

NOTICE OF VILLAGE BOARD MEETING

DATE: Tuesday, July 14, 2020
TIME: 7:00pm
PLACE: Harrison Municipal Building
W5298 State Road 114
Harrison, WI 54952

Pursuant to Wis. Stats. §19.84, NOTICE is hereby given to the public that a Village of Harrison Board Meeting will be held on Tuesday, July 14, 2020 at 7:00pm. The agenda is listed below. This is a public meeting.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Village Board
4. Correspondence or Communications from Board and Staff
5. Public Comments
Please be advised per State Statute section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments. It is the policy of the Village that there is a three-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.
6. Unfinished Business from Previous Meetings for Consideration or Action
 - a) Zack Thompson request to keep pig in residential area
 - b) Email from Scott Vieth requesting Village fix his driveway apron [held over from May 26th meeting] (Public Works Director)
 - c) Resolution V2020-04 Authorizing a Streets and Roads Fee (Village Manager)
7. New Business for Consideration or Action
 - a) 2020 Asphalt Paving Program Bid Award (Public Works Director)
 - b) Hidden Pines Subdivision Reimbursement Request (Public Works Director)
 - c) Resolution V2020-05 Adopting the Project Plan and Creating Tax Incremental Financing District #3 (TID #3) (Planner)
 - d) Resolution V2020-06 Establishing Polling Places for Aug. 11, 2020 Partisan Primary (Clerk-Treasurer)

- e) 2020 Yard Waste "H" Stickers
- f) Minutes from 06/30/20 (Clerk-Treasurer)

8. Future Agenda Items

9. Closed Session

Pursuant to Wis. Stats. §19.85(1)(e), the Board will meet to deliberate or negotiate the purchase of public property, the investment of public funds or conduct other business when competitive or bargaining reasons require a closed session to address the following development agreement:

Toonen Companies

The Board may reconvene in open session pursuant to Wis. Stats. §19.85(2) to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

10. Adjournment

Agenda posted 07/10/2020 and posted at www.harrison-wi.org and Municipal Building lobby

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

From:

Laura Jungwirth, P.E., Director of Public Works

Meeting Date:

7/14/2020

Title:

W5520 Colin Street Driveway Apron

Issue:

Scott Vieth, property owner at W5520 Colin Street has requested that the village replace his driveway apron because the culvert is heaving, and the asphalt is beginning to crack.

Background and Additional Information:

The Red Maple Meadows Drainage Project was completed in 2008 that involved installing a mini storm sewer system, storm laterals for sump pump discharges, regrading of ditches and resetting of culverts.

Budget Impacts:

If the Board approves this request, the Village will have to replace/reset the culvert and will also have to pay a contractor to install new asphalt pavement on the driveway apron.

Attachments:

- Email correspondence from property owner Scott Vieth
- Red Maple Meadows Project Correspondence
- Photos of current condition of driveway apron

Travis Parish

From: Scott Vieth <vieth.s@sbcglobal.net>
Sent: Tuesday, May 12, 2020 3:09 PM
To: Travis Parish
Subject: driveway apron

Hi Travis,

I'm not sure this is directed to you, but I have a question with my driveway apron.

About 10 years ago the Village of Harrison tore out the driveway aprons in our neighborhood to put in new culverts and hook up sump pumps to a line in the ditch. We were required to pay for the hook up with the sump pump. When they did my driveway apron it did not look like it was done properly and the culvert was not deep enough. I called the village at that time to talk about how I thought it would eventually bubble up and crack. I was told by the village that they would fix it if that ever happened. It is now starting to bubble up, it is cracking and there is a hole that has started.

I know you were not the village manager at this time, but wondering if this will be fixed by the village.

My cell is 920-427-9089. My address is W5520 Colin St.

Thanks for your input,

Scott Vieth

May 23, 2008

Dear Town of Harrison Resident:

This letter is in regard to the Red Maple Meadows drainage project. The project is currently out to bid with the bid award scheduled for the June 12th Town Board meeting. Work is scheduled to begin at the end of June or early July, with a completion date of mid-August.

The project will include the installation of a storm sewer along the east side of Handel Drive, laterals for sump pumps, regrading of ditches, and resetting of culverts if needed. In addition, the detention pond located west of Handel Drive between N9629 Handel Drive and N9619 Handel Drive will be regraded as part of this project. The work will include excavation and regrading of the detention pond to the original plan elevations, removal and replacement of the concrete ditch liner, and restoration including placement of topsoil, seed, fertilizer and mulch.

The project will include a lateral for your sump pump connection. The connection will be made if your sump pump is at the property line. If not, you will be required to bring the sump pump line to the property line for hookup. **No down spouts may be hooked into the storm sewer or run directly into the drainage swale.** If you currently have your down spouts emptying into the drainage swale, you will need to pull the lines back to discharge onto your lawn.

The project site as you know is very wet and your help is needed to allow the contractor to complete the project in a timely and efficient manner. We ask that all adjacent property owners relocate the sump pump and down spout lines to discharge on to your property to help to dry out the drainage swale. We ask that you relocate the lines by June 1st so the area has a chance to dry before construction begins.

We would like to meet with you to further discuss the pond and the effect on your property. Please get a hold of me at 989-1062 to set up time to meet.

Sincerely,

Tracy Flucke
Administrator

W5520 Colin Street Driveway Apron



East side of driveway apron.



Close up of hole on east end of driveway apron.



Western side of driveway apron.



Driveway culvert looking west from east end of pipe.



W5520 Colin St driveway apron.



W5521 Colin St driveway apron looking west.

RESOLUTION V2020-04
VILLAGE OF HARRISON
Calumet and Outagamie Counties

RESOLUTION AUTHORIZING A STREETS AND ROADS FEE

WHEREAS, the Village of Harrison, Calumet and Outagamie Counties, Wisconsin is a municipal corporation charged with the duty to provide necessary services to the residents of the Village; and

WHEREAS, the State of Wisconsin has imposed levy limits that restricts the ability of local municipalities to provide those necessary services to their residents; and

WHEREAS, the yearly percentage increase in the cost of maintaining streets and roads within the Village of Harrison has exceeded the percentage increase in the allowable levy limit set forth by the State of Wisconsin; and

WHEREAS, the Village of Harrison wishes to charge a yearly fee in order to maintain the 102 miles of roads that are within the Village of Harrison; and

WHEREAS, the Village of Harrison wishes to designate the revenue raised by the streets and roads fee to only be used for the maintenance of the streets and roads under the jurisdiction of the Village of Harrison,

NOW, THEREFORE, BE IT RESOLVED by the Village of Harrison Village Board to institute a yearly streets and roads fee to be determined based on the assessed value of each property located in the Village of Harrison.

Adopted by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, this 14th day of July, 2020.

VILLAGE OF HARRISON

By: _____
Kevin Hietpas, Village President

Attest: _____
Jennifer Weyenberg, Village Clerk

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

From:

Laura Jungwirth, P.E., Director of Public Works

Meeting Date:

7/14/2020

Title:

2020 Asphalt Paving Program Bid Award

Background and Additional Information:

Bids were advertised for the 2020 Asphalt Paving Program and two contractors submitted bids at the Bid Opening on July 7, 2020. Low bidder was Northeast Asphalt.

Budget Impacts:

If the contract is awarded to the low bidder:

Base Bid (Golden Way, Coral Court and Pearl Drive)	\$153,870.05
Supplemental Bid #1 (Emerald Drive)	\$66,839.50
Supplemental Bid #2 (Woodsedge Court)	\$27,754.80
Supplemental Bid #3 (Garnet Court)	\$31,003.00
Total	\$279,467.35

Attachments:

- McMahon Letter of Recommendation, Notice of Bid Award and Bid Tabulation



July 7, 2020

Village of Harrison
Attn: Laura Jungwirth, Director of Public Works
W5298 Highway 114
Menasha, WI 54952

Re: Village of Harrison
2020 Asphalt Paving Program
Letter Of Recommendation
McM. No. H0006-9-19-00675-B

On Tuesday, July 07, 2020 bids were received at the Village of Harrison for the above referenced project. Two (2) bids were received, ranging in price from \$279,467.35 to \$287,958.15 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract H0006-9-19-00675-B to the low bidder, Northeast Asphalt, Inc. in the amount of \$279,467.35. This includes Supplemental Bids #1, #2, and #3 along with the Base Bid.

If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return all copies to our office for incorporation into the contract documents.

If you have any questions, please feel free to contact me.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Lee R. Reibold".

Lee R. Reibold, P.E.
Associate / Municipal & Civil Engineer

LRR:jlh

Enclosures: Notice of Awards (3 copies each)
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: NORTHEAST ASPHALT, INC.
W6380 Design Drive
Greenville, WI 54942

Contract No. H0006-9-19-00675-B

Project: 2020 ASPHALT PAVING PROGRAM
For The
VILLAGE OF HARRISON | Calumet County, WI

You are notified that your Bid, dated Tuesday, July 07, 2020, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the 2020 Asphalt Paving Program in the Village of Harrison, Calumet County, Wisconsin.

The Contract Price of your Contract is Two Hundred Seventy Nine Thousand Four Hundred Sixty Seven and 35/100 Dollars (\$279,467.35)

You must comply with the following conditions precedent within **15-days** of the date of this Notice of Award, that is by _____.

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement including all the Contract Documents.
2. You must deliver with the executed Agreement the Contract Security (bonds), as specified in the Instructions to Bidders, General Conditions (Paragraph 6.01) and Supplementary Conditions.
3. You must deliver Insurance Certification complying with the General Conditions and Supplemental Conditions of the Contract Documents.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

One (1) fully signed counterpart of the Agreement, with the Contract Documents attached, will be returned to you within 15-days after you comply with the above noted conditions.

VILLAGE OF HARRISON | Calumet County, WI

(authorized signature)

(title)

Witness: _____

BID TABULATION

Owner: VILLAGE OF HARRISON
 Project Name: 2020 Asphalt Paving Program
 Contract No. H0006-9-19-00675-B
 Bid Date: Tuesday, July 7, 2020
 Bid Time: 10:00 am, local time
 Project Manager: Lee R. Reibold, PE

Engineer: McMAHON ASSOCIATES, INC.
 1445 McMahon Drive
 P.O. Box 1025
 Neenah, WI 54956 / 54957-1025

NORTHEAST ASPHALT, INC.
 W6380 Design Drive
 Greenville, WI 54942

MCC, INC.
 2600 North Roemer Road
 PO Box 1137
 Appleton, WI 54912-1137

BASE BID

A. Coral Court

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
A1	1,400	SY	Pulverize Existing Asphalt Pavement	\$0.58	\$812.00	\$0.89	\$1,246.00
A2	1,660	SY	Fine Grading & Compaction Of Road Base	\$2.10	\$3,486.00	\$2.26	\$3,751.60
A3	190	TON	2 1/4 Inch HMA Pavement, 3LT 58-28S	\$56.20	\$10,678.00	\$52.45	\$9,965.50
A4	150	TON	1 1/2 Inch HMA Pavement, 4LT 58-28S	\$59.85	\$8,977.50	\$59.66	\$8,949.00
A5	220	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$1.65	\$363.00	\$3.00	\$660.00
A6	70	TON	Base Aggregate Dense 1/2 Inch For Shouldering	\$22.95	\$1,606.50	\$25.55	\$1,788.50
A7	1	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$395.00	\$395.00	\$450.00	\$450.00
A8	1	LS	Contractor Quality Control Testing	\$890.00	\$890.00	\$1,500.00	\$1,500.00
A. Coral Court Total (Items A1 through A8, Inclusive)					\$27,208.00		\$28,310.60

BASE BID

B. Pearl Drive

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
B1	1,540	SY	Pulverize Existing Asphalt Pavement	\$0.58	\$893.20	\$0.89	\$1,370.60
B2	1,960	SY	Fine Grading & Compaction Of Road Base	\$2.10	\$4,116.00	\$2.26	\$4,429.60
B3	210	TON	2 1/4 Inch HMA Pavement, 3LT 58-28S	\$56.20	\$11,802.00	\$52.45	\$11,014.50
B4	160	TON	1 1/2 Inch HMA Pavement, 4LT 58-28S	\$59.85	\$9,576.00	\$59.66	\$9,545.60
B5	270	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$1.65	\$445.50	\$3.00	\$810.00
B6	100	TON	Base Aggregate Dense 1/2 Inch For Shouldering	\$22.95	\$2,295.00	\$25.55	\$2,555.00
B7	2	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$395.00	\$790.00	\$450.00	\$900.00
B8	1	LS	Contractor Quality Control Testing	\$890.00	\$890.00	\$1,500.00	\$1,500.00
B. Pearl Drive Total (Items B1 through B8, Inclusive)					\$30,807.70		\$32,125.30

BASE BID

C. Golden Way

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
C1	4,620	SY	Pulverize Existing Asphalt Pavement	\$0.58	\$2,679.60	\$0.89	\$4,111.80
C2	5,880	SY	Fine Grading & Compaction Of Road Base	\$2.10	\$12,348.00	\$2.26	\$13,288.80
C3	625	TON	2 1/4 Inch HMA Pavement, 3LT 58-28S	\$56.20	\$35,125.00	\$52.45	\$32,781.25
C4	485	TON	1 1/2 Inch HMA Pavement, 4LT 58-28S	\$59.85	\$29,027.25	\$59.66	\$28,935.10
C5	530	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$1.65	\$874.50	\$3.00	\$1,590.00
C6	300	LF	Base Aggregate Dense 1/2 Inch For Shouldering	\$22.95	\$6,885.00	\$25.55	\$7,665.00
C7	8	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$395.00	\$3,160.00	\$450.00	\$3,600.00
C8	1	EA	Remove And Reset Storm Sewer Flared End Section	\$4,865.00	\$4,865.00	\$3,300.00	\$3,300.00
C9	1	LS	Contractor Quality Control Testing	\$890.00	\$890.00	\$5,500.00	\$5,500.00
C. Golden Way Total (Items C1 through C9, Inclusive)					\$95,854.35		\$100,771.95

BASE BID TOTAL (Items A1 through C9, Inclusive)

	\$153,870.05		\$161,207.85
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SUPPLEMENTAL BID #1

Emerald Drive

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
SB1-1	3,510	SY	Pulverize Existing Asphalt Pavement	\$0.50	\$1,755.00	\$0.90	\$3,159.00
SB1-2	4,470	SY	Fine Grading And Compaction Of Road Base	\$1.90	\$8,493.00	\$2.26	\$10,102.20
SB1-3	475	TON	2 1/4 Inch HMA Pavement, 3LT 58-28S	\$56.20	\$26,695.00	\$53.55	\$25,436.25
SB1-4	370	TON	1 1/2 Inch HMA Pavement, 4LT 58-28S	\$59.85	\$22,144.50	\$60.36	\$22,333.20
SB1-5	620	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$1.65	\$1,023.00	\$3.00	\$1,860.00
SB1-6	220	TON	Base Aggregate Dense 1/2 Inch For Shouldering	\$22.95	\$5,049.00	\$24.56	\$5,403.20
SB1-7	2	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$395.00	\$790.00	\$450.00	\$900.00
SB1-8	1	LS	Contractor Quality Control Testing	\$890.00	\$890.00	\$900.00	\$900.00
Supplemental Bid #1 Total (Items SB1-1 through SB1-8, Inclusive)					\$66,839.50		\$70,093.85

SUPPLEMENTAL BID #2

Woodsedge Court

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
SB2-1	1,520	SY	Pulverize Existing Asphalt Pavement	\$0.50	\$760.00	\$0.90	\$1,368.00
SB2-2	1,520	SY	Fine Grading And Compaction Of Road Base	\$3.00	\$4,560.00	\$2.26	\$3,435.20
SB2-3	205	TON	2 1/4 Inch HMA Pavement, 3LT 58-28S	\$56.20	\$11,521.00	\$53.55	\$10,977.75
SB2-4	160	TON	1 1/2 Inch HMA Pavement, 4LT 58-28S	\$59.85	\$9,576.00	\$60.36	\$9,657.60
SB2-5	32	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$1.65	\$52.80	\$3.00	\$96.00
SB2-6	1	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$395.00	\$395.00	\$450.00	\$450.00
SB2-7	1	LS	Contractor Quality Control Testing	\$890.00	\$890.00	\$350.00	\$350.00
Supplemental Bid #2 Total (Items SB2-1 through SB2-7, Inclusive)					\$27,754.80		\$26,334.55

SUPPLEMENTAL BID #3

Garnet Court

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total
SB3-1	1,560	SY	Pulverize Existing Asphalt Pavement	\$0.50	\$780.00	\$0.90	\$1,404.00
SB3-2	1,850	SY	Fine Grading And Compaction Of Road Base	\$2.70	\$4,995.00	\$2.26	\$4,181.00
SB3-3	210	TON	2 1/4 Inch HMA Pavement, 3LT 58-28S	\$56.20	\$11,802.00	\$53.55	\$11,245.50
SB3-4	165	TON	1 1/2 Inch HMA Pavement, 4LT 58-28S	\$59.85	\$9,875.25	\$60.36	\$9,959.40
SB3-5	330	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$1.65	\$544.50	\$3.00	\$990.00
SB3-6	75	TON	Base Aggregate Dense 1/2 Inch For Shouldering	\$22.95	\$1,721.25	\$24.56	\$1,842.00
SB3-7	1	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$395.00	\$395.00	\$450.00	\$450.00
SB3-8	1	LS	Contractor Quality Control Testing	\$890.00	\$890.00	\$250.00	\$250.00
Supplemental Bid #3 Total (Items SB3-1 through SB3-8, Inclusive)					\$31,003.00		\$30,321.90

BASE & SUPPLEMENTAL BIDS TOTAL (Items A1 through SB3-8, Inclusive)

	\$279,467.35		\$287,958.15
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Bid Security	Yes - 5%	Yes - 5%
Addendum Acknowledgement	N/A	N/A

VILLAGE BOARD MEETING**VILLAGE OF HARRISON****From:**

Laura Jungwirth, P.E., Director of Public Works

Meeting Date:

7/14/2020

Title:

Hidden Pines Subdivision Reimbursement Request

Issue:

Kent Gross is requesting reimbursement for additional costs incurred during his Hidden Pines Subdivision development process.

Background and Additional Information:

A 15" bypass storm sewer pipe and oversizing the detention pond for offsite water was discussed by the board on February 26, 2019 to be included in the Hidden Pines Subdivision design. On April 30th, after a closed session, the Village Board instructed Mr. Gross that the Village was not pursuing the addition of the bypass pipe and pond modification. Mr. Gross claims that the board wavering on the decision resulted in additional Engineering costs for completing a redesign.

Infrastructure and gravel road were intended to be complete in late 2019, but due to construction delays and wet weather, the utilities and road were not complete until May 2020. Completion of the utilities in 2019 would have allowed the backfill material to go through one freeze-thaw cycle and provide settlement over the trenches in the roadway. Paving therefore had to be delayed to 2021 to ensure the minimum requirement of one freeze-thaw cycle. Sanitary and storm manhole rim elevations were originally designed to be installed to finished grade due to the minimal time between completion of the utilities and road paving. Since the road now must sit for a year in the gravel state, the structures all had to be adjusted down to gravel grade, which is approximately 6-9 inches lower than finished/paved grade. Many structures were already shallow with minimal to no adjusting rings, so the frames had to be switched from standard 9-inch castings to low-profile 4-inch castings. Nearly all the castings will need to be switched back to standard castings upon final paving of the roadway.

Budget Impacts:

Mr. Gross's claim for the design modifications for the bypass storm sewer and pond upsizing is \$3,420, and the claim for the structure castings is \$1,661.25. The total extra costs incurred is \$5,081.25.

Attachments:

- Correspondence from Kent Gross including and documentation and invoices from his Engineering Firm for design services, and from his Contractor for swapping castings.

Laura Jungwirth

From: Kent Gross <klgmmhg@yahoo.com>
Sent: Monday, July 6, 2020 12:09 PM
To: Travis Parish; Laura Jungwirth
Subject: Request for reimbursement - Hidden Pines
Attachments: Harrison request for reimbursement July 2020.pdf

Hello Travis and Laura,

As you recall last Tuesday next night I spoke to the board during the public comments session with regard to my extra incurred costs for Hidden Pines Subdivision.

At the board's direction, I'm asking that you would review the attached request for reimbursement which includes supporting documentation. The costs identified are were directly incurred as a result of wavering directions from the village board last year. I would also ask that this request would be added to a future village board meeting agenda for consideration.

If there are questions, please let me know.

Thank you,
Kent Gross
LouMar Properties, LLC

Hidden Pines Subdivision

Request for Reimbursement from the Village of Harrison

1. Extra engineering costs incurred due to the indecisiveness of the village board in 2019.
On February 26, 2019 in a closed session meeting after a lengthy discussion the board decided to move forward with adding a 15" by-pass storm sewer pipe for off-site storm water and including an oversized pond to our subdivision plans. Based on this information our engineer proceeded to design our subdivision with the additions. Subsequently, on April 30th in a closed session meeting the village board changed its decision and no longer wanted the 15" by-pass and oversized pond included in our subdivision plans. This change caused a delay in starting construction as well as unexpected engineering expenses. I am requesting reimbursement of **\$3,420** from the village for actual engineering costs directly due to this situation.
2. Extra construction costs incurred due to the village board changing the timing of when the roads would be paved. Our construction plans were approved when the village wanted the roads paved with initial construction before building permits would be allowed. Ultimately, the village changed its decision on the timing of paving, postponing until they sat in a gravel state for one freeze-thaw cycle. **However** - The infrastructure was installed based the original approved plans and the manhole and catch basin structures were set to FINAL grade. This was not discovered until this spring when the gravel roads were being installed. We had to pay our sewer contractor to lower the structures to meet the gravel grade requirement. Part of the process included replacing several structures with lower profile temporary structures. The total amount billed by Roger Bowers Construction was \$4,052.89. However, I was able to work out some credits and sell some of the removed structures. In the end, I was left with an extra cost of **\$1,661.25**, of which I am requesting reimbursement from the village.

Total extra cost incurred: **\$5,081.25**

Item #1 (1 of 3)

Larson Engineering, Inc.
 2801 E. Enterprise Avenue, Suite 200
 Appleton, WI 54913-8559
 920.734.9867 Fax: 920.734.9880
 www.larsonengr.com



LouMar Properties, LLC
 W6349 Dogwood Lane
 Harrison, WI 54952

Civil
 April 30, 2019
 Project No: 32180007.000
 Invoice No: 0029395

Larson Project Mgr: Sandra McClaine
 Client Contact: Kent Gross

Invoice Total \$4,582.50

Project 32180007.000 Kent Gross Subdivision, Village of Harrison, WI - Grading, Drainage, Utility & Stormwater Plans for New 13 Lot Residential Subdivision
Professional Services from March 23, 2019 to April 22, 2019

Phase	000	Site Development		
Fee				
Total Fee		10,750.00		
Percent Complete	85.00	Total Earned	9,137.50	
		Previous Fee Billing	6,235.00	
		Current Fee Billing	2,902.50	
		Total Fee		2,902.50
		Total this Phase		\$2,902.50

Phase	300	15" Storm Sewer Design		
Professional Personnel				
			Hours	Rate
Project Manager				Amount
McClaine, Sandra			12.00	140.00
Totals			12.00	1,680.00
Total Labor				1,680.00
		Total this Phase		\$1,680.00
		Total this Invoice		<u>\$4,582.50</u>

<u>Billings to Date</u>			
	Current	Prior	Total
Fee	2,902.50	6,235.00	9,137.50
Labor	1,680.00	0.00	1,680.00
Totals	4,582.50	6,235.00	10,817.50

Pd 5/20/19
 CK #109

#1 (2 of 3)

— EXTRA Costs due to V/HARRISON CHANGES —

Larson Engineering, Inc.
2801 E. Enterprise Avenue, Suite 200
Appleton, WI 54913-8559
920.734.9867 Fax: 920.734.9880
www.larsonengr.com



Larson

LouMar Properties, LLC
W6349 Dogwood Lane
Harrison, WI 54952

Civil

May 31, 2019

Project No: 32180007.000

Invoice No: 0029505

Larson Project Mgr: Sandra McClaine

Client Contact: Kent Gross

pd
6/28
CK# 110

Invoice Total \$10,127.50

Project 32180007.000 Kent Gross Subdivision, Village of Harrison, WI - Grading, Drainage, Utility & Stormwater Plans for New 13 Lot Residential Subdivision

Professional Services from April 23, 2019 to May 22, 2019

Phase	000	Site Development	Fee	
Total Fee		10,750.00		
Percent Complete	100.00	Total Earned	10,750.00	
		Previous Fee Billing	9,137.50	
		Current Fee Billing	1,612.50	
		Total Fee		1,612.50
		Total this Phase		\$1,612.50

Phase	300	15" Storm Sewer Design	Professional Personnel		
			Hours	Rate	Amount
Project Manager					
McClaine, Sandra			8.00	140.00	1,120.00
Totals			8.00		1,120.00
Total Labor					1,120.00
				Total this Phase	\$1,120.00

Phase	400	Owner Requested Changes	Professional Personnel		
			Hours	Rate	Amount
Project Manager					
McClaine, Sandra			13.00	145.00	1,885.00
McClaine, Sandra			6.00	145.00	870.00
Add 11th lot, decrease pond size, revise off-site storm sewer route					
McClaine, Sandra			12.00	145.00	1,740.00
Additional Changes as Discussed with Client at meeting on 5/15/19					
McClaine, Sandra			2.00	145.00	290.00
Changes associated with moving 15" storm sewer to 8' off property line					
McClaine, Sandra			12.00	145.00	1,740.00
Changes associated with moving ROW in 10' north					
McClaine, Sandra			2.00	145.00	290.00
Dry Pond Re-Size Calcs					

1 (3 of 3)

Project	32180007.000	Kent Gross Subdivision, Harrison WI	Invoice	0029505
McClaine, Sandra		4.00	145.00	580.00
Meeting w/Village and changes due to eliminating large pond and 15" storm				
Totals		51.00		7,395.00
Total Labor				7,395.00
			Total this Phase	\$7,395.00
			Total this Invoice	<u>\$10,127.50</u>

Billings to Date

	Current	Prior	Total
Fee	1,612.50	9,137.50	10,750.00
Labor	8,515.00	1,680.00	10,195.00
Totals	10,127.50	10,817.50	20,945.00

Item # 2 (1 of 4)

ROGER BOWERS CONSTRUCTION CO., INC.
EXCAVATING - BULLDOZING - TOP SOIL
SAND & GRAVEL - SEWER WORK - DEVELOPED BUILDING SITES

P.O. Box 346 - Kaukauna, WI 54130

Phone: 920-766-3210

Fax: 920-766-1287

May 31, 2020

Kent Gross

Statement - Hidden Pines Subdivision

05-12-20	2 men each 2 hrs. labor	@ 70.00	\$ 280.00
05-13-20	6 hrs. 78 hoe	@130.00	780.00
	6 hrs. labor	@ 70.00	420.00
	2 steel plates & cut hole in them	@300.00	600.00
	9 Man hole frames	@219.21	1,972.89
Total			\$ 4,052.89
Less Ferguson Credit			810.24
Less Ferguson Credit			281.40

Amount due

\$ 2,961.25

#2 (2 of 4)

FERGUSON

WATERWORKS
 5350 NORTH RICHMOND STREET
 APPLETON, WI 54913-0000

CREDIT MEMO NUMBER	TOTAL DUE	CUSTOMER	PAGE
CM028630-1	\$810.24	15563	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:

FERGUSON WATERWORKS #1476
 PO BOX 802617
 CHICAGO, IL 60680 2817

Please contact with Questions: 920-731-3252


SHIP TO:

ROGER BOWERS CONST INC
 HIDDEN PINES SUB / HARRIS
 PO BOX 348
 KAUKAUNA, WI 54130

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1476	1476	WI44	HARRISON	GCH	HIDDEN PINES SUB / HARRIS	06/10/20	IC CMD
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION		UNIT PRICE	UM	AMOUNT
2		2 NR30672301	31X43 CI INL FRM TYPE N CI 0283554		222.000	EA	-444.00
		Cust PO: HARRISON	Job Name: HIDDEN PINES SUB / HARRIS				
2		2 NR30673000	CURB INL GRATE CI WA007709		162.000	EA	-324.00
		Cust PO: None	Job Name: Harrison Hidden pines sub				
INVOICE SUB-TOTAL							-768.00
TAX						Outagamie	-42.24

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TERMS:	ORIGINAL INVOICE	TOTAL DUE	-810.24
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at [https://www.ferguson.com/content/website/info/terms of sale](https://www.ferguson.com/content/website/info/terms%20of%20sale), incorporated by reference. Seller may convert checks to ACH.

#2 (3 of 4)

FERGUSON
WATERWORKS
 5350 NORTH RICHMOND STREET
 APPLETON, WI 54913 0000

CREDIT MEMO NUMBER	TOTAL DUE	CUSTOMER	PAGE
CM028630-2	-\$281.40	15563	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
 MAKING PAYMENT AND REMIT TO:

FERGUSON WATERWORKS #1476
 PO BOX 802817
 CHICAGO IL 60680-2817

Please contact with Questions 920-731-3252


SHIP TO:

ROGER BOWERS CONST INC
 HIDDEN PINES SUB / HARRIS
 PO BOX 346
 KAUKAUNA, WI 54130

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH	
1476	1476	WI70	HARRISON	GCH	HIDDEN PINES SUB / HARRIS	06/10/20	IC CM0	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION			UNIT PRICE	UM	AMOUNT
2	2	NR30677007	COMB INL DRN TO FRESH WT DI 0286268 Job Name HIDDEN PINES SUB / HARRIS			134.000	EA	-288.00
			Cust PO: HARRISON					
			INVOICE SUB-TOTAL					-288.00
			TAX			Winnabago		-13.40

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TERMS:	ORIGINAL INVOICE	TOTAL DUE	-\$281.40
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms> of sale, incorporated by reference. Seller may convert checks to ACH.



DONALD HIETPAS & SONS INC.
UTILITY CONSTRUCTION
P. O. BOX 166
LITTLE CHUTE, WI 54140

BLC Community Bank
LITTLE CHUTE, WISCONSIN 54140

051671

79-586/759

One thousand three hundred dollars

DATE *6/12/20*

AMOUNT
\$1300.00

PAY
TO THE
ORDER
OF:

Low man Properties

Stuart Halper
AUTHORIZED SIGNATURE



⑈051671⑈ ⑆075905868⑆ 1⑈315⑈776⑈

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

From:
Mark J. Mommaerts, AICP, Planner

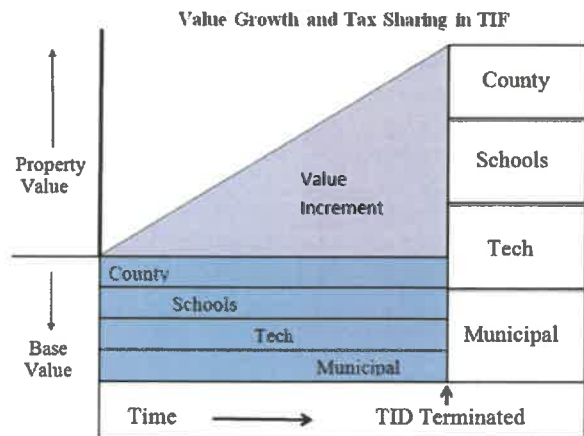
Meeting Date:
July 14, 2020

Title:
Res V2020-05 Approving the Project Plan and Creating Tax Incremental Financing District #3

Issue:
Should the Village Board adopt Resolution V2020-05 creating Tax Incremental Financing District #3?

Background and Additional Information:

In order to promote and encourage development within the Village, a Tax Incremental Financing District (TID) is being created wherein additional tax revenue created within the District go to pay back infrastructure that was installed to attract the development. A TID is a financing tool that will allow the Village to invest in infrastructure and other improvements and pay for these improvements by capturing property tax revenue from the newly developed property. The additional tax created (increment) for the Village, Tech. College, School District, and County are used to pay for the improvements, see chart.



Each entity continues to receive the current tax revenue (base). After the improvements have been paid for, the TID can be closed and then all entities benefit from the additional tax revenue.

There are many entities involved when created a TID. The Plan Commission must develop a Project Plan and boundaries for the District. A Joint Review Board (JRB) must be created to ensure that certain statutory requirements are being met. The JRB is made up of a member from each of the taxing authorities (Village, Tech. College, School District & County). The Village Board must adopt the Project Plan and create the District.

This TID will be created in the area near Woodland School, bounded by Midway Road on the north, N. Coop Road on the east, Manitowoc Road on the south, and future Eisenhower Drive on the west. It is intended to be a mixed-use district suitable for residential and commercial uses. The Plan Commission has approved the boundaries and Project Plan after a public hearing was held on June 30th. The Village Board must adopt the Project Plan and create the District before the Joint Review Board can make their final approval on the TID. It is anticipated that the Joint Review Board will meet in July or August.

Budget Impacts:

It is anticipated that this will be a pay-as-you-go TID, where the developers will front the money for needed infrastructure and will be reimbursed through the tax revenue generated by the development they produce.

Recommended Action:

The Plan Commission recommends approval of the Project Plan and District Boundaries for Tax Incremental Financing District #3.

Attachments:

- Resolution V2020-05
- TID #3 Project Plan

RESOLUTION V2020-05

ADOPTING THE PROJECT PLAN AND CREATING TAX INCREMENT FINANCING DISTRICT #3, VILLAGE OF HARRISON, CALUMET & OUTAGAMIE COUNTIES, WISCONSIN

WHEREAS, the Village of Harrison intends to promote mixed-use development for the purpose of stabilizing and expanding the community's economic base; and

WHEREAS, the Wisconsin Legislature has established legislations allowing municipalities to create Tax Increment Financing Districts in order to encourage development by allowing municipalities to recover associated project costs before overlying taxing authorities benefit from the additional values created; and

WHEREAS, the Harrison Plan Commission has prepared and adopted a Project Plan, which has the purpose of stimulating the desired mixed-use development and encouraging the orderly growth and development of the Village, which includes the boundaries of the Tax Incremental Financing District #3; and

WHEREAS, said Project Plan specifies the kind, number, and location of all proposed public improvements and contains a detailed listing of estimated project costs which will promote the mixed-use development of the District; and

WHEREAS, it has been demonstrated in said Project Plan that the creation and operation of the Tax Incremental Financing District is economically feasible and conforms to Harrison's Comprehensive Plan; and

WHEREAS, included in the Project Plan is a description of the methods of financing all estimated project costs and the time when costs or monetary obligations related thereto are to be incurred; and

WHEREAS, the Project Plan also includes appropriate maps showing existing uses and conditions of real property in the District, as well as proposed improvements and land uses in the District; and

WHEREAS, The Project Plan demonstrated that the creation and operation of the District will promote the orderly development of the Village of Harrison; and

WHEREAS, it has been determined that not less than 50%, by area, of the real property within the proposed mixed-use District is residential and commercial land uses and are suitable for such development as required by Wisconsin Statute §66.1105; and

WHEREAS, the boundaries of Tax Increment Financing District #3 include only those whole units of property as are assessed for general property tax purposes; and

WHEREAS, it has been determined that the improvements are likely to enhance significantly the value of substantially all of the real property in said District; and

WHEREAS, the Harrison Plan Commission has conducted a public hearing at which interested

parties were afforded an opportunity to express their views on the proposed Project Plan and the boundaries of said District; and

WHEREAS, the Village of Harrison has complied withal provisions of Wisconsin Statutes §66.1105 and other relevant laws in the preparation of the Project Plan and the creation of the District and said Plan includes the Village Attorney’s opinion stating that the Plan is complete and complies with the law.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Harrison hereby finds as follows:

1. That the boundaries contained in the Plan are as described in the Project Plan.
2. That the name of the Plan shall be the Village of Harrison Tax Increment Financing District #3 (TID #3).
3. That this Resolution shall have an effective date of January 1, 2020.
4. That this Plan is economically feasible.
5. That not less than 50% of the real property within the boundaries of TID #3 is suitable for mixed-use development.
6. That not more than 35% of the area within the boundaries of TID #3 consists of property proposed for newly platted residential use.
7. That improvement to be made to the area will significantly enhance the value of substantially all of the property in the District.
8. That the total equalized value of property in TID #3 and the equalized increment of all other Tax Increment Districts in the Village of Harrison does not exceed 12% of the total equalized value of the Village; and

BE IT FURTHER RESOLVED, that the Village Board of the Village of Harrison hereby adopts the Project Plan and creates Tax Incremental Financing District #3 with an effective date of January 1, 2020; and

BE IT FURTHER RESOLVED, that the Village of Harrison intends to implement the various provisions of the Project Plan based on a periodic review of said Plan; and

BE IT FURTHER RESOLVED, that the Village of Harrison intends to comply with all relevant laws pertaining to the implementation of said Plan, including the completion of required audits, the publication of annual reports, and necessary cooperation with the Wisconsin Department of Revenue.

Adopted by the Board of Trustees of the Village of Harrison this 14th day of July, 2020.

By: _____
Kevin Hietpas, Village President

Attest: _____
Jennifer Weyenberg, Clerk



**TAX INCREMENTAL DISTRICT NO. 3
PROJECT PLAN**

July 14, 2020

Tax Incremental District No. 3 Project Plan

Village of Harrison Officials

Village Board

Kevin Hietpas
Darlene Bartlein
Scott Handschke
Tyler Moore
Lou Miller
Pete Stier
Mark Van Hefty

Village President
Village Trustee
Village Trustee
Village Trustee
Village Trustee
Village Trustee
Village Trustee

Plan Commission

Kevin Hietpas
Darlene Bartlein
Kent Gross
Pat Hennessey
Jim Lincoln
Dennis Reed
Mark Van Hefty

Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Village Staff

Travis Parish
Jennifer Weyenberg
Laura Jungwirth
Mark Mommaerts

Manager
Clerk/Treasurer
Public Works Director
Planner

Joint Review Board

Kevin Heitpas
Dan DeBonis
Becky Hansen
Amy Van Straten
Jim Lincoln

Village of Harrison
Calumet County
Kimberly Area School District
Fox Valley Technical College
Public Member

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Exhibit

A.....	Opinion of Attorney for Village Advising that Plan is Complete and Complies with Wisconsin Statutes, Section 66.1105
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Map

1.....	Boundary & Parcel Map
2.....	Existing Conditions & Land Uses Map
3.....	Future Land Uses Map
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3.....	Development Assumptions
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5.....	Expenditure Analysis
6.....	Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

SECTION 1. EXECUTIVE SUMMARY

Tax Incremental District Number 3 (TID #3) is located in the northwestern portion of the Village, bounded by Midway Road/County Road AP to the north, N. Coop Road on the east, Manitowoc Road on the south, and future Eisenhower Drive on the west. TID #3 includes approximately 75-acres of land. There is one property owner and no existing homes or businesses within the TID #3 boundary. The boundary of TID #3 is illustrated on Map 1 and described as bordering Midway Road/County AP on the north side, N. Coop Road on the east side, Manitowoc Road on the south side, and future/officially mapped Eisenhower Drive on the west side.

TID #3 is being created to advance the Village's vision to achieve well-planned, high quality growth, economic diversification, and development at a prominent location in the Village. TID #3 will:

- Fund necessary infrastructure improvement to allow and served planned development. Desired infrastructure includes transportation, utility, and communication networks necessary for the successful development of a mixed use area, which is not feasible without such support.
- Attract, through financial incentives, business and other development that will provide desired value, employment opportunities, and aesthetic qualities.
- Help advance recreation goals of connecting the Village trail system to the regional network, and will provide alternate transportation access to businesses and development within TID #3.
- Work to grow the economic base of the Village while providing necessary services and opportunities to the community.

Summary of Findings

As required by Wisconsin Statutes 66.1105, 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 following information has been considered:
 - The lands proposed for development have remained vacant for many years, despite active marketing by the property owners. The potential for development has been hindered by lack of public sewer and water infrastructure, roadway access, stormwater management infrastructure, and environmental/wetland concerns. Given that the sites have not developed as expected under normal market conditions within the past decade, it is the judgement of the Village that the use of Tax

Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and incentives to encourage development within the area consistent with the desires of the Village.

- The developer(s) have represented to the Village that the development will not proceed until street access, sewer & water, stormwater management, and other infrastructure are present.
- 2) **The economic benefits of the Tax Increment 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 following information has been considered:
- 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.
 - The development expected to occur within the District would create additional business sites and jobs.
 - The development expected to occur within the District may also include residential units, providing additional housing opportunities for workers.
- 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’s creation would become effective for valuation purposes as of January 1, 2020. 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, 2020 would be collected by the TID 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 or take place in the same manner without the use of TIF and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the Village reasonable 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 Wisconsin Statutes 66.1104(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 jurisdiction has been made and can be found in Table 6 of the Project Plan.

- 4) Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures if based on the finding that the development has a residential housing density of at least 3-units per acre as defined in Wisconsin Statute 66.1105(2)(f)3.a.
- 5) The District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
- 6) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
- 7) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
- 8) The equalized value of taxable property of the District does not exceed 12% of the total equalized value of taxable property within the Village.
- 9) The Project Plan for the District in the Village is feasible.

SECTION 2. TYPE & GENERAL DESCRIPTION OF DISTRICT

The District is being created by the Village under the authority provided by Wisconsin Statute 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial, industrial, and residential uses as defined within the meaning of Wisconsin Statutes 66.1105(2)(cm) (See Table 1 for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise approximately 6% of the area of the District, which is less than the 35% permitted. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3-units per acre as required by Wisconsin Statutes 66.1105(2)(f)3.a.

Maps 1-3 depict the boundaries, and proposed uses, within the District. The Village intends that TIF will be used to assure that a combination of private commercial, industrial, and residential development occurs within the District consistent with the Village’s development

objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development 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 include in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

❖ SECTION 3. PROPOSED DISTRICT BOUNDARY

Generally, the boundary of TID #3 includes the area along Midway Road/County AP on the north side, N. Coop Road on the east side, Manitowoc Road on the south side, and future/officially mapped Eisenhower Drive on the west side. Map 1 illustrates the boundaries of TID #3.

TID #3 does not include any area identified as a wetland on a map under §23.32, except for an area identified on such a map that has been converted in compliance with state law so that it is no longer a wetland and except an area that is identified as a wetland on a map under §23.32 and that is within the boundaries of a tax incremental district or is part of a tax incremental district parcel, the area shall be considered part of the tax incremental district for determining the applicability of exemptions from or compliance with water quality standards that are applicable to wetlands. The Developer(s) have, or will be conducting, a wetland delineation of the property.

❖ SECTION 4. EXISTING USES AND CONDITIONS

All of TID #3 is undeveloped and is currently cropland. There are no existing homes within the District. The District does not include any businesses. Map 2 illustrates the existing conditions of TID #3.

❖ SECTION 5. PRELIMINARY PARCEL LIST AND ANALYSIS

There are three (3) parcels within TID #3. Much of the District is either zoned or designated or is suitable for future commercial, industrial, or multiple-family development. Approximately 94% of the District is suitable for commercial or retail uses, approximately 0% is suitable for industrial and manufacturing uses, and approximately 6% is suitable for newly platted residential uses. Map 3 illustrates the future land use designation of property within TID #3. Table 1 illustrates the amount of property with the District that is suitable for mixed-use development.

❖ SECTION 6. EQUALIZED VALUE TEST

If adopted as planned, TID #3 has a 2019 assessed base value of \$185,400 and a 2019 equalized value of \$187,587, based on the Village's 2019 equalization ratio of approximately 99%.

State law permits the Village to create new TIDs as long as the equalized value of the new TIDs, plus the value increment in all other existing TIDs, does not exceed 12% of its total equalized value. According to the Wisconsin Department of Revenue, the Village's total 2019 municipal equalized value for real estate was \$1,213,180,500, with 12% being \$ 145,581,660. The 2019 TID value increment was \$45,500,000 (3.75%), combined with the estimated \$187,587 equalized value of TID #3, totals \$ 45,687,587 or 3.77%, which meets the 12% statutory requirement.

❖ SECTION 7. STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other TIF-eligible 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 project are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way, and Easement Acquisition

1. **Acquisition of Rights-of-Way.** The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management, continuation of development, parkland, and/or other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.
2. **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 and other public infrastructure. Costs incurred by the Village to identify, negotiate, and acquire easement rights are eligible Project Costs.
3. **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, allocation 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

1. **Environmental Audits and Remediation.** There have been no known environmental studies completed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any costs incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.
2. **Site Grading.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control storm water 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

1. **Sanitary Sewer System Improvements.** There are areas of the District that are inadequately served by sanitary sewer facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the District. Eligible Project Cost 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 station; 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 cost 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 cost of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
2. **Water System Improvements.** There are areas of the District that are inadequately served by water distribution facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Cost 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 cost 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 cost of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
3. **Stormwater Management System Improvements.** Development within the District will cause storm water runoff and pollution. To manage this storm water runoff, the Village may need to construct, alter, rebuild, or expand storm water management infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: storm water 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 storm water management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of cost 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 storm water management system infrastructure located outside of the District. That portion of the cost of storm water management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

4. **Electric, Natural Gas, & Communication Services.** In order to create sites suitable for development and/or redevelopment, the Village may incur costs to provide, relocate, or upgrade electric services, natural gas mains and services, and voice and data communications services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets

1. **Street Improvements.** There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct and/or reconstruct streets, highways, access drive, and parking areas. Eligible Project Costs included, 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 multi-use trails; installation of crosswalks; installation of culverts, box culverts, and bridges; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; and installation of fences, berms, and landscaping.
2. **Streetscaping and Landscaping.** In order to attract development 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 included, 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 crossing. These and any other similar amenities installed by the village are eligible Project Costs.

Miscellaneous

1. **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.
2. **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 (1/2) mile of the boundary of the District provided that: 1) the projects are 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 project cost expenditures outside the District that the Village intends to make are found on the Table 2.

3. **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.
4. **Administrative Costs.** The Village may charge to the District as eligible Project Costs reasonable allocation of administrative cost, included, 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.
5. **Financing Costs.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtain financing for projects undertaken under this Plan are eligible Project Costs.
6. **Contribution to Community Development Authority (CDA).** As provided for in Wisconsin Statute Section 66.1105(2)(f)1.h and 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in order to further any redevelopment or urban renewal project. Funds provided to the CDA for this purpose 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 public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinance and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public work project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of the Village Attorney or a court of record so rules in a final order, then such project or projects shall be deleted therefrom and the remainder of the projects herein shall be deemed the entirety of the projects for purposes of the Project Plan.

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

Project Costs are any expenditure 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 an income, special assessment, or other revenues, including user fees or charges. To the extent the costs benefit the Village 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's of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies, and user fee adjustments.

❖ SECTION 8. PROPOSED IMPROVEMENTS AND USES

TID #3 is envisioned as a mix of commercial/business and light industrial uses and residential development serving the needs of the local community and the region. Full build out of TID #3 will create employment opportunities, increase property values, diversify Harrison's economy, and contribute of the long-term economic health of Harrison and the surrounding Fox Cities region.

In order to support the proposed uses in the area, TID #3 will install infrastructure improvements including, new roads to access and service properties within the area; sewer & water utilities; recreational trails to provide alternate transportation and recreation opportunities; financial incentives to obtain the desired aesthetic quality of the area; and voluntary demolition and acquisition opportunities of existing properties to further develop the area in a planned manner. Map 4 illustrates the proposed project improvements within TID #3. Table 2 lists the proposed projects and projects costs.

❖ SECTION 9. DETAILED LIST OF PROJECT COSTS

All costs are based on 2020 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The Village also reserves the right to increase certain project costs to the extent another is 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. The detail description in Table 2 is a shortened version of eligible project costs identified in Section 7.

This Plan is not meant to be a budget nor an appropriation of fund for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best available information. 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.

❖ SECTION 10. ECONOMIC FEASIBILITY STUDY AND DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED 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 project in one or multiple 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 time at which that financing is expected to be incurred 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 and table identifying: 1) the development expected to occur, 2) a projection of tax increment 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 may require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligation 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 (5%) of its total equalized value (including increment values). For the Village, this amounts to \$56,179,195, of which over \$50,000,000 is currently unused and could be made available to finance Project Costs.
- **Bonds Issued to Developers (“Pay as You Go” Financing).** The Village may issue a bond or other obligation 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 or other obligation 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 or other obligation issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory 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 form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory 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.** If the Village were to create a Utility, the Village could issue revenue bonds to be repaid from revenues of the utility. Statutory requirements would need to be reviewed under this method.
- **Special Assessment "B" Bonds.** The Village has the ability to levy special assessments against benefited properties to pay part of the cost for street, curb and gutter, sewer and 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 revenue from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. 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.

Economic Feasibility

The preliminary economic feasibility analysis supports the feasibility of TID #3. This is based on a comparison of proposed expenditures summarized in Table 5 with projected land and building development in the TID, and the tax increment it is expected to generate. Specifically, the development increment, as outlined in Table 4, is project to be sufficient to cover the projected TID expenditures (principal and interest) listed in Table 5. Therefore, the TID debt/bonding is projected to be retired within the 20-year required timeframe. The economic feasibility is also based on current legislation and development assumptions, as found in Table 5.

The Village will be cautious to spend at or below the levels projected in Table 5. The Village may also perform an annual analysis of the fiscal conditions of TID #3, and how well the development projections are being reached. Decisions to continue spending may be based on the state of the District from time to time, and time to correspond to the extent practical with actual commitments to add increment to the district.

The tools selected for financing the projects should be decided in advance of project commencement. As of the date of this plan, it was anticipated that borrowing for projects would take place between 2025-2026. It is estimated that the borrowing interest rate will be approximately 4%, depending on the length of borrowing and debt type, and the effective mill rate will be \$15.70 per \$1,000 of value for all years. The borrowings will likely be taxable General Obligation Notes and Bonds.

The financial projections included in the Project Plan were based on the following assumptions:

- The property tax mill rate was projected to remain similar to the estimated 2019 rate (\$15.70/\$1,000).
- All projected expenses and revenues were in 2020 dollars.
- The borrowing rate for debt was projected at 4%. Actual future borrowing rates may vary based on market conditions, and borrowing may be timed to best achieve favorable rates.
- Interest income was not factored into the revenue analysis.
- Though described in this Project Plan, funds obtainable through potential grants that the Village may apply for or receive were also not factored into the revenue analysis.
- Projected private development values were based on actual values from a sample of expected comparable projects throughout Harrison and the surrounding area.
- No appreciation growth of developed properties during life of the TID was assumed.

Most of these assumptions are conservative, and therefore further support the projected financial viability of the TID.

Plan Implementation

Project identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in Table 2. 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 that 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 or other obligation are 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.

SECTION 11. ANNEXED PROPERTY

A majority of the property within TID #3 was attached (or annexed) into the Village of Harrison in August 2013. In accordance with Wisconsin Statute 66.1105(4)(gm)(1), the Village of Harrison and the Town of Harrison entered into a cooperative plan boundary agreement under Wisconsin Statute 66.0301 whereby the Village is not prohibited from exercising its TIF powers for the three year period following the boundary line change.

SECTION 12. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wisconsin Statutes Section 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13. PROPOSED CHANGES IN ZONING ORDINANCES

Changes to the Zoning Map, in the form of rezonings, will be necessary to reflect the future land use designation of the area as identified in the Harrison Comprehensive Plan. The Village does not anticipate that the District will require any text changes to the zoning ordinance.

SECTION 14. PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE ORDINANCES

It is expected that this Plan will complement the Harrison Comprehensive Plan and Village ordinances. Changes to the Master Plan/Comprehensive Plan may include designating additional areas of land from Single-Family Residential to Multiple-Family Residential or Commercial. Other changes to the Master Plan/Comprehensive Plan, map, building codes, or other Village ordinances are not anticipated to implement this Plan. There may be unforeseen changes to the Future Land Use Map, or other components of the Comprehensive Plan, which affect lands within TID #3 beyond those listed herein.

SECTION 15. RELOCATION

It is anticipated that there will be no displaced persons from project activities as currently contemplated. It is possible that future business needs and development activities in the area may require acquisition of existing residences. If relocation occurs, the Village will conform to the State of Wisconsin Relocation Laws. It is anticipated that property acquisition will occur with negotiations of the property owner and not be eminent domain. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the

implementation period, the Village will flow applicable state statutes as required in Wisconsin Statute Chapter 32.

SECTION 16. ORDERLY DEVELOPMENT OF THE VILLAGE

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities, and overall economic activity. The Plan identifies projects that will assist the development of the Village that is consistent with the Harrison Comprehensive Plan.

SECTION 17. LIST OF ESTIMATED NON-PROJECT COSTS

Non-Project Costs are public works project that only partly benefit the District or are not eligible to be paid with tax increments, or cost not eligible to be paid with TIF funds. Examples include:

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

The District includes several projects that are not located within the TID #3 boundary but are essential for the planned development of the area, including road access, utilities, and stormwater management facilities. These projects benefit property within the District, but also benefit property outside the District. Table 2 list the proposed projects and estimated non-projects costs will be the same as the project costs.

Exhibit A. OPINION OF ATTORNEY FOR VILLAGE ADVISING THAT PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105

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

Green Bay
920.468.7366

New London
920.982.9652

Oshkosh
920.385.0616

July 2, 2020

Kevin Hietpas, Village President
Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

RE: Village of Harrison, Wisconsin
Tax Incremental District #3

Dear President Hietpas:

I was asked to review the Project Plan for the above-referenced proposed TID.

Wisconsin Statute §66.1105(4)(f) contains certain criteria that all Project Plans for proposed TIDs must contain. One such requirement is that a Village attorney provide an opinion letter, stating that the Project Plan complies with all criteria of §66.1105(f).

In my opinion, the proposed Project Plan for the Creation of Tax Incremental District No. 3 is in compliance with §66.1105.

Specifically, I note the following:

- Section 7 contains a statement listing the kind, number and location of all proposed public works or improvements within the district.
- Section 10 contains an economic feasibility study, which appears to be in line with statutory requirements.
- Section 9 contains a detailed list of project costs.
- Section 10 contains a description of the methods of financing and Table 4 referenced therein provides estimated income and Table 5 referenced therein provides estimated expense.
- Section 4 contains a description of the existing uses and conditions of real property in the district, which are illustrated by Map 2.


Adam D. BERNANDER
Tyler J. CLARINGBOLE
John D. CLAYPOOL
Greg P. CURTIS
Richard T. ELROD
Paula A. HAMER
Charles J. HARTZHEIM
Kelly S. KELLY
Charles D. KOEHLER
Kevin LONERGAN
Robert B. LOOMIS
Andres J. ROSSMEISL
Kristen S. SCHEUERMAN
Michael S. SIDDALL
Kyle J. THELEN
OF COUNSEL
Don R. HERRLING
Roger W. CLARK

- Section 8 describes proposed improvements and uses in the district, which are illustrated on Map 4 and listed on Table 2 referenced therein.
- Section 13, describes proposed changes in zoning ordinances, which include changes to the Zoning Map.
- Section 14, describes proposed changes to the Village's master plan, map, building codes, and village ordinances.
- Section 17, along with Table 2 referenced therein, contains a list of estimated non-project costs.
- Section 15, states that it does not anticipated that persons will be displaced by activities contemplated in the TID.
- Section 16, explains how the TID will contribute the orderly development of the Village and the fact that the Project Plan is consistent with the Harrison Comprehensive Plan.

I should note that I have not been actively involved in the creation of the proposed TID, and I am not in a position to provide an opinion as to whether the proper procedures have been followed. However, I believe that that is beyond the scope of the attorney's opinion required in §66.1105(4)(f).

In summary, I believe that the Project Plan meets the minimum requirements of §66.1105.

Very truly yours,



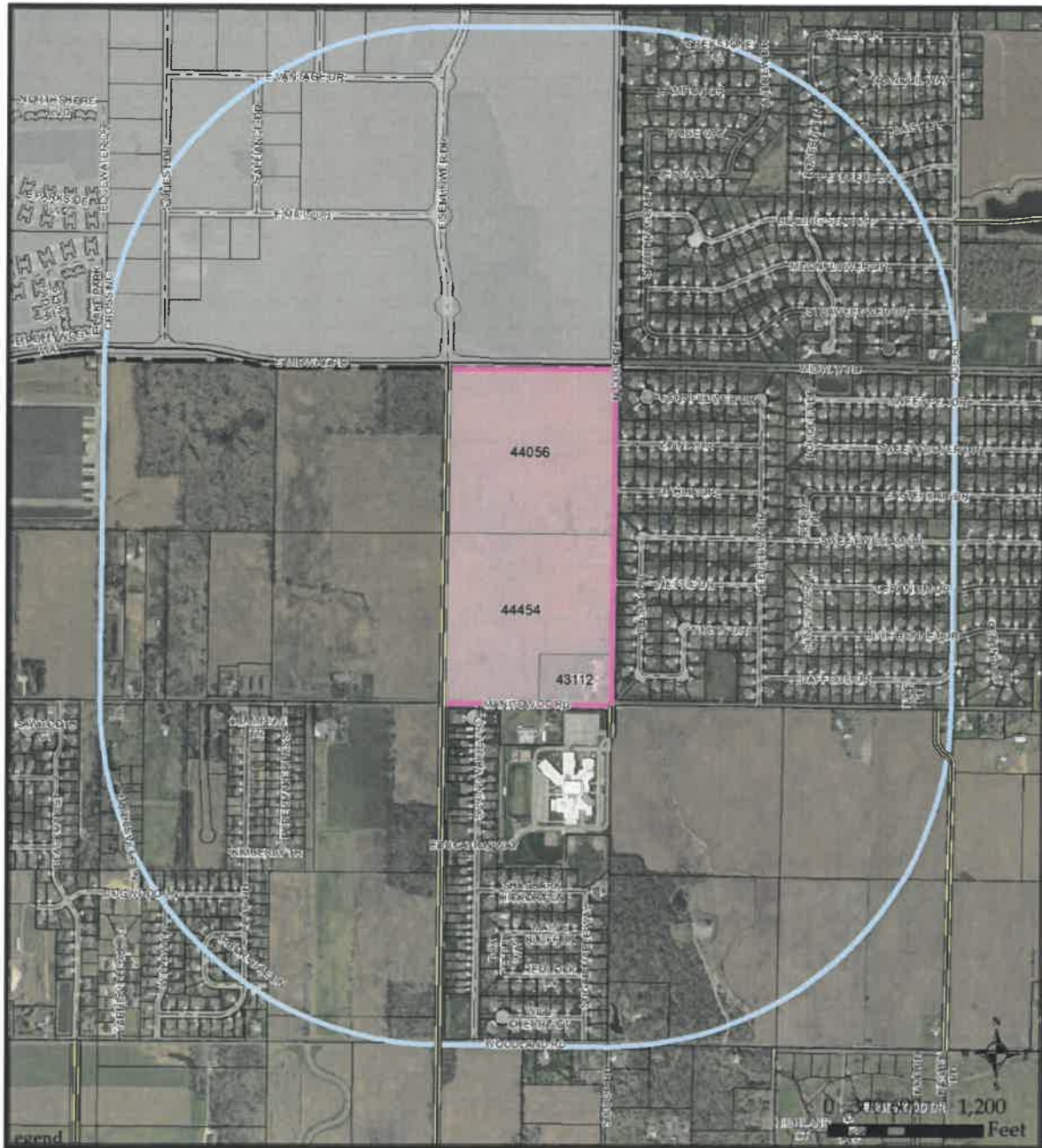
Andrew J. Rossmeissl
Direct Dial: (920) 882-3219

AJR/smw

Map 1. BOUNDARY & PARCEL MAP

Village of Harrison TID No. 3

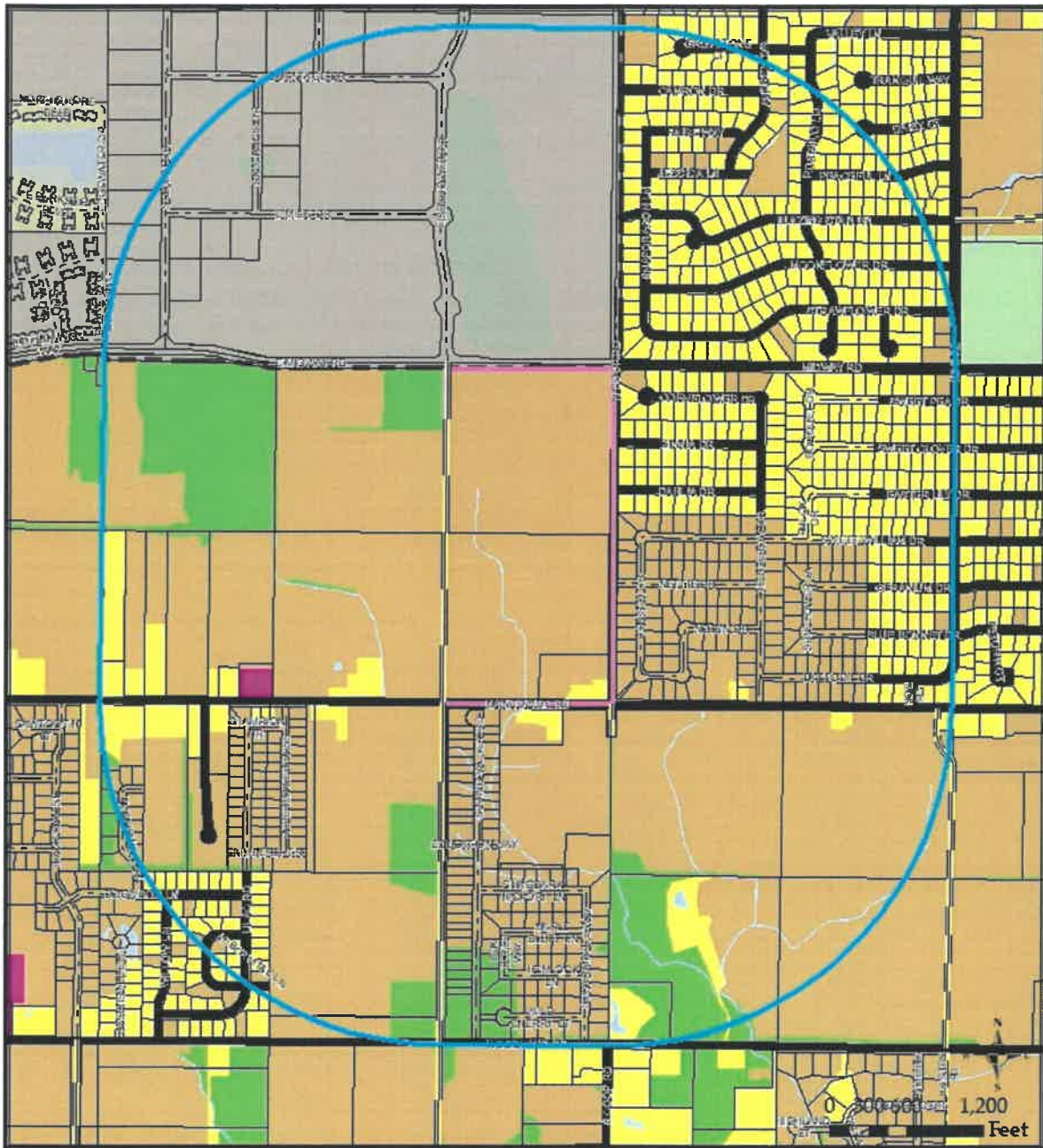
Boundary Map



Map 2. EXISTING CONDITIONS & LAND USES MAP

Village of Harrison TID No. 3

Existing Land Use Map



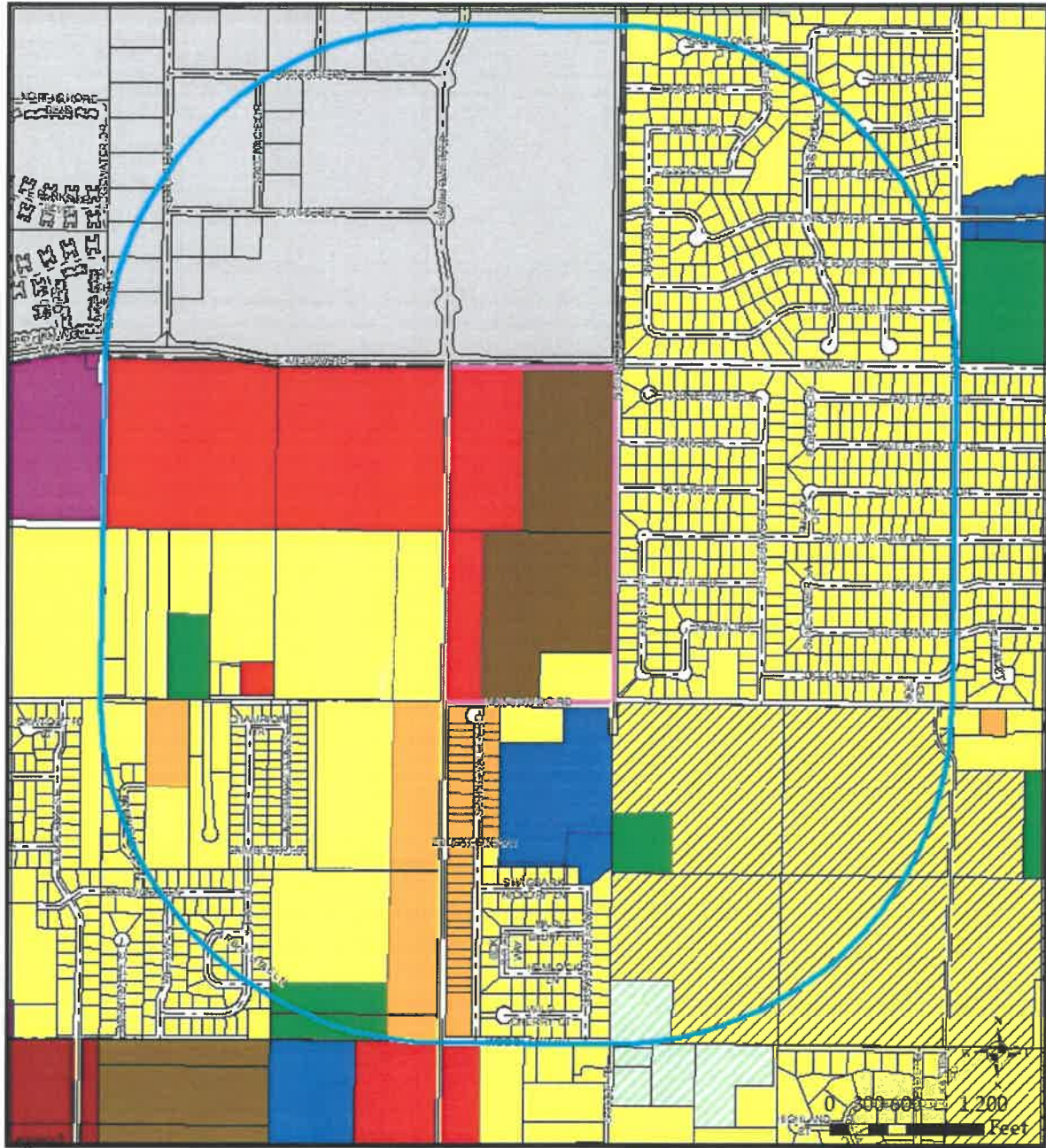
Legend

- | | | | |
|-------------------|-----------------------|------------------------|------------------------------------|
| — Future Roads | — Municipal Boundary | Existing Land Use | — Utilities |
| — TID #3 Boundary | — Village of Harrison | Residential | Recreational |
| — 1/2 Mile | — City of Appleton | Commercial | Water |
| — Parcels | | Industrial | Woodlands |
| — County Boundary | | Public / Institutional | Agricultural / Vacant / Open Space |
| — Rail Roads | | Transportation | |

Map 3. FUTURE LAND USES MAP

Village of Harrison TID No. 3

Future Land Use Map

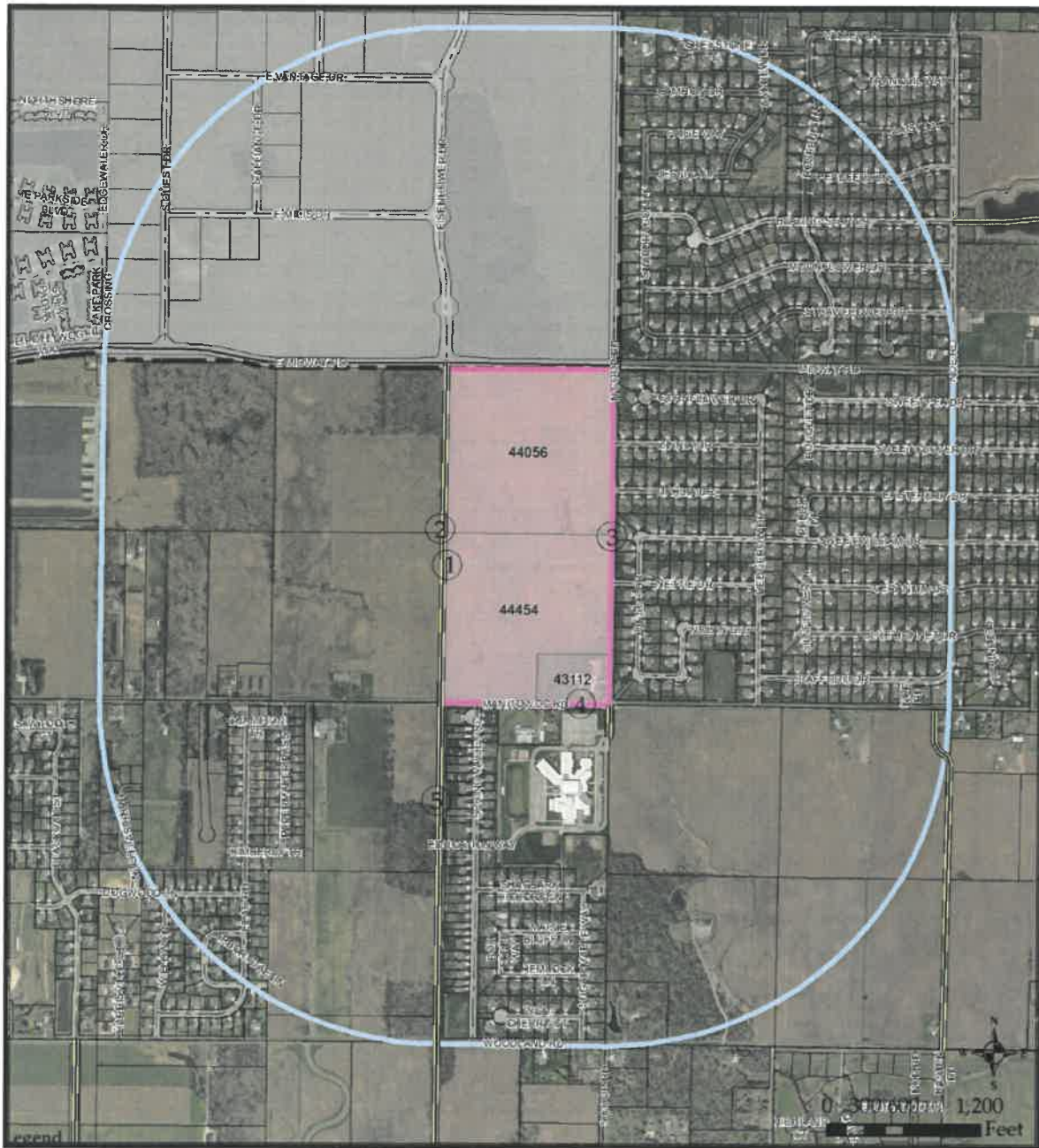


<ul style="list-style-type: none"> — Future Roads — TID #3 Boundary ○ 1/2 Mile □ Parcels □ County Boundary — Railroads 	<ul style="list-style-type: none"> □ Municipal Boundary □ Village of Harrison □ City of Appleton 	<p>Future Land Use</p> <p>FLU</p> <ul style="list-style-type: none"> □ Single-Family Residential (s ewered) □ Single-Family Residential (transitional) □ Single-Family Residential (unsewered) □ Two-Family Residential □ Multi-Family Residential 	<ul style="list-style-type: none"> □ Mobile Home Park □ Farmstead Homes □ Village Center □ Commercial □ Mixed Use □ Parks and Recreation 	<ul style="list-style-type: none"> □ Industrial □ Public/Institutional □ Ag, Vacant, Undeveloped □ Special Ag/Nurseries □ Woodlands □ Utilities/Quarries
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Map 4. PROPOSED PROJECT IMPROVEMENT LOCATIONS MAP

Village of Harrison TID No. 3

Boundary Map



- | | | |
|-----------------|---------------------|--|
| Future Roads | Municipal Boundary | 1 - Eisenhower Drive |
| TID #3 Boundary | Village of Harrison | 2 - Eisenhower Drive ROW Acquisition |
| 1/2 Mile | City of Appleton | 3 - N. Coop Road Reconstruction |
| TID #3 Area | | 4 - Manitowoc Road Reconstruction |
| Parcels | | 5 - Eisenhower Drive (1/2 mile buffer) |
| County Boundary | | |
| Rail Roads | | |

Table 1. PRELIMINARY PARCEL LIST

Preliminary Parcel List												
Loc ID	Owner	Physical Address	2019 Assessed Value - Improvements	2019 Assessed Value - Land	2019 Assessed Value - Total	2019 Assessed Value - Personal Property	Equalized Value	Acres	Acres Zoned or Suitable for Industrial Use	Acres Zoned or Suitable for Commercial/ Business Use	Acres Zoned or Planned for Newly Platted Residential Uses	Total Acres Suitable for Mixed-Use Development
44056	Drtscoll Properties, LLC	N Coop Road	\$ -	\$ 8,900	\$ 8,900	\$ -	\$ 9,005	38.79		38.79		38.79
44434	Drtscoll Properties, LLC	N Coop Road	\$ -	\$ 9,800	\$ 9,800	\$ -	\$ 9,916	35.00		35.00		35.00
43112	Ruth Ulenbroek Trust	W6102 Marlowoc Road	\$ 141,000	\$ 25,700	\$ 166,700	\$ -	\$ 168,667	5.00		5.00		5.00
TOTALS			\$ 141,000	\$ 44,400	\$ 185,400	\$ -	\$ 187,587	78.79	0.00	78.79	0.00	78.79

2019	Estimated District Base Value		Total District Acreage		Total Industrial Acreage		Total Commercial Acreage		Total Newly Platted Residential Acreage		Total Mixed Use Acreage	
	Value	Acreage	Value	Acreage	Value	Acreage	Value	Acreage	Value	Acreage	Value	Acreage
					0%		100%		0%		100%	

Table 2. PROJECT COSTS

Project Costs

Map #	Project Outside TID Boundary	Project Name	Location	Description	Cost Estimate	Estimated Construction / Expenditure Period	Estimated Project Cost	Estimated Non-Project Cost
1		Eisenhower Drive	Eisenhower Drive	Construct new road. Project may include, but not limited to, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 4,000,000	2023-2024	\$ 2,000,000	\$2,000,000
2		Eisenhower Drive ROW Acquisition	Eisenhower Drive	Acquire land to construct Eisenhower Drive.	\$ 130,000	2022	\$ 130,000	
3		N. Coop Road Reconstruction	N. Coop Road	Reconstruct N. Coop Road to an urban street cross section. Project may include, but not limited to, grading, gravel, curb & gutter, storm sewer, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 1,200,000	2030	\$ 600,000	\$ 600,000
4		Manitowoc Road Reconstruction	Manitowoc Road	Reconstruct Manitowoc Road to an urban street cross section. Project may include, but not limited to, grading, gravel, curb & gutter, storm sewer, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 600,000	2035	\$ 300,000	\$ 300,000
5	*	Eisenhower Drive	Eisenhower Drive	Construct new road connecting ends of Eisenhower Drive from Midway Road/County Road AP to US Hwy 10 & 114. Route of roadway to be determined based on environmental impacts of the area. Project may include, but not limited to, ROW acquisition, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project. Project is needed to provide traffic connections to/from proposed development and to create a regional transportation network to benefit commercial business within the District.	\$ 4,000,000	2023-2024	\$ 2,000,000	\$ 2,000,000
		Land Acquisition	TID-wide	Voluntary Land Acquisition of scattered parcels throughout the TID in order to combine with adjacent parcels to make the area more attractive to new development.	\$ -		\$ -	
		Demolition	TID-wide	Demolition of existing structures on properties acquired by the Village.	\$ -		\$ -	
		Development Incentives	TID-wide	Cash Grants to Development for any eligible project cost or aesthetics (particularly for building exterior materials, but could include any aesthetic improvement that will add tax value to the property).	\$ 765,756	Life of TID	\$ 765,756	
		General Administration, Planning, Legal, Engineering	TID-wide	General administration, planning, legal, engineering, etc.	\$ 210,000	Life of TID	\$ 210,000	
		Financing (Interest on Debt)	TID-wide	Financing		Life of TID		
Total Estimated Costs					\$10,905,756		\$ 6,005,756	\$4,900,000

Notes:

* Project located outside, or partially outside, but within 1/2 mile of the proposed District Boundary and an eligible project cost per WI Stats. 66.1105(2)(f)1.n.

** Cost Estimate is for portion of total project cost assignable to TID #3.

Other Projects that could be completed if tax increments exceed expected amounts

Table 3. DEVELOPMENT ASSUMPTIONS

Development Assumptions

Construction Year	Phase 1 - 50 units	Phase 2 - 52 units	Phase 3 - 90 units	Phase 4 - 60 units	Phase 5 - 64 units	Commercial Property	Annual Total	Construction Year	
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2020	1
2021	\$ 1,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000	2021	2
2022	\$ 1,260,000	\$ 1,417,500	\$ -	\$ -	\$ -	\$ -	\$ 2,677,500	2022	3
2023	\$ -	\$ 2,677,500	\$ 3,937,500	\$ -	\$ -	\$ -	\$ 6,615,000	2023	4
2024	\$ -	\$ -	\$ 3,150,000	\$ 3,307,500	\$ -	\$ -	\$ 6,457,500	2024	5
2025	\$ -	\$ -	\$ -	\$ 1,417,500	\$ 3,150,000	\$ -	\$ 4,567,500	2025	6
2026	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000	\$ -	\$ 1,890,000	2026	7
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	2027	8
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	2028	9
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2029	10
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2030	11
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2031	12
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2032	13
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2033	14
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2034	15
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2035	16
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2036	17
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2037	18
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2038	19
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2039	20
Totals	\$ 3,150,000	\$ 4,095,000	\$ 7,087,500	\$ 4,725,000	\$ 5,040,000	\$ 1,500,000	\$ 25,597,500		

Table 4. DEVELOPMENT & TAX INCREMENT PROJECTIONS

Development and Tax Increment Projections

	Year	Value Added	Valuation Year	Inflation Increment	TID Value Increment	Tax Rate (per \$1,000)	Projected Tax Increment	Cumulative Tax Increment	Revenue Year
1	2020	\$ -	2021	0%	\$ -	\$ 15.71	\$ -	\$ -	2022
2	2021	\$ 1,890,000	2022	0%	\$ 1,890,000	\$ 15.71	\$ 29,686	\$ 29,686	2023
3	2022	\$ 2,677,500	2023	0%	\$ 4,567,500	\$ 15.71	\$ 71,741	\$ 101,428	2024
4	2023	\$ 6,615,000	2024	0%	\$ 11,182,500	\$ 15.71	\$ 175,643	\$ 277,070	2025
5	2024	\$ 6,457,500	2025	0%	\$ 17,640,000	\$ 15.71	\$ 277,070	\$ 554,141	2026
6	2025	\$ 4,567,500	2026	0%	\$ 22,207,500	\$ 15.71	\$ 348,812	\$ 902,953	2027
7	2026	\$ 1,890,000	2027	0%	\$ 24,097,500	\$ 15.71	\$ 378,498	\$ 1,281,451	2028
8	2027	\$ 1,000,000	2028	0%	\$ 25,097,500	\$ 15.71	\$ 394,205	\$ 1,675,656	2029
9	2028	\$ 500,000	2029	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 2,077,714	2030
10	2029	\$ -	2030	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 2,479,772	2031
11	2030	\$ -	2031	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 2,881,831	2032
12	2031	\$ -	2032	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 3,283,889	2033
13	2032	\$ -	2033	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 3,685,948	2034
14	2033	\$ -	2034	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 4,088,006	2035
15	2034	\$ -	2035	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 4,490,064	2036
16	2035	\$ -	2036	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 4,892,123	2037
17	2036	\$ -	2037	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 5,294,181	2038
18	2037	\$ -	2038	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 5,696,240	2039
19	2038	\$ -	2039	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 6,098,298	2040
20	2039	\$ -	2040	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 6,500,356	2041
	Total	\$ 25,597,500					\$ 6,500,356		

Year	Expenditures				Capital Borrowing		Total Expenditures	Projected Revenues		Total Cumulative Revenues	Balances				
	Development Incentives	Development Incentives Cumulative	Infrastructure	Land Acquisition	Planning & Admin.	Debt Service Principal		Debt Service Interest	Tax Increments		Total Revenues	Annual	Cumulative	Project Cost Principal Outstanding	
1	2020	\$ -	\$ -			\$ 10,000			\$ -	\$ -	\$ -	\$ (10,000)	\$ (10,000)	\$ (10,000)	2020
2	2021	\$ -	\$ -			\$ 10,000			\$ 140,000	\$ -	\$ -	\$ (10,000)	\$ (20,000)	\$ (20,000)	2021
3	2022	\$ -	\$ -		\$ 130,000	\$ 10,000			\$ -	\$ -	\$ -	\$ (140,000)	\$ (160,000)	\$ (160,000)	2022
4	2023	\$ 23,749	\$ 23,749			\$ 10,000			\$ 29,686	\$ 29,686	\$ 29,686	\$ (4,063)	\$ (164,063)	\$ (164,063)	2023
5	2024	\$ 57,993	\$ 81,142			\$ 10,000			\$ 67,993	\$ 71,741	\$ 101,428	\$ 4,148	\$ (159,714)	\$ (159,714)	2024
6	2025	\$ 140,514	\$ 221,656	\$ 4,000,000		\$ 10,000			\$ 150,514	\$ 175,643	\$ 277,070	\$ 554,141	\$ 25,129	\$ (134,586)	2025
7	2026	\$ 221,656	\$ 443,313			\$ 10,000			\$ 586,706	\$ 277,070	\$ 277,070	\$ 348,812	\$ 902,953	\$ (295,288)	2026
8	2027	\$ 279,049	\$ 722,362			\$ 10,000			\$ 644,099	\$ 348,812	\$ 348,812	\$ 1,281,451	\$ (29,946)	\$ (769,455)	2027
9	2028	\$ 43,194	\$ 765,756			\$ 10,000			\$ 408,444	\$ 378,498	\$ 378,498	\$ 1,675,656	\$ 29,155	\$ (740,300)	2028
10	2029	\$ -				\$ 10,000			\$ 223,951	\$ 131,099	\$ 131,099	\$ 2,077,714	\$ 37,008	\$ (703,292)	2029
11	2030	\$ -		\$ 600,000		\$ 10,000			\$ 215,184	\$ 139,866	\$ 139,866	\$ 2,479,772	\$ 37,007	\$ (666,385)	2030
12	2031	\$ -				\$ 10,000			\$ 233,075	\$ 121,975	\$ 121,975	\$ 2,881,831	\$ 37,008	\$ (629,276)	2031
13	2032	\$ -				\$ 10,000			\$ 242,571	\$ 112,480	\$ 112,480	\$ 3,283,889	\$ 37,008	\$ (592,268)	2032
14	2033	\$ -				\$ 10,000			\$ 252,453	\$ 102,597	\$ 102,597	\$ 3,655,050	\$ 37,008	\$ (555,259)	2033
15	2034	\$ -				\$ 10,000			\$ 262,739	\$ 92,111	\$ 92,111	\$ 4,020,588	\$ 37,008	\$ (518,252)	2034
16	2035	\$ -				\$ 10,000			\$ 273,443	\$ 81,607	\$ 81,607	\$ 4,385,948	\$ 37,008	\$ (481,244)	2035
17	2036	\$ -		\$ 300,000		\$ 10,000			\$ 284,584	\$ 70,467	\$ 70,467	\$ 4,750,415	\$ 37,008	\$ (444,235)	2036
18	2037	\$ -				\$ 10,000			\$ 296,178	\$ 58,872	\$ 58,872	\$ 5,119,547	\$ 37,008	\$ (407,227)	2037
19	2038	\$ -				\$ 10,000			\$ 308,245	\$ 46,805	\$ 46,805	\$ 5,488,292	\$ 37,008	\$ (370,218)	2038
20	2039	\$ -				\$ 10,000			\$ 320,803	\$ 34,347	\$ 34,347	\$ 5,869,095	\$ 37,008	\$ (333,210)	2039
21	2040	\$ -				\$ 10,000			\$ 333,873	\$ 21,177	\$ 21,177	\$ 6,250,272	\$ 37,008	\$ (296,202)	2040
22	2041	\$ -				\$ 10,000			\$ 347,475	\$ 7,575	\$ 7,575	\$ 6,607,797	\$ 37,008	\$ (259,194)	2041
Totals		\$ 765,756		\$ 4,900,000	\$ 130,000	\$ 210,000	\$ 4,000,000	\$ 1,325,752	\$ 6,431,508	\$ 6,500,356	\$ 6,500,356	\$ 68,848	\$ 68,848	\$ 68,848	2041

Notes:

Projected TID Closure

EXPENDITURE ANALYSIS

Table 5.

Table 6. CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

Tax Increment Share by Taxing Jurisdiction

Year	Village	County	School District	Technical College	Total
2020	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 5,807	\$ 10,190	\$ 11,720	\$ 1,969	\$ 29,686
2022	\$ 14,033	\$ 24,627	\$ 28,323	\$ 4,759	\$ 71,741
2023	\$ 34,357	\$ 60,293	\$ 69,342	\$ 11,650	\$ 175,643
2024	\$ 54,197	\$ 95,111	\$ 109,385	\$ 18,378	\$ 277,070
2025	\$ 68,231	\$ 119,738	\$ 137,707	\$ 23,136	\$ 348,812
2026	\$ 74,037	\$ 129,928	\$ 149,427	\$ 25,105	\$ 378,498
2027	\$ 77,110	\$ 135,320	\$ 155,628	\$ 26,147	\$ 394,205
2028	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2029	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2030	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2031	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2032	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2033	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2034	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2035	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2036	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2037	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2038	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2039	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
Totals	\$ 1,271,524	\$ 2,231,396	\$ 2,566,275	\$ 431,161	\$ 6,500,356
Percentage	20%	34%	39%	7%	100%

**RESOLUTION V2020-06
AMENDING RES. V2018-14 AND ESTABLISHING THE
POLLING PLACES FOR AUG. 11, 2020 PARTISAN PRIMARY**

Whereas Wisconsin Statute 5.25(3) require that polling places be established for each election at least 30 days before the election; and

Whereas the polling location at Christ the Rock, W6254 US-10 114, has closed its polling location due to COVID-19 and the election plan used for the August 11, 2020 Partisan Primary has been amended;

Whereas, the electors of more than one ward in the same municipality may vote at a single polling place pursuant to Wisconsin Statute 5.25(5)(c).

NOW, THEREFORE, BE IT RESOLVED THAT the polling locations and reporting units for Village of Harrison on August 11, 2020 are as follows:

Harrison Municipal Building, W5298 State Road 114 [ALL WARDS]

- Reporting Unit: Wards 1-2
- Reporting Unit: Wards 3-4
- Reporting Unit: Wards 5-6; 10
- Reporting Unit: Wards 7-9; 14
- Reporting Unit: Wards 11-13
- Reporting Unit: Ward 15
- Reporting Unit: Ward 16
- Reporting Unit: Ward 17
- Reporting Unit: Ward 18

Adopted by the Village Board of the Village of Harrison this 14th day of July 2020.

By: _____
Kevin Hietpas, Village President

Attest: _____
Jennifer Weyenberg, Clerk-Treasurer

**VILLAGE OF HARRISON
BOARD MEETING MINUTES
06/30/2020**

A regular meeting of the Village of Harrison Board was called to order at 7:00pm in the Harrison Municipal Building, W5298 State Road 114 on June 30, 2020. After the Pledge of Allegiance was recited, roll call was taken.

Board Present: President Kevin Hietpas, Trustees Lou Miller, Mark Van Hefty, Darlene Bartlein, Scott Handschke, Pete Stier, Tyler Moore
Board Excused: None
Staff Present: Village Manager Travis Parish, Clerk-Treasurer Jennifer Weyenberg, Planner Mark Mommaerts, Director of Public Works Laura Jungwirth, Accountant Donna Knapp, Fire Chief Jarred Gerl

Reports

Reports from Harrison Fire Rescue, Sheriff's Department, Planning and Zoning, Public Works, Clerk-Treasurer and Harrison Utilities along with the Statement of Income and Expenses were shared and reviewed.

2017-18 Village Audit Review by Dave Maccoux, CLA

Mr. Maccoux shared the Annual Financial Report from December 31, 2018 and 2017. Total assets increased from \$36 million to \$43 million. Net position increased from \$14.8 million to \$16.5 million.

Correspondence or Communications from Board and Staff

Zack Thompson request to keep pig in a residential area: Village Manager stated the email from the resident was included in the board packet.

Rusch Development Properties LLC request for Village to construct road east of Kambura Acres This item was on the agenda for discussion later in the meeting.

Village President K. Hietpas shared an email from a member of Venture Crew 9221 who would like to make a flag retirement box to place at one of the fire stations. The board agreed it was a nice idea and suggested the box could be placed at the Village Hall.

Trustee Moore reported that Flight Night has unfortunately been cancelled due to Covid-19.

Public Comments

W6042 Moonflower Drive: Asking to place a privacy fence in their backyard but there is drainage pipe placed by the Village in that area. Planner M. Mommaerts explained that there is a village ordinance that prohibits placement of this fence due to the storm sewer structure underground. Either a variance or a change to the ordinance would be needed. The Planner was asked to modify the existing ordinance to allow for a variance and bring it back to a future meeting.

N9693 Handel Drive: Property owners stated water runs into their yard now that their culvert pipe was changed to a storm sewer and that the road was raised. Staff was asked to look at it and determine if it should be placed on a future agenda.

Kent Gross, Developer of Hidden Pines subdivision: Due to changes in the village's policies, Mr. Gross incurred additional engineering expenses related to the pipe sizing. The changes between asphalt and concrete streets also increased his expenses. He is requesting reimbursement.

W5553 Hoelzel Way: Property owner is requesting a waiver to place a fence in the 30-ft drainage easement.

W6033 Coral Ct: He received a letter stating that his driveway culvert was impeding the flow of water. Staff will take another look at his ditch and those that are in the area.

W6032 Pearl Drive: Asked if there is a formal plan before staff removes culverts. Public Works explained culverts would be shot end-to-end and only those culverts that impede water flow will be replaced.

W6040 Pearl Drive: He asked what other options were considered instead of approving a Road and Transportation Fee. He noted that the proposed resolution indicates that road fees will be used to reduce assessments but that contradicts the assessment policy.

The Clerk read into the record an email from resident David Schmalz, W5884 Sweet William Dr, who opposed the approval of Res. V2020-04 as written.

Unfinished Business from Previous Meeting for Consideration or Action

Grace period for alcohol licenses: At a previous meeting, the board asked if a forgiveness period could be granted to assist bar owners who were shut down during Covid-19. The village clerk explained licenses cannot be granted until a fee has been paid and would not recommend a forgiveness period. The board will consider a reduction of fees later this year when they look at the upcoming budget cycle. No formal action was taken.

W5878 Augusta Place Drainage Issues: Public Works shot grades culvert-to-culvert in the area and found the slope is less than a tenth of percent. They will go back and look at a wider area, survey, and put a plan together. No formal action was taken.

Streets and Roads Special Assessment Policy: Under the policy, the village will levy based on front footage unless the board chooses to do it area-wide if it is more equitable. Publicly-owned properties shall be included in any area wide assessment. Motion by T. Moore with second by P. Stier to approve the resolution. Motion carried 7-0.

New Business for Consideration or Action

Minutes from 05/27/20

Minutes from 06/09/20

Minutes from 06/17/20

Motion by P. Stier with second by M. Van Hefty to approve the minutes. Motion carried 7-0.

Payments of Bills and Claims

Motion by T. Moore with second by L. Miller to approve the payments. Motion carried 7-0.

“Class B” Licenses for Menasha Entertainment LLC, Kenneth Sprangers, Rock II LLC, Bobbers LLC, Two Pair of Dice LLC, North Shore Golf Club LLC, Lake Park Pub LLC, Little Chicago LLC, Cimarron Bar Inc., Vargas Bros LLC, and “Class A” License for Darboy Corner Store Inc. Cigarette and Tobacco Product Retail licenses for Darboy Corner Store, Silver Spur Saloon, and North Shore Golf Course.

Motion by P. Stier and second by M. Van Hefty to approve all licenses. Motion carried 7-0.

Deny Operator License Application for C. Struamfjord

Based on charges found on a background check, the applicant does not meet the village’s guidelines for approval. Motion by S. Handschke with second by T. Moore to deny the application. Motion carried 7-0.

Certificate of Payment #2 for Lift Station #5 Abandonment to DeGroot, Inc.

Partial payment for the project is scheduled monthly, and this payment is for work completed through June 10, 2020. Expenses will be paid by Harrison Utilities. Motion by D. Bartlein with second by L. Miller to approve payment. Motion carried 7-0.

Waste Oil Furnace Replacement

Motion by P. Stier with second by D. Bartlein to approve the waste oil furnace replacement. Motion carried 7-0.

Creekside Estates Road Acceptance

Public Works Director L. Jungwirth reported that village staff and Harrison Utilities completed a walk-through and she is comfortable with conditional acceptance pending completion of remaining punch list items. Motion by P. Stier with second by S. Handschke to accept the roads. Motion carried 7-0.

Floodplain Study in Ryford Street Area

The village had originally planned to have Ryford St extended over the creek to bridge the Kambura Acres and Creekside Estates subdivisions, but the project was halted due to high costs. Motion by S. Handschke with second by L. Miller to approve the floodplain study and roadway design under a 25-year storm event. Motion carried 7-0.

Certified Survey Map – Atlas Development & Construction Lot 15 Creekside Estates

The applicant is requesting to split Lot 15 to create an additional building site. Motion by T. Moore with second by P. Stier to approve the CSM. Motion carried 7-0.

Certified Survey Map- Hannemann- N6465 & N6473 Harrison Road

The applicant is proposing to combine two lots into one in order to make a single building site for a new home. Motion by T. Moore with second by L. Miller to approve the CSM. Motion carried 7-0.

Certified Survey Map- Hopfensperger- N8057 Stommel Rd

The applicant is requesting to split a parcel into two lots to create an additional building site for a new home. Motion by T. Moore with second by M. Van Hefty to approve the CSM with the

condition that the Right-of-Way for Stommel Rd shall be dedicated to the public for roadway purposes. Motion carried 7-0.

Certified Survey Map- Wallace- W4814 Schmidt Road

The applicant is proposing to split a parcel into two lots to create an additional building site for a new home. Motion by T. Moore with second by P. Stier to approve the CSM with the condition that the Right-of-Way for Schmidt Road shall be dedicated to the public for roadway purposes. Motion carried 7-0.

Zero Lot Line Certified Survey Map- Uecker- N8957 and N8959 Spring Valley Rd

The applicant is proposing to split a parcel into two lots to create a zero lot line. Motion by T.

Moore with second by L. Miller to approve the CSM with the following conditions:

That a note on the face on the CSM shall read, "When attached single-family dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe, use and maintenance shall be guarded against by private/restrictive covenants and deed restrictions, and no approving authority shall be held responsible for the enforcement of same."; and,

Private/restrictive covenants shall be recorded at the Calumet County Register of Deeds in accordance with the zero lot line provisions in the zoning ordinance. A copy of such recorded document shall be provided to the Village Planner.

Motion carried 7-0.

Zero Lot Line Certified Survey Map- Uecker- N9088 and N9090 Spring Valley Rd

The applicant is proposing to split a parcel into two lots to create a zero lot line. Motion by P.

Stier with second by D. Bartlein to approve the CSM with the following conditions:

That a note on the face on the CSM shall read, "When attached single-family dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe, use and maintenance shall be guarded against by private/restrictive covenants and deed restrictions, and no approving authority shall be held responsible for the enforcement of same."; and,

Private/restrictive covenants shall be recorded at the Calumet County Register of Deeds in accordance with the zero lot line provisions in the zoning ordinance. A copy of such recorded document shall be provided to the Village Planner.

Motion carried 7-0.

Release of Utility Easement on Lot 3 in Lake Park Villas in City of Menasha

The City of Menasha is requesting Harrison Utilities release the 30' utility easement located on Lot 3 in Lake Park Villas. The watermain has been relocated and the easement is no longer needed. Motion by P. Stier with second by T. Moore to approve. Motion carried 7-0.

Ordinance V20-06 Streets and Roads Regulations- Heave Traffic Route

The village board had asked staff to see if a "No Heavy Trucks" sign could be placed on Midway Rd and Manitowoc Rd. A new ordinance is needed to designate village streets and roads as off-limits to heavy trucks with a few exceptions. Motion by T. Moore with second by P. Stier to approve the ordinance with the change to add Woodland Road and Carrier Way and to have staff put up signs as soon as they can. Motion carried 7-0.

Allow Dan Biese the use of his ATV to maintain the birdhouses in the State Park ponds
The resident is asking the board to let him use his ATV to maintain birdhouses in the ponds. He previously had an agreement with Garners Creek to do so. Under ordinance, the village would need to give him permission to use his ATV for maintenance purposes. Motion by T. Moore with second by L. Miller give permission to Mr. Biese to use his ATV responsibly for the maintenance and purposes only of bird houses. Motion carried 7-0.

Resolution V2020-04 Authorizing a Streets and Roads Fee

The former resolution is being changed from a yearly flat fee to a fee based on property assessments. The board asked that any reference to special assessments be removed and that the fees will be used for construction and maintenance of streets and roads. Village Manager T. Parish will bring it back to a future meeting for approval. No formal action taken.

Future Agenda Items

Zack Thompson's request to keep a pig in a residential area will be brought back to a future meeting.

S. Handschke asked if a future workshop could focus on restricting Air BnBs in the village.

Closed Session

Pursuant to Wis. Stats. §19.85(1)(e), the Board met to deliberate or negotiate the purchase of public property, the investment of public funds or conduct other business when competitive or bargaining reasons require a closed session to address development agreements with Lexington Homes and Toonen Companies.

The Village Board also met in closed session pursuant to Wis. State Stats. §19.85 (1)(b) to consider dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter in regards to a personnel matter.

Roll Call:

Miller- aye

Van Hefty- aye

Bartlein- aye

Hietpas- aye

Handschke- aye

Stier- aye

Moore- aye

Adjournment

At the request of the board, staff was not present for adjournment of meeting.

Jennifer Weyenberg, Village Clerk-Treasurer

Dated: July 1, 2020

Approved: July 14, 2020