



MEETING	DATE	TIME	LOCATION
Joint Review Board	Monday, October 14, 2024	1:00 p.m.	Board Room 1900 W. Grand Chute Blvd.

- A. Call to order.
- B. Roll call.
- C. Approve minutes from August 29, 2024 Meeting.
- D. Review the public record, planning documents and the resolutions passed by the Plan Commission and Town Board.
- E. Consideration of “Resolution Approving the Creation of Tax Incremental District No. 5A”.
- F. Adjourn.

---

**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchutewi.gov](http://www.grandchutewi.gov) 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

**Special Accommodations:** Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk’s Office at (920-832-5644) with at least 24-hour notice.

**Notice of Possible Quorum:** A quorum of the Sanitary Districts, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Community Development Authority, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Sanitary Districts, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

---

JOINT REVIEW BOARD – TOWN OF GRAND CHUTE – 1900 W. GRAND CHUTE BLVD., GRAND CHUTE, WI – AUGUST 29, 2024

Call to Order

Meeting called to order at 1:00 p.m. by Chairperson Downey.

Roll Call

PRESENT: Richard Downey, Town Administrator; Greg Hartjes, Appleton Area School District; Michelle Uitenbroek, Outagamie County; and Amy Van Straten, Fox Valley Technical College.

STAFF: Michelle Korth, Deputy Town Clerk; Tom Watson, Finance Director; Mike Patza, Community Development Director

Approval of Minutes from July 25, 2024 Annual Meeting.

**Motion (Van Straten/Uitenbroek) to approve. Motion carried, with no negative votes.**

Public Input – There was no public input.

Greg Johnson, Ehlers presented a Draft Project Plan for Tax Incremental District No. 5A.

The topics that there were covered include:

- Preliminary Map of Proposed District Boundary
- Map Showing Existing Uses and Conditions
- Preliminary Parcel List and Analysis
- Equalized Value Test
- Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within the District
- Map Showing Proposed Improvements and Uses
- Detailed List of Estimated Project Costs
- Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs, and the Time When Related Costs or Monetary Obligations are to be Incurred
- Estimate of Property to Be Devoted to Retail Business
- Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances
- Statement of the Proposed Method for the Relocation of any Persons to be Displaced
- How Creation of the Tax Incremental District Promotes the Orderly Development of the Town
- List of Estimated Non-Project Costs
- Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)
- Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

There was no further discussion.

The next meeting date has been set for Monday, October 14, 2024 at 1:00 p.m.

ADJOURNMENT

**Motion (Uitenbroek/Hartjes) to adjourn the meeting. Motion carried, with no negative votes.**

Meeting adjourned at 1:16 p.m.

These minutes were taken at a regular meeting held on August 29, 2024.

---

Michelle Korth, Deputy Town Clerk/JRB Secretary  
Town of Grand Chute

**Initial Draft**

**AFFIDAVIT OF PUBLICATION**

Annie Mallon  
Grand Chute, Town Of  
1900 Grand Chute Blvd  
Appleton WI 54913-9613

STATE OF WISCONSIN, COUNTY OF BROWN

I being duly sworn, doth depose and say that I am an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin; and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

08/21/2024

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 08/21/2024

Legal Clerk

  
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$157.94	
Tax Amount:	\$0.00	
Payment Cost:	\$157.94	
Order No:	10489357	# of Copies:
Customer No:	1012803	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**NANCY HEYRMAN**  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARING  
AND JOINT REVIEW BOARD MEETING  
TOWN OF GRAND CHUTE, WISCONSIN**

NOTICE IS HEREBY GIVEN that the Town of Grand Chute will hold a Joint Review Board meeting on August 29, 2024 at 1:00 PM.

The meeting will be held at the Grand Chute Town Hall, located at 1900 Grand Chute Blvd.

The purpose of the meeting is to organize the Joint Review Board for consideration of the Town's proposal to create Tax Incremental District No. 5A.

NOTICE IS HEREBY GIVEN that the Plan Commission of the Town of Grand Chute will hold a public hearing on September 3, 2024 at 6:00 PM.

The meeting will be held at the Grand Chute Town Hall, located at 1900 Grand Chute Blvd.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 5A, its proposed boundaries, and its proposed Project Plan.

The District's proposed boundary is identified on the map included in this Notice.

Based on the planned use of properties within the proposed District boundary the Town expects to designate the District as suitable for mixed use development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of promoting mixed use development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the Town within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the Town Clerk at the Grand Chute Town Hall, located at 1900 Grand Chute Blvd.

By Order of the Town of Grand Chute, Wisconsin  
Published August 21, 2024 & August 27, 2024



WI-40088148

WNAXLP

October 14, 2024

FINAL PROJECT PLAN

# Town of Grand Chute, Wisconsin

Tax Incremental District No. 5A



---

Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	August 29, 2024
Public Hearing Held:	September 3, 2024
Consideration by Plan Commission:	September 3, 2024
Consideration by Town Board:	September 17, 2024
Consideration by the Joint Review Board:	October 14, 2024

## TABLE OF CONTENTS

Executive Summary .....	3
Preliminary Map of Proposed District Boundary .....	7
Map Showing Existing Uses and Conditions .....	11
Preliminary Parcel List and Analysis .....	13
Equalized Value Test .....	15
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District .....	16
Map Showing Proposed Improvements and Uses .....	22
Detailed List of Estimated Project Costs .....	25
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred .....	27
Estimate of Property to Be Devoted to Retail Business .....	31
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances .....	31
Statement of the Proposed Method for the Relocation of any Persons to be Displaced .....	31
How Creation of the Tax Incremental District Promotes the Orderly Development of the Town .....	32
List of Estimated Non-Project Costs .....	32
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) .....	33
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions .....	36

# **SECTION 1:**

## **Executive Summary**

---

### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 5a (“District”) is a proposed Mixed-Use District comprising approximately 117 acres located south of Michaels Drive and north of W. Grande Market Drive. The District will be created to pay the costs of public infrastructure and development incentives as needed to promote multi-family residential development, including the potential for a community based residential facility, and commercial development.

### **AUTHORITY**

Towns with a population of at least 3,500 and equalized valuation of at least \$500 million are permitted by Wis. Stat. § 60.23(32) to create a tax incremental district in the same manner as a city or village using the procedures set forth in Wis. Stat. § 66.1105. To exercise this authority, certain conditions related to provision of sanitary sewer service must be met. Those conditions are:

1. The boundaries of the proposed district must be within a sewer service area; and
2. Sewer service, provided by a wastewater treatment facility that complies with Wis. Stat. Chapter 283, must either currently extend to, or be provided to, the proposed district before the use or operation of any improvements to real property in the proposed district begins.

Additionally, a town must specify that one of the following will apply to the district:

- a. That at least 51% of the value of public infrastructure improvements within the district will be financed by a private developer, or other private entity, in return for the town’s agreement to repay the developer or other entity for those costs solely through the payment of cash grants.
- b. That the town expects all project costs to be paid within 90% percent of the proposed tax incremental district’s life.
- c. That expenditures may be made only within the first half of the proposed tax incremental district’s life, except that expenditures may be made after this period if the expenditures are approved by a unanimous vote of the joint review board.

The Town meets the population and valuation requirements. The Town’s population per the Wisconsin Department of Administration is 24,294 and the Town’s equalized value as of 1/1/2024 is \$4,122,489,800. Development within the proposed District will be provided with the required sewer service as it is

located within Sanitary District #2. The Town expects all project costs to be paid within 90% percent of the District's life.

## **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The Town anticipates making total expenditures of approximately \$13.7 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs largely consist of public infrastructure and development incentives. The public infrastructure or developer incentive costs will be incurred to match the pace of development within the District. The Town can finance public infrastructure directly, offer development incentives to reimburse infrastructure costs paid by a developer, or require public infrastructure to be paid entirely by a developer. The Town can also use a combination of these approaches. All costs listed in the plan are TID eligible but will require any cost incurred to satisfy the "but for" requirement.

## **INCREMENTAL VALUATION**

The Town projects that new land and improvements value of approximately \$45 million will result from development within the District. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

## **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable years.

## **SUMMARY OF FINDINGS**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Town. In reaching this determination, the Town has considered:

The investment needed to provide public infrastructure and anticipated public-private partnerships needed to promote redevelopment within the District that may necessitate providing developer incentives. Absent the use of tax incremental financing, the Town is unable to fully fund this program of infrastructure improvements within its existing Capital Improvement Plan.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Town has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Town does not exceed 12% of the total equalized value of taxable property within the Town.
9. The Town estimates that 58% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.

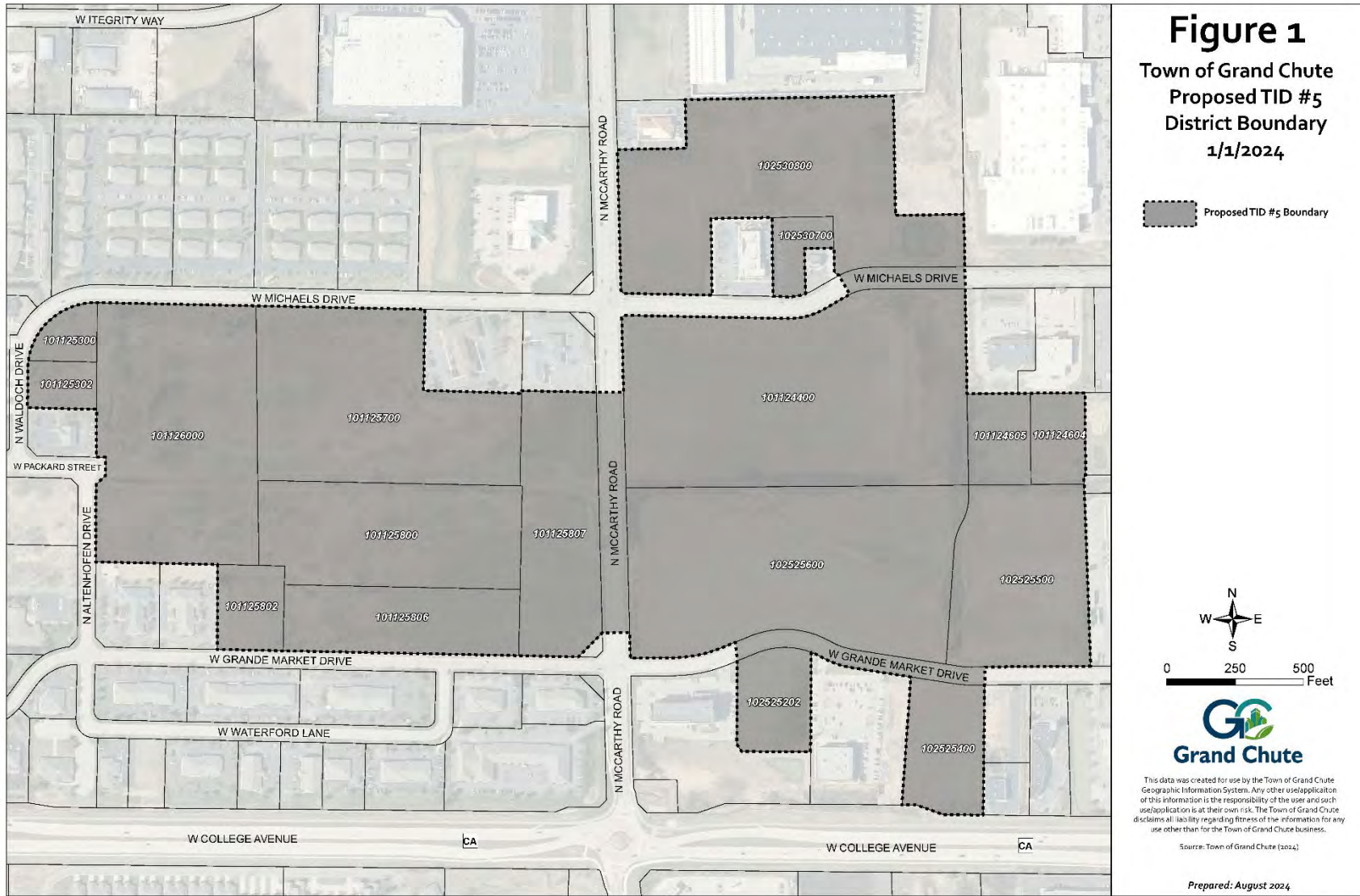
## **SECTION 2:**

### **Preliminary Map of Proposed District Boundary**

---

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

The map on page 8 shows the TID boundary as of 1/1/2024. A CSM was recorded on July 31, 2024 prior to Town Board action to create the District. The CSM is on page 9. The map on page 10 shows the TID boundary with the CSM recorded. Parcel #102530700 will have a portion of its value as of 1/1/2024 included in the base value of the District.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

Document #: 2319201  
 MAP # 8727  
 Date: 07-31-2024 Time: 2:36 PM  
 Pages: 4 Fee: \$30.00  
 County: OUTAGAMIE COUNTY State: WI

A REDIVISION OF LOTS 1 AND 2 OF MICHAELS AND MCCARTHY  
 SUBDIVISION, LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 30,  
 TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE,  
 OUTAGAMIE COUNTY, WISCONSIN

*Sarah R. Van Camp*

SARAH R VAN CAMP, REGISTER OF DEEDS  
 Return via MAIL (REGULAR)  
 CEDAR CORPORATION



**Notes**

- Storm, Sewer, Drainage and Access Easements are to the Town of Grand Chute and Outagamie County.
- The plat of Michaels and McCarthy Subdivision lies within the Outagamie County Regional Airports Height Limitation Zoning subject to a maximum elevation of 1009 feet based on USGS Datum.
- Geotechnical study must be performed prior to issuance of a building permit for Lots 1-3 on the plat of Michaels and McCarthy Subdivision.
- 35' Front yard setback, 25' rear yard setback, 10' side yard setback.

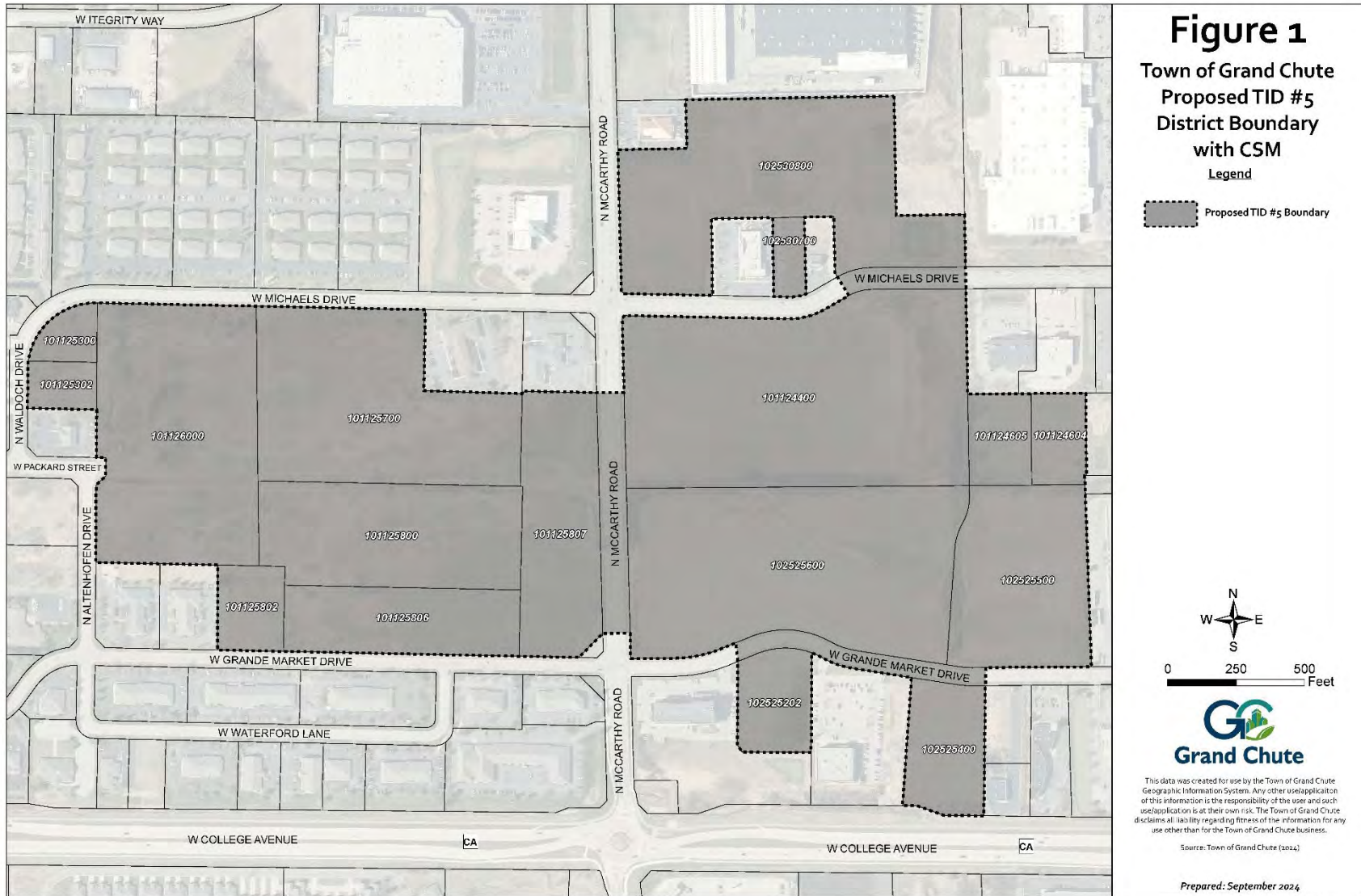
**LEGEND**

- Government Corner (As Noted)
- Found 3/4" rebar
- Recorded As
- FOUND MAGNAIL
- SET MAGNAIL

OWNER/PREPARED FOR: North is referenced to the West line  
 Best West LLC line of the Northeast Quarter  
 5100 Michaels Dr Section 30-21-17, which bears  
 Appleton, WI 54913 N01°27'20"W  
 Wisconsin County Coordinate System  
 (Outagamie County)

Mitchell J Reimer  
 W61 N497 Washington Ave  
 Cedar Corporation  
 Cedarburg, Wisconsin 53012

SHEET 1 OF 4 SHEETS



## **SECTION 3: Map Showing Existing Uses and Conditions**

---

Map Found on Following Page.



## **SECTION 4: Preliminary Parcel List and Analysis**

---

Tables Found on Following Page.

**Parcel Data<sup>1</sup>**

Parcel Number	Address	Owner	Acres	Suitable Acres		
				Commercial/ Business	Newly-Platted Residential	Industrial
ROW Areas			4.25			
101125300	N Waldoch Dr	Yorkshire Properties, LLC	0.95		0.95	
101125302	N Waldoch Dr	Yorkshire Properties, LLC	1.00		1.00	
101126000	N Mayflower Dr	VNS Real Estate LLC	12.73		12.73	
101125802	W Grande Market Dr	Appleton 5560-24, LLC	1.73	1.73		
101125700	N Mayflower Dr	VNS Real Estate LLC	11.44		11.44	
101125800	N Mayflower Dr	VNS Real Estate LLC	8.19	8.19		
101125806	W Grande Market Dr	VNS Real Estate LLC	4.78	4.78		
101125807	N McCarthy Rd	VNS Real Estate LLC	6.32	6.32		
102530800	N McCarthy Rd	MCMC LLC	13.29		13.29	
102530700	W Michales Dr	Best West LLC	1.06	1.06		
101124400	W Michales Dr	MCMC LLC	18.96	18.96		
101124605	W Packard St	Jonathan Nelson	1.76	1.76		
101124604	W Packard St	Jonathan Nelson	1.53	1.53		
102525600	W Grande Market Dr	J&Y Calnin Family Ltd. Partnership	16.24	16.24		
102525500	W Grande Market Dr	J&Y Calnin Family Ltd. Partnership	7.40			
102525202	5101 W Grande Market Dr	J&Y Calnin Family Ltd. Partnership	2.27	2.27		
102525400	W Grande Market Dr	J&Y Calnin Family Ltd. Partnership	3.09	3.09		
<b>TOTALS</b>			<b>116.99</b>	<b>65.93</b>	<b>39.41</b>	<b>0.00</b>

Percentage of TID Area Suitable for Mixed Use Development (at least 50%) 90%

Percentage of TID Area Not Suitable for Development 10%

Total Area 100%

Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) 33.69%

1. Parcel #102530700 was subdivided by CSM and only a portion will be included in the District boundaries.

**Calculation of Estimated Base Value**

Parcel	Assessed Value			Equalized Value <sup>1</sup>			Overlapping TID
	Land	Improvement	Total	Land	Improvement	Total	
101125300	45,000	0	45,000	58,400	0	58,400	No
101125302	44,500	0	44,500	57,800	0	57,800	No
101126000	324,300	0	324,300	421,200	0	421,200	No
101125802	220,100	0	220,100	285,800	0	285,800	No
101125700	372,700	0	372,700	484,000	0	484,000	No
101125800	245,500	0	245,500	318,800	0	318,800	No
101125806	273,600	0	273,600	355,300	0	355,300	No
101125807	398,100	0	398,100	517,000	0	517,000	No
102530800	109,900	0	109,900	142,700	0	142,700	No
102530700	148,000	0	148,000	192,200	0	192,200	No
101124400	3,600	0	3,600	4,700	0	4,700	No
101124605	400	0	400	500	0	500	No
101124604	300	0	300	400	0	400	No
102525600	3,400	0	3,400	4,400	0	4,400	No
102525500	1,500	0	1,500	1,900	0	1,900	No
102525202	500	0	500	600	0	600	No
102525400	600	0	600	800	0	800	No
<b>TOTALS</b>	<b>2,192,000</b>	<b>0</b>	<b>2,192,000</b>	<b>2,846,500</b>	<b>0</b>	<b>2,846,500</b>	

1) Calculation based on aggregate assessment ratio of 77.00%.

# SECTION 5: Equalized Value Test

The following calculations demonstrate that the Town expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Town.

The equalized value of the increment of existing tax incremental districts within the Town, plus the base value of the proposed District, totals \$156,660,700 This value is less than the maximum of \$494,698,776 in equalized value that is permitted for the Town.

Valuation Test Compliance Calculation		
<b><u>Calculation of Town Equalized Value Limit</u></b>		
Town TID IN Equalized Value (Jan. 1, 2024)	\$	4,122,489,800
TID Valuation Limit @ 12% of Above Value	\$	494,698,776
<b><u>Calculation of Value Subject to Limit</u></b>		
Estimated Base Value of Territory to be Included in District	\$	2,846,500
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	153,814,200
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>156,660,700</b>
<b>Total Percentage of TID IN Equalized Value</b>		<b>3.80%</b>
<b>Residual Value Capacity of TID IN Equalized Value</b>	<b>\$</b>	<b>338,038,076</b>

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Town ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Town expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### **Property, Right-of-Way and Easement Acquisition**

#### **Property Acquisition for Development**

To promote and facilitate development the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Town from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Town to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the Town may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The Town may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The Town may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **Site Preparation Activities**

#### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Town related to environmental audits, testing, and remediation are eligible Project Costs.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Town may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

### **Utilities**

#### **Sanitary Sewer System Improvements**

To allow development to occur, the Town may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

#### **Water System Improvements**

To allow development to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are

necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Town to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Town to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Town to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the Town may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the Town may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Town are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Town executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

### **Contribution to Community Development Authority (CDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Town may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

## **Miscellaneous**

### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Town may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Town's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Town has not identified project cost expenditures outside the District:

### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### **Administrative Costs**

The Town may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Town employees relating to the implementation of the Plan.

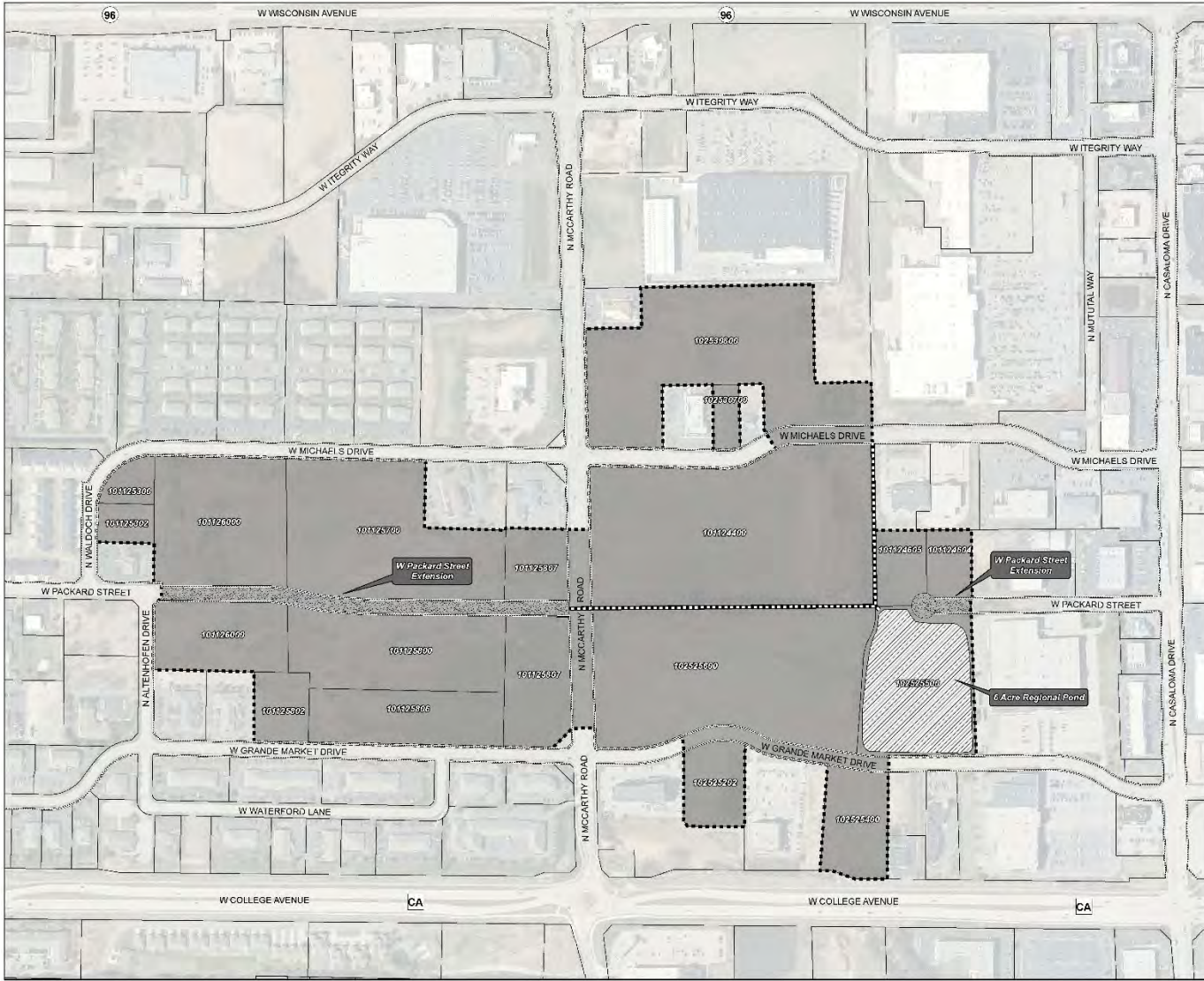
### **Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.






## **SECTION 7:** **Map Showing Proposed Improvements and Uses**

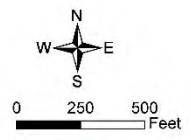
---

Maps Found on Following Pages.



**Figure 3**  
**Town of Grand Chute**  
**Proposed TID #5**  
**Proposed Improvements**

- Legend**
-  Proposed TID #5 Boundary
  -  Future Regional Pond
  -  Future Roadway Extensions
  -  Proposed Stormwater Interceptor
  -  Proposed Sidewalks



This data was created for use by the Town of Grand Chute Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. The Town of Grand Chute disclaims all liability regarding fitness of the information for any use other than for the Town of Grand Chute business.

Source: Town of Grand Chute (2024)

Prepared: September 2024



## **SECTION 8: Detailed List of Estimated Project Costs**

---

The following list identifies the Project Costs that the Town currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

The public infrastructure costs will be incurred to match the pace of development within the District. The Town could finance public infrastructure directly, offer development incentives to reimburse infrastructure costs paid by a developer, or require public infrastructure to be paid entirely by a developer. The Town could also use a combination of these approaches. All costs listed in the plan are TID eligible but will require any cost incurred to satisfy the “but for” requirement. Project costs are TID eligible to the extent sufficient increment is available to support these projects.

While the Town can reallocate costs between projects as necessary, all expenditures will require separate approval by the Town Board. The Town expects to review planned TID expenditures and projected increment within the District prior to approving capital expenditures or developer incentives to determine if it is feasible for the District to support the proposed costs.

**Detailed List of Estimated Project Costs**

<u>Project Name/Type</u>	<u>Est. Cost (infrastructure funded by Town or Developer Incentive)</u>				<u>Totals</u>	<u>1/2 Mile</u>	<u>Non-Project Costs</u>
	<u>Initial Priority</u>	<u>As development</u>		<u>Ongoing</u>			
		<u>Dictates</u>	<u>If Funding Allows</u>				
Regional Storm Water Detention Pond	3,250,000				<b>3,250,000</b>		
Land Aquisition for regional storm water pond							1,110,285
Storm Sewer Interceptor Pipe	469,560				<b>469,560</b>		
West extension of W. Packard <sup>1</sup>		1,479,075			<b>1,479,075</b>		
East Extension of W. Packard <sup>1</sup>		455,455			<b>455,455</b>		
Sidewalks Throughout district			2,405,780		<b>2,405,780</b>		
Developer incentives			2,500,000		<b>2,500,000</b>		
Interest on Long Term Debt				2,640,200	<b>2,640,200</b>		
Financing Costs				242,025	<b>242,025</b>		
Ongoing Planning & Administrative Costs				220,000	<b>220,000</b>		
	<b><u>3,719,560</u></b>	<b><u>1,934,530</u></b>	<b><u>4,905,780</u></b>	<b><u>3,102,225</u></b>	<b><u>13,662,095</u></b>	<b><u>0</u></b>	<b><u>1,110,285</u></b>

Notes

1. Includes street, water, sanitary sewer, storm water pipe, and sidewalk improvements

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

---

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

#### **Key Assumptions**

The Project Costs the Town plans to make are expected to create \$45 million of incremental value within the District. Estimated valuations and timing for construction of projects throughout the entire District are included in **Table 1**. Assuming an equalized TID Interim tax rate of \$14.31 per thousand of equalized value declining by -1.50% annually, and economic appreciation of 0.50%, the District would generate approximately \$9,245,000 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

#### **Financing and Implementation**

Based on the Project Cost expenditures included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 1 - Development Assumptions**

<b>Development Assumptions</b>					
<b>Construction Year</b>	<b>Multi-family Development</b>	<b>Commercial Development</b>	<b>Annual Total</b>	<b>Construction Year</b>	
	Total Value	Total Value			
1 2024			0	2024	1
2 2025	10,000,000		10,000,000	2025	2
3 2026	10,000,000		10,000,000	2026	3
4 2027		2,500,000	2,500,000	2027	4
5 2028			0	2028	5
6 2029	10,000,000		10,000,000	2029	6
7 2030	10,000,000		10,000,000	2030	7
8 2031		2,500,000	2,500,000	2031	8
9 2032			0	2032	9
10 2033			0	2033	10
11 2034			0	2034	11
12 2035			0	2035	12
13 2036			0	2036	13
14 2037			0	2037	14
15 2038			0	2038	15
16 2039			0	2039	16
17 2040			0	2040	17
18 2041			0	2041	18
19 2042			0	2042	19
20 2043			0	2043	20
<b>Totals</b>	<b>40,000,000</b>	<b>5,000,000</b>	<b>45,000,000</b>		

**Table 2 – Tax Increment Projection Worksheet**

Tax Increment Projection Worksheet								
Type of District	Mixed Use		Base Value	2,846,500		Economic Change Factor	0.50%	
District Creation Date	September 17, 2024		Apply to Base Value			Base Tax Rate	\$14.31	
Valuation Date	Jan 1,	2024	Rate Adjustment Factor	-1.50%				
Max Life (Years)	20							
Expenditure Period/Termination	15	9/17/2039						
Revenue Periods/Final Year	20	2045						
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	No							
Construction	Valuation	Economic	Total	Revenue Year	Tax Rate	Tax Increment		
Year	Value Added	Year	Change	Increment				
1 2024	0	2025	0	0	2026	\$14.31	0	
2 2025	10,000,000	2026	0	10,000,000	2027	\$14.10	140,954	
3 2026	10,000,000	2027	50,000	20,050,000	2028	\$13.88	278,373	
4 2027	2,500,000	2028	100,250	22,650,250	2029	\$13.68	309,757	
5 2028	0	2029	113,251	22,763,501	2030	\$13.47	306,636	
6 2029	10,000,000	2030	113,818	32,877,319	2031	\$13.27	436,232	
7 2030	10,000,000	2031	164,387	43,041,705	2032	\$13.07	562,531	
8 2031	2,500,000	2032	215,209	45,756,914	2033	\$12.87	589,047	
9 2032	0	2033	228,785	45,985,698	2034	\$12.68	583,112	
10 2033	0	2034	229,928	46,215,627	2035	\$12.49	577,238	
11 2034	0	2035	231,078	46,446,705	2036	\$12.30	571,422	
12 2035	0	2036	232,234	46,678,939	2037	\$12.12	565,665	
13 2036	0	2037	233,395	46,912,333	2038	\$11.94	559,966	
14 2037	0	2038	234,562	47,146,895	2039	\$11.76	554,324	
15 2038	0	2039	235,734	47,382,629	2040	\$11.58	548,739	
16 2039	0	2040	236,913	47,619,543	2041	\$11.41	543,211	
17 2040	0	2041	238,098	47,857,640	2042	\$11.24	537,738	
18 2041	0	2042	239,288	48,096,928	2043	\$11.07	532,320	
19 2042	0	2043	240,485	48,337,413	2044	\$10.90	526,957	
20 2043	0	2044	241,687	48,579,100	2045	\$10.74	521,648	
<b>Totals</b>	<b>45,000,000</b>		<b>3,579,100</b>		<b>Future Value of Increment</b>		<b>9,245,868</b>	

Table 3- Cash Flow Projection

Cash Flow Projection																		
Year	Projected Revenues				Projected Expenditures							Balances			Year			
	Tax Increments	Investment income	Debt Proceeds	Total Revenues	2025 G.O. Promissory Note \$4,070,000			2031 G.O. Promissory Note \$1,555,000			Capital outlay	Financing Costs	Ongoing Planning & Administration	Total Expenditures		Annual	Cumulative	Liabilities Outstanding
					Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest								
2024				0								10,000	10,000	(10,000)	(10,000)	0	2024	
2025		55,793	4,070,000	4,125,793						3,719,756	146,575	10,000	3,876,331	249,463	239,463	4,070,000	2025	
2026	0			0			259,463					10,000	269,463	(269,463)	(30,000)	4,070,000	2026	
2027	140,954			140,954			172,975					10,000	182,975	(42,022)	(72,022)	4,070,000	2027	
2028	278,373			278,373			172,975					10,000	182,975	95,398	23,376	4,070,000	2028	
2029	309,757			309,757	100,000	4.25%	170,850					10,000	280,850	28,907	52,283	3,970,000	2029	
2030	306,636			306,636	100,000	4.25%	166,600					10,000	276,600	30,036	82,320	5,425,000	2030	
2031	436,232	22,186	1,555,000	2,013,418	150,000	4.25%	161,288			1,481,736	95,450	10,000	1,898,474	114,944	197,264	5,145,000	2031	
2032	562,531			562,531	260,000	4.25%	152,575	130,000	4.50%	102,038		10,000	654,613	(92,081)	105,182	4,750,000	2032	
2033	589,047			589,047	260,000	4.25%	141,525	135,000	4.50%	61,088		10,000	607,613	(18,565)	86,617	4,355,000	2033	
2034	583,112			583,112	260,000	4.25%	130,475	135,000	4.50%	55,013		10,000	590,488	(7,375)	79,242	3,960,000	2034	
2035	577,238			577,238	260,000	4.25%	119,425	135,000	4.50%	48,938		10,000	573,363	3,875	83,117	3,560,000	2035	
2036	571,422			571,422	260,000	4.25%	108,375	140,000	4.50%	42,750		10,000	561,125	10,297	93,414	3,125,000	2036	
2037	565,665			565,665	260,000	4.25%	97,325	175,000	4.50%	35,663		10,000	577,988	(12,323)	81,091	2,690,000	2037	
2038	559,966			559,966	260,000	4.25%	86,275	175,000	4.50%	27,788		10,000	559,063	903	81,994	2,245,000	2038	
2039	554,324			554,324	260,000	4.25%	75,225	185,000	4.50%	19,688		10,000	549,913	4,412	86,406	1,785,000	2039	
2040	548,739			548,739	260,000	4.25%	64,175	200,000	4.50%	11,025		10,000	545,200	3,539	89,945	1,380,000	2040	
2041	543,211			543,211	260,000	4.25%	53,125	145,000	4.50%	3,263		10,000	471,388	71,823	161,768	1,120,000	2041	
2042	537,738			537,738	260,000	4.25%	42,075					10,000	312,075	225,663	387,431	860,000	2042	
2043	532,320			532,320	260,000	4.25%	31,025					10,000	301,025	231,295	618,726	600,000	2043	
2044	526,957			526,957	260,000	4.25%	19,975					10,000	289,975	236,982	855,708	340,000	2044	
2045	521,648			521,648	340,000	4.25%	7,225					10,000	357,225	164,423	1,020,131	0	2045	
<b>Totals</b>	<b>9,245,868</b>	<b>77,980</b>	<b>5,625,000</b>	<b>14,948,848</b>	<b>4,070,000</b>		<b>2,232,950</b>	<b>1,555,000</b>		<b>407,250</b>	<b>5,201,492</b>	<b>242,025</b>	<b>220,000</b>	<b>13,928,717</b>				<b>Totals</b>

Notes:

PROJECTED CLOSURE YEAR

**LEGEND:**  
----- END OF EXP. PERIOD

## **SECTION 10: Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the Town estimates that 58% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 11: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances**

---

### **Zoning Ordinances**

The proposed Plan is in general conformance with the Town's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the Town's Comprehensive Plan identifying the area as appropriate for mixed use development.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the Town's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 12: Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 13:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the Town**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Town by creating opportunities for mixed use development. Through use of tax increment financing, the Town can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses.

## **SECTION 14:**

### **List of Estimated Non-Project Costs**

---

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

- Land acquisition costs totaling \$1,110,285 for the storm water detention pond will be paid from revenues of Sanitary District #3.

**SECTION 15:**  
**Legal Opinion Advising Whether the Plan is Complete  
and Complies with Wis. Stat. § 66.1105(4)(f)**

---

Legal Opinion Found on Following Page.



800 N. Lyndale Dr.  
Appleton, WI 54914  
920.739.7366  
FAX: 920.739.6352

Green Bay  
920.468.7366  
Oshkosh  
920.385.0616

September 12, 2024

Mike Patza  
Community Development Director  
Town of Grand Chute  
1900 Grand Chute Blvd.  
Grand Chute, WI 54913

Re: Opinion of the Town Attorney  
Tax Incremental District No. 5A, Town of Grand Chute, WI

Dear Mike:

This opinion relates to the compliance of the proposed project plan for Tax Incremental District No. 5A, Town of Grand Chute, Outagamie County, Wisconsin, with the requirements of § 60.23(32) and § 66.1105(4)(f) and § 66.1105(4)(h) of the Wisconsin Statutes.

As a threshold matter, I reviewed Wis. Stat. §66.1105 and agree with Ehlers' conclusions that the Town is statutorily authorized to create the subject TID.

I have also examined said project plan and find that it is complete and complies in all respects with the requirements of § 66.1105 of the Wisconsin Statutes, and in particular it contains the following necessary information:

1. A statement as to how the creation or amendment of the Tax Incremental District promotes the orderly development of the Town.
2. A statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided by law, outside the district.
3. An economic feasibility study.
4. A detailed list of estimated project costs and non-project costs.
5. A description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred.

Adam D. BEHNANDER  
Tyler J. CLARINGBOLLE  
Julia D. CLAYPOOL  
Greg P. CURTIS  
Richard T. ELROD  
Gabriel D. GRAHEIC  
Paula A. HAMER  
Kelly S. KELLY  
Charles D. KOEHLER  
Kevin LONERGAN  
Robyn B. LLOMIS  
Andrew J. ROSSMEISSI  
Kathryn P. SANDFORD  
Michael S. SIDDALL

OF COUNSEL  
Roger W. CLARK

Don R. HERRLING  
(1928-2022)  
Law Practice: 1979-1999

Charles J. HARTZHEIM  
(1941-2021)  
Law Practice: 1972-2021

6. A map showing existing uses and conditions of real property in the district.
7. A map showing proposed improvements and uses in the district.
8. Proposed changes in zoning ordinances, master plan, building codes and town ordinances.
9. A statement of the proposed method for the relocation of any persons to be displaced.

In summary, in my professional opinion, the Project Plan for TID no. 5A is complete and in compliance with all relevant statutes.

Thank you.

Very truly yours,



Andrew J. Rossmeissl  
(920) 882-3219

AJR/ltn

## SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Revenue Year	Outagamie County	Grand Chute Sanitary District #1	Town of Grand Chute	Appleton School District	Fox Valley Technical College	Total	Revenue Year
2026	0	0	0	0	0	0	2026
2027	29,327	1,474	41,509	61,496	7,148	140,954	2027
2028	57,919	2,911	81,976	121,450	14,117	278,373	2028
2029	64,449	3,239	91,219	135,143	15,708	309,757	2029
2030	63,799	3,206	90,300	133,781	15,550	306,636	2030
2031	90,763	4,561	128,463	190,322	22,122	436,232	2031
2032	117,041	5,882	165,657	245,425	28,526	562,531	2032
2033	122,558	6,159	173,465	256,993	29,871	589,047	2033
2034	121,323	6,097	171,718	254,404	29,570	583,112	2034
2035	120,101	6,036	169,988	251,841	29,272	577,238	2035
2036	118,891	5,975	168,275	249,304	28,977	571,422	2036
2037	117,693	5,915	166,580	246,792	28,685	565,665	2037
2038	116,507	5,855	164,901	244,306	28,396	559,966	2038
2039	115,334	5,796	163,240	241,844	28,110	554,324	2039
2040	114,172	5,738	161,595	239,408	27,827	548,739	2040
2041	113,021	5,680	159,967	236,996	27,547	543,211	2041
2042	111,883	5,623	158,355	234,608	27,269	537,738	2042
2043	110,755	5,566	156,760	232,244	26,994	532,320	2043
2044	109,640	5,510	155,181	229,904	26,722	526,957	2044
2045	108,535	5,454	153,617	227,588	26,453	521,648	2045
<b>Totals</b>	<b>1,923,710</b>	<b>96,676</b>	<b>2,722,766</b>	<b>4,033,850</b>	<b>468,866</b>	<b>9,245,868</b>	

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF PCR-01-2024

A RESOLUTION OF THE PLAN COMMISSION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5A.

WHEREAS, the Town of Grand Chute (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

WHEREAS, Tax Incremental District No. 5A (the "District") is proposed to be created by the Town in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Town;
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 3, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Town of Grand Chute that:

1. It recommends to the Town Board that Tax Incremental District No. 5A be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Town Board.
3. Creation of the District promotes orderly development in the Town.

Approved and adopted this 5 day of September, 2024.

TOWN OF GRAND CHUTE

Beth English  
Beth English, Plan/Commission Chair

Subscribed and sworn to before me  
this 5 day of September, 2024

Tracy Oljniczek  
Notary Public, Outagamie County  
State of Wisconsin  
My Commission Expires: 5/2/2028

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-14-2024

A RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, CREATING TAX INCREMENTAL DISTRICT NO. 5A, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES.

WHEREAS, the Town of Grand Chute (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

WHEREAS, Tax Incremental District No. 5A (the "District") is proposed to be created by the Town as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Town;
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 3, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Town Board that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Grand Chute that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 5A, Town of Grand Chute", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Town Board finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Town, does not exceed 12% of the total equalized value of taxable property within the Town.
  - (e) The Town estimates that 58% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
  - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
  - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 5A, Town of Grand Chute" (see Exhibit B) is approved, and the Town further finds the Plan is feasible and in conformity with the master plan of the Town.

BE IT FURTHER RESOLVED THAT the Town Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Town Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Town Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

WHEREAS, the Town of Grand Chute (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

WHEREAS, Tax Incremental District No. 5A (the "District") is proposed to be created by the Town in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Town;
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Appleton Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 3, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries, and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and

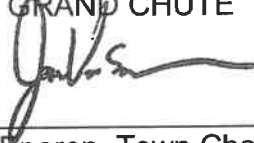
WHEREAS, the Plan Commission approved the creation of the District, its proposed boundaries, and its proposed Project Plan by adopting Plan Commission Resolution PCR-01-2024.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Grand Chute that:

1. It approves Tax Incremental District No. 5A be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B.
3. Creation of the District promotes orderly development in the Town.

Approved and adopted this 17 day of September, 2024.

TOWN OF GRAND CHUTE



Jason Van Eperen, Town Chairman



Kayla Raatz, Town Clerk

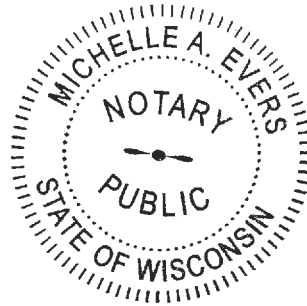
Subscribed and sworn to before me  
this 24 day of September, 2024



Notary Public, Outagamie County

State of Wisconsin

My Commission Expires: 1/28/2025



# **Exhibit A**

## **Town of Grand Chute TID No. 5 Legal Description**

A parcel of land being all of Lot 3 of Michael's and McCarthy Subdivision, recorded in Cabinet L of Plats on Pages 37-38 as Document No. 1915537; all of Lot 1 of Certified Survey Map No. 8727, recorded as Document No. 2319201; and all of Lot 4 of Certified Survey Map No. 3152, recorded in Volume 17 of Certified Survey Maps on Page 3152 as Document No. 1270399, and parts of Michael's Drive and McCarthy Road; all being part of the Southwest 1/4 of the Northeast 1/4;

and

Unplatted Lands being part of the Southeast 1/4 of the Northeast 1/4;

and

All of Lots 3, 4 and 5 of Grande Market Center, recorded in Cabinet L of Plats on Pages 13-14 as Document No. 1865356 and parts of Grande Market Drive and McCarthy Road, being part of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4;

and

All of Lot 2 of Certified Survey Map No. 7481, recorded as Document No. 2123708, being part of the Northwest 1/4 of the Southeast 1/4;

and

Part of Lot 2 of Certified Survey Map No. 3236, recorded in Volume 17 of Certified Survey Maps on Page 3236 as Document No. 1281764 and part of McCarthy Road, being part of the Southeast 1/4 of the Fractional Northwest 1/4 and the Northeast 1/4 of the Fractional Southwest 1/4;

and

All of Lot 2 of Certified Survey Map No. 3821, recorded in Volume 20 of Certified Survey Maps on Page 3821 as Document No. 1374909; and Unplatted Lands; all being part of the Northeast 1/4 of the Fractional Southwest 1/4;

and

All of Lot 3 of Certified Survey Map No. 4868, recorded in Volume 27 of Certified Survey Maps on Page 4868 as Document No. 1623288, being part of the Northeast 1/4 of the Fractional Southwest 1/4 and the Northwest 1/4 of the Fractional Southwest 1/4;

and

All of Lots 1 and 2 and Part of Lot 4 of Certified Survey Map No. 3859, recorded in Volume 20 of Certified Survey Maps on Page 3859 as Document No. 1379492, being part of the Northwest 1/4 of the Fractional Southwest 1/4 and the Southwest 1/4 of the Fractional Northwest 1/4;

and

Part of Lot 1 of Certified Survey Map No. 3858, recorded in Volume 20 of Certified Survey Maps on Page 3858 as Document No. 1379491, being part of the Southeast 1/4 of the Fractional Northwest 1/4;

all within Section 30, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing approximately 117.0 acres of land more or less and being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 30;

Thence S01°27'20"E, 1923.50 feet along the West line of the Northeast 1/4 of said Section 30;

Thence S88°50'44"E, 59.96 feet to the East right-of-way line of McCarthy Road at its intersection with the North right-of-way line of Michael's Drive and the Point of Beginning;

Thence N45°13'50"W, 14.34 feet along said East right-of-way line;

Thence N01°27'20"W, 514.51 feet continuing along said East right-of-way line to the Southwest corner of Lot 2 of Certified Survey Map No. 4875, recorded in Volume 27 of Certified Survey Maps on Page 4875 as Document No. 1625828;

Thence N89°00'41"E, 252.01 feet along the South line of said Lot 2, to the Southeast corner thereof;

Thence N01°27'20"W, 178.40 feet along the East line of said Lot 2, to the Northeast corner thereof;

Thence N89°00'41"E, 761.66 feet along the North line of Lot 3 of Michael's and McCarthy Subdivision;  
Thence S00°59'22"E, 435.48 feet along the East line of said Lot 3;  
Thence N89°00'59"E, 249.94 feet continuing along the East line of said Lot 3;  
Thence S01°02'05"E, 166.44 feet continuing along the East line of said Lot 3;  
Thence S00°46'54"E, 25.16 feet continuing along the East line of said Lot 3 to the North right-of-way line of Michael's Drive;  
Thence S01°25'23"E, 80.00 feet to the South right-of-way line of Michael's Drive and the Northwest corner of Certified Survey Map No. 7184 recorded as Document No. 2073284;  
Thence S00°59'27"E, 384.02 feet along the West line of said Certified Survey Map No. 7184 to the Southwest corner thereof;  
Thence N89°32'42"E, 430.22 feet along the South line of said Certified Survey Map No. 7184 to the Northwest corner of Certified Survey Map No. 7065, recorded in Volume 42 of Certified Survey Maps on Page 7065 as Document No. 2054074;  
Thence S00°30'45"E, 301.02 feet along the West line of said Certified Survey Map No. 7065 to the Southwest corner thereof and the North right-of-way line of Packard Street;  
Thence S89°33'14"W, 6.45 feet along said North right-of-way line to the Northwest corner thereof;  
Thence S02°01'38"E, 698.01 feet along the West right-of-way line of Packard Street and the East line of Lot 4 of Grande Market Center to the Southeast corner thereof and the North right-of-way line of Grande Market Drive;  
Thence S89°32'58"W, 386.57 feet along said North right-of-way line to its intersection with the Northerly extension of the East line of Lot 3 of Grande Market Center;  
Thence S00°38'05"W, 541.04 feet along said East line and its Northerly extension to the Southeast corner thereof and the North right-of-way line of College Avenue – C.T.H. CA;  
Thence N89°21'55"W, 16.53 feet along said North right-of-way line;  
Thence N89°35'45"W, 128.25 feet continuing along said North right-of-way line;  
Thence N70°17'45"W, 105.95 feet continuing along said North right-of-way line;  
Thence N89°35'10"W, 52.87 feet continuing along said North right-of-way line to the Southwest corner of said Lot 3 of Grande Market Center;  
Thence N03°59'43"E, 468.64 feet along the West line of said Lot 3 to the Northwest corner thereof and the South right-of-way line of Grande Market Drive;  
Thence N81°07'07"W, 217.00 feet along said South right-of-way line to the start of a 333.00 foot radius curve to the right;  
Thence 120.67 feet continuing along said South right-of-way line being the arc of said curve having a 120.01 foot chord which bears N70°44'15"W, to the start of a 267.00 foot radius curve to the left;  
Thence 39.81 feet continuing along said South right-of-way line being the arc of said curve having a 39.77 foot chord which bears N64°37'40"W, to the Northeast corner of Lot 2 of Certified Survey Map No. 7481;  
Thence S00°24'50"W, 363.95 feet along the East line of said Lot 2 to the Southeast corner thereof;  
Thence N89°36'08"W, 252.31 feet along the South line of said Lot 2 to the most Southerly Southwest corner thereof;  
Thence N32°55'02"W, 32.11 feet along the South line of said Lot 2 to the most Westerly Southwest corner thereof;  
Thence N00°24'50"E, 375.07 feet along the West line of said Lot 2 and its Northerly extension to its intersection with the North right-of-way line of Grande Market Drive;  
Thence S67°51'30"W, 67.48 feet along said North right-of-way line to the start of a 467.00 foot radius curve to the right;  
Thence 176.81 feet continuing along said North right-of-way line being the arc of said curve having a 175.75 foot chord which bears S78°42'15"W;  
Thence S89°33'00"W, 156.94 feet continuing along said North right-of-way line to the East right-of-way line of McCarthy Road;  
Thence N01°27'08"W, 94.17 feet along said East right-of-way line;

Thence S88°32'52"W, 100.00 feet to the West right-of-way line of McCarthy Road;  
Thence S44°52'42"W, 124.28 feet along said West right-of-way line to the North right-of-way line of Grande Market Drive;  
Thence N88°47'30"W, 1319.48 feet along said North right-of-way line to the Southwest corner of Lot 3 of Certified Survey Map No. 4868;  
Thence N00°17'02"E, 310.32 feet along the West line of said Lot 3 to the Northwest corner thereof;  
Thence N88°47'30"W, 445.75 feet along the North line of Lots 1 and 2 of said Certified Survey Map No. 4868 to the East right-of-way line of Altenhofen Drive;  
Thence N00°17'02"E, 277.02 feet along said East right-of-way line;  
Thence N45°44'25"E, 47.68 feet continuing along said East right-of-way line to the East right-of-way line of Packard Street;  
Thence N00°17'02"E, 66.01 feet along said East right-of-way line to the North right-of-way line of Packard Street;  
Thence N88°47'30"W, 33.88 feet along said North right-of-way line to the Southeast corner of Lot 3 of Certified Survey Map No. 3859;  
Thence Northerly, 174.79 feet along the East line of said Lot 3 to the Northeast corner thereof;  
Thence Westerly, 252.56 feet along the North line of said Lot 3 to the Northwest corner thereof and the East right-of-way line of Waldoch Drive;  
Thence N00°17'38"E, 150.68 feet along said East right-of-way line to the start of a 242.00 foot radius curve to the right;  
Thence 382.40 feet continuing along said East right-of-way line being the arc of said curve having a 343.84 foot chord which bears N45°42'36"E, to the South right-of-way line of Michael's Drive;  
Thence S88°50'15"E, 1206.53 feet along said South right-of-way line to the Northwest corner of Lot 1 of Certified Survey Map No. 8290 recorded as Document No. 2263554;  
Thence S01°09'21"W, 296.10 feet along the West line of said Lot 1 to the Southwest corner thereof;  
Thence S88°17'58"E, 359.02 feet along the South line of said Lot 1 to the Southeast corner thereof;  
Thence N01°09'21"E, 9.47 feet along the East line of said Lot 1 to the Southwest corner of Lot 1 of Certified Survey Map No. 7082 recorded in Volume 42 of Certified Survey Maps on Page 7082 as Document No. 2057310;  
Thence S88°50'15"E, 372.15 feet along the South line of said Lot 1 and its Easterly extension to its intersection with the East right-of-way line of McCarthy Road;  
Thence N01°27'20"W, 273.77 feet along said East right-of-way line;  
Thence N45°55'08"E, 13.33 feet continuing along said East right-of-way line to the South right-of-way line of Michael's Drive;  
Thence S88°50'44"E, 596.82 feet along said South right-of-way line to the start of a 255.00 foot radius curve to the left;  
Thence 137.83 feet continuing along said South right-of-way line being the arc of said curve having a 136.16 foot chord which bears N75°40'30"E;  
Thence N60°11'45"E, 100.89 feet continuing along said South right-of-way line to the Southerly extension of the East line of Lot 2 of Certified Survey Map No. 8727;  
Thence N29°38'14"W, 96.90 feet along said extended East line of Lot 2;  
Thence N01°27'21"W, 205.04 feet continuing along the East line of said Lot 2 to the Northeast corner thereof;  
Thence S89°00'52"W, 107.27 feet along the North line of said Lot 2 to the Northwest corner thereof;  
Thence S01°27'21"E, 280 feet more or less along the West line of said Lot 2 to the Southwest corner thereof and the North right-of-way line of Michael's Drive to the start of a 175.00 foot radius curve to the right;  
Thence 65.88 feet along said North right-of-way line being the arc of said curve having a 65.49 foot chord which bears S80°22'13"W;  
Thence N88°50'44"W, 54.76 feet continuing along said North right-of-way line to the Southwest corner of Lot 1 of said Certified Survey Map No. 8727;

Thence N00°43'31"W, 288.10 feet along the West line of said Lot 1 to the Northwest corner thereof and the Northeast corner of Lot 1 of Certified Survey Map No. 6118 recorded in Volume 36 of Certified Survey Maps on Page 6118 as Document No. 1869671;

Thence S89°00'52"W, 222.66 feet along the North line of said Lot 1 of Certified Survey Map No. 6118 to the Northwest corner thereof;

Thence S00°43'26"E, 279.78 feet along the West line of said Lot 1 to the North right-of-way line of Michael's Drive;

Thence N88°50'44"W, 322.86 feet along said North right-of-way line to the Point of Beginning.

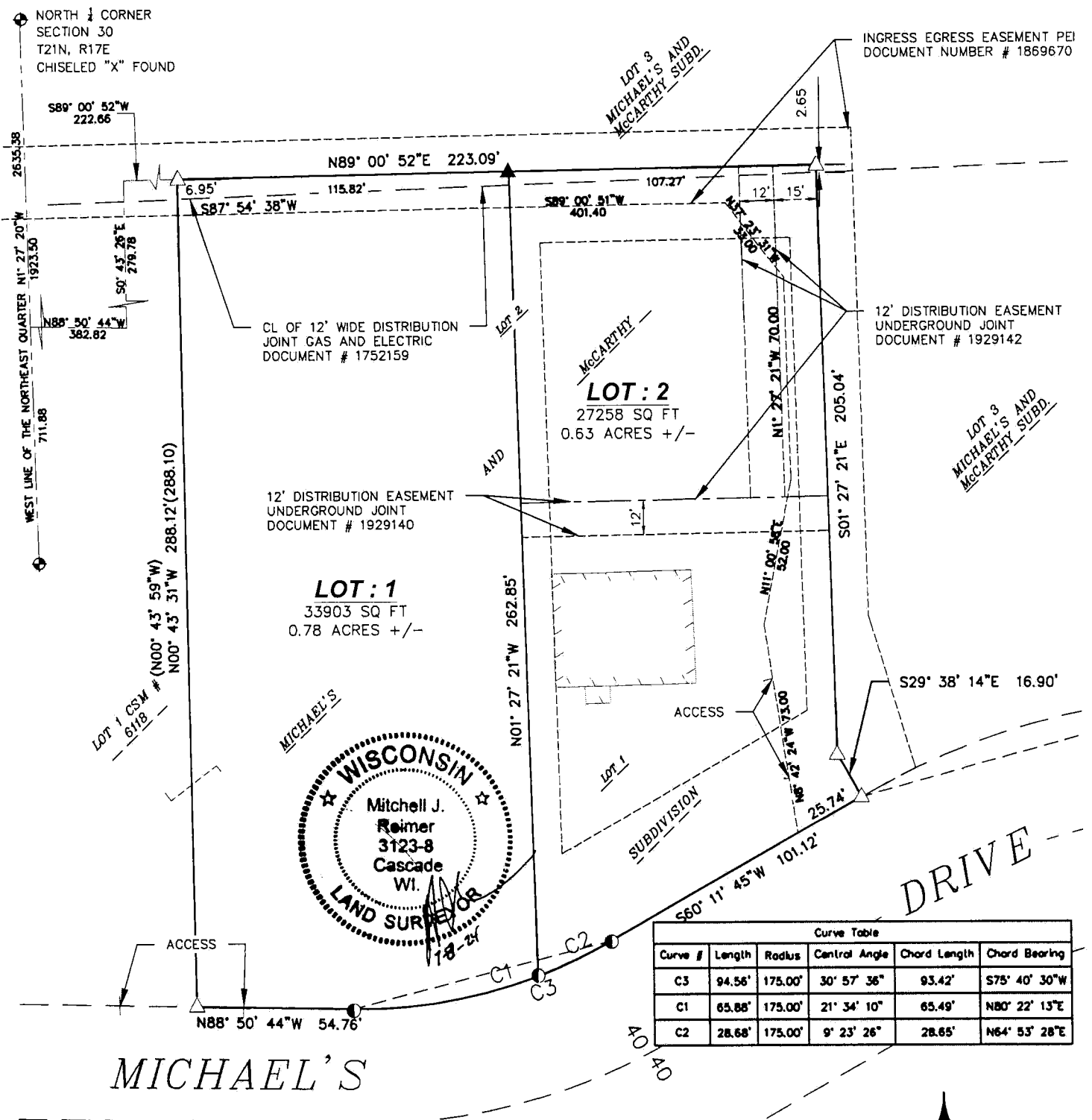
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

Document #: **2319201**  
**MAP # 8727**  
 Date: 07-31-2024 Time: 2:36 PM  
 Pages: 4 Fee: \$30.00  
 County: OUTAGAMIE COUNTY State: WI

A REDIVISION OF LOTS 1 AND 2 OF MICHAELS AND McCARTHY  
 SUBDIVISION, LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 30,  
 TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE,  
 OUTAGAMIE COUNTY, WISCONSIN

*Sarah R. Van Camp*

SARAH R VAN CAMP, REGISTER OF DEEDS  
 Return via MAIL (REGULAR)  
 CEDAR CORPORATION



**Notes**

- Storm, Sewer, Drainage and Access Easements are to the Town of Grand Chute and Outagamie County.
- The plat of Michaels and McCarthy Subdivision lies within the Outagamie County Regional Airports Height Limitation Zoning subject to a maximum elevation of 1009 feet based on USGS Datum.
- Geotechnical study must be performed prior to issuance of a building permit for Lots 1-3 on the plat of Michaels and McCarthy Subdivision.
- 35' Front yard setback, 25' rear yard setback, 10' side yard setback.

OWNER/PREPARED FOR: North is referenced to the West line  
 line of the Northeast Quarter  
 Best West LLC  
 5100 Michaels Dr  
 Appleton, WI 54913  
 Wisconsin County Coordinate System  
 (Outagamie County)

**LEGEND**

- Government Corner (As Noted)
- Found 3/4" rebar
- Recorded As
- FOUND MAGNAIL
- SET MAGNAIL

Mitchell J. Reimer  
 W61 N497 Washington Ave  
 Cedar Corporation  
 Cedarburg, Wisconsin 53012

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ .

A REDIVISION OF LOTS 1 AND 2 OF MICHAELS AND McCARTHY  
SUBDIVISION, LOCATED IN THE SW ¼ OF THE NE ¼ OF SECTION 30,  
TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

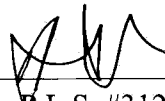
SURVEYOR'S CERTIFICATE

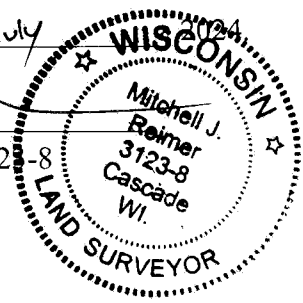
I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Lots 1 and 2 of Michael's and McCarthy subdivision, as recorded in Document 1915537, as found in the Outagamie County Registry, Outagamie County, Wisconsin, located in the SW ¼ of the NE ¼ of Section 30, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, more particularly described as follows:

All of Lot's 1 and 2, of Michael's and McCarthy Subdivision, as recorded in Document 1915537, as found in the Outagamie County Registry, Outagamie County, Wisconsin.

That I have made such survey, land division, and map at the direction of Best West LLC, 5100 Michael's Drive, City of Appleton, Wisconsin 54913. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 475 of Outagamie Land Division Ordinance. Said survey is subject to easements of record and as shown. the Town of Grand Chute Municipal Code, Chapter 52, Outagamie Land Division Ordinance.

Dated this 18<sup>th</sup> day of July

  
\_\_\_\_\_  
Mitchell J Reimer, P.L.S. #3123-8



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ .

A REDIVISION OF LOTS 1 AND 2 OF MICHAELS AND McCARTHY  
SUBDIVISION, LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 30,  
TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

OWNERS CERTIFICATE

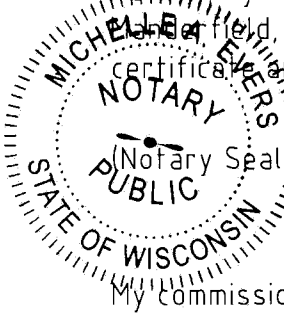
As Owner, I hereby certify that I have caused the lands described herein to be surveyed,  
divided, and mapped, as represented on this map. I also certify that this map is required to be  
submitted to the Town of Grand Chute for approval. I certify that there are no unpaid taxes or  
unpaid special assessments on the property included with this (CSM). I also certify that this CSM is  
required by "s.236.10 or 236.12 to be submitted for to the following for objection of approval: Town  
of Grand Chute, Outagamie County.

Jerry Manderfield  
Jerry Manderfield  
Best West LLC

Dated July 30, 2024

STATE OF WISCONSIN)  
WASHINGTON COUNTY) ss

Personally came before me this 30 day of July, 2024, the above named Jerry  
Manderfield, of Best West LLC, to me known to be the same person who executed the foregoing  
certificate and acknowledged the same.



Michelle Evers Notary Public, Outagamie Wisconsin  
(notary name)

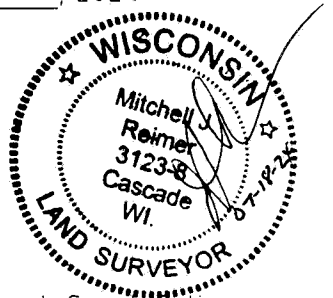
My commission expires 1/28/2025

OWNERS CERTIFICATE

As Owner, I hereby certify that I have caused the lands described herein to be surveyed,  
divided, and mapped, as represented on this map. I also certify that this map is required to be  
submitted to the Town of Grand Chute for approval. I certify that there are no unpaid taxes or  
unpaid special assessments on the property included with this (CSM). I also certify that this CSM is  
required by "s.236.10 or 236.12 to be submitted for to the following for objection of approval: Town  
of Grand Chute, Outagamie County.

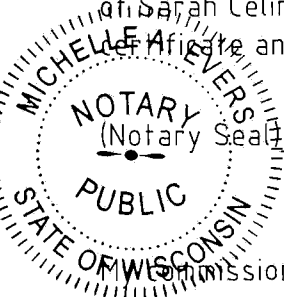
Sarah Celine Elliott  
Sarah Celine  
Sarah Celine Photography LLC

Dated 7/31/24, 2024



STATE OF WISCONSIN)  
WASHINGTON COUNTY) ss

Personally came before me this 31 day of July, 2024, the above named Sarah Celine,  
of Sarah Celine Photography LLC, to me known to be the same person who executed the foregoing  
certificate and acknowledged the same.



Michelle Evers Notary Public, Outagamie Wisconsin  
(notary name)

My commission expires 1/28/2025

Mitchell J. Reimer  
W61 N497 Washington Ave  
Cedar Corporation  
Cedarburg, Wisconsin 53012 SHEET 3 OF 4 SHEETS

MAP # 8727  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ .

A REDIVISION OF LOTS 1 AND 2 OF MICHAELS AND McCARTHY  
SUBDIVISION, LOCATED IN THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 30,  
TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

TOWN OF GRAND CHUTE APPROVAL

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE  
TOWN OF GRAND CHUTE.

Michael Patza  
MICHAEL PATZA  
COMMUNITY DEVELOPMENT DIRECTOR

07/30/2024  
DATED

**TOWN TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON  
ANY OF THE LANDS SHOWN HEREON.

Tom Watson July 31, 2024  
Tom Watson, TOWN TREASURER DATE

OUTAGAMIE COUNTY APPROVAL

This certified survey map (CSM) has been reviewed and approved by the department of  
development and land services.

This CSM is all of tax parcel numbers 102530700 and 102530600. The property owners of  
record are Sarah Celine Photography LLC and Best West LLC. The CSM is contained wholly  
within the property described in the following recorded instruments 1916079 and 1983850.

Isaac Ottenbroek Austin Dyb  
ISAAC OTTENBROEK  
Department Representative

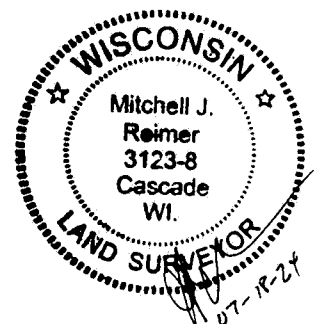
7/31/24  
DATED

Outagamie County Treasurer's Certificate

I, Barbara Schuh, being duly elected, qualified and acting treasurer of the  
county of Outagamie, do hereby certify that the records in my office show no unredeemed tax  
sales and no unpaid taxes or unpaid special assessments as of this 31<sup>st</sup> day of  
July, 2024  
affecting the lands included in this CSM.

Dated this 31<sup>st</sup> day of July, 2024.

Barbara Schuh, Deputy  
Treasurer



**JOINT REVIEW BOARD  
RESOLUTION APPROVING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 5A,  
TOWN OF GRAND CHUTE**

WHEREAS, the Town of Grand Chute (the "Town") seeks to create Tax Incremental District No. 5A (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the Town and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Town Board; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Town Board creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements, and that the benefits of the

proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
JRB Chairperson Signature

\_\_\_\_\_  
Clerk Signature