



VILLAGE OF ALLOUEZ, WISCONSIN

Project Plan for the Creation of Tax Incremental District No. 1



September 6, 2011

<i>Organizational Joint Review Board Meeting Held:</i>	<i>September 26, 2011</i>
<i>Public Hearing Held:</i>	<i>September 26, 2011</i>
<i>Adopted by Plan Commission:</i>	<i>September 26, 2011</i>
<i>Adopted by Village Board:</i>	<i>October 18, 2011</i>
<i>Consideration for Approval by the Joint Review Board:</i>	<i>December 5, 2011</i>

Tax Incremental District No. 1 Creation Project Plan

Village of Allouez Officials

Village Board

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Ray Kopish	Village Trustee
Lynn Green	Village Trustee
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Village Staff

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Dennis Duffy	Village Attorney

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EXECUTIVE SUMMARY

DESCRIPTION OF DISTRICT

- Type of District, Size and Location. TID No. 1 is proposed to be created as an in need of rehabilitation or conservation district. A map of the proposed District boundaries are located in Section 3 of this plan.
- Estimated Total Project Expenditures. The Village anticipates making total project expenditures of approximately \$13,950,000 to undertake the projects listed in this Project Plan. The Village may complete the projects in phases as increment is generated. The Expenditure Period of this District is 22 years from the date of adoption of the Creation Resolution by the Village Board. The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.
- Economic Development. As a result of the creation of this District, the Village projects that additional land and improvements value of approximately \$23,750,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.
- Expected Termination of District. Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2039.

SUMMARY OF FINDINGS

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

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In making this determination, the Village has considered the following information:

- In order to make the areas included within the District suitable for development and redevelopment, the Village will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; site preparation; installation of utilities; installation of streets and related streetscape items; development incentive payments; façade improvement grants and loans; and other associated costs. Due to the extensive initial investment in public infrastructure that is required, the Village has determined that development and redevelopment of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development and redevelopment of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported. The Village has expressed its intent to finance projects that can be supported with increment generated by new development and redevelopment.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District creation would become effective for valuation purposes as of January 1, 2012. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2012 would be collected by the Tax Increment District and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can found in Appendix A of this plan.

The Village further finds that:

1. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Section 66.1337(2m)(b) of the Wisconsin Statutes. Furthermore, any property standing vacant for the entire seven years preceding adoption of the Creation Resolution does not comprise more than 25% of the area in the District in compliance with Section 66.1105(4)(gm)1. of the Wisconsin State Statutes.
2. Based upon the findings, as stated above, the District is declared to be a rehabilitation or conservation district based on the identification and classification of the property included within the district.
3. The project costs relate directly to promoting the rehabilitation of the area consistent with the purpose for which the District is created.
4. The improvements of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
6. The Village estimates that approximately 75% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Sections 66.1105(5)(b) and 66.1105(6)(am)1 of the Wisconsin Statutes.
7. The Project Plan for the District in the Village is feasible, and is in conformity with the master plan of the Village.

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TYPE & GENERAL DESCRIPTION OF DISTRICT

Tax Incremental District No. 1 (the “District”) is being created by the Village of Allouez under the authority provided by Wisconsin Statute Section 66.1105. The District is created as a “Rehabilitation or Conservation District” based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation or conservation work. In Section 5 of this Plan, the Village has identified those properties within the District that meet the criteria of “rehabilitation or conservation areas” as defined in State Statutes Section 66.1337(2m)(a) and relies on these characterizations as the basis for making the above finding.

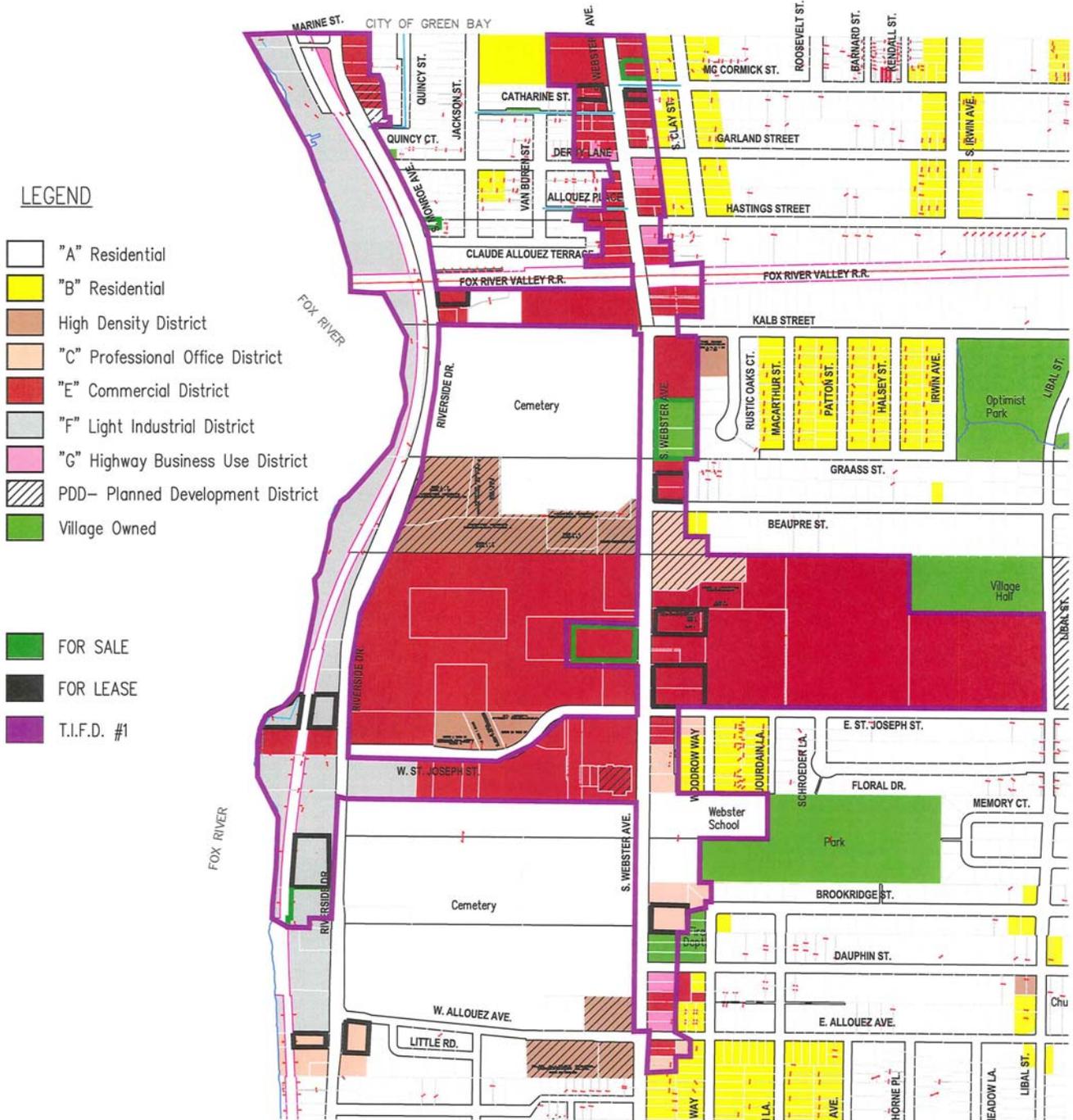
Property standing vacant for seven years immediately preceding adoption of the Creation Resolution for this District will not comprise more than 25% of the area in the District in compliance with Section 66.1105(4)(gm)1. of the Wisconsin State Statutes. A calculation demonstrating compliance with this test is found as part of the Preliminary Parcel List in Section 5 of this plan.

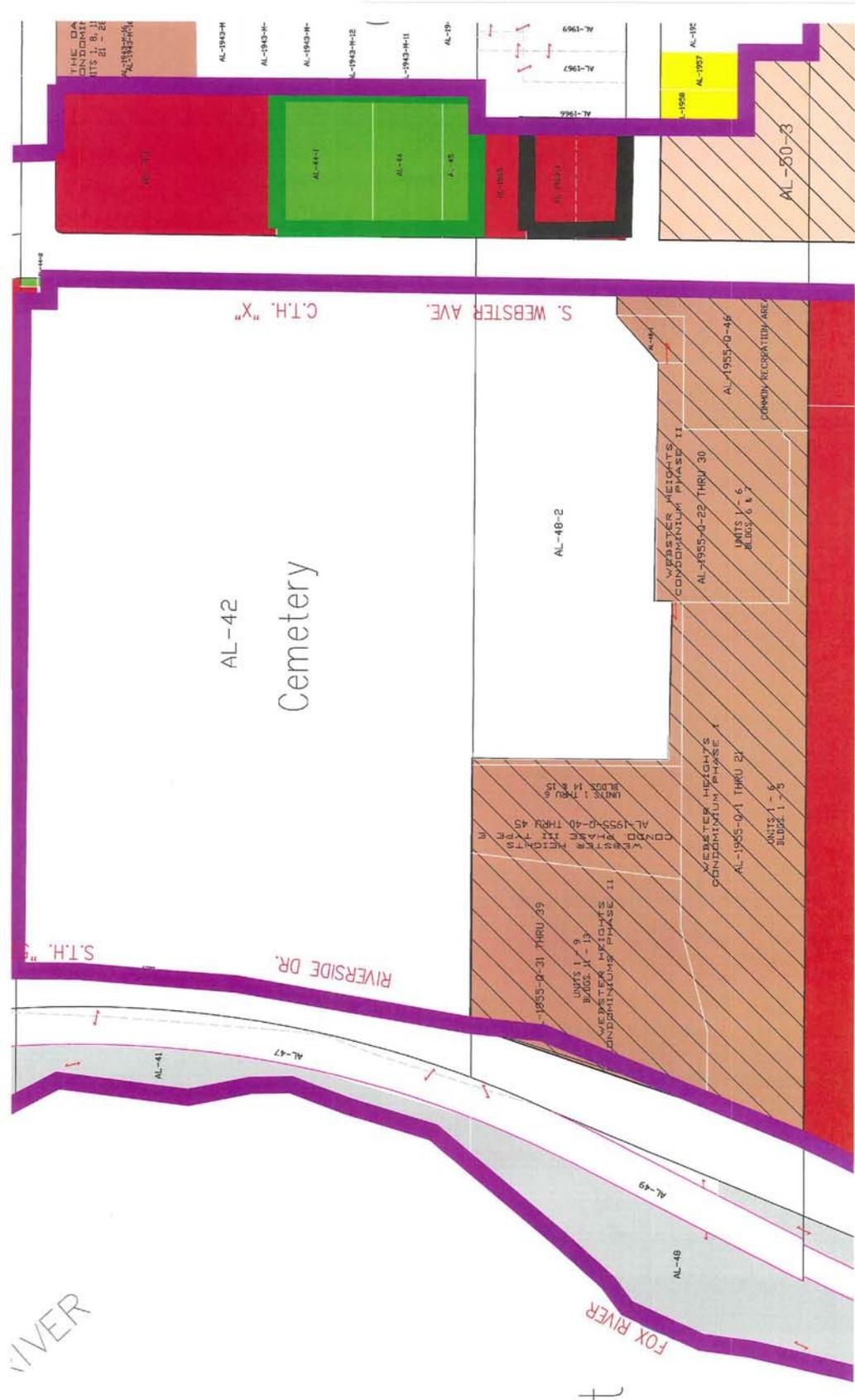
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village of Allouez intends that tax increment financing (TIF) will be used to assure that private development occurs within the District consistent with the Village’s development and redevelopment objectives. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in this Plan relate directly to the rehabilitation or conservation of areas in the District consistent with the purpose for which the District is created.

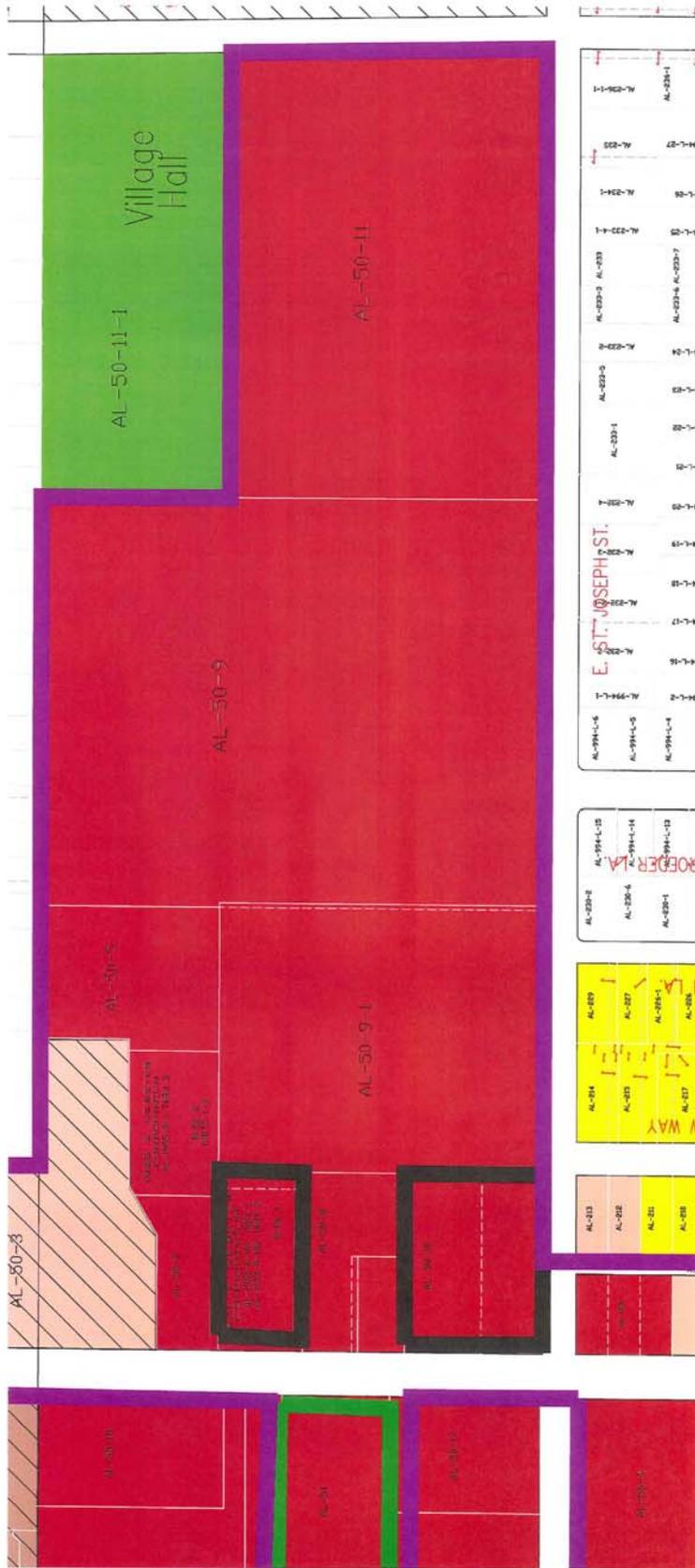
Based upon the findings, as stated within this Plan the District is declared to be a rehabilitation or conservation district based on the identification and classification of the property included within the district.

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MAP OF PROPOSED DISTRICT BOUNDARY









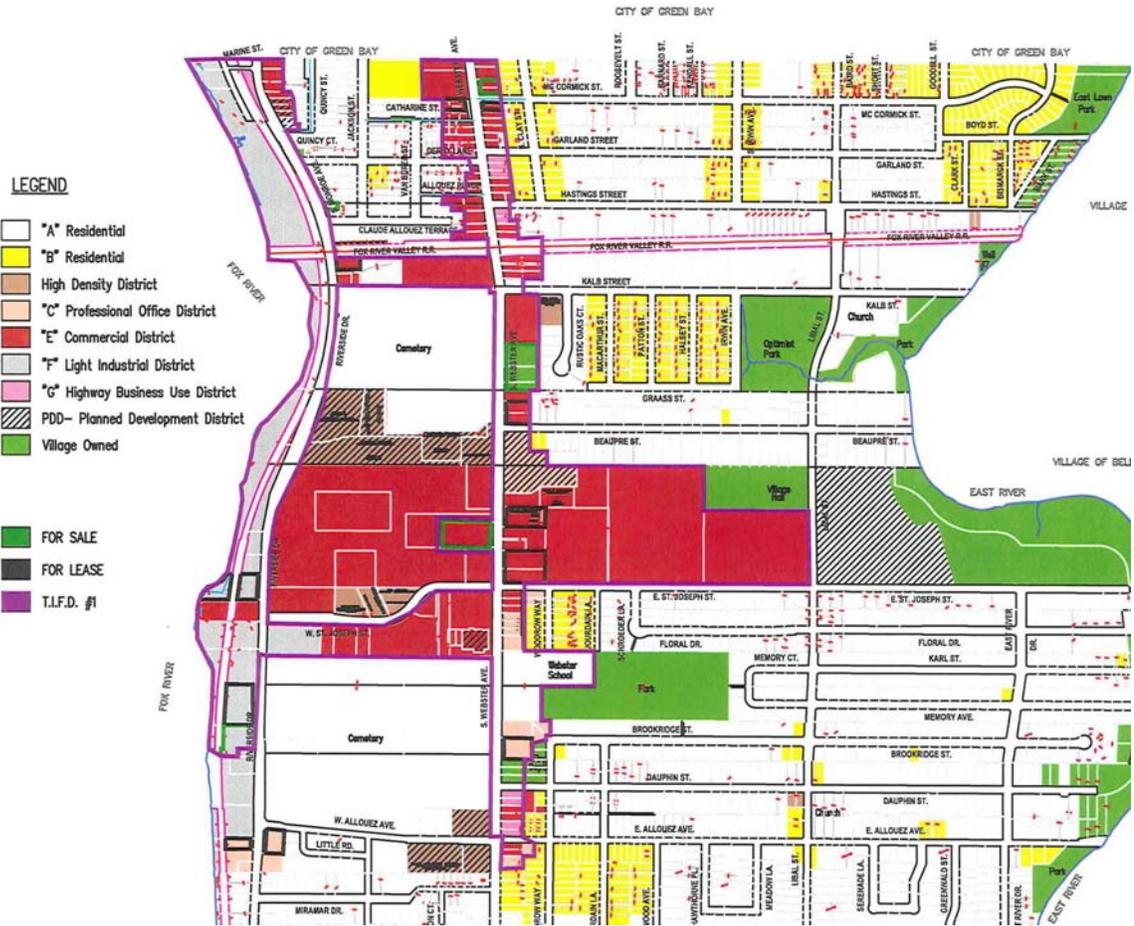
CITY OF GREEN BAY



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MAP SHOWING EXISTING USES AND CONDITIONS

**VILLAGE OF ALLOUEZ
ZONING MAP**



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PRELIMINARY PARCEL LIST & ANALYSIS

PARCEL NO.	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	ACRES DECLARED IN NEED OF REHAB OR CONSERVATION	ACRES VACANT FOR PRECEDING 7 YEARS	MISC//NOTES
AL-64		321,400		321,400	2 - Commercial	104.74%	101.23%	306,855	1.412	1.412	1.412	x
AL-62	161,000	430,800	2,805,000	3,235,800	2 - Commercial	104.74%	101.23%	3,182,222	1.998			
AL-55	43,600	378,000	294,300	672,300	2 - Commercial	104.74%	101.23%	651,618	0.856	0.856	0.856	x
AL-59		0	0	0	Exempt				0.837	0.837		Railroad
AL-52	38,300	420,500	679,500	1,100,000	2 - Commercial	104.74%	101.23%	1,072,714	1.950	1.950		
AL-54		248,000		248,000	2 - Commercial	104.74%	101.23%	236,777	1.150	1.150	1.150	x
AL-50-1		216,000	130,000	346,000	2 - Commercial	104.74%	101.23%	334,645	0.727	0.727	0.727	x
AL-50	392,900	149,100	389,800	538,900	2 - Commercial	104.74%	101.23%	527,416	0.475	0.475		
AL-50-A		0	0	0	Exempt				0.462	0.462		School - Private
AL-53		0	0	0	Exempt				0.000	0.000		Railroad
AL-50-B		87,600	0	87,600	2 - Commercial	104.74%	101.23%	83,636	2.437	2.437	2.437	x
AL-49		0	0	0	Exempt				0.981	0.981		Railroad
AL-48		0	0	0	Exempt				3.367			
AL-47		0	0	0	Exempt				1.228	1.228		Railroad
AL-41		0	0	0	Exempt				1.066			
AL-39		0	0	0	Exempt				0.835	0.835		Railroad
AL-29		0	0	0	Exempt				0.685			
AL-27		373,200	1,376,800	1,750,000	1 - Residential	94.35%	105.36%	1,702,306	2.433	2.433		
AL-25-1		441,000	1,228,200	1,669,200	2 - Commercial	104.74%	101.23%	1,634,319	4.142	4.142		
AL-1-1		0	0	0	3 - Manufacturing	122.49%	102.50%	0	0.969	0.969	0.969	
AL-1		126,000	62,100	188,100	2 - Commercial	104.74%	101.23%	181,643	0.681	0.681	0.681	x
AL-1-2		81,000	0	81,000	2 - Commercial	104.74%	101.23%	77,334	0.448	0.448	0.448	x
AL-3		25,400	0	25,400	2 - Commercial	104.74%	101.23%	24,251	0.146	0.146	0.146	x
AL-5		7,900	0	7,900	2 - Commercial	104.74%	101.23%	7,542	0.362	0.362	0.362	x
AL-6	2,200	57,500	96,700	154,200	2 - Commercial	104.74%	101.23%	150,423	0.284			
AL-7	143,500	155,800	238,000	393,800	2 - Commercial	104.74%	101.23%	383,857	0.976	0.976		
AL-1150	18,600	183,700	567,600	751,300	2 - Commercial	104.74%	101.23%	736,090	0.810			
AL-21-1	227,700	257,500	834,000	1,091,500	2 - Commercial	104.74%	101.23%	1,069,713	2.445	2.445		

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AL-1394	4,700	174,900	544,000	718,900	2 - Commercial	104.74%	101.23%	704,375	0.581	0.581		
AL-1395		29,900	135,200	165,100	1 - Residential	94.35%	105.36%	160,012	0.080	0.080		
AL-1416		18,300	6,800	25,100	1 - Residential	94.35%	105.36%	25,850	0.110		0.110	x
AL-1417		20,100	76,900	97,000	1 - Residential	94.35%	105.36%	94,292	0.121			
AL-1418	15,489	112,600	223,600	336,200	2 - Commercial	104.74%	101.23%	328,387	0.287			
AL-1419		0	0	0	Exempt				0.77	0.770		School - Private
AL-1420		0	0	0	Exempt				0.138			School - Private
AL-1421		0	0	0	Exempt				0.138			School - Private
AL-1424		26,900	39,000	65,900	2 - Commercial	104.74%	101.23%	64,209	0.690	0.690		
AL-1427	500	53,800	85,700	139,500	2 - Commercial	104.74%	101.23%	136,024	0.137	0.137		
AL-1434	6,200	96,600	116,500	213,100	2 - Commercial	104.74%	101.23%	207,313	0.246	0.246		
AL-1437		30,500	66,600	97,100	1 - Residential	94.35%	105.36%	95,538	0.227			
AL-1437-1		78,500	0	78,500	2 - Commercial	104.74%	101.23%	74,947	0.200	0.200	0.200	x
AL-163		73,000	88,300	161,300	1 - Residential	94.35%	105.36%	161,179	0.281	0.281		
AL-34	25,799	138,900	143,900	282,800	2 - Commercial	104.74%	101.23%	274,766	0.359	0.359		
AL-35	86,500	89,000	45,300	134,300	2 - Commercial	104.74%	101.23%	129,722	0.227	0.227	0.227	x
AL-36		105,000	22,900	127,900	2 - Commercial	104.74%	101.23%	122,870	0.384	0.384	0.384	x
AL-33	17,600	282,000	594,700	876,700	2 - Commercial	104.74%	101.23%	856,712	3.532	3.532		
AL-32		0	0	0	Exempt				1.611			Cemetery
AL-31		83,900	76,100	160,000	2 - Commercial	104.74%	101.23%	155,278	0.405	0.405	0.405	x
AL-30	500	29,800	39,900	69,700	2 - Commercial	104.74%	101.23%	67,867	0.244	0.244		
AL-30-1	4,100	45,800	100,900	146,700	2 - Commercial	104.74%	101.23%	143,401	0.229	0.229		
AL-51		0	0	0	Exempt				1.722	1.722		
AL-56-4	727,100	740,900	0	740,900	2 - Commercial	104.74%	101.23%	707,371	2.786	2.786	2.786	x
AL-56-5		441,200	1,743,300	2,184,500	2 - Commercial	104.74%	101.23%	2,143,351	0.748	0.748		
AL-56-8		91,400	232,600	324,000	2 - Commercial	104.74%	101.23%	317,037	0.140	0.140		
AL-56-9		88,800	255,100	343,900	2 - Commercial	104.74%	101.23%	336,782	0.136	0.136		
AL-56-12		339,400	415,500	754,900	2 - Commercial	104.74%	101.23%	734,492	1.130	1.130		

PARCEL NO.	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	ACRES DECLARED IN NEED OF REHAB OR CONSERVATION	ACRES VACANT FOR PRECEDING 7 YEARS	MISC//NOTES
AL-56-11-A		224,000	235,300	459,300	2 - Commercial	104.74%	101.23%	446,304	0.539			
AL-56-11-B		498,000	3,488,000	3,986,000	2 - Commercial	104.74%	101.23%	3,921,082	3.454			
AL-56-11		219,400	0	219,400	2 - Commercial	104.74%	101.23%	209,471	0.529	0.529	0.529	x
AL-56-10	131,611	326,000	346,300	672,300	2 - Commercial	104.74%	101.23%	653,339	0.962	0.962		
AL-56-3		131,400	0	131,400	2 - Commercial	104.74%	101.23%	125,454	0.580		0.580	x
AL-56-1	89,300	510,400	1,103,200	1,613,600	2 - Commercial	104.74%	101.23%	1,577,097	2.367			
AL-1218	59,000	186,200	206,800	393,000	2 - Commercial	104.74%	101.23%	382,061	0.358			
AL-1217	8,000	241,100	121,800	362,900	2 - Commercial	104.74%	101.23%	350,509	0.398	0.398	0.398	x
AL-1233-1		24,100	68,600	92,700	1 - Residential	94.35%	105.36%	90,653	0.190			
AL-269	39,200	220,800	112,300	333,100	2 - Commercial	104.74%	101.23%	321,743	0.458	0.458	0.458	x
AL-267	110,800	284,400	495,600	780,000	2 - Commercial	104.74%	101.23%	761,108	0.458	0.458		
AL-265		142,100	0	142,100	2 - Commercial	104.74%	101.23%	135,669	0.229	0.229	0.229	x
AL-264	1,400	142,100	97,500	239,600	2 - Commercial	104.74%	101.23%	231,985	0.229	0.229	0.229	x
AL-260		0	0	0	Exempt				0.230	0.230		
AL-259		0	0	0	Exempt				0.230	0.230		
AL-258		0	0	0	Exempt				0.230	0.230		
AL-60	17,365	412,800	287,200	700,000	2 - Commercial	104.74%	101.23%	677,829	0.897		0.897	x
AL-1955-W-101	365,400	354,900	533,300	888,200	2 - Commercial	104.74%	101.23%	865,659	0.737			
AL-1955-W-103		22,800	0	22,800	1 - Residential	94.35%	105.36%	24,165	0.215		0.215	x
AL-1955-W-102		24,500	0	24,500	1 - Residential	94.35%	105.36%	25,967	0.249		0.249	x
AL-58		0	0	0	Exempt				6.293			School
AL-204		403,900	175,600	579,500	2 - Commercial	104.74%	101.23%	559,088	0.413		0.413	x
AL-201	84,200	372,300	342,700	715,000	2 - Commercial	104.74%	101.23%	693,988	0.581		0.581	x
AL-198	49,600	350,700	452,800	803,500	2 - Commercial	104.74%	101.23%	782,127	0.579			
AL-50-10	15,739	675,000	516,900	1,191,900	2 - Commercial	104.74%	101.23%	1,155,072	2.200	2.200	2.200	x
AL-50-9-1	78,800	568,400	2,183,100	2,751,500	2 - Commercial	104.74%	101.23%	2,699,251	6.570			
AL-50-9	1,517,300	0	0	0	Exempt				15.415			
AL-50-11	159,826	700,300	3,261,600	3,961,900	2 - Commercial	104.74%	101.23%	3,890,578	10.629	10.629		

33.470

PARCEL NO.	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	ACRES DECLARED IN NEED OF REHAB OR CONSERVATION	ACRES VACANT FOR PRECEDING 7 YEARS	MISC//NOTES
AL-50-8	236,700	365,400	278,700	644,100	2 - Commercial	104.74%	101.23%	624,177	1.340		1.340	x
Al-1955-R-101	165,500	232,800	542,400	775,200	2 - Commercial	104.74%	101.23%	758,074	0.933			
Al-1955-R-103	28,400	48,300	150,000	198,300	2 - Commercial	104.74%	101.23%	194,292	0.205			
AL-50-2	1,200	314,300	112,800	427,100	2 - Commercial	104.74%	101.23%	411,506	0.749		0.749	x
AL-1955-R-1	18,080	35,500	94,200	129,700	2 - Commercial	104.74%	101.23%	126,949	0.326			
AL-1955-R-2	16,300	35,500	168,100	203,600	2 - Commercial	104.74%	101.23%	199,951	0.326			
AL-1955-R-3	5,200	35,500	192,200	227,700	2 - Commercial	104.74%	101.23%	223,758	0.326			
AL-50-5		125,200	938,100	1,063,300	2 - Commercial	104.74%	101.23%	1,046,236	1.881			
Al-50-3	2,587,400	1,403,200	26,500,700	27,903,900	2 - Commercial	104.74%	101.23%	27,518,400	4.540			
AL-1963-1	89,700	309,000	346,300	655,300	2 - Commercial	104.74%	101.23%	637,108	0.785	0.785		
AL-1965	1,800	156,800	87,400	244,200	2 - Commercial	104.74%	101.23%	236,042	0.392	0.392	0.392	x
AL-45		0	0	0	Exempt				0.346	0.346		
AL-44		0	0	0	Exempt				0.697	0.697		
AL-44-1		0	0	0	Exempt				0.965	0.965		
AL-43	101,800	627,900	1,270,500	1,898,400	2 - Commercial	104.74%	101.23%	1,854,547	2.217			
AL-1585		74,500	78,600	153,100	1 - Residential	94.35%	105.36%	153,563	0.202	0.202		
AL-1597		102,500	0	102,500	2 - Commercial	104.74%	101.23%	97,861	0.416	0.416	0.416	x
AL-1594		97,600	42,700	140,300	1 - Residential	94.35%	105.36%	143,972	0.353	0.353	0.353	x
AL-1592		78,100	80,400	158,500	1 - Residential	94.35%	105.36%	159,087	0.469	0.469		
AL-1590		0	0	0	Exempt				0.226	0.226		Railroad
AL-1589		0	0	0	Exempt				0.232	0.232		Railroad
AL-1600		0	0	0	Exempt				0.226			Railroad
AL-1601		0	0	0	Exempt				0.232			Railroad
AL-1588		73,300	55,200	128,500	2 - Commercial	104.74%	101.23%	124,512	0.196	0.196	0.196	x
AL-1586	10,659	123,100	63,600	186,700	2 - Commercial	104.74%	101.23%	180,356	0.314	0.314	0.314	x
AL-1583	700	137,700	156,100	293,800	2 - Commercial	104.74%	101.23%	285,672	0.355	0.355		
AL-882		37,200	62,100	99,300	1 - Residential	94.35%	105.36%	98,368	0.135	0.135		
AL-881		9,500	80,500	90,000	1 - Residential	94.35%	105.36%	86,474	0.780			

PARCEL NO.	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	ACRES DECLARED IN NEED OF REHAB OR CONSERVATION	ACRES VACANT FOR PRECEDING 7 YEARS	MISC//NOTES
AL-880		67,500	89,600	157,100	1 - Residential	94.35%	105.36%	156,584	0.213	0.213		
AL-879	19,400	83,300	195,300	278,600	2 - Commercial	104.74%	101.23%	272,457	0.213			
AL-875	6,800	176,300	109,400	285,700	2 - Commercial	104.74%	101.23%	276,392	0.638	0.638	0.638	x
AL-867		57,200	0	57,200	2 - Commercial	104.74%	101.23%	54,611	0.146	0.146	0.146	x
AL-866		15,900	105,800	121,700	1 - Residential	94.35%	105.36%	117,270	0.130			
AL-865		57,200	194,800	252,000	2 - Commercial	104.74%	101.23%	247,044	0.146	0.146		
AL-864	800	82,500	108,000	190,500	2 - Commercial	104.74%	101.23%	185,454	0.211	0.211		
AL-863		67,400	54,900	122,300	1 - Residential	94.35%	105.36%	123,543	0.211	0.211	0.211	x
AL-862		82,500	142,900	225,400	2 - Commercial	104.74%	101.23%	219,930	0.211	0.211		
AL-861		82,500	147,700	230,200	2 - Commercial	104.74%	101.23%	224,672	0.211	0.211		
AL-855		68,000	142,300	210,300	1 - Residential	94.35%	105.36%	207,133	0.218	0.218		
AL-855		85,500	104,000	189,500	2 - Commercial	104.74%	101.23%	184,367	0.218	0.218		
AL-1212	47,900	118,100	51,700	169,800	2 - Commercial	104.74%	101.23%	163,827	0.370	0.370	0.370	x
AI-22		21,700	73,600	95,300	1 - Residential	94.35%	105.36%	92,855	0.182	0.182		
				0							0.000	
	7,982,168						99.35%	8,034,392	NA	NA	NA	
								86,706,777	131.522	66.819	25.403	



ESTIMATED BASE VALUE

TOTAL DISTRICT ACREAGE

TOTAL CONS./REHAB. ACREAGE

TOTAL VACANT FOR PRECEDING 7 YEARS

As of January 1 2011

50.804%	19.315%
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6 EQUALIZED VALUE TEST

The following calculations demonstrate that the Village is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The Village has no other Tax Incremental Districts. The base value of the proposed District totals \$86,706,777. This value is less than the maximum of \$105,492,792 in equalized value that is permitted for the Village of Allouez. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

<i>Village of Allouez, WI</i>		
Tax Incremental District No. 1		
Valuation Test Compliance Calculation		
Anticipated Creation Date:	10/18/2011	Valuation Data Establishing 12% Limit Based on Anticipated Creation Date
Property Appreciation Factor:	0.00%	ACTUAL
As of January 1,		2011
Total Equalized Value (TID IN)		879,106,600
Limit for 12% Test		105,492,792
Increment Value of Existing TID's		
No Existing Districts		
Total Existing Increment		0
Projected Base Value of New District		78,672,386
Existing TID New Construction Factor		
TOTAL VALUE SUBJECT TO TEST/LIMIT		78,672,386
COMPLIANCE		PASS
 EHLERS LEADERS IN PUBLIC FINANCE		

7

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the District.

PROPERTY, RIGHT-OF-WAY AND EASEMENT ACQUISITION

- **PROPERTY ACQUISITION FOR DEVELOPMENT AND REDEVELOPMENT.** In order to promote and facilitate development and/or redevelopment the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.
- **PROPERTY ACQUISITION FOR CONSERVANCY.** In order to promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife, maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.
- **ACQUISITION OF RIGHTS-OF-WAY.** The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.
- **ACQUISITION OF EASEMENTS.** The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.
- **RELOCATION COSTS.** If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

SITE PREPARATION ACTIVITIES

- **ENVIRONMENTAL AUDITS AND REMEDIATION.** If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.
- **DEMOLITION.** In order to make sites suitable for development and redevelopment, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.
- **SITE GRADING.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

UTILITIES

- **SANITARY SEWER SYSTEM IMPROVEMENTS.** To allow development and redevelopment to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
- **WATER SYSTEM IMPROVEMENTS.** To allow development and redevelopment to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
- **STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS.** To manage stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management

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

- **ELECTRIC SERVICE.** In order to create sites suitable for development and redevelopment, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.
- **GAS SERVICE.** In order to create sites suitable for development and redevelopment, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.
- **COMMUNICATIONS INFRASTRUCTURE.** In order to create sites suitable for development and redevelopment, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

STREETS AND STREETScape

- **STREET IMPROVEMENTS.** To allow development and redevelopment to occur, the Village may need to construct and reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.
- **STREETSCAPING AND LANDSCAPING.** In order to attract development and redevelopment consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

CDA/RDA TYPE ACTIVITIES

- **CONTRIBUTION TO COMMUNITY DEVELOPMENT OR REDEVELOPMENT AUTHORITY.** As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the Village may provide funds to a CDA or RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to a CDA or RDA for this purpose are eligible Project Costs.
- **REVOLVING LOAN/GRANT PROGRAM.** To encourage private redevelopment consistent with the objectives of this Plan, the Village may provide loans and grants to eligible property owners in the District. Loan and grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified in the program manual. Any funds returned to the Village from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds will be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided for purposes of implementing this program are considered eligible Project Costs.

MISCELLANEOUS

- **CASH GRANTS (DEVELOPMENT INCENTIVES).** The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.
- **PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

Page 29 Map ID	Development Area #1 Project Description	Excavation	Sanitary	Sanitary	Storm	Storm	Curb &	Pavement	Water	Total
		15%	Sewer 9%	Lateral 9%	Sewer 7%	Lateral 7%	Gutter 15%	15%	Main 23%	
7	Quincy Street & Quincy Court (Monroe to G.B. Limit)	\$43,200	\$25,920	\$25,920	\$20,160	\$20,160	\$43,200	\$43,200	\$66,240	\$288,000
8	Catherine Street (Jackson to Webster)	\$43,200	\$25,920	\$25,920	\$20,160	\$20,160	\$43,200	\$43,200	\$66,240	\$288,000
9	Allouez Place (S. Van Buren to Webster)	\$25,650	\$15,390	\$15,390	\$11,970	\$11,970	\$25,650	\$25,650	\$39,330	\$171,000
10	McCormick Street (Webster to Clay)	\$22,950	\$13,770	\$13,770	\$10,710	\$10,710	\$22,950	\$22,950	\$35,190	\$153,000
										\$900,000
Development Area #2										
	Project Description	Excavation	Sanitary	Sanitary	Storm	Storm	Curb &	Pavement	Water	Total
		15%	Sewer 9%	Lateral 9%	Sewer 7%	Lateral 7%	Gutter 15%	15%	Main 23%	
11	East St. Joseph Street (Libal to East End)	\$120,000	\$72,000	\$72,000	\$56,000	\$56,000	\$120,000	\$120,000	\$184,000	\$800,000

- **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.
- **ADMINISTRATIVE COSTS.** The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees in connection with the implementation of the Plan.
- **FINANCING COSTS.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (the "Plan").

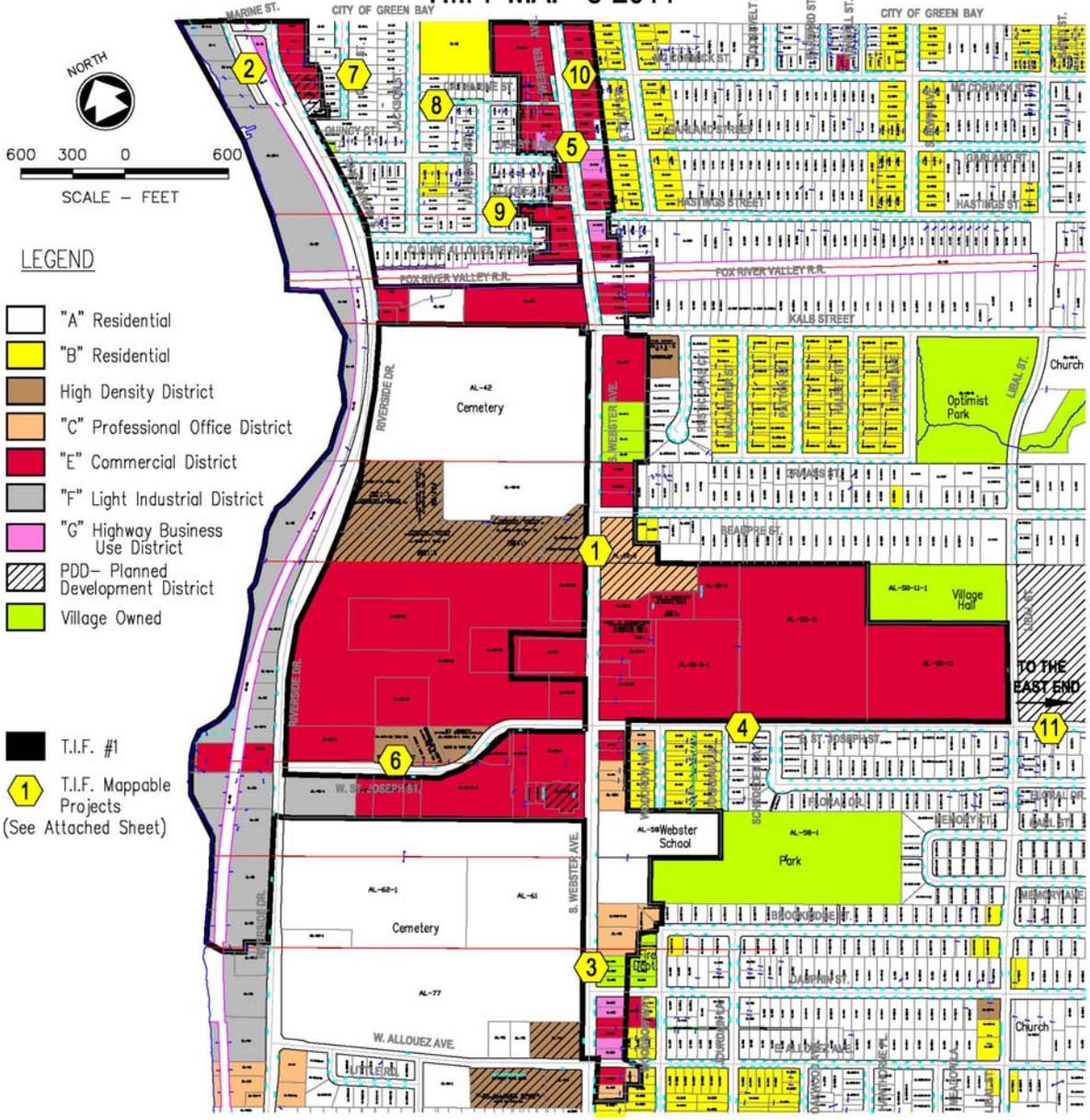
The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

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MAP SHOWING PROPOSED IMPROVEMENTS AND USES

VILLAGE OF ALLOUEZ
T.I.F. MAP 8-2011



9

DETAILED LIST OF PROJECT COSTS

All costs are based on 2011 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2011 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

All projects identified are TID eligible. The Village will use increment generated within the District to pay for projects supported by the overall cash flow of the District. Based on the Development Assumptions in this Plan, projects identified as “TID supported” are projected to be paid from increment, while other TID projects may require levy support. The Village will use increment to pay for project costs identified as “Levy Supported” if increment is available.

PROPOSED TIF PROJECT COST ESTIMATES

		<i>Village of Allouez, WI</i>			
		Tax Increment District No. 1			
		Project List			
			TID Supported	Levy Supported	Total
Page 29					
Map ID					
	Projects				
	Development Incentives/Revolving Loan Fund ¹		1,000,000	0	1,000,000
	Cost from Project List Estimates²				
	<u>Development Area #1</u>				
	1 Webster Avenue Reconstruction: (Kalb to St. Joseph) Street, Utility, Power, Upgrade Lighting, Traffic Signals		0	2,650,000	2,650,000
	1 Webster Avenue Reconstruction: (Kalb to St. Joseph) Sidewalks/Ornamental Street Lighting		750,000	0	750,000
	2 Marine Street Reconstruction: Street, Utility, Power, Upgrade Lighting, Traffic Signals		900,000	0	900,000
	2 Marine Street Reconstruction: Sidewalks/Ornamental Street Lighting		200,000	0	200,000
	7 to 10 Projects Within a 1/2 mile radius		0	900,000	900,000
	<u>Development Area #2</u>				
	3 Webster Avenue Reconstruction: (St. Joseph to Allouez Avenue) Street, Utility, Power, Upgrade Lighting, Traffic Signals		0	2,425,000	2,425,000
	3 Webster Avenue Reconstruction: (St. Joseph to Allouez Avenue) Sidewalks/Ornamental Street Lighting		750,000	0	750,000
	4 East St. Joseph Street (Webster to Libal) Street Lighting, Power		450,000	0	450,000
	4 East St. Joseph Street (Webster to Libal) Sidewalks/Ornamental Street Lighting		200,000	0	200,000
	11 Projects Within a 1/2 mile radius		0	800,000	800,000
	<u>Development Area #3</u>				
	5 Webster Avenue Reconstruction: (Kalb to north Village Limits) Street, Utility, Upgrade Lighting, Power		0	1,725,000	1,725,000
	5 Webster Avenue Reconstruction: (Kalb to north Village Limits) Sidewalks/Ornamental Street Lighting		400,000	0	400,000
	6 West St. Joseph Street (Webster to Riverside)		400,000	400,000	800,000
	Total Needed for Projects		5,050,000	8,900,000	13,950,000
	Projects Within TID		5,050,000	7,200,000	12,250,000
	Projects Within 1/2 Mile Radius		0	1,700,000	1,700,000
	Notes:				
	1. Placeholder estimate.				
	2. See Project List Summary. These costs are conceptual level construction estimates intended for preliminary use only. Funding applications and project budgeting should be based on detailed project cost estimates, which require preliminary engineering.				

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ECONOMIC FEASIBILITY STUDY & A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to incur is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

AVAILABLE FINANCING METHODS

Implementation of this Plan will require that the Village issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values). The tables on page 22 provide a calculation of the Village’s current and projected G.O. debt capacity. Tables 1 and 2 project, respectively, the Village’s equalized value, and the full faith and credit borrowing capacity of the Village. Equalized valuation projections were made using two methods. The first projects future valuation of the Village using the average annual percentage of valuation growth experienced between 2006 and 2010. This method is identified as the percentage method. The second method projects the future valuation based on 1% annual growth. Table 2 projects the G.O. borrowing capacity of the Village utilizing 1% annual growth and considering the existing debt of the Village, demonstrating that the Village will have sufficient G.O. debt capacity during the implementation period of the District to finance projects using this method if it chooses.

Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village’s borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a Lease Revenue Bond by a Community Development Authority (CDA) or by a Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village’s borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the Village that represent service of the system to the Village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the Village must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the Village utilizes utility revenues other than tax increments to repay a portion of the bonds, the Village must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue special assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's G.O. debt limit. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

EQUALIZED VALUATION PROJECTION

		<i>Village of Allouez, WI</i>			
Projection of General Obligation Debt Borrowing Capacity					
Table 1 - Projection of Growth in Equalized Value (TID IN)					
----PERCENTAGE METHOD----			-- 1% Annual Growth--		
HISTORICAL DATA					
2007	977,053,400		2007	977,053,400	
2008	979,839,900		2008	979,839,900	
2009	954,451,400		2009	954,451,400	
2010	938,791,900		2010	938,791,900	
2011	879,106,600	-2.51%	2011	879,106,600	
PROJECTED VALUATIONS					
2012	857,074,621	-2.51%	2012	887,897,666	1.00%
2013	835,594,803	-2.51%	2013	896,776,643	1.00%
2014	814,653,308	-2.51%	2014	905,744,409	1.00%
2015	794,236,644	-2.51%	2015	914,801,853	1.00%
2016	774,331,658	-2.51%	2016	923,949,872	1.00%
2017	754,925,526	-2.51%	2017	933,189,370	1.00%
2018	736,005,746	-2.51%	2018	942,521,264	1.00%
2019	717,560,130	-2.51%	2019	951,946,477	1.00%
2020	699,576,794	-2.51%	2020	961,465,942	1.00%
Table 2 - Projection of G.O. Debt Capacity (Based on Straight Line Method)					
BUDGET YEAR	EQUALIZED VALUE	GROSS DEBT LIMIT	DEBT BALANCE	NET BORROWING CAPACITY	
2012	879,106,600	43,955,330	22,326,813	21,628,517	
2013	887,897,666	44,394,883	20,880,387	23,514,497	
2014	896,776,643	44,838,832	19,333,064	25,505,768	
2015	905,744,409	45,287,220	17,764,665	27,522,556	
2016	914,801,853	45,740,093	16,135,000	29,605,093	
2017	923,949,872	46,197,494	14,670,000	31,527,494	
2018	933,189,370	46,659,469	13,105,000	33,554,469	
2019	942,521,264	47,126,063	11,475,000	35,651,063	
2020	951,946,477	47,597,324	9,775,000	37,822,324	
2021	961,465,942	48,073,297	8,010,000	40,063,297	
2022	971,080,601	48,554,030	6,165,000	42,389,030	
2023	980,791,407	49,039,570	4,210,000	44,829,570	
2024	990,599,321	49,529,966	2,165,000	47,364,966	
2025	1,000,505,314	50,025,266	1,900,000	48,125,266	
2026	1,010,510,367	50,525,518	1,620,000	48,905,518	
2027	1,020,615,471	51,030,774	1,330,000	49,700,774	
2028	1,030,821,626	51,541,081	1,020,000	50,521,081	
2029	1,041,129,842	52,056,492	695,000	51,361,492	
2030	1,051,541,140	52,577,057	355,000	52,222,057	
2031	1,062,056,552	53,102,828	0	53,102,828	
2032	1,072,677,117	53,633,856		53,633,856	
2033	1,083,403,889	54,170,194		54,170,194	
2034	1,094,237,927	54,711,896		54,711,896	

PLAN IMPLEMENTATION

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

IMPLEMENTATION & FINANCING TIMELINE

 Village of Allouez, WI Tax Increment District No. 1 Estimated Project Costs & Financing Plan				
	G.O. Bond		Total Project Costs	
	2018		All Phases	
Projects				
Development Incentives/Revolving Loan Fund	1,000,000		1,000,000	
Webster Avenue Reconstruction: (Kalb to St. Joseph) Sidewalks/Ornamental Street Lighting	750,000		750,000	
Marine Street Reconstruction: Street, Utility, Power, Upgrade Lighting, Traffic Signals	900,000		900,000	
Marine Street Reconstruction: Sidewalks/Ornamental Street Lighting	200,000		200,000	
Webster Avenue Reconstruction: (St. Joseph to Allouez Avenue) Sidewalks/Ornamental Street Lighting	750,000		750,000	
East St. Joseph Street (Webster to Libal) Street Lighting, Power	450,000		450,000	
East St. Joseph Street (Webster to Libal) Sidewalks/Ornamental Street Lighting	200,000		200,000	
Webster Avenue Reconstruction: (Kalb to north Village Limits) Sidewalks/Ornamental Street Lighting	400,000		400,000	
West St. Joseph Street (Webster to Riverside)	400,000		400,000	
Subtotal Needed for Projects	5,050,000		5,050,000	
Finance Related Expenses				
Financial Advisor		25,093		
Bond Counsel (Estimate)		12,000		
Rating Agency Fee		8,000		
Paying Agent (if Term Bonds)		675		
Max. Underwriter's Discount	\$12.50	64,438		
Capitalized Interest		0		
Total Financing Required		5,160,206		
<i>Estimated Interest Earnings</i>	0.25%	(5,780)		
<i>Assumed Spend Down (Months)</i>	12			
Rounding		575		
NET ISSUE SIZE		5,155,000		

DEVELOPMENT ASSUMPTIONS

		 					
		Tax Increment District No. 1					
		Development Area #1			Development Area #2		Development Area #3
Construction Year	Old Village Hall	Catholic Diocese Property	Marine Street	Webster Corridor (E. St. Joseph to Allouez)	E. St. Joseph Corridor (Webster to Libal)	Webster Corridor (Kalb N. to Village Limits)	Annual Total
2012	1,500,000						1,500,000
2013							0
2014							0
2015							0
2016		2,000,000		625,000	500,000	625,000	3,750,000
2017			200,000	625,000	500,000	625,000	1,950,000
2018			200,000	625,000	500,000	625,000	1,950,000
2019			200,000	625,000	500,000	625,000	1,950,000
2020			200,000	625,000	500,000	625,000	1,950,000
2021			200,000	625,000	500,000	625,000	1,950,000
2022				625,000	500,000	625,000	1,750,000
2023				625,000	500,000	625,000	1,750,000
2024				625,000	500,000	625,000	1,750,000
2025				625,000	500,000	625,000	1,750,000
2026				625,000	500,000	625,000	1,750,000
2027							0
2028							0
2029							0
2030							0
2031							0
2032							0
2033							0
2034							0
2035							0
2036							0
2037							0
2038							0
TOTALS	1,500,000	2,000,000	1,000,000	6,875,000	5,500,000	6,875,000	23,750,000
NOTES:							

INCREMENT REVENUE PROJECTIONS

Village of Allouez, WI

Tax Increment District No. 1 Tax Increment Projection Worksheet

Type of District: **Rehabilitation**

Anticipated Creation Date: **10/18/2011**

Valuation Date: **Jan. 1, 2012**

Maximum Life (In Years): **27**

Expenditure Period (In Years): **22**

Revenue Periods/Final Rev Year: **26 | 2039**

End of Expenditure Period: **10/18/2033**

Latest Termination Date: **10/18/2038**

Eligible for Extension/No. of Years: **Yes | 3**

Eligible Recipient District: **Yes**

Projected Base Value: **86,706,777**

Pre-Amendment Base Value (Actual): **NA**

Property Appreciation Factor: **0.00%**

Current Tax Rate (Per \$1,000 EV): **\$21.76**

Tax Rate Adjustment Factor (Next 2 Years): **0.00%**

Tax Rate Adjustment Factor (Following 2 Years): **0.00%**

Tax Rate Adjustment Factor (Thereafter): **0.00%**

Discount Rate 1 for NPV Calculation: **5.00%**

Discount Rate 2 for NPV Calculation: **7.00%**

Apply Inflation Factor to Base? **X**

Net Present Value Calculation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	Cumulative @ 5.00%	Cumulative @ 7.00%
1	2012	1,500,000	2013	0	1,500,000	2014	21.76	32,644	28,199
2	2013	0	2014	0	1,500,000	2015	21.76	32,644	55,056
3	2014	0	2015	0	1,500,000	2016	21.76	32,644	80,634
4	2015	0	2016	0	1,500,000	2017	21.76	32,644	104,994
5	2016	3,750,000	2017	0	5,250,000	2018	21.76	114,255	186,193
6	2017	1,950,000	2018	0	7,200,000	2019	21.76	156,693	292,249
7	2018	1,950,000	2019	0	9,150,000	2020	21.76	199,131	420,610
8	2019	1,950,000	2020	0	11,100,000	2021	21.76	241,568	568,912
9	2020	1,950,000	2021	0	13,050,000	2022	21.76	284,006	734,965
10	2021	1,950,000	2022	0	15,000,000	2023	21.76	326,444	916,741
11	2022	1,750,000	2023	0	16,750,000	2024	21.76	364,529	1,110,059
12	2023	1,750,000	2024	0	18,500,000	2025	21.76	402,614	1,313,406
13	2024	1,750,000	2025	0	20,250,000	2026	21.76	440,699	1,525,390
14	2025	1,750,000	2026	0	22,000,000	2027	21.76	478,784	1,744,727
15	2026	1,750,000	2027	0	23,750,000	2028	21.76	516,870	1,970,235
16	2027	0	2028	0	23,750,000	2029	21.76	516,870	2,185,005
17	2028	0	2029	0	23,750,000	2030	21.76	516,870	2,389,548
18	2029	0	2030	0	23,750,000	2031	21.76	516,870	2,584,351
19	2030	0	2031	0	23,750,000	2032	21.76	516,870	2,769,877
20	2031	0	2032	0	23,750,000	2033	21.76	516,870	2,946,569
21	2032	0	2033	0	23,750,000	2034	21.76	516,870	3,114,847
22	2033	0	2034	0	23,750,000	2035	21.76	516,870	3,275,111
23	2034	0	2035	0	23,750,000	2036	21.76	516,870	3,427,744
24	2035	0	2036	0	23,750,000	2037	21.76	516,870	3,573,109
25	2036	0	2037	0	23,750,000	2038	21.76	516,870	3,711,552
26	2037	0	2038	0	23,750,000	2039	21.76	516,870	3,843,402
		23,750,000			0			Future Value of Increment	9,341,737

EHLERS
LEADERS IN PUBLIC FINANCE

CASH FLOW

Village of Allouez, WI

Tax Increment District No. 1
Cash Flow Pro Forma



Year	Revenues			Expenditures						Balances		Project Cost Principal Outstanding	Year	
	Tax Increments	Investment Earnings	Total Revenues	G.O. Bond \$5,155,000 Dated 3/1/2018			TID Creation Expenses	TID Administration Expense	Total Expenditures	Annual	Cumulative			
		0.25%		Prin (3/1)	Est. Rate	Interest	Total							
2012		0	0					14,500	7,500	22,000	(22,000)	(22,000)	5,155,000	2012
2013		0	0						7,500	7,500	(7,500)	(29,500)	5,155,000	2013
2014	32,644	0	32,644						7,500	7,500	25,144	(4,356)	5,155,000	2014
2015	32,644	0	32,644						7,500	7,500	25,144	20,789	5,155,000	2015
2016	32,644	52	32,696						7,500	7,500	25,196	45,985	5,155,000	2016
2017	32,644	115	32,759						7,500	7,500	25,259	71,244	5,155,000	2017
2018	114,255	178	114,433						7,500	7,500	106,933	178,178	5,155,000	2018
2019	156,693	445	157,139			128,875	128,875	7,500		136,375	20,764	198,941	5,155,000	2019
2020	199,131	497	199,628	0		257,750	257,750	7,500		265,250	(65,622)	133,320	5,155,000	2020
2021	241,568	333	241,902	0		257,750	257,750	7,500		265,250	(23,348)	109,971	5,155,000	2021
2022	284,006	275	284,281	0		257,750	257,750	7,500		265,250	19,031	129,003	5,155,000	2022
2023	326,444	323	326,766	55,000	5.000%	256,375	311,375	7,500		318,875	7,891	136,894	5,100,000	2023
2024	364,529	342	364,871	90,000	5.000%	252,750	342,750	7,500		350,250	14,621	151,515	5,010,000	2024
2025	402,614	379	402,993	130,000	5.000%	247,250	377,250	7,500		384,750	18,243	169,758	4,880,000	2025
2026	440,699	424	441,124	180,000	5.000%	239,500	419,500	7,500		427,000	14,124	183,882	4,700,000	2026
2027	478,784	460	479,244	230,000	5.000%	229,250	459,250	7,500		466,750	12,494	196,376	4,470,000	2027
2028	516,870	491	517,360	280,000	5.000%	216,500	496,500	7,500		504,000	13,360	209,736	4,190,000	2028
2029	516,870	524	517,394	290,000	5.000%	202,250	492,250	7,500		499,750	17,644	227,380	3,900,000	2029
2030	516,870	568	517,438	300,000	5.000%	187,500	487,500	7,500		495,000	22,438	249,818	3,600,000	2030
2031	516,870	625	517,494	320,000	5.000%	172,000	492,000	7,500		499,500	17,994	267,812	3,280,000	2031
2032	516,870	670	517,539	340,000	5.000%	155,500	495,500	7,500		503,000	14,539	282,351	2,940,000	2032
2033	516,870	706	517,575	355,000	5.000%	138,125	493,125	7,500		500,625	16,950	299,302	2,585,000	2033
2034	516,870	748	517,618	375,000	5.000%	119,875	494,875			494,875	22,743	322,045	2,210,000	2034
2035	516,870	805	517,675	400,000	5.000%	100,500	500,500			500,500	17,175	339,219	1,810,000	2035
2036	516,870	848	517,718	420,000	5.000%	80,000	500,000			500,000	17,718	356,937	1,390,000	2036
2037	516,870	892	517,762	440,000	5.000%	58,500	498,500			498,500	19,262	376,199	950,000	2037
2038	516,870	940	517,810	465,000	5.000%	35,875	500,875			500,875	16,935	393,134	485,000	2038
2039	516,870	983	517,852	485,000	5.000%	12,125	497,125			497,125	20,727	413,861	0	2039
Total	9,341,737	12,624	9,354,361	5,155,000		3,606,000	8,761,000	14,500	165,000	8,940,500	413,861			

NOTES:

Projected TID Closure

11

ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

12

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Sections 66.1105(5)(b) and 66.1105(6)(am)1 of the Wisconsin State Statutes the Village estimates that 75% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

13

PROPOSED CHANGES IN ZONING ORDINANCES

The Village of Allouez does not anticipate that the District will require any changes in zoning ordinances.

14

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE OF ALLOUEZ ORDINANCES

It is expected that this Plan will be complementary to the Village's Master Plan. There are no proposed changes to the master plan, map, building codes or other Village of Allouez ordinances for the implementation of this Plan.

15 RELOCATION

It is not anticipated there will be a need to relocate any persons or businesses in conjunction with this Plan.

In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statutes as required in Wisconsin Statutes chapter 32.

16 ORDERLY DEVELOPMENT AND REDEVELOPMENT OF THE VILLAGE OF ALLOUEZ

The District contributes to the orderly development and redevelopment of the Village by providing the opportunity for continued growth in tax base and job opportunities.

This Plan accomplishes several economic development plan goals identified in the Village's Comprehensive Plan including promoting a mix of commercial development to include both large and small business ventures, and encouraging the redevelopment of underutilized, vacant, and brownfield commercial areas.

17 A LIST OF ESTIMATED NON-PROJECT COSTS

The Village will use increment generated within the District to pay for projects supported by the overall cash flow of the District. Based on the Development Assumptions in this Plan, projects identified as "TID supported" (page 23) are projected to be paid from increment, while other TID projects may require levy support (as identified on page 23 totaling \$8.9 million). The Village will use increment to pay for project costs identified as "Levy Supported" if increment is available.

18

**OPINION OF ATTORNEY FOR THE VILLAGE OF ALLOUEZ
ADVISING WHETHER THE PLAN IS COMPLETE AND
COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105**

LAW OFFICES
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RAYMOND E. EVRARD
(1894-1974)
JOHN P. DUFFY
(1921-1990)
JOSEPH P. HOLMAN
(1915-2003)
WAYNE R. PETERSON
(RETIRED)

October 6, 2011

Mr. Steve Vanden Avond
Village President
Village of Allouez
1900 Libal Street
Green Bay, WI 54301

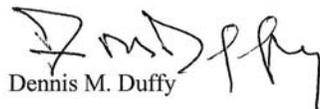
Re: Village of Allouez, Wisconsin Tax Incremental District No. 1

Dear Village President:

As Village Attorney for the Village of Allouez, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of the Wisconsin Statutes. This opinion is provided pursuant to Section 66.1105(4)(f), Wis. Stat.

Sincerely,

CALEWARTS, DUFFY & GAGAN


Dennis M. Duffy

DMD/bms

EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

Estimated Share by Taxing Jurisdiction of Projected Tax Increments to be paid by Owners of Taxable Property in each of the Taxing Jurisdictions Overlying the Tax Increment District

Revenue Year	Village	County	School District	Tech College	Total
	29.23%	19.93%	43.58%	7.27%	
2014	9,542	6,505	14,225	2,372	32,644
2015	9,542	6,505	14,225	2,372	32,644
2016	9,542	6,505	14,225	2,372	32,644
2017	9,542	6,505	14,225	2,372	32,644
2018	33,396	22,768	49,788	8,304	114,255
2019	45,801	31,224	68,280	11,388	156,693
2020	58,205	39,681	86,773	14,472	199,131
2021	70,609	48,138	105,265	17,556	241,568
2022	83,014	56,594	123,758	20,641	284,006
2023	95,418	65,051	142,250	23,725	326,444
2024	106,550	72,640	158,846	26,493	364,529
2025	117,682	80,229	175,442	29,261	402,614
2026	128,814	87,819	192,038	32,029	440,699
2027	139,946	95,408	208,634	34,796	478,784
2028	151,078	102,997	225,229	37,564	516,870
2029	151,078	102,997	225,229	37,564	516,870
2030	151,078	102,997	225,229	37,564	516,870
2031	151,078	102,997	225,229	37,564	516,870
2032	151,078	102,997	225,229	37,564	516,870
2033	151,078	102,997	225,229	37,564	516,870
2034	151,078	102,997	225,229	37,564	516,870
2035	151,078	102,997	225,229	37,564	516,870
2036	151,078	102,997	225,229	37,564	516,870
2037	151,078	102,997	225,229	37,564	516,870
2038	151,078	102,997	225,229	37,564	516,870
2039	151,078	102,997	225,229	37,564	516,870
	2,730,544	1,861,541	4,070,727	678,925	9,341,737

NOTE: The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Appendix:

Reflects map and parcel adjustments reconciled when the legal description was prepared and the parcel information was certified to the Wisconsin Department of Revenue.

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jurisdiction Numbers											
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total
AL-1	2	x		x		x	x		126,000	62,100	188,100
AL-1150	2	x		x		x	x		183,700	567,600	751,300
AL-1-2	2	x		x		x	x		81,000		81,000
AL-1212	2	x		x		x	x		118,100	51,700	169,800
AL-1217	2	x		x		x	x		241,100	121,800	362,900
AL-1218	2	x		x		x	x		186,200	206,800	393,000
AL-1233-1	1	x		x		x	x		24,100	68,600	92,700
AL-1394	2	x		x		x	x		174,900	544,000	718,900
AL-1395	1	x		x		x	x		29,900	135,200	165,100
AL-1416	1	x		x		x	x		18,300	6,800	25,100
AL-1417	1	x		x		x	x		20,100	76,900	97,000
AL-1418	2	x		x		x	x		112,600	223,600	336,200
AL-1419	x	x		x		x	x				
AL-1420	x	x		x		x	x				
AL-1421	x	x		x		x	x				
AL-1424	2	x		x		x	x		26,900	39,000	65,900
AL-1427	2	x		x		x	x		53,800	85,700	139,500
AL-1434	2	x		x		x	x		96,600	116,500	213,100
AL-1437	1	x		x		x	x		30,500	66,600	97,100
AL-1437-1	2	x		x		x	x		78,500		78,500

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jursidiction Numbers											
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total
AL-1583	2	x		x		x	x		137,700	156,100	293,800
AL-1586	2	x		x		x	x		123,100	63,600	186,700
AL-1588	2	x		x		x	x		73,300	55,200	128,500
AL-1589	x	x		x		x	x				
AL-1590	x	x		x		x	x				
AL-1592	1	x		x		x	x		78,100	80,400	158,500
AL-1594	1	x		x		x	x		87,600	42,700	130,300
AL-1595	1	x		x		x	x		74,500	78,600	153,100
AL-1597	2	x		x		x	x		102,500		102,500
AL-1600	x	x		x		x	x				
AL-1601	x	x		x		x	x				
AL-163	1	x		x		x	x		73,000	88,300	161,300
AL-1955-R-1	2	x		x		x	x		35,500	94,200	129,700
AL-1955-R-01	2	x		x		x	x		48,300	150,000	198,300
AL-1955-R-102	2	x		x		x	x		232,800	542,400	775,200
AL-1955-R-2	2	x		x		x	x		35,500	168,100	203,600
AL-1955-R-3	2	x		x		x	x		35,500	192,200	227,700
AL-1955-W-101	2	x		x		x	x		354,900	533,300	888,200
AL-1955-W-102	1	x		x		x	x		24,500		24,500
AL-1955-W-103	1	x		x		x	x		22,800		22,800

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jurisdiction Numbers											
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total
AL-1963-1	2	x		x		x	x		309,000	415,000	724,000
AL-1965	2	x		x		x	x		156,800	87,400	244,200
AL-198	2	x		x		x	x		350,700	452,800	803,500
AL-201	2	x		x		x	x		372,300	342,700	715,000
AL-204	2	x		x		x	x		403,900	175,600	579,500
AL-21-1	2	x		x		x	x		257,500	834,000	1,091,500
AL-22	1	x		x		x	x		21,700	73,600	95,300
AL-25	2	x		x		x	x		700		700
AL-25-1	2	x		x		x	x		441,000	1,228,200	1,669,200
AL-264	2	x		x		x	x		142,100	97,500	239,600
AL-265	2	x		x		x	x		142,100		142,100
AL-267	2	x		x		x	x		284,400	495,600	780,000
AL-269	2	x		x		x	x		220,800	112,300	333,100
AL-27	1	x		x		x	x		373,200	1,376,800	1,750,000
AL-29	x	x		x		x	x				
AL-3	2	x		x		x	x		7,500		7,500
AL-30	2	x		x		x	x		29,800	39,900	69,700
AL-30-1	2	x		x		x	x		45,800	100,900	146,700
AL-31	2	x		x		x	x		83,900	76,100	160,000
AL-32	x	x		x		x	x				

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jursidiction Numbers											
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total
AL-33	2	x		x		x	x		282,000	594,700	876,700
AL-34	2	x		x		x	x		138,900	143,900	282,800
AL-35	2	x		x		x	x		89,000	45,300	134,300
AL-36	2	x		x		x	x		105,000	22,900	127,900
AL-39	x	x		x		x	x				
AL-41	x	x		x		x	x				
AL-43	2	x		x		x	x		627,900	1,270,500	1,898,400
AL-47	x	x		x		x	x				
AL-48	x	x		x		x	x				
AL-49	x	x		x		x	x				
AL-5	2	x		x		x	x		7,900		7,900
AL-50	2	x		x		x	x		149,100	389,800	538,900
AL-50-1	2	x		x		x	x		216,000	130,000	346,000
AL-50-10	2	x		x		x	x		675,000	516,900	1,191,900
AL-50-11	2	x		x		x	x		700,300	3,261,600	3,961,900
AL-50-2	2	x		x		x	x		314,300	112,800	427,100
AL-50-3	2	x		x		x	x		1,403,200	26,500,700	27,903,900
AL-50-5	x	x		x		x	x				
AL-50-8	2	x		x		x	x		365,400	278,700	644,100
AL-50-9	x	x		x		x	x				

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jursidiction Numbers											
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total
AL-50-9-1	2	x		x		x	x		568,400	2,183,100	2,751,500
AL-50-A	x	x		x		x	x				
AL-50-B	2	x		x		x	x		87,600		87,600
AL-51	x	x		x		x	x				
AL-52	2	x		x		x	x		420,500	679,500	1,100,000
AL-53	x	x		x		x	x				
AL-54	2	x		x		x	x		248,000		248,000
AL-55	2	x		x		x	x		378,000	294,300	672,300
AL-56-1	2	x		x		x	x		510,400	1,103,200	1,613,600
AL-56-10	2	x		x		x	x		326,000	346,300	672,300
AL-56-11	2	x		x		x	x		219,400		219,400
AL-56-11-A	2	x		x		x	x		224,000	235,300	459,300
AL-56-11-B	2	x		x		x	x		498,000	3,488,000	3,986,000
AL-56-12	2	x		x		x	x		339,400	415,500	754,900
AL-56-3	2	x		x		x	x		131,400		131,400
AL-56-4	2	x		x		x	x		740,900		740,900
AL-56-5	2	x		x		x	x		441,200	1,743,300	2,184,500
AL-56-8	2	x		x		x	x		91,400	232,600	324,000
AL-56-9	2	x		x		x	x		88,800	255,100	343,900
AL-58	x	x		x		x	x				

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jursidiction Numbers											
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total
AL-59	x	x		x		x	x				
AL-6	2	x		x		x	x		57,500	96,700	154,200
AL-60	2	x		x		x	x		412,800	287,200	700,000
AL-62	2	x		x		x	x		430,800	2,805,000	3,235,800
AL-64	2	x		x		x	x		321,400		321,400
AL-7	2	x		x		x	x		155,800	238,000	393,800
AL-855	1	x		x		x	x		68,000	142,300	210,300
AL-855	2	x		x		x	x		85,500	104,000	189,500
AL-861	2	x		x		x	x		82,500	147,700	230,200
AL-862	2	x		x		x	x		82,500	142,900	225,400
AL-863	1	x		x		x	x		67,400	54,900	122,300
AL-864	2	x		x		x	x		82,500	108,000	190,500
AL-865	2	x		x		x	x		57,200	194,800	252,000
AL-866	1	x		x		x	x		15,900	105,800	121,700
AL-867	2	x		x		x	x		57,200		57,200
AL-875	2	x		x		x	x		176,300	109,400	285,700
AL-879	2	x		x		x	x		83,300	195,300	278,600
AL-880	1	x		x		x	x		67,500	89,600	157,100
AL-881	1	x		x		x	x		9,500	80,500	90,000
AL-882	1	x		x		x	x		37,200	62,100	99,300

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
LOCALLY ASSESSABLE PROPERTY**

Effective Creation Date: January 1, 2012
(Assessed value of real property as of the above date.)

Instructions

Jurisdiction Numbers												
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improvements	Total	
									19,523,300	59,734,600	79,257,900	
Totals										19,523,300	59,734,600	79,257,900

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2012

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

Instructions

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>	<i>Column 5</i>	<i>Column 6</i>	<i>Column 7</i>	<i>Column 8</i>	<i>Column 9</i>
Owner's Name	Site Street Location	Type of Business	Over-lapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
KEVIN J & KATHLEEN M HERMANS	1901-2 S Webster Ave.	Realty				3,900	100	4,000
KEVIN J & KATHLEEN M HERMANS	1901-1 S Webster Ave.	Accounting				13,500	9,600	23,100
KEVIN J & KATHLEEN M HERMANS	1901 Webster Ave	Advertising				3,500	900	4,400
KEVIN J & KATHLEEN M HERMANS	1901 Webster Ave	In Home Care			2,100	8,500	3,100	13,700
KEVIN J & KATHLEEN M HERMANS	1901 Webster Ave	Dentist				40,800	43,600	84,400
KEVIN J & KATHLEEN M HERMANS	1901 Webster Ave	Dentist				29,500	2,400	31,900
RIVERVIEW RETAIL CENTER LLC	1255 S. Monroe Ave.	Liquor				2,000	300	2,300
RIVERVIEW RETAIL CENTER LLC	1255 S. Monroe Ave.	Salon				8,800		8,800
RIVERVIEW RETAIL CENTER LLC	1255 S. Monroe Ave.	Fitness				20,600	6,600	27,200
RIVERVIEW RETAIL CENTER LLC	1255 S. Monroe Ave.	Fitness			32,000	7,700	50,200	89,900
DARYL G & RITA M HOLDREDGE	1231 S. Webster	Dentist				41,000	800	41,800
ROYAL WASH LLC	2307 S. Webster	Dry Cleaners				8,100	600	8,700
OFFICE BUILDING LLC	2313 S. Webster Ave.	Dentist				50,000	100	50,100
KB PROPERTIES LLP	1304 S. Webster Ave.	Liquor Store				5,000	17,200	22,200

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2012

Instructions

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>	<i>Column 5</i>	<i>Column 6</i>	<i>Column 7</i>	<i>Column 8</i>	<i>Column 9</i>
Owner's Name	Site Street Location	Type of Business	Over-lapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
PATRICK J & TAMMY L LOVING	1320 S. Webster Ave.	Chiropractic			10,700	300	400	11,400
PATRICK J & TAMMY L LOVING	1320 S. Webster Ave.	Accounting				3,200	200	3,400
STAHL & HACK REAL ESTATE LLC	1412 S. Webster	Restaruant				4,300		4,300
PIT ROW INC	1501 S. Webster	Gas Station				100	700	800
RICHARD C JELINSKI LIMITED PARTNERSHIP	1509 s. Webster Road Bldg. 2	Memorial Architecture			10,000	3,500		13,500
GERALD D PIONEK LIMITED PARTNERSHIP	1825-1 S. Webster Road Bldg. 2	Orthodontic				15,400	900	16,300
GERALD D PIONEK LIMITED PARTNERSHIP	1825-2 S. Webster Road Bldg. 2	Consulting				22,000		22,000
ALLOUEZ DENTAL ASSOC	2121 S. Webster	Dentist				14,200		14,200
ALLOUEZ DENTAL ASSOC	2121 S. Webster	Dentist				11,000	100	11,100
ALLOUEZ DENTAL ASSOC	2121 S. Webster	Dentist			93,700	50,500	1,900	146,100
ALLOUEZ DENTAL ASSOC	2121 S. Webster	Dentist				156,800	16,800	173,600
HOLLY RENTAL LLP	1705 S. Webster	Subway Restaurant				70,000		70,000
BRIAN J & SHERRI T BOYCE	1701 S. Webster	Salon				800	300	1,100

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2012

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

Instructions

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>	<i>Column 5</i>	<i>Column 6</i>	<i>Column 7</i>	<i>Column 8</i>	<i>Column 9</i>
Owner's Name	Site Street Location	Type of Business	Over-lapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
ASSOCIATED KELLOGG BANK	2001 S. Webster	Bank				87,900	38,900	126,800
ST JOSEPH STREET LLC	2021 S. Webster	Advertising			16,100		1,400	17,500
ST JOSEPH STREET LLC	2021 S. Webster	Developer				8,000		8,000
GRAND LODGE IDOOF	1220 S. Webster Ave.	Grocery				225,800	6,600	232,400
ALLEN LEE INVESTMENTS LLC	2203 S. Webster	Gas Station				50,000		50,000
BAY VERTE REALTY CO	2221 S. Webster	Coin Gallery			300	4,500	10,800	15,600
BAY VERTE REALTY CO	2221 S. Webster	UPS				30,000		30,000
BAY VERTE REALTY CO	2221 S. Webster	Bank				8,000	15,400	23,400
LEE ALLEN INVESTMENTS LLC	2233 Block S. Webster Ave.	Car Wash				50,000		50,000
MICHAEL P BLOOMER	1539 Riverside Drive	Tavern				8,100		8,100
SCHROEDER FLOWERS INC	1530 S. Webster	Flower Shop				6,300	8,400	14,700
WISCONSIN GENERAL	1500 S. Webster	Tavern				30,000		30,000
F & M BANK NORTHEAST	1601 S. Webster	Bank				73,900	6,900	80,800
SAINT JOSEPH ORPHAN ASYLUM	1910 Riverside Drive	Dialysis Center			17,700	39,900	270,300	327,900

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2012

Instructions

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>	<i>Column 5</i>	<i>Column 6</i>	<i>Column 7</i>	<i>Column 8</i>	<i>Column 9</i>
Owner's Name	Site Street Location	Type of Business	Over-lapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
PARTNERSHIP #1 LLP THE	1905 - 1927 B Webster	Subway Restaurant				40,000		40,000
PARTNERSHIP #1 LLP THE	1915 Webster	Salon				800		800
PARTNERSHIP #1 LLP THE	1921 Webster	Retail			12,400	1,400	100	13,900
PARTNERSHIP #1 LLP THE	1923 Webster	Restaruant				45,200	300	45,500
PARTNERSHIP #1 LLP THE	1927 Webster	Restaruant				44,800	16,200	61,000
ALPHA FAMILY LP	1920 Libal Street	Bellin				5,800		5,800
FAMILY LTD PARTNERSHIP III	1825 S. Webster Building 1	Investing				5,000		5,000
PREVEA CLINIC INC	1821 S. Webster	Medical Clinic				2,389,700	499,500	2,889,200
PREVEA CLINIC INC	1821 S. Webster	Healthcare			37,800			37,800
MCDONALDS CORP	1903 S. Webster Ave.	Restaruant			186,100	11,600	35,000	232,700
PSYCHIATRIC CENTER INC	301 E. St. Josphe	Bellin Clinic				143,300	15,800	159,100
ALPHA FAMILY LP	289 E. St. Joseph	CBRF				74,300	2,500	76,800
RIVERSIDE PARTNERSHIP LLP	2020 Riverside Drive	Medical Clinic				10,900	8,000	18,900
RIVERSIDE PARTNERSHIP LLP	2020 Riverside Drive	Advertising				9,400	9,700	19,100

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2012

Instructions

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>	<i>Column 5</i>	<i>Column 6</i>	<i>Column 7</i>	<i>Column 8</i>	<i>Column 9</i>
Owner's Name	Site Street Location	Type of Business	Over-lapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
MOSKI CORPORATION	2050 Riverside Drive	Accounting					200	200
MOSKI CORPORATION	2050 Riverside Drive	Legal				26,500	1,100	27,600
MOSKI CORPORATION	2050 Riverside Drive	Rentals				19,800	20,600	40,400
BRENNAN BUICK INC	2021 Riverside Drive	Auto Dealer			83,400	3,500	1,100	88,000
EXECUTIVE GROUP PARTNERSHIP	375 W. St. Joseph Street	Realty				100,000		100,000
WEBSTER AVENUE LLC	2020 Block S. Webster	Café				19,500	5,200	24,700
WEBSTER AVENUE LLC	2020 Webster	Yoga				300	500	800
WEBSTER AVENUE LLC	2020 Webster	Medical Clinic			5,400	923,300	15,000	943,700
VARSITY HOLDINGS LLC	2131 S. Webster Ave	Psychology				1,700	300	2,000
S A CONSTRUCTION SERVICES INC	2100 Riverside Drive	Investing				10,700	85,000	95,700
S A CONSTRUCTION SERVICES INC	2100 Riverside Drive	Architecture				51,500	20,900	72,400
S A CONSTRUCTION SERVICES INC	2100 Riverside Drive	Engineering				13,100	4,300	17,400
PDCB PROPERTIES LLC	1231 Block S. Monroe Ave.	Dry Cleaners			108,000	5,600	1,400	115,000
PDCB PROPERTIES LLC	1231 Webster	Insurance				700	100	800

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID BASE YEAR
PERSONAL PROPERTY LIST**

Effective Creation Date: January 1, 2012

Instructions

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>	<i>Column 5</i>	<i>Column 6</i>	<i>Column 7</i>	<i>Column 8</i>	<i>Column 9</i>
Owner's Name	Site Street Location	Type of Business	Over- lapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
PDCB PROPERTIES LLC	1231 Webster	Accounting				3,700	1,800	5,500
DENNIS A DORNER	1401 S. Webster	Labor Ready, Inc				4,000	1,600	5,600
PAUL E SOLETSKI	1411 S. Webster	Developer				1,700	1,800	3,500
Totals					623,800	5,180,600	1,277,200	7,081,600

TID MANUFACTURING REAL PROPERTY LIST

Effective Creation Date: January 1, 2012

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1
School District 5102
Special District Green Bay Metro Sewer

Instructions

Do not put any values in columns 7-9, Revenue will complete.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Owner's Name	Site Street Location	Local Parcel Number	DOR Parcel Number	Over-lapping TID #	Acres	Land	Improvements	Total
Baylake Bank	1252 Marine Street	AL-1-1	9815		.97			
Totals								

County Brown
Municipality Allouez
CoMun Code 05102
TID Number 1

**TID PARCEL LIST
MUNICIPAL-OWNED PROPERTY**

Effective Creation Date: January 1, 2012

Instructions

Jurisdiction Numbers													
Parcel Number (from assessment roll, no key numbers)	Classification	5102 School District	School District	Northeast Wisconsin VTAE	Union High School	Green Bay Metro Sewer Special District	Brown County	Overlapping TID #	Land	Improve- ments	Personal Property	Acres/Lot Size	Property's Current Use
AL-258	x	x		x		x	x					0.23	Community Center
AL-259	x	x		x		x	x					0.23	Community Center
AL-260	x	x		x		x	x					0.23	Community Center
AL-44	x	x		x		x	x		202,500			0.70	Vacant land
AL-44-1	x	x		x		x	x		273,000			0.97	Vacant land
AL-45	x	x		x		x	x		100,500			0.35	Vacant land
Totals									576,000				

1	AL-1217
1	AL-1218
1	AL-1233-1
1	AL-1955-W-101
1	AL-1955-W-102
1	AL-1955-W-103
1	AL-204
1	AL-258
1	AL-259
1	AL-260
1	AL-264
1	AL-265
1	AL-267
1	AL-269
1	AL-58
1	AL-60
2	AL-50-11
2	AL-50-5
2	AL-50-9
3	AL-1212
3	AL-1394
3	AL-1395
3	AL-1416
3	AL-1417
3	AL-1418
3	AL-1419
3	AL-1420
3	AL-1421
3	AL-1424
3	AL-1427
3	AL-1434
3	AL-1437
3	AL-1437-1
3	AL-1583
3	AL-1586
3	AL-1588
3	AL-163
3	AL-21-1
3	AL-22
3	AL-34
3	AL-35

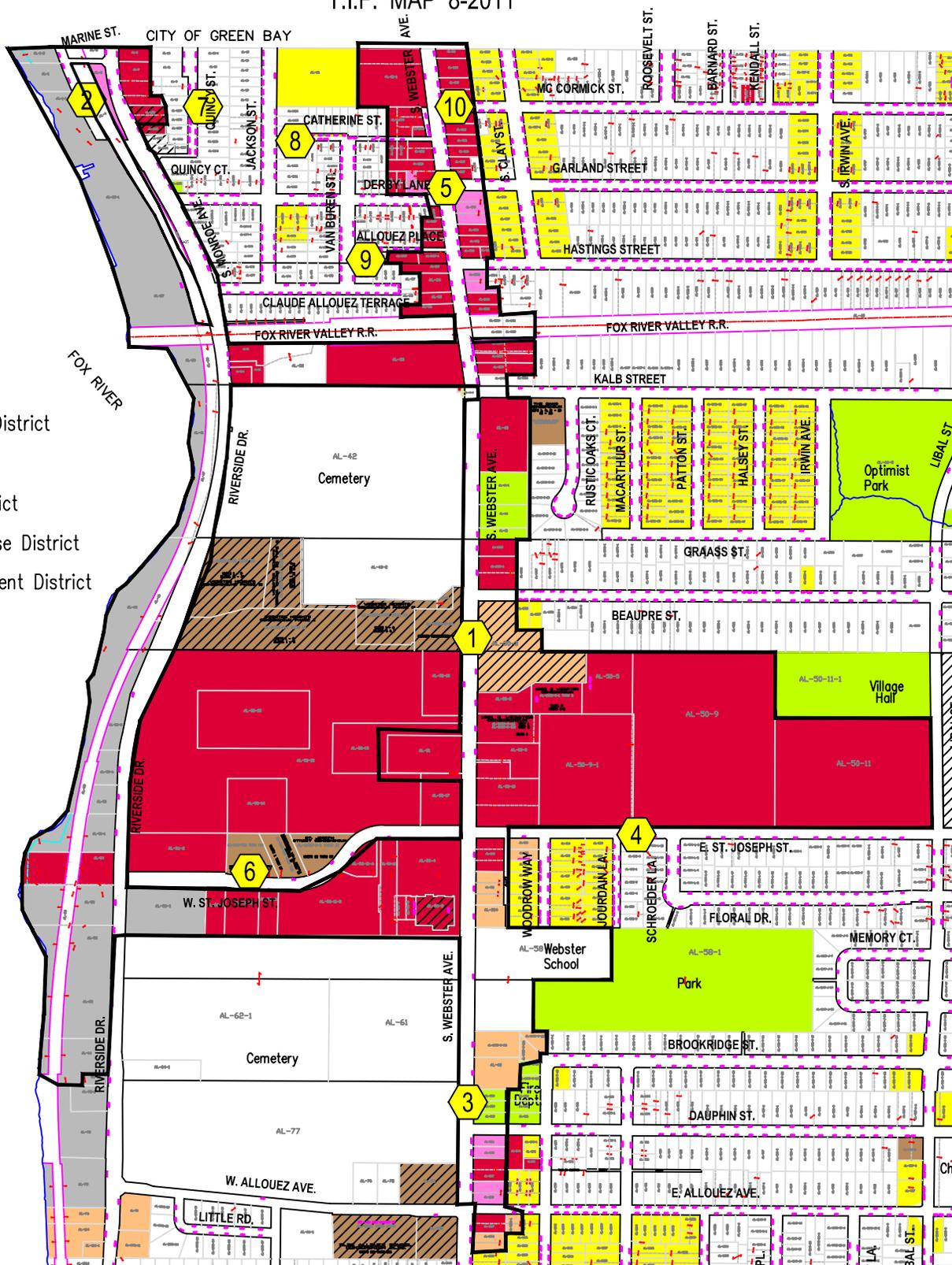
3	AL-36
3	AL-855
3	AL-856
3	AL-861
3	AL-862
3	AL-863
3	AL-864
3	AL-865
3	AL-866
3	AL-867
3	AL-875
3	AL-879
3	AL-880
3	AL-881
3	AL-882
4	AL-1963-1
4	AL-1965
4	AL-44
4	AL-44-1
4	AL-45
4	AL-47
4	AL-48
4	AL-49
5	AL-52
5	AL-55
5	AL-56-1
5	AL-56-10
5	AL-56-11
5	AL-56-11-B
5	AL-56-3
5	AL-56-9
5	AL-59
5	AL-62
5	AL-64
6	AL-50
6	AL-50-A
6	AL-50-B
6	AL-51
6	AL-53
7	AL-30
7	AL-30-1

7	AL-32
7	AL-39
8	AL-1
8	AL-1-1
8	AL-1150
8	AL-1-2
8	AL-25
8	AL-25-1
8	AL-27
8	AL-3
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1, 5	AL-56-5
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2, 4, 6	AL-50-3
2, 6	AL-50-10
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3, 7	AL-1589
3, 7	AL-1590
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3, 7	AL-1597
3, 7	AL-1600
3, 7	AL-1601
3, 7	AL-33
4, 6	AL-54
4, 7	AL-41
4, 7	AL-43
5, 6	AL-50-1
5, 6	AL-56-11-A
5, 6	AL-56-12
6, 2	AL-1955-R-101
6, 2	AL-1955-R-102
6,2	AL-1955-R-1
6,2	AL-1955-R-2
6,2	AL-1955-R-3
7, 8	AL-29
7, 8	AL-31

Map Page # & Parcel #'s

VILLAGE OF ALLOUEZ T.I.F. MAP 8-2011

CITY OF GREEN BAY



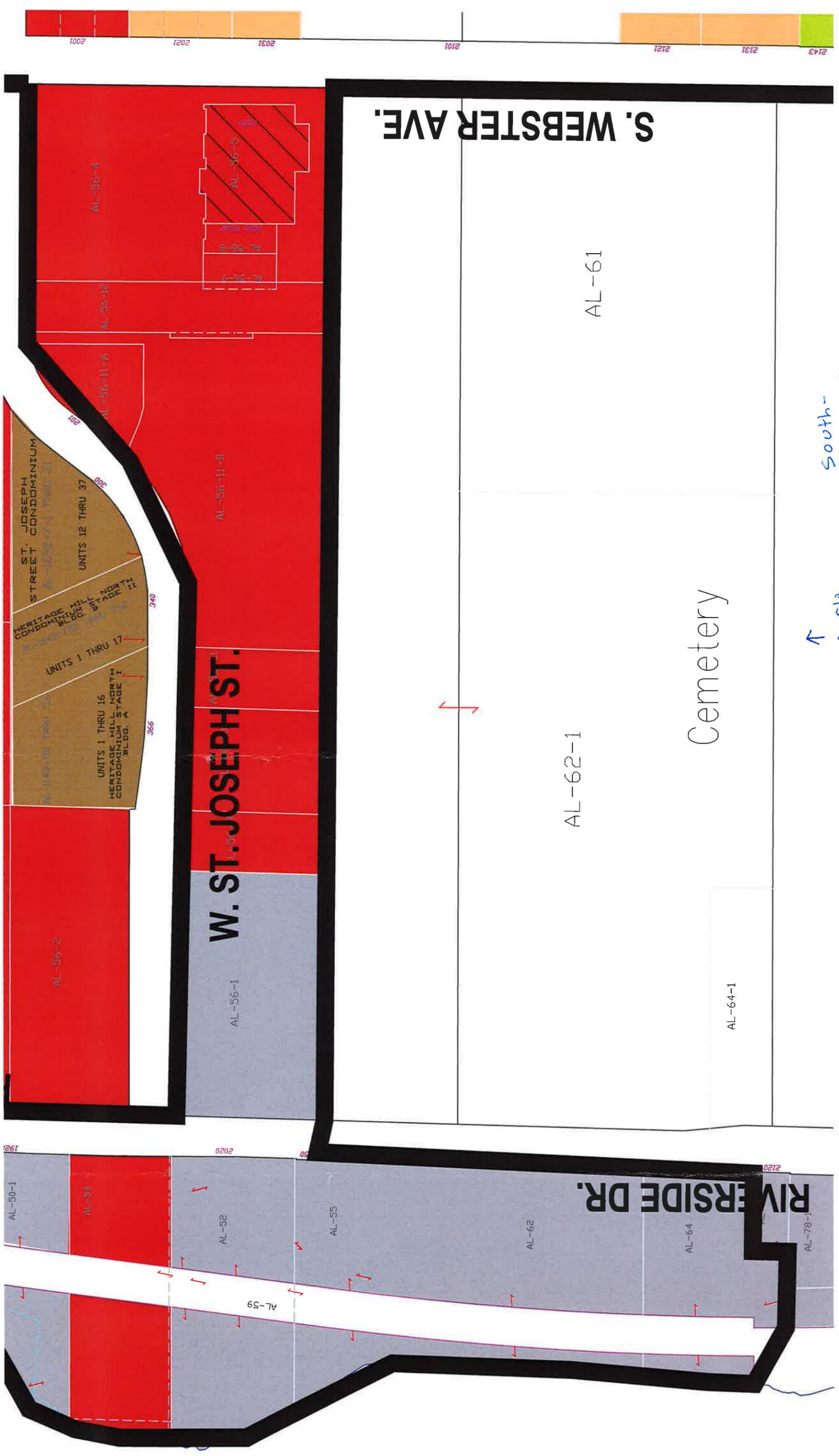
LEGEND

-  "A" Residential
-  "B" Residential
-  High Density District
-  "C" Professional Office District
-  "E" Commercial District
-  "F" Light Industrial District
-  "G" Highway Business Use District
-  PDD- Planned Development District
-  Village Owned

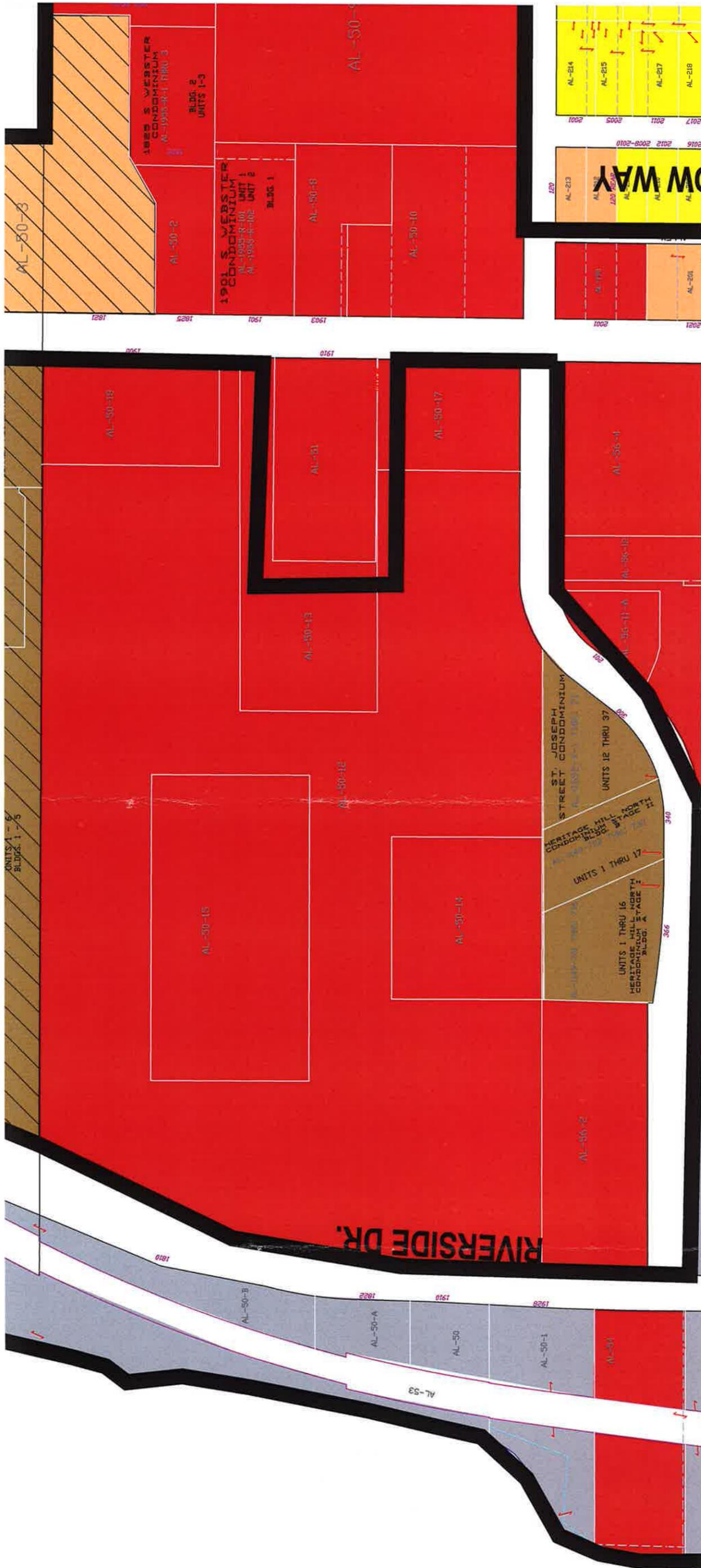
 T.I.F. #1

 T.I.F. MAPPABLE PROJECTS (SEE ATTACHED SHEET)

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North
South-West map

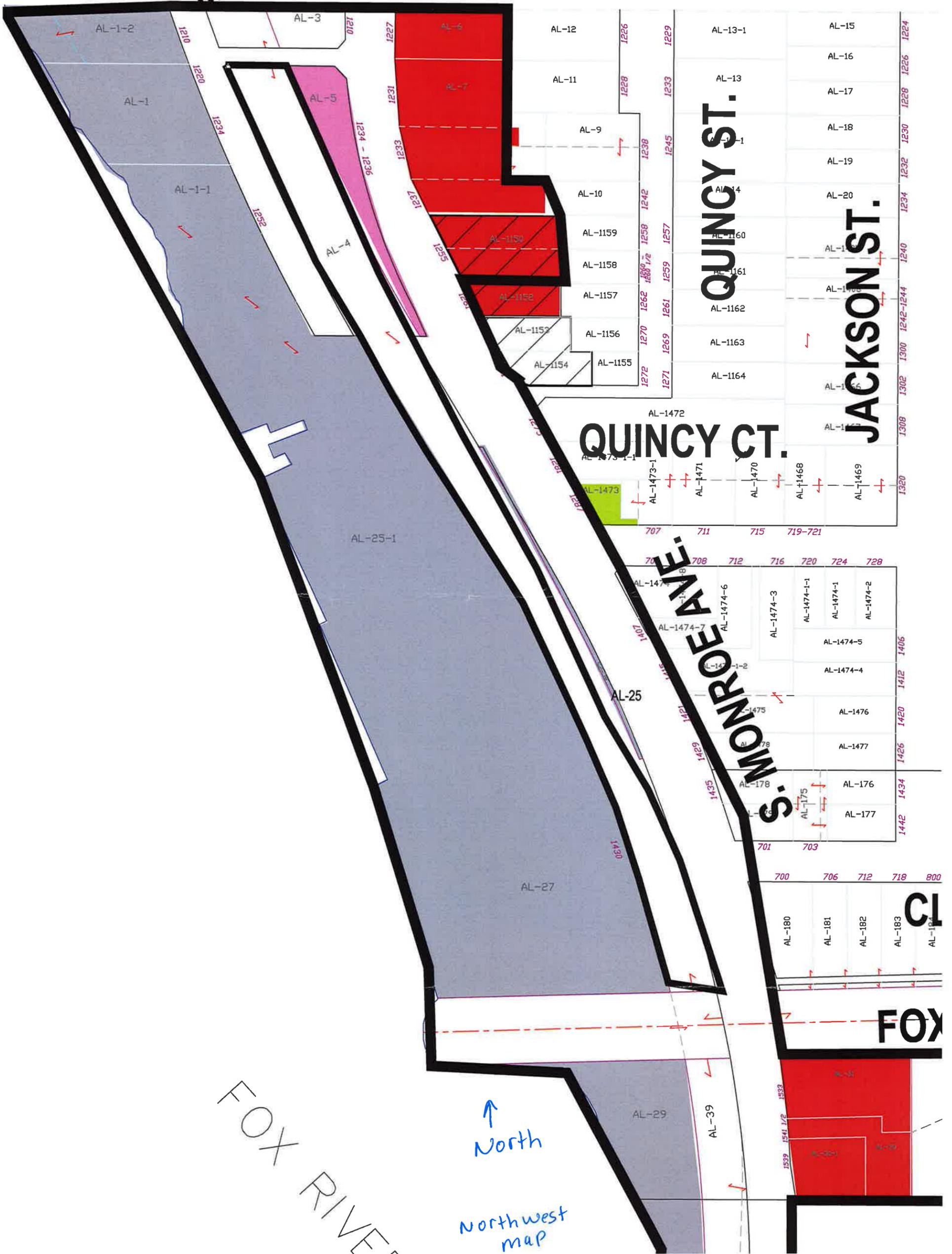


↑ North

West map

MARINE ST.

CITY OF GREEN B



FOX RIVER

North
Northwest map

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