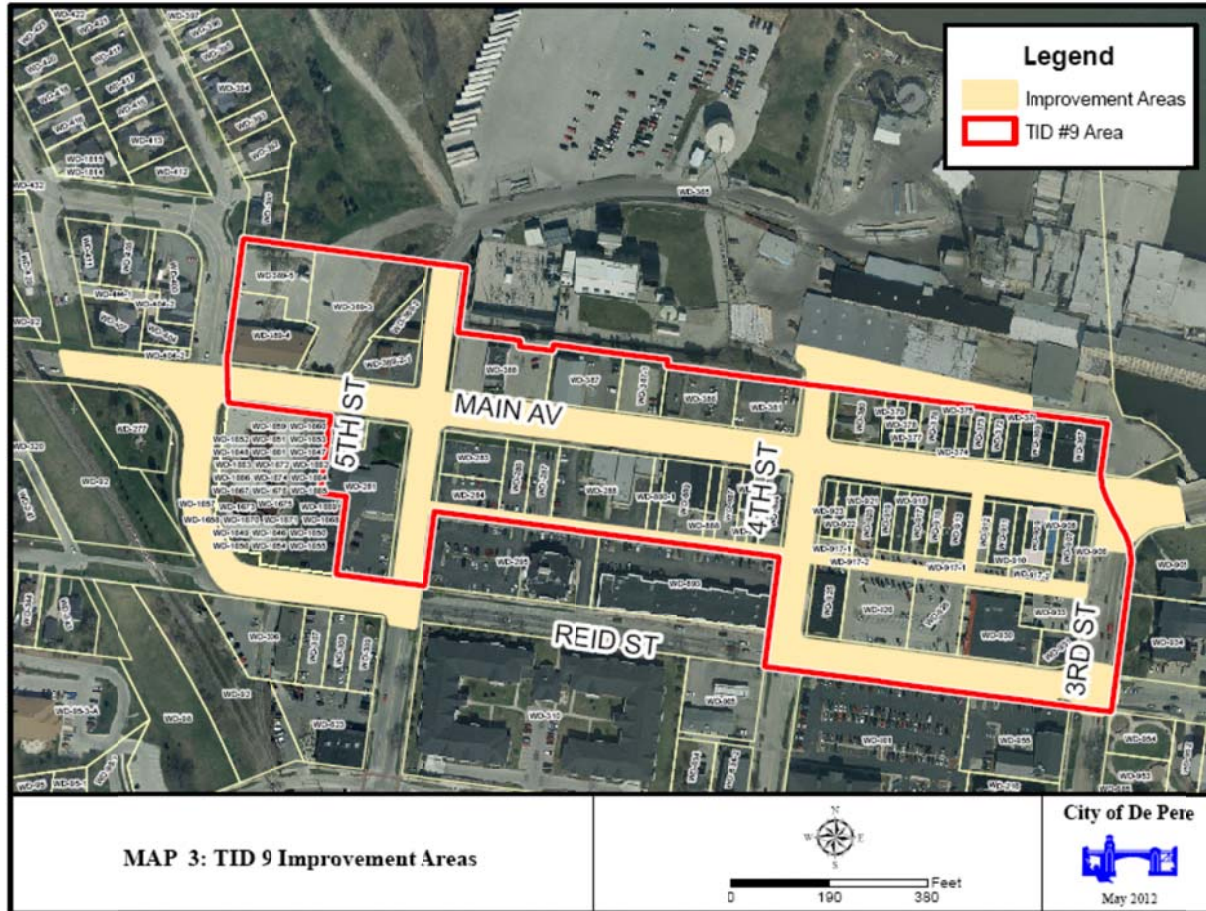


## MAP 2 – EXISTING LAND USE & CONDITIONS

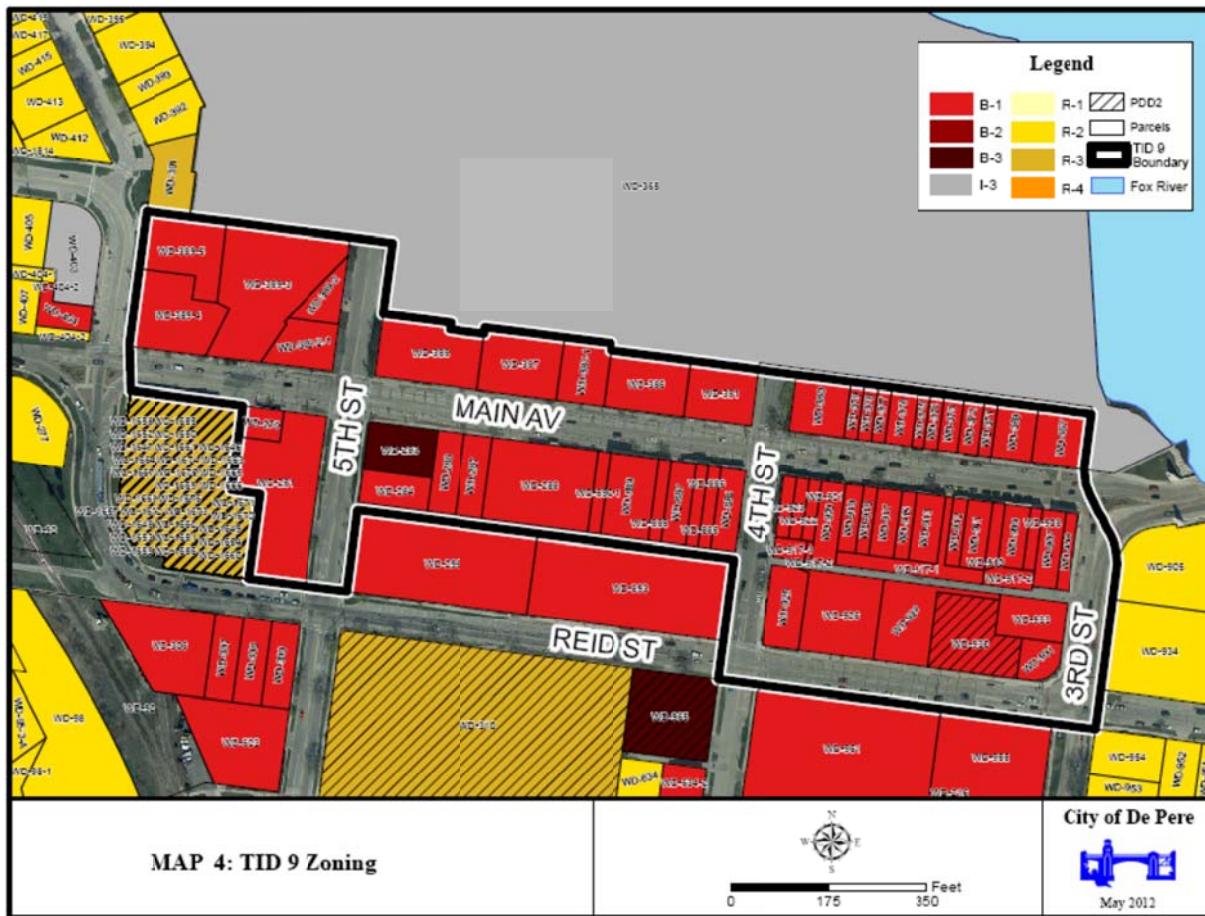




### MAP 3 – LOCATION OF PROPOSED PUBLIC IMPROVEMENTS



## 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 Plan Commission will meet at 7:00 p.m. on Monday, July 23, 2012, at City Hall, 335 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°1/8' E 81.8 FT. N62°10' 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 OF
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 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 RR & EX W 25 FT OF LOT 1 & EX 29 D 43; ALSO LOTS 1-10 BLK 10 EX 36 MR 25 & EX 29 D 43 & EX RR; 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 1-4 & 6 BLK 12 AS DESC IN 24671-26
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°1/8' E 81.8 FT. N62°10' 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 OF
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 215054-04 ADJNLY TO LOTS 24 THRU 28 BLK 6
WD-387	DEPERE COS' ADDN LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20 & THE E 5 FT OF LOT 21 BLK 6 EX 215974-02
WD-387-1	DEPERE COS' ADDN LOTS 12, 13, 14 & E 12' OF LOT 11 BLK 6 & S 1/2 VAC ALLEY ADJNLY
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-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 12.5 FT OF LOT 8 & NLY 85 FT OF LOT 14
WD-284	CARABINS ADDN LOT 13 EX NLY 12.5 FT & LOT 14 EX NLY 85 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 291

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 920-339-4041. 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 5<sup>th</sup> day of July 2012.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh  
Mayor

Shana DeRiet  
City Clerk-Treasurer

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-906	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT SOLD TO CITY
WD-907	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-908	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-909	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-910	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-911	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-912	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-913	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-914	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-915	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-916	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-917	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-918	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-919	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-920	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-921	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-922	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-923	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-924	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-925	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-926	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-927	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-928	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-929	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-930	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-931	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-932	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-933	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-934	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-935	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-936	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-937	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-938	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-939	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-940	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-941	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-942	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-943	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-944	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-945	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-946	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-947	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-948	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-949	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-950	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-951	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-952	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-953	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-954	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-955	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-956	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-957	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-958	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-959	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT
WD-960	PLAT OF W. DEPERE LOT 7 EX W 42 FT & EX SLY 8 FT

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,

A handwritten signature in cursive script, reading "Judith Schmidt-Lehman".

Judith Schmidt-Lehman  
City Attorney

JSL:jld

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