

It is expected that a Quorum of the Joint Review Board, Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha**

**October 18, 2016
3:30 PM**

AGENDA

*3:30 PM – Public Hearing on the Proposed Project Plan Amendment to Tax Increment District #5
3:35 PM – Public Hearing on the Proposed Project Plan Amendment to Tax Increment District #10*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the October 4, 2016 Plan Commission Meeting](#)

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

Five (5) minute time limit for each person

E. DISCUSSION

1. [Grade Requests, Setting Grades, Verifying Grades](#)

F. ACTION ITEMS

1. [St. Patrick's Congregation – Lighting Plan](#)
2. [Certified Survey Map – 1414 and 1434 Appleton Road and Vicinity](#)
3. [Plan Commission Resolution 1-2016 Recommending Approval of the Project Plan Amendment #5 for Tax Incremental District #5](#)
4. [Plan Commission Resolution 2-2016 Recommending Approval of the Project Plan Amendment #1 for Tax Incremental District #10](#)

G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
October 4, 2016
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:31 PM by Mayor Merkes.

3:30 PM – Informal Public Hearing Regarding the Proposed Special Use Permit – 320 Nicolet Blvd. – Parcel #1-00041-00

Mayor Merkes opened the public hearing at 3:31 PM. CDD Buck provided an overview of the proposed special use permit. No one spoke. Mayor Merkes closed the hearing at 3:32 PM.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner and Commissioners Schmidt, Sturm and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Comm. DeCoster.

OTHERS PRESENT: CDD Buck, CDD Heim, Don Whitehouse (St. Patrick's Congregation), Kristen Bergstrom (St. Patrick's Congregation), Garritt Bader (R. Lewis & R. Lewis, LLC), Ald. Arnie Collier (708 Appleton St.) and Steve Grenell (Menasha Utilities).

C. MINUTES TO APPROVE

1. **Minutes of the September 13, 2016 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Ald. Benner to approve the September 13, 2016 Plan Commission meeting minutes. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. CORRESPONDENCE

1. None.

F. DISCUSSION

1. None.

G. ACTION ITEMS

1. **Special Use Permit Application and Site Plan Review – 324 Nicolet Blvd. – St. Patrick's Congregation**

CDD Buck provided an overview of the special use permit and the site plan for St. Patrick's Congregation for the expansion of the parking lot at 320 Nicolet Boulevard. The proposed parking lot expansion includes addition of 21 parking stalls, new parking lot lighting and addition of landscaping. Staff recommends approval of the special use and site plan with the following conditions:

1. Lighting plan which meets code requirements be submitted and approved by staff
2. An amended landscape plan be submitted and approved by staff

Motion by Comm. Schmidt, seconded by Comm. Cruickshank to recommend approval to the Common Council for the Special Use Permit finding that staff recommendations outlined be met.

Further discussion ensued which included the following:

- Lighting plan be brought back to Commission for review and approval
- Timing of project with regard to trenching for the lighting and landscaping
- Clarification of ordinance specifically relating to lighting standards

Amended motion by Comm. Schmidt, seconded by Comm. Cruickshank to recommend approval of the Special Use Permit and Site Plan with the following conditions:

1. The lighting plan detailing fixtures and light levels be brought back to Plan Commission for review.
2. An amended landscape plan showing internal parking lot landscaping be submitted and approved by staff.

The motion carried.

2. **Proposed Annexation – Appleton Road – R. Lewis & R. Lewis, LLC**

CDD Buck presented the unanimous approval annexation for a single parcel of land located at 1462 Appleton Road in the Town of Menasha. The property is currently vacant and per the Intermunicipal Agreement between the City of Menasha and Town of Menasha, the city has authority to annex the unimproved site. Impact statements were presented to the Administration Committee at the October 3, 2016 meeting with no negative or detrimental effects to city services.

Motion by Comm. Sturm, seconded by Ald. Benner, to recommend to the Common Council the proposed annexation, Appleton Road, R. Lewis & R. Lewis with the following findings:

- The application was submitted prior to the incorporation from Town of Menasha to Village of Fox Crossing
- Is a logical expansion of the city's Municipal boundary
- Allows for future development of the lot and the area

The motion carried.

H. ADJOURNMENT

Motion by Comm. Schmidt, seconded by Ald. Benner, to adjourn at 4:07 PM. The motion carried.

Minutes respectfully submitted by CDC Heim.



October 13, 2016

Memorandum

To: Plan Commission

From: Tim J. Montour – Engineering Supervisor *lym*

RE: Grade Requests, Setting Grades, Verifying Grades

The Department of Public Works – Engineering Division is responsible for setting grades for new home construction, new detached garage construction, driveway grades at the right of way and finished lawn grades at the property corners and grade breaks along the property line. At the completion of the respective project that required the grade to be set, we ask the contractor to call our office to verify that the grade we set has been followed. When we verify that the grade has been followed, we notify the contractor that the Grade Compliance has been met. This Grade Compliance Verification is part of the file for that particular property.

Please contact our office with any questions related to the setting of grades within the City.



City of Menasha Grade Request

(920) 967-3610

STIPULATIONS

- * Contractor shall have property irons located/exposed prior to grade being set.
- * Grades and driveway permits shall be requested at least three working days in advance of need
- * An Excavation Permit shall be obtained if work is performed within the street right of way
- * Grades are set to conform to established street grades. Work done that does not conform to these grades shall be corrected by the owner
- * House Grades shall be within +/- 4", Detached Garage within +/- 2"
- * Rough grading for lot shall be 0" to - 3" of final finished grade at the property lines and drainageways
- * Finished lawn grade shall be +/- 1.25" of final finished grade at the property lines and drainageways
- * There will be a \$25.00 charge for re-staking
- * Contractor shall call City for Grade compliance verification or required inspection

Contractor Has Read Stipulations _____
 Call In - Has Been Read Stipulations _____

Date of Request: _____
 Site Address: _____
 Subdiv. & Lot No.: _____
 Property Owner: _____
 Address: _____
 Contractor: _____
 Address: _____
 Contact Person: _____
 Phone No.: _____ Cell No.: _____
 Email Address: _____
 Requested By: _____

Grade Requested	Pass	Fail
<input type="checkbox"/> House Grade Grade compliance verification	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Detached Garage Grade Grade compliance verification	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Landscape Grade Rough grade compliance	<input type="checkbox"/>	<input type="checkbox"/>
Finished grade compliance	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Driveway Grade & Permit Grade compliance verification	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sidewalk Section (6" conc.) Pre-pour Inspection	<input type="checkbox"/>	<input type="checkbox"/>
Final Inspection	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Temporary Apron (2" asph./3" conc.) <input type="checkbox"/> Permanent Apron (3" asph./6" conc.) Pre-pour/pave Inspection	<input type="checkbox"/>	<input type="checkbox"/>
Final Inspection	<input type="checkbox"/>	<input type="checkbox"/>

Staked By: _____ Date: _____

<000.00> Proposed Finished Elevation
 (000.00) Grade Stake Elevation

Driveway Permit No.: _____ -See Page 2
 Excavation Permit No.: _____

COMMENTS: _____

BENCHMARK: _____

City Compliance Verified By: _____ Date: _____ Faxed By: _____ Mailed By: _____ Emailed By: _____

Date : 13 Oct 2016

Title : St. Patrick's

Desc : 85 x 128 parking lot

Luminaire

IES Filename : itl80134.ies

Description : ALED4T125 - RWLED4T125 - RWLED4T125SF - WPLED4T125 (TYPE IV)
CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1

For : Twins Electric

By : Viking Electric Supply

Light Loss Factor : 1.00

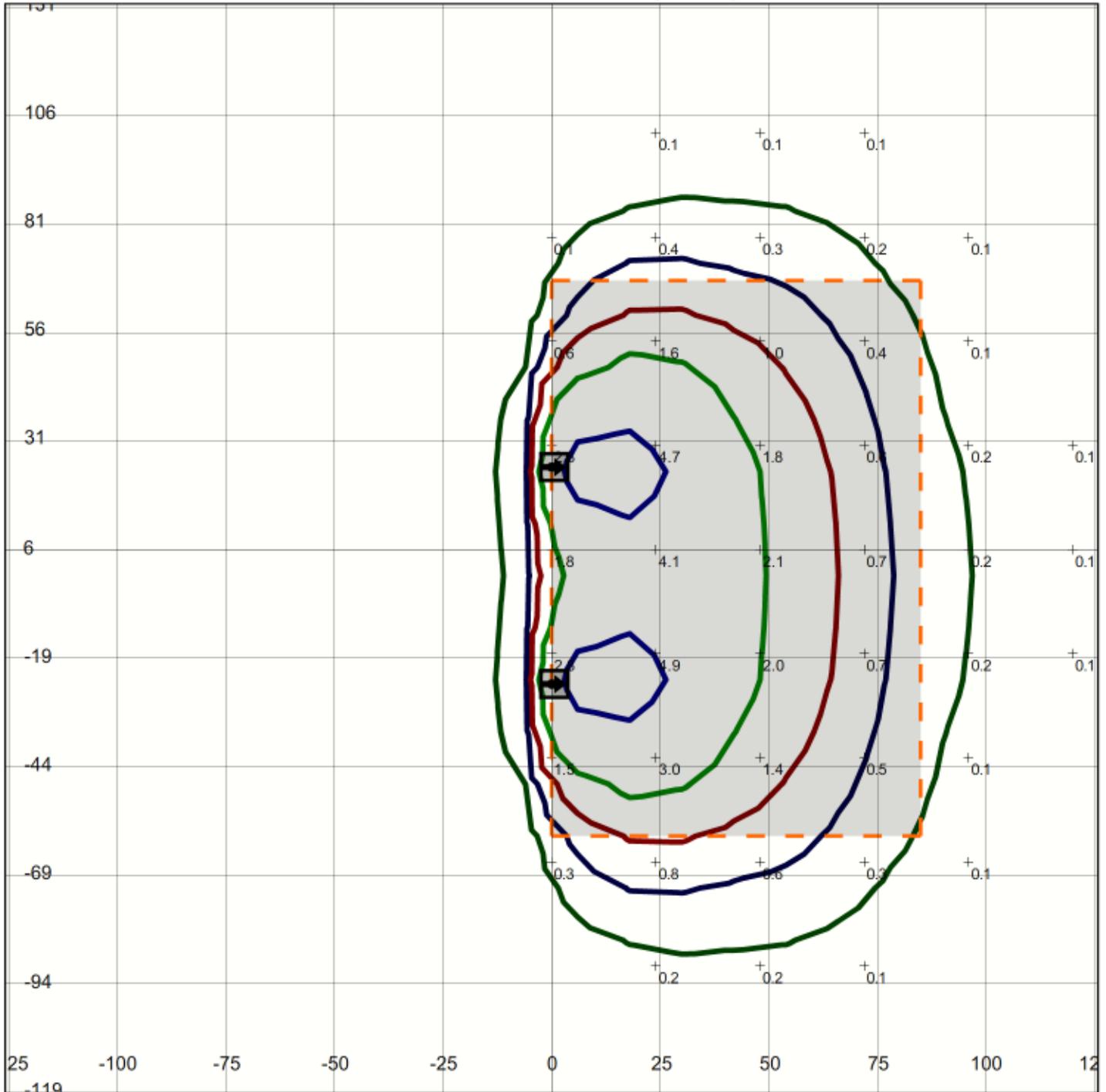
Number of Lamps : 6

Lamp Lumens : -1 lms

Luminaire Watts : 125 W



Arrangement Magnification: 100 %



ALED4T125



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

St Patricks

Type:

Pole Light

Prepared By:

Viking Electric Supply

Date:

10/13/2016

Driver Info

Type:	Constant Current
120V:	1.12A
208V:	0.70A
240V:	0.61A
277V:	0.52A
Input Watts:	136W
Efficiency:	92%

LED Info

Watts:	125W
Color Temp:	5000K
Color Accuracy:	65 CRI
L70 Lifespan:	100000
Lumens:	12,805
Efficacy:	94 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000177P

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1750mA, 100-277V, 50/60Hz, 1.1A, Power Factor 99%

THD:

5.3% at 120V, 15.4% at 277V

Surge Protection:

4kV

Optical

Replacement:

The ALED125 replaces 320W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Technical Specifications (continued)

Other

California Title 24:

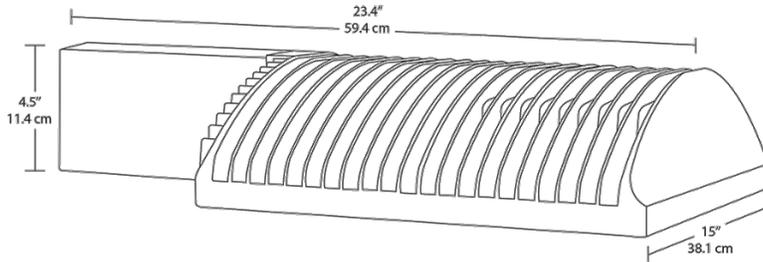
See ALED4T125/D10, ALED4T125/BL, ALED3T125/PCS, ALED4T125/PCS2, or ALED4T125/PCT for a 2013 California Title 24 compliant product.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

ALED4T125

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-277V	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	/480 = 480V (Only 360W &	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K	W = White	260W)	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	(Warm)	RG = Gray		/PCS = 120V Swivel		
		150 =		N = 4000K			/PCS2 = 277V Swivel		
		150W		(Neutral)			/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V		
		105W					Twistlock		
		78 = 78W							



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project: St Patricks	Type: Parking Lot Pole
Prepared By: Viking Electric Supply	Date: 10/12/2016

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

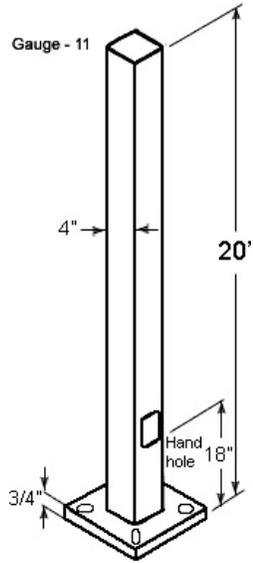
- 70MPH 8.3 ft_/240 lb
- 80MPH 5.6 ft_/165 lb
- 90MPH 3.6 ft_/110 lb
- 100MPH 2.2 ft_/75 lb
- 110MPH 1.0 ft_/45 lb
- 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application



MEMORANDUM

Date: October 11, 2016
To: Plan Commission
From: Kevin Englebert, Associate Planner
RE: Certified Survey Map for Appleton Road – Lot Combination

Mau & Associates Engineering requests approval of a Certified Survey Map (CSM) for a three lot combination on Appleton Road. The purpose of the request is to create one lot that is suitable for future commercial development. All three lots are currently vacant and zoned C-1 General Commercial. The lot furthest to the north is currently under annexation procedures with the City of Menasha.

The petitioners are proposing to create one lot that is approximately 150' deep and 472' in width. The total area of the proposed lot would be 70,949ft² or 1.63 acres. Therefore the size, setbacks, and dimension requirements would meet our standards for the C-1 General Commercial District. Furthermore, the proposed CSM will not create any zoning nonconformities and is consistent with the City of Menasha Comprehensive Plan.

Staff therefore recommends approval of the CSM as proposed.

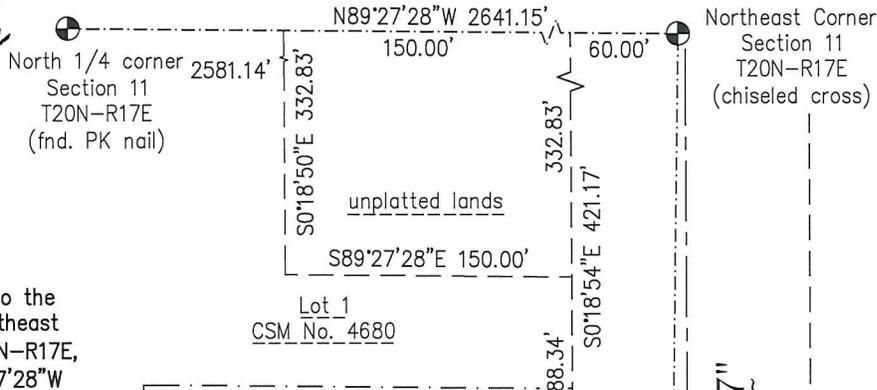
Certified Survey Map No. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin.



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	231.82	1850.08	231.67	S3°16'33"W	7°10'46"	S6°51'56"W
3-4	230.51	1700.08	230.33	N3°34'14"E	7°46'08"	S7°27'18"W

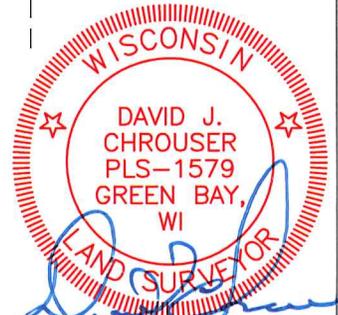
North



Bearings referenced to the North line of the Northeast 1/4 of Section 11, T20N-R17E, assumed to be N89°27'28"W

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ 3/4" iron rebar found
- ⊕ Winnebago County monument - type noted
- () recorded as bearing / distance



David J. Chrouser
PLS-1579
October 7, 2016

Survey for: R. Lewis & R. Lewis Menasha, LLC.

Scale: 1" = 100'

Client: P.D.Q.

Tax Parcel: 008033701, 740078321, 740078319

Drafted By: MRA

File: P-10816CSM 100416.dwg

Mau & Associates

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three

Project No.: P-10816

Drawing No.: L-9754



Certified Survey Map No. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin.

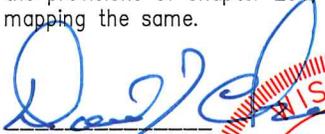
SURVEYOR'S CERTIFICATE

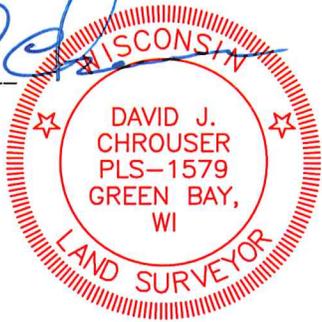
I, David J. Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that I have surveyed, combined and mapped part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of Section 11, T20N-R17E; thence N89°27'28"W, 60.00 feet along the North line of the Northeast 1/4 of said Section 11 to the West right of way of State Highway "47", also known as Appleton Road; thence S0°18'54"E, 421.17 feet along said West right of way to the point of beginning; thence continuing S0°18'54"E, 241.00 feet along said West right of way; thence 231.82 feet along said West right of way being the arc of a 1850.08 foot radius curve to the right whose long chord bears S3°16'33"W, 231.67 feet; thence S89°32'07"W, 151.10 feet; thence 230.51 feet along an East line of Lot 1, Certified Survey Map No. 4680, Winnebago County Records, and its extension, being the arc of a 1700.08 foot radius curve to the left whose long chord bears N3°34'14"E, 230.33 feet; thence N0°18'50"W, 242.60 feet along an East line of said Lot 1; thence S89°27'28"E, 150.00 feet along a South line of said Lot 1 to the point of beginning.

Parcel contains 70,949 square feet / 1.96 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, and the City of Menasha in surveying, combining and mapping the same.


David J. Chrouser
PLS-1579
October 7, 2016



CERTIFICATE OF THE TREASURER

As duly elected Treasurer, we hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Peggy Steena Date
City of Menasha Treasurer

Mary E. Krueger Date
Winnebago County Treasurer

COMMON COUNCIL RESOLUTION

We hereby certify that this Certified Survey Map was approved by the Common Council of the City of Menasha on this ____ day of _____, 20____.

Don Merkes Date
Mayor

Debbie Galeazzi Date
Clerk





Certified Survey Map No. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

R. Lewis & R. Lewis Menasha, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, combined, and mapped as represented hereon. R. Lewis & R. Lewis Menasha, LLC does further certify that this Certified Survey Map is required to be submitted to the City of Menasha for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said R. Lewis & R. Lewis Menasha, LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

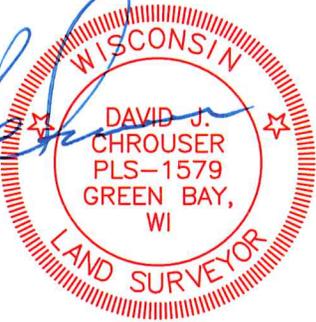
Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires _____
_____ County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF _____]


David J. Chrouser
PLS-1579
October 7, 2016



PLAN COMMISSION RESOLUTION NO. 1-2016

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5
CITY OF MENASHA, WISCONSIN

WHEREAS, the City of Menasha (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 5 (the “District”) was created by the City on September 9, 1998 as an industrial use district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provision of Wisconsin Statutes Section 66.1105, (the “Tax Incremental Law”); and

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 3 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and

WHEREAS, an amended Project Plan for the District (the “Amendment”) 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 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 City 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 amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City 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 Winnebago County, the Menasha Joint 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 October 18, 2016 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Menasha that:

1. The boundaries of Tax Incremental District No. 5 remain unchanged due to this amendment.

2. It approves and adopts the amended Project Plan for the District, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Passed and approved this ____ day of _____, _____.

Plan Commission Chair

Secretary of the Plan Commission



MEMORANDUM

To: Plan Commission

From: David Buck, CDD

Date: October 10, 2016

RE: **Project Plan Amendment for Tax Incremental District (TID) No. 5**

The Community Development Department requests approval of Project Plan and Allocation Amendment to transfer positive tax increment from a financially capable TID (Donor) to an existing blighted area TID that has a lower than expected fund balance (Recipient). Attached to this staff report is the TID No. 5 Project Plan Amendment document.

State Statutes allow cities to amend Tax Increment Districts (TID) in numerous ways including reallocation of tax increment from one district (donor) to another (recipient). At this time, the City is proposing to amend the project plan of TID No. 5 to act as a donor district to allocate positive tax increment in the estimated amount of \$732,500 to TID No. 3 as a recipient district in order to make the TID No. 3 financially solvent and provide necessary increment for its closure in December, 2016.

TID No. 5 was created as an industrial use district on September 9, 1998. Since then, the project plan has been amended four times with this amendment being the fifth. Two of the four amendments were territory amendments and the other two amendments were allocation and project plan amendments.

TID No. 5 is a successful TID that has satisfied its existing debt service and project cost obligations. The exhibits included in the TID No. 5 Project Plan Amendment document demonstrate that TID No. 5 has sufficient increment to pay for its project costs and has a surplus with which to allocate increment to TID No. 3.

The Community Development Department asks that the Plan Commission approve Plan Commission Resolution 1-2016 recommending approval of the proposed project plan and allocation amendment for Tax Increment District No. 5.

September 28, 2016

Tax Incremental District #5
Project Plan Amendment #5

CITY OF MENASHA, WISCONSIN



Joint Review Board Meeting Held:	October 18, 2016
Public Hearing Held:	October 18, 2016
Adoption by Plan Commission:	October 18, 2016
Adoption by Common Council:	Scheduled for Consideration November 7, 2016
Approval by the Joint Review Board:	Scheduled for Consideration November 8, 2016

Introduction

The City of Menasha (“City”) created Tax Increment District #5 (“TID #5” or “Donor District”) as an industrial use district on September 9, 1998. Since then, the project plan for Tax Increment District #5 has been amended four times with this amendment being the fifth. Two of the four amendments were territory amendments and the other two amendments were allocation and project plan amendments. This amendment seeks to change the project plan but will not affect territory in TID #5 and therefore will not be counted against the maximum of four allowable territorial amendments. A map of the current TID #5 boundaries is included on the following page.

It is recognized that TID #5 has positive surplus funds due to a higher than expected increment resulting from its creation. Tax Increment District #3 (“TID #3” or “Recipient District”) is an existing blighted area TID that has a lower than expected fund balance. Currently, TID #3 is expected to terminate by 12/05/2016 without recovering its project costs. Therefore this amendment seeks to share funds in the estimated amount of \$732,500 in the form of a one-time payment from TID #5 to TID #3 in order to make the Recipient District financially solvent.

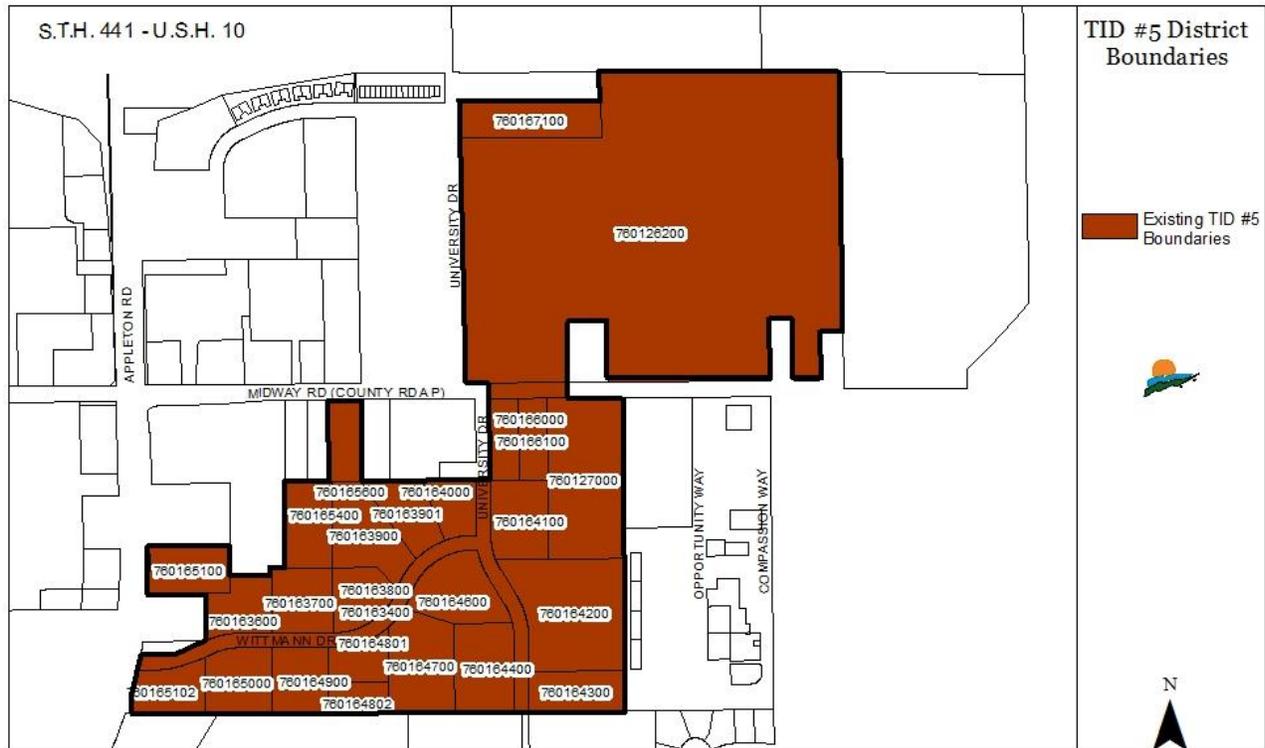
Statement of Kind, Number and Location of Proposed Public Works or Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional Project Costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan and subsequent Project Plan Amendments remains in effect.

Detailed List of Project Costs

The proposed improvements consist of an estimated allocation from TID #5 to TID #3 in the amount of \$732,500 in order to facilitate the successful closure of TID #3 (see page 5).

Map of Current District Boundaries



Map Showing Existing Uses and Conditions

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan and subsequent Project Plan Amendments for prior maps showing the existing uses and conditions of property.

Economic Feasibility Study, Financing Methods and the Time When Costs or Monetary Obligations are to be Incurred

Tax Increment District #5 is allocating positive tax increments to Tax Increment District #3 under the authority provided by Wisconsin Statutes Section 66.1105(6)(f). The following requirements are to be met under that statute:

1. The donor tax incremental district, the positive tax increments of which are to be allocated, and the recipient tax incremental district have the same overlying taxing jurisdictions.
2. The allocation of tax increments under this paragraph is approved by the joint review board.
3. The recipient district was created upon a finding that not less than 50 percent, by area, of the real property within the district is blighted or in need of rehabilitation.

4. The allocation of positive tax increments from a donor district to one or more recipient districts cannot be made unless the donor district has first satisfied all of its current-year debt service and project cost obligations.

Tax Increment District #5, the positive tax increments to be allocated, and Tax Increment District #3 have the same overlying taxing jurisdictions. The recipient district was created with the finding that not less than 50 percent, by area, of real property within the district is blighted or in need of rehabilitation.

The donor district has satisfied its current-year debt service and project cost obligations. The exhibits on the following page demonstrate that Tax Increment District #5 has sufficient increment to pay for its project costs and has a surplus with which to allocate increment to Tax Increment District #3.

Projected Cash Flow Prior to Transfer to Recipient District

TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/21/2016

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Donor TO OTHER TID's (#7 & #8)	ADVANCE TO TID #10	DONOR TO TID #13	POTENTIAL DONOR TO TID #3	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004													\$1,006,547	
2004/2005			\$98,177	\$2,876	\$156,958	\$263,180	\$1,295,075					\$1,300,000	\$1,006,303	
2005/2006			\$154,948	\$4,071	\$442,206	\$1,054,867	\$105,352					\$0	\$447,309	
2006/2007			\$135,756	\$7,864	\$565,965	\$703,153	\$0					\$0	\$453,741	
2007/2008			\$263,713	\$6,755	\$123,658	\$1,310,245	\$1,225					\$765,000	\$301,400	
2008/2009			\$290,472	\$161,558	\$659,337	\$648,876	\$414,597						\$349,294	
2009/2010			\$256,913	\$162,040	\$89,576	\$390,801	\$20,973						\$446,050	
2010/2011			\$272,424	\$163,588	\$184,855	\$420,017	\$5,524		\$250,000				\$391,375	
2011/2012	\$10,510,200	\$27.198	\$285,855	\$178,891	\$164,286	\$1,537,069	\$26,867		(\$29,000)			\$1,170,000	\$655,471	
2012/2013	\$10,360,000	\$27.877	\$288,809	\$263,953	\$1,171,958	\$235,591	\$10,146						\$2,134,454	
2013/2014	\$10,510,800	\$28.207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,463	\$109,710					\$1,188,638	
2014/2015	\$11,441,200	\$28.056	\$320,998	\$457,071	\$0	\$265,500	\$12,228	\$18,048		\$750,000			\$920,931	\$1,780,918
2015/2016	\$11,797,700	\$27.976	\$330,058	\$584,678		\$271,902	\$10,653	\$24,748	(\$221,000)				\$1,749,364	\$1,484,268
2016/2017	\$11,797,700	\$27.976	\$330,058			\$276,719	\$150	\$143,173					\$1,659,380	\$1,064,376
2017/2018	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$264,000					\$1,556,194	\$631,282
2018/2019	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$114,500					\$1,602,508	\$347,688
2019/2020	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$9,500					\$1,753,823	\$169,094
2020/2021	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150						\$1,914,637	\$0

Notes:

Includes end of year G.O. debt outstanding plus remaining planned transfers to TIDs 7 and 8.

Projected Cash Flow Following Transfer to Recipient District

TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/21/2016

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Donor TO OTHER TID's (#7 & #8)	ADVANCE TO TID #10	DONOR TO TID #13	POTENTIAL DONOR TO TID #3	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004													\$1,006,547	
2004/2005			\$98,177	\$2,876	\$156,958	\$263,180	\$1,295,075					\$1,300,000	\$1,006,303	
2005/2006			\$154,948	\$4,071	\$442,206	\$1,054,867	\$105,352					\$0	\$447,309	
2006/2007			\$135,756	\$7,864	\$565,965	\$703,153	\$0					\$0	\$453,741	
2007/2008			\$263,713	\$6,755	\$123,658	\$1,310,245	\$1,225					\$765,000	\$301,400	
2008/2009			\$290,472	\$161,558	\$659,337	\$648,876	\$414,597						\$349,294	
2009/2010			\$256,913	\$162,040	\$89,576	\$390,801	\$20,973						\$446,050	
2010/2011			\$272,424	\$163,588	\$184,855	\$420,017	\$5,524		\$250,000				\$391,375	
2011/2012	\$10,510,200	\$27.198	\$285,855	\$178,891	\$164,286	\$1,537,069	\$26,867		(\$29,000)			\$1,170,000	\$655,471	
2012/2013	\$10,360,000	\$27.877	\$288,809	\$263,953	\$1,171,958	\$235,591	\$10,146						\$2,134,454	
2013/2014	\$10,510,800	\$28.207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,463	\$109,710					\$1,188,638	
2014/2015	\$11,441,200	\$28.056	\$320,998	\$457,071	\$0	\$265,500	\$12,228	\$18,048		\$750,000			\$920,931	\$1,780,918
2015/2016	\$11,797,700	\$27.976	\$330,058	\$584,678		\$271,902	\$10,653	\$24,748	(\$221,000)		\$732,500		\$1,016,864	\$1,484,268
2016/2017	\$11,797,700	\$27.976	\$330,058			\$276,719	\$150	\$143,173					\$926,880	\$1,064,376
2017/2018	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$264,000					\$823,694	\$631,282
2018/2019	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$114,500					\$870,008	\$347,688
2019/2020	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150	\$9,500					\$1,021,323	\$169,094
2020/2021	\$11,797,700	\$27.976	\$330,058			\$169,094	\$150						\$1,182,137	\$0

Notes:

Includes end of year G.O. debt outstanding plus remaining planned transfers to TIDs 7 and 8.

Map Showing Proposed Improvements and Uses

There will not be any changes to the Tax Increment District #5 boundaries or to the existing uses and conditions within Tax Increment District #5 as a result of this Project Plan Amendment. Please refer to the original Project Plan and its subsequent Project Plan Amendments for maps detailing the proposed improvements and property within Tax Increment District #5.

Proposed Changes to the Zoning Ordinance, Master Plan, Building Codes and City Ordinances

No changes to the Zoning Ordinance or Master Plan are anticipated to be proposed to accommodate the amended Tax Increment District #5. The development and improvements associated with this plan is consistent with City Zoning and the City's Master Plan.

Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within Tax Increment District #5 that will be paid from sources other than tax increments. The City of Menasha does not anticipate that there will be any Non-Project Costs associated with the adoption of this Project Plan Amendment.

Relocation of Persons or Businesses

The City expects no persons or businesses to be displaced as a result of the implementation of the amended Tax Increment District #5. If such displacement is necessary, then relocation procedures of Chapter 32 of the Wisconsin Statutes will be followed.

Orderly Development of the City of Menasha

The viability of the original Tax Increment District #5 Project Plan or its subsequent Amendments as it relates to the orderly development of the City of Menasha will not be impacted by this Project Plan Amendment.

Opinion of the Attorney of the City of Menasha Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

September 30, 2016

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District #5 Amendment

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

A handwritten signature in black ink that reads "Pamela Captain". The signature is written in a cursive style with a large, stylized initial "P".

Attorney Pamela Captain
City of Menasha

PLAN COMMISSION RESOLUTION NO. 2-2016

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 10
CITY OF MENASHA, WISCONSIN

WHEREAS, the City of Menasha (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City, and

WHEREAS, Tax Incremental District No. 10 (the “District”) was created by the City on June 5, 2006 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provision of Wisconsin Statutes Section 66.1105, (the “Tax Incremental Law”); and

WHEREAS, the purpose of the amendment is to allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes Section.66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the “Amendment”) 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 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 City 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 amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City 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 Winnebago County, the Menasha Joint 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 October 18, 2016 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Menasha that:

1. The boundaries of Tax Incremental District No. 10 remain unchanged due to this amendment.
2. It approves and adopts the amended Project Plan for the District and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Passed and approved this ____ day of _____, _____.

Plan Commission Chair

Secretary of the Plan Commission



MEMORANDUM

To: Plan Commission

From: David Buck, CDD

Date: October 10, 2016

RE: **Project Plan Amendment for Tax Incremental District (TID) No. 10**

The Community Development Department requests approval of Project Plan Amendment to provide the authority for Tax Increment District (TID) No. 10 to expend funds within a ½ mile radius of its boundaries to capitalize the City of Menasha Housing Rehabilitation Fund. Attached to this staff report is the TID No. 10 Project Plan Amendment document.

TID No. 10 was created as a blighted area district in May, 2006. This is the first amendment to TID No. 10.

State Statutes allow cities to amend Tax Increment Districts (TID) in numerous ways including amending a district's project plan to include new project costs. At this time, the City is proposing to amend the project plan of TID No. 10 to specifically add to the Project Plan the authority for the District to expend funds within a ½ mile radius of its boundaries. The proposed project costs to be added to the Project Plan consist of the capitalization of monies into the City of Menasha Housing Rehabilitation Fund from TID No. 10 using increment above and beyond its project costs. The Housing Rehabilitation Funds are to be used in an annual rehabilitation program up to \$50,000 per year or as permitted from available future increment for projects within a ½ mile radius of the TID No. 10 District Boundaries.

Since funds for the amended project will only be allocated if there is enough increment to pay off the existing project costs, this amendment is economically feasible. The exhibit table included in the TID No. 10 Project Plan Amendment document presents the current cash flow for TID No. 10 increment and indicates that there will be enough funds to pay off the project costs with an estimated positive balance realized before closure.

The Community Development Department asks that the Plan Commission approve Plan Commission Resolution 2-2016 recommending approval of the proposed Project Plan Amendment for Tax Increment District No. 10.

September 28, 2016

Tax Incremental District #10
Project Plan Amendment #1

CITY OF MENASHA, WISCONSIN



Joint Review Board Meeting Held:	October 18, 2016
Public Hearing Held:	October 18, 2016
Adoption by Plan Commission:	October 18, 2016
Adoption by Common Council:	Scheduled for Consideration November 7, 2016
Approval by the Joint Review Board:	Scheduled for Consideration November 8, 2016

Introduction

The City of Menasha ("City") created Tax Increment District #10 ("TID #10") as a blighted area district in May, 2006. This is the first amendment to TID #10. The amendment seeks to change the project plan but will not affect territory in TID #10. Therefore, it will not be counted against the maximum of four allowable territorial amendments. A map of the current TID#10 boundaries is included on the following page.

It is recognized that TID #10 has positive surplus funds due to a higher than expected increment resulting from its creation. Therefore, the project plan for TID #10 is proposed to provide an opportunity to use excess funds in TID #10 to capitalize the City of Menasha Housing Rehabilitation Fund. Such fund is to be used within a ½ mile radius of the TID #10 boundaries.

Statement of Kind, Number and Location of Proposed Public Works or Other Projects

This amendment provides the authority for the District to expend funds within a ½ mile radius of its boundaries as described in the Detailed List of Project Costs. This cost category is specifically added to the Project Plan, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan otherwise remains in effect.

Detailed List of Project Costs

The proposed improvements consist of the capitalization of monies into the City of Menasha Housing Rehabilitation Fund from TID #10 using increment above and beyond its project costs as granted under the authority of Wisconsin Statute 66.1105(2)(f)1.a and 66.1105(2)(f)1.L. The Housing Rehabilitation Funds are to be used in an annual rehabilitation program up to \$50,000 per year or as permitted from available future increment for projects within a ½ mile radius of the TID #10 District Boundaries under the authority provided by Wisconsin Statute 66.1105(2)(f)1.n.

Map of Current District Boundaries



Map Showing Existing Uses and Conditions

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan for prior maps showing the existing uses and conditions of property.

Economic Feasibility Study, Financing Methods and the Time When Costs or Monetary Obligations are to be Incurred

Since the funds will only be allocated if there is enough increment to pay off the project costs, this amendment is economically feasible. Presented on the following page is the current cash flow table for the TID #10 increment indicating that there will be enough funds to pay off the project costs.

TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

9/21/2016

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	ADVANCE FROM TID #5	NEW BORROWING	END OF YEAR FUND BALANCE
2005/2006			\$0	\$0	\$0	\$7,436	\$366,214		\$375,000	\$1,350
2006/2007			\$0	\$0	\$0	\$23,563	\$3,139		\$0	(\$25,352)
2007/2008			\$59,449	\$12,581	\$0	\$34,111				\$12,567
2008/2009			\$82,516	\$10,562	\$0	\$34,110				\$71,535
2009/2010			\$72,996	\$10,554	\$0	\$34,110	\$5,506			\$115,469
2010/2011			\$70,538	\$9,345	\$0	\$409,110	\$30,480	\$250,000		\$5,762
2011/2012	\$1,512,100	\$27.198	\$41,126	\$4,945	\$0	\$9,391	\$12,616	(\$29,000)		\$827
2012/2013	\$2,263,800	\$27.877	\$63,109	\$11,072	\$0	\$0	\$7,563			\$67,444
2013/2014	\$1,397,500	\$28.207	\$39,420	\$28,933	\$0	\$0	\$3,305			\$132,492
2014/2015	\$1,743,100	\$28.056	\$48,905	\$20,557	\$250,000	\$0	\$281,119			\$170,835
2015/2016	\$2,438,200	\$27.976	\$68,212	\$14,450			\$36,483	(\$221,000)		(\$3,986)
2016/2017	\$2,710,100	\$27.976	\$75,819				\$55,983			\$15,850
2017/2018	\$2,588,600	\$27.976	\$72,420				\$30,983			\$57,287
2018/2019	\$2,588,600	\$27.976	\$72,420				\$30,983			\$98,724
2019/2020	\$2,588,600	\$27.976	\$72,420				\$430,983			(\$259,839)
2020/2021	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$218,402)
2021/2022	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$176,965)
2022/2023	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$135,528)
2023/2024	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$94,091)
2024/2025	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$52,655)
2025/2026	\$2,588,600	\$27.976	\$72,420				\$30,983			(\$11,218)
2026/2027	\$2,588,600	\$27.976	\$72,420				\$30,983			\$30,219
2027/2028	\$2,588,600	\$27.976	\$72,420				\$30,983			\$71,656
2028/2029	\$2,588,600	\$27.976	\$72,420							\$144,076
2029/2030	\$2,588,600	\$27.976	\$72,420							\$216,496
2030/2031	\$2,588,600	\$27.976	\$72,420							\$288,916
2031/2032	\$2,588,600	\$27.976	\$72,420							\$361,336
2032/2033	\$2,588,600	\$27.976	\$72,420							\$433,756
2033/2034	\$2,588,600	\$27.976	\$72,420							\$506,176

Map Showing Proposed Improvements and Uses

There will not be any changes to the TID #10 boundaries or to the existing uses and conditions within TID #10 as a result of this Project Plan Amendment. Please refer to the original Project Plan for maps detailing the proposed improvements and property within TID #10.

Proposed Changes to the Zoning Ordinance, Master Plan, Building Codes and City Ordinances

No changes to the Zoning Ordinance or Master Plan are anticipated to be proposed to accommodate the amended TID #10. The development and improvements associated with this plan is consistent with City Zoning and the City's Master Plan.

Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within Tax Increment District #10 that will be paid from sources other than tax increments. The City of Menasha does not anticipate that there will be any Non-Project Costs associated with the adoption of this Project Plan Amendment.

Relocation of Persons or Businesses

The City expects no persons or businesses to be displaced as a result of the implementation of the amended TID #10. If such displacement is necessary, then relocation procedures of Chapter 32 of the Wisconsin Statutes will be followed.

Orderly Development of the City of Menasha

The viability of the original Tax Increment District #10 Project Plan as it relates to the orderly development of the City of Menasha will not be impacted by this Project Plan Amendment.

Opinion of the Attorney of the City of Menasha Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

September 30, 2016

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District #10 Amendment

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

A handwritten signature in black ink that reads "Pamela Captain". The signature is written in a cursive, flowing style.

Attorney Pamela Captain
City of Menasha