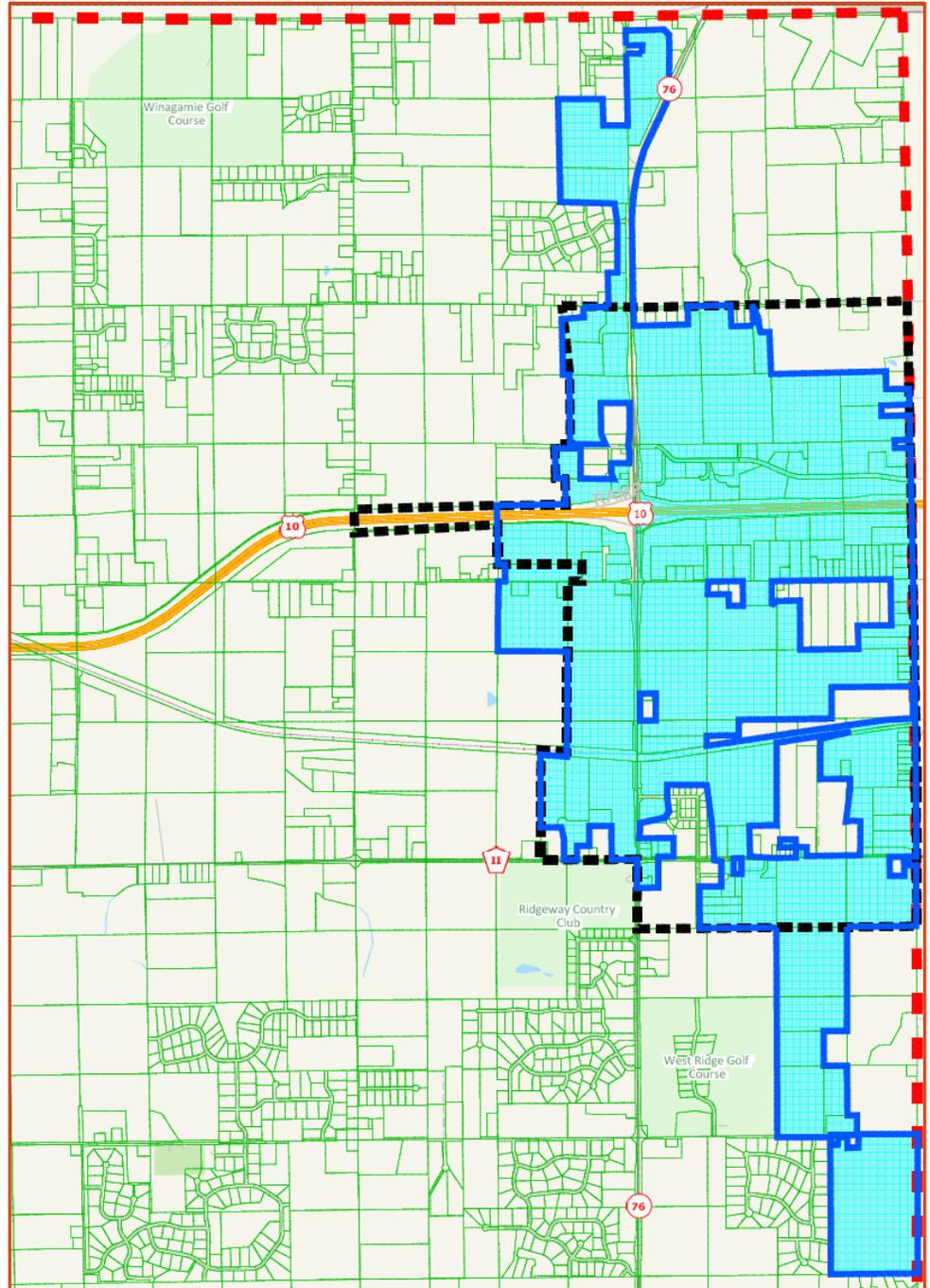


Project Plan TID #1



8/23/2019

Project Plan – Joint Review Board Approval

TID #1 is established as a mixed-use district for the purpose of funding sewer and water improvements to an area of the Town of Clayton intended for mixed-use development.

This is a final version of the TID plan pending JRB approval.

ACKNOWLEDGEMENTS

Clayton Plan Commission	Clayton Town Board	Clayton Joint Review Board
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Project Plan

INTRODUCTION

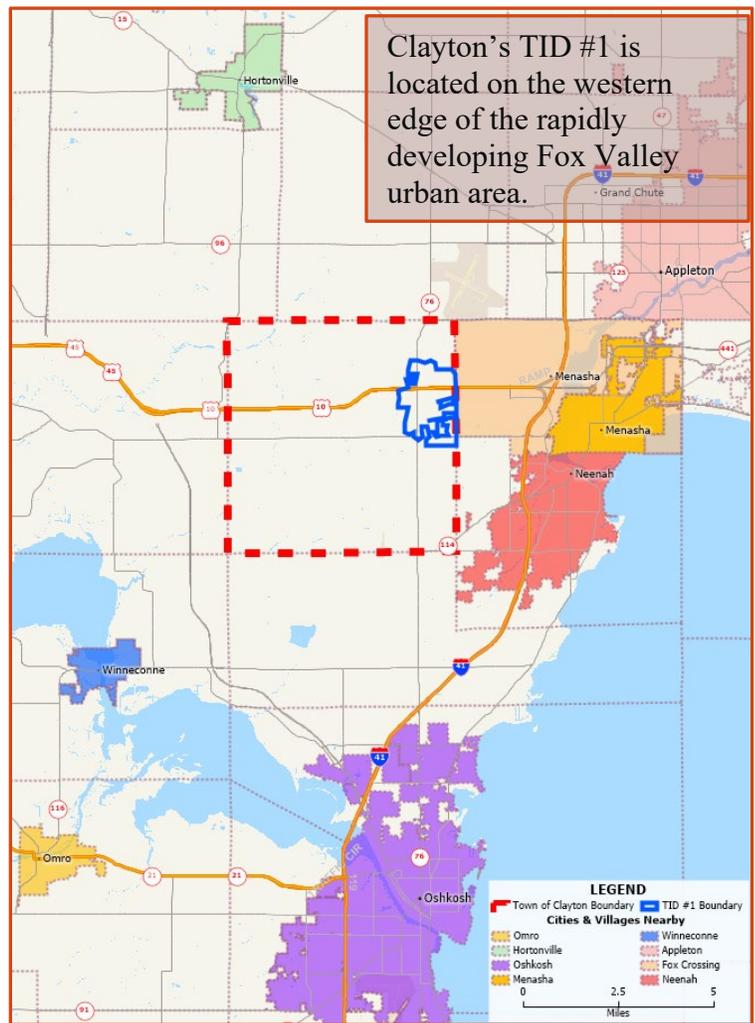
The Town of Clayton is experiencing strong demand for developable land as a result of its proximity to the cities of the Fox valley. Development is occurring, but with on-site water and sewerage treatment – well and septic.

The Town of Clayton in 2018 surpassed \$500 million in equalized value of taxable property making it eligible to create a tax increment finance district with the same features as any city or village.

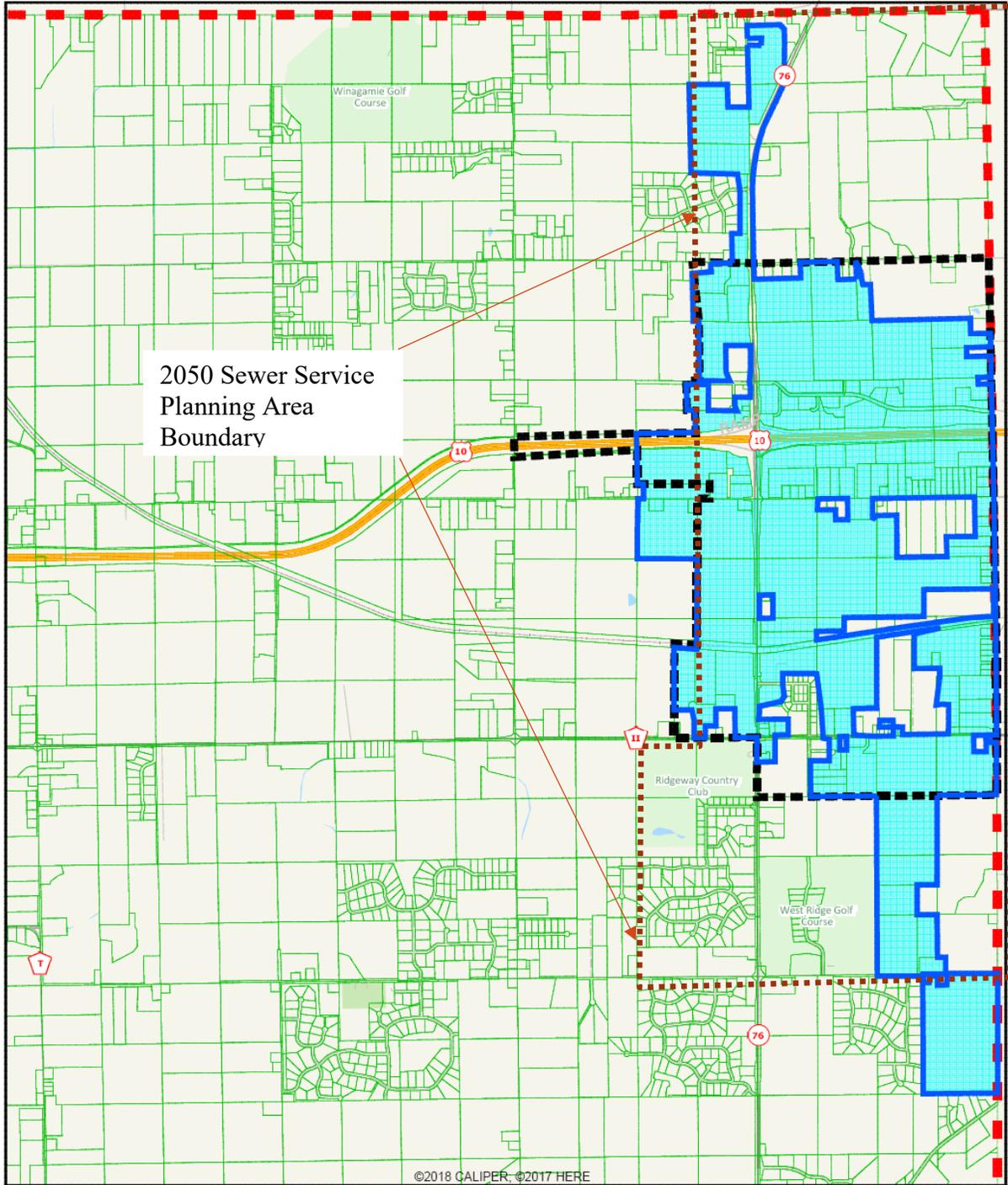
The Town of Clayton is creating Tax Increment District No. 1 (TID #1) in order to promote the orderly mixed-use development of the area by using tax increment financing (TIF) to fund the extension of sewer and water service to the area of the Town under greatest development pressure.

TID #1 is in the 2050 Sewer Service Planning Area as approved by the WDNR. The phasing of improvements and the 20-year time horizon for the TID will require a phased approach to expand the 20-Year Sewer Service Area (SSA) – a process that entails designating the first phase to be in the 20-Year SSA while the rest of the TID remains in the next 20-year planning area. As the first phase develops within the 20-Year SSA, additional areas in the TID will be amended from the planning area into the 20-Year SSA.

FIGURE 1: TOWN OF CLAYTON LOCATION MAP.



BOUNDARY MAP TID #1



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**Town of Clayton,
Winnebago County, WI
Tax Increment District #1**

Boundary Map
Source: Winnebago County GIS; Wisconsin Dept. of Revenue; Town of Clayton; GWB Professional Services

LEGEND

- Railroad
- Sanitary District Boundary
- Clayton Parcels
- TID #1 Boundary
- TID Parcels
- Town of Clayton Boundary

0 .75 1.5
Miles

May 15, 2019
revised July 9, 2019



Prepared by GWB Professional Services

Boundary Description

LEGAL DESCRIPTION TOWN OF CLAYTON TID BOUNDARY

PART OF SECTIONS 1, 2, 11, 12, 13, 14, 24, 25; ALL IN TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 25; THENCE SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 1665.14 FEET TO THE SOUTHEAST CORNER OF LOT 50 OF THE BREAKER RIDGE SUBDIVISION; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF THE BREAKER RIDGE SUBDIVISION, A DISTANCE OF 2341.64 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 7464; THENCE NORTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 7464, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 CERTIFIED SURVEY MAP NO. 7464; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO.7478, A DISTANCE OF 315.20 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25; THENCE SOUTH 89 DEGREES 37 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 1209.90 FEET TO THE NORTH 1/4 CORNER OF SECTION 25; THENCE NORTH 00 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG THE

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 2640.00 FEET TO THE CENTER 1/4 CORNER OF SECTION 24; THENCE NORTH 00 DEGREES 11 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1324.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 89 DEGREES 22 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 1500.23 FEET TO THE CENTERLINE OF WINNCREST ROAD; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG THE CENTERLINE OF WINNCREST ROAD, A DISTANCE OF 796.60 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 , CERTIFIED SURVEY MAP NO. 5808, A DISTANCE OF 449.04 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 5808; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 5808 AND CERTIFIED SURVEY MAP NO. 5730, A DISTANCE OF 527.31 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 89 DEGREES 22 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 176.67 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF LOT 1 CERTIFIED SURVEY MAP NO. 2602, A DISTANCE OF 622.14 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 2602; THENCE SOUTH 89 DEGREES 22 MINUTES

06 SECONDS WEST, A DISTANCE OF 98.49 FEET TO THE EAST LINE OF WINN-CREST SUBDIVISION; THENCE NORTH 00 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF THE EAST LINE OF THE WINN-CREST SUBDIVISION, A DISTANCE OF 782.62 FEET TO THE NORTHEAST CORNER OF THE WINN-CREST SUBDIVISION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF THE WINN-CREST SUBDIVISION, A DISTANCE OF 752.24 FEET TO THE NORTHWEST CORNER OF THE WINN-CREST SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF LOT 55, WINN-CREST SUBDIVISION, A DISTANCE OF 190.00 FEET TO THE SOUTHWEST CORNER OF LOT 55, WINN-CREST SUBDIVISION; THENCE SOUTH 25 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 73.35 FEET TO THE NORTHWEST CORNER OF LOT 34, WINN-CREST SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, ALONG THE WESTERLY LINE OF THE WINN-CREST SUBDIVISION, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF LOT 33, WINN-CREST SUBDIVISION. THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 1438, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 1438; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 1438, A DISTANCE OF 102.00 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 1438, A

DISTANCE OF 21.56 FEET; THENCE SOUTH 16 DEGREES 00 MINUTES 50 SECONDS EAST, ALONG THE ALONG THE WESTERLY LINE OF CERTIFIED SURVEY MAP NO. 1438, A DISTANCE OF 104.29 FEET TO THE NORTHEAST OF LOT 2, CERTIFIED SURVEY MAP NO. 1765; THENCE SOUTH 89 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 1765, A DISTANCE OF 567.26 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 287.65 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 1765, A DISTANCE OF 696.11 FEET TO THE SOUTHEAST CORNER OF LOT 2, CETIFIED SURVEY MAP NO. 1765; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 2787, A DISTANCE OF 405.09 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 89 DEGREES 22 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 293.54 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 7396, A DISTANCE OF 538.13 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 7396; THENCE SOUTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 7396, A DISTANCE OF 402.54 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE

NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 538.16 FEET TO THE NORTHWEST 1/4 CORNER OF SECTION 24; THENCE SOUTH 89 DEGREES 47 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 485.96 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 56 SECONDS WEST, A DISTANCE OF 649.91; THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 425.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6174, A DISTANCE OF 382.20 FEET TO THE NORTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 6174; THENCE SOUTH 89 DEGREES 46 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 6174, A DISTANCE OF 234.13 FEET TO THE NORTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 6174; THENCE SOUTH 00 DEGREES 03 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 6174, A DISTANCE OF 267.50 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE SOUTH 89 DEGREES 47 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 243.96 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6174; THENCE NORTH 00 DEGREES 26 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6174, A DISTANCE OF 355.13 FEET; THENCE 65.13 FEET ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE WEST

LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6174, SAID CURVE HAVING A RADIUS OF 276.00 FEET AND A CHORD THAT BEARS NORTH 06 DEGREES 18 MINUTES 37 SECONDS WEST, 64.98 FEET; THENCE NORTH 13 DEGREES 04 MINUTES 13 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6174, A DISTANCE OF 209.63 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6543 A DISTANCE OF 400.34 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6543; THENCE NORTH 00 DEGREES 26 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6543, A DISTANCE OF 1383.21 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6543; THENCE SOUTH 86 DEGREES 04 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6543, A DISTANCE OF 491.79 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE NORTH 00 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14;, A DISTANCE OF 678.19 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE NORTH 00 DEGREES 22 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1329.24 FEET TO THE

NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14; THENCE NORTH 89 DEGREES 57 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1332.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14; THENCE NORTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1331.82 FEET TO THE NORTH 1/4 CORNER OF SECTION 14; THENCE SOUTH 89 DEGREES 50 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 148.98 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 7449, A DISTANCE OF 329.08 FEET TO THE NORTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP NO. 7449; THENCE NORTH 89 DEGREES 39 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 7449, A DISTANCE OF 136.69 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE NORTH 01 DEGREES 06 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, A DISTANCE OF 1098.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY "10"; THENCE NORTH 88 DEGREES 15 MINUTES 26 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY "10", A DISTANCE OF 1321.97 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE NORTH 01

DEGREES 20 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, A DISTANCE OF 495.43 FEET TO THE SOUTH LINE OF LOT 3 CERTIFIED SURVEY MAP NO. 4466; THENCE NORTH 89 DEGREES 38 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 4466, A DISTANCE OF 189.56 FEET TO THE SOUTHWEST CORNER OF LOT3, CERTIFIED SURVEY MAP NO. 4466; THENCE NORTH 01 DEGREES 33 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 4466, A DISTANCE OF 654.54 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, A DISTANCE OF 306.99 FEET TO THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 6350; THENCE NORTH 01 DEGREES 02 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 6350, A DISTANCE OF 1319.01 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11; THENCE NORTH 88 DEGREES 58 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, A DISTANCE OF 119.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11; THENCE NORTH 01 DEGREES 12 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, A DISTANCE OF 1111.46 FEET TO THE NORTHWEST CORNER OF LOT 2, CERTIFIED SURVEY

MAP NO. 6989; THENCE SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT 2, CERTIFIED SURVEY MAP 6989, A DISTANCE OF 416.51; THENCE NORTH 01 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG THE WESTERLY LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 6989, A DISTANCE OF 208.53 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11; THENCE SOUTH 88 DEGREES 22 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, A DISTANCE OF 481.84 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 3362; THENCE NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 3362, A DISTANCE OF 662.68 FEET TO THE NORTHWEST CORNER OF LOT 3, CERTIFIED SURVEY MAP NO. 3362; THENCE SOUTH 88 DEGREES 31 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF THE WINDFIELD PLACE SUBDIVISION, A DISTANCE OF 187.22 FEET TO THE SOUTHEAST CORNER OF THE WINDFIELD PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF THE WINFIELD PLACE SUBDIVISION, A DISTANCE OF 944.47 FEET TO THE NORTHEAST CORNER OF LOT 27, OF THE WINDFIELD PLACE SUBDIVISION; THENCE NORTH 35 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 80.32 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1, OF THE WINDFIELD PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 37 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF OUTLOT 1, OF THE WINDFIELD PLACE SUBDIVISION, A DISTANCE OF 306.11 FEET TO THE

NORTH LINE OF THE WINDFIELD PLACE SUBDIVISION; THENCE NORTH 88 DEGREES 32 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF THE WINDFIELD PLACE SUBDIVISION, A DISTANCE OF 1035.68 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 659.33 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 01 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1311.27 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 850.36 FEET; THENCE SOUTH 01 DEGREES 06 MINUTES 08 SECONDS EAST, A DISTANCE OF 501.23; THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 460.97 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2; THENCE NORTH 01 DEGREES 10 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1362.80 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 1049, A DISTANCE OF 303.83 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 1049; THENCE NORTH 01 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 1049, A DISTANCE OF 160.91 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 1049; THENCE SOUTH 89 DEGREES 16 MINUTES

39 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 1049, A DISTANCE OF 303.88 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 1; THENCE NORTH 01 DEGREES 10 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 287.19 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 5591, A DISTANCE OF 749.75 FEET; THENCE SOUTH 41 DEGREES 51 MINUTES 43 SECONDS EAST, ALONG THE SOUTHEASTLY LINE OF LOT 1, CERTIFIED SURVEY MAP 5591, A DISTANCE OF 113.39 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP 5591, A DISTANCE OF 340.96 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.57 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 5591, A DISTANCE OF 566.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76"; THENCE SOUTH 12 DEGREES 42 MINUTES 24 SECONDS EAST, A DISTANCE OF 196.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTH 25 DEGREES 04 MINUTES 23 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76", A DISTANCE OF 924.75 FEET; THENCE 1691.69 FEET ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76", SAID CURVE HAVING A RADIUS OF 3750.00 FEET AND A CHORD THAT BEARS

SOUTH 12 DEGREES 10 MINUTES 50 SECONDS WEST, 1677.39 FEET; THENCE SOUTH 05 DEGREES 43 MINUTES 21 SECONDS EAST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76", A DISTANCE OF 114.35 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 25 SECONDS EAST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76", A DISTANCE OF 1523.05 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE NORTH 88 DEGREES 39 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 1, A DISTANCE OF 79.44 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 37 SECONDS WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76", A DISTANCE OF 97.34 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 59 SECONDS WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY "76", A DISTANCE OF 278.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 2164; THENCE NORTH 88 DEGREES 30 MINUTES 49 SECONDS EAST, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 2164 AND CERTIFIED SURVEY MAP NO. 2210, A DISTANCE OF 1043.05 FEET TO THE SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 2210; THENCE NORTH 01 DEGREES 29 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 2210, A DISTANCE OF 345.52 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12; THENCE NORTH 88 DEGREES 39 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, A

DISTANCE OF 817.50; THENCE SOUTH 01 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF 396.37; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 475, A DISTANCE OF 416.06 FEET TO THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 7415; THENCE NORTH 01 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 7415, A DISTANCE OF 396.49 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12; THENCE NORTH 88 DEGREES 39 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 109.72 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NO. 7415, A DISTANCE OF 396.53 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 5918, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 5918; THENCE NORTH 88 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 5918, A DISTANCE OF 165.42 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 5918; THENCE SOUTH 02 DEGREES 01 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 5918, A DISTANCE OF 800.12 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE NORTH 88 DEGREES 35

MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 2197.10 FEET; THENCE SOUTH 01 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 340.49 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 436.19 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12; THENCE SOUTH 01 DEGREES 06 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 308.78 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 2065, A DISTANCE OF 543.72 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 2065; THENCE SOUTH 12 DEGREES 33 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 2065, A DISTANCE OF 78.42 FEET; THENCE SOUTH 04 DEGREES 03 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 2065, A DISTANCE OF 123.51 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 2065; THENCE NORTH 88 DEGREES 37 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 2065, A DISTANCE OF 539.25 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12; THENCE SOUTH 01 DEGREES 06 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 472.79 FEET TO THE EAST 1/4 CORNER OF SECTION 12; THENCE SOUTH 88 DEGREES 33 MINUTES 20 SECONDS

WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 295.09 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 46 SECONDS EAST, A DISTANCE OF 150.65 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 295.06 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE SOUTH 01 DEGREES 21 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 2499.69 FEET TO THE NORTHEAST 1/4 CORNER OF SECTION 13; THENCE SOUTH 00 DEGREES 51 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 2046.88 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4896; THENCE SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 4896, A DISTANCE OF 1599.71 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4896; THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 4896, A DISTANCE OF 599.83 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4896; THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1056.50 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 13, A DISTANCE OF 719.92 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS WEST, A DISTANCE OF 299.54

FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 614.65 FEET, TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 00 DEGREES 04 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 193.00 FEET; THENCE NORTH 81 DEGREES 34 MINUTES 21 SECONDS EAST, ALONG THE NORTH RIGHT-OF WAY LINE OF THE SOO RAILROAD, A DISTANCE OF 3083.45 FEET; THENCE 793.88 FEET ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOO RAILROAD RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 6135.00 FEET AND A CHORD THAT BEARS NORTH 85 DEGREES 16 MINUTES 46 SECONDS EAST, 793.33 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID SOO RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 150.77 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 2630.96 FEET TO THE SOUTHEAST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 163.89 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 165.53 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST, A DISTANCE OF 163.95 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24; THENCE SOUTH 00 DEGREES 18 MINUTES 41 SECONDS EAST,

ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1158.73 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24; THENCE SOUTH 89 DEGREES 23 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1338.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24; THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1324.17 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24; THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 661.71 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 13 SECONDS WEST, A DISTANCE OF 445.38 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 660.60 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 445.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 950.95 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 184.47 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 42

SECONDS EAST, A DISTANCE OF 371.77 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE NORTH 89 DEGREES 37 MINUTES 43 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1153.33 FEET TO THE SOUTHEAST 1/4 CORNER OF SECTION 24; THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 2649.03 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING: EXCEPTION-A**(SEE DETAIL ON SHEET-4)**

A TRACT OF LAND BEING PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 4466; THENCE NORTH 00 DEGREES 26 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 4466, A DISTANCE OF 653.39 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, A DISTANCE OF 468.91 FEET TO THE SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 6350; THENCE NORTH 01 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 6350 A DISTANCE OF 193.08 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 27 SECONDS WEST, A DISTANCE OF 72.67 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6350, A DISTANCE OF 599.72 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6350; THENCE NORTH 89 DEGREES 07 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6350, A DISTANCE OF 610.90 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF

SECTION 11; THENCE SOUTH 01 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 11, A DISTANCE OF 804.56 FEET TO THE EAST 1/4 CORNER OF SECTION 11; THENCE SOUTH 01 DEGREES 32 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, A DISTANCE OF 353.68 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF LOT3, CERTIFIED SURVEY MAP NO. 3522, A DISTANCE OF 431.32 FEET TO THE NORTHWEST CORNER OF LOT 3, CERTIFIED SURVEY MAP NO. 3522; THENCE SOUTH 00 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 3522, A DISTANCE OF 195.21 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, A DISTANCE OF 47.00; THENCE SOUTH 00 DEGREES 26 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 3522, A DISTANCE OF 103.63 FEET TO THE SOUTHWEST CORNER OF LOT 3, CERTIFIED SURVEY MAP NO. 3522; THENCE NORTH 89 DEGREES 38 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 4466, A DISTANCE OF 634.95 FEET TO THE POINT OF BEGINNING; CONTAINS 1,012,205 SQUARE FEET [23.237 ACRES] MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING: EXCEPTION-B

(SEE DETAIL ON SHEET-3)

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 13,
TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO
COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOT 1, CERTIFIED SURVEY MAP NO. 3081; LOT 1, CERTIFIED SURVEY MAP
NO. 2942; LOT 2, CERTIFIED SURVEY MAP NO. 943; CONTAINS 208,707
SQUARE FEET [4.791 ACRES] MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING: EXCEPTION-C**(SEE DETAIL ON SHEET-3)**

A TRACT OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 13; THENCE NORTH 89 DEGREES 11 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 2172.36 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 881.03 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 06 SECONDS WEST, A DISTANCE OF 637.09 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 28 SECONDS EAST, A DISTANCE OF 442.28 FEET TO THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 4896; THENCE SOUTH 89 DEGREES 16 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 4896, A DISTANCE OF 1112.77 FEET TO THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY NO. 3572; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 3572, A DISTANCE OF 936.72 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 3824; THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 3824, A DISTANCE OF 441.79 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 13; THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF THE

NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 383.15 FEET TO THE POINT OF BEGINNING; CONTAINS 2,187,369 SQUARE FEET [50.215 ACRES] MORE OR LESS.

**LESS AND EXCEPT THE FOLLOWING: EXCEPTION-D
(SEE DETAIL ON SHEET-3)**

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 13,
TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO
COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 13; THENCE NORTH 00
DEGREES 12 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE
NORTHWEST 1/4 OF SECTION 13, A DISTANCE OF 519.88 FEET; THENCE
NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, ALONG THE NORTH
LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6140, A DISTANCE OF 355.03
FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY NO. 6140;
THENCE SOUTH 00 DEGREES 03 MINUTES 12 SECONDS EAST, ALONG THE
EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6140, A DISTANCE OF
516.16 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 13;
THENCE SOUTH 89 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 357.38
FEET TO THE POINT OF BEGINNING; CONTAINS 184,515 SQUARE FEET [4.236
ACRES] MORE OR LESS.

**LESS AND EXCEPT THE FOLLOWING: EXCEPTION-E
(SEE DETAIL ON SHEETS-3,4)**

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 13; THENCE SOUTH 89 DEGREES 22 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 503.83 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3582, A DISTANCE OF 622.19 FEET TO THE NORTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 3582; THENCE NORTH 89 DEGREES 22 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 3582, A DISTANCE OF 509.57 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 1579.17 FEET TO THE SOUTH RIGHT-OF WAY LINE OF THE SOO RAILROAD; THENCE NORTH 81 DEGREES 34 MINUTES 21 SECONDS EAST, ALONG THE SOUTH RIGHT-OF WAY LINE OF THE SOO RAILROAD, A DISTANCE OF 846.59 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6599; THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6599, A DISTANCE OF

817.83 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 6599; THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 6599, A DISTANCE OF 491.69 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 806.89 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 3158; THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 3158, A DISTANCE OF 263.77 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 3158; THENCE SOUTH 00 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 3158, A DISTANCE OF 683.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13; THENCE SOUTH 89 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1029.16 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 32 SECONDS EAST, A DISTANCE OF 200.38 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 49 SECONDS WEST, A DISTANCE OF 204.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 49 SECONDS WEST, A DISTANCE OF 306.65 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 149.98

FEET; THENCE NORTH 89 DEGREES 21 MINUTES 49 SECONDS EAST, A
DISTANCE OF 304.82 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 35
SECONDS WEST, A DISTANCE OF 200.32 FEET TO THE SOUTH LINE OF THE
SOUTHEAST 1/4 OF SECTION 13; THENCE SOUTH 89 DEGREES 22 MINUTES 50
SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF
SECTION 13, A DISTANCE OF 374.84 FEET TO THE POINT OF BEGINNING;
CONTAINS 3,047,789 SQUARE FEET [69.968 ACRES] MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING: EXCEPTION-F

(SEE DETAIL ON SHEET-2)

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO
COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, WINNCREST
COMMERCIAL SUBDIVISION; THENCE NORTH 00 DEGREES 12 MINUTES 33
SECONDS WEST, ALONG THE EAST LINE OF LOT 1, WINNCREST
COMMERCIAL SUBDIVISION, A DISTANCE OF 294.83 FEET TO THE NORTH
LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE NORTH 89 DEGREES
22 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 147.67 FEET; THENCE
SOUTH 00 DEGREES 12 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE
OF LOT 1, CERTIFIED SURVEY MAP NO. 1863, A DISTANCE OF 294.82 FEET TO
THE NORTHEAST CORNER OF OUTLOT 1, WINNCREST COMMERCIAL
SUBDIVISION; THENCE SOUTH 89 DEGREES 22 MINUTES 05 SECONDS WEST,
ALONG THE NORTH LINE OF OUTLOT 1, WINNCREST COMMERCIAL
SUBDIVISION, A DISTANCE OF 147.63 FEET TO THE POINT OF BEGINNING;
CONTAINS 43,528 SQUARE FEET [0.999 ACRES] MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING: EXCEPTION-G

(SEE DETAIL ON SHEET-2)

A TRACT OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO
COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOT 1, CERTIFIED SURVEY MAP NO. 2871; CONTAINS 88,234 SQUARE FEET
[2.026 ACRES] MORE OR LESS.

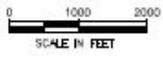
THE AREA OF THE TOWN OF CLAYTON TID DISTRICT, WITHIN THE TOWN OF CLAYTON CONTAINS 79,483,036 SQUARE FEET [1,824.679 ACRES] MORE OR LESS.

All distances are per documents of record.

EXCLUDING all wetlands from the above described lands.

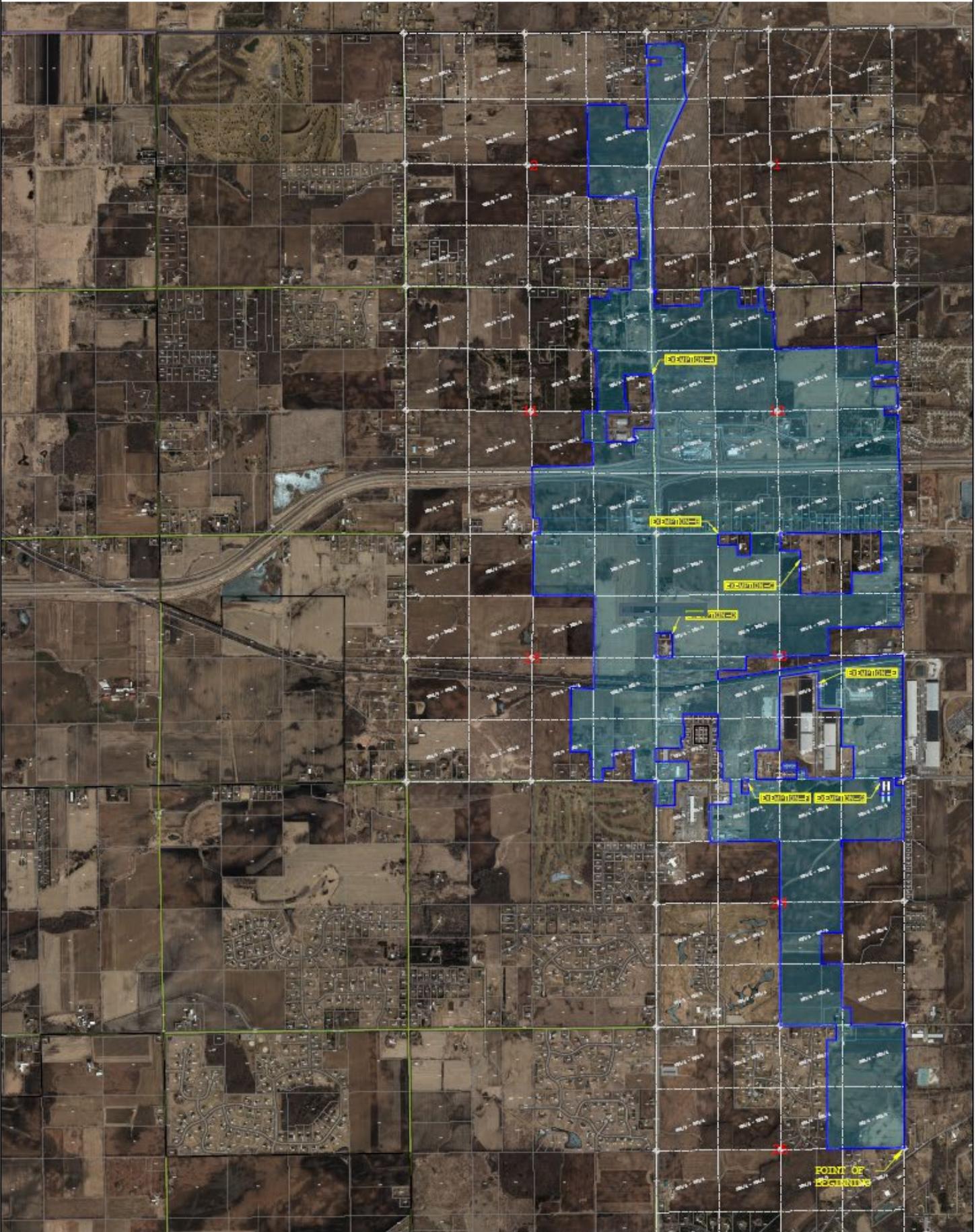
LEGAL DESCRIPTION TOWN OF CLAYTON TID BOUNDARY

PART OF SECTIONS 1, 2, 11, 12, 13, 14, 24, 25; ALL IN TOWNSHIP 20
NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY,
WISCONSIN



LEGEND

TOWN OF CLAYTON TID BOUNDARY
(1,824.679 Acres)



PROJECT NO.
1-0018-000-1

SCALE
GRAPH SCALE 1"=200.00'

DATE
07-25-2019

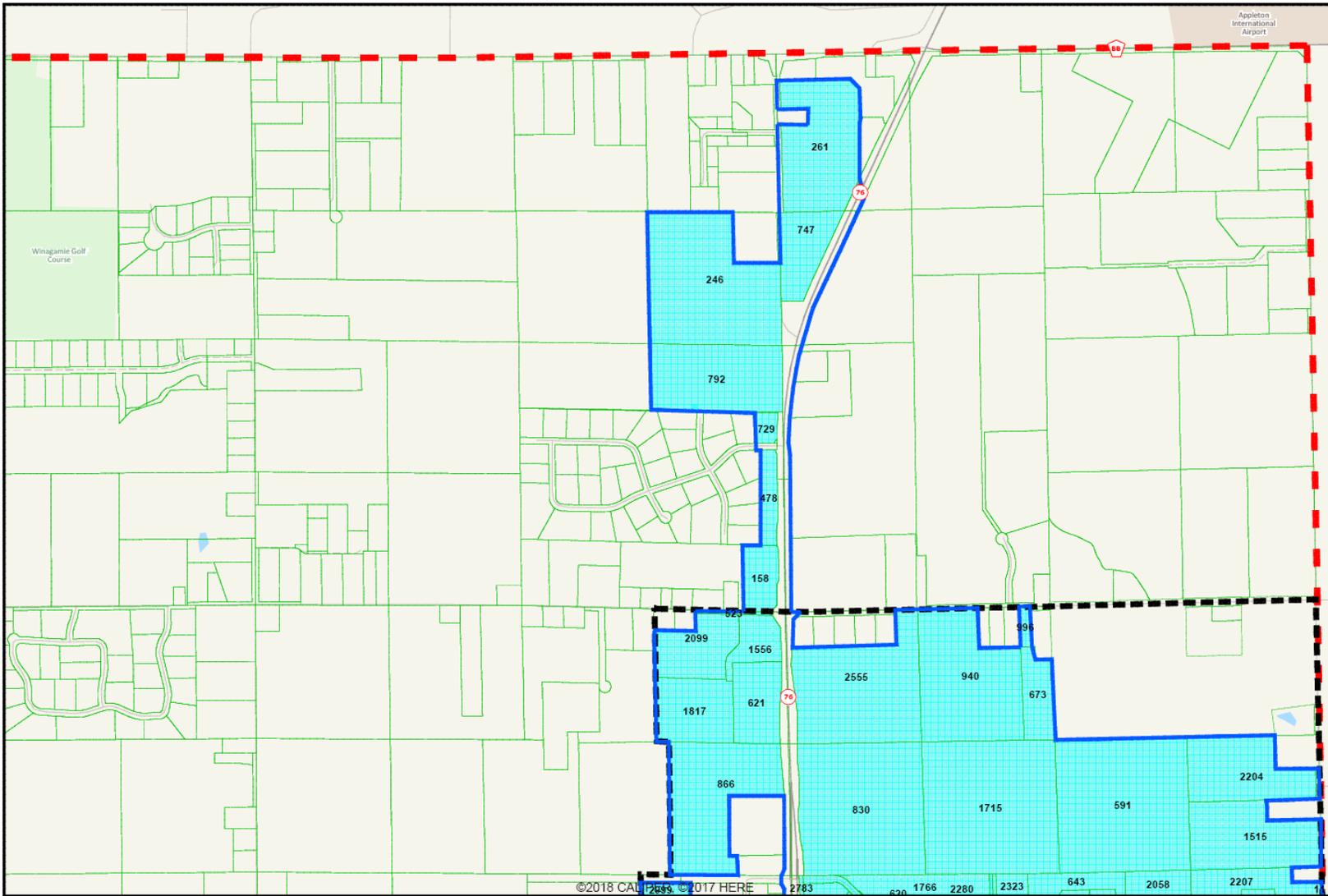
COMPILED BY
1-0018-000-01.dwg

LEGAL DESCRIPTION TOWN OF CLAYTON TID DISTRICT

DRAWN BY		CHECKED		APPROVED		FIELDWORK	
CNC		GAZ		GAZ			
*** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS ***							
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture



**Town of Clayton,
Winnebago County, WI
Tax Increment District #1
Boundary Map - North**

Source: Winnebago County GIS; Wisconsin Dept. of Revenue; Town of Clayton; GWB Professional Services

1234 - Parcel ID

LEGEND

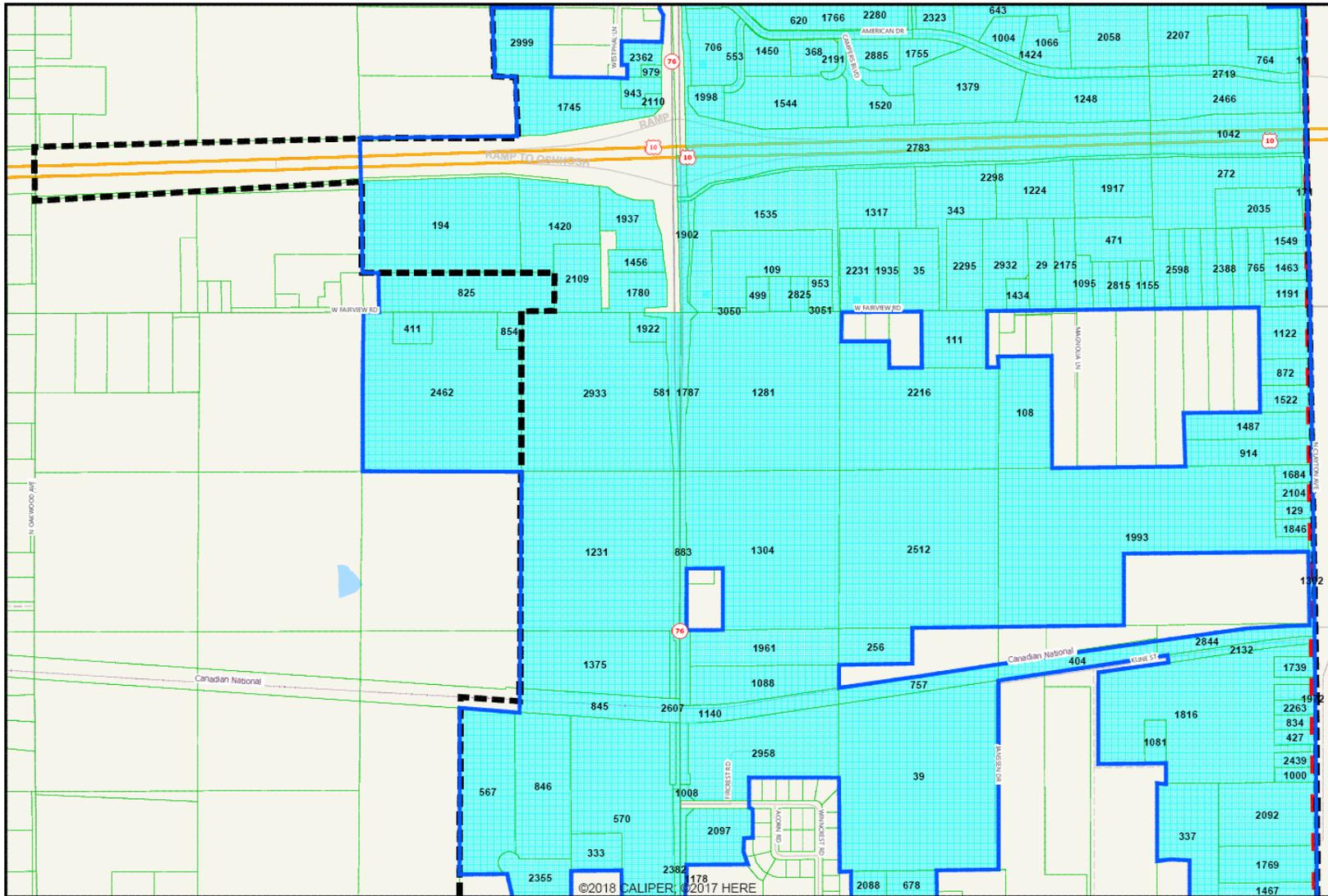
- Railroad
- Clayton Parcels
- Sanitary District Boundary
- TID #1 Boundary
- Town of Clayton Boundary
- TID Parcels

0 .3 .6
Miles

May 15, 2019
revised July 9, 2019



Prepared by GWB Professional Services



**Town of Clayton,
Winnebago County, WI
Tax Incremental District #1
Boundary Map - Central**

Source: Winnebago County GIS; Wisconsin Dept. of Revenue; Town of Clayton; GWB Professional Services

1234 - Parcel ID

LEGEND

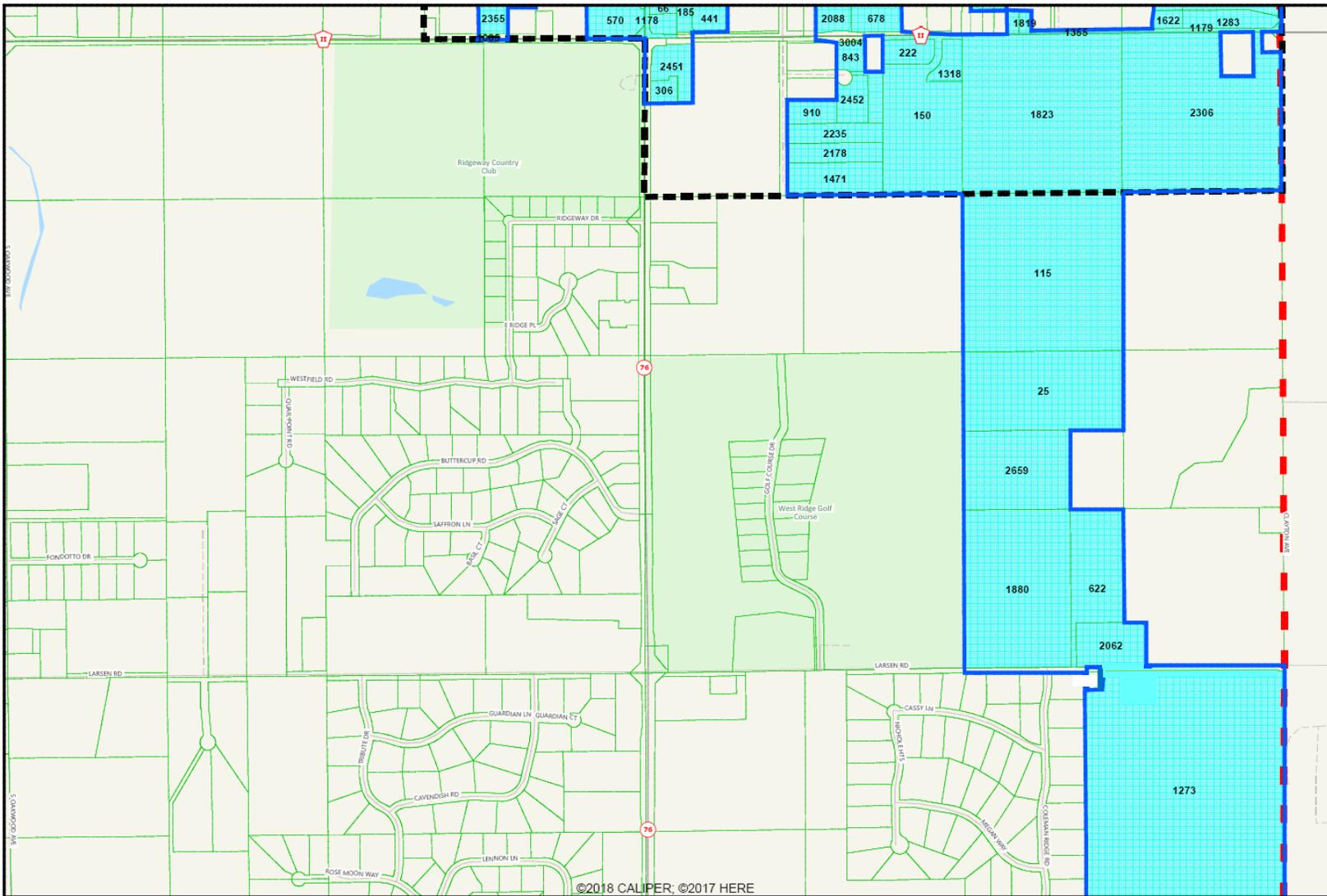
- Clayton Parcels
- TID #1 Boundary
- Town of Clayton Boundary
- Sanitary District Boundary
- Railroad
- TID Parcels

0 .3 .6
Miles

May 15, 2019
revised July 9, 2019



Prepared by GWB Professional Services



Town of Clayton,
Winnebago County, WI
Tax Incremental District #1
Boundary Map - South

Source: Winnebago County GIS; Wisconsin Dept. of Revenue; Town of Clayton; GWB Professional Services

LEGEND

- 1234 - Parcel ID
- Sanitary District Boundary
- TID #1 Boundary
- TID Parcels
- Town of Clayton Boundary

0 .3 .6
Miles

May 15, 2019
revised July 9, 2019



Prepared by GWB Professional Services

Parcels Included in TID #1

Table #1: Parcels in TID #1:

Note: Parcel Identification Number (PIN) identifies the parcel on the boundary map.

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
11	006034005	TOWN OF CLAYTON	0	1.02	\$ -	\$ -		\$ -
25	0060632	FARRELL REV TST, JOHN F	0	20.3	\$ 4,000	\$ -		\$ 4,000
29	006034501	GAST, KEVIN J	2672 FAIRVIEW RD	3.9	\$ 64,000	\$ 176,500		\$ 240,500
35	006033904	PHILLIPS, BRIAN	2750 FAIRVIEW RD	5.25	\$ 76,300	\$ 141,600		\$ 217,900
39	0060368	V H ENTERPRISES	0	45.4	\$ 317,400	\$ -		\$ 317,400
66	006036102	ENZO REALTY LLP	8512 STATE RD 76	0.54	\$ 67,500	\$ 221,800		\$ 289,300
107	006036909	ALLEN, IRVIN J	0	0.34	\$ 1,400	\$ -		\$ 1,400
108	00603490101	OLSON, JENNIFER E	0	9.54	\$ 12,600	\$ 16,000		\$ 28,600
109	006033806	ECKSTEIN, THOMAS	2878 FAIRVIEW RD	10.67	\$ 66,400	\$ 163,100		\$ 229,500
111	006035201	OLSON, JENNIFER E	0	5.91	\$ 1,200	\$ -		\$ 1,200
115	0060618	FARRELL REV TST, JOHN F	0	40.68	\$ 7,900	\$ -		\$ 7,900
129	006035102	THORNE, KAREN M	8759 CLAYTON AVE	1.11	\$ 30,000	\$ 122,800		\$ 152,800
150	006062002	ST PIERRE, LUKE R	2715 COUNTY RD II	16.59	\$ 126,800	\$ 223,400		\$ 350,200
158	0060040	BOOR, JOHN A	9325 STATE RD 76	5.21	\$ 29,000	\$ 103,800		\$ 132,800
171	006034703	TOWN OF CLAYTON	0	0.67	\$ -	\$ -		\$ -
176	006037501	STATE WISCONSIN DIV HWYS	0	1.6	\$ -	\$ -		\$ -
185	006036107	HESSelman STORAGE LLC	0	1.07	\$ 41,600	\$ -		\$ 41,600
194	0060323	RUSCH, THOMAS N	0	23.81	\$ 4,300	\$ -		\$ 4,300
210	006036103	ENZO REALTY LLP	0	0.23	\$ 11,000	\$ 5,400		\$ 16,400
222	00606200201	ST PIERRE, LUKE R	0	2.01	\$ 8,000	\$ -		\$ 8,000
246	0060024	SAGER TST	0	34.32	\$ 6,900	\$ -		\$ 6,900
256	0060357	CALNIN & GOSS INC	0	4.23	\$ 54,300	\$ -		\$ 54,300
261	0060006	BIG RING PROPERTIES LLC	9618 LIND LN	21.71	\$ 48,900	\$ 187,100		\$ 236,000

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
272	006034701	TOWN OF CLAYTON	8989 CLAYTON AVE	11.53	\$ -	\$ -		\$ -
306	00606210202	DSV LLC	8472 STATE RD 76	1.03	\$ 51,500	\$ 47,500		\$ 99,000
333	006039303	SEEHAWER, MICHAEL J	0	3	\$ 27,800	\$ -		\$ 27,800
337	006037006	WESTIN LAND HOLDINGS LLC	0	10.31	\$ 130,000	\$ -		\$ 130,000
343	006033901	TOWN OF CLAYTON	0	8.39	\$ -	\$ -		\$ -
365	006033504	TOWN OF CLAYTON	0	0.2	\$ -	\$ -		\$ -
368	00603370301	INGLESE PROPERTIES LLC	0	2.62	\$ 500	\$ -		\$ 500
404	0060367	SOO LINE RR	0	4.17	\$ -	\$ -		\$ -
411	006037301	STACKER, LYNN E	3065 FAIRVIEW RD	2.01	\$ 45,000	\$ 95,100		\$ 140,100
427	00603630201	MALLIET, DOUGLAS J	0	1	\$ 28,000	\$ -		\$ 28,000
441	00603610701	HESSSELMAN STORAGE LLC	2870 COUNTY RD II	2.38	\$ 67,300	\$ 110,500		\$ 177,800
471	006034407	MCGINNIS, PATRICK D	0	5.35	\$ 41,800	\$ -		\$ 41,800
478	006003401	ROBEL, CODY J	9409 STATE RD 76	3.6	\$ 36,500	\$ 132,400		\$ 168,900
483	006034607	LUEBKE, ROBERT S	2560 FAIRVIEW RD	2	\$ 45,300	\$ 5,400		\$ 50,700
499	006033801	BIETTLER, EUGENE C	2854 FAIRVIEW RD	1.28	\$ 32,600	\$ 136,300		\$ 168,900
523	006030606	TOWN OF CLAYTON	0	0.57	\$ -	\$ -		\$ -
553	006033706	TOWN OF CLAYTON	0	1.03	\$ -	\$ -		\$ -
567	0060391	BLECHL, MELANIE	0	13.86	\$ 2,700	\$ -		\$ 2,700
570	0060393	DH TARN LLC	2904 COUNTY RD II	28.24	\$ 330,000	\$ 93,100		\$ 423,100
581	006037202	STATE OF WISCONSIN	0	3.02	\$ -	\$ -		\$ -
591	0060328	CLAYTON, TOWN OF	0	39.93	\$ -	\$ -		\$ -
620	006033704	TOWN OF CLAYTON	0	3.21	\$ -	\$ -		\$ -
621	006030603	HIGGINS, JANICE K	9257 STATE RD 76	8.75	\$ 72,500	\$ 172,500		\$ 245,000
622	0060634	KUEHNL FARMS INC	0	10.11	\$ 2,000	\$ -		\$ 2,000
643	006034301	CLAYMANN CREEK LLC	0	5.2	\$ 26,000	\$ -		\$ 26,000
652	006036908	VHE II-1 LLC	0	0.34	\$ 1,400	\$ -		\$ 1,400
663	0060371	WINNEBAGO COUNTY	0	2.13	\$ -	\$ -		\$ -
673	00603310401	BACKMAN, NICHOLAS A	0	6.96	\$ 28,200	\$ -		\$ 28,200

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
678	00603620102	V H ENTERPRISES		0	5.73	\$ 95,400	\$ -	\$ 95,400
706	0060337	FARAH, CRAIG M		0	5.82	\$ 1,200	\$ -	\$ 1,200
729	0061196	WEBER, TODD DANIEL	2926 WINDFIELD DR		1.51	\$ 35,000	\$ 246,500	\$ 281,500
747	006000801	BIG RING PROPERTIES LLC		0	8.78	\$ 6,400	\$ -	\$ 6,400
757	0060358	SOO LINE RR		0	4.18	\$ -	\$ -	\$ -
764	006034002	MAURER, KIM C	9045 CLAYTON AVE		5	\$ 75,000	\$ 194,000	\$ 269,000
765	0060346	RUEBEKEIL, GUENTER	2528 FAIRVIEW RD		2	\$ 45,300	\$ 147,000	\$ 192,300
792	0060033	SCHROEDER, ARDEN E	9457 STATE RD 76		19.89	\$ 32,000	\$ 16,400	\$ 48,400
825	006032302	RUSCH, THOMAS N		0	11.19	\$ 2,100	\$ -	\$ 2,100
830	0060333	RAU, EMILY A	9134 STATE RD 76		37.24	\$ 41,800	\$ 93,900	\$ 135,700
834	006036302	MALLIET, DOUGLAS J	8635 CLAYTON AVE		1	\$ 28,000	\$ 135,300	\$ 163,300
843	0061776	MAG PROPERTIES LLC		0	1.3	\$ 32,500	\$ 34,800	\$ 67,300
845	0060388	SOO LINE RR		0	6.16	\$ -	\$ -	\$ -
846	006039107	WESTPHAL, MARK		0	12.88	\$ 2,500	\$ -	\$ 2,500
854	006037302	WINNEBAGO COUNTY	3009 FAIRVIEW RD		1.5	\$ -	\$ -	\$ -
866	0060309	CLAYTON PRESERVE LLC		0	24.55	\$ 118,900	\$ -	\$ 118,900
872	006034802	SWIONTEK, BRAD A	8869 CLAYTON AVE		2.21	\$ 47,100	\$ 215,800	\$ 262,900
883	006035403	STATE WISCONSIN DIV HWYS		0	1.62	\$ -	\$ -	\$ -
910	0061779	STEENEPOORTE, SCOTT H		0	1.9	\$ 47,300	\$ -	\$ 47,300
914	006034807	CALDER, JAMES	8825 CLAYTON AVE		5.42	\$ 28,900	\$ 128,200	\$ 157,100
940	0060331	SCHAFFER, JOANN Y		0	27.06	\$ 5,400	\$ -	\$ 5,400
943	006031901	VERHOVEN, DONALD J	9054 WESTPHAL LN		1.63	\$ 38,500	\$ 166,400	\$ 204,900
953	006033804	WILLIAMS, LARRY L	2818 FAIRVIEW RD		1.2	\$ 31,400	\$ 134,600	\$ 166,000
978	006036304	CROSS, DALLAS E	8657 CLAYTON AVE		1.02	\$ 28,000	\$ 93,200	\$ 121,200
979	006032001	UJAZDOWSKI, KRISTEN P		0	0.41	\$ 17,300	\$ -	\$ 17,300
996	6033104	LICHTENBERG, CHRIS J			1	\$ 30,000	\$ -	\$ 30,000
1000	006036301	KNAPINSKI, RICHARD J	8605 CLAYTON AVE		1	\$ 28,000	\$ 113,000	\$ 141,000
1004	006034303	CCA PROPERTIES LLC	2630 W. AMERICAN DR		2.17	\$ 105,900	\$ 394,500	\$ 500,400

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
1008	006035902	STATE WISCONSIN DIV HWYS		0.24	\$ -	\$ -		\$ -
1017	0060361	REMINGTON OIL COMPANY INC	8510 STATE RD 76	0.88	\$ 152,300	\$ 805,800		\$ 958,100
1042	006034702	STATE OF WISCONSIN		9.64	\$ -	\$ -		\$ -
1066	006034304	JJJ2 LLC	2610 W. AMERICAN DR	3.54	\$ 127,800	\$ -		\$ 127,800
1081	00603680301	V H ENTERPRISES		0	\$ 7,600	\$ 10,000		\$ 17,600
1085	006039106	TOWN OF CLAYTON		0	\$ -	\$ -		\$ -
1088	006036001	CALNIN & GOSS INC		0	\$ 89,100	\$ -		\$ 89,100
1095	006034404	MCGINNIS, PATRICK D	2636 FAIRVIEW RD	1.4	\$ 34,800	\$ 166,000		\$ 200,800
1122	006034801	TOWN OF CLAYTON	8879 CLAYTON AVE	4.38	\$ -	\$ -		\$ -
1140	0060360	SOO LINE RR		0	\$ -	\$ -		\$ -
1155	006034401	SEIDL, JUSTIN R	2606 FAIRVIEW RD	1	\$ 28,000	\$ 93,300		\$ 121,300
1178	006036106	STATE WISCONSIN DIV HWYS		0	\$ -	\$ -		\$ -
1179	006037001	STATE WISCONSIN DIV HWYS		0	\$ -	\$ -		\$ -
1191	006034603	HEIDER, GEORGE	8909 CLAYTON AVE	1.92	\$ 39,300	\$ 104,800		\$ 144,100
1224	0060345	TOWN OF CLAYTON		0	\$ -	\$ -		\$ -
1231	0060375	BORCHERT REV TST, KAREN D	8761 STATE RD 76	39.06	\$ 44,700	\$ 222,000		\$ 266,700
1248	0060341	CLAYMANN CREEK LLC	2615 W. AMERICAN DR	9.34	\$ 126,500	\$ 895,200		\$ 1,021,700
1273	0060638	BREAKER GIRLS LLC	2603 LARSEN RD	98.49	\$ 47,100	\$ 8,100		\$ 55,200
1281	0060353	VANDER HEIDEN, WAYNE R	8816 STATE RD 76	38.62	\$ 49,600	\$ 145,300		\$ 194,900
1283	006037002	KNOX, CARL G		0	\$ 13,200	\$ -		\$ 13,200
1299	0061780	STEENPOORTE, SCOTT H		0	\$ 6,700	\$ -		\$ 6,700
1300	006036903	VHE II-1 LLC	2670 COUNTY RD II	0.47	\$ 26,300	\$ 121,400		\$ 147,700
1302	006035105	TOWN OF CLAYTON		0	\$ -	\$ -		\$ -
1304	0060354	VANDER HEIDEN FAM LTD PTNRSHIP		0	\$ 18,800	\$ 1,800		\$ 20,600
1317	0060339	TOWN OF CLAYTON		0	\$ -	\$ -		\$ -
1318	00606200202	ST PIERRE, LUKE R		0	\$ 6,600	\$ -		\$ 6,600
1355	006036910	STATE WISCONSIN DIV HWYS		0	\$ -	\$ -		\$ -

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
1375	0060387	BORCHERT REV TST, KAREN D		15.04	\$ 4,200	\$ -		\$ 4,200
1379	006033502	CLAYMANN CREEK LLC		11.3	\$ 2,200	\$ -		\$ 2,200
1420	0060324	RUSCH, THOMAS N		9.47	\$ 2,200	\$ -		\$ 2,200
1424	006034302	TOWN OF CLAYTON		3.74	\$ -	\$ -		\$ -
1434	006034503	SCHROEDER, MICHAEL J	2684 FAIRVIEW RD	1.14	\$ 30,400	\$ 138,300		\$ 168,700
1450	006033703	JAET ENTERPRISES LLC	2835 W. AMERICAN DR	2.93	\$ 132,600	\$ 275,500		\$ 408,100
1456	00603190401	NEENAH JT SCHOOL DIST		2	\$ -	\$ -		\$ -
1463	006034605	NIEMI, PAUL M	8923 CLAYTON AVE	1.92	\$ 43,600	\$ 141,000		\$ 184,600
1467	006037005	KNOX, CARL G	8527 CLAYTON AVE	5.95	\$ 79,700	\$ 99,200		\$ 178,900
1471	006062003	TM JOHNSON LLC	8420 WINNCREST RD	5.01	\$ 180,200	\$ 318,500		\$ 498,700
1487	006034804	CALDER, JAMES		5.49	\$ 1,100	\$ -		\$ 1,100
1515	0060329	CLAYTON, TOWN OF		17.8	\$ -	\$ -		\$ -
1520	006033505	DNR PROPERTIES LLC	2825 CAMPERS BLVD	4.56	\$ 206,100	\$ 1,194,300		\$ 1,400,400
1522	0060348	CALDER, JAMES		2.24	\$ 400	\$ -		\$ 400
1535	006033805	TOWN OF CLAYTON		15.69	\$ -	\$ -		\$ -
1543	006034602	DUMKE, RANDALL A	2594 FAIRVIEW RD	2	\$ 45,300	\$ 14,000		\$ 59,300
1544	0060336	DKG HOLDINGS LLC	9042 CAMPERS WAY	9.53	\$ 368,900	\$ 455,500		\$ 824,400
1549	006034604	KRASIN, JAMES	8935 CLAYTON AVE	1.94	\$ 44,200	\$ 75,800		\$ 120,000
1556	006030607	76 & SHADY LLC	2927 W SHADY LN	5.01	\$ 118,000	\$ 380,100		\$ 498,100
1581	006038701	STATE WISCONSIN DIV HWYS		0.88	\$ -	\$ -		\$ -
1622	006037007	WESTIN LAND HOLDINGS LLC		0.87	\$ 32,500	\$ -		\$ 32,500
1673	006034402	VAN MARTER, JON W	2612 FAIRVIEW RD	1	\$ 28,000	\$ 81,600		\$ 109,600
1684	006035101	TOWN OF CLAYTON	8795 CLAYTON AVE	1.11	\$ -	\$ -		\$ -
1715	0060334	RAU, EMILY A		40.44	\$ 17,100	\$ -		\$ 17,100
1724	006034609	TESCH, RICHARD A	2536 FAIRVIEW RD	2	\$ 45,300	\$ 133,400		\$ 178,700
1739	006036305	KIESOW, THOMAS J	8673 CLAYTON AVE	1.34	\$ 30,200	\$ 110,000		\$ 140,200
1745	0060319	RUSCH, THOMAS N		9.43	\$ 1,900	\$ -		\$ 1,900
1755	006033506	DNR PROPERTIES LLC		3.81	\$ 154,500	\$ -		\$ 154,500

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
1766	006033702	FARAH, CRAIG M		0	8.21	\$ 11,100	\$ -	\$ 11,100
1769	006037004	KNOX, CARL G		0	5.75	\$ 78,700	\$ -	\$ 78,700
1780	006032401	NEENAH JT SCHOOL DIST	2916 FAIRVIEW RD		3.58	\$ -	\$ -	\$ -
1784	006036906	VHE II-1 LLC		0	0.36	\$ 1,500	\$ -	\$ 1,500
1787	006035301	STATE OF WISCONSIN		0	1.94	\$ -	\$ -	\$ -
1816	00603680401	KIMBERLY CLARK GLOBAL SALES LLC	8556 MARTIN DR		32.6	\$ 739,600	\$ 7,417,300	\$ 16,705,200
1817	006030609	CLAYTON PRESERVE LLC		0	11.26	\$ 47,400	\$ -	\$ 47,400
1819	006036907	VHE II-1 LLC		0	0.47	\$ 21,800	\$ 500	\$ 22,300
1823	0060617	FARRELL REV TST, JOHN F	2689 COUNTY RD II		40.65	\$ 64,200	\$ 161,300	\$ 225,500
1846	006035104	THORNE, KAREN M		0	1.11	\$ 29,900	\$ -	\$ 29,900
1880	0060635	KUEHNL FARMS INC		0	27.05	\$ 5,200	\$ -	\$ 5,200
1902	00603380501	STATE OF WISCONSIN		0	2.4	\$ -	\$ -	\$ -
1917	0060344	TOWN OF CLAYTON		0	7.34	\$ -	\$ -	\$ -
1922	0060372	BORCHERT REV TST, KAREN D	2915 FAIRVIEW RD		1.6	\$ 38,200	\$ 93,900	\$ 132,100
1935	006033903	CADA, KYLE F	2772 FAIRVIEW RD		3.2	\$ 57,000	\$ 182,500	\$ 239,500
1937	006032404	BORCHERT, THOMAS M	8957 MYRON LN		4.55	\$ 55,500	\$ 39,700	\$ 95,200
1961	006035901	CALNIN & GOSS INC	8676 STATE RD 76		8.59	\$ 102,000	\$ -	\$ 102,000
1971	006034406	FLUNKER, MICHAEL A	2632 FAIRVIEW RD		1.31	\$ 33,300	\$ 130,300	\$ 163,600
1972	00603680402	TOWN OF CLAYTON		0	0.26	\$ -	\$ -	\$ -
1993	0060350	THORNE, KAREN M		0	53.58	\$ 42,800	\$ -	\$ 42,800
1998	00603350101	STATE OF WISCONSIN		0	1.73	\$ -	\$ -	\$ -
2035	0060347	ORCUTT, KEITH	8951 CLAYTON AVE		5.52	\$ 77,600	\$ 98,800	\$ 176,400
2058	0060342	CLAYTON, TOWN OF		0	9.26	\$ -	\$ -	\$ -
2062	006063401	DAVIES, HUGH A	2604 LARSEN RD		5	\$ 45,600	\$ 160,000	\$ 205,600
2088	006036201	VHE II-1 LLC		0	4.01	\$ 82,500	\$ -	\$ 82,500
2092	006037003	KNOX, CARL G		0	9.93	\$ 99,700	\$ -	\$ 99,700
2097	006036101	ENZO REALTY LLP	8617 WINNCREST RD		5.59	\$ 177,700	\$ -	\$ 177,700

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE
2099	006030608	LYNCH, WILLIAM M	2961 W SHADY LN	9.99	\$ 80,000	\$ 407,400		\$ 487,400
2104	006035103	TOWN OF CLAYTON	0	1.11	\$ -	\$ -		\$ -
2109	006032403	FIEBER, DAVID J	2942 FAIRVIEW RD	5.1	\$ 75,500	\$ 259,600		\$ 335,100
2110	006031902	MANTEUFEL, ROBERT M	9050 WESTPHAL LN	0.41	\$ 25,200	\$ 104,100		\$ 129,300
2132	006036804	V H ENTERPRISES	0	1.89	\$ 9,400	\$ -		\$ 9,400
2175	006034502	COTTER, MICHAEL P	2662 FAIRVIEW RD	3.07	\$ 56,000	\$ 92,000		\$ 148,000
2178	006062004	BASTIAN, STEVE	0	3	\$ 90,000	\$ -		\$ 90,000
2191	006033705	TOWN OF CLAYTON	0	0.65	\$ -	\$ -		\$ -
2204	006032703	TOWN OF CLAYTON	0	15.95	\$ -	\$ -		\$ -
2207	006034004	TOWN OF CLAYTON	0	12.74	\$ -	\$ -		\$ -
2216	0060352	VANDER HEIDEN FAM LTD PTNRSP	0	28.14	\$ 5,500	\$ -		\$ 5,500
2231	00603390301	MARQUARDT, RANDY L	2784 FAIRVIEW RD	4.64	\$ 40,000	\$ 241,800		\$ 281,800
2235	006062005	RAEHL, TOD W	0	3	\$ 90,000	\$ -		\$ 90,000
2263	006036306	GRANATO, CARMEN	8649 CLAYTON AVE	1.01	\$ 28,000	\$ 141,700		\$ 169,700
2280	00603370202	TOWN OF CLAYTON	0	0.3	\$ -	\$ -		\$ -
2295	00603390201	WALOTKA, VIRGINIA L	2722 FAIRVIEW RD	5.28	\$ 45,600	\$ 187,600		\$ 233,200
2298	00603350102	TOWN OF CLAYTON	0	3.27	\$ -	\$ -		\$ -
2306	0060615	SALM, JAMES H	2535 COUNTY RD II	37.78	\$ 36,800	\$ 105,400		\$ 142,200
2323	006033503	JEFF DAY & JOHN GARROW LLC	2730 W AMERICAN DR	2.01	\$ 100,400	\$ -		\$ 100,400
2355	006039105	TOWN OF CLAYTON	2990 COUNTY RD II	7.12	\$ -	\$ -		\$ -
2362	006032004	UJAZDOWSKI, KRISTEN P	0	1.79	\$ 89,000	\$ -		\$ 89,000
2382	0060394	STATE WISCONSIN DIV HWYS	0	1.38	\$ -	\$ -		\$ -
2388	006034608	BLUMENBERG, BRIAN J	2554 FAIRVIEW RD	2	\$ 45,400	\$ 148,000		\$ 193,400
2393	006034606	SHEPARD, WILLARD E	2570 FAIRVIEW RD	2	\$ 45,300	\$ 89,900		\$ 135,200
2439	006036303	EID, JEROME C	8611 CLAYTON AVE	1	\$ 28,000	\$ 115,800		\$ 143,800
2451	00606210201	DSV LLC	2895 COUNTY RD II	2.81	\$ 173,300	\$ 266,600		\$ 439,900
2452	006177701	NIKODEM, MARTIN J	2770 TOWNE CT	2.19	\$ 54,800	\$ 188,300		\$ 243,100
2462	0060373	STACKER, LYNN E	0	37.11	\$ 7,200	\$ -		\$ 7,200

PIN	PARCEL NO	OWNER	PROPERTY ADDRESS	SIZE ACRES	LAND VALUE	IMPROVEMENT VALUE	PERSONAL PROPERTY VALUE	TOTAL VALUE	
2466	006034003	TOWN OF CLAYTON		9.17	\$ -	\$ -		\$ -	
2512	0060355	VANDER HEIDEN FAM LTD PTNRS		40.47	\$ 61,500	\$ -		\$ 61,500	
2555	0060332	SCHAFFER, JOANN Y	9258 STATE RD 76	29.53	\$ 41,000	\$ 114,300		\$ 155,300	
2598	006034601	WITTMANN, JUDY	2584 FAIRVIEW RD	2	\$ 45,300	\$ 22,900		\$ 68,200	
2607	006039401	WINNEBAGO COUNTY		1.26	\$ -	\$ -		\$ -	
2659	0060633	KUEHNL FARMS INC		13.53	\$ 2,600	\$ -		\$ 2,600	
2679	006036105	ENZO REALTY LLP		0.28	\$ 12,500	\$ -		\$ 12,500	
2701	006033803	HAMILTON, DAVID A	2842 FAIRVIEW RD	1.21	\$ 31,400	\$ 118,000		\$ 149,400	
2719	006034006	TOWN OF CLAYTON		2.32	\$ -	\$ -		\$ -	
2783	006033501	STATE OF WISCONSIN		32.62	\$ -	\$ -		\$ -	
2815	006034403	SILVERS, DANEAL RAE	2620 FAIRVIEW RD	1.37	\$ 34,100	\$ 79,000		\$ 113,100	
2825	006033802	MEYER, MARVIN W	2828 FAIRVIEW RD	1.01	\$ 28,000	\$ 132,500		\$ 160,500	
2844	0060364	SOO LINE RR		3.7	\$ -	\$ -		\$ -	
2885	006033507	DNR PROPERTIES LLC		2.35	\$ 112,300	\$ -		\$ 112,300	
2932	006033902	PODOLSKI, JOHN F	2692 FAIRVIEW RD	5.57	\$ 45,700	\$ 241,400		\$ 287,100	
2933	006037201	BORCHERT REV TST, KAREN D		35.92	\$ 6,600	\$ -		\$ 6,600	
2958	0060359	BUCKLINS BUS BARN LLC	8616 STATE RD 76	17.32	\$ 312,800	\$ 265,200		\$ 578,000	
2999	006032005	AMERICAN DRIVE SOUTH LLC	2981 WEST AMERICAN DR	6.48	\$ 234,500	\$ -		\$ 234,500	
3004	0061781	TOWN OF CLAYTON		0.06	\$ -	\$ -		\$ -	
3050	NT		0	0.21718165	\$ -	\$ -		\$ -	
3051	NT		0	0.15148965	\$ -	\$ -		\$ -	
				TID Parcel Values	1,760	\$ 9,164,500	\$ 21,864,600	\$16,705,200	\$ 47,734,300
				TID Boundary	1,824.7				
				Town-wide Value	22,922	\$95,135,200	\$405,366,900	\$17,826,100	\$518,328,200
				Percent of Town	8.0%	9.6%	5.4%	93.7%	9.2%

TID CREATION PROCESS

The Town Board has grappled with the issue of providing sewer and water service to the developing area of the Town for many years. The Town would like to remain a predominantly rural farming community, however the Town Board recognizes the development pressure on its eastern border and has settled on a growth management strategy that calls for urban services along the eastern edge of the Town while preserving working agricultural lands to the west (Comprehensive Plan 2016-2036, Town of Clayton Winnebago County WI, Martenson & Eisele).

The Town established a sanitary sewer district. The Town held discussions with both Fox Crossing and Appleton about providing services to the Town while it conducted a water and wastewater utility feasibility study (2015, Cedar Corp.). Fox Crossing and the Town could not reach an agreement for services; The City of Appleton however, agreed to extend sewer and water service to the developing area of the Town (see Agreement with Appleton in Appendix).

Late in 2018, the Town began planning for a tax increment district under Wis. Stats. 60.85 as a financing mechanism for both sewer and water service in the east and a farmland preservation program in the west. In the course of the initial planning the 2018 equalized values became known and Clayton exceeded the \$500 million property value threshold to allow it to create a tax increment district under Wisconsin statutes 60.23(32).

The Town Board, at its meeting on January 16, 2019 passed a resolution initiating planning for TID #1 and authorized the Town Administrator to engage the appropriate advisors and commence planning for the creation of TID #1.

At its meeting on March 13, 2019 the Plan Commission established preliminary boundaries for TID #1. At its meeting on April 10 the Plan Commission considered 20-year development

projections for the property within the proposed TID #1 boundary.

At its meeting on May 8, 2019 the Plan Commission reviewed a draft project plan and requested a change in the boundary and further information about the full build-out cost of the system.

The overlying taxing jurisdictions were notified of the Town's intent to create TID #1 on June 3, 2019.

The Joint Review Board (JRB), comprised of representatives of overlying taxing jurisdictions, met for its first meeting on June 27, 2019. They discussed aspects of the creation of the TID and potential impacts on their districts and the community.

A public hearing on the creation of TID #1 was held on July 10, 2019. Several residents asked question about how the TID might affect them, but no one objected to either the Plan or Boundary. Following the public hearing the Plan Commission adopted a resolution approving the boundary and project plan for TID #1 and passed the resolution on to the Town Board for its consideration.

The Town Board considered a resolution creating TID #1 at a meeting held on **August 7**, 2019.

The JRB met on **August 23**, 2019 to consider the Town Board's resolution and approve the creation of TID #1.

Prior to considering the specific area to include within the TID, the Plan Commission considered criteria to act as guidelines in their work. The boundary criteria are as follows:

- The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the Town.
- A minimum of 50 percent of the TID must be suitable for mixed-use development and

residential land uses may not comprise more than 35% of the area of the TID.

- All lands within the TID are contiguous.
- Lands in the TID are within a sewer service area



FIGURE 2: IMAGE OF KIMBERLY-CLARK PROPERTY IN TID #1.

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

TID #1 is established as a mixed-use district. It is intended to promote a mix of uses including residential, commercial, and industrial to comprise the developed center of the Town.

Standards for a mixed-use TID are that it contains a combination of industrial, commercial or residential uses and that lands proposed for newly-platted residential use may not exceed 35% by area of the real property within the TID. The following chart demonstrates how TID #1 meets the standard for a mixed-use TID.

Total Area of TID #1 (acres)	1,824
Future Residential Land Uses	Acres
Single-Family Residential - PD	245.8
Single-Family Residential	311.9
Multi-Family	18
<i>Sub-total Residential</i>	<i>575.7</i>
Percent of TID #1	31.5%
Commercial, Industrial and Other Land Uses	Acres
Business - PD	354.4
Business	165.51
Industrial - PD	177.08
Industrial	327.8
General Agriculture	13.07
Public Institutional	5.781
<i>Sub-total Commercial, Industrial & Other</i>	<i>1,043.6</i>
Percent of TID #1	57.2%
Right-of-Way	205.4
Percent of TID #1	11.3%

Note: "PD" indicates planned development.

Costs directly or indirectly related to achieving the objectives of developing an area of mixed uses are considered project costs and eligible to be paid from tax increments of this district. Public investment in the TID will consist of the extension of public sewer and water service (wells, mains, collection & distribution) storm water management, public safety equipment, improving streets, sidewalks, financial assistance to developers, and otherwise promoting the orderly development of underutilized property.

Listed below are major public improvement categories, which are necessary and standard improvements for developing areas of mixed-use. Table #2 summarizes total costs by category. Table #4 shows the estimated timing and financing for proposed public works and TID expenditures.

All costs listed are based on 2019 preliminary estimates. Contingency costs are included for most cost categories. The Town reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2019 and the time of construction or implementation, such as a higher than anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The Town should pursue grant programs to help share project costs included in this project plan, as appropriate.

The Town may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the Town accomplish the purposes of TID #1. The Town will generally use overall benefit to the Town and economic

Capital Costs

Including, but not limited to, the actual costs of construction and improvement of public works, new buildings, structures, and fixtures; the demolition, alteration,

Table #2: Town of Clayton Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	TID Share
A. Capital Costs - Infrastructure	\$61,051,000	\$17,832,000	\$43,219,000
B. Site Development Costs	\$0	\$0	\$0
C. Land Acquisition & Assembly	\$0	\$0	\$0
D. Cash Grants/Incentives	\$ 5,000,000	\$0	\$ 5,000,000
E. Professional Services	\$ 650,000	\$0	\$ 650,000
E. Discretionary Payments	\$0	\$0	\$0
G. Administration Costs	\$ 500,000	\$0	\$ 500,000
H. TIF Organizational Costs	\$ 1,101,000	\$0	\$ 1,101,000
Inflation	\$ 5,605,588	\$0	\$ 5,605,588
Subtotal	\$73,907,588	\$17,832,000	\$56,075,588
I. Financing Costs (<i>less Capitalized Interest</i>)			\$16,111,699
Capitalized Interest			\$ 1,670,731
Total TID Expenditure			\$73,858,019

feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period. Projects will be phased to match the pace of development. The amount expected to be paid by others may change as other funding sources are found for later phases. In general, the Town will manage the TID such that overall TID revenue is sufficient to pay all costs by the end of the life of the TID more or less consistent with the overall budget described here. Significant deviations from the plan may require a plan amendment.

remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties, environmental remediation, the clearing of land and the acquisition of equipment to service the district.

Site development activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and related activities. Site development activities to serve the property

such as installation of sanitary sewer, water, storm sewer, natural gas, electric, telecommunications and other utility connections.

Also included as capital costs are that portion of costs related to the construction or alteration of sewerage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, storm water management facilities, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by the project plan and is within the district. Capital costs may also be installed outside of the district, if required to implement the project plan, but only the portion which directly benefits the district is an eligible cost.

Approximately \$43,219,000 is budgeted for capital costs which will consist primarily of installing sewer and/or water mains from the City of Appleton, constructing a well, water storage, booster stations, sewerage lift stations, sewerage collection systems, water distribution systems and looping of the water main. Detailed cost estimates and proposed system maps are included in the Appendix (Cost Estimates).

Property Assembly Costs

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, and the deficit caused by the lease and/or the sale of property at below market price to encourage or make feasible a development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment of a site.

No property assembly costs are expected for this TID, however these are eligible project costs and they may be incurred if property assembly is required to promote the objectives of the TID, if the overall TID budget is not unreasonably exceeded.

Cash Grants

The Town may provide cash grant incentives to developers and businesses to promote and stimulate new development within TID #1. The Town may enter into agreements with property owners, businesses, developers or non-profit organizations for sharing costs to encourage the desired types of improvements. In such cases, the Town will execute development agreements with property owners, developers and/or businesses, which will identify the type and amount of assistance to be provided.

The Town may provide funds either directly or through authorized third parties, to make capital available to property owners, business and developers to stimulate or enable development projects within TID #1. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed project and shall be set forth in a development agreement.

\$5,000,000 is budgeted for cash grants. Examples of types of expenditures toward which cash grants may be used include enhanced storm water management, environmental cleanup/remediation, building demolition and site preparation, remediation of poor soils, infrastructure, parking, development of public space and enhanced design and landscaping.

Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, accounting, consulting, sales and legal advice related to implementing the project plan, negotiating with property owners and developers, and planning for the development of the area.

\$650,000 is budgeted for professional services over the life of the TID.

Discretionary Payments

Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans. This could include expenditures to fund removal of obstacles to development, provide labor force training, or neighborhood improvements to mitigate impacts of development, improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this project plan.

No funds are budgeted for discretionary payments however these are eligible project costs and they may be incurred if discretionary expenditures are required to promote the objectives of the TID, so long as the overall TID budget is not unreasonably exceeded.

Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the Town Administrator, Deputy Administrator, Clerk, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, Engineer, consultants and others directly involved with planning and administering

the projects and the overall District on behalf of the Town.

Approximately \$500,000 is budgeted for TID administration costs over the life of the TID.

TIF Organizational Costs

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments made which are necessary or convenient to the creation of this tax incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue.

Given the nature and extent of the proposed improvements, significant costs were incurred to plan and organize this District. \$1,101,000 is budgeted for this item.

Financing Costs

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity.

Approximately \$18,000,000 is budgeted for financing costs, including capitalized interest costs. The actual amount of financing costs will be determined by the

timing of bond issuances and market conditions at the time of issuance.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID #1 in a mix of uses. These projects may be implemented in varying degrees in response to development needs. Project costs may be expended up to one-half mile outside the TID #1 boundaries provided that the expenditures benefit the TID. The cost estimates above may be adjusted for inflation at the time they are incurred. The Proposed Improvements Map (page 52) shows the location of public works that are planned as part of this TID.

ECONOMIC FEASIBILITY STUDY

To evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID #1 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development created after the creation of the TID.
- Any change that may take place in the full value tax rate.
- The expected TID revenues.
- The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past ten years, the annual rate of inflation in the construction industry has averaged 1.3 percent (source: Engineering News-Record Construction Cost Index History - <http://enr.construction.com/cost/costcci.asp>). Appreciation of land values in the proposed TID area have been nominal due in part to the lack of municipal sewer and water service in the area. The property appreciation rate, for making projections of equalized value, will be 0.5 percent.

Inflation for purposes of projecting future project costs is assumed to be 3.0 percent. The infrastructure and site development work is expected to occur in phases over the life of the TID, therefore inflation is expected and approximately \$5,600,000 has been budgeted for inflationary cost increases.

B. Increase in Property Value

The proposed plan for TID #1 includes the extension of municipal sewer and water service to an area of the Town around the interchange of Hwy 10 and Hwy 76 and extending along the Hwy 76 corridor north and south of the interchange. The extension of municipal services to this area will enable property owners and developers to develop this area to a higher density and value than would be possible without these services and help to preserve water and environmental quality as well as public health and safety. This new investment will create increased property valuation. The value of anticipated development is shown in Table #5 (page 58). A total of about \$630 million of new development value is expected to occur over the next 20 years as the result of providing this area with sewer and water service and an economy that continues to grow. Development values on these parcels were estimated using average values per acre around the CR CB interchange with Hwy 10 – the next interchange to the east which has already experienced much development.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to

support their adopted annual budgets. Table #3 summarizes the historic full value effective tax rate in the Town between 2007 and 2017.

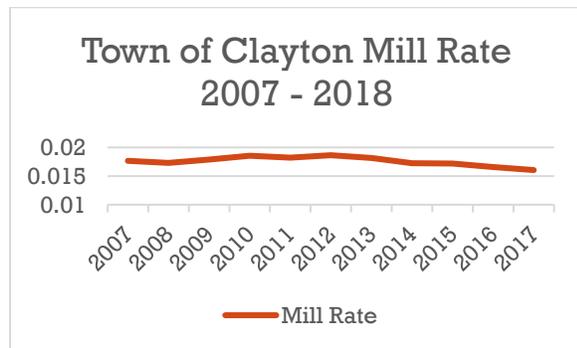
D. TIF Revenues

Projected construction increments of approximately \$650 million (not including

Table #3: Full Value Effective Tax Rate

Year	Mill Rate	Percent Change	Equalized Value	Population
2007	0.01765		\$386,740,600	3,550
2008	0.0173	-2.0%	\$409,742,000	3,579
2009	0.01788	3.4%	\$443,604,700	3,605
2010	0.01855	3.7%	\$431,886,000	3,613
2011	0.01821	-1.8%	\$438,229,000	3,964
2012	0.01864	2.4%	\$434,340,500	3,974
2013	0.01815	-2.6%	\$450,663,700	3,996
2014	0.01724	-5.0%	\$454,418,600	4,016
2015	0.0172	-0.2%	\$474,288,100	4,053
2016	0.01658	-3.6%	\$475,372,700	4,061
2017	0.01605	-3.2%	\$495,957,100	4,062
2018			\$533,923,300	4,183

Source: Wisconsin Dept. of Revenue, Town, Village and City Taxes.



For our purposes, the 2017 tax rate of \$16.05 per \$1,000 of value with a 0% change over the life of the TID will be used in this project plan to project TID revenues. This mill rate considers property tax levies from the School District, City, County, and Technical College. The 0% change will provide a conservative estimate since an increase in the full value tax rate would result in an increase in tax increment for the District.

property appreciation) is expected over the life of TID #1. The projected TIF Revenue from TID #1 will be as shown in Table #5 Tax Increment Revenue (page 58). The tax increment will generate approximately \$80 million in tax incremental revenue over the life of the district. The total tax increment revenue is sufficient to pay all TID related costs of approximately \$74 million for the projects and amounts shown in Table #4 Planned Project Costs (page 56).

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures, or cash flow.

There are enough TID revenues over the life of the TID to pay all costs. However, in some years there will be insufficient TID revenues to pay all costs. The Town may structure its borrowing to match debt service

payments in any given year to the revenue generated by the TID, or it may use cash reserves to loan general revenue funds to the TID or it may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary

cash flow gaps caused by the two year lag in collecting tax revenue on new increment. Table #6 Tax Increment Cash Flow (page 59) summarizes the assumed cash flow.

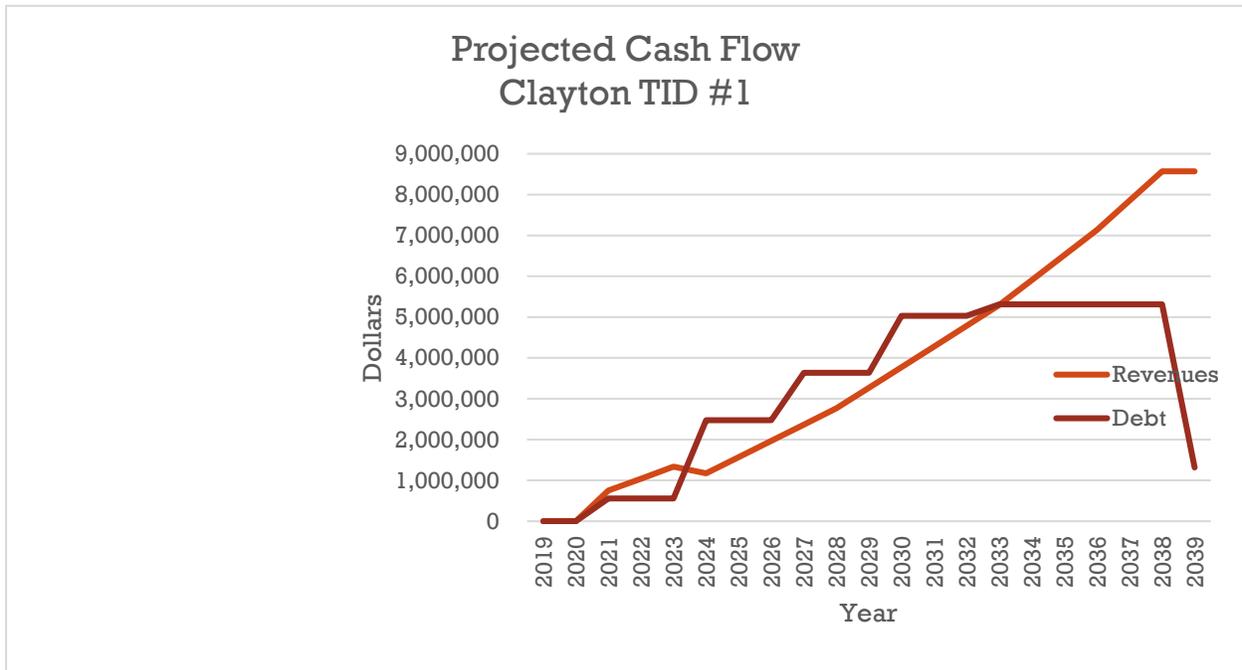


Table #4: Detailed List of Project Costs

GWB Professional Services

Project Costs

TID #1

Town of Clayton, Winnebago County

DRAFT

6/7/2019

Type of Expenditure	Amount	% Paid By		Costs Allocated to Project
		Project	Other	
A Infrastructure				
Wastewater - Phase I; Collection	\$3,739,000	100%	0%	\$3,739,000
Wastewater - Phase II; Force Main to Appleton	\$7,070,000	100%	0%	\$7,070,000
Wastewater - Phase III; Collection & Lift Sta.	\$5,480,000	100%	0%	\$5,480,000
Wastewater - Phase IV; Collection	\$2,470,000	100%	0%	\$2,470,000
Wastewater - Phase V; Collection & Lift Sta.	\$5,940,000	0%	100%	\$0
Wastewater - Phase VI; Collection & Lift Sta.	\$2,326,000	0%	100%	\$0
Wastewater - Phase VII; Collection	\$206,000	0%	100%	\$0
Wastewater - Phase VIII; Collection & Lift Sta.	\$1,300,000	0%	100%	\$0
Water - Phase I; Well, Pumps, Storage, Dist.	\$9,190,000	100%	0%	\$9,190,000
Water - Phase II; Distribution	\$3,490,000	100%	0%	\$3,490,000
Water - Phase III; Storage & Distribution	\$2,470,000	100%	0%	\$2,470,000
Water - Phase IV; Distribution	\$2,810,000	100%	0%	\$2,810,000
Water - Phase V; Distribution	\$5,440,000	0%	100%	\$0
Water - Phase VI; Distribution	\$1,560,000	0%	100%	\$0
Water - Phase VII; Distribution	\$200,000	0%	100%	\$0
Water - Phase VIII; Distribution	\$860,000	0%	100%	\$0
Street Construction/re-construction				
Stormwater Management	\$5,000,000	100%	0%	\$5,000,000
Total Infrastructure	\$59,551,000	70%	30%	\$41,719,000
B Equipment Costs				
Aerial Fire Truck	\$1,500,000	100%	0%	\$1,500,000
Total Equipment Costs	\$1,500,000	100%	0%	\$1,500,000
C Land Acquisition				
	\$0			
Total Land Assembly	\$0	100%	0%	\$0
D Development Incentives				
Site Development Incentives	\$5,000,000	100%	0%	\$5,000,000
Total Development Incentives	\$5,000,000	100%	0%	\$5,000,000
E Professional Services				
Legal, Accounting & Auditing	\$250,000	100%	0%	\$250,000
Planning & Economic Development	\$250,000	100%	0%	\$250,000
Engineering	\$150,000	100%	0%	\$150,000
Total Professional Services	\$650,000	100%	0%	\$650,000
F Discretionary Payments				
Total Discretionary Payments		100%	0%	\$0
G Administration Costs				
TID Administration	\$500,000	100%	0%	\$500,000
Total Administration	\$500,000	100%	0%	\$500,000

H Organizational Costs					
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000	
TID Planning & Creation Fees	\$1,000,000	100%	0%	\$1,000,000	
Town Staff & Publishing	\$100,000	100%	0%	\$100,000	
Total Organization Costs	\$1,101,000	100%	0%	\$1,101,000	
Inflation	\$5,605,588	100%	0%	\$5,605,588	
Total Project Costs	\$73,907,588	76%	24%	\$56,075,588	
I					
Interest, Financing Fees, Less Cap. Interest				\$16,111,699	
Plus Capitalized Interest				\$1,670,731	
Total TIF Budget				\$73,858,019	

Table #5: TID Revenue

Assumptions			
Base Value	\$ 28,301,100	Equalized	
Tax Rate (effective)	0.01605	For County, Village, Technical College, and School District	
Property Appreciation Rate	0.50%	For Existing Construction	
Annual Change in Tax Rate	0.00%	Proposed Project Final Value	\$661,929,770
Construction Inflation Rate	3.00%	For New Construction After xxxx	

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2019	\$28,301,100	\$0	\$12,071,197	\$0	\$40,372,297	\$12,071,197	0.01605	\$0
2020	\$40,372,297	\$0	\$18,106,795	\$0	\$58,479,092	\$30,177,992	0.01605	\$0
2021	\$58,479,092	\$292,395	\$18,106,795	\$0	\$76,878,283	\$48,577,183	0.01605	\$193,743
2022	\$76,878,283	\$384,391	\$24,142,394	\$0	\$101,405,067	\$73,103,967	0.01605	\$484,357
2023	\$101,405,067	\$507,025	\$24,142,394	\$0	\$126,054,486	\$97,753,386	0.01605	\$779,664
2024	\$126,054,486	\$630,272	\$24,142,394	\$0	\$150,827,152	\$122,526,052	0.01605	\$1,173,319
2025	\$150,827,152	\$754,136	\$24,142,394	\$0	\$175,723,682	\$147,422,582	0.01605	\$1,568,942
2026	\$175,723,682	\$878,618	\$24,142,394	\$0	\$200,744,694	\$172,443,594	0.01605	\$1,966,543
2027	\$200,744,694	\$1,003,723	\$30,177,992	\$0	\$231,926,409	\$203,625,309	0.01605	\$2,366,132
2028	\$231,926,409	\$1,159,632	\$30,177,992	\$0	\$263,264,033	\$234,962,933	0.01605	\$2,767,720
2029	\$263,264,033	\$1,316,320	\$30,177,992	\$0	\$294,758,345	\$266,457,245	0.01605	\$3,268,186
2030	\$294,758,345	\$1,473,792	\$30,177,992	\$0	\$326,410,129	\$298,109,029	0.01605	\$3,771,155
2031	\$326,410,129	\$1,632,051	\$30,177,992	\$0	\$358,220,171	\$329,919,071	0.01605	\$4,276,639
2032	\$358,220,171	\$1,791,101	\$36,213,590	\$0	\$396,224,862	\$367,923,762	0.01605	\$4,784,650
2033	\$396,224,862	\$1,981,124	\$36,213,590	\$0	\$434,419,577	\$406,118,477	0.01605	\$5,295,201
2034	\$434,419,577	\$2,172,098	\$36,213,590	\$0	\$472,805,265	\$444,504,165	0.01605	\$5,905,176
2035	\$472,805,265	\$2,364,026	\$42,249,189	\$0	\$517,418,480	\$489,117,380	0.01605	\$6,518,202
2036	\$517,418,480	\$2,587,092	\$42,249,189	\$0	\$562,254,761	\$533,953,661	0.01605	\$7,134,292
2037	\$562,254,761	\$2,811,274	\$42,249,189	\$0	\$607,315,224	\$579,014,124	0.01605	\$7,850,334
2038	\$607,315,224	\$3,036,576	\$48,284,787	\$0	\$658,636,587	\$630,335,487	0.01605	\$8,569,956
2039	\$658,636,587	\$3,293,183	\$0	\$0	\$661,929,770	\$633,628,670	0.01605	\$9,293,177
2040	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
2045	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0	0.00000	\$0
Total		\$30,068,831	\$603,559,838	\$0				\$77,967,387

Table #6: TID Cash Flow

Year	Beginning Balance	Revenues				Expenses			Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	Total Revenues	Debt Service	Cash Expenses	Incentive		
2019	0	0	0	0	0	0	1,101,000	0	(1,101,000)	(1,101,000)
2020	(1,101,000)	0	0	0	0	0	60,526	0	(60,526)	(1,161,526)
2021	(1,161,526)	556,910	193,743	0	750,653	556,910	60,526	500,000	(366,784)	(1,528,310)
2022	(1,528,310)	556,910	484,357	0	1,041,267	556,910	60,526	500,000	(76,170)	(1,604,479)
2023	(1,604,479)	556,910	779,664	0	1,336,574	556,910	60,526	500,000	219,137	(1,385,342)
2024	(1,385,342)	0	1,173,319	0	1,173,319	2,474,510	60,526	500,000	(1,861,718)	(3,247,060)
2025	(3,247,060)	0	1,568,942	0	1,568,942	2,474,510	60,526	500,000	(1,466,095)	(4,713,154)
2026	(4,713,154)	0	1,966,543	0	1,966,543	2,474,510	60,526	500,000	(1,068,493)	(5,781,648)
2027	(5,781,648)	0	2,366,132	0	2,366,132	3,636,447	60,526	500,000	(1,830,841)	(7,612,489)
2028	(7,612,489)	0	2,767,720	0	2,767,720	3,636,447	60,526	500,000	(1,429,254)	(9,041,742)
2029	(9,041,742)	0	3,268,186	0	3,268,186	3,636,447	60,526	500,000	(928,787)	(9,970,530)
2030	(9,970,530)	0	3,771,155	0	3,771,155	5,029,566	60,526	500,000	(1,818,937)	(11,789,467)
2031	(11,789,467)	0	4,276,639	0	4,276,639	5,029,566	60,526	0	(813,454)	(12,602,921)
2032	(12,602,921)	0	4,784,650	0	4,784,650	5,029,566	60,526	0	(305,443)	(12,908,363)
2033	(12,908,363)	0	5,295,201	0	5,295,201	5,311,632	60,526	0	(76,957)	(12,985,320)
2034	(12,985,320)	0	5,905,176	0	5,905,176	5,311,632	60,526	0	533,018	(12,452,302)
2035	(12,452,302)	0	6,518,202	0	6,518,202	5,311,632	60,526	0	1,146,044	(11,306,258)
2036	(11,306,258)	0	7,134,292	0	7,134,292	5,311,632	60,526	0	1,762,134	(9,544,124)
2037	(9,544,124)	0	7,850,334	0	7,850,334	5,311,632	60,526	0	2,478,176	(7,065,949)
2038	(7,065,949)	0	8,569,956	0	8,569,956	5,311,632	60,526	0	3,197,798	(3,868,150)
2039	(3,868,150)	0	8,569,956	0	8,569,956	1,315,658	0	0	7,254,298	3,386,148
2040	0	0	0	0	0	0	0	0	0	0
2041	0	0	0	0	0	0	0	0	0	0
2042	0	0	0	0	0	0	0	0	0	0
2043	0	0	0	0	0	0	0	0	0	0
2044	0	0	0	0	0	0	0	0	0	0
2045	0	0	0	0	0	0	0	0	0	0
2046	0	0	0+	0	0	0	0	0	0	0
Total		1,670,731	77,244,166	0	78,914,898	68,277,750	2,251,000	5,000,000		

Cash Expenses include: Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

DESCRIPTION OF FINANCING METHODS AND TIMEFRAME

Financing Methods

An important aspect to consider in assessing the economic feasibility of TID #1 is the ability of the Town to finance desired projects to encourage development. Financial resources available to the Town include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the Town are limited by state law to five percent of the equalized property value. As of December 31, 2018, the Town's equalized property value was \$533,923,300. Five percent of this value yields approximately \$26,696,165 of debt capacity. The Town of Clayton has an outstanding General Obligation (GO) debt of \$9,170,000 (Notes to Basic Financial Statements, December 31, 2018. Town of Clayton Winnebago Co. WI). The remaining debt capacity is about \$17,526,165. There is approximately \$56 million in anticipated project costs within the TID. The Town is expected to grow rapidly in value. For example, in 2018 the Town added \$38 million in new value, adding \$1.9 million of new debt capacity. Projects will be constructed in phases over the life of the TID. The value growth of the Town is expected to increase debt capacity to match borrowing needs.

The first borrowing of approximately \$16,000,000 is within the Town's current borrowing capacity and will fund the first phase of improvements. By the end of the TID the Town's borrowing capacity is expected to be over \$60,000,000. Given the tight borrowing constraints, the scope of

improvements, cost containment and debt management will be critical tasks in implementing this TID.

Not all anticipated project costs will need to be financed. For example, TID administration costs can be paid out of Town operating funds and reimbursed from the TID when funds are available. Cash grants to developers may be paid on a pay-as-you-go (PAYGO) basis. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes. Approximately \$52 million of new debt will be required to implement the project plan over the life of TID #1 – within the Town's expected debt capacity.

The Town's borrowing capacity means it can finance project costs through direct debt or bond instruments, utilizing the general revenue capacity of the Town to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the Town's constitutional debt capacity. "Developer-Financed TIF" is one of these options, where the developer borrows funds that the Town would have borrowed under a traditional TIF and is then reimbursed by the Town as the taxes from the development are paid (PAYGO).

The Town may also utilize revenue bonds repaid from fees for services charged by the Town or sanitary district. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the Town must demonstrate the ability to repay the debt from anticipated revenues. A factor that could limit revenues is that utility rates are regulated.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The Town can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the Town's constitutional debt limit.

A financing method for energy systems is the Property-Assessed Clean Energy

(PACE) program. This program is authorized by state statute and implemented on a county-by-county basis. The program allows energy systems on commercial, industrial and multi-family property to be financed by a lender, who is then able to place the debt-service payments on the property tax bill. This mechanism allows lenders to offer longer-term financing, reducing annual debt service payments and improving cash flow. The Town of Clayton may consider partnering with developers and lenders to offer PACE financing for energy systems installed within TID #1 as authorized by Winnebago County.

Table #7: TID Financing Summary

TID Activities	Loan #1 1/1/2020	Loan #2 1/1/2023	Loan #3 1/1/2026	Loan #4 1/1/2029	Loan #5 1/1/2032	Total
A. Infrastructure	\$13,929,000	\$11,560,000	\$8,950,000	\$6,280,000	\$1,000,000	\$41,719,000
B. Equipment Costs	\$0	\$0	\$0	\$1,500,000		\$1,500,000
C. Land Acquisition	\$0	\$0	\$0			\$0
D. Development Incentives	\$0	\$0	\$0			\$0
E. Professional Services	\$0	\$0	\$0			\$0
F. Discretionary Payments	\$0	\$0	\$0			\$0
G. Administration Costs	\$0	\$0	\$0			\$0
H. Organizational Costs	\$0	\$0	\$0			\$0
Subtotal	\$13,929,000	\$11,560,000	\$8,950,000	\$7,780,000	\$1,000,000	\$43,219,000
Inflation Cost Adj. @ 3%	\$0	\$1,071,924	\$1,736,768	\$2,371,135	\$425,761	\$5,605,588
Reduction for Grants	\$0	\$0	\$0	\$0	\$0	\$0
Reduction for Land Sales	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Cost	\$13,929,000	\$12,631,924	\$10,686,768	\$10,151,135	\$1,425,761	\$48,824,588
Capitalized Interest	\$1,670,731	\$0	\$0	\$0	\$0	\$1,670,731
Financing Fees (2%)	\$311,995	\$252,638	\$218,097	\$207,166	\$29,097	\$1,018,994
Debt Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost	\$15,911,726	\$12,884,563	\$10,904,865	\$10,358,301	\$1,454,858	\$51,514,313
Less Interest Earned	\$0	\$0	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$15,911,726	\$12,884,563	\$10,904,865	\$10,358,301	\$1,454,858	\$51,514,313

Expenditure Period

Wis. Stat. § 60.23(32)(f)2 requires a Town to select an approach to the TID’s expenditure period. The Town of Clayton specifies b. – the Town expects all project costs to be paid within 90% of TID #1’s planned 20-year life.

Timetable

The maximum life of a mixed-use TID is twenty years; a three-year extension may be requested. The Town of Clayton has a maximum of 18 years, until 2037 to incur TIF expenses for the projects outlined in this plan. The Town Board is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned projects is shown in the Table #5 TID Revenue (page 58) and Table #7 TID Financing Summary (page 61).

Table 8: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$533,923,300	x 12%	\$64,070,796

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

12% Test

Wis. Stats. §66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all

existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality.

Table 9: Existing & Proposed TID Equalized Values

Active & Proposed TIDs	Increment
TID #1	\$0
Base Value TID #1	\$47,734,300
Grand Total	\$47,734,300
TID %	9.2%

The Town is compliant with the statutory equalized value test for TID creation.

PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, BUILDING CODES, MAP AND CITY ORDINANCES

The Town’s zoning ordinance and other Town ordinances are required to implement this project plan. This project plan is feasible under the Town’s current zoning ordinance, which calls for a change in zoning when development is ready to be permitted. Current zoning for TID #1 is shown on the map on page 66. The Town’s intended future zoning for TID #1 is shown on the map on page 68. Individual development proposals may require changes in zoning designation different than a specific designation shown on the Future Zoning map but consistent with the intent of this Plan. No changes are proposed in the Comprehensive (Master) Plan, Official Map, or Building Codes as part of this Plan.

LIST OF NON-PROJECT COSTS

Certain types of projects that may need to be incurred may not be eligible project costs. Such costs include:

- The construction or expansion of municipal administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings;
- General government operating expenses unrelated to the TID development;
- Cash grants to developers without a signed development agreement.

Additionally, some projects may be built that benefit some property in the TID and some property outside of the TID. In such cases, an allocation of costs would need to be made proportionate to the relative benefit inside and outside the TID.

No other non-project costs are expected to be incurred by the Town in relation to the TID development.

PROPOSED PLAN FOR RELOCATING ANY DISPLACED PERSONS OR BUSINESSES

Although relocation is currently not anticipated, it is possible that it will be necessary to implement projects proposed during the life of TID #1. If relocation were to become necessary, the Town would follow Wisconsin state statues covering displacement or relocation as the result of public projects. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared

by the Wisconsin Department of Administration (WDOA). If any person is to be displaced because of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the WDOA. The Town will file a relocation plan with the WDOA and shall keep records as required in Wisconsin Statutes 32.27. The Town will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

HOW THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE MUNICIPALITY

This TID promotes the orderly development of the Town of Clayton because it will provide municipal sewer and water service to an area under intense development pressure. Providing municipal services will allow a higher density of development to occur in the serviced area, relieving development pressure on un-serviced areas of the Town and protecting water resources.

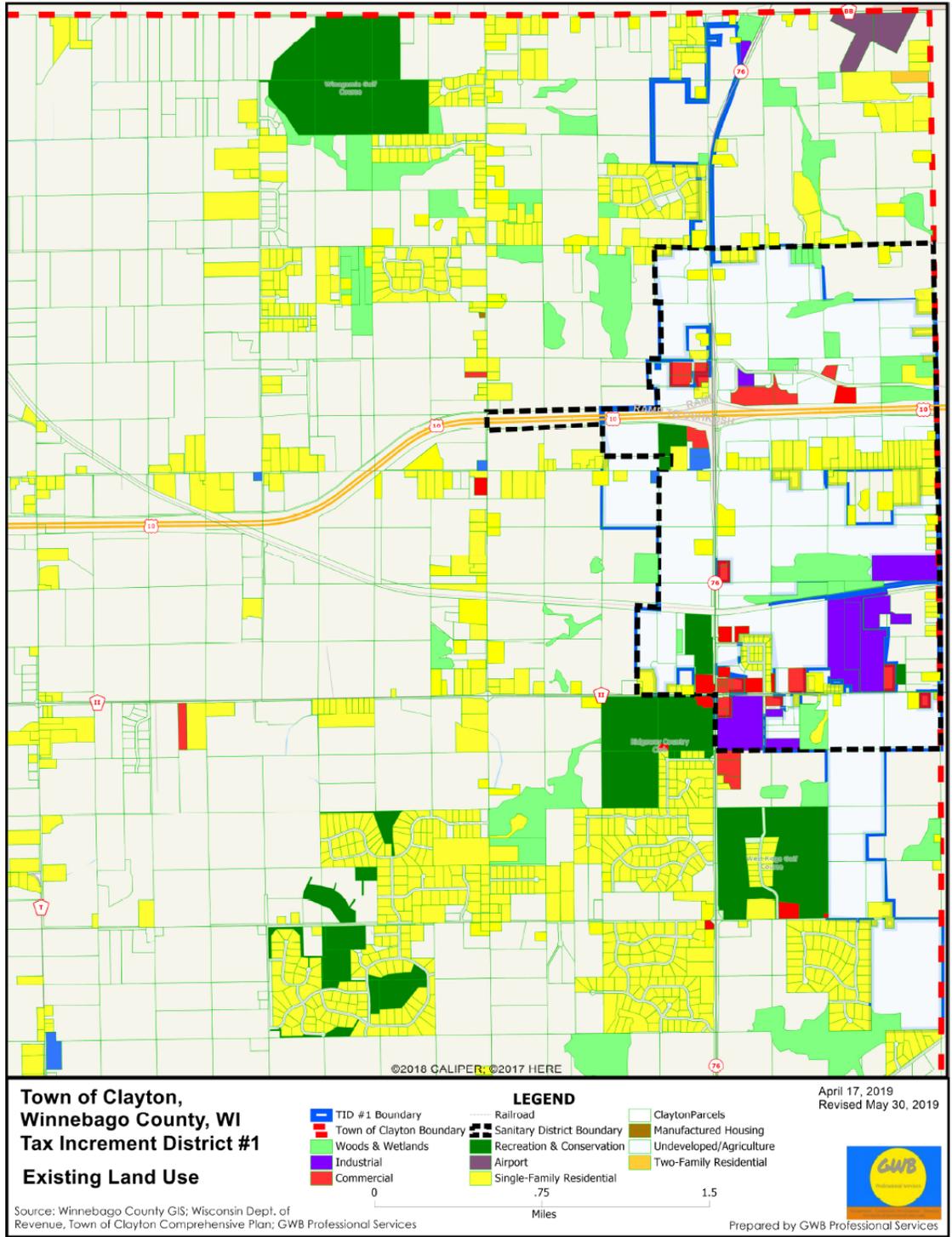
SEWER SERVICE AREA

Wis. Stats. 60.23(32)(eg)2 requires a Town TID to be within a sewer service area. The area proposed for TID #1 is currently within the 2050 planned sewer service area for the Grand Chute-Menasha West Sewer Service Area. However, the Town of Clayton has an agreement with the City of Appleton to provide wastewater treatment service to the Town (see Agreement with Appleton in Appendix). This arrangement will require a transfer of the area out of the Grand Chute-Menasha West SSA and into the Appleton SSA. This transfer is in process and documented in the Appendix by a letter from Appleton to the East Central Wisconsin Regional Planning Commission

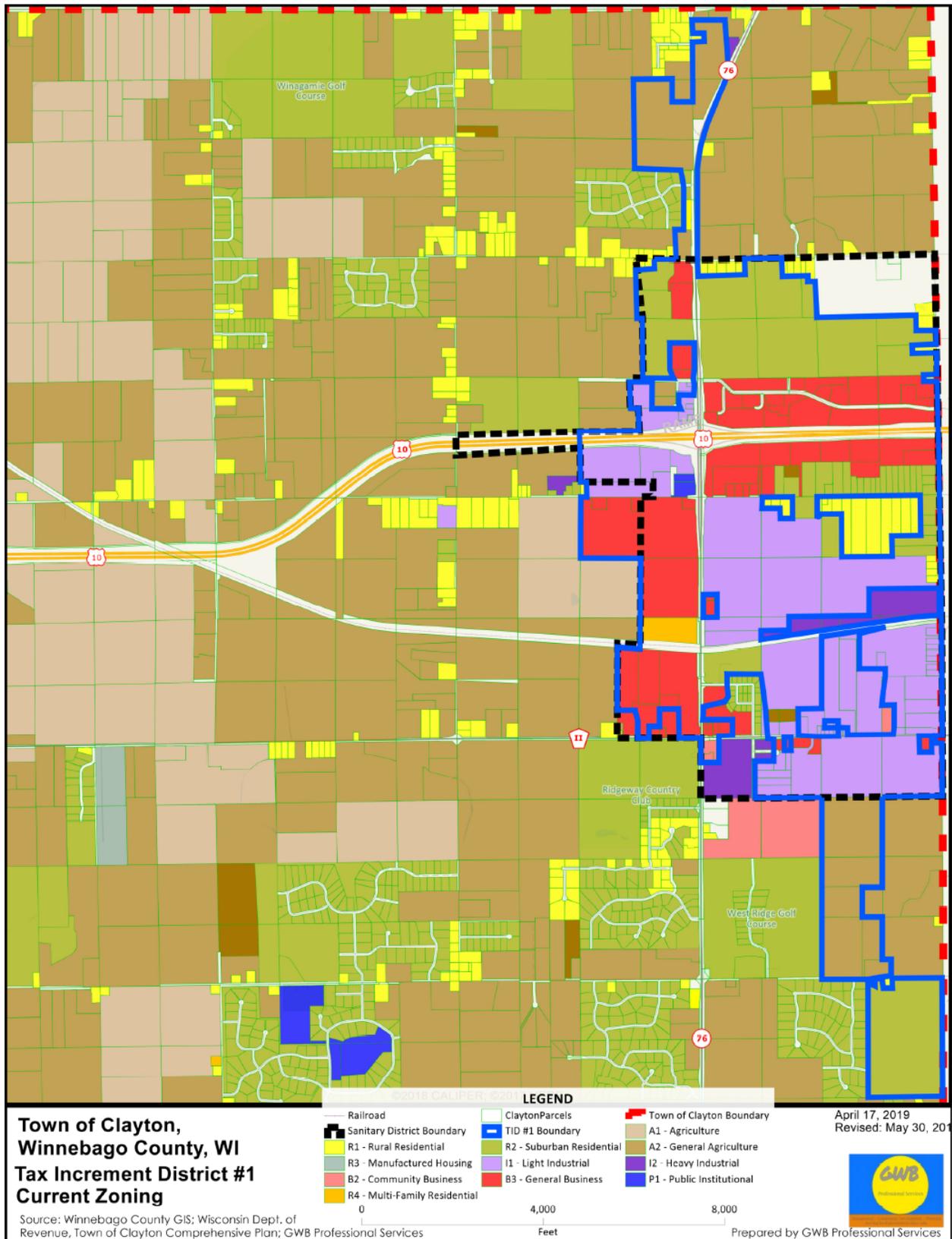
(ECWRPC) requesting such transfer and ECWRPC's response to Appleton's request. Approval is expected late summer or early Fall of 2019.

MAPS OF EXISTING USES AND CONDITIONS OF PROPERTY

Existing Land Uses Map

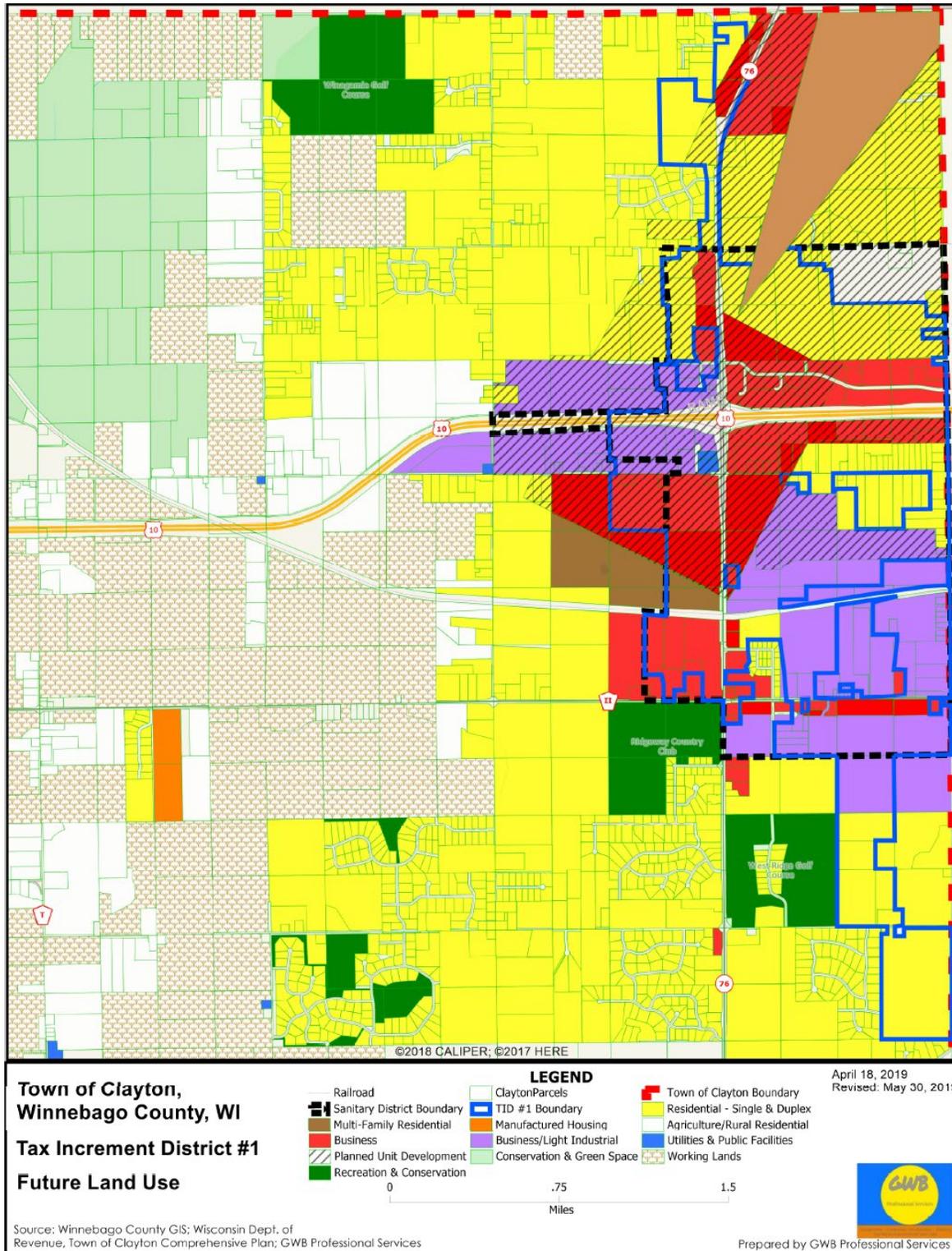


Current Zoning Map

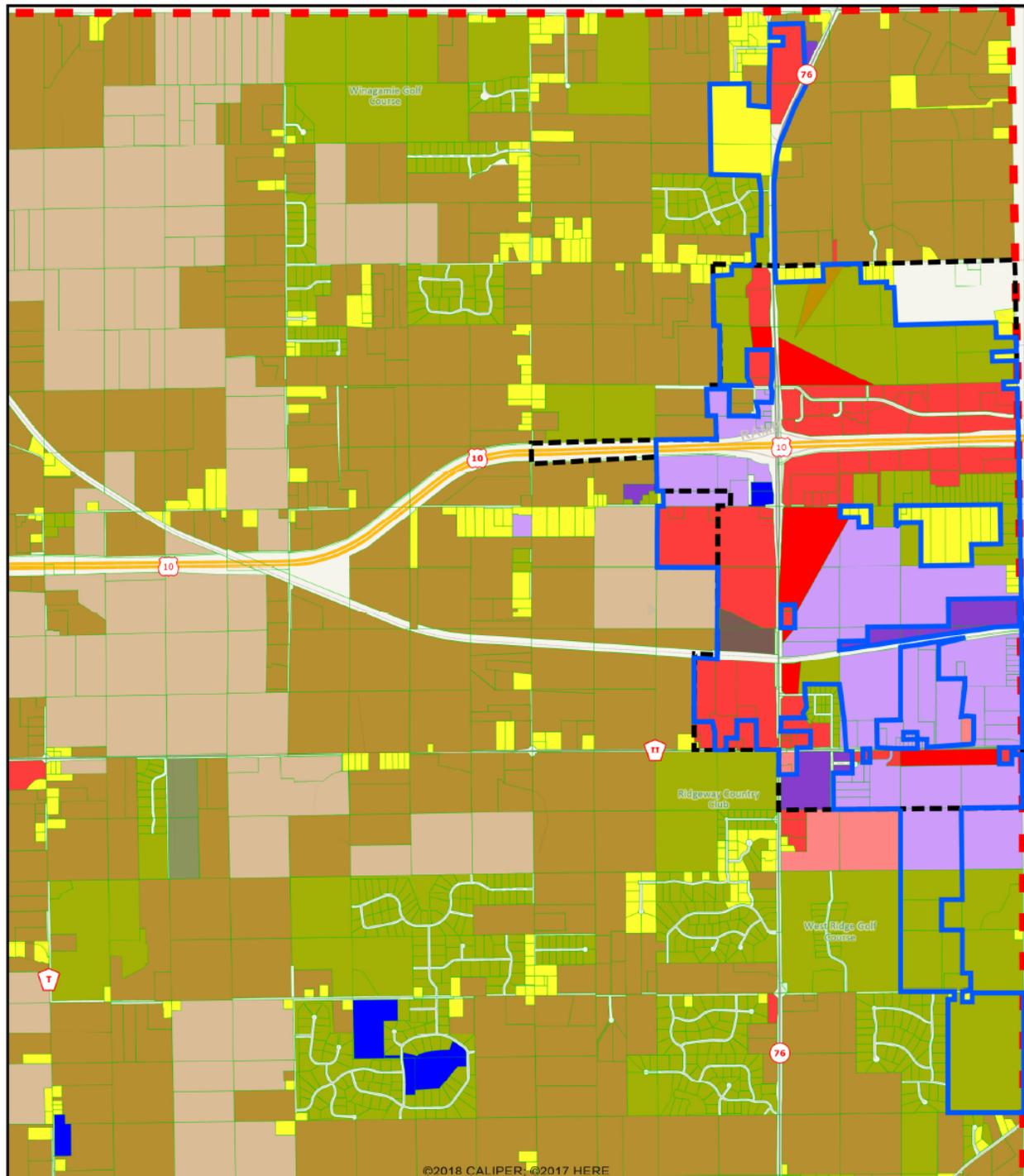


MAPS SHOWING PROPOSED USES AND IMPROVEMENTS IN THE DISTRICT

Future Land Uses Map



Future Zoning Map



**Town of Clayton,
Winnebago County, WI
Tax Incremental District #1
Future Zoning**

<ul style="list-style-type: none"> Railroad Sanitary District Boundary A2 - General Agriculture R4 - Multi-Family Residential B3 - General Business I2 - Heavy Industrial 	<p>LEGEND</p> <ul style="list-style-type: none"> Clayton Parcels TID #1 Boundary R1 - Rural Residential R8 - Manufactured Housing P1 - Public Institutional 	<ul style="list-style-type: none"> Town of Clayton Boundary A1 - Agriculture R2 - Suburban Residential B2 - Community Business I1 - Light Industrial
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April 22, 2019
Revised: May 30, 2019

Source: Winnebago County GIS; Wisconsin Dept. of Revenue, Town of Clayton Comprehensive Plan; GWB Professional Services



Prepared by GWB Professional Services

Proposed Improvements Map

See page 18.

ATTORNEY'S OPINION LETTER

APPENDIX

Cost Estimates



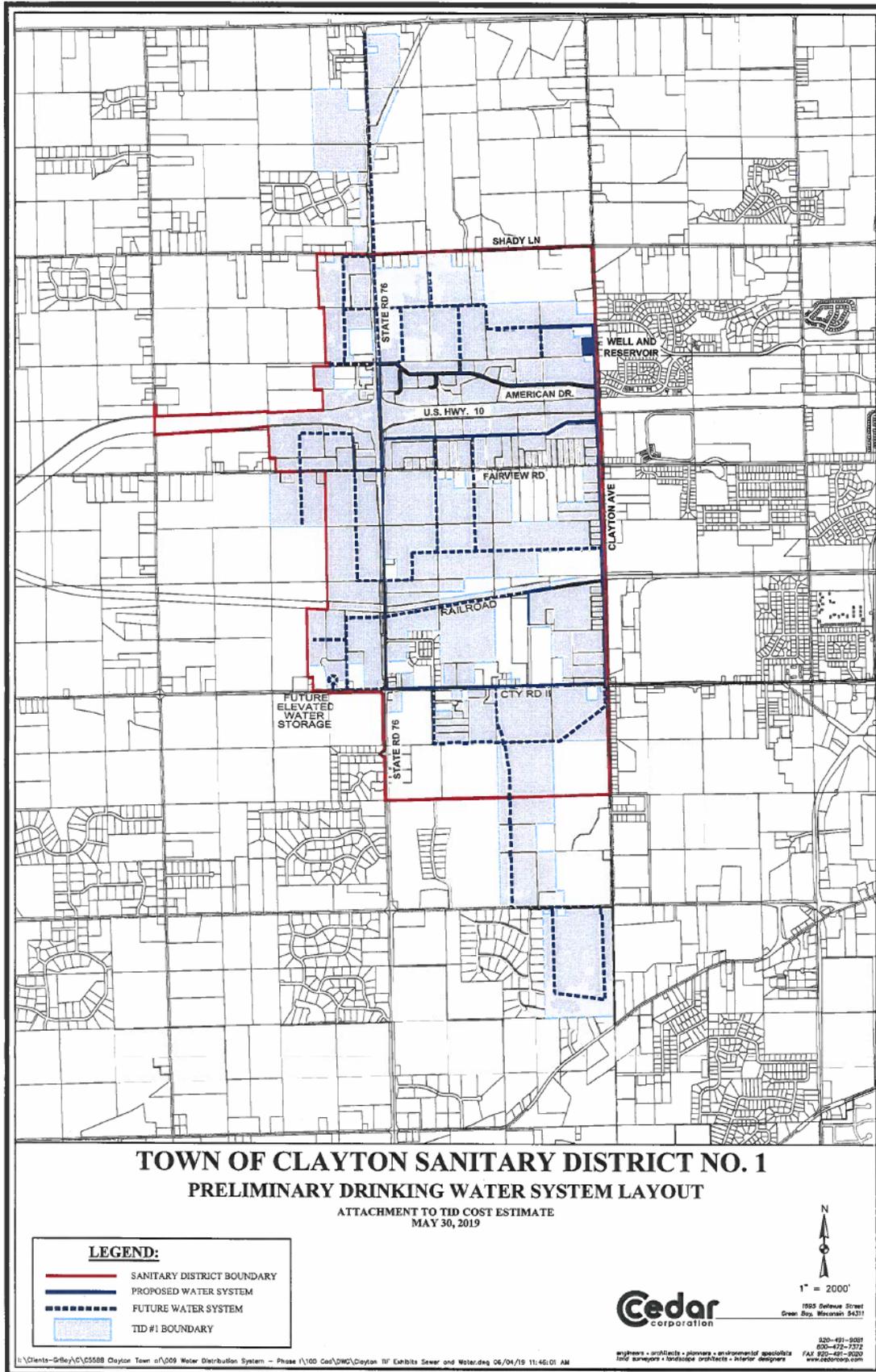
Town of Clayton
Proposed Water System
Tax Increment District No. 1
Preliminary Estimate of Probable Project Costs
Summary
May 30, 2019

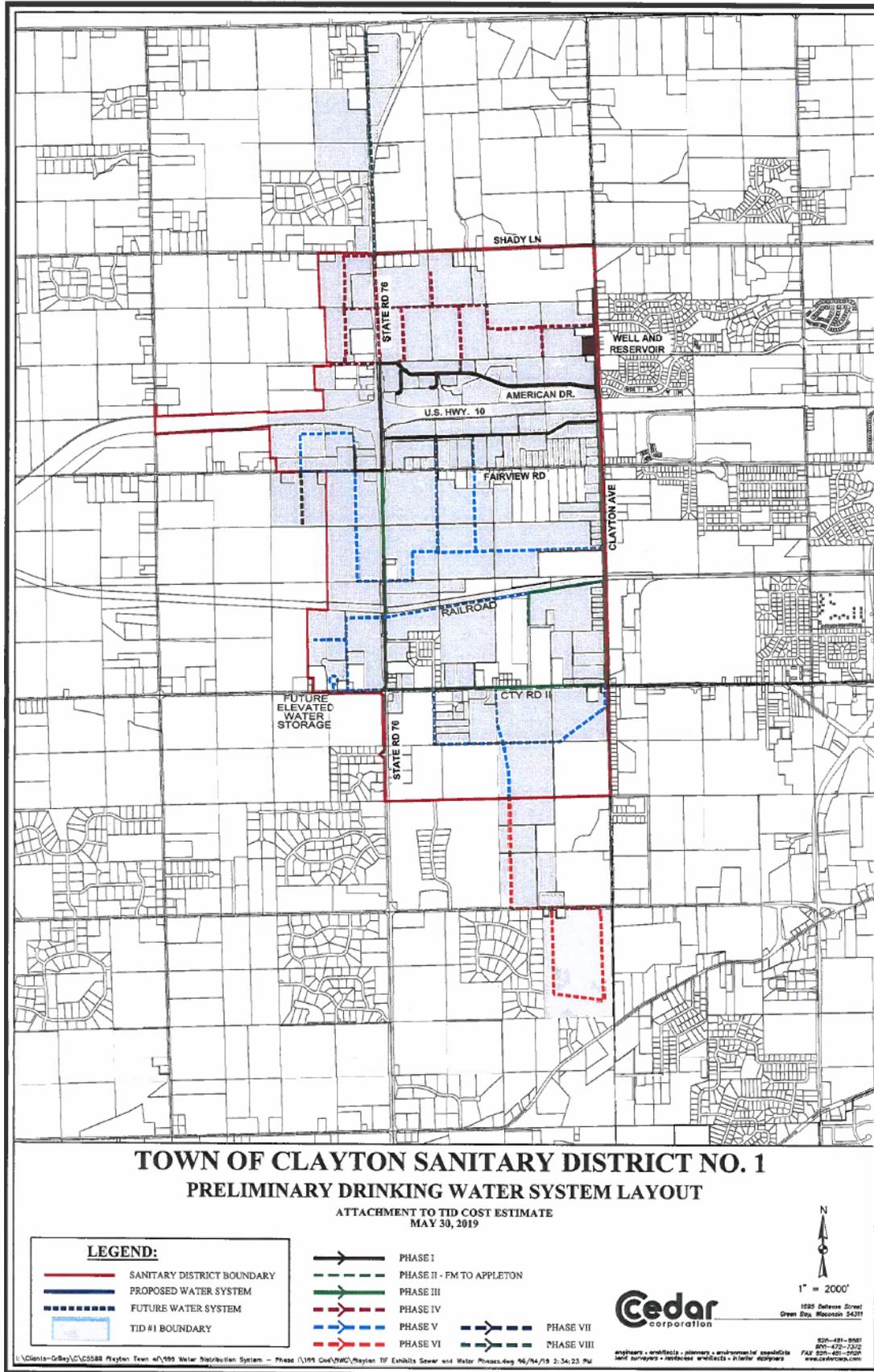
Phase I - Water Supply Well, Well Pump, Ground-Level Water Storage Tank, Booster Pump Station, and Approximately 18,000 L.F. of Water Distribution System	\$9,190,000
Test Well	
Water supply Production Well	
Well Pump, Ground-Level Water Storage Tank and Booster Pumping Station	
Water Treatment	
Clayton Avenue from North Corporate Limits to Easement South of USH 10	
American Drive from Clayton Avenue to State Truck Road 76 including Campers Way and Campers Boulevard	
Easement South of USH 10 from Clayton Avenue to Myron Lane; Myron Lane to Fairview Road	
STH 76 from American Drive to Easement South of USH 10	
Phase III - Approximately 19,000 L.F. of Water Distribution System	\$3,490,000
Clayton Avenue from Easement South of USH 10 to CTH II	
Kline Street from Clayton Avenue to Martin Drive; Martin Drive from Kline Street to South 500 feet	
CTH II from Clayton Avenue to STH 76	
STH 76 from CTH II to Easement South of USH 10	
Phase IIIA - Elevated Water Storage Tank and Approximately 1,300 L.F. of Water Distribution System	\$2,470,000
Elevated Water Storage Tank	
County Trunk Highway II from State Trunk Highway 76 to Elevated Water Storage Tank	

Summary
 May 30, 2019
 Page 2

Phase IV - Approximately 16,000 L.F. of Water Distribution System	\$2,810,000
North of American Drive, South of Shady Lane, West of Clayton Avenue to the West Sanitary District Boundary	
Phase V - Approximately 28,000 L.F. of Water Distribution System	\$5,440,000
South of Easement South of USH 10, West of Clayton Avenue, North of Railroad, East of STH 76	
South of USH 10, North of Railroad, West of STH 76 and East of West Sanitary District Boundary	
Along South side of Railroad, and South of Railroad, West of STH 76, North of CTH II	
South of CTH II, Winncrest Road, North of South Sanitary District Boundary	
Phase VI - Approximately 10,000 L.F. of Water Distribution System	\$1,560,000
South of Sanitary District to Larsen Road, Larsen Road and South of Larsen Road	
Phase VII - Approximately 1,300 L.F. of Water Distribution System	\$200,000
South of Fairview Road West of Sanitary District Boundary	
Phase VIII - Approximately 5,300 L.F. of Water Distribution System	\$860,000
State Trunk Highway 76 from Shady Lane to Lind Lane; Lind Lane South of Winnebago Drive	
North of Sanitary District Boundary	
Total Estimated Water System Cost	\$26,020,000

Note: Preliminary Estimate of Probable Costs includes Construction, Engineering, and Administration.
 Cost Estimate based on 2019 Estimated Construction Prices.







Town of Clayton
Proposed Wastewater Collection System
Tax Increment District No. 1
Preliminary Estimate of Probable Project Costs
Summary
May 30, 2019

<p>Phase I - Approximately 17,100 L.F. of Wastewater Collection System (As Bid 5/29/2019 and Approved by WDNR on 2/11/2019) Clayton Avenue from Easement South of U.S. Highway 10 to Shady Lane American Drive from Clayton Avenue to S.T.H. 76 Camper Boulevard Campers Way</p>	<p>\$3,739,000</p>
<p>Phase II - Lift Station No. 1 and Approximately 27,000 L.F. of Force Main to Appleton Lift Station No. 1 at Intersection of Clayton Avenue and Shady Lane Includes Pumps, Controls, SCADA, Valve Vault, Chemical Feed, Generator, Flow Metering, and Three Phase Power Clayton Avenue from Shady Lane to Prospect Avenue; Prospect Avenue to Seminole Road</p>	<p>\$7,070,000</p>
<p>Phase III - Approximately 18,300 L.F. of Wastewater Collection System and Lift Station No. 2 (Approved by WDNR on 2/11/2019) Clayton Avenue from Easement South of U.S. Highway 10 to CTH II Kline Street from Clayton Avenue to Martin Drive Martin Drive from Kline Street South, Approximately 500 Feet CTH II from Clayton Avenue to STH 76 STH 76 from CTH II North, Approximately 1,050 Feet Lift Station No. 2 West of Intersection of Clayton Avenue and CTH II Includes Wet Well, Valve Vault, Pumps, Controls, SCADA, Approximately 1,575 L.F. Force Main</p>	<p>\$5,480,000</p>
<p>Phase IV - Approximately 13,400 L.F. of Wastewater Collection System North of American Drive, South of Shady Lane, West of Clayton Avenue, and East of the West Sanitary District Boundary</p>	<p>\$2,470,000</p>

Proposed Wastewater Collection System

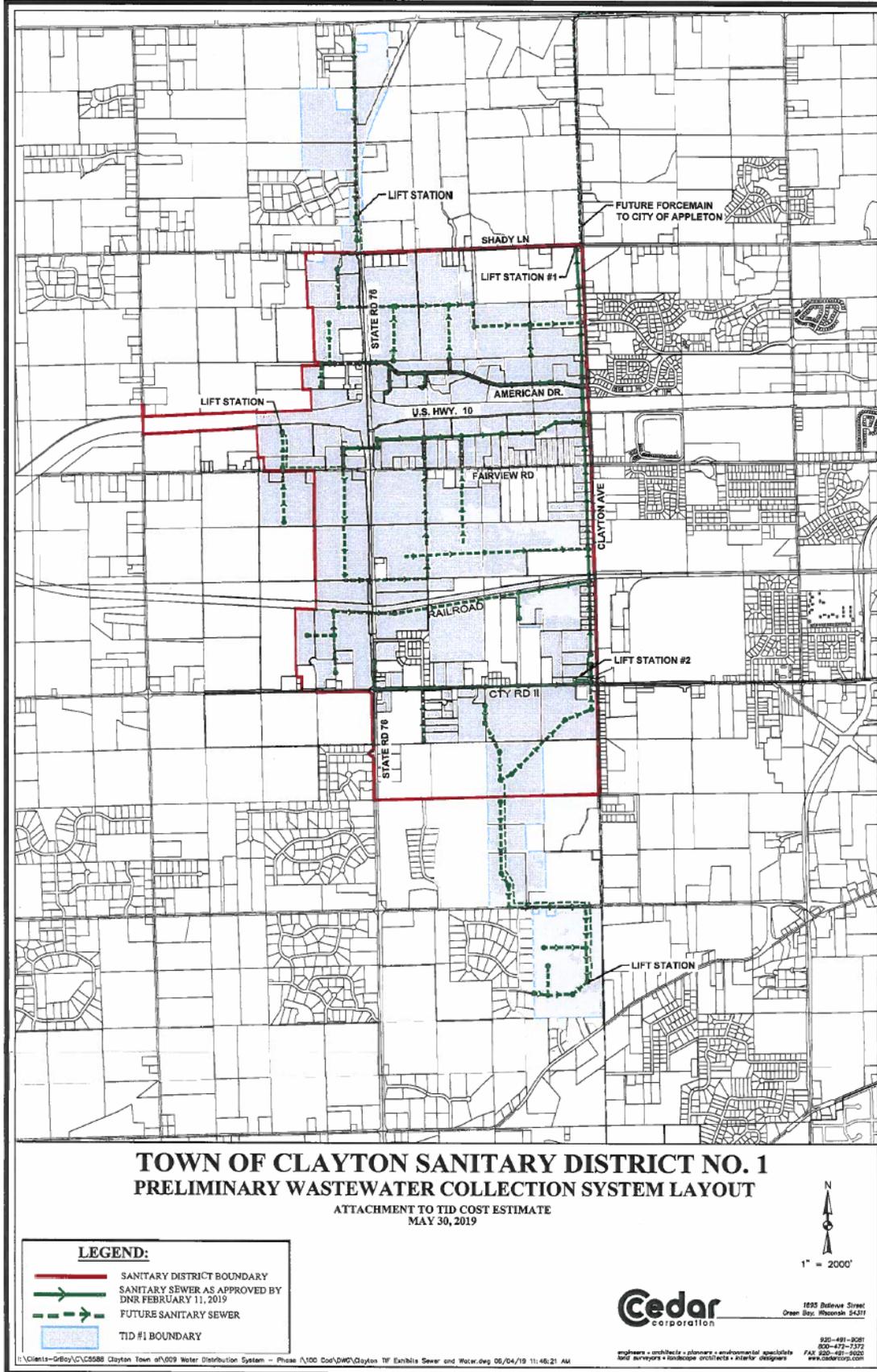
Summary: May 30, 2019

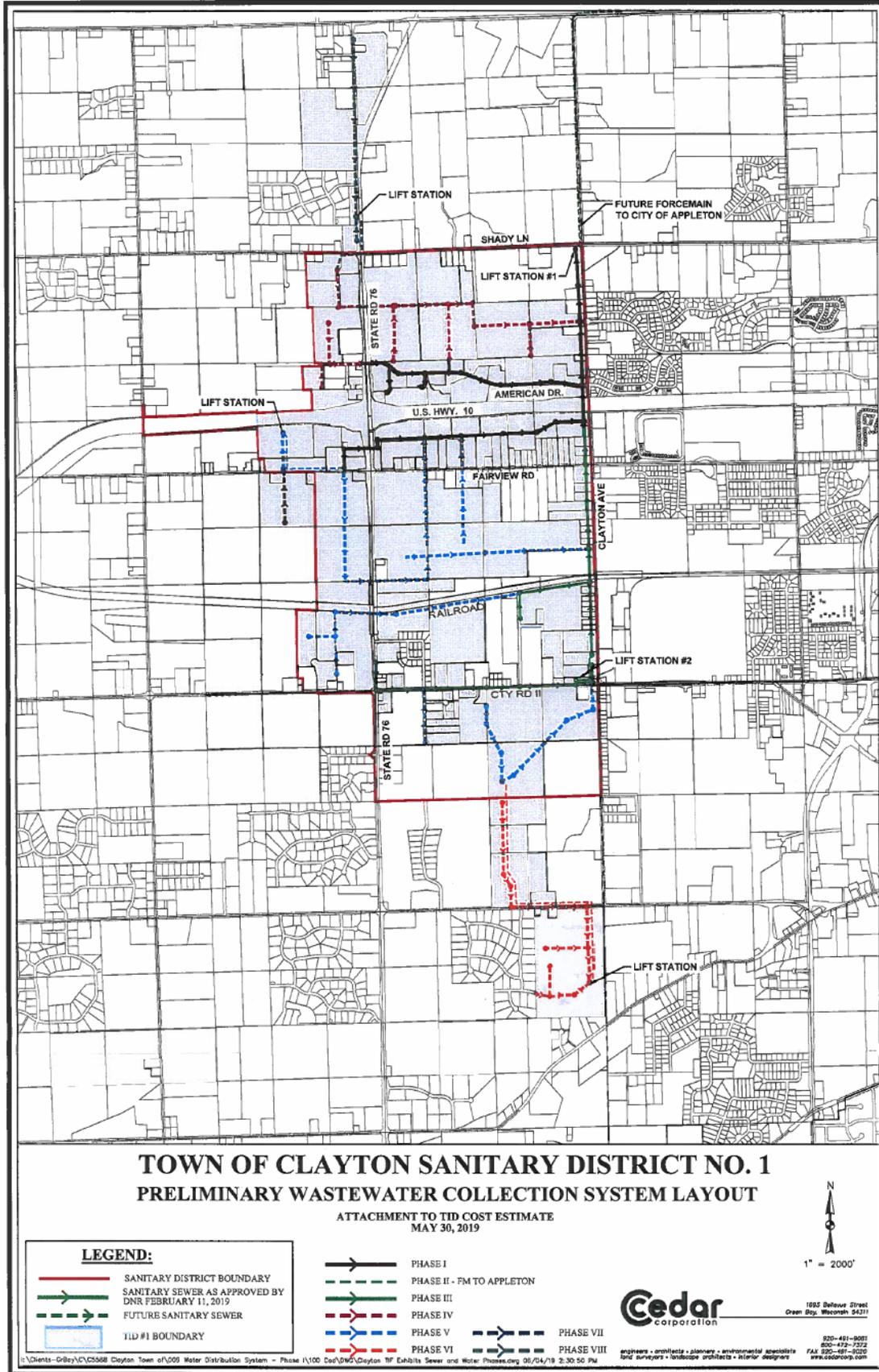
Page 2

<p>Phase V - Approximately 30,000 L.F. of Wastewater Collection System and Lift Station</p> <p>South of the Easement South of USH 10, West of Clayton Avenue, North of the Railroad, and East of the West Sanitary District Boundary</p> <p>Along the South side of the Railroad; West of STH 76, North of STH II, and East of the West Sanitary District Boundary</p> <p>Lift Station North of Fairview Road and West of Myron Lane</p> <p>Includes Wet Well, Valve Vault, Pumps, Controls, SCADA, Approximately 950 L.F. of Force Main</p>	<p>\$5,940,000</p>
<p>Phase VI - Approximately 9,700 L.F. of Wastewater Collection System and Lift Station</p> <p>South of the Southern Border of the Sanitary District to Larsen Road, East Along Larsen Road, South of Larsen Road</p> <p>Lift Station South of Larsen Road and East of Coleman Ridge</p> <p>Includes Wet Well, Valve Vault, Pumps, Controls, SCADA, Approximately 6,400 L.F. of Force Main</p>	<p>\$2,326,000</p>
<p>Phase VII - Approximately 1,300 L.F. of Wastewater Collection System</p> <p>South of Fairview and West of STH 76 all outside Sanitary District Boundary</p>	<p>\$206,000</p>
<p>Phase VIII - Approximately 4,900 L.F. of Wastewater Collection System and Lift Station</p> <p>North of the Sanitary District Boundary from Shady Lane Along STH 76</p> <p>Lift Station North of Shady Lane along STH 76 Includes Wet Well, Valve Vault, Pumps, Controls, SCADA, Approximately 780 L.F. of Force Main</p>	<p>\$1,300,000</p>
<p>Total Estimated Wastewater System Cost</p>	<hr/> <p>\$28,531,000</p>

Note: Preliminary Estimate of Probable Costs includes Construction, Engineering, and Administration.

Cost Estimate based on 2019 Estimated Construction Prices.





Agreement with Appleton to Provide Wastewater Treatment

**AGREEMENT FOR THE TREATMENT OF WASTEWATER
BETWEEN THE TOWN OF CLAYTON AND THE CITY OF APPLETON**

(Sec. 66.0301 Wis. Stats.)

This **AGREEMENT**, entered into this day of by and between Town of Clayton organized and existing under the laws of the State of Wisconsin with principal offices at 8348 CTR T Larsen, Wisconsin, hereinafter called the "Town" and the City of Appleton, a Municipal Corporation organized and existing, under the laws of the State of Wisconsin with principal offices at 100 N. Appleton Street Appleton, Wisconsin, hereinafter called the "City", is as follows:

WITNESSETH

WHEREAS, the City owns and operates a wastewater treatment facility located in the City, which has capacity for the treatment of wastewater originating in the Town; and

WHEREAS, the Town has agreed to plan, design, construct, own, and operate a wastewater collection system and interceptor located principally in the Town but extending through other municipalities to the City limits; and

WHEREAS, the Town has no wastewater treatment capabilities and has expressed a desire that the City treat the wastewater originating from areas in the Town, said lands being those described in Exhibit A attached hereto ("2018 Service Area"); and

WHEREAS, the City has agreed to accept and treat wastewater originating in the 2018 Service Area; and

WHEREAS, the wastewater to be treated and disposed of by the City from the Town shall be only of the type and nature presently being collected and treated by the City; and

WHEREAS, wastewater of the Town to be treated and disposed of by the City may originate from various land uses, including residential dwellings, commercial businesses and industrial areas within the boundaries of the Town, which uses are hereinafter referred to as "users" and;

WHEREAS, the Town has expressed willingness to enter into a contract for wastewater treatment pursuant to Section 66.0301 Wis. Stats.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in further consideration of the covenants herein contained and the benefits derived by each, the Town and the City contract and agree as follows:

A. RECITALS

The recitals hereto are hereby incorporated by reference.

B. NATURE OF THIS AGREEMENT

This Agreement is entered into pursuant to the provisions of §66.0301, Wis. Stats., and shall be construed and enforced in accordance with the provisions of that statute.

C. GENERAL INTENT

The Town will plan, design, construct, own and operate a wastewater sewerage system within the Town, extending to the City limits and connecting to the City of Appleton sewerage system, for the purpose of collecting and transporting to the City, the wastewater of users located within the 2018 Service Area. The City shall accept, transport, treat and dispose of such wastewater at its wastewater treatment facility. It is the intent of the Parties that those areas to be served by the City which are located within the Town shall not be added to the geographic boundaries of the City pursuant to the provisions of §200.15, Wis. Stats. Rather, the Town shall be considered a “contract purchaser” of sanitary sewer services from the City for purposes of this Agreement and otherwise.

D. SERVICE AREA AND CAPACITY

The service limits for the treatment of wastewater for the 2018 Service Area of the Town shall include those lands described in Exhibit A attached hereto. Any additions of area to the Existing Service Area or the 2018 Service Area by the Town must be approved by the Common Council. Any future expansion or extension of the Town’s sanitary sewer system to serve property located outside of Town or City limits must be approved in writing by the Town and City.

E. TOWN COLLECTION SYSTEM

- (1) Except as otherwise provided in this Agreement, the Town shall be responsible for the planning, design, construction, ownership, installation, operation and maintenance of the sewerage system located outside of the City boundaries. The Town shall be responsible for all costs associated with the planning, designing and construction of the sewerage system, including, but not limited to any lift station and force main, necessary for connection to the City's sewerage system. All plans and specifications for the Town sewers shall be submitted to and approved by the City. The Town shall obtain from and compensate private landowners for necessary easements over private property, which easements shall run to the Town and the City.
- (2) The Town shall be responsible for obtaining all necessary approvals, easements and permits from all Towns and Counties outside of the City of Appleton jurisdiction.
- (3) The City shall grant to the Town any permits, easements or other necessary approvals within public right-of-way or within existing public easements necessary to connect to the City sewerage system within for the construction and maintenance of the wastewater sewerage system. The Town shall restore any areas disturbed by

the construction to pre-construction conditions, and the restoration upon completion of construction must be approved by the City prior to final payment by the Town to the contractor retained by the Town for said work, which approval will not be unreasonably withheld.

- (4) Wastewater collected from the Town service area shall be transmitted to the City's wastewater collection system at the established connection points, which shall be identified by the City Engineer. Any proposed substitute connection points must be approved by the City.
- (5) Upon completion of the construction of the Town's sewerage system and acceptance by the Town, the Town shall be responsible for the operation and maintenance of the Town's sewerage system. The Town's operating and maintenance responsibility shall apply only to the collection system and interceptor components operated by the Town and shall not include the responsibility for maintenance of any service laterals from the sewer main to the building served, or of any facilities located on privately owned property not located in easements. Any approved future expansion of the Town's sewerage system or extensions within the 2018 Service Area will also be undertaken by the Town and paid for by the Town.
- (6) The Town shall maintain the wastewater sewerage system in full conformance with WDNR regulations and Chapter 20 of the City's Municipal Code now in existence or enacted or amended at any time during the existence of this Agreement or any extension thereof. Should the Town receive an order from the DNR requiring any action relating to the wastewater sewerage system and should the Town fail, refuse or neglect to reasonably comply with the order, the City shall be authorized to take action to correct the ordered deficiency to the extent necessary to achieve compliance at the Town's expense.

F. FLOW VOLUMES AND CHARACTERISTICS

The parties agree that the wastewater generated by the Town is of normal domestic strength as defined in Chapter 20 of the City's Municipal Code. Flows with strength characteristics higher than the stated limits shall be pretreated or corrected at the source prior to entry into any interceptor sewer or collector sewer connected to the City's sewerage system. For purposes of billings to the Town, flow volumes shall be based on the master flow meter described in Section H. Measurements of wastewater flow will be based upon quarterly flow meter reading.

G. SEWERAGE SERVICE

- (1) The Town hereby agrees to comply with Chapter 20 of the City's Municipal Code now in existence or enacted or amended at any time during the existence of this Agreement or any extension thereof. City agrees that any sewer use ordinance enacted or to be enacted or amended will treat users in the Town the same as users in the City, except as otherwise specifically provided herein.

- (2) The parties agree that the City shall have the right to inspect all users within the Town and if, from any inspection, it is determined by the City that any deleterious waste is improperly entering, the system, or that either the Town or a user are violating any ordinance rule or regulation or this Agreement, the user and the Town will be notified in writing and shall be required to cease and desist such discharge immediately in the case of deleterious waste and within five days if some other violation. In the event the Town and/or user fail to take corrective action (or in the alternative to satisfactorily assure the City that corrective action will be taken within a specified period of time), the City shall pursue any and all remedies available to achieve compliance.
- (3) The Town agrees that all Federal, State, City and local regulations regarding pretreatment of those industrial wastes demanding such pretreatment shall be rigidly monitored and enforced upon the applicable industrial dischargers by the Town.

H. FLOW MEASUREMENT

- (1) The actual flow of sewage from the Town shall be measured at a sewage metering station that shall be installed to accurately measure the total volume of wastewater and to transmit the flow information to the City. The metering stations shall be located so that all wastewater conveyed to the City from the Town shall be metered. The meter shall be at a location mutually acceptable to both parties. The City shall furnish, install, and maintain the flow meters and telemetry equipment. All costs for installation, operation and maintenance of the metering station and communication lines shall be the Town's responsibility.
 - a. The City shall take periodic 24-hour flow proportional samples at the metering station to determine the waste loadings from Town.
 - b. The meters shall be calibrated, and if necessary, adjusted, annually by the Town. A report of the calibration and adjustment shall be provided to the City within five (5) days of the Town's receipt of the report.

I. SEWER SERVICE CONNECTIONS

- (1) No connections shall be made to the Town collection system without prior written notice to the City.
- (2) The City shall have the right to inspect the Town building permit records to ensure compliance with this Agreement. The City shall also have the right to inspect any work performed relating to sewer service connections. All connections to the system shall meet the requirements of Chapter 20 of the Municipal Code of the City.

J. BILLING DATES AND PROCEDURES; PAYMENT TERMS

- (1) The City is providing wastewater treatment, collection and interceptor operation to the Town and the Town shall be liable for payment for all charges relating to these services. The City shall bill the Town on a quarterly basis for all charges. All invoices shall be paid in full within 20 days after the date of billing, and if not so paid, the account shall be considered delinquent. Delinquent payments shall be subject to the same penalties and charges assessed by the City to City residents who are delinquent in the payment of sewer charges. The City shall have the right to withhold approval of any sewer connections while bills are delinquent.
- (2) The Town shall provide, on a quarterly basis, a customer billing summary which indicates any changes to the number of customers being served by the Town. The City shall have the right to inspect the Town customer billing records to ensure compliance with this Agreement.

K. SEWAGE TREATMENT RATES

- (1) The rates for treating and disposing of the wastewater discharges from the Town wastewater sewerage system shall be as established by the City pursuant to Sec. 20-204 of the Appleton Municipal Code. The Town shall provide any data required by the City for non-residential customers.
- (2) All existing and future industries subject to the Federal Pretreatment Program under 40 CFR 403 shall be billed in accordance with rates established by the City for Quantity/Quality dischargers.

L. TREATMENT PLANT EXPANSION AND TREATMENT PROCESS IMPROVEMENTS

- (1) It is understood by the Town that the City's wastewater treatment facility is considered a regional facility and accordingly, the potential exists for future agreements by the City for treatment of wastewater originating in other municipalities, or sanitary and utility districts created therein. Additions to the capacity of the wastewater treatment facility or interceptors, consistent with upgraded treatment processes as required by Department of Natural Resources and the Environmental Protection Agency (EPA) or caused by growth, may be necessary in the future.
- (2) Inasmuch as the City is not reserving capacity for the Town or any other entity to be served, and is not therefore intending to sell reserve capacity, any wastewater treatment facility expansion or interceptor extension not covered by this Agreement shall be financed by the City.
- (3) If improvements to the wastewater treatment facility or the addition of a specific process for treating wastewater is required due to the treatment of wastewater from

a user within the Town, the total of such expense shall be calculated and billed on the basis of the percentage of wastewater flow from the Town as a proportion of the total wastewater flow into the City's Wastewater Treatment Facility.

M. INDEMNIFICATION

In constructing the Town wastewater sewerage system, as well as performing its obligations under this Agreement, the Town agrees to indemnify, save and hold harmless the City, its successors and assigns, from any and all claims, suits, demands or causes of action, arising out of any act or omission of the Town, its contractors, agents or employees, causing injury, directly or indirectly, to any person or persons whomsoever, or property whatsoever.

N. TERM

This Agreement shall commence upon its execution hereof by all interested parties; and shall continue thereafter for so long as wastewater discharges are made into the City wastewater sewerage system, and such wastewaters are conveyed to the City's facilities. This agreement may be terminated upon the mutual agreement of the parties.

O. DEFAULT

In the event either party hereto shall default in its obligations contained herein, then in such event the non-defaulting party may give notice of such default to the defaulting party. The defaulting party shall then have a period of not to exceed thirty (30) days within which to cure such default, except, however, that if the default is in the failure to make any payment required under the City's ordinance or the terms of this Agreement, then in such event, the terms of Section P of this Agreement shall apply. If the default as specified is not cured within the applicable cure period, then in such event, the non-defaulting party shall have the right and option to terminate this Agreement, and exercise any other right or remedy provided for by law or equity.

P. PENALTIES

The Town agrees that in the event of violation of this Agreement or the City's Municipal Ordinance, and after 30-days written notice, penalties may be assessed as allowed by Chapter 20 of the City's Municipal Code for each violation, with each day of continued violation considered as a separate "offense" for which an additional penalty assessment would be due. All such penalties shall be paid at the time the next monthly billing is due and payable.

Q. NOTICE

All notices, demands, and communications provided for herein or made hereunder shall be delivered or mailed first class with postage prepaid, addressed in each case as follows,

unless some other address shall have been designated in a written notice given in like manner, and shall be deemed to have been given or made when so delivered or mailed:

City of Appleton
Attn: Director of Public Works
City of Appleton
100 North Appleton Street
Appleton, WI 54911-4799

Town of Clayton
Attn: Clerk
8348 County Road T
Larsen, WI 54947

R. BINDING EFFECT

This Agreement shall be binding upon the parties hereto and their respective successors and assigns, including an incorporated successor to the Town and shall be considered to run with the land of the Town and any incorporated successor thereto, whether in whole or in part.

S. ASSIGNMENT

Neither the Town nor the City may assign this Agreement or their interests herein, without the prior written consent of the other.

T. BOOKS AND RECORDS

The Town and the City shall keep accurate books, records, and accounts of costs, expenses, expenditures, and receipts as they pertain to this Agreement. Upon reasonable notice, either party shall be entitled to examine any and all such books and records. Either party may request an annual certified audit report of the books and records of the other party.

U. DISPUTES

The parties hereto agree that the resolution of any dispute concerning the interpretation of this Agreement or the rates, rules and practices of the parties shall be determined in a bench trial in the Circuit Court for Outagamie County.

V. EFFECTIVE DATE

The effective date of this Agreement shall be the date upon which it is executed by the last of the parties to this Agreement.

W. EFFECT OF AGREEMENT

The City and Town recognize that this Agreement is the product of a unique set of circumstances. Accordingly, it is mutually acknowledged that many of the provisions contained herein are unique unto themselves and should not be seen as precedent for any future agreement between the City and other entities.

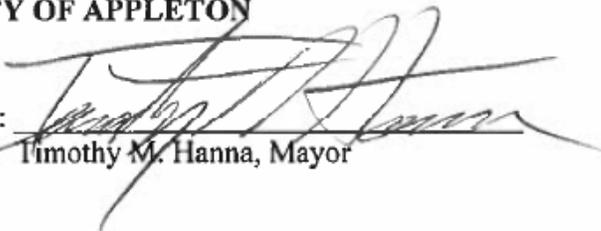
X. SEVERABILITY

If any clause, provision, or section of this Agreement be declared invalid by any Court of competent jurisdiction, the invalidity of such clause, provision or section shall not affect any of the remaining provisions.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

Dated this _____ day of November, 2018.

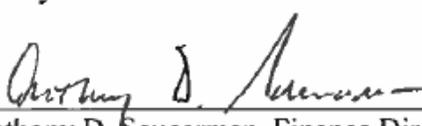
CITY OF APPLETON

By: 
Timothy M. Hanna, Mayor

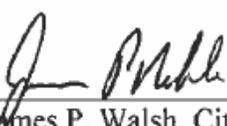
Attest:

By: 
Kami Lynch, City Clerk

Provision has been made to pay
the liability that will accrue under this contract:

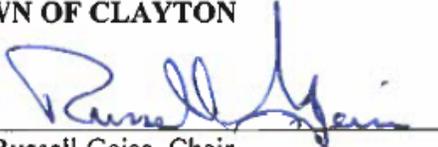
By: 
Anthony D. Saucerman, Finance Director

Approved as to Form:

By: 
James P. Walsh, City Attorney

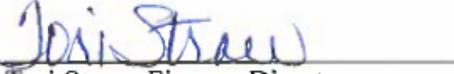
Dated this 30TH day of November, 2018.

TOWN OF CLAYTON

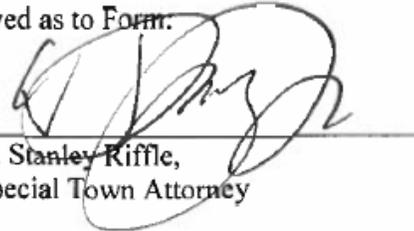
By: 
Russell Geise, Chair

Attest: 
Richard Johnston,
Town Administrator/Clerk

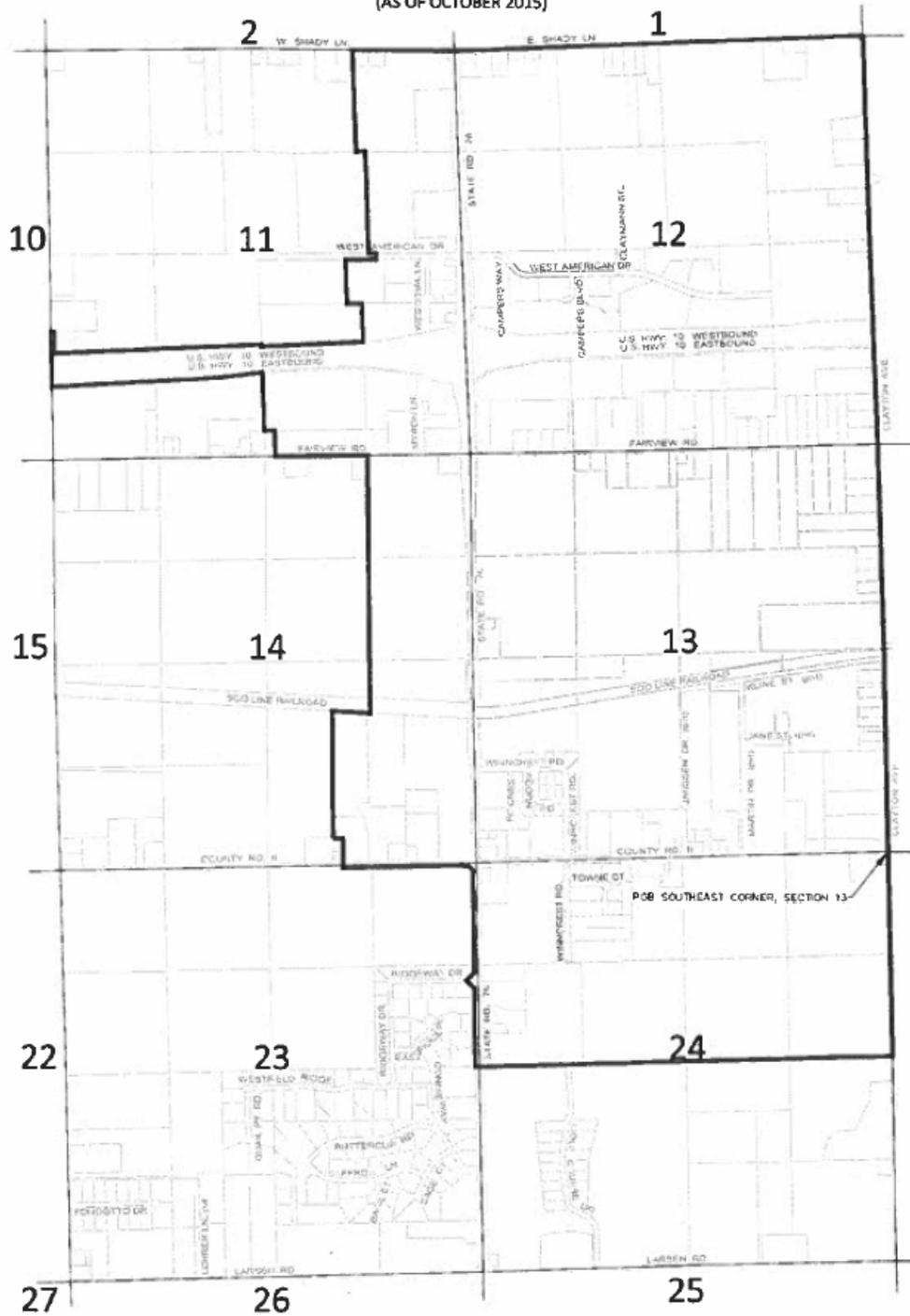
Provision has been made to pay the liability
that will accrue under this contract:

By: 
Tori Straw, Finance Director

Approved as to Form.

By: 
H. Stanley Riffle,
Special Town Attorney

NEW BOUNDARY OF SANITARY DISTRICT NO. 1 (AS OF OCTOBER 2015)



LEGEND:
 PROPOSED SANITARY DISTRICT BOUNDARY
 POB POINT OF BEGINNING


 NOT TO SCALE

**TOWN OF CLAYTON
NEW BOUNDARY
CLAYTON SANITARY DISTRICT NO. 1**



1430 Riverway Drive, Suite 202
 Brentwood, Missouri 63111

 270-471-2600
 800-452-7179
 Fax 270-441-2622
 www.cedarcorp.com

OCTOBER 13, 2015 BWC

Appleton Request to Amend Sewer Service Area



COPY

DEPARTMENT OF PUBLIC WORKS
Engineering Division
100 North Appleton Street
Appleton, WI 54911
Phone (920) 832-6474

May 13, 2019

Mr. Todd Verboomen
Associate Planner
East Central Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952

Dear Mr. Verboomen:

Please consider this letter a formal request by the City of Appleton for a Sewer Service Area Amendment under Policy "C". If approved, the Town of Clayton would construct a forcemain to the City of Appleton and obtain wastewater treatment services from Appleton's publicly owned treatment work (POTW). We are specifically requesting the following three separate actions:

1. Removal of the Sewer Service Planning Area from the Grand Chute/Menasha West Sewer Service Area.
2. Addition of new Sewer Service Planning Area to the Appleton Sewer Service Area.
3. Addition of 20-Year Sewer Service Acreage.

The circumstances of this request are unique in that other sewer service options are available, but the politics involved render those options un-implementable from the Town of Clayton's perspective. Enclosed with this request is the following supporting information:

1. A map of the area requested to be removed from the Grand Chute/Menasha West Sewer Service Area and added to the Appleton Sewer Service Area.
2. The Town of Clayton's Wastewater Treatment Facilities Plan, dated April 2019.

Please feel free to contact me if you have any questions regarding this request.

Sincerely,

Paula Vandehey, P.E.
Director of Public Works

Attachments

COPY

Dennis Steigenberger

From: Dennis Steigenberger
Sent: Thursday, May 2, 2019 3:38 PM
To: 'Paula Vandehey'
Cc: 'Lawrie J. Kobza'; Richard Johnston (townadministrator@townofclayton.net)
Subject: ECWRPC - Maps
Attachments: 20190502152911017.pdf; 20190502152922240.pdf; 20190502152930889.pdf

Hello Paula -

Here are the maps for the three items ECWRPC had requested: 1). Removal from Fox West. 2). Add to City of Appleton
3). Add 20 year sewer service area to City of Appleton.

Call if questions. Thanks.

Dennis

Dennis Steigenberger, P.E.
Senior Advisor
Cedar Corporation
1695 Bellevue Street | Green Bay | WI | 54311
Office: 920-491-9081 | TF: 800-472-7372
Direct: 920-785-7301 | Mobile: 920-621-4446 dennis.steigenberger@cedarcorp.com
www.cedarcorp.com | LinkedIn | Facebook | Twitter

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

-----Original Message-----

From: Lawrie J. Kobza <lkobza@boardmanclark.com>
Sent: Tuesday, April 30, 2019 12:58 PM
To: Dennis Steigenberger <dennis.steigenberger@cedarcorp.com>
Cc: Town Administrator, Town of Clayton <townadministrator@townofclayton.net>; Russell Geise <rgeise@centurytel.net>
Subject: Message from Appleton

Dennis, see message from Paula at Appleton. Can you mark the area on the map as she asks? Thanks. Lawrie

Lawrie J. Kobza
Boardman & Clark LLP
Attorney
lkobza@boardmanclark.com
Direct: +1 608-283-1788
Phone: 608-257-9521
Fax: 608-283-1709
==--==

Madison Office

BOARDMAN & CLARK LLP
1 S PINCKNEY ST STE 410
P.O. Box 927
MADISON, WI 53701-0927
<http://boardmanclark.com>

-----Original Message-----

From: Paula Vandehey [mailto:Paula.Vandehey@Appleton.org]
Sent: Tuesday, April 30, 2019 12:45 PM
To: Lawrie J. Kobza <lkobza@boardmanclark.com>
Cc: Jim Walsh <Jim.Walsh@appleton.org>
Subject: FW: Message from "RNP58387914EEDE"

Hi Lawrie,

I talked to East Central Regional Planning Commission staff today and I am working on the SSA amendment letter of request. Eric Fowle clarified that I need to specifically request 3 action items:

1. Removal of the SS Planning Area from Grand Chute/Menasha West 2. Addition of new SS Planning Area to the Appleton SSA 3. Addition of 20-Year SSA

Can you please mark on the attached map the exact area I need to request be removed from GC/M and added to Appleton's SSA?

Thanks!
Paula

-----Original Message-----

From: commdev@appleton.org <commdev@appleton.org>
Sent: Tuesday, April 30, 2019 12:39 PM
To: Paula Vandehey <Paula.Vandehey@Appleton.org>
Subject: Message from "RNP58387914EEDE"

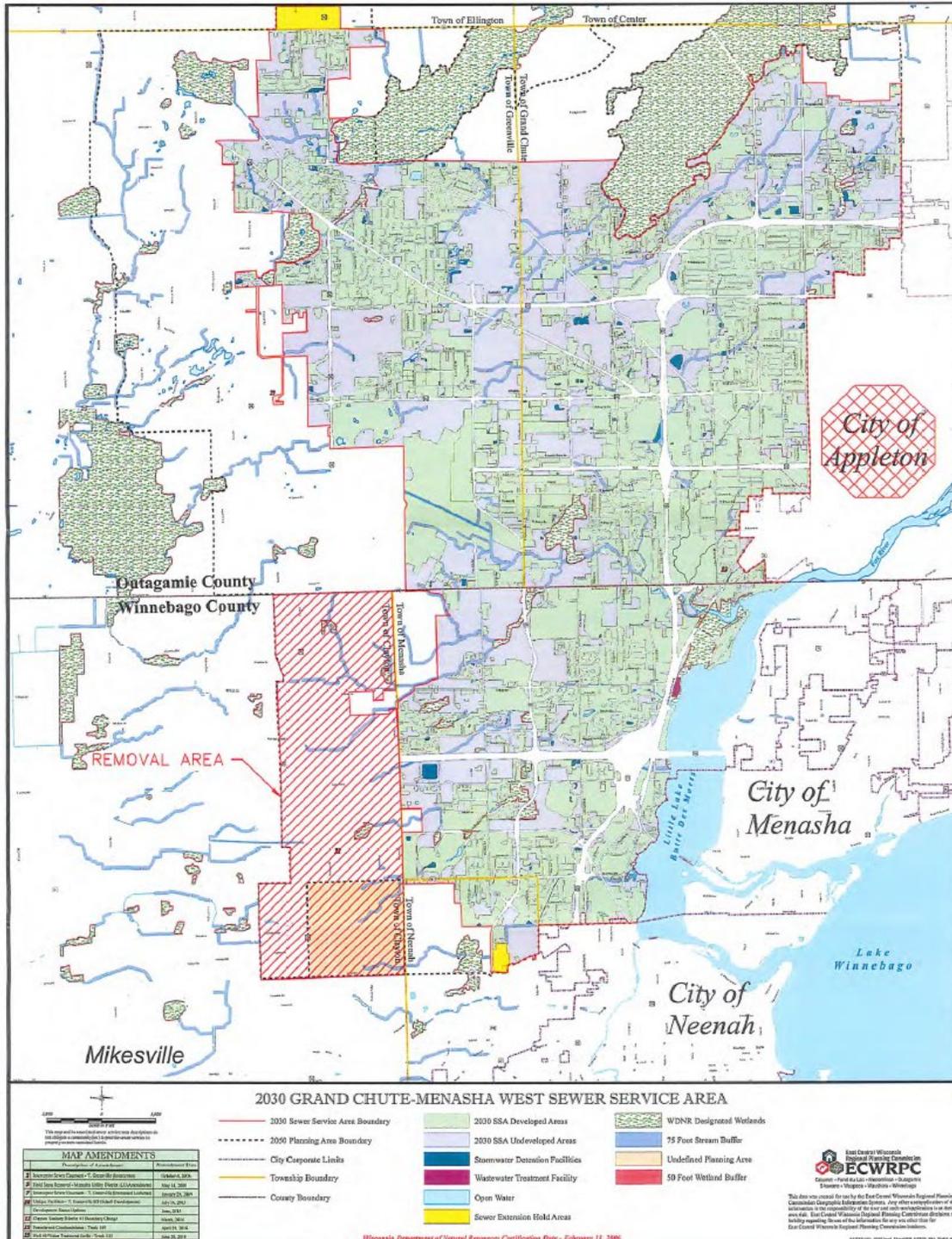
This E-mail was sent from "RNP58387914EEDE" (MP C4504ex).

Scan Date: 04.30.2019 12:38:51 (-0500)
Queries to: commdev@appleton.org



CITY OF APPLETON SEWER SERVICE AREA AMENDMENT

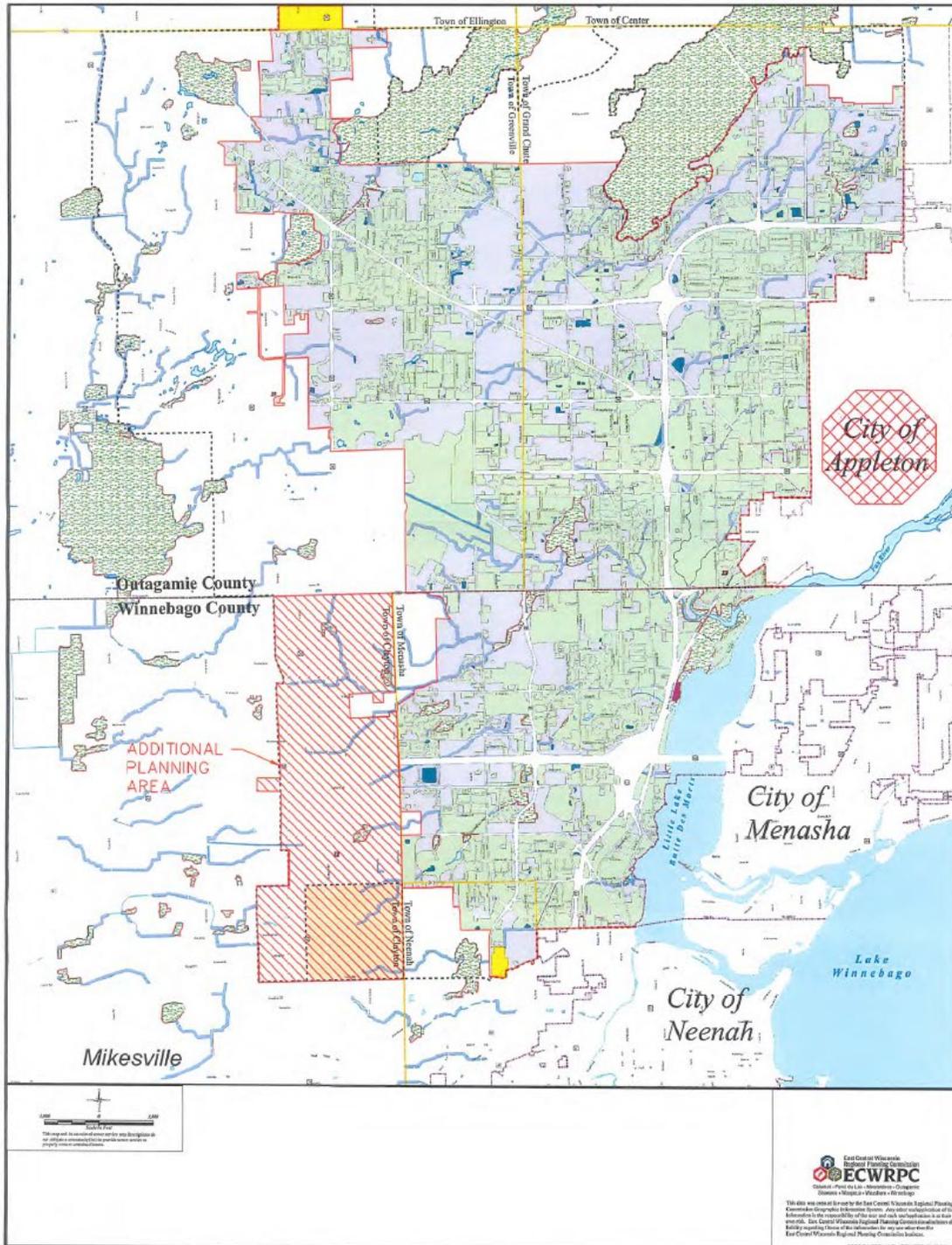
REMOVAL OF SEWER SERVICE PLANNING AREA
FROM GRAND CHUTE/MENASHA WEST (FOX WEST)
MAY 1, 2019





CITY OF APPLETON SEWER SERVICE AREA AMENDMENT

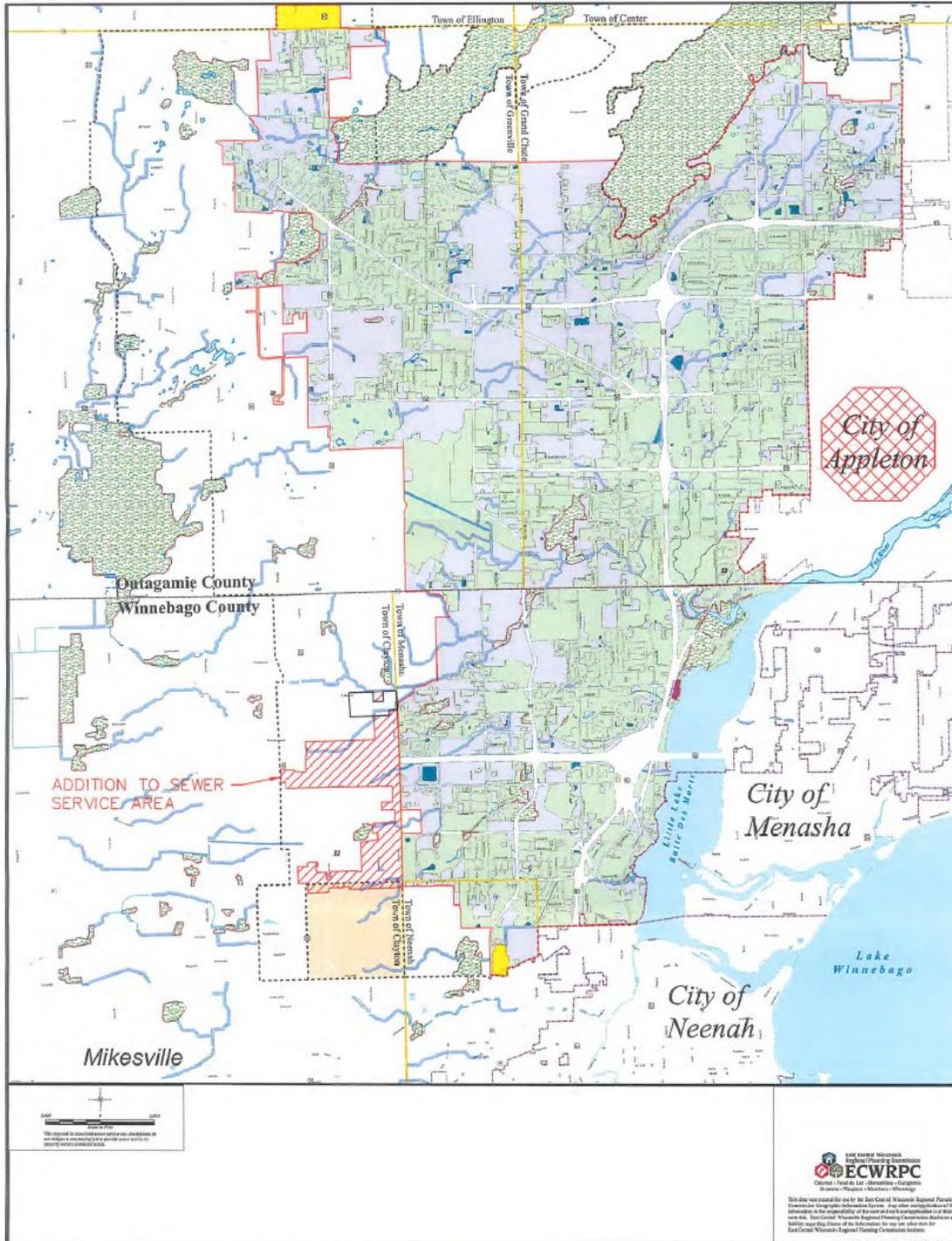
PROPOSED ADDITION OF NEW SEWER SERVICE
PLANNING AREA TO THE CITY OF APPLETON
MAY 1, 2019

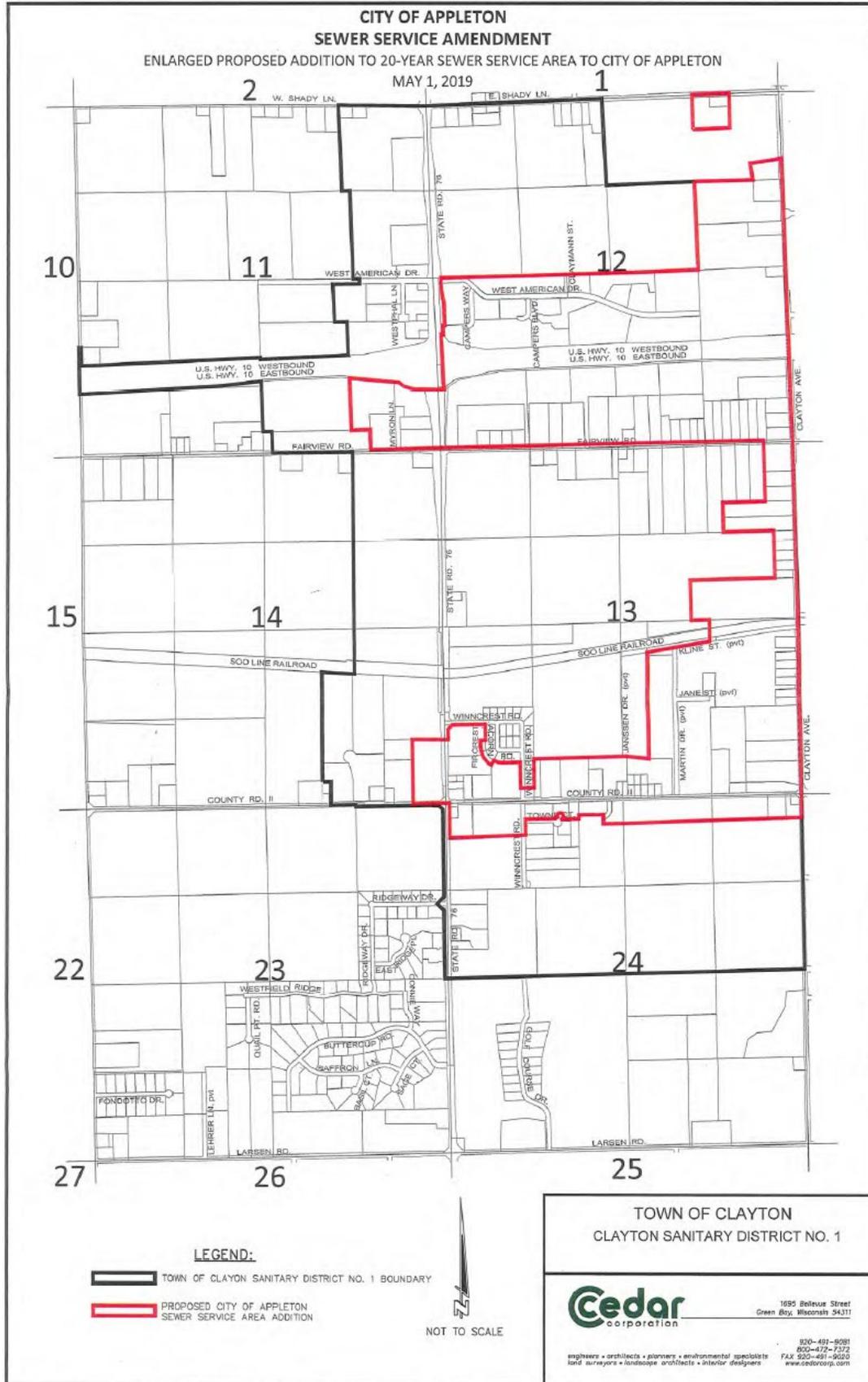




CITY OF APPLETON SEWER SERVICE AREA AMENDMENT

PROPOSED ADDITION 20-YEAR SEWER SERVICE
AREA TO THE CITY OF APPLETON
MAY 1, 2019





ECWRPC Response to Appleton Sewer Service Area Amendment Request



May 30, 2019

Paula Vandehey, P.E.
City of Appleton
100 North Appleton Street
Appleton, WI 54911

Dear Ms. Vandehey:

East Central Review No. Track 160

Subject: Unique Facility (Town of Clayton Service) Sewer Service Area Amendment Request

The East Central Wisconsin Regional Planning Commission has completed a preliminary review of the City's Sewer Service Area (SSA) Amendment request to service the Town of Clayton via a Town constructed force main. A date to present this request to East Central's Community Facilities Committee has not been set yet. A date will be established after the City provides East Central with the requested information below.

As discussed this SSA Amendment is being considered under Policy C: Unique Facilities. In this case 'unique facility' is the Town's contention that other sewer service options are unimplementable due to the lack of municipal boundary and/or service agreements. To help move the City's request forward East Central is requesting the City provide the following:

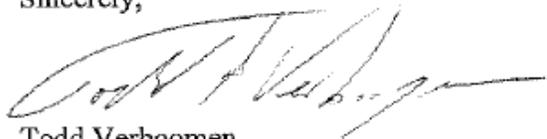
1. SSA Amendment & Update Process (2004) – Section III, A.2: The City should work with the Town to provide assurance that existing and future development within the proposed SSA will follow density requirements.
2. SSA Amendment & Update Process – Section III, A.2: While at this time East Central is not formally reviewing the Town of Clayton Sanitary District's (SD) April 2019 Wastewater Treatment Facilities Plan (WTFP) it should be noted that the population and growth projections used in the WTFP do not conform to East Central's standards as they assume a "full development" scenario of lands within the SD. This is not likely to be the case over 20 years. That being said, the City should work with the Town and East Central to provide SD growth projections that reflect future Town-wide growth and a breakdown of SD growth projections.
3. SSA Amendment & Update Process – Section III, A.3: The City should coordinate with the Town to provide East Central with a current and proposed land use map with a narrative of existing conditions and projected development as they relate to the aforementioned population projections.
4. SSA Amendment & Update Process – Section III, A.4: The City shall provide East Central with a letter and strong documentation discussing the City wastewater treatment facility's current capacity and its ability to treat the proposed SSA additions serving the SD.
 - a. As mentioned in #2 above, population/growth projections used in the draft Clayton WTFP need to be better represented. A close evaluation of SD full build out population growth scenarios should be identified and accounted for when considering Appleton's available capacity.

- b. Please also submit a copy of the City's recent service agreement between the City and the Town of Clayton so that we may assess the conditions and requirements between the two communities.
5. SSA Amendment & Update Process – Section III, A.5: Documentation and descriptions on how stormwater management will be dealt with for the SSA addition areas should be provided to East Central.
6. Creating voids or islands within a current SSA is generally discouraged. The City's proposed SSA addition map indicates a small single farmstead along Shady Lane being brought into the SSA creating an island. Please provide East Central with an explanation for the need and justification of extending sewer to this property.
7. Please provide East Central with the City's GIS files delineating the proposed SSA additions, removals, and force main route so that we may utilize them for reference within our GIS system. Please be aware that based on current policies, IF this amendment is approved, staff will also require that the actual force main route (ROW) be added to the proposed SSA boundary and acreage calculations.

I'd like to mention again that this SSA Amendment request will not be on the June 12, 2019 regular CFC meeting agenda. Due to the complexity of this SSA Amendment and our request for more information we will hold off on scheduling this meeting until more is known. Do note that the CFC may consider holding a special committee meeting to take action on the request once this information request is satisfied and that adequate public review of the proposal has occurred.

Please do not hesitate to contact me at (920) 751-4770 or at tverboomen@ecwrpc.org should you have any questions.

Sincerely,



Todd Verboomen
Associate Environmental Planner

- c: Eric Fowle, AICP – Executive Director, ECWRPC
- Mayor Tim Hanna – City of Appleton
- Ernie Bellin – Chair, ECWRPC Comm. Facilities Committee

Letters to overlying taxing jurisdictions Notification of initiation of TID planning process



8348 County Road T
Larsen, WI 54947

June 1, 2019

Dr. Susan May, President
Fox Valley Technical College
1825 N. Bluemound Dr.
Appleton, WI 54912-2277

Re: Proposed creation of Tax Increment District (TID)#1

Dear Dr. May,

The Town of Clayton has initiated planning for creation of TID #1. The Town meets the value and population threshold to authorize creation of a typical municipal tax increment district (TID) under Wisconsin Statutes 66.1105. SS 66.1105(4m) requires the Town notify the affected taxing jurisdictions of the proposed TID.

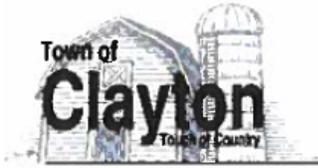
TID #1 is being created as a mixed-use TID in order to promote the orderly growth and development of the Town in the face of intense development pressure by extending municipal sewer and water services to the area, which is currently not served by municipal services.

The Clayton Town Board authorized planning for the creation of TID #1 on January 16, 2019 (resolution attached). The Clayton Plan Commission will oversee the TID planning and is considering holding a public hearing on July 10, 2019. The actual hearing date is expected to be set by the Plan Commission at their June meeting. A public hearing notice will be sent at least two weeks prior to the actual hearing date.

The Joint Review Board (JRB) will convene to review the proposed changes within ten days of the public hearing date. The Fox Valley Technical College will need to appoint someone to represent it on the JRB. Additionally, the JRB has an at-large representative. Typically, the municipality creating the TID will nominate an at-large representative at the JRB's first meeting. The nominated person is normally in attendance at that meeting so they may be seated as soon as the nomination is approved by the JRB.

To facilitate the selection of an acceptable JRB meeting date and time, we have established a Doodle poll for your JRB representative to select the dates and times they are available to meet within the allowable meeting period. We are looking for available days between June 25, 2019 and July 10, 2019 for 10:00 a.m. or 4:00 p.m. meeting times. The web address of the poll is: <https://doodle.com/poll/z6bq43gkz4cynbp5>. Please have your JRB representative go to this site and complete the poll as soon as possible.

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Email – clerk@townofclayton.net | Web Page – www.townofclayton.net



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Larsen, WI 54947

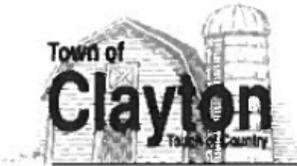
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Sincerely,
Town of Clayton

Richard Johnston
Town Administrator

Cc: Gary Becker, GWB Professional Services

Enc:
Resolution Initiating Planning for TID #1
TID Creation Timetable
TID #1 Boundary Map



8348 County Road T
Larsen, WI 54947

June 1, 2019

Mark Harris, County Executive
Winnebago County
112 Otter St.
Oshkosh, WI 54901

Re: Proposed creation of Tax Increment District (TID)#1

Dear Mr. Harris,

The Town of Clayton has initiated planning for creation of TID #1. The Town meets the value and population threshold to authorize creation of a typical municipal tax increment district (TID) under Wisconsin Statutes 66.1105. SS 66.1105(4m) requires the Town notify the affected taxing jurisdictions of the proposed TID.

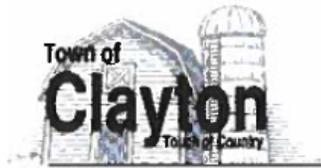
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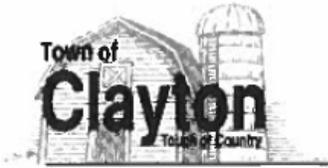
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Sincerely,
Town of Clayton

Richard Johnston
Town Administrator

Cc: Gary Becker, GWB Professional Services

Enc:
Resolution Initiating Planning for TID #1
TID Creation Timetable
TID #1 Boundary Map



8348 County Road T
Larsen, WI 54947

June 1, 2019

Dr. Mary Pfeiffer, District Administrator
Neenah Joint School District
410 S. Commercial St.
Neenah, WI 54956-2527

Re: Proposed creation of Tax Increment District (TID)#1

Dear Dr. Pfeiffer,

The Town of Clayton has initiated planning for creation of TID #1. The Town meets the value and population threshold to authorize creation of a typical municipal tax increment district (TID) under Wisconsin Statutes 66.1105. SS 66.1105(4m) requires the Town notify the affected taxing jurisdictions of the proposed TID.

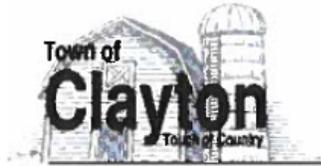
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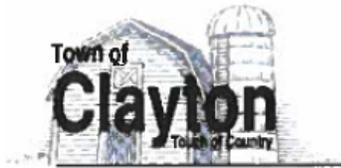
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Sincerely,
Town of Clayton

Richard Johnston
Town Administrator

Cc: Gary Becker, GWB Professional Services

Enc:
Resolution Initiating Planning for TID #1
TID Creation Timetable
TID #1 Boundary Map



8348 County Road T
Larsen, WI 54947

June 1, 2019

Russ Geise, Chair
Town of Clayton
8348 County Road T
Larsen, WI 54947

Re: Proposed creation of Tax Increment District (TID)#1

Dear Mr. Geise,

The Town of Clayton has initiated planning for creation of TID #1. The Town meets the value and population threshold to authorize creation of a typical municipal tax increment district (TID) under Wisconsin Statutes 66.1105. SS 66.1105(4m) requires the Town notify the affected taxing jurisdictions of the proposed TID.

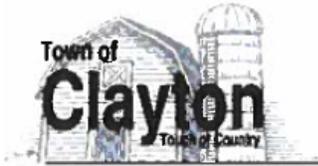
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Sincerely,
Town of Clayton

Richard Johnston
Town Administrator

Cc: Gary Becker, GWB Professional Services

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Resolution Initiating Planning for TID #1
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TOWN OF CLAYTON

Resolution 2019-001

RESOLUTION OF THE CLAYTON TOWN BOARD

A RESOLUTION INITIATING PLANNING FOR CREATION OF TAX INCREMENT DISTRICT #1

WHEREAS, the Town Board of the Town of Clayton has determined a need to maintain its rural character and protect the working agricultural lands of the Town; and,

WHEREAS, the Town is facing intense development pressure from the east which is threatening the Town's rural character and the integrity of its working agricultural lands; and,

WHEREAS, Wisconsin statutes 66.85 authorize towns to establish tax increment finance districts (TID) for the purpose of supporting the following agricultural activities:

- Crop production
- Animal production
- Support activities for agriculture.
- Support activities for animal production.
- Farm product warehousing and storage, refrigerated; and,

WHEREAS, Wisconsin statutes 66.85 authorize towns to incur costs to install sewer and water services and otherwise protect soil and water from contamination; and,

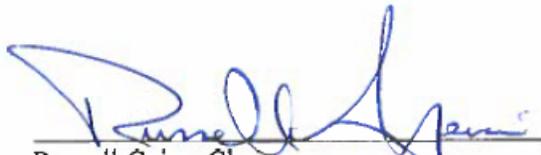
NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Clayton directs the Town Plan Commission to initiate planning for the creation of a new TID for the purpose of paying costs associated with the provision of sewer and water services and the protection of working agricultural lands from development and to conduct public hearings on said actions; and,

BE IT FURTHER RESOLVED, the Town Board of the Town of Clayton authorizes Town staff, the Town Attorney and contracted consultants and service providers to assist the Plan Commission with the tasks necessary to complete the actions described above; and,

BE IT FURTHER RESOLVED, that the Town Board hereby directs Town staff to notify the overlying taxing jurisdictions of the Town's intention to create TID #1 and request they appoint a representative to the Town's Joint Review Board.

Adopted this 16th day of February, 2019

Vote: Yes: 5 No: 0 Abstain: 0



Russell Geise, Chair

ATTEST: 

Richard Johnston, Administrator

TOWN OF CLAYTON TAX INCREMENT DISTRICT #1

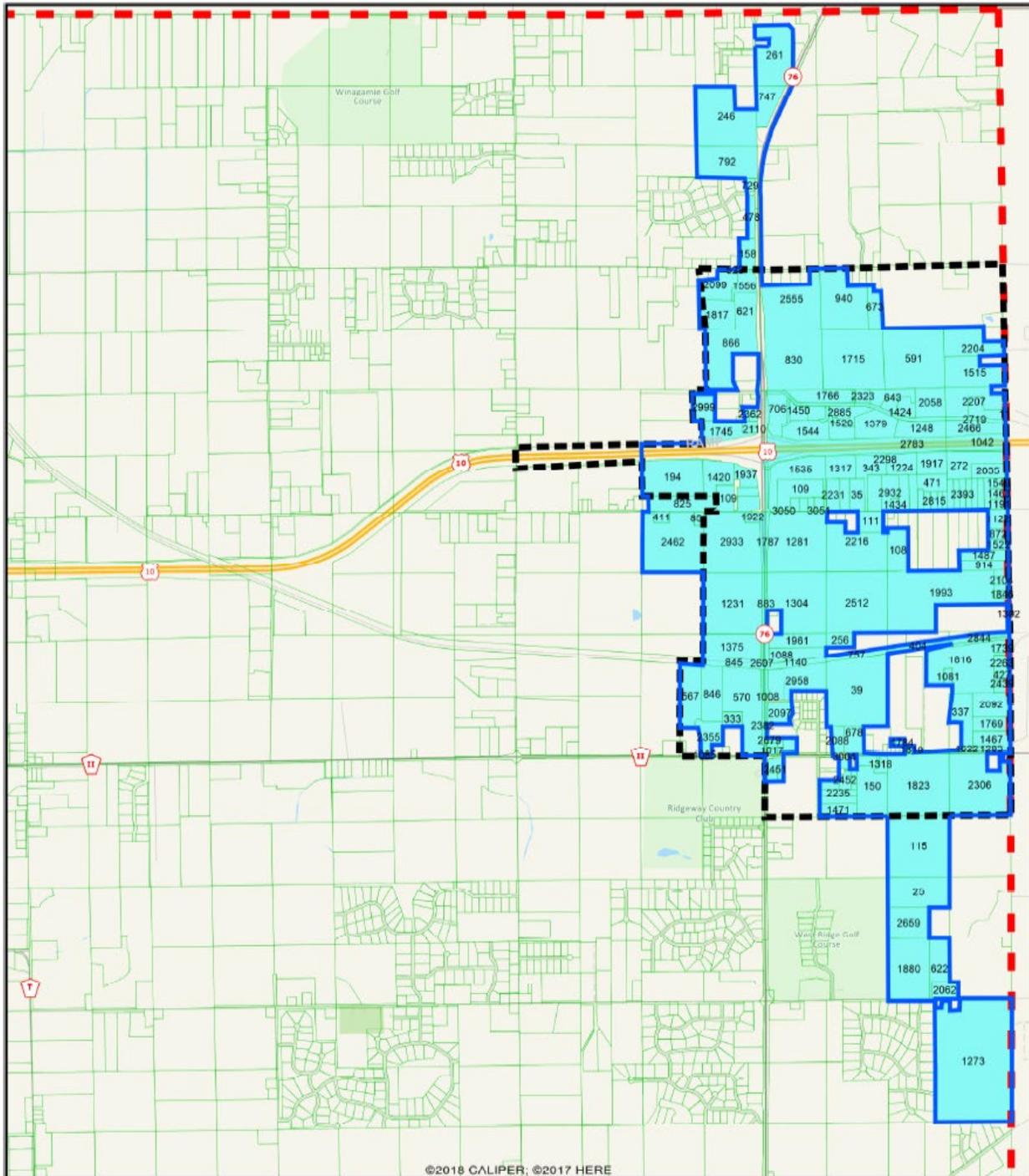
Timetable

Updated: 5/29/2019

Action	Party Responsible	Date
1. Town Board approves TID services contract.	Town Board	10/17/18
2. Prepare preliminary analysis of TID and conceptual plan for its formation.	GWB	10/22/18 – 12/30/18
3. Town Board Meeting: Consider resolution authorizing planning process to consider creating TID #1.	Town Board	01/16/19
4. Plan Commission Meeting: discuss preliminary TID concepts and boundary; adjust as appropriate.	Plan Commission	2/13/19
5. Adjust TID boundary & parcels based upon feedback from Plan Commission;	GWB	2/25/19 – 3/8/19
6. Plan Commission Meeting: Review revised boundary, parcel list and TID creation schedule.	Plan Commission	3/13/19
7. Prepare first draft TID project plan based upon preliminary boundary & parcels.	GWB	3/14/19 – 5/03/19
8. Plan Commission Meeting: <ul style="list-style-type: none"> • Review TID boundary and Project Plan • Recommend edits to boundary/plan • Schedule Plan Commission public hearing for TID creation (if no further discussion needed) 	Plan Commission	5/16/19
9. Letters to taxing jurisdictions requesting JRB appointments and meeting dates.	GWB/Town Clerk	6/1/19
10. Plan Commission Meeting: <ul style="list-style-type: none"> • Review TID Project Plan public hearing draft • Recommend edits to boundary/plan, if needed • Schedule public hearing date 	Plan Commission	6/12/19
11. Prepare final public hearing TID Project Plan and resolutions.	GWB	6/13/19 7/1/19
12. Public hearing notice and JRB notice to newspaper.	GWB/Town Clerk	06/21/19
13. Publish notice for TID JRB meeting (<i>Class I</i>)	Appleton Post Crescent	05/30/19
14. Send hearing notice to taxing entities with JRB meeting packet. (15 days before hearing)	GWB/Town Clerk	05/24/19
15. Publish notices for TID Project Plan public hearing (<i>Class II</i>)	Appleton Post Crescent	06/25/19 07/2/19
16. JRB – First Meeting on TID Creation: Confirm chairperson and at-large member, discussion of draft TID Project Plan (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i>)	JRB	06/25/19 – 07/10/19
17. Plan Commission Meeting: <ul style="list-style-type: none"> • Public hearing –TID Project Plan (<i>at least 7 days after last insertion of public notice</i>) • Adoption of TID Project Plan, submission to Town Board for Approval 	Plan Commission	07/10/19
18. Provide information to Town Attorney for TID creation attorney opinion letter.	GWB/Town Clerk	07/12/19
19. Town Board Meeting: <ul style="list-style-type: none"> • Review TID Project Plan. • Approve TID Project Plan (<i>Not less than 14 days after public hearing</i>) 	Town Board	08/07/19
20. JRB meeting notice to newspaper.	GWB/Town Clerk	08/12/19
21. Mail out JRB packets.	GWB/Town Clerk	08/12/19

22. Publish JRB meeting notice.	Appleton Post Crescent	08/14/19
23. JRB – Final Meeting on TID Creation: Approval of TID #4 Project Plan by JRB <i>(At least 5 days after publication of meeting notice and within 45 days of Board approval)</i>	JRB	08/19/19 – 09/20/19
24. JRB notifies Town of approval <i>(within 7 days of JRB decision)</i>	JRB	09/21/19
25. Submit TID creation information to Wisconsin Department of Revenue (Base Year Packet).	GWB/Town Clerk	9/23/19 – 10/31/19

The Appleton Post Crescent is published every day; notices must be provided prior to noon two days prior to publication.
 Town Board meets 1st & 3rd Wednesday of the month.
 Plan Commission meets 2nd Wednesday of the month.



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**Town of Clayton,
Winnebago County, WI
Tax Incremental District #1
Boundary Map
Draft #4**

Source: Winnebago County GIS; Wisconsin Dept. of Revenue, Town of Clayton; GWB Professional Services



May 15, 2019

1234 Parcel Identification Number



Prepared by GWB Professional Services

Joint Review Board Meetings

JRB MEETING #1 MEETING NOTICE PROOF OF PUBLICATION



STATE OF WISCONSIN
BROWN COUNTY

CLAYTON, TOWN OF
8348 COUNTY ROAD T

LARSEN WI 549479730

RECEIVED
JUL 01 2019

I, being duly sworn, doth depose and say 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, which was published therein on:

Account Number: GWM-1011114
Order Number: 0003640976
No. of Affidavits: 1
Total Ad Cost: \$27.47
Published Dates: 06/20/19

TOWN OF CLAYTON
NOTICE OF JOINT REVIEW BOARD MEETING

NOTICE IS HEREBY GIVEN that on Thursday, June 27, 2019 at 4:00 p.m. the Joint Review Board (JRB) of the Town of Clayton will hold a meeting pursuant to sections 66.1105(4m) of Wisconsin State Statutes at Clayton Town Hall, 8348 County Road T, Larsen, WI.

The JRB will review proposed actions regarding the creation of Tax Incremental District (TID) #1. A map of the proposed TID and the draft project plan may be found on the Town website - www.townofclayton.net. A copy of the agenda may be made by contacting Richard Johnsen, Town Administrator, Phone (920)836-2007.

Publication Date: June 20, 2019, one insertion
Holly Stevens, Clerk
Run: June 20, 2019 WNAXLP

(Signed) Shelly Hora (Date) 6-26-19
Legal Clerk

Signed and sworn before me

Nancy Heyrman

My commission expires 5-15-23

NANCY HEYRMAN
Notary Public
State of Wisconsin

CLAYTON, TOWN OF
Re: JRB 1st Mtg

GANNETT WI MEDIA
435 EAST WALNUT ST
PO BOX 23430
GREEN BAY, WI 54305-3430

GANNETT
Wisconsin Media
Delivering Customers. Driving Results.

JRB MEETING #1 MEETING MINUTES

**TOWN OF CLAYTON
JOINT REVIEW BOARD MEETING**

On the Creation of TID #1

Clayton Town Hall
8348 County Road T, Larsen, WI
June 27, 2019 at 4:00 p.m.

MEETING MINUTES

1. Call to Order –Acting Chair

Clerk Stevens called the meeting to order at 4:00 p.m.

2. Roll Call –Acting Chair

JRB REPRESENTATIVES PRESENT

Vicki Fitzgerald, Chief Financial Officer, representing Winnebago County
Andrew Thorson, Asst District Admin for Business Services, Neenah Joint School District
Faith Schiedermayer, representing Fox Valley Technical College
Richard Johnston, Administrator, Town of Clayton
Dick Knapinski, 8605 Clayton Avenue, Neenah, Nominated Member At-Large

STAFF PRESENT

Gary Becker, GWB Professional Services, Town of Clayton Consultant
Holly Stevens, Clerk, Town of Clayton
Tori Straw, Assistant Administrator, Town of Clayton

3. Nominate/Elect JRB Chair

Clerk Stevens requested nominations for Chairperson.

MOTION:

Motion by Faith Schiedermayer
Second by Vicki Fitzgerald
Motion to nominate Richard Johnston as Chair

No other nominations were presented

VOTE:

Motion carried by unanimous voice vote to name Richard Johnston as Chair of the Town of Clayton TID #1 Joint Review Board Chairperson

4. Nominate/Elect At-Large JRB Member

Chair Johnston presented the Town's nomination for JRB Member At-Large, Dick Knapinski

MOTION:

Motion by Chair Johnston
Second by Vicki Fitzgerald

Motion to accept the Town's nominee Dick Knapinski as the Town of Clayton TID #1 Joint Review Board Member At-Large

VOTE:

Motion carried by unanimous voice vote to name Dick Knapinski as Member At-Large for the Town of Clayton TID #1 Joint Review Board

5. Discuss TID #1 Creation

Chair Johnston summarized the purpose for creation of TID #1

- Encourage Development on East Side of Town
- 2016 Comprehensive Plan included Working Lands Initiative to the West
- TID on the East would promote development while preserving the rural community on the West
- The STH 41/10/441 Interchange has facilitated ease of access in the STH 10 corridor
- Current development in that area is on private systems and wells
- Municipal Utilities are needed to facilitate high-value development / without utilities this development will not occur
- Current development to the east of the Town is indicative of the type of development likely to occur if necessary services are available
- WIDOT in process of constructing roundabouts along major intersections of STH 76 which will change the nature of the development along that corridor

Consultant Gary Becker reviewed the TID #1 Project Plan

- Town reached \$500,000,000 in equalized value and therefore, by statute, may create a traditional TID

The Project Plan includes and the JRB discussed the following:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and Town ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the Town;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries

Mr. Becker Concluded his review briefly discussing a timeline of events

- Plan Commission Public Hearing has been noticed and scheduled for July 10, 2019

JRB MEETING #2 MEETING NOTICE PROOF OF PUBLICATION

Joint Review Board Meeting 06-27-19

Draft 06-28-19

- Plan Commission will review and consider adoption of the Project Plan and Boundary at its regular meeting immediately following the public hearing
 - Plan Commission will then forward the Project Plan and Boundary to the Town Board for its approval
 - Joint Review Board will hold its second meeting sometime between Mid-August and Early September to review and approve the Project Plan and boundary
 - After the JRB approval, the Plan and boundary will be submitted to the WI Department of Revenue
6. Other Business—NONE
 7. Set Date for JRB Meeting #2—To be determined by a meeting poll
 8. ADJOURN

MOTION:

Motion by Andrew Thorson
Second by Dick Knapinski
Motion to adjourn at 4:53 p.m.
Motion carried by unanimous voice vote

Town of Clayton Joint Review Board Members:

Richard Johnston, Administrator, representing Town of Clayton
Andrew Thorson, Assistant District Administrator for Business Services, Neenah Joint School District
Amy Van Straten, V.P. Financial Services, Fox Valley Technical College
Mark Harris, County Executive, Winnebago County
Dick Knapinski, At-Large

JRB MEETING #2 MEETING MINUTES

Public Hearing

Plan Commission Public Hearing Notice

**NOTICE OF PUBLIC HEARING REGARDING
THE PROPOSED PROJECT PLAN AND BOUNDARY FOR TAX INCREMENTAL DISTRICT
(TID) No. 1 IN THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN**

NOTICE IS HEREBY GIVEN that on July 10, 2019 at 7:00 p.m. the Plan Commission of the Town of Clayton will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes in the Town Hall, 8348 County Rd. T, Larsen, WI.

The Town is proposing to create Tax Increment District (TID) #1. The hearing is to provide the public an opportunity to review and comment on both the boundary and project plan of the proposed TID. A map of the proposed TID #1 boundary is printed below. The map and draft project plan may be found on the Town's website shown below, or by visiting Town Hall and requesting a copy. Reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID creation.

TID No. 1 will be classified as a mixed-use district intended to fund public infrastructure to allow a mix of land uses including residential, commercial and industrial within the District. Residential land uses will not comprise more than 35% of the District. Proposed public improvements include sanitary sewer and water system improvements, equipment to serve the district, development incentives, professional and organizational services, administrative costs and finance costs. The proposed costs include projects within the proposed boundary and within ½ mile radius of the proposed boundary of the District. As part of the project plan, cash grants may be made by the Town to owners, lessees, or developers of property within TID No. 1. Any such grant is required to be accompanied by a development agreement.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and boundary. A copy of the TID #1 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the draft Project Plan may be made by contacting the Town Clerk, Town of Clayton, 8348 County Rd. T, Larsen, WI; Phone (920) 836-2007 or by visiting the Town website at <http://www.townofclayton.net>.

Dated this 18th day of June, 2019

Holly Stevens
Clerk

Publication Dates: June 25, 2019
July 2, 2019

Affidavit of publication requested.



STATE OF WISCONSIN
BROWN COUNTY

CLAYTON, TOWN OF

8348 COUNTY ROAD T
LARSEN

WI 549479730

I, being duly sworn, doth depose and say 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, which was published therein on:

Account Number: GWM-1011114
Order Number: 0003640064 GWM-5002246080 - TID1 CLAYTON
Published Dates: 06/25/19, 07/02/19

(Signed)  (Date) 7/3/19
Legal Clerk

Signed and sworn before me



My commission expires 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

CLAYTON, TOWN OF

GANNETT WI MEDIA
435 EAST WALNUT ST.

GANNETT

RECEIVED
JUL 10 2019

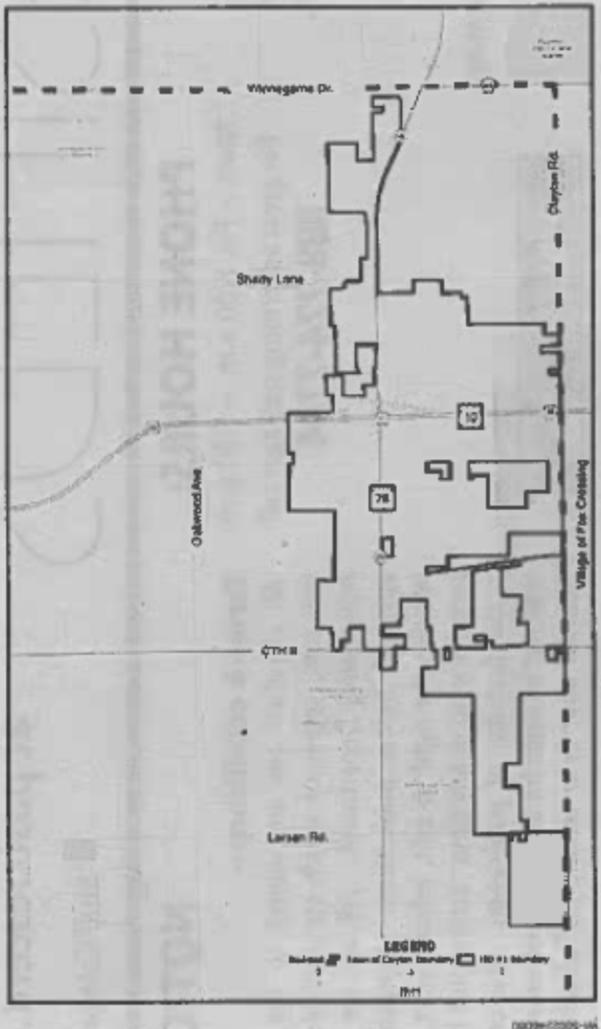
NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY FOR TAX INCREMENTAL DISTRICT (TID) No. 1 IN THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

NOTICE IS HEREBY GIVEN that on July 10, 2019 at 7:00 p.m. the Plan Commission of the Town of Clayton will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes in the Town Hall, 8348 County Rd. 1, Larsen, WI.

The Town is proposing to create Tax Increment District (TID) #1. The hearing is to provide the public an opportunity to review and comment on both the boundary and project plan of the proposed TID. A map of the proposed TID #1 boundary is printed below. The map and draft project plan may be found on the Town's website shown below, or by visiting Town Hall and requesting a copy. Reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID creation. TID No. 1 will be classified as a mixed-use district intended to fund public infrastructure to allow a mix of land uses including residential, commercial and industrial within the District. Residential land uses will not comprise more than 35% of the District. Proposed public improvements include sanitary sewer and water system improvements, equipment to serve the district, development incentives, professional and organizational services, administrative costs and finance costs. The proposed costs include projects within the proposed boundary and within 1/4 mile radius of the proposed boundary of the District. As part of the project plan, cash grants may be made by the Town to owners, lessees, or developers of property within TID No. 1. Any such grant is required to be accompanied by a development agreement.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and boundary. A copy of the TID #1 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the draft Project Plan may be made by contacting the Town Clerk, Town of Clayton, 8348 County Rd. 1, Larsen, WI; Phone (920) 836-2007 or by visiting the Town website at <http://www.townofclayton.net>.

Dated this 18th day of June, 2019
 Holly Stevens
 Clerk



08039-02005-04

Affidavit of publication, posting, and noticing of TID #1 Public Hearing Notice

TOWN OF CLAYTON
COUNTY OF WINNEBAGO
STATE OF WISCONSIN

I, Holly Stevens, Clerk of the Town of Clayton, County of Winnebago, State of Wisconsin, do hereby attest and affirm all of the following:

ACTIONS:

- **Notice of Public Hearing regarding the proposed Project Plan and Boundary for Tax Increment District #1 (TID #1).**

That the above-noted action was posted in the following 2 places in the Town of Clayton, County of Winnebago, and State of Wisconsin on Wednesday, June 19th, 2019:

- 1) The Town Hall Posting Board – 8348 CTR “T” Larsen WI 54947
- 2) The Town’s Web Page – www.townofclayton.net

- **Notice of Public Hearing regarding the proposed Project Plan and Boundary for Tax Increment District #1 (TID #1).**

That the above-noted action was published in the *Appleton Post Crescent* on June 25, 2019 and July 2, 2019

- **Notice of Public Hearing regarding the proposed Project Plan and Boundary for Tax Increment District #1 (TID #1).**

That the above-noted action was mailed via First Class Certified Mail to the following parties on Monday, June 24, 2019:

- Mark Harris, County Executive, Winnebago County, 112 Otter St, Oshkosh, WI 54901
- Dr. Susan May, President, Fox Valley Technical College, 1825 Bluemound Dr, Appleton, WI 54912
- Dr. Mary Pfeiffer, District Administrator, Neenah Joint School District, 410 S. Commercial St, Neenah, WI 54956
- Russ Geise, Chair, Town of Clayton Sanitary District #1, 8348 County Road T, Larsen, WI 54947



 Holly Stevens, Clerk

 July 2, 2019
 Date

ATTESTATION:

The above-named individual, known to me as the person who executed and acknowledged the foregoing instrument personally came before me, a member of the staff of the Town of Clayton, County of Winnebago, State of Wisconsin



 Town Staff

 July 2, 2019
 Date

Joint Review Board Public Hearing Notice

The following public hearing notice was sent to the chief executive officer of each of the overlying taxing jurisdictions by first class mail.

**NOTICE OF PUBLIC HEARING REGARDING
THE PROPOSED PROJECT PLAN AND BOUNDARY FOR TAX INCREMENTAL DISTRICT
(TID) No. 1 IN THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN**

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TID No. 1 will be classified as a mixed-use district intended to fund public infrastructure to allow a mix of land uses including residential, commercial and industrial within the District. Residential land uses will not comprise more than 35% of the District. Proposed public improvements include sanitary sewer and water system improvements, equipment to serve the district, development incentives, professional and organizational services, administrative costs and finance costs. The proposed costs include projects within the proposed boundary and within ½ mile radius of the proposed boundary of the District. As part of the project plan, cash grants may be made by the Town to owners, lessees, or developers of property within TID No. 1. Any such grant is required to be accompanied by a development agreement.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and boundary. A copy of the TID #1 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the draft Project Plan may be made by contacting the Town Clerk, Town of Clayton, 8348 County Rd. T, Larsen, WI; Phone (920) 836-2007 or by visiting the Town website at <http://www.townofclayton.net>.

Dated this 18th day of June, 2019

Holly Stevens
Clerk

Publication Dates: June 25, 2019
July 2, 2019

Affidavit of publication requested.

Affidavit of publication, posting, and noticing of TID #1 Public Hearing Notice

TOWN OF CLAYTON
COUNTY OF WINNEBAGO
STATE OF WISCONSIN

I, Holly Stevens, Clerk of the Town of Clayton, County of Winnebago, State of Wisconsin, do hereby attest and affirm all of the following:

ACTIONS:

- **Notice of Public Hearing regarding the proposed Project Plan and Boundary for Tax Increment District #1 (TID #1).**

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- 1) The Town Hall Posting Board – 8348 CTR “T” Larsen WI 54947
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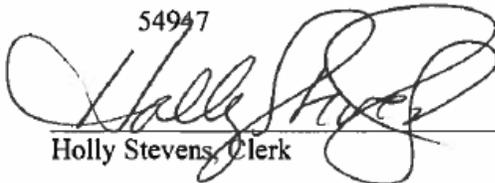
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- Russ Geise, Chair, Town of Clayton Sanitary District #1, 8348 County Road T, Larsen, WI 54947



 Holly Stevens, Clerk

 July 2, 2019
 Date

ATTESTATION:

The above-named individual, known to me as the person who executed and acknowledged the foregoing instrument personally came before me, a member of the staff of the Town of Clayton, County of Winnebago, State of Wisconsin



 Town Staff

 July 2, 2019
 Date

Plan Commission Minutes of Public Hearing

Approved 08/14/19

TOWN OF CLAYTON
 Town Plan Commission
 Meeting Minutes
 7:00 P.M. – on Wednesday, July 10th, 2019
 Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order:

A. Notice Verification, Roll

1. Pledge of Allegiance
2. Verification of Meeting Notice
3. Roll

a. Plan Commission Members

Chair Knapinski	PRESENT
Commissioner Wisnefske	PRESENT
Commissioner Nemecek	PRESENT
Commissioner Linsmeier	PRESENT
Commissioner Dorow	EXCUSED
Commissioner Haskell	PRESENT
Town Board Representative Schmidt	PRESENT

b. Staff

Administrator Johnston	PRESENT
Asst Administrator Straw	EXCUSED
Clerk Stevens	PRESENT
Planner Ken Jaworski	PRESENT
Gary Becker, Consultant	PRESENT

II. Public Hearings:

- #### A. Plan Commission Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes in the Town Hall, 8348 County Rd. T, Larsen, WI.

The Town is proposing to create Tax Increment District (TID) #1. The hearing is to provide the public an opportunity to review and comment on both the boundary and project plan of the proposed TID. The map and draft project plan were available on the Town's website, or by visiting Town Hall and requesting a copy. TID No. 1 will be classified as a mixed-use district intended to fund public infrastructure to allow a mix of land uses including residential, commercial and industrial within the District. Residential land uses will not comprise more than 35% of the District. Proposed public improvements include sanitary sewer and water system improvements, equipment to serve the district, development incentives, professional and organizational services, administrative costs and finance costs. The proposed costs include projects within the proposed boundary and within ½ mile radius of the proposed boundary of the District. As part of the project plan, cash grants may be made by the Town to owners, lessees, or developers of property within TID No. 1. Any such grant is required to be accompanied by a development agreement.

At the public hearing, all persons were afforded a reasonable opportunity to be heard concerning the proposed Project Plan and boundary. A copy of the TID #1 project plan and boundary was made available for inspection and was provided at the hearing.

July 10th, 2019 – Town of Clayton, Plan Commission Meeting

Approved 08/14/19

Gary Becker, Consultant, GWB Professional Services presented a power point reviewing the Project Plan and Boundary after Chairman Knapinski opened the floor for public comment and questions.

- Chad Shea, Managing Partner, Clayton Preserve, inquired regarding the boundaries and the interior omissions—why some properties are in the TID and others are not
- Chair Knapinski explained that some properties are already developed and would not contribute to the increment; and others are not conducive to development
- Gary Becker, Consultant, stated that the Town would like to include properties with opportunity for development
- Mr. Becker also noted other considerations include that the TID cannot be more than 12% of the Town’s valuation, the properties must be contiguous, and parcels must be full parcels (no splitting property).
- Mr. Shea inquired about the ability to amend the border.
- Mr. Becker explained that the border may be amended/modified up to four times during its 20-year life
- Mr. Shea inquired about the projects located within ½ mile of the TID boundary.
- Administrator Johnston explained that allows for projects outside the boundary but that directly relate to the TID.
- Linda Galow, 8951 Clayton Ave, stated she has lived in her home for 25 years. She is wondering if someone will contact her regarding her property.
- Chair Knapinski explained that her property is hers and no one is going to force her to sell or change the property. The zoning will remain as is unless, as the owner, a change is requested, and then and only then, a change would be considered.
- Chair Knapinski also explained that the Future Land Use Map is the Town’s view of what is the likely land use over the next 20 years. He explained that it is an educated guess and not a definite fact.
- Ms. Galow also inquired about the grant money noted in the Project Plan and who that will be available to.
- Mr. Becker explained that money is primarily for properties which have preexisting conditions which prevent development.

The Public Hearing was closed at 7:45 p.m.

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, June 12th, 2019 Plan Commission Meeting.

MOTION:

Motion by Commissioner Nemecek

Second by Commissioner Linsmeier

Motion to approve the Wednesday, June 12th, 2019 Plan Commission Meeting Minutes.

Motion carried by unanimous voice vote

IV. Open Forum Town-related Matters not on the Plan Commission’s Agenda: No Requests

V. Correspondence:

A. CY 2019, June Building Inspection Report

B. Memorandum from Staff regarding status of Farmland Preservation

- Planner Jaworski reviewed the administration’s memorandum dated Tuesday, July 9, 2019—No Action was taken

VI. Business:

- A. Discussion/Action: Plan Commission review and consideration of a Project Plan and Boundary for Town of Clayton Tax Increment District No. 1.

The Commission reviewed a Draft Copy of the Project Plan for TID #1, A Draft copy of the Minutes of the Organizational Meeting of the Joint Review Board for TID #1 and a draft copy of the proposed boundary map for TID #1.

Chair Knapinski opened the discussion for the Commissioners. All indicated the Project Plan is clear and complete, as is the boundary map. No one had questions or concerns.

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Linsmeier

Motion to recommend approval to the Town Board of the proposed Project Plan and Boundary Map for the Town of Clayton Tax Increment Financing District #1 (TID #1) as presented.

ROLL CALL VOTE:

Commissioner Nemecek	Aye
Commissioner Schmidt	Aye
Commissioner Wisnefske	Aye
Chair Knapinski	Aye
Commissioner Haskell	Aye
Commissioner Linsmeier	Aye
Commissioner Dorow	Absent

Motion carried by a vote of 6-0

- B. Discussion/Action: Plan Commission review and consideration of Resolution-2019-001 Resolution Designating the Proposed Boundaries and Approving a Project Plan for Tax Incremental District #1, Town of Clayton, County of Winnebago, State of Wisconsin.

The Commission reviewed a draft copy of Plan Commission Resolution 2019-001, A Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Town of Clayton, County of Winnebago, State of Wisconsin.

MOTION:

Motion by Commissioner Schmidt

Second by Commissioner Wisnefske

Motion to approve Plan Commission Resolution 2019-001, A Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Town of Clayton, County of Winnebago, State of Wisconsin.

ROLL CALL VOTE:

Commissioner Linsmeier	Aye
Commissioner Haskell	Aye
Chair Knapinski	Aye
Commissioner Nemecek	Aye
Commissioner Wisnefske	Aye
Commissioner Schmidt	Aye
Commissioner Dorow	Absent

Motion carried by a vote of 6-0

- C. Discussion/Recommendation: Plan Commission Review and recommendation on a Winnebago County Sanitary Ordinance Amendment to Chapter 16.05 Holding Tanks: “Chapter 16.05 (f) property or structures served is located within a mapped active sanitary district or incorporated municipality where sewer has been installed but is not available to specific properties or structures located within the district”.

The Commission reviewed documentation provided by the County Planning and Zoning Department relative to a proposed amendment to the text of the County’s Sanitary Ordinance, Chapter 16.05 Holding Tanks: “Chapter 16.05 (f). The proposed Amendment to the County’s Code would allow the use of holding tanks in an area of an active Town Sanitary District or incorporated Municipality’s Utility District that does not have pipes in the ground to serve the property. This Ordinance amendment would allow development in anticipation of the extension of the utility to the site.

MOTION:

Motion by Commissioner Linsmeier
Second by Commissioner Nemecek
Motion to recommend approval to the Town Board the proposed text amendments to Winnebago County’s Sanitary Ordinance, Chapter 16.05 Holding Tanks: “Chapter 16.05 (f) as presented.

Motion carried by unanimous voice vote

- VII. Upcoming Meeting Attendance: NONE

- VIII. Adjournment

MOTION:

Motion by: Commissioner Haskell
Second by: Commissioner Linsmeier
Motion made to Adjourn the meeting at 8:03 p.m.
Motion carried by unanimous voice vote

Respectfully submitted, Holly Stevens, Clerk

Resolutions

Plan Commission Resolution Approving Creation

RESOLUTION 2019-001

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1, TOWN OF CLAYTON, COUNTY OF WINNEBAGO, STATE OF WISCONSIN

WHEREAS, the Town of Clayton (the “Town”) has determined that the use of Tax Incremental Financing is necessary to promote orderly growth and development within the Town; and

WHEREAS, Tax Incremental District No. 1 (the “District” or TID No. 1) is proposed to be created as a mixed-use District by the Town in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Plan Commission of the Town of Clayton (Plan Commission) has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and Town ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the Town;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to Winnebago County, the Superintendent of the Neenah Joint School District, the Fox Valley Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 10, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of TID No. 1, which provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, the Plan Commission makes the following findings:

1. The boundary of TID No. 1 only includes whole parcels and is contiguous;

2. A minimum of 50% of the area occupied by real property within TID No. 1 is suitable and appropriate for a mix of residential, commercial and industrial land uses with the planned improvements. Residential land uses will not exceed 35% of real property within TID No. 1;
3. The improvement of TID No. 1 is likely to significantly enhance the value of substantially all the other real property in the district.
4. The project costs relate directly to promoting a mix of development types and land uses, consistent with the purpose for which the district is created.
5. The Project Plan is consistent with the Town's Comprehensive Plan.
6. The equalized value of taxable property of TID No. 1, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the Town.

WHEREAS, after said public hearing, the Plan Commission adopted, and subsequently recommended approval to the Town Board a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED: by the Plan Commission of the Town of Clayton, Winnebago County, Wisconsin that:

1. It recommends to the Town Board that TID No. 1 be created with boundaries as designated and contained within the proposed Project Plan as Map 1, attached here as Exhibit A.
2. It approves the Project Plan for the District and recommends its approval to the Town Board.
3. Creation of the District promotes orderly development in the Town.
4. The Town Clerk is hereby directed to provide the Town Board with certified copies of this Resolution, upon its adoption by the Plan Commission.

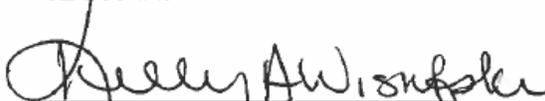
BE IT FURTHER RESOLVED: that the Plan Commission does recommend the Project Plan and boundary be adopted by the Town Board for the Town of Clayton, Winnebago County, Wisconsin.

Dated this 10th day of July 2019.

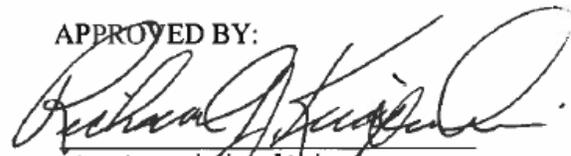
OFFERED BY:


Plan Commissioner

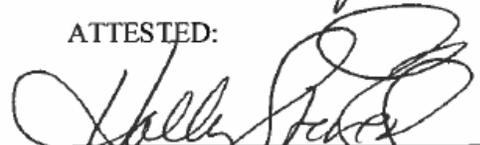
SECONDED BY:


Plan Commissioner

APPROVED BY:


Plan Commission Chairperson

ATTESTED:


Holly Steveris, Town Clerk

Town Board Resolution Approving Creation

RESOLUTION 2019-010

TOWN BOARD RESOLUTION DESIGNATING BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1, TOWN OF CLAYTON, COUNTY OF WINNEBAGO, STATE OF WISCONSIN

WHEREAS, the Town of Clayton (the “Town”) has determined that the use of Tax Incremental Financing is necessary to promote orderly growth and development within the Town; and

WHEREAS, Tax Incremental District No. 1 (the “District” or TID No. 1) is planned as a mixed-use District by the Town in accordance with the provisions and requirements of Wisconsin Statutes Sections 60.23(32) and 66.1105; and

WHEREAS, the Plan Commission of the Town of Clayton (Plan Commission) has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and Town ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the Town;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 10, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of TID No. 1, which provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to Winnebago County, the Superintendent of the Neenah Joint School District, the Fox Valley Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law;

WHEREAS, after said public hearing, the Plan Commission adopted, and subsequently recommended approval to the Town Board a boundary and Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED: by the Town Board of Supervisors of the Town of Clayton, Winnebago County, Wisconsin that:

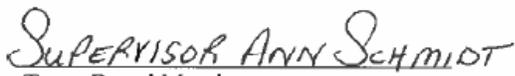
1. The Town Board of Supervisors of the Town of Clayton, Winnebago County hereby creates a tax increment district which is effective January 1, 2019;
2. The official name of said District shall be “Tax Increment District Number One, Town of Clayton in Winnebago County” which may also be known as Tax Increment District (TID) No. 1.
3. The boundary of Tax Increment District No. 1 is hereby established as specified in Exhibit A (Project Plan) of this resolution and that the boundary only includes whole parcels and is contiguous;

4. The Town expects all project costs to be paid within 90 percent of the proposed tax incremental district's remaining life.
5. The Town Board of Supervisors finds and declares that:
 - a. Not less than 50% of the area occupied by real property within TID No. 1 is suitable and appropriate for a mix of residential, commercial and industrial land uses. Residential land uses will not exceed 35% of real property within TID No. 1;
 - b. Project costs relate directly to promoting mixed-use development;
 - c. Sewer service will be provided to TID No. 1 before the use or operation of any improvements to real property in the proposed district begins and the sewage treatment will be provided by a wastewater treatment facility that complies with ch. 283;
 - d. The improvement of TID No. 1 is likely to significantly enhance the value of substantially all the other real property in the district;
 - e. Less than 35 percent of the territory within TID No. 1 will be devoted to retail business at the end of the expenditure period;
 - f. The project plan is feasible and in conformity with the Town's Comprehensive Plan;

BE IT FURTHER RESOLVED: that the Town Board of Supervisors approves and adopts the Boundary and Project Plan for Tax Increment District Number One, Town of Clayton in Winnebago County.

Dated this 7th day of August, 2019.

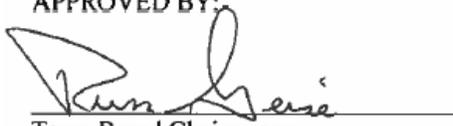
OFFERED BY:


Town Board Member

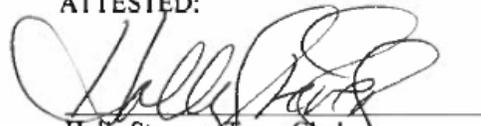
SECONDED BY:


Town Board Member

APPROVED BY:


Town Board Chairperson

ATTESTED:


Holly Stevens, Town Clerk

JRB Resolution Approving Creation